



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 19859

Proposed No. 2024-0322.1

Sponsors Zahilay

1 AN ORDINANCE relating to school impact fees and
 2 comprehensive planning; adopting the capital facilities
 3 plans of the Tahoma, Federal Way, Riverview, Issaquah,
 4 Snoqualmie Valley, Highline, Lake Washington, Kent,
 5 Northshore, Enumclaw, Fife, Auburn, and Renton school
 6 districts as subelements of the King County Comprehensive
 7 Plan capital facilities element to implement the school
 8 impact fee program; establishing school impact fees to be
 9 collected by King County on behalf of the districts; and
 10 amending Ordinance 18619, Section 2, as amended, and
 11 K.C.C. 20.12.473, and Ordinance 10122, Section 2, as
 12 amended, and K.C.C. 27.44.010.

STATEMENT OF FACTS:

- 14 1. Chapter 36.70A RCW and chapter 82.02 RCW authorize the collection
 15 of impact fees for new development to provide public school facilities to
 16 serve the new development.
- 17 2. Chapter 82.02 RCW requires that impact fees may only be collected for
 18 public facilities that are addressed in a capital facilities element of a
 19 comprehensive land use plan.

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20 3. King County adopted Ordinances 9785 and 10162 for the purposes of
21 implementing chapter 82.02 RCW.

22 4. The Tahoma School District, Federal Way School District, Riverview
23 School District, Issaquah School District, Snoqualmie Valley School
24 District, Highline School District, Lake Washington School District, Kent
25 School District, Northshore School District, Enumclaw School District,
26 Fife School District, Auburn School District, and Renton School District
27 have previously entered into interlocal agreements with King County for
28 the collection and distribution of school impact fees. Each of those school
29 districts, through this ordinance, seeks to renew its capital facilities plan
30 for adoption as a subelement of the King County Comprehensive Plan
31 capital facilities element.

32 5. Consistent with K.C.C. 21A.28.154, the school technical review
33 committee met on June 7, 2024, to review each school district's capital
34 facilities plan, enrollment projections, standard of service, and the
35 district's overall capacity for the next six years to ensure consistency with
36 the Growth Management Act, with the King County Comprehensive Plan,
37 and adopted community and subarea plans and with the district's
38 calculation and rationale for proposed impact fees. The committee
39 concluded that the plans attached to this ordinance accurately reflect the
40 districts' facilities status and concurred with the calculation and rationale
41 for the impact fees.

42 6. Washington State Environmental Policy Act review of the capital

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43 facilities plans was conducted by the districts as lead agency on behalf of
44 King County, and each district issued a determination of nonsignificance.

45 The environmental review conducted by each district adequately
46 represents the environmental elements and supports the issuance of a
47 determination of nonsignificance for a nonproject action.

48 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

49 SECTION 1. This ordinance is adopted to implement King County
50 Comprehensive Plan policies, the Washington State Growth Management Act, and King
51 County Ordinance 10162, with respect to the Tahoma School District, Federal Way
52 School District, Riverview School District, Issaquah School District, Snoqualmie Valley
53 School District, Highline School District, Lake Washington School District, Kent School
54 District, Northshore School District, Enumclaw School District, Fife School District,
55 Auburn School District, and Renton School District. This ordinance is necessary to
56 address identified impacts of development on the districts to protect the public health,
57 safety, and welfare, and to implement King County's authority to impose school impact
58 fees under RCW 82.02.050 through 82.02.090.

59 SECTION 2. Ordinance 18619, Section 2, as amended, and K.C.C. 20.12.473 are
60 hereby amended to read as follows:

61 The following school district capital facilities plans are adopted as subelements of
62 the King County Comprehensive Plan capital facilities element and are incorporated in
63 this section by reference:

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64 A. The Tahoma School District No. 409 Capital Facilities Plan (~~((2023-2028))~~)
65 2024 to 2029, adopted (~~((June 13, 2023))~~) June 11, 2024, which is included in Attachment
66 A to (~~((Ordinance 19695))~~) this ordinance;

67 B. The Federal Way Public Schools Capital Facilities Plan (~~((2024))~~) 2025,
68 adopted (~~((June 27, 2023))~~) July 23, 2024, which is included in Attachment B to
69 (~~((Ordinance 19695))~~) this ordinance;

70 C. The Riverview School District No. 407 (~~((2023))~~) Capital Facilities Plan 2024,
71 adopted (~~((June 27, 2023))~~) June 25, 2024, which is included in Attachment C to
72 (~~((Ordinance 19695))~~) this ordinance;

73 D. The Issaquah School District No. 411 (~~((2023))~~) 2024 Capital Facilities Plan,
74 adopted (~~((June 22, 2023))~~) June 13, 2024, which is included in Attachment D to
75 (~~((Ordinance 19695))~~) this ordinance;

76 E. The Snoqualmie Valley School District No. 410 Capital Facilities Plan
77 (~~((2023))~~) 2024, adopted (~~((June 8, 2023))~~) June 13, 2024, which is included in Attachment
78 E to (~~((Ordinance 19695))~~) this ordinance;

79 F. The Highline School District No. 401 Capital Facilities Plan (~~((2023-2028))~~)
80 2024-2029, adopted (~~((July 12, 2023))~~) July 10, 2024, which is included in Attachment F to
81 (~~((Ordinance 19695))~~) this ordinance;

82 G. The Lake Washington School District No. 414 Six-Year Capital Facilities
83 Plan (~~((2023-2028))~~) 2024-2029, adopted (~~((June 20, 2023))~~) June 24, 2024, which is
84 included in Attachment G to (~~((Ordinance 19695))~~) this ordinance;

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85 H. The Kent School District No. 415 Six-Year Capital Facilities Plan (~~2022-~~
86 ~~2023 through 2028-2029~~) 2023-2024 through 2029-2030, adopted (~~June 28, 2023~~) July
87 10, 2024, which is included in Attachment H to (~~Ordinance 19695~~) this ordinance;

88 I. The Northshore School District No. 417 Capital Facilities Plan (~~2023-29~~)
89 2024-30, adopted (~~August 28, 2023~~) June 24, 2024, which is included in Attachment I
90 to (~~Ordinance 19695~~) this ordinance;

91 J. The Enumclaw School District No. 216 Capital Facilities Plan (~~2023-2028~~)
92 2024-2029, adopted (~~July 24, 2023~~) June 17, 2024, which is included in Attachment J to
93 (~~Ordinance 19695~~) this ordinance;

94 K. The Fife School District No. 417 Capital Facilities Plan (~~2023-2029~~) 2024-
95 2030, adopted (~~July 31, 2023~~) June 17, 2024, which is included in Attachment K to
96 (~~Ordinance 19695~~) this ordinance;

97 L. The Auburn School District No. 408 Capital Facilities Plan (~~2023 through~~
98 ~~2029~~) 2024 through 2030, adopted (~~June 12, 2023~~) June 10, 2024, which is included in
99 Attachment L to (~~Ordinance 19695~~) this ordinance; and

100 M. The Renton School District No. 403 (~~2023-24~~) 2024 Capital Facilities Plan,
101 adopted (~~July 12, 2023~~) June 26, 2024, which is included in Attachment M to
102 (~~Ordinance 19695~~) this ordinance.

103 SECTION 3. Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010 are
104 hereby amended to read as follows:

105 A. The following school impact fees shall be assessed for the indicated types of
106 development:

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| SCHOOL DISTRICT | SINGLE FAMILY per dwelling unit | MULTIFAMILY per dwelling unit |
|---------------------------|---------------------------------------|--------------------------------------|
| Auburn, No. 408 | \$ ((5,957)) <u>4,584</u> | \$ ((9,914)) <u>8,966</u> |
| Enumclaw, No. 216 | ((12,909)) <u>10,249</u> | ((7,576)) <u>5,634</u> |
| Federal Way, No. 210 | 0 | ((6,998)) <u>0</u> |
| Fife, No. 417 | ((5,037)) <u>5,007</u> | ((2,231)) <u>1,453</u> |
| Highline, No. 401 | 0 | 0 |
| Issaquah, No. 411 | ((15,510)) <u>4,728</u> | ((3,514)) <u>0</u> |
| Kent, No. 415 | 0 | 0 |
| Lake Washington, No. 414 | ((5,149)) <u>5,972</u> | ((352)) <u>0</u> |
| Northshore, No. 417 | ((16,957)) <u>15,159</u> | ((4,214)) <u>2,755</u> |
| Renton, No. 403 | ((2,161)) <u>1,003</u> | ((4,257)) <u>3,268</u> |
| Riverview, No. 407 | ((9,269)) <u>5,747.93</u> | ((6,598)) <u>410.14</u> |
| Snoqualmie Valley No. 410 | ((9,231)) <u>10,187.76</u> | ((6,391)) <u>6,170.35</u> |
| Tahoma, No. 409 | ((7,952)) <u>7,603</u> | ((2,366)) <u>1,276</u> |

107 B. The school impact fees established in subsection A. of this section take effect

108 January 1, ~~((2024))~~ 2025.

109 **SECTION 4. Severability.** If any provision of this ordinance or its application to


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- 110 any person or circumstance is held invalid, the remainder of the ordinance or the
- 111 application of the provision to other persons or circumstances is not affected.

Ordinance 19859 was introduced on 10/1/2024 and passed by the Metropolitan King County Council on 11/19/2024, by the following vote:


Yes: 9 - Balducci, Barón, Dembowski, Dunn, Mosqueda, Perry, Upthegrove, von Reichbauer and Zahilay

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Signed by:


 E76CE01F07B14EF...
 Dave Upthegrove, Chair


ATTEST:

DocuSigned by:


 8DE1BB375AD3422...

Melani Hay, Clerk of the Council

APPROVED this _____ day of 12/2/2024, _____.

Signed by:


 4FBCAB8196AE4C6...
 Dow Constantine, County Executive

Attachments: A. Tahoma School District No. 409 Capital Facilities Plan 2024 to 2029, B. Federal Way Public Schools Capital Facilities Plan 2025, C. Riverview School District No. 407 Capital Facilities Plan 2024, D. Issaquah School District No. 411 2024 Capital Facilities Plan, E. Snoqualmie Valley School District No. 410 Capital Facilities Plan 2024, F. Highline School District No. 401 Capital Facilities Plan 2024-2029, G. Lake Washington School District No. 414 Six-Year Capital Facilities Plan 2024-2029, H. Kent School District No. 415 Six-Year Capital Facilities Plan 2023-2024 through 2029-2030, I. Northshore School District No. 417 Capital Facilities Plan 2024-30, J. Enumclaw School District No. 216 Capital Facilities Plan 2024-2029, K. Fife School District No. 417 Capital Facilities Plan 2024 - 2030, L. Auburn School District No. 408 Capital Facilities Plan 2024 through 2030, M. Renton School District No. 403 2024 Capital Facilities Plan

Attachment A
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**CAPITAL FACILITIES
PLAN**

2024 to 2029

**Tahoma School District
No. 409**

Adopted: June 11, 2024

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**TAHOMA SCHOOL DISTRICT NO. 409
2024
CAPITAL FACILITIES PLAN - UPDATE**

Summary:

In accordance with King County Code 21A.43, this update has been prepared to reflect current conditions in facility usage and needs. District Board Policy 6900 requires that "changing demographic factors shall be monitored in order that students' needs are met when the future becomes the present." A Facilities Planning Committee reviews facility availability and demographics to place students in an environment that meets the educational needs of the students and that is consistent with the educational philosophy and the instructional goals of the District.

The District continues to house a large number of families with children within its boundary area. On average, there are about 56 public school students for every 100 single family homes in the District. This is larger than any other District in the County.

While the District was affected by the pandemic, the District has seen a better recovery in its enrollment than many of its neighbors. Enrollment in October 2023 is just slightly above where it was prior to the start of the pandemic. This does not mean, however, that all the students who were out of school in 2020 have returned. Migration data suggests that more families than usual left during the pandemic and many of these families will not return. The District has also seen higher out-migration at the continuing grades in two of the past three years, suggesting that the pandemic may still be impacting enrollment.

Despite the recovery in the District's enrollment, recent demographic trends suggest that growth has started to slow. There are regional trends, for example, like births, population growth, and home sales that are likely to impact enrollment now and in the near future. The District intends to monitor enrollment and demographic trends closely and will include relevant information in the future updates to this CFP.

Following a period of modest growth, the District continues to receive slight enrollment gains. Tahoma saw a small net gain of 44 students over the past year, much lower than the gains from the previous two years. However, elementary enrollment is still lower than it was prior to the pandemic. In 2015, the total student headcount was 7,913 and in October 2023 the count is 8,873, an increase of 11.9% percent. Current enrollment, along with projections presented herein, indicates that the enrollment growth overall will continue over the next six years, reaching a headcount total of 9,177 by the 2029-30 school year.

The District created a Housing Committee in 2020, composed of staff and community members, to review and propose solutions for long term capacity needs. The Committee delivered initial considerations to the District's Board of Directors in December 2022. Thereafter, the District formed a Bond Advisory Committee to consider the Housing Committee considerations along with other District planning needs.

The BAC recommendations contemplate several capacity and non-capacity proposals. To address short-term enrollment growth and related capacity needs at the middle and high

school levels, the District's Bond Advisory Committee (BAC) has discussed near term additions at Summit Trail Middle School and Tahoma High School. Other recommendations include a new elementary school as well as safety and security projects, playfield improvements, and equitable warm/safe/dry projects throughout the district. The Board is currently reviewing the BAC recommendations and, if approved, the projects would be placed on a future construction bond proposal. The District anticipates that, subject to Board and voter approvals, the two additional projects would be constructed and complete within the six year planning period of this CFP. The District's next Capital Facilities Plan update will provide updated information related to any final Board actions. Based on current enrollment projections and capacity needs, the District anticipates the need for growth-related capacity at the secondary level. The BAC recommended planning solutions are identified in the Facilities Needs and Financial Plan section of this CFP.

SIX-YEAR ENROLLMENT PROJECTIONS

The District consulted with William L. (“Les”) Kendrick Ph.D., an independent demographer, to gain a better understanding of the current reality for Tahoma. The demographer uses, a modified cohort survival method to forecast future enrollment. The method considers a variety of factors to evaluate the potential student population growth for the years 2024 through 2033. These factors include: projected births, projected growth in the K-12 population, and a model which considers growth in population and housing within the District’s boundaries.

K-12 enrollment in the four-county Puget Sound area is still about 23,000 less than what it was in October 2019, prior to the start of the pandemic. King County enrollment is still about 13,000 students below where it was prior to the pandemic.

While our forecast predicts continued growth over the next decade, it is possible that the District could see a net loss in enrollment in the next year or two if we see a more severe slow-down in population growth, and home sales in the region remain low. For now, we are predicting small net gains in enrollment over the next few years with better gains in the latter part of the forecast.

Calculations based on the 2023 enrollment data indicate that growth will occur over the next six years, but at a slower rate. Current enrollment of 8,873 (October 2023) is projected to increase to 9,177 (HC) in the 2024-29 school year – an increase of 4.4% percent. K-5 may see a slight overall decrease while 6-8 and 9-12 may experience enrollment growth.

The District will continue to monitor new residential development given the direct relationship to enrollment increases. Appendix A-1 includes the District’s enrollment history and six-year enrollment projections.

STANDARD OF SERVICE AND AVAILABILITY OF SPACE

The Standard of Service identified by the Tahoma School District in keeping with Board Policy 6900 is to "...accommodate the educational needs of students and be consistent with the educational philosophy and instructional goals of the District." State legislation and contract agreement with the Tahoma Education Association identify the Certificated staff mandate for maximum classroom size.

The District's standard of service is based on funded implementation of K-3 class size reduction. The District has fully implemented All Day Kindergarten.

Standards of Service for Elementary School Students:

1. Class size for grades K-3 average 17 and 4-5 average 26.
2. Special Education is delivered through both pull-out services and self-contained classrooms at all elementary sites.
3. All students are provided Art, STEM, Music, FRS and Physical Education in self-contained classrooms.
5. Gifted education is offered as either pullout or self-contained classes (average class size is 20).
6. Remedial services are offered as pull-out models and utilize space available in each school.
7. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

Standards of Service for Senior and Middle School Students:

1. Class sizes for grades 6-8 average 30 and class sizes for grades 9-12 average 32.
2. Self-contained special education classes are offered in all buildings.
3. Advanced vocational classes have less than average number of enrollees.
4. Classes are utilized during the day for planning and student consultation.
5. Certain specialty classes, such as visual and performing arts, health and fitness, drama, band, and all vocational courses are not always conducive for scheduling general classes. The district utilizes these specialty areas to the greatest extent possible.
6. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

The District recently reviewed the utilization of its school facilities and has adjusted the total capacity numbers for each school to reflect actual building use.

At this time, enrollment figures show the District has facility capacity for the following schools:

| | | |
|-----------------------------|------|---|
| Cedar River Elem | K-5 | Is under capacity by 181 students in permanent facilities and is 273 students under capacity when considering relocatable facilities. |
| Glacier Park Elem | K-5 | Is over capacity by 195 students in permanent facilities and 81 students under capacity when considering relocatable facilities. |
| Lake Wilderness Elem | K-5 | Is under capacity by 38 students in permanent facilities and 130 students under capacity when considering relocatable facilities. |
| Rock Creek Elem | K-5 | Is over capacity by 100 students in permanent facilities and 130 under capacity when considering relocatable facilities. |
| Shadow Lake Elem | K-5 | Is under capacity by 27 students in permanent facilities and 119 students under capacity when considering relocatable facilities. |
| Tahoma Elem | K-5 | Is over capacity by 80 students in permanent facilities and 58 students under capacity when considering relocatable facilities. |
| Maple View Middle | 6-8 | Is under capacity by 142 students in permanent facilities. |
| Summit Trail Middle | 6-8 | Is over capacity by 126 students in permanent facilities and under capacity by 31 students when considering relocatable facilities. |
| Tahoma High | 9-12 | Is over capacity by 625 students in permanent facilities and over capacity by 514 students when considering relocatable facilities. |

INVENTORY OF PERMANENT FACILITIES

Instructional Facilities

| | | | Permanent Capacity | Temporary Capacity | October 23 Head Enrollment |
|----------------------------|------|--|-----------------------|-----------------------|-------------------------------|
| Cedar River Elementary | K-5 | 22516 Sweeney Road SE Maple Valley, 98038 | 782 | 92 | 601 |
| Glacier Park Elementary | K-5 | 23700 SE 280 th Maple Valley, 98038 | 598 | 276 | 793 |
| Lake Wilderness Elementary | K-5 | 24216 Witte Road SE Maple Valley, 98038 | 759 | 92 | 721 |
| Rock Creek Elementary | K-5 | 25700 Maple Vly-Black Dmd Rd SE Maple Valley, 98038 | 598 | 230 | 698 |
| Shadow Lake Elementary | K-5 | 22620 Sweeney Road SE Maple Valley, 98038 | 529 | 92 | 502 |
| Tahoma Elementary | K-5 | 24425 S.E. 216 th Maple Valley, 98038 | 621 | 138 | 681 |
| Maple View Middle School | 6-8 | 18200 SE 240 th Kent, 98042 | 1,122 | 0 | 980 |
| Summit Trail Middle School | 6-8 | 25600 SE Summit-Landsburg Rd. Ravensdale, 98051 | 992 | 157 | 1,118 |
| Tahoma High School | 9-12 | 23499 SE Tahoma Way Maple Valley, 98038 | 2,154 | 111 | 2,779 |

Support Facilities

| | |
|-------------------------|---|
| Central Services Center | 25720 Maple Valley Black Diamond Rd SE Maple Valley, 98038 |
| | |
| Transportation | 22050 SE Petrovitsky Road Maple Valley, 98038 |
| | |
| Central Kitchen | 25638 SR 169 Maple Valley, 98038 |
| | |

| | |
|----------------------------|---|
| Technology and Maintenance | 18200 SE 240 th Kent, 98042 |
|----------------------------|---|

PROJECTED ENROLLMENT AND CAPACITY

To address K-5 capacity needs, new permanent modular classrooms were added at Cedar River Elementary School in the spring of 2022, increasing permanent capacity at that school by just over 200 students. Glacier Park Elementary added new temporary portable classrooms in the Summer of 2022 increasing temporary capacity at that school by about 50 students.

The District continues to review enrollment increases and related housing needs, as well as planned capacity improvements. The District currently anticipates capacity additions at Summit Trail Middle School and Tahoma High School. Future updates to this CFP will include any adopted adjustments as well as updated information from the Tahoma School Board related to planned new capacity. Action would be needed by the board to place a bond before the voters; leading to the voter's approval of the construction bond. The District will continue to use relocatable facilities to address growth needs. In particular, the District plans to closely monitor capacity needs and add or adjust (for example, moving portables from one grade level to another grade level, if possible based on site and facility conditions) relocatable capacity as necessary depending on actual enrollment growth. Note that the District uses relocatable capacity as a temporary remedy only.

PROJECTED ENROLLMENT AND CAPACITY (2023-2028)

| Elementary (K-5) | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Permanent Program Capacity | 3,887 | 3,887 | 3,887 | 3,887 | 3,887 | 3,887 |
| Total Relocatable Capacity | 920 | 920 | 920 | 920 | 920 | 920 |
| Total Capacity | 4,807 | 4,807 | 4,807 | 4,807 | 4,807 | 4,807 |
| Projected Enrollment | 4,026 | 3,997 | 3,979 | 3,926 | 3,924 | 3,934 |
| Available Capacity (Temp. & Perm. Facilities) | 781 | 810 | 828 | 883 | 881 | 873 |

| Middle Schools (6-8) | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Permanent Program Capacity* | 2,114 | 2,114 | 2,114 | 2,114 | 2,114 | 2,411^ |
| Total Relocatable Capacity | 157 | 157 | 157 | 157 | 157 | 157 |
| Total Capacity | 2,271 | 2,271 | 2,271 | 2,271 | 2,271 | 2,568 |
| Projected Enrollment | 2,128 | 2180 | 2,245 | 2347 | 2319 | 2311 |
| Available Capacity (Temp. & Perm. Facilities) | 144 | 91 | -47 | -76 | -49 | 257 |

*Assumes a 90% utilization factor

^Added permanent capacity at Summit Trail Middle School

| High School (9-12) | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Permanent Program Capacity* | 2,154 | 2,154 | 2,154 | 2,154 | 2,154 | 2,498^ |
| Total Relocatable Capacity | 111 | 111 | 111 | 111 | 111 | 111 |
| Total Capacity | 2,265 | 2,265 | 2,265 | 2,265 | 2,265 | 2,609 |
| Projected Enrollment | 2,775 | 2,788 | 2,789 | 2,766 | 2,890 | 2,932 |
| Available Capacity (Temp. & Perm. Facilities) | -510 | -522 | -539 | -501 | -501 | -323 |

* Assumes an 80% utilization factor

^Added permanent capacity at Tahoma High School

For the District’s internal planning review only, the following chart identifies the projected enrollment and capacity analysis for each grade band using the District’s ten-year enrollment projections (through the 2033-34 school year). The chart assumes that the District will not add or adjust any new permanent or temporary capacity, nor adjust programmatic requirements, within the ten-year planning period. It also assumes that the enrollment projections included in Appendix A hold steady through the 2033-34 school year. However, enrollment projections are generally most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions, land use, and demographic trends in the area affect the projection. As such, the projected enrollment for 2033-34 should be viewed through that lens. The District will continue to update its projections on a regular basis. The projections below show a high utilization rate for the middle and high school levels. This means that during planning periods, those spaces would be used by another teacher, e.g. “teacher on a cart”. It also includes temporary capacity, which is not intended to be a long term or desired capacity solution.

PROJECTED ENROLLMENT AND CAPACITY @ 100% capacity (2033-34 school year)

| | K-5 | 6-8 | 9-12 |
|--------------------------------|-------|-------|-------|
| Projected Enrollment | 4,122 | 2,293 | 3,094 |
| Permanent Capacity | 3,887 | 2,349 | 2,693 |
| Total Capacity (Temp/Perm) | 4,807 | 2,523 | 2,831 |
| Available Capacity (Temp/Perm) | 685 | 230 | -263 |

A projection of space based on a more recognized capacity usage is shown below. At the middle and high school levels not every classroom is used 100% of the time for the duration of the school day. The available capacities below are shown using an 80% utilization for the high school level and 90% utilization for the middle school level, as this would provide for some teachers to access space during others’ planning periods while also taking into consideration that some classrooms cannot accommodate “teacher on a cart” models, e.g. science, P.E., etc. This projection also relies on temporary capacity.

PROJECTED ENROLLMENT AND CAPACITY @ 90% (6-8) and 80% (9-12) capacity (2033-34 school year)

| | K-5 | 6-8 | 9-12 |
|----------------------|-------|-------|-------|
| Projected Enrollment | 4,122 | 2,293 | 3,094 |
| Permanent Capacity | 3,887 | 2,114 | 2,154 |

| | | | |
|-----------------------------------|-------|-------|-------|
| | | | |
| Total Capacity (Temp/Perm) | 4,807 | 2,271 | 2,265 |
| Available Capacity (Temp/Perm) | 685 | -22 | -829 |

FACILITY NEEDS AND FINANCIAL PLAN

Needs Forecast:

To meet expected enrollment increases and to address other facility needs, the District in recent years completed several bond projects and implemented grade reconfiguration. The District is now planning for additional capacity projects at all three grade levels. The middle and high school projects are growth related.

The District’s completion of the 2013 bond projects and associated grade reconfiguration help to address continuing enrollment growth. Conversion of the former Tahoma High School to Maple Valley Middle School (grades 6-8), renaming of and grade reconfiguration at the former Tahoma Junior High School to Summit Trail Middle School (grades 6-8), complete in August 2017, resulted in a net 214 new seats at the 6-8 level. The construction, conversion, and grade reconfiguration at the former Tahoma Middle School (to Tahoma Elementary School) and former Cedar River Middle School (to Cedar River Elementary School) were complete in August 2017. The Tahoma Elementary School and Cedar River Elementary School, together with the new Lake Wilderness Elementary School, increased K-5 capacity by nearly 800 net new seats. Tahoma Senior High School and Regional Learning Center added nearly 1,450 net new seats at the 9-12 level when opened in 2017. In the spring of 2022, the District opened a six-classroom permanent modular construction addition (204 new seats) at the Cedar River Elementary School campus.

A District Bond Advisory Committee is working to develop and provide recommendations to the Board of Directors for a future bond to address capacity and facility needs throughout the District. The Committee’s recommendations are expected in the spring of 2025, with Board review and action related to a future bond to follow. In the interim, the District is planning for capacity solutions to serve growth at the middle and high school levels, and to plan for long-term growth at the elementary school level. Any projects are subject to final Board review. In addition, action would be needed by the board to place a bond before the voters; and the voters would need to approve the construction bond. Based on the current review and consideration, those solutions could include a new elementary school and additions at the high school and middle school levels. The Cedar River Elementary School addition continues to provide available capacity for growth in the interim. In addition, the District may add or relocate portables for growth-related needs during the six years of this Plan. Future updates to this Capital Facilities Plan will include information regarding the Advisory Committee’s recommendations and any related Board actions, as well as the District’s refined planning as a result of that work.

FINANCE PLAN

Capacity Projects

| Facility | Proposed Start Date | Proposed/ Actual End Date | Location | Capacity Change | % of Facilities to Serve New Growth | Anticipated Source of Funds** | Site Cost* | Construction Cost |
|--------------|---------------------|---------------------------|--|-----------------|-------------------------------------|-------------------------------|------------|---------------------|
| STMS | 2025 | 2028 | 25600 SE Summit Landsburg Rd, Ravensdale, WA 98051 | 330 | 100% | Bond | N/A | \$29,450,000 |
| TSHS | 2025 | 2028 | 23499 SE Tahoma Way, Maple Valley, WA 98038 | 430 | 100% | Bond | N/A | \$31,000,000 |
| TOTAL | | | | | | | | \$60,450,000 |

* Previously purchased property paid from earlier bond issues unless otherwise noted.

Non Capacity Projects

| Facility | Proposed Start Date | Proposed End Date | Location | Anticipated Source of Funds | Site Cost* | Construction Cost |
|-------------------------------|---------------------|-------------------|-------------------------------------|-----------------------------|------------|---------------------|
| HVAC – Design and Engineering | 3/21 | 9/24 | CR, RC, STMS, GPES, TES, MVMS, SLES | Cap | N/A | \$20,748,000 |
| TOTAL | | | | | | \$20,748,000 |

FEE CALCULATIONS

School Impact Fees Under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

Methodology and Variables Used to Calculate School Impact Fees

The Tahoma School District calculates school impact fees pursuant to the formula adopted by King County Ordinance No. 10162 and under the authority of Chapter 21A.43 of the King County Code and the Washington State Growth Management Act. The formula calculates fees for single family dwelling units and multi-family dwelling units.

Impact fees are calculated based on the District's cost per dwelling unit for capacity projects that will serve the student from new development (including, as applicable, the purchase of land for school sites, making site improvements, constructing schools and purchasing/installing portable facilities). As required under GMA, credits have also been applied for State Match Funds to be reimbursed to the District and property taxes to fund the projects that will be proposed for future bond measures. Assessed values for single and multi-family housing in the Tahoma School District were provided by the King County Assessor in February 2024.

The King County Ordinance includes a fifty (50) percent "discount rate," which operates to set the final fee at 50% of the calculated unfunded need.

Appendix B includes the District's fee calculation. Single Family Housing will yield a fee of \$7,603 and multi-family housing will yield a fee of \$1,276.

STUDENT FACTORS

The student factor (or student generation rate), a significant factor in determining impact fees, is the average number of students generated by each housing type—single-family and multiple-family housing. The student factors are indicated below.

In the past, the District has relied upon the composite average of student generation rates from other districts in King County. However, in 2023, the District was able to calculate its own student generation factors for single family dwelling units. The District is continuing its use of this student generation factor in this update and will revisit this data in future updates. In accordance with K.C.C. 21A.06.1260, the District has chosen to use the average student generation rate of neighboring school districts in King County for the multi-family student factor.

Single Family Dwelling Units:

| Sales Years | Number of Units | Grade Level | Students Generated | Generation Rate |
|------------------------|-----------------|-------------|--------------------|-----------------|
| 1/1/2017 to 12/31/2021 | | | | |
| SFT-> | 872 | K-5 | 478 | 0.548 |
| | | 6-8 | 173 | 0.198 |
| | | 9-12 | 158 | 0.181 |
| | | Totals | 809 | 0.928 |

Multi-Family Dwelling Units:

| | Auburn | Fife | Issaquah | Lake Washington | Northshore | Renton | Riverview | Average^ |
|------------|--------|-------|----------|-----------------|------------|--------|-----------|----------|
| Elementary | 0.482 | 0.084 | 0.086 | 0.030 | 0.071 | 0.146 | 0.149 | 0.150 |
| Middle | 0.131 | 0.038 | 0.040 | 0.013 | 0.027 | 0.065 | 0.025 | 0.050 |
| High | 0.146 | 0.040 | 0.033 | 0.011 | 0.034 | 0.069 | 0.033 | 0.050 |
| Total | 0.759 | 0.162 | 0.159 | 0.055 | 0.132 | 0.280 | 0.207 | 0.250 |

**For purposes of the MF student generation rates, the FWSD figures are for information only and not used to calculate the MF average.
^Figures are rounded.*

APPENDIX A – ENROLLMENT PROJECTIONS

Medium Range Forecast

Medium Range Forecast (Recommended at this Time)

| | <i>Projected Births</i> | | | | | | | | | |
|----------------------|-------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | <u>2019</u> | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>2025</u> | <u>2026</u> | <u>2027</u> | <u>2028</u> |
| King County | 24,090 | 23,638 | 23,428 | 23,012 | 23,003 | 23,154 | 23,440 | 23,582 | 23,432 | 24,108 |
| K Enroll as % | 2.44% | 2.47% | 2.48% | 2.52% | 2.54% | 2.57% | 2.57% | 2.59% | 2.63% | 2.62% |
| City of Maple Valley | 337 | 331 | 328 | 322 | 322 | 324 | 328 | 330 | 328 | 338 |
| K Enroll % of City | 174.4% | 176.5% | 177.4% | 180.0% | 181.2% | 183.2% | 183.4% | 185.2% | 187.5% | 187.4% |

| | <u>Oct24</u> | <u>Oct25</u> | <u>Oct26</u> | <u>Oct27</u> | <u>Oct28</u> | <u>Oct29</u> | <u>Oct30</u> | <u>Oct31</u> | <u>Oct32</u> | <u>Oct33</u> |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| K | 588 | 584 | 582 | 580 | 584 | 594 | 602 | 611 | 615 | 633 |
| 1 | 618 | 615 | 611 | 609 | 608 | 612 | 624 | 633 | 644 | 648 |
| 2 | 644 | 648 | 645 | 640 | 639 | 639 | 645 | 657 | 668 | 680 |
| 3 | 717 | 673 | 676 | 673 | 670 | 669 | 670 | 677 | 692 | 703 |
| 4 | 710 | 742 | 697 | 700 | 698 | 695 | 696 | 698 | 706 | 721 |
| 5 | 749 | 735 | 768 | 722 | 727 | 725 | 724 | 725 | 728 | 737 |
| 6 | 682 | 762 | 748 | 781 | 734 | 739 | 741 | 740 | 741 | 745 |
| 7 | 706 | 703 | 785 | 771 | 805 | 757 | 765 | 768 | 767 | 768 |
| 8 | 740 | 715 | 712 | 795 | 780 | 815 | 770 | 778 | 781 | 780 |
| 9 | 688 | 765 | 740 | 737 | 822 | 806 | 845 | 799 | 809 | 812 |
| 10 | 763 | 687 | 763 | 738 | 735 | 819 | 806 | 846 | 801 | 811 |
| 11 | 681 | 703 | 633 | 703 | 680 | 676 | 756 | 745 | 783 | 741 |
| 12 | <u>643</u> | <u>633</u> | <u>653</u> | <u>588</u> | <u>653</u> | <u>631</u> | <u>630</u> | <u>705</u> | <u>696</u> | <u>730</u> |
| Total | 8,928 | 8,965 | 9,013 | 9,038 | 9,135 | 9,176 | 9,276 | 9,382 | 9,431 | 9,509 |

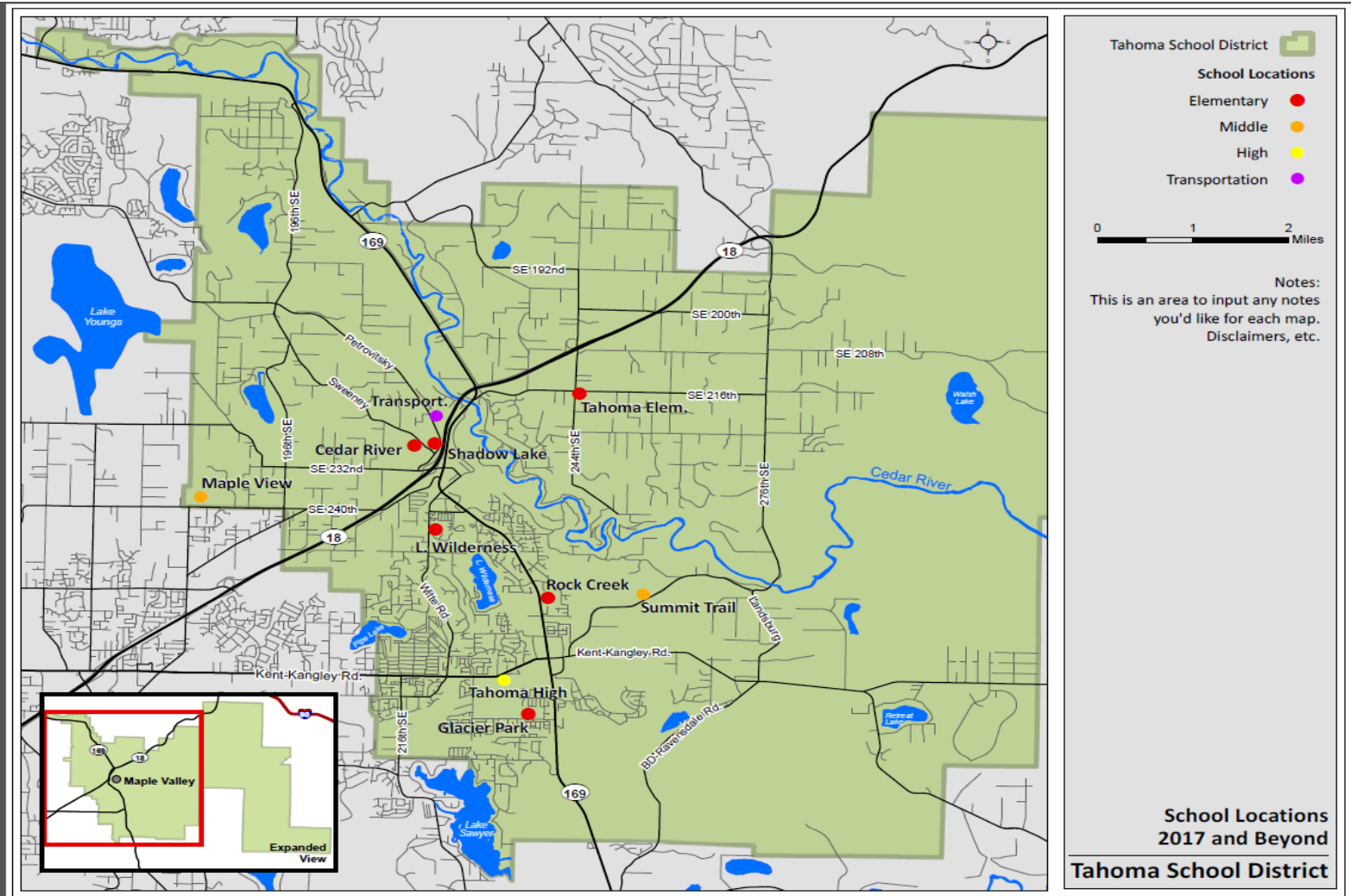
| | | | | | | | | | | |
|----------|------|------|------|------|------|------|------|------|------|------|
| Change | 55 | 36 | 48 | 25 | 97 | 42 | 100 | 106 | 49 | 78 |
| % Change | 0.6% | 0.4% | 0.5% | 0.3% | 1.1% | 0.5% | 1.1% | 1.1% | 0.5% | 0.8% |

| | | | | | | | | | | |
|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| K-5 | 4,027 | 3,997 | 3,979 | 3,924 | 3,924 | 3,935 | 3,962 | 4,000 | 4,053 | 4,122 |
| 6-8 | 2,127 | 2,180 | 2,245 | 2,347 | 2,320 | 2,310 | 2,276 | 2,287 | 2,289 | 2,293 |
| 9-12 | 2,775 | 2,787 | 2,789 | 2,766 | 2,890 | 2,931 | 3,038 | 3,095 | 3,088 | 3,094 |

APPENDIX B – SCHOOL IMPACT FEE CALCULATION

| School Site Acquisition Cost: | | | | | | | |
|--|---------------------|---------------------|--------------------|------------|--------------|-------------|-------------|
| ((AcresxCost per Acre)/Facility Capacity)xStudent Factor | | | | Student | Student | | |
| | Facility Acreage | Cost/Acre | Facility Capacity | Factor SIR | Factor M/R | Cost/SIR | Cost/M/R |
| Elementary | 20.00 | \$0 | 204 | 0.548 | 0.150 | \$0 | \$0 |
| Middle | 35.00 | \$0 | 800 | 0.198 | 0.050 | \$0 | \$0 |
| High | 35.00 | \$0 | 2,693 | 0.181 | 0.050 | \$0 | \$0 |
| | | | | | | \$0 | \$0 |
| School Construction Cost: | | | | | | | |
| ((Facility Cost/Facility Capacity)xStudent Factor)x(Permanent/Total Sq Ft) | | | | Student | Student | | |
| | %Perm/Total Sq. Ft. | Facility Cost | Facility Capacity | Factor SIR | Factor M/R | Cost/SIR | Cost/M/R |
| Elementary | 96.11% | | 204 | 0.548 | 0.150 | \$0 | \$0 |
| Middle | 96.11% | \$ 29,450,000 | 330 | 0.198 | 0.050 | \$16,983 | \$4,289 |
| High | 96.11% | \$ 31,000,000 | 430 | 0.181 | 0.050 | \$12,541 | \$3,464 |
| | | | | | | \$29,524 | \$7,753 |
| Temporary Facility Cost: | | | | | | | |
| ((Facility Cost/Facility Capacity)xStudent Factor)x(Temporary/Total Square Feet) | | | | Student | Student | Cost/SFR | Cost/MFR |
| | %Temp/Total Sq. Ft. | Facility Cost | Facility Size | Factor SIR | Factor M/R | | |
| Elementary | 3.89% | \$ - | 20 | 0.548 | 0.150 | \$0 | \$0 |
| Middle | 3.89% | \$ - | 25 | 0.198 | 0.050 | \$0 | \$0 |
| High | 3.89% | \$ - | 25 | 0.181 | 0.050 | \$0 | \$0 |
| | | | | | TOTAL | \$0 | \$0 |
| State Funding Assistance Credit: | | | | | | | |
| CCA x OSPI Square Footage x Funding Assistance % x Student Factor | | | | Student | Student | | |
| | Current CCA | OSPI Square Footage | District Funding % | Factor SIR | Factor M/R | Cost/SIR | Cost/M/R |
| Elementary | \$ 375.00 | 90 | 0.00% | 0.548 | 0.150 | \$0 | \$0 |
| Middle | \$ 375.00 | 108 | 0.00% | 0.198 | 0.050 | \$0 | \$0 |
| Sr. High | \$ 375.00 | 130 | 63.29% | 0.181 | 0.050 | \$5,585 | \$1,543 |
| | | | | | TOTAL | \$5,585 | \$1,543 |
| Tax Payment Credit: | | | | | | SFR | MFR |
| Average Assessed Value | | | | | | \$713,626 | \$299,004 |
| Capital Bond Interest Rate | | | | | | 3.48% | 3.48% |
| Net Present Value of Average Dwelling | | | | | | \$5,940,933 | \$2,489,207 |
| Years Amortized | | | | | | 10 | 10 |
| Property Tax Levy Rate | | | | | | \$1.47 | \$1.47 |
| Present Value of Revenue Stream | | | | | | \$8,733 | \$3,659 |
| Fee Summary: | | | | Single | Multi- | | |
| | | | | Family | Family | | |
| Site Acquisition Costs | | | | \$0 | \$0 | | |
| Permanent Facility Cost | | | | \$29,524 | \$7,753 | | |
| Temporary Facility Cost | | | | \$0 | \$0 | | |
| State Funding Credit | | | | (\$5,585) | (\$1,543) | | |
| Tax Payment Credit | | | | (\$8,733) | (\$3,659) | | |
| III (AS CALCULATED) | | | | \$15,206 | \$2,551 | | |
| 50% LOCAL SHARE | | | | \$7,603 | \$1,276 | | |

APPENDIX C – SCHOOL DISTRICT MAP



TAHOMA SCHOOL DISTRICT NO. 409
Maple Valley, Washington

MEMORANDUM

June 11th, 2024

TO: Tahoma School Board

FROM: Kyle Hood
Director of Operations

Subject: 2024-08 Capital Facilities Plan for 2024/25

Request: Approve Resolution 2024-08 Capital Facilities Plan 2024-2029

Background: The Capital Facilities Plan is a report that comes out every year as a six-year report. The purpose of the report is to look at our facilities and enrollment projections for the coming years and make quality decisions based on the needs and current realities of our facilities. This report is required in order to collect impact fees.

ACTION: Please approve the Resolution 2024-08 Capital Facilities Plan 2024-2029, that include the following attachments

- Capital Facilities Plan
- Determination of Non-Significance
- SEPA Checklist

TAHOMA SCHOOL DISTRICT NO. 409
Maple Valley, Washington

Resolution No. 2024-08 Capital Facilities Plan for 2024/2025

WHEREAS, the Tahoma School District No. 409 is required to adopt the Capital Facilities Plan for the 2024-2029 school years; and,

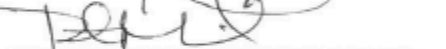
WHEREAS, the Board of Directors is satisfied with the plan;

THEREFORE, BE IT RESOLVED that the Board of Directors of the Tahoma School District No. 409, on this 11th day of June, 2024, approves the Capital Facilities Plan for the 2024 - 2029 school years.


ADOPTED THIS 11th day of June, 2024.



President



Director



Director



Director

Director

Attest: 

Secretary

Attachment B



FEDERAL WAY PUBLIC SCHOOLS

Each Scholar: A voice. A dream. A **BRIGHT** future.

Ordinance 19859



Lake Grove Elementary



Mirror Lake Elementary



Wildwood Elementary



Thomas Jefferson
High School



Star Lake Elementary/
Evergreen Middle School



Illahee Middle School



Memorial Field Renovation



Olympic View K-8 School

Capital Facilities Plan 2025

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

FEDERAL WAY PUBLIC SCHOOLS
2025
CAPITAL FACILITIES PLAN
July 23, 2024

BOARD OF EDUCATION

Dr. Jennifer Jones, President
Luckisha Phillips, Vice President and Legislative Representative
Trudy Davis, Board Director
Quentin Morris, WIAA Representative
Joan Marie Murphy, Board Director

SUPERINTENDENT

Dr. Dani Pfeiffer

Prepared by: Rob Bryant, Chief Finance & Operations Officer
Michael Swartz, Executive Director of Capital Projects
Jennifer Thomas, Student & Demographic Forecaster

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

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FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

INTRODUCTION

In response to the requirements of the State of Washington Growth Management Act (SHB) 2929 (1990) and ESHB 1025 (1991)), and under the School Impact Fee Ordinances of King County Code 21A, City of Federal Way Ordinance No. 95-249 effective December 21, 1995 as amended, City of Kent Ordinance No.4278 effective June 2018, revised December 2021, and the City of Auburn Ordinance No. 5078 effective 1998, Federal Way Public Schools has updated its Capital Facilities Plan as of May 2024.

This plan will be submitted for consideration to each of the jurisdictions located with the Federal Way Public Schools' service area: King County, the City of Kent, City of Federal Way, and the City of Auburn and is incorporated in the Comprehensive Plans of each jurisdiction by reference. This plan is requested to be included in the Facilities Plan element of the Comprehensive Plans of each jurisdiction. To date, the City of Des Moines has not adopted a school impact fee ordinance. The City of Des Moines collects school impact fees as part of the SEPA process. Discussions with the City of Milton to adopt an ordinance for school impact fees for parcels located within the Federal Way School District's service area is in process.

The Growth Management Act requires the County to designate Urban Growth areas within which urban growth can be encouraged. The Growth Management Planning Council adopted and recommended to the King County Council for Urban Growth Area Line Maps with designations for urban centers. A designation was made within the Federal Way planning area, which encompasses Federal Way Public Schools boundaries. King County will encourage and actively support the development of Urban Centers to meet the region's need for housing, jobs, services, culture, and recreation. This Plan's estimated population growth is prepared with this underlying assumption.

This Capital Facilities Plan will be used as documentation for any jurisdiction which requires its use to meet the needs of the Growth Management Act. This plan is not intended to be the sole planning tool for all of the District needs. The District may prepare interim plans consistent with Board policies or management need.

Currently Federal Way Public Schools is nearing the end of Phase 2 Bond projects supporting school expansion and replacement as authorized by the voters in 2017. Prior to the passage of the Phase 2 Bond the District formed a 100-member Facilities Planning Committee consisting of parents, community members and staff. This Committee was tasked with developing a recommendation to the Superintendent regarding Phase 2 of the District's plan for school construction, remodeling, and/or modernization for voter consideration in November 2017. The voters passed this \$450M bond authorization with a 62% YES vote reflecting a commitment to invest in the modernization of our infrastructure. As of today, the District has completed Thomas Jefferson High School, Evergreen Middle School, Lake Grove Elementary, Mirror Lake Elementary, Star Lake Elementary, Wildwood Elementary, Olympic View K-8 and Memorial Field. Illahee Middle School is currently about 50% complete and will be ready to move in once school is out in June 2025.

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

INTRODUCTION, continued

The rebuilding of the schools has and will continue to create additional capacity for students at the elementary and high school levels.

The District continues to monitor factors that may have an impact on enrollment and capacity at our schools, including new single-family and multi-family residential developments and any impacts due to the COVID-19. In accordance with the McCleary decision, the State has provided funding to reduce K-3 class size to 17 and 4-12 class size to 25. Beginning in 2019-20 the legislature expected compliance with this funding adding pressure to the need for elementary capacity. In response to this need the district has acquired a commercial building to renovate into classrooms to provide permanent additional capacity.

The COVID-19 pandemic negatively affected brick and mortar enrollment in recent years, as well as increased enrollment in the Internet Academy. However, the district's 2022-23 enrollment was higher than projected. We have seen similar growth in the 2023-2024 school year, although we have not yet reached our Pre-Covid enrollment numbers. We are anticipating continued enrollment growth, especially considering the City of Federal Way's plans to increase housing in the downtown core in conjunction with Sound Transit's Link Light Rail development.

The District has increased capacity at the elementary level over the past several years and shows no unhousted scholars based on the six-year enrollment projections (even with projected growth at that level). The 2025 Capital Facilities Plan shows fairly flat enrollment; however, we will adjust our projections yearly based on new housing developments currently being proposed to open in 2027 and beyond.

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

SECTION 1 - THE CAPITAL FACILITIES PLAN

The State Growth Management Act requires that several pieces of information be gathered to determine the facilities available and needed to meet the needs of a growing community.

This section provides information about current facilities, existing facility needs, and expected future facility requirements for Federal Way Public Schools. A Financial Plan that shows expected funding for any new construction, portables and modernization listed follows this.

 FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

INVENTORY OF EDUCATIONAL FACILITIES
ELEMENTARY SCHOOLS (K-5)

| | | | |
|--------------------|--------------------------------------|-------------|-------|
| Adelaide | 1635 SW 304 th St | Federal Way | 98023 |
| Brigadoon | 3601 SW 336 th St | Federal Way | 98023 |
| Camelot | 4041 S 298 th St | Auburn | 98001 |
| Enterprise | 35101 5 th Ave SW | Federal Way | 98023 |
| Green Gables | 32607 47 th Ave SW | Federal Way | 98023 |
| Lake Dolloff | 4200 S 308 th St | Auburn | 98001 |
| Lake Grove | 303 SW 308 th St | Federal Way | 98023 |
| Lakeland | 35827 32 nd Ave S | Auburn | 98001 |
| Mark Twain | 2450 S Star Lake Rd | Federal Way | 98003 |
| Meredith Hill | 5830 S 300 th St | Auburn | 98001 |
| Mirror Lake | 625 S 314 th St | Federal Way | 98003 |
| Nautilus (K-8) | 1000 S 289 th St | Federal Way | 98003 |
| Olympic View (K-8) | 2626 SW 327 th St | Federal Way | 98023 |
| Panther Lake | 34424 1 st Ave S | Federal Way | 98003 |
| Rainier View | 3015 S 368 th St | Federal Way | 98003 |
| Sherwood Forest | 34600 12 th Ave SW | Federal Way | 98023 |
| Silver Lake | 1310 SW 325 th Pl | Federal Way | 98023 |
| Star Lake | 26812 40 th Ave S, Bldg.B | Kent | 98032 |
| Sunnycrest | 24629 42 nd Ave S | Kent | 98032 |
| Twin Lakes | 4400 SW 320 th St | Federal Way | 98023 |
| Valhalla | 27847 42 nd Ave S | Auburn | 98001 |
| Wildwood | 2405 S 300 th St | Federal Way | 98003 |
| Woodmont (K-8) | 26454 16 th Ave S | Des Moines | 98198 |

MIDDLE SCHOOLS (6-8)

| | | | |
|-----------------------------------|--------------------------------------|-------------|-------|
| Federal Way Public Academy (6-10) | 34620 9 th Ave S | Federal Way | 98003 |
| Illahee | 36001 1 st Ave S | Federal Way | 98003 |
| Kilo | 4400 S 308 th St | Auburn | 98001 |
| Lakota | 1415 SW 314 th St | Federal Way | 98023 |
| Sacajawea | 1101 S Dash Point Rd | Federal Way | 98003 |
| Sequoyah | 3450 S 360 th ST | Auburn | 98001 |
| Evergreen | 26812 40 th Ave S, Bldg.A | Kent | 98032 |
| TAF @ Saghale (6-12) | 33914 19 th Ave SW | Federal Way | 98023 |

HIGH SCHOOLS (9-12)

| | | | |
|--------------------------|------------------------------|-------------|-------|
| Decatur | 2800 SW 320 th St | Federal Way | 98023 |
| Federal Way | 30611 16 th Ave S | Federal Way | 98003 |
| Thomas Jefferson | 4248 S 288 th St | Auburn | 98001 |
| Todd Beamer | 35999 16 th Ave S | Federal Way | 98003 |
| Career Academy at Truman | 31455 28 th Ave S | Federal Way | 98003 |

ADDITIONAL SCHOOLS

| | | | |
|-------------------------------------|-------------------------------|-------------|-------|
| Internet Academy (K-12) | 31455 28 th Ave S | Federal Way | 98003 |
| Employment Transition Program (12+) | 33250 21 st Ave SW | Federal Way | 98023 |
| Federal Way Open Doors | 31455 28 th Ave S | Federal Way | 98003 |
| ES24 (Former DeVry Property) (K-8) | 3600 S 344 th Way, | Federal Way | 98001 |

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

CURRENT INVENTORY NON-INSTRUCTIONAL FACILITIES

Developed Property

| | | | |
|-----------------------------|-----------------------------|-------------|-------|
| Central Kitchen | 1214 S 332 nd St | Federal Way | 98003 |
| Federal Way Memorial Field | 1300 S 308 th St | Federal Way | 98003 |
| Educational Services Center | 33330 8 th Ave S | Federal Way | 98003 |
| Support Services Center | 1211 S 332 nd St | Federal Way | 98003 |

Leased Property

| | | | |
|--|-----------------------------|-------------|-------|
| Early Learning Center at Uptown Square | 1066 S 320 th St | Federal Way | 98003 |
|--|-----------------------------|-------------|-------|

Undeveloped Property

| Site # | Location |
|--------|----------|
|--------|----------|

- 75 SW 360th Street & 3rd Avenue SW – 9.2 Acres
- 65 S 351st Street & 52nd Avenue S – 8.8 Acres
- 60 E of 10th Avenue SW - SW 334th & SW 335th Streets - 10.04 Acres
- 73 N of SW 320th and east of 45th PL SW – 23.45 Acres
- 71 S 344th Street & 46th Avenue S - 17.47 Acres
- 82 1st Way S and S 342nd St – Minimal acreage
- 96 S 308th St and 14th Ave S – .36 Acres

Notes:

Not all undeveloped properties are large enough to meet school construction requirements. Properties may be traded or sold depending on what locations are needed to house students in the District.

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

NEEDS FORECAST - EXISTING FACILITIES

| PHASE | EXISTING FACILITY | FUTURE NEEDS | ANTICIPATED SOURCE OF FUNDS |
|--------------|---------------------------------|--|---|
| As needed | Purchase and Relocate Portables | Interim Capacity | Anticipated source of funds is Impact Fees. |
| II | Thomas Jefferson High School | Replaced Existing Building, Increased Capacity | Voter Approved Capital bond |
| II | Illahee Middle School | Replace Existing Building | Voter Approved Capital bond |
| II | Evergreen Middle School | Replaced Existing Building | Voter Approved Capital bond |
| II | Lake Grove Elementary | Replaced Existing Building, Increased Capacity | Voter Approved Capital bond |
| II | Mirror Lake Elementary | Replaced Existing Building, Increased Capacity | Voter Approved Capital bond |
| II | Olympic View K-8 School | Replaced Existing Building, Increased Capacity | Voter Approved Capital bond |
| II | Star Lake Elementary | Replaced Existing Building, Increased Capacity | Voter Approved Capital bond |
| II | Wildwood Elementary | Replaced Existing Building, Increase Capacity | Voter Approved Capital bond |
| II | Memorial Stadium | Replaced Existing Facility | Voter Approved Capital bond |
| II | ES24 (DeVry Property) | Temp Swing School Increase Capacity | SCAP and K-3 Class size reduction funding |
| III | Mark Twain Elementary | Replace Existing Building, Increase Capacity | TBD |
| III | Decatur High School | Replace Existing Building, Increase Capacity | TBD |
| III | Kilo Middle School | Replace Existing Building | TBD |
| III | Sacajawea Middle School | Replace Existing Building | TBD |
| III | Adelaide Elementary | Replace Existing Building, Increase Capacity | TBD |
| III | Brigadoon Elementary | Replace Existing Building, Increase Capacity | TBD |
| III | Camelot Elementary | Replace Existing Building, Increase Capacity | TBD |
| III | Lake Dolloff Elementary | Replace Existing Building, Increase Capacity | TBD |
| III | Nautilus K-8 School | Replace Existing Building, Increase Capacity | TBD |
| III | Twin Lakes Elementary | Replace Existing Building, Increase Capacity | TBD |
| III | Woodmont K-8 School | Replace Existing Building, Increase Capacity | TBD |

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

NEEDS FORECAST - ADDITIONAL FACILITIES

| NEW FACILITY | LOCATION | ANTICIPATED SOURCE OF FUNDS |
|--------------|----------|-----------------------------|
|--------------|----------|-----------------------------|

FWPS has leased a portion of the Truman Campus property to Region X and Puget Sound Education Service District. Region X and PSESD built a Head Start building on this property which has served Federal Way 3- and 4-year-olds for the last twenty years. In the recent re-competition, the federal funding for a Head Start program at this location was lost. Subsequently the District has been using this facility for a state-funded Early Childhood Education (ECEAP) program and is currently in negotiations to secure title to the building. The building will only be available for preschool activities.

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

SIX YEAR FINANCE PLAN

Secured Funding

| Sources | |
|---|---------------------|
| Impact Fees (1) | \$173,000 |
| Land Sale Funds (2) | \$2,964,000 |
| Bond or Levy Funds (3) | \$10,726,000 |
| K3-Class Size Reduction (4) | \$6,585,000 |
| School Construction Assistance Program (SCAP) (5) | \$77,764,000 |
| TOTAL | \$98,212,000 |

Projected Revenue

| Sources | |
|---|---------------------|
| School Construction Assistance Program (SCAP) (6) | \$18,998,000 |
| K-3 Class Size Reduction (7) | \$0 |
| Bond Funds (8) | \$0 |
| Land Fund Sales (9) | \$0 |
| Impact Fees (10) | \$0 |
| TOTAL | \$18,998,000 |

Actual and Planned Expenditures

| | |
|--|----------------------|
| Total Secured Funding and Projected Revenue | \$117,210,000 |
|--|----------------------|

| NEW SCHOOLS | Estimated and Prior Years | Budget 2024-2025 | 2025 2025-2026 | 2026 2026-2027 | 2027 2027-2028 | 2028 2028-2029 | 2029 2029-2030 | 2030 2030-2031 | Total 2024-2031 | Total Cost |
|------------------------------------|---------------------------|---------------------|--------------------|--------------------|--------------------|--------------------|------------------|------------------|---------------------|----------------------|
| MODERNIZATION AND EXPANSION | | | | | | | | | | |
| Lake Grove Elementary (11) | \$39,780,000 | | | | | | | | \$0 | \$39,780,000 |
| Mirror Lake Elementary (11) | \$42,200,000 | | | | | | | | \$0 | \$42,200,000 |
| Star Lake Elementary (11) | \$39,623,000 | | | | | | | | \$0 | \$39,623,000 |
| Wildwood Elementary (11) | \$41,190,000 | | | | | | | | \$0 | \$41,190,000 |
| Olympic View K-8 School(11) | \$46,350,000 | | | | | | | | \$0 | \$46,350,000 |
| Thomas Jefferson High School (11) | \$117,728,000 | \$7,000,000 | | | | | | | \$7,000,000 | \$124,728,000 |
| Evergreen Middle School (11) | \$65,688,000 | | | | | | | | \$0 | \$65,688,000 |
| Illahee Middle School (11) | \$22,746,000 | \$66,127,000 | | | | | | | \$66,127,000 | \$88,873,000 |
| Memorial Stadium (11) | \$28,804,000 | \$3,000,000 | | | | | | | \$3,000,000 | \$31,804,000 |
| | | | | | | | | | \$0 | \$0 |
| | | | | | | | | | \$0 | \$0 |
| SITE ACQUISITION | | | | | | | | | | |
| Former DeVry/ES 24 (12) | \$28,891,000 | \$1,423,000 | \$1,422,000 | \$1,424,000 | \$1,422,000 | \$1,423,000 | | | \$7,114,000 | \$36,005,000 |
| | | | | | | | | | | |
| TEMPORARY FACILITIES | | | | | | | | | | |
| Portables (13) | \$3,500,000 | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$3,500,000 | \$7,000,000 |
| TOTAL | \$476,500,000 | \$78,050,000 | \$1,922,000 | \$1,924,000 | \$1,922,000 | \$1,923,000 | \$500,000 | \$500,000 | \$86,741,000 | \$563,241,000 |

NOTES:

1. These fees are currently being held in a King County, City of Federal Way, City of Auburn, and City of Kent impact fee account, and will be available for use by the District for system improvements. This is year end balance on 12/31/23.
2. This is year end balance on 12/31/23.
3. This is the 12/31/23 balance of bond funds and capital levy funds. This figure includes interest earnings.
4. This represents the K3-CSR revenue received but not spent as of 12/31/2023.
5. This represents the balance of SCAP funding but no spent as of 12/31/2023.
6. This is anticipated SCAP for the future projects authorized by the voters in 2017.
7. This is the remaining K-3 Class size reduction grant revenue.
8. In November 2017, the District passed a \$450M bond measure. All bonds authorized have been issued.
9. There are no projected sale of surplus properties.
10. In this current plan, there are no projected impact fees.
11. Project budgets are updated as of December 2023. The budget for Illahee Middle School is still being updated.
12. A former private university campus located in Federal Way was purchased in 2019 to provide up to 43 additional permanent elementary classrooms. Prior to creating new permanent capacity this location will be used as a temporary housing. These costs are excluded from impact fee calculations.
13. These fees represent the cost of purchasing and installing new portables. The portable expenditure in future years may replace existing portables that are not functional. These may not increase capacity and are not included in the capacity summary.

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

SECTION 2 - MAPS

As of September 2024, Federal Way Public Schools has twenty elementary schools (grades K-5), three schools with a K-8 grade configuration, six middle school schools (grades 6-8), four high schools (grades 9-12) and four small secondary schools. The Federal Way Public Academy serves students in grades 6-10. The programs at Open Doors and Career Academy at Truman High School serve students in grades 9-12. In addition to these programs, TAF@Saghalie serves students in grades 6-12 who reside within the service area and the Employment and Transition Program (ETP) at the Norman Center serves 18–21-year-old scholars.

The Growth Management Act requires that a jurisdiction evaluate if the public facility infrastructure is in place to handle new housing developments. In the case of most public facilities, new developments have major impacts on the facilities immediately adjacent to that development. School districts are different. If the district does not have permanent facilities available, interim measures must be taken until new facilities can be built or until boundaries can be adjusted to match the population changes to the surrounding facilities.

It is important to realize that a single housing development does not require the construction of a complete school facility. School districts are required to project growth throughout the district and build or adjust boundaries based on growth throughout the district, not just around a single development.

Adjusting boundaries requires careful consideration by the district and is not taken lightly. It is recognized that there is a potential impact on students who are required to change schools. Boundary adjustments impact the whole district, not just one school.

The final map included represents the city and county boundaries which overlap with the district's service areas.

- City of Algona
- City of Auburn
- City of Des Moines
- City of Federal Way
- City of Kent
- City of Milton
- Unincorporated King County

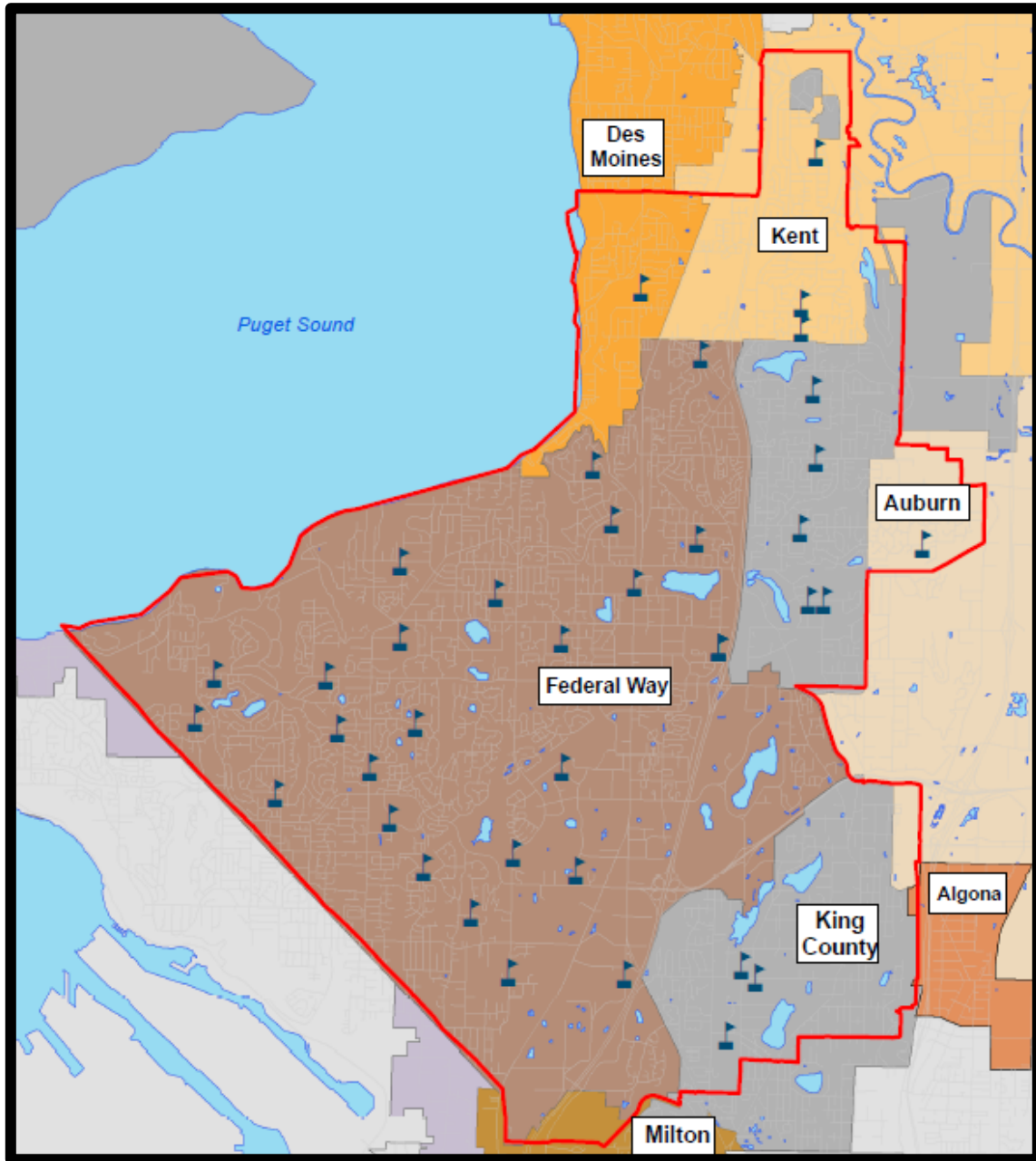
FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

MAP – CITY AND COUNTY JURISDICTIONS



**FEDERAL WAY
PUBLIC SCHOOLS**

Each Scholar: A voice. A dream. A **BRIGHT** future.



0 0.5 1 2 Miles

**City and County
Jurisdictions**

FWPS boundaries is 100% Urban Growth Area

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

SECTION 3 - SUPPORT DOCUMENTATION

Building Capacities - The Education Program

Portable Locations

Student Forecast – 2025 through 2031

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

BUILDING CAPACITIES

This Capital Facilities Plan establishes the District’s “standard of service” in order to ascertain the District’s current and future capacity. The Superintendent of Public Instruction establishes square footage guidelines for capacity, but these guidelines do not take into consideration the education program needs.

In general, the District’s current target class size provides that the average class size for a standard classroom for grades K through 3 should be 17 students to comply with current legislation. In grades 4-5 the target is 25 students. For grades 6 to 12 the target class size is 26 students. Classrooms for students with Individualized Education Program (Special Education) needs are calculated at 12 seats per classroom.

Historically, the District has used the OSPI square footage calculation as a baseline for capacity calculation and made adjustments for specific program needs. The District will continue to use this calculation for determining capacity at our middle and high schools. However, for elementary school capacity will be calculated based on the number of classroom spaces and the number of students assigned to each classroom.

| Class Size Guidelines | FWPS Historical “Standard of Service” | HB2661/SHB2776 Enacted Law | Square Footage Guideline |
|------------------------------|--|-----------------------------------|---------------------------------|
| Kindergarten | 18.9 | 17 | 25-28 |
| Grades 1-2 | 18.9 | 17 | 25-28 |
| Grade 3 | 18.9 | 17 | 28 |
| Grades 4-5 | 25 | 25 | 28 |
| Grades 6-12 | 26 | 26 | 28 |

For the purposes of determining student capacity at individual schools, the following list clarifies adjustments to classroom spaces and the OSPI calculation.

Special Education Resource Rooms:

Each middle school requires the use of a standard classroom(s) for special education students requiring instruction to address specific disabilities.

English as a Second Language Programs:

Each middle school and high school require the use of a standard classroom for students learning English as a second language.

Middle School Computer Labs:

Each middle school has computer labs, except Evergreen Middle School. Wireless access has been installed at all secondary schools. If additional classroom space is needed, these computer labs may be converted to mobile carts.

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

BUILDING CAPACITIES, continued

High School Career Development and Learning Center (Resource) Room:

Each high school provides special education resource room and career development classrooms for students requiring instruction to address specific disabilities.

Preschool/ECEAP:

Our district currently offers preschool programs for both special needs & typically developing students at 9 elementary schools. We also have the ECEAP program at 10 sites (6 elementary schools, 3 high schools, and 1 commercial site). These programs decrease capacity at those schools.

Alternative Learning Experience:

Federal Way offers students the opportunity to participate in an Alternative Learning Experience through our Internet Academy. These students have never been included in the capacity calculation of unhoused students.

1418 Youth Reengagement:

Federal Way offers students the opportunity to participate in 1418 Youth Reengagement Open Doors program. These students are housed at the Truman campus but are not currently included in the capacity calculation of unhoused students.

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

BUILDING CAPACITIES, continued

**ELEMENTARY BUILDING
PROGRAM CAPACITY**

| School Name | Headcount | ¹ Preschool |
|--------------------------|---------------|------------------------|
| Adelaide | 392 | 30 |
| Brigadoon | 408 | 30 |
| Camelot | 378 | 30 |
| Enterprise | 524 | 15 |
| Green Gables | 439 | |
| Lake Dolloff | 535 | |
| ³ Lake Grove | 588 | |
| Lakeland | 455 | |
| Mark Twain | 515 | |
| Meredith Hill | 606 | 30 |
| ³ Mirror Lake | 514 | 30 |
| Nautilus (K-8) | 512 | |
| Olympic View (K-8) | 429 | |
| Panther Lake | 501 | |
| Rainier View | 607 | 30 |
| Sherwood Forest | 451 | 6 |
| Silver Lake | 476 | |
| Star Lake | 544 | 30 |
| Sunnycrest | 636 | |
| Twin Lakes | 413 | 30 |
| Valhalla | 598 | |
| ³ Wildwood | 597 | 30 |
| Woodmont (K-8) | 474 | |
| TOTAL | 11,592 | 291 |

| | | |
|---------------------------|------------|--|
| Elementary Average | 504 | |
|---------------------------|------------|--|

**MIDDLE SCHOOL BUILDING
PROGRAM CAPACITY**

| School Name | Headcount |
|----------------------------|--------------|
| Illahee | 855 |
| Kilo | 779 |
| Lakota | 786 |
| Sacajawea | 694 |
| Sequoyah | 585 |
| Evergreen | 795 |
| TAF @ Saghalie | 598 |
| Federal Way Public Academy | 183 |
| TOTAL | 5,275 |

| | |
|-------------------------------|------------|
| *Middle School Average | 727 |
|-------------------------------|------------|

**HIGH SCHOOL BUILDING
PROGRAM CAPACITY**

| School Name | Headcount |
|-------------------------------|--------------|
| Decatur | 1243 |
| Federal Way | 1684 |
| Thomas Jefferson | 1600 |
| Todd Beamer | 1085 |
| TAF @ Saghalie | 155 |
| Career Academy at Truman | 159 |
| Federal Way Public Academy | 116 |
| Employment Transition Program | 48 |
| TOTAL | 6,090 |

| | |
|--|--------------|
| ²High School Average | 1,403 |
|--|--------------|

Notes:

¹Preschool enrollment reduces capacity for K-5 students. 15 preschool students in one classroom.

²Federal Way Public Academy, Career Academy at Truman High School, and Employment Transition Program and TAF @ Saghalie for the high school school grade span (9-12) are non-boundary schools. These schools are not used in the calculated averages.

³ Lake Grove and Wildwood opened January 2021; Mirror Lake opened September 2021

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

PORTABLE LOCATIONS

The Washington State Constitution requires the State to provide each student a basic education. It is not an efficient use of District resources to build a school with a capacity for 500 students due to lack of space for 25 students when enrollment fluctuates throughout the year and from year to year.

Portables are used as interim measures to house students when increasing population impacts a school attendance area. Portables may also be required to house students when new or changing programs require additional capacity. They also provide housing for students until permanent facilities can be financed and constructed. When permanent facilities become available, the portable(s) is either used for other purposes such as storage or childcare programs or moved to another school for an interim classroom. Some portables may not be fit to move due to age or physical condition. In these cases, the District may choose to buy new portables and surplus these unfit portables.

With the school expansion projects funded through the 2017 Bond, new capacity has been created within the new schools and portables have been eliminated from these campuses.

The following page provides a list of the location of the portable facilities used for educational facilities by Federal Way Public Schools.

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

PORTABLE LOCATIONS, continued

PORTABLES LOCATED AT ELEMENTARY SCHOOLS

| | INSTRUCTIONAL | NON INSTRUCTIONAL* |
|-----------------|---------------|--------------------|
| Adelaide | 1 | 2 |
| Brigadoon | 1 | |
| Camelot | 1 | |
| Enterprise | 3 | |
| Green Gables | 1 | |
| Lake Dolloff | 5 | 1 |
| Lake Grove | | |
| Lakeland | | |
| Mark Twain | 3 | |
| Meredith Hill | 3 | |
| Mirror Lake | | |
| Nautilus | 3 | |
| Olympic View | | |
| Panther Lake | 4 | |
| Rainier View | 5 | |
| Sherwood Forest | 2 | 2 |
| Silver Lake | 1 | 3 |
| Star Lake | | |
| Sunnycrest | 6 | |
| Twin Lakes | 1 | 2 |
| Valhalla | 4 | |
| Wildwood | | |
| Woodmont | 3 | |
| TOTAL | 47 | 10 |

PORTABLES LOCATED AT HIGH SCHOOLS

| | INSTRUCTIONAL | NON INSTRUCTIONAL |
|------------------|---------------|-------------------|
| Decatur | 8 | 1 |
| Federal Way | | |
| Thomas Jefferson | | |
| Todd Beamer | 8 | |
| TOTAL | 16 | 1 |

PORTABLES LOCATED AT SUPPORT FACILITIES

| | |
|--------------|----------|
| MOT | |
| TDC | 9 |
| Former TAFA | |
| TOTAL | 9 |

DISTRICT PORTABLES IN USE FOR ECEAP AND/OR HEADSTART

| | |
|-----------------|----------|
| Sherwood Forest | 2 |
| Evergreen | |
| Total | 2 |

PORTABLES LOCATED AT MIDDLE SCHOOLS

| | INSTRUCTIONAL | NON INSTRUCTIONAL |
|---------------|---------------|-------------------|
| Illahee | | |
| Kilo | 1 | 6 |
| Lakota | | |
| Sacajawea | 5 | |
| Sequoyah | | 2 |
| Evergreen | | |
| TAF@ Saghalie | 4 | |
| TOTAL | 10 | 8 |

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

STUDENT FORECAST

Student enrollment projections are a basic component of budget development and facility need. Enrollment projections influence many of the financial estimates that go into budget preparation. The majority of staffing requirements are derived directly from the forecasted number of students. Allocations for instructional supplies and materials are also made based on projected enrollment. Other expenditures and certain revenue projections are directly related to enrollment projections.

Enrollment projections are completed annually in the Business Services Department. Projections must be detailed at various levels, district total, school-building totals, grade level and program level to include vocational and special education students.

The basis of projections has been cohort survival analysis. Cohort survival is the analysis of a group that has a common statistical value (grade level) as it progresses through time. In a stable population the cohort would be 1.00 for all grades. This analysis uses historical information to develop averages and project the averages forward. This method does not trace individual students; it is concerned with aggregate numbers in each grade level. The district has used this method with varying years of history and weighted factors to study several projections. Because transfers in and out of the school system are common, student migration is factored into the analysis as it increases or decreases survival rates. Entry grades (kindergarten) are a unique problem in cohort analysis. The district collects information on birth rates within the district's census tracts and treats these statistics as a cohort for kindergarten enrollment in the appropriate years.

The Federal Way School District is using various statistical methods for projecting student enrollments. The resultant forecasted enrollments are evaluated below.

In February 2024, the District contracted a demographer to develop projections for the Federal Way School District. The model used to forecast next year's enrollment uses cohort survival rates to measure grade to grade growth, assumes market share losses to private schools (consistent with county-wide average), assumes growth from new housing or losses due to net losses from migration. This forecast was provided as a range of three projections. The long-range forecast provided with this report used a model with cohort survival rates and growth rates based on projected changes in the 5-19 age group for King County.

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

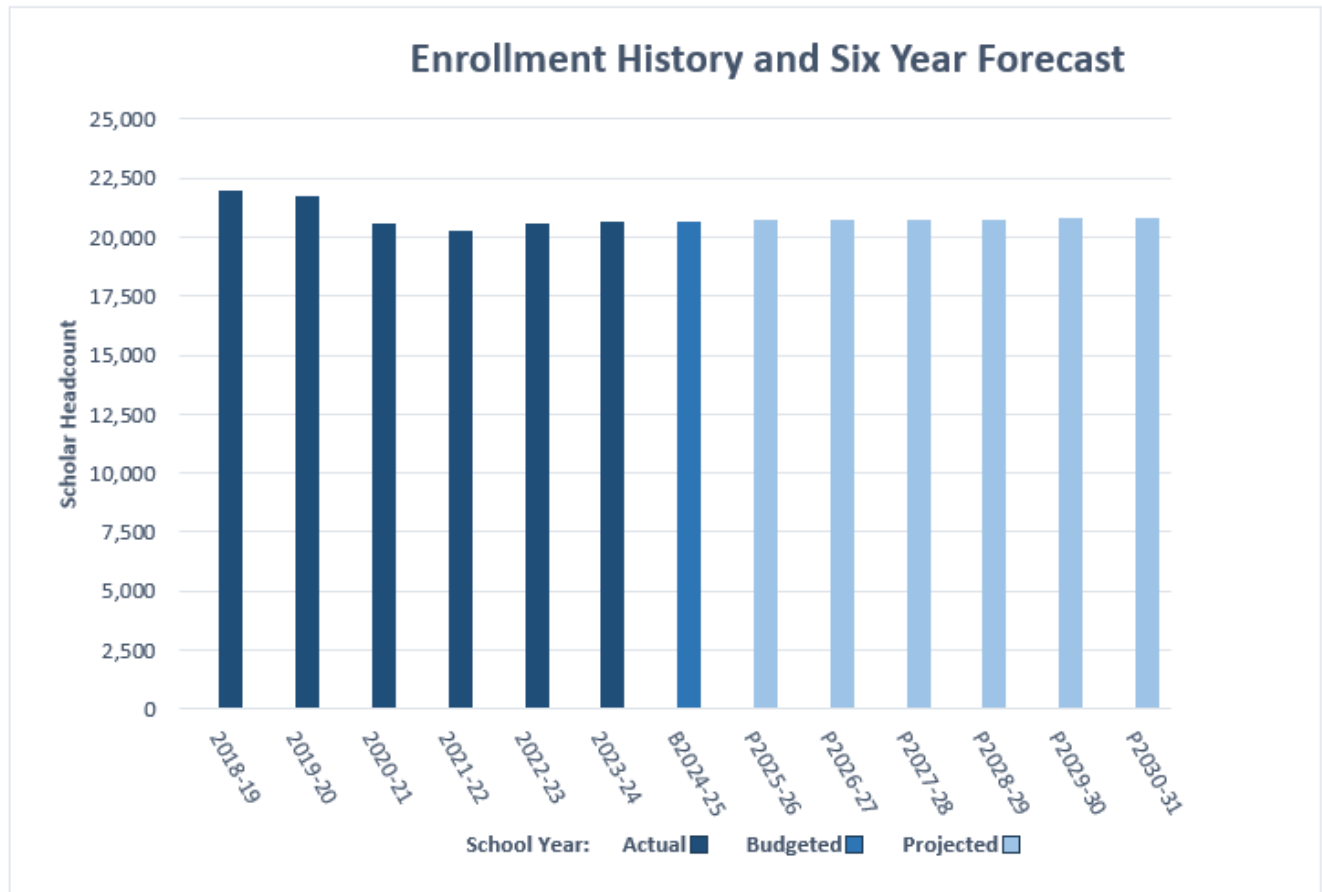
STUDENT FORECAST, CON'T

October 1 Head Count Enrollment History and Projections

| Calendar Yr | School Year | Elementary | Middle School | High School | Total K-12 | Percent Change |
|-------------|-----------------|--------------|---------------|--------------|---------------|----------------|
| 2018 | 2018-19 | 10,158 | 5,115 | 6,674 | 21,947 | |
| 2019 | 2019-20 | 9,953 | 5,309 | 6,516 | 21,778 | -0.8% |
| 2020 | 2020-21 | 9,192 | 4,990 | 6,385 | 20,567 | -5.6% |
| 2021 | 2021-22 | 9,062 | 4,850 | 6,393 | 20,305 | -1.3% |
| 2022 | 2022-23 | 9,317 | 4,719 | 6,532 | 20,568 | 1.3% |
| 2023 | 2023-24 | 9,461 | 4,714 | 6,521 | 20,696 | 0.6% |
| 2024 | B2024-25 | 9,415 | 4,749 | 6,526 | 20,690 | 0.0% |
| 2025 | P2025-26 | 9,424 | 4,754 | 6,533 | 20,711 | 0.1% |
| 2026 | P2026-27 | 9,434 | 4,759 | 6,539 | 20,731 | 0.1% |
| 2027 | P2027-28 | 9,443 | 4,763 | 6,546 | 20,752 | 0.1% |
| 2028 | P2028-29 | 9,453 | 4,768 | 6,552 | 20,773 | 0.1% |
| 2029 | P2029-30 | 9,462 | 4,773 | 6,559 | 20,794 | 0.2% |
| 2030 | P2030-31 | 9,472 | 4,778 | 6,565 | 20,814 | 0.2% |

Elementary K-5 Middle School 6-8 High School 9-12

Includes Open Doors and Internet Academy / Excludes Preschool and Full-time Running Start



FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

STUDENT FORECAST, continued

Most of the methods used for long range enrollment reporting assume that enrollment is a constant percent of something else (e.g. population) or that enrollment will mirror some projected trend for the school-age population over time. The report included 5 different calculations to provide a range of possible projections for the District to the year 2029. This model produces a projection that is between 19,500 and 21,000 when applied to the low, medium, and high range modes. This provides a reasonable range for long-range planning and is consistent with estimates from various models.

Long-range projections that establish the need for facilities are a modification of the cohort survival method. The cohort method of analysis becomes less reliable the farther out the projections are made. The Federal Way School District long-range projections are studied annually. The study includes information from the jurisdictional demographers as they project future housing and population in the region. The long-range projections used by Federal Way Public Schools reflect a similar age trend in student populations as the projections published by the Office of Financial Management for the State of Washington.

Near term projections assume some growth from new housing, which is offset by current local economic conditions. The District tracks new development from five permitting jurisdictions. Long range planning assumes a student yield from proposed new housing consistent with historical growth patterns.

Growth Management requires jurisdictions to plan for a minimum of twenty years. The Federal Way School District is a partner in this planning with the various jurisdictions comprising the school district geography. These projections create a vision of the school district community in the future.

The COVID-19 pandemic negatively affected brick and mortar enrollment in recent years, as well as increased enrollment in the Internet Academy. The district's 2022-23 enrollment was higher than projected. As we move farther away from the effects of COVID-19, we hope to see continued enrollment growth, especially considering the City of Federal Way's plans to increase housing in the down-town core in conjunction with Sound Transit's Link Light Rail development.

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

SECTION 4 – KING COUNTY, CITY OF FEDERAL WAY, AND CITY OF KENT
IMPACT FEE CALCULATIONS

Capacity Summaries

Site & Construction Costs Allocations

Student Generation Rates

Impact Fee Calculations

Reference to Impact Fee Calculations

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

CAPACITY SUMMARIES

All Grades, Elementary, Middle School, and High Schools

The Capacity Summaries combine Building Capacity information, Portable Capacity information and the Student Forecast information. The result demonstrates the requirements for new or remodeled facilities and why there is a need for the District to use temporary facilities or interim measures.

The District has recently adjusted its capacity calculation method for Elementary schools to better show capacity needed to comply with the K-3 Class Size Reduction. This adjustment is also shown in the portable capacity calculation. In order to allow for flexibility in portable usage the District will use an average class size calculation of 21 for each Elementary portable and an average class size of 25 for each Middle and High School portable.

The information is organized with a page summarizing the entire District, and then evaluating capacity vs. number of students at elementary, middle school, and high school levels individually.

The notes at the bottom of each spreadsheet provide information about what facilities are in place each year.

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

CAPACITY SUMMARIES, Continued

Capacity Summary – All Grades

| CAPACITY | | Actual | Budget | -- Projected -- | | | | | |
|-------------------------------------|---------------|---------|---------|-----------------|---------|---------|---------|---------|---------|
| | Calendar Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
| | School Year | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
| BUILDING PROGRAM | | | | | | | | | |
| HEADCOUNT CAPACITY | | 22,957 | 22,957 | 22,957 | 23,569 | 23,569 | 23,569 | 23,569 | 23,569 |
| Add Capacity | | 0 | 0 | 612 | 0 | 0 | 0 | 0 | 0 |
| Adjusted Program Headcount Capacity | | 22,957 | 22,957 | 23,569 | 23,569 | 23,569 | 23,569 | 23,569 | 23,569 |

ENROLLMENT

| | | | | | | | | |
|--|--------|--------|--------|--------|--------|--------|--------|--------|
| Basic Headcount Enrollment | 20,568 | 20,696 | 20,690 | 20,711 | 20,731 | 20,752 | 20,773 | 20,805 |
| Internet Academy Headcount Enrollment ¹ | (255) | (255) | (255) | (255) | (255) | (255) | (255) | (255) |
| Basic FTE Enrollment without Internet Academy | 20,313 | 20,441 | 20,435 | 20,456 | 20,476 | 20,497 | 20,518 | 20,550 |

| | | | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| SURPLUS OR (UNHOUSED) PROGRAM FTE CAPACITY | 2,644 | 2,516 | 3,134 | 3,113 | 3,093 | 3,072 | 3,051 | 3,019 |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

RELOCATABLE CAPACITY

| | | | | | | | | |
|--------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| Current Portable Capacity | 1,685 | 1,685 | 1,687 | 1,739 | 1,791 | 1,843 | 1,895 | 1,947 |
| Add/Subtract Portable Capacity | 0 | 2 | 52 | 52 | 52 | 52 | 52 | 0 |
| Adjusted Portable Capacity | 1,685 | 1,687 | 1,739 | 1,791 | 1,843 | 1,895 | 1,947 | 1,947 |

| | | | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY | 4,329 | 4,203 | 4,873 | 4,904 | 4,936 | 4,967 | 4,998 | 4,966 |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

NOTES:

¹ Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

CAPACITY SUMMARIES, Continued

Capacity Summary – Elementary Schools

| CAPACITY | Actual | Budget | -- Projected -- | | | | | | |
|-------------------------------------|---------------|---------|-----------------|---------|---------|---------|---------|---------|---------|
| | Calendar Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
| | School Year | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
| BUILDING PROGRAM | | | | | | | | | |
| HEAD COUNT CAPACITY | 11,592 | 11,592 | 11,592 | 12,204 | 12,204 | 12,204 | 12,204 | 12,204 | 12,204 |
| Add/Subtract capacity total | 0 | 0 | 612 | 0 | 0 | 0 | 0 | 0 | 0 |
| Add capacity at ¹ : | | | | | | | | | |
| <i>Star Lake</i> | | | | | | | | | |
| <i>De Vry</i> | | | 612 | | | | | | |
| <i>Olympic View K-8</i> | | 0 | | | | | | | |
| Adjusted Program Headcount Capacity | 11,592 | 11,592 | 12,204 | 12,204 | 12,204 | 12,204 | 12,204 | 12,204 | 12,204 |

ENROLLMENT

| | | | | | | | | |
|---|-------|-------|-------|-------|-------|-------|-------|-------|
| Basic Headcount Enrollment | 9,317 | 9,461 | 9,415 | 9,424 | 9,434 | 9,443 | 9,453 | 9,472 |
| Internet Academy Headcount ² | (20) | (20) | (20) | (20) | (20) | (20) | (20) | (20) |
| Basic Headcount Enrollment without Internet Academy | 9,297 | 9,441 | 9,395 | 9,404 | 9,414 | 9,423 | 9,433 | 9,452 |

| | | | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| SURPLUS OR (UNHOUSED) PROGRAM CAPACITY | 2,295 | 2,151 | 2,809 | 2,800 | 2,790 | 2,781 | 2,771 | 2,752 |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

RELOCATABLE CAPACITY³

| | | | | | | | | |
|--------------------------------|------|-----|-----|-----|-----|-----|-----|-----|
| Current Portable Capacity | 931 | 931 | 931 | 931 | 931 | 931 | 931 | 931 |
| Add/Subtract portable capacity | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Add portable capacity at: | | | | | | | | |
| Subtract portable capacity at: | | | | | | | | |
| <i>Lake Grove</i> | | | | | | | | |
| <i>Mirror Lake</i> | | | | | | | | |
| <i>Star Lake</i> | | | | | | | | |
| <i>Wildwood</i> | | | | | | | | |
| <i>Olympic View K-8</i> | (42) | | | | | | | |
| Adjusted Portable Capacity | 931 | 931 | 931 | 931 | 931 | 931 | 931 | 931 |

| | | | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY | 3,226 | 3,082 | 3,740 | 3,731 | 3,721 | 3,712 | 3,702 | 3,683 |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

NOTES:

- Capacity increases are projected based on a design to accommodate 525 students. Increased capacity is currently stated as the difference between current calculated capacity and the projected design. In order to reduce elementary class size, Devry capacity is calculated at 17 scholars per classroom.
- Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.
- Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 21. The actual number of portables that will be used will be based on actual student population needs.

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

CAPACITY SUMMARIES, Continued

Capacity Summary – Middle Schools

| CAPACITY | | Actual | Budget | -- Projected -- | | | | | |
|-------------------------------------|---------------|---------|---------|-----------------|---------|---------|---------|---------|---------|
| | Calendar Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
| | School Year | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
| BUILDING PROGRAM | | | | | | | | | |
| HEADCOUNT CAPACITY | | 5,275 | 5,275 | 5,275 | 5,275 | 5,275 | 5,275 | 5,275 | 5,275 |
| Add/Subtract capacity | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Add capacity at: | | | | | | | | | |
| Evergreen ¹ | | | | | | | | | |
| Illahee | | | | | | | | | |
| Adjusted Program Headcount Capacity | | 5,275 | 5,275 | 5,275 | 5,275 | 5,275 | 5,275 | 5,275 | 5,275 |

ENROLLMENT

| | | | | | | | | |
|---|-------|-------|-------|-------|-------|-------|-------|-------|
| Basic Headcount Enrollment | 4,719 | 4,714 | 4,749 | 4,754 | 4,759 | 4,763 | 4,768 | 4,768 |
| Internet Academy ² | (55) | (55) | (55) | (55) | (55) | (55) | (55) | (55) |
| Basic Enrollment without Internet Academy | 4,664 | 4,659 | 4,694 | 4,699 | 4,704 | 4,708 | 4,713 | 4,713 |

| | | | | | | | | |
|---|------------|------------|------------|------------|------------|------------|------------|------------|
| SURPLUS OR (UNHOUSED) PROGRAM CAPACITY | 611 | 616 | 581 | 576 | 571 | 567 | 562 | 562 |
|---|------------|------------|------------|------------|------------|------------|------------|------------|

RELOCATABLE CAPACITY³

| | | | | | | | | |
|--------------------------------|-----|------|-----|-----|-----|-----|-----|-----|
| Current Portable Capacity | 338 | 338 | 288 | 288 | 288 | 288 | 288 | 288 |
| Add/Subtract portable capacity | 0 | (50) | 0 | 0 | 0 | 0 | 0 | 0 |
| Evergreen Middle School | | | | | | | | |
| Sacajawea Middle School | | | | | | | | |
| Illahee Middle School | | (50) | | | | | | |
| Adjusted Portable Capacity | 338 | 288 | 288 | 288 | 288 | 288 | 288 | 288 |

| | | | | | | | | |
|---|------------|------------|------------|------------|------------|------------|------------|------------|
| SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY | 949 | 904 | 869 | 864 | 859 | 855 | 850 | 850 |
|---|------------|------------|------------|------------|------------|------------|------------|------------|

NOTES:

- Evergreen and Illahee Middle Schools currently have capacity for 800 & 850 students respectively, so no new capacity is anticipated with the rebuild of these older buildings.
- Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.
- Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 25. The actual number of portables that will be used will be based on actual student population needs.

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

CAPACITY SUMMARIES, Continued

Capacity Summary – High Schools

| CAPACITY | Actual | Budget | -- Projected -- | | | | | | |
|-------------------------------------|---------------|---------|-----------------|---------|---------|---------|---------|---------|---------|
| | Calendar Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
| | School Year | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
| BUILDING PROGRAM | | | | | | | | | |
| HEADCOUNT CAPACITY | 6,090 | 6,090 | 6,090 | 6,090 | 6,090 | 6,090 | 6,090 | 6,090 | 6,090 |
| Add/Subtract capacity | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Thomas Jefferson High School | | | | | | | | | |
| Adjusted Program Headcount Capacity | 6,090 | 6,090 | 6,090 | 6,090 | 6,090 | 6,090 | 6,090 | 6,090 | 6,090 |

ENROLLMENT

| | | | | | | | | |
|-----------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| Basic Headcount Enrollment | 6,532 | 6,521 | 6,526 | 6,533 | 6,539 | 6,546 | 6,552 | 6,565 |
| Internet Academy ¹ | (180) | (180) | (180) | (180) | (180) | (180) | (180) | (180) |
| Basic Ed without Internet Academy | 6,352 | 6,341 | 6,346 | 6,353 | 6,359 | 6,366 | 6,372 | 6,385 |

| | | | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| SURPLUS OR (UNHOUSED) PROGRAM CAPACITY | (262) | (251) | (256) | (263) | (269) | (276) | (282) | (295) |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

RELOCATABLE CAPACITY²

| | | | | | | | | |
|-----------------------------------|-----|-----|-----|-----|-----|-----|-------|-------|
| Current Portable Capacity | 416 | 416 | 520 | 624 | 728 | 832 | 936 | 1,040 |
| Add/Subtract portable capacity | 0 | 52 | 52 | 52 | 52 | 52 | 52 | 0 |
| As Needed on High School Campuses | | 52 | 52 | 52 | 52 | 52 | 52 | |
| Adjusted Portable Capacity | 416 | 520 | 624 | 728 | 832 | 936 | 1,040 | 1,040 |

| | | | | | | | | |
|---|------------|------------|------------|------------|------------|------------|------------|------------|
| SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY³ | 154 | 269 | 368 | 465 | 563 | 660 | 758 | 745 |
|---|------------|------------|------------|------------|------------|------------|------------|------------|

NOTES:

- Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.
- Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 25. The actual number of portables that will be used will be based on actual student population needs.
- Capacity for unhoused students will be accommodated with traveling teachers and no planning time in some classrooms.

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

IMPACT FEE CALCULATIONS

Single and Multi-Family Residences

Each jurisdiction that imposes school impact fees requires that developers pay these fees to help cover a share of the impact of new housing developments on school facilities.

To determine an equitable fee throughout unincorporated King County, a formula was established. This formula can be found in King County Code 21A and was substantially adopted by the City of Auburn, Federal Way, and Kent. The formula requires the District to establish a "Student Generation Factor" which estimates how many students will be added to a school district by each new single or multi-family unit and to gather some standard construction costs, which are unique to that district.

Impact Fee Calculation

When applicable, the CFP includes variables for the calculation of the Impact Fee for single family and multi-family units based on King County Code 21A and the Growth Management Act.

| | <i>Plan Year 2024</i> | Plan Year 2025 |
|---------------------|-----------------------|-----------------------|
| Single Family Units | \$0 | \$0 |
| Multi-Family Units | \$6,998 | \$0 |

Impact Fee Calculation - King County Code 21A

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

IMPACT FEE CALCULATION, CON'T

SCHOOL CONSTRUCTION COST

Consistent with the capacity calculations described earlier, the District uses the OSPI square footage calculation for determining capacity at our secondary schools. Based on this methodology, the following construction costs for Thomas Jefferson High School are allocated as the proportionate share:

| Square Footage | Capacity at approx. 131 sq. ft. |
|----------------------------|---------------------------------|
| Current: 179,119 | 1378 |
| Planned: 210,000 | 1615 |
| Increased Capacity | 237 |
| Increase as % | 17.24% |
| GMP | \$92,903,922 |
| Proportionate Share | \$16,017,095 |

The District will use the above formulas created as a base for future Capital Facilities Plans during the life of the current bond authorization. The capacity of these schools may vary from year to year as programs are added or changed and construction cost may increase over time.

FACILITIES CAPACITY

Permanent Facility Capacity:

Changes to the Building Program Capacities calculation are found on page 15.

Capacity Summaries:

The changes in the Capacity Summary reflect the changes in the capacities and student forecast. New schools and increased capacity at current buildings are shown as increases to capacity. Capacity Summaries are found on pages 22-26.

Student Generation Factor Analysis:

Federal Way Public Schools student generation factor was determined separately for single-family units and multi-family units. The factors used in the 2025 Capital Facilities Plan were derived using actual generation factors from single-family units and multi-family units that were constructed in the District in the last five (5) years and can be found on the next page.

Temporary Facility Cost:

The list of portables reflects the movement of portables between facilities or new portables purchased. Portable Locations can be found on pages 16 and 17.

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

STUDENT GENERATION RATES
New Construction 2019-2023

| Single family - Year Built | Homes | KG | 1st | 2nd | 3rd | 4th | 5th | ES Total | 6th | 7th | 8th | MS Total | 9th | 10th | 11th | 12th | HS Total | Total |
|----------------------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-----------|----------|-----------|-----------|-----------|------------|
| 2019 | 30 | 8 | 5 | 4 | 4 | 3 | 2 | 26 | 5 | 2 | 2 | 9 | 4 | 3 | 6 | 6 | 19 | 54 |
| 2020 | 37 | 9 | 7 | 7 | 5 | 9 | 3 | 40 | 6 | 5 | 3 | 14 | 4 | 1 | 4 | 3 | 12 | 66 |
| 2021 | 23 | 9 | 4 | 2 | 2 | 3 | 3 | 23 | 3 | 2 | 3 | 8 | 1 | 3 | 1 | 2 | 7 | 38 |
| 2022 | 12 | 1 | 1 | 3 | | 2 | 1 | 8 | 5 | 1 | 2 | 8 | 3 | 1 | 1 | 1 | 6 | 22 |
| 2023 | 12 | 4 | 2 | 1 | 2 | 2 | 2 | 13 | 2 | 4 | 1 | 7 | | | 2 | 2 | 4 | 24 |
| Total | 114 | 31 | 19 | 17 | 13 | 19 | 11 | 110 | 21 | 14 | 11 | 46 | 12 | 8 | 14 | 14 | 48 | 204 |

| Multi family | Units | KG | 1st | 2nd | 3rd | 4th | 5th | ES Total | 6th | 7th | 8th | MS Total | 9th | 10th | 11th | 12th | HS Total | Total |
|--------------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| 21-Watermark (650) | 221 | 35 | 32 | 29 | 28 | 26 | 23 | 173 | 26 | 25 | 27 | 78 | 26 | 24 | 21 | 23 | 94 | 345 |
| 24-Trouve (450) | 233 | 2 | | | | | | 2 | | | 1 | 1 | | | | | 0 | 3 |
| Total | 454 | 37 | 32 | 29 | 28 | 26 | 23 | 175 | 26 | 25 | 28 | 79 | 26 | 24 | 21 | 23 | 94 | 348 |

| Single family | Homes | ES | MS | HS | ES SGR | MS SGR | HS SGR | Total SGR |
|---------------|------------|------------|-----------|-----------|---------------|---------------|---------------|---------------|
| 2019 | 30 | 26 | 9 | 19 | 0.8667 | 0.3000 | 0.6333 | 1.8000 |
| 2020 | 37 | 40 | 14 | 12 | 1.0811 | 0.3784 | 0.3243 | 1.7838 |
| 2021 | 23 | 23 | 8 | 7 | 1.0000 | 0.3478 | 0.3043 | 1.6522 |
| 2022 | 12 | 8 | 8 | 6 | 0.6667 | 0.6667 | 0.5000 | 1.8333 |
| 2023 | 12 | 13 | 7 | 4 | 1.0833 | 0.5833 | 0.3333 | 2.0000 |
| Total | 114 | 110 | 46 | 48 | 0.9649 | 0.4035 | 0.4211 | 1.7895 |

| Multi family | Units | ES | MS | HS | ES SGR | MS SGR | HS SGR | Total SGR |
|--------------------|------------|------------|-----------|-----------|---------------|---------------|---------------|---------------|
| 21-Watermark (650) | 221 | 173 | 78 | 94 | 0.7828 | 0.3529 | 0.4253 | 1.5611 |
| 24-Trouve (450) | 233 | 2 | 1 | 0 | 0.0086 | 0.5000 | 0.0000 | 0.0129 |
| Total | 454 | 175 | 79 | 94 | 0.3855 | 0.1740 | 0.2070 | 0.7665 |

FEDERAL WAY PUBLIC SCHOOLS 2025 CAPITAL FACILITIES PLAN

IMPACT FEE CALCULATION CHANGES FROM 2024 to 2025

| <u>Item</u> | <u>From/To</u> | <u>Comment</u> |
|-------------------------------------|------------------------------------|--|
| Percent of Permanent Facilities | 97.65% to 97.68% | Report #3 OSPI |
| Percent Temporary Facilities | 2.41% to 2.32% | Updated portable inventory |
| Average Cost of Portable Classrooms | \$128,646 to \$231,523 | Cost of last portable purchased. |
| Construction Cost Allocation | \$246.83 to \$271.61 | Change effective July 2024 |
| State Match | 63.86% to 63.86% | Change effective February 2024 |
| Average Assessed Value | | Per King County Assessor's Office |
| | SFR- \$581,023 to \$536,791 | Single-family residences (taxable) |
| | MFR- \$198,069 to \$203,026 | Apartments/Condos (taxable) |
| Capital Bond Interest Rate | 3.58% to 3.48% | Market Rate |
| Property Tax Levy Rate | \$1.45 to \$1.53 | King County Treasury Division |
| Student Generation Factors | | Updated Housing Inventory |
| Single-Family | | <i>Note: Student generation factors for our single family units are based on new developments constructed within the District over the last five (5) years prior to the date of the fee calculation.</i> |
| Elementary | 0.1705 to 0.9649 | |
| Middle School | 0.0682 to 0.1740 | |
| High School | 0.0958 to 0.4211 | |
| Multi-Family | | <i>Student generation factors for are multi-family units are based on new developments constructed within the District over the last five (5) years prior to the date of the fee calculation.</i> |
| Elementary | 0.7104 to 0.3855 | |
| Middle School | 0.3665 to 0.1740 | |
| High School | 0.3665 to 0.2070 | |
| Impact Fee ¹ | | |
| | SFR- \$0 to \$0 | Single-Family Residential based on the updated calculation |
| | MFR - \$6,998 to \$0 | Multi-Family Residential based on the updated calculation |

¹Each jurisdiction (King County, Cities of Federal Way, Auburn, Kent) through local ordinances may adopt lesser fees.



CAPITAL FACILITIES PLAN

RIVERVIEW SCHOOL DISTRICT

2024

Board Approved June 25, 2024

BOARD OF DIRECTORS

Lori Oviatt, President

Danny L. Edwards, Vice-President

Sabrina Parnell, Director

Jodi Fletcher, Director

Carol Van Noy, Director

SUPERINTENDENT

Dr. Susan Leach,

Superintendent

PREPARED BY:

Meisha Robertson,

Director of Business & Operations

RIVERVIEW SCHOOL DISTRICT NO. 407

2024-2030 SIX- YEAR CAPITAL FACILITIES PLAN

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For information about this plan, call the Riverview School District Business Office
(425) 844.4505

SECTION 1 -- INTRODUCTION

Purpose of the Capital Facilities Plan

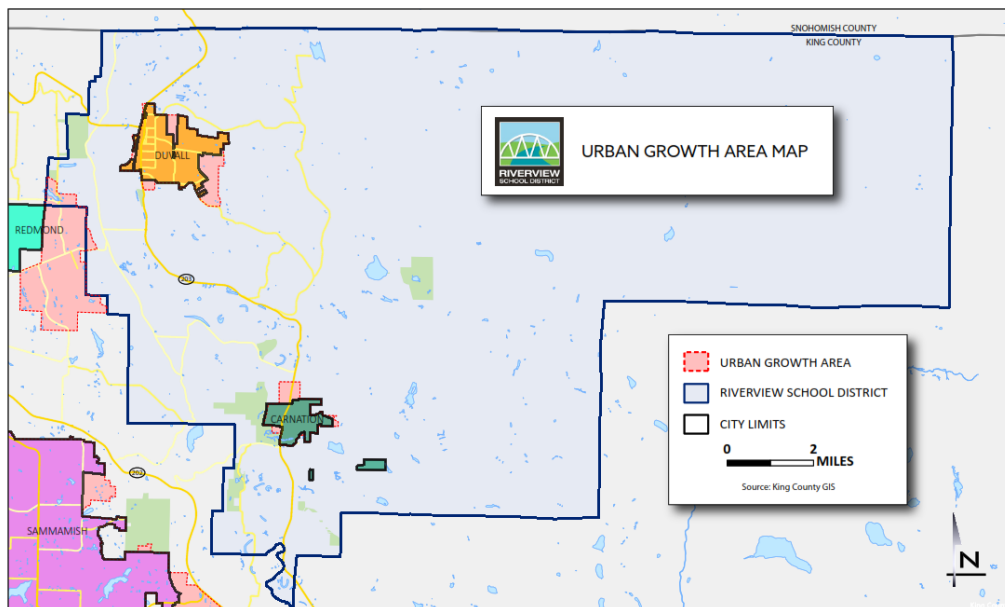
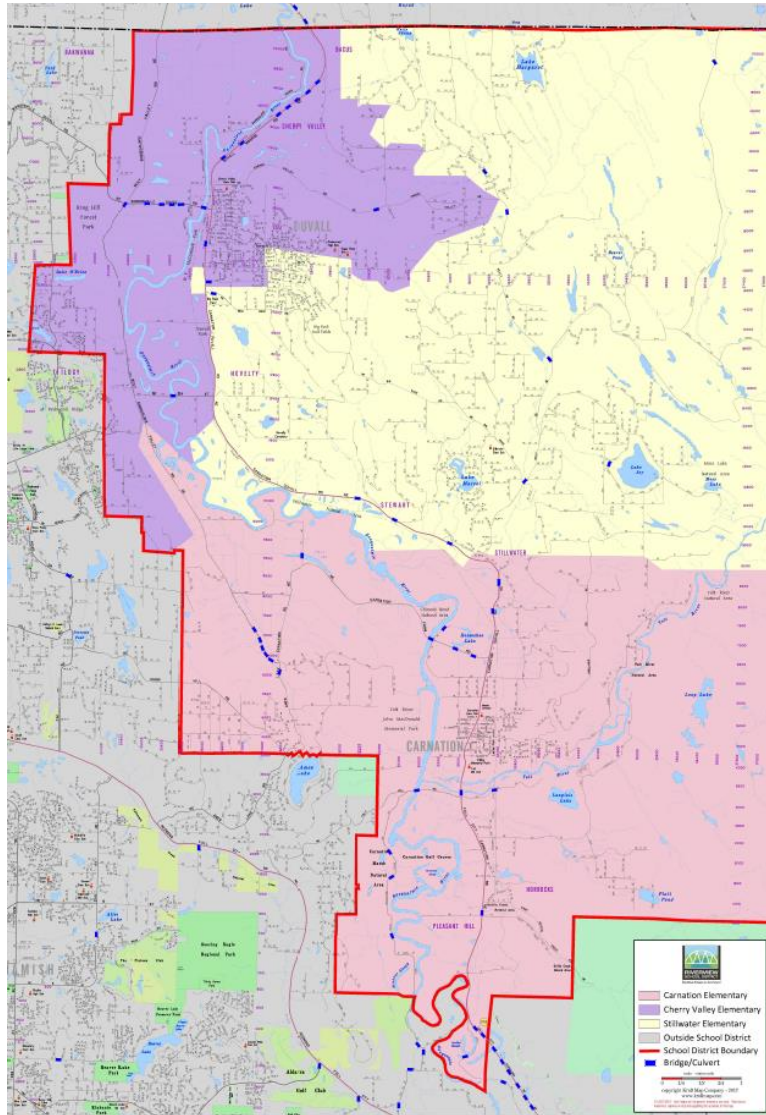
Presented herein, in conformance with the Growth Management Act and local county and municipal codes is the Capital Facilities Plan (CFP) of the Riverview School District.

This Capital Facilities Plan is intended to provide the City of Carnation, the City of Duvall, King County, other jurisdictions, and our own community with a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next six years (2024-2030).

The Growth Management Act also requires reassessment of the land use element of local comprehensive plans if probable funding falls short of meeting existing needs, and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. This Capital Facilities Plan is intended to provide local jurisdictions with information on the school district's ability to accommodate projected population and enrollment demands anticipated through implementation of various comprehensive plan land use alternatives. The role of impact fees in funding school construction is addressed in Section 8 of this report.

Overview of the Riverview School District

The Riverview School District services three jurisdictions: King County, the City of Carnation, and the City of Duvall. The district is 250 square miles and is located in northeast King County serving the Lower Snoqualmie Valley from the King/Snohomish County line south approximately 16 miles, and from the western ridge of the Valley to the Cascade Foothills. The district currently serves an enrollment headcount of approximately 3,000 students, with three elementary schools, one middle school, one high school, three alternative high school programs, and a K-12 alternative parent partnership program. The grade configuration is kindergarten through fifth grade for elementary school, sixth through eighth for middle school, and ninth through twelfth for high school. Three of the alternative programs are housed at the Riverview Learning Center in Carnation.



SECTION 2 -- STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Projected Student Enrollment 2024-2030

Enrollment projections are most accurate for the initial years of the forecast period. For later years, the review of enrollment patterns, birth rates, housing trends, and other demographic changes are useful yearly indicators in evaluating and adjusting projections. This year’s plan anticipates a slight decline in K-12 student enrollment but continued gains at the elementary and middle school levels. Some of the factors influencing the enrollment projections include: 1) transfers to private schools or other programs such as running start, 2) decline in kindergarten enrollment based on lower birth rates, and 4) lower student generation rates regardless of local growth in housing developments. The city of Carnation anticipates the construction of over 200 housing units within the span of the six-year plan. These homes will consist of a mix of single-family and multi-family units and will also feature 15 affordable housing units specifically constructed for senior living. Importantly, these senior housing units will not have any impact on the student generation for our district. Based on the City of Duvall’s current development applications, it is their expectation that they will have at least 380 housing starts within the next six-year planning period. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event that enrollment growth exceeds the projections.

The Riverview School District, like most school districts, projects enrollment using a modified “Cohort Survival” method combined with other enrollment factors, including local and surrounding housing growth. This method tracks groups of students through the K-12 system and notes and adjusts the projections to account for year-to-year changes, including local population growth. This year the Riverview School District contracted with FLO Analytics to forecast the district’s enrollment projections.

Table 2.1

Riverview School District Headcount Enrollment Projection

| Grade | 2023-24 actuals | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|--------------|--------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| K | 218 | 212 | 217 | 230 | 236 | 234 | 236 |
| 1 | 218 | 216 | 221 | 227 | 240 | 246 | 244 |
| 2 | 253 | 228 | 221 | 226 | 233 | 246 | 252 |
| 3 | 222 | 262 | 233 | 225 | 231 | 238 | 251 |
| 4 | 245 | 237 | 267 | 238 | 230 | 236 | 243 |
| 5 | 234 | 258 | 241 | 272 | 242 | 234 | 240 |
| K-5 | 1,390 | 1,413 | 1,400 | 1,418 | 1,412 | 1,434 | 1,466 |
| 6 | 198 | 241 | 261 | 244 | 275 | 245 | 237 |
| 7 | 227 | 209 | 242 | 262 | 245 | 276 | 246 |
| 8 | 217 | 227 | 208 | 241 | 260 | 244 | 274 |
| 6-8 | 642 | 677 | 711 | 747 | 780 | 765 | 757 |
| 9 | 247 | 235 | 237 | 217 | 251 | 271 | 255 |
| 10 | 272 | 238 | 229 | 231 | 212 | 245 | 265 |
| 11 | 214 | 233 | 209 | 201 | 203 | 186 | 215 |
| 12 | 222 | 209 | 220 | 197 | 190 | 192 | 176 |
| 9-12 | 955 | 915 | 895 | 846 | 856 | 894 | 911 |
| Total | 2,987 | 3,005 | 3,006 | 3,011 | 3,048 | 3,093 | 3,134 |

* October headcount

SECTION 3 -- DISTRICT 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, optimal school enrollment size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of portable classroom facilities.

In addition to factors which affect the amount of space required, government mandates, contractual requirements, and community expectations may affect how classroom space is used. For example, the state financed All-Day Kindergarten program and lower-class sizes for kindergarten through 3rd grade, is creating the need for additional classrooms at the elementary level. Traditional educational programs offered by school districts are often supplemented by nontraditional or special programs such as special education, expanded bilingual education, remediation, migrant education, alcohol and drug education, preschool and daycare programs, home school, elementary art classrooms, music programs, movement programs, etc. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Special teaching stations and programs offered by the Riverview School District at specific school sites include:

Elementary:

- Art Classrooms
- Classroom Computers
- Group Activities Rooms
- Program for Academically Talented (Gifted/PAT)
- Special Education (The District attempts to integrate special education students and regular education students to the greatest extent as possible. Most special education students are served both in a regular education classroom and a special education classroom.)
- Learning Assistance Program (LAP)
- Multilingual Learners (ML)
- Home School Alternative (PARADE)
- Preschool Education Program (ECEAP)

Secondary:

- Computer Labs
- Alternative (CLIP & CLEAR high school programs)
- Special Education
- Learning Assistance Program (LAP)
- Multilingual Learners (ML)
- Career and Technical Education (CTE)
- School-to-Work

Variations in student capacity between schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space which can reduce the permanent capacity of some of the buildings housing these programs. Some students, for example, leave their regular classrooms for a short period of time to receive instruction in these special programs. Schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

The current Standard of Service data for Riverview, in terms of teaching station loading, is identified on Table 3.1. Class sizes are averages based on actual utilization as influenced by state funding and collective bargaining restrictions.

Riverview's Standard of Service also considers the different educational functions when considering student capacity needs. Those functions are as follows:

Elementary classrooms:

- regular, grades K-5
- self-contained learning center (special education)
- learning support classrooms (special education pullout, LAP, ML, Title I, etc.)

Secondary:

- regular, grades 6-8
- special education, grades 6-8
- learning support, grades 6-8
- regular, grades 9-12
- learning support, grades 9-12 (special education pullout, LAP, Title I, etc.)

Involuntarily transferring students to a school with excess capacity is done rarely, as a last resort and with Board of Directors' authorization. Involuntarily transferring of students can result in difficulties in the community, with staffing, and with transportation.

**Table 3.1
Riverview School District Standard of Service**

| CLASS SIZE | | Average |
|------------------------------------|--------------------|----------------|
| Elementary | Grade Level | |
| Regular | K | 17 |
| Regular | 1 | 17 |
| Regular | 2 | 17 |
| Regular | 3 | 17 |
| Regular | 4 | 25 |
| Regular | 5 | 25 |
| Regular | K-5 Weighted | 19.7 |
| Regular (portables) | | 24 |
| Self-contained learning classrooms | | 12 |
| Learning support classrooms | | 0 |
| Middle School | | |
| Regular | 6 - 8 | 27 |
| Regular (portables) | | 24 |
| Self-contained learning classrooms | | 12 |
| Learning support classrooms | | 0 |
| High School | | |
| Regular | 9 - 12 | 27 |
| Regular (portables) | | 24 |
| Self-contained learning classrooms | | 12 |
| Learning support classrooms | | 0 |
| Vocational education | | 24 |

Note: The District has an additional 18 portable classrooms in its inventory that are used for special program purposes or district wide support and are not available for regular classroom needs.

SECTION 4 -- CAPITAL FACILITIES INVENTORY

Under the Growth Management Act, public entities are required to inventory existing capital facilities. Capital facilities are defined as any structure, improvement, and piece of equipment or other major asset, including land, which has a useful life of at least ten years. The purpose of the facilities inventory is to establish a baseline for determining what facilities will be required to accommodate student enrollment in the future at established levels of service. This section provides an inventory of capital facilities of the Riverview School District including site-built schools, portable classrooms, developed school sites, undeveloped land and support facilities. School facility capacity figures are based on the inventory of current facilities and the district's adopted educational program standards as presented in the previous section.

Schools

The Riverview School District currently operates three elementary schools (grades K-5), one middle school (grades 6-8), and one high school (grades 9-12). In addition, the district supports the following alternative programs located in the Riverview Learning Center facility: CLIP alternative high school; CLEAR alternative high school; and PARADE, a K-12 parent partnership program. ECEAP, a pre-school program, is at the Riverview Ancillary Program Center.

Individual school capacity has been determined using the number of teaching stations within each building and the space requirements of the district's adopted educational program. This capacity calculation is used to establish the district's baseline capacity and determine future capacity needs when considering projected student enrollment.

Classroom capacities have been determined for each school according to their usage. For the purpose of this Plan, classroom uses are: regular education, self-contained special-education, and learning support. The school facility inventory is summarized on Table 4.1. The current inventory of facilities indicates a permanent capacity (excluding capacity at the Riverview Learning Center) of 2,697 students, with an additional 351 student capacity available in interim facilities (See Tables 4.1 and 5.1). An additional student capacity of 168 is available at the Riverview Learning Center but, based on programming, is not included in the District's total permanent classroom capacity for purposes of this CFP and the growth-related capacity analysis.

The School Board of the Riverview School District is committed to serving students at small schools. Evidence suggests that this practice has a significantly beneficial effect on student learning. Further, there are significant benefits to school culture and climate.

Table 4.1

**Inventory of Permanent School Facilities and Related Program Capacity
2023-2024 School Year**

| ELEMENTARY LEVEL | | | | | | | | |
|------------------------------------|---|-------------|---------------------|-----------------------|------------|--------------|-------------------------|-------------------|
| Facility | Address | Grade Span | Permanent Capacity* | 2023-24 HC Enrollment | Year Built | Last Remodel | Building Area (Sq. Ft.) | Site Size (Acres) |
| CARNATION ELEMENTARY | 4950 Tolt Avenue Carnation, WA 98014 | K thru 5 | 407 | 358 | 1960 | 2011 | 50,567 | 10.85 |
| CHERRY VALLEY ELEMENTARY | 26701 NE Cherry Valley Rd Duvall, WA 98019 | K thru 5 | 397 | 476 | 1953 | 2011 | 54,779 | 10.34 |
| STILLWATER ELEMENTARY | 11530 320th Ave NE Carnation, WA 98014 | K thru 5 | 372 | 522 | 1988 | N/A | 49,588 | 18.81 |
| Total Elementary School | | | 1176 | 1356 | | | | |
| MIDDLE SCHOOL LEVEL | | | | | | | | |
| Facility | Address | Grade Span | Permanent Capacity* | 2023-24 HC Enrollment | Year Built | Last Remodel | Building Area (Sq. Ft.) | Site Size (Acres) |
| TOLT MIDDLE SCHOOL | 3740 Tolt Avenue | 6, 7 & 8 | 672 | 608 | 1964 | 2009 | 84,113 | 40.2 |
| Total Middle School | | | 672 | 608 | | | | |
| HIGH SCHOOL LEVEL | | | | | | | | |
| Facility | Address | Grade Span | Permanent Capacity* | 2023-24 HC Enrollment | Year Built | Last Remodel | Building Area (Sq. Ft.) | Site Size (Acres) |
| CEDARCREST HIGH SCHOOL | Duvall, WA 98019 | 9 thru 12 | 849 | 878 | 1993 | 2009 | 108,755 | 42.85 |
| Total High School | | | 849 | 878 | | | | |
| ALTERNATIVE LEARNING CENTER | | | | | | | | |
| Facility | Address | Grade Span | Permanent Capacity* | 2023-24 HC Enrollment | Year Built | Last Remodel | Building Area (Sq. Ft.) | Site Size (Acres) |
| RIVERVIEW LEARNING CENTER | Carnation, WA 98014 | K thru 12** | 168 | 145 | 2011 | N/A | 14,545 | 2.08 |
| Total Alternative School | | | 168 | 145 | | | | |
| TOTAL DISTRICT | | | 2865 | 2987 | | | | |

* Does not include capacity for special programs identified in Standards of Service Section

| SUPPORT FACILITIES | | |
|-----------------------------------|--|---------------|
| Facility | Address | Building Area |
| Educational Service Center | 15510 1st Ave NE Duvall, WA 98019 | 20,886 |
| Information Technology Center | 26531 NE Stella Street Duvall, WA 98019 | 1,421 |
| Maintenance and Operations Center | 4010 Stossel Avenue Carnation, WA 98014 | 7,855 |
| Transportation Center | 3944 320th NE Carnation, WA 98014 | 14,750 |

| LAND | | |
|-------------------------|---|-------------|
| Property | Address | Site Size |
| Big Rock Property | 14110 268th Ave NE Duvall, WA 98019 | 5 Acres |
| 150th Street Property 1 | 29131 NE 150th Street Duvall, WA 98019 | 47.62 Acres |
| 150th Street Property 2 | 29201 NE 150th Street Duvall, WA 98019 | 10.19 Acres |

SECTION 5 -- PROJECTED FACILITY NEEDS

Near-term Facility Needs

This Capital Facilities Plan has been organized to maintain adequate capacity of the district's facilities through the construction and/or expansion of permanent facilities. Table 5.1 is a summary by school level of projected enrollments, current capacities, and projected additional capacities. As demonstrated in the table, the district has permanent capacity needs at all grade levels. The district recently convened a Capital Asset Advisory Committee to review the District's capital needs and identify recommendations for future planning. That Committee prioritized planning for a rebuild, with expanded capacity, of the existing Tolt Middle School. The recommendation recognizes the anticipated increase in middle school enrollment over time and the district's ongoing capacity requirements at this level. It also considers the current age, structure, and layout of the middle school campus, which makes expanding the existing facilities more expensive than a complete campus rebuild. In the short term and through the planning period for capacity needs at the elementary and high school levels, the district will address additional capacity needs with portable classrooms.

Relocatable (Portable) Classrooms

For the definition of relocatable and permanent facilities, see Section 2 of King County Code 21A.06.

As enrollment fluctuates, portables provide flexibility to accommodate immediate needs and interim housing. Because of this, all our school sites are planned to accommodate the potential of adding portables in order to address increasing capacity challenges. In addition, the use and need for portable will be balanced against program needs. Portables are not a solution for housing students on a permanent basis, and the district would like to continue to reduce the percentage of students that are housed in portable classrooms.

The cost of portables also varies widely based on the location, jurisdictional permitting requirements and intended use of the classrooms.

The district currently has 38 portables used for temporary classroom capacity. See Table 5.1.

Table 5.1

School Enrollment and Capacity Projections 2023-2024 through 2029-2030

| Elementary (K - 5) | Actuals 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Projected enrollment | 1,390 | 1,413 | 1,400 | 1,418 | 1,412 | 1,434 | 1,466 |
| Capacity in permanent facilities | 1,176 | 1,176 | 1,176 | 1,176 | 1,176 | 1,176 | 1,176 |
| Added capacity new permanent | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total permanent capacity | 1,176 | 1,176 | 1,176 | 1,176 | 1,176 | 1,176 | 1,176 |
| Net Surplus or (Deficit) in Perm. Facilities | -214 | -237 | -224 | -242 | -236 | -258 | -290 |
| Capacity in Relocatables** | 257 | 185 | 353 | 353 | 353 | 353 | 353 |
| Number of Relocatables | 21 | 21 | 20 | 20 | 20 | 20 | 20 |
| Capacity with Relocatables | 1,433 | 1,361 | 1,529 | 1,529 | 1,529 | 1,529 | 1,529 |
| Net Surplus or (Deficit) in all Facilities | 43 | -52 | 129 | 111 | 117 | 95 | 63 |

| Middle School (6-8) | Actuals 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|--------------------|------------|------------|------------|-------------|------------|-----------|
| Projected Enrollment | 642 | 677 | 711 | 747 | 780 | 765 | 757 |
| Capacity in permanent facilities | 672 | 672 | 672 | 672 | 672 | 672 | 672 |
| Added capacity new permanent | 0 | 0 | 0 | 0 | 0 | 0 | 178 |
| Total permanent capacity | 672 | 672 | 672 | 672 | 672 | 672 | 850 |
| Net Surplus or (Deficit) in Perm. Facilities | 30 | -5 | -39 | -75 | -108 | -93 | 93 |
| Capacity in Relocatables | 168 | 168 | 216 | 216 | 216 | 0 | 0 |
| Number of Relocatables | 8 | 8 | 8 | 8 | 8 | 0 | 0 |
| Capacity with Relocatables | 840 | 840 | 840 | 840 | 840 | 672 | 850 |
| Net Surplus or (Deficit) in all Facilities | 198 | 163 | 129 | 93 | 60 | -93 | 93 |

| High School (9-12) | Actuals 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|--------------------|------------|------------|------------|------------|------------|------------|
| Projected Enrollment | 955 | 915 | 895 | 846 | 856 | 894 | 911 |
| Capacity in permanent facilities | 849 | 849 | 849 | 849 | 849 | 849 | 849 |
| Added capacity new permanent | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total permanent capacity | 849 | 849 | 849 | 849 | 849 | 849 | 849 |
| Net Surplus or (Deficit) in Perm. Facilities | -106 | -66 | -46 | 3 | -7 | -45 | -62 |
| Capacity in Relocatables | 216 | 216 | 216 | 216 | 216 | 216 | 216 |
| Number of Relocatables | 9 | 9 | 9 | 9 | 9 | 9 | 9 |
| Capacity with Relocatables | 1,065 | 1,065 | 1,065 | 1,065 | 1,065 | 1,065 | 1,065 |
| Net Surplus or (Deficit) in all Facilities | 110 | 150 | 170 | 219 | 209 | 171 | 154 |

| Surplus/Deficiency Capacity (K-12) | Actuals 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|--|--------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Projected Enrollment | 2,987 | 3,005 | 3,006 | 3,011 | 3,048 | 3,093 | 3,134 |
| Capacity in Permanent Facilities | 2,697 | 2,697 | 2,697 | 2,697 | 2,697 | 2,697 | 2,875 |
| Capacity in Perm. Facil. and Relocatables | 3,338 | 3,266 | 3,482 | 3,482 | 3,482 | 3,266 | 3,444 |
| Surplus Capacity with Relocatables | 351 | 261 | 476 | 471 | 434 | 173 | 310 |
| Surplus Capacity without Relocatables | -290 | -308 | -309 | -314 | -351 | -396 | -259 |

* October 2022 Enrollment Head Count

**Relocatables (Portables) older Relocatables are single unit with capacity of 24, new Relocatables are double units with capacity of 48; calculations done in per unit increments

SECTION 6 - CAPITAL FACILITIES FINANCING PLAN

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, voter-approved levies, state matching funds, impact fees, and mitigation payments. Each of these funding sources is discussed below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond issue. Bonds are sold as necessary to generate revenue. They are retired through collection of property taxes. Riverview was unable to pass the most recent bond measure ran in February of 2020, but the school board is preparing a new proposal to submit to voters as soon as February 2026.

Capital Projects Levies

Capital Projects Levies are typically used to fund small construction projects and other capital improvements or acquisitions. A simple majority of (50%) voter approval is required to pass a levy. Money comes to the district through the collection of property taxes. The district passed a four-year capital improvement levy in February of 2022 for the upgrade of technology assets including new computers, upgrades to the network infrastructure, and software. In addition, the levy supports other capital improvements including the acquisition of sites and portables. The district anticipates submitting a replacement levy to the voters again in February 2026.

State Financial Assistance

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from state school lands and set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds, or the Office of the Superintendent of Public Instruction (OSPI) can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system.

State matching funds can be applied to school construction projects only. Site acquisition and improvements are not eligible to receive matching funds from the state. Because availability of state matching funds has not kept pace with the rapid enrollment growth occurring in many of Washington's school districts, matching funds from the State may not be received by a school district until two to three years after a matched project has been completed. In such cases, the district must "front fund" a project. That is, the district must finance the complete project with local funds.

Impact Fees

Impact fees have been adopted by a number of jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. Impact fees are generally collected on new residential construction by the permitting agency at the time of final plat approval or when building permits are issued.

Budget and Financing Plan

The Financing Plan below demonstrates how the Riverview School District plans to finance improvements for the years of 2024-2030. As discussed above, the district is planning for a rebuild and expansion of Tolt Middle School. The district also plans to purchase additional portable facilities. The district anticipates asking its voters to approve a bond measure to fund a rebuild of the middle school as well as addition/remodel and security updates on the other district campuses. Subject to Board approval, this proposal is expected to be on the ballot if feasible in 2026.

2024-2030 Financing Plan

| Facility: | Estimated Cost: | Secured Sources of Funds | | | Unsecured Source of Funds | | |
|------------------------------|------------------|--------------------------|--------------|-----------------|---------------------------|--------------|-------------|
| | | Bond/Local Levy | State Match* | Impact Fees | Bond/Local | State Match* | Impact Fees |
| Rebuild Tolt Middle School | \$150,000,000.00 | | | | \$150,000,000.00 | | TBD |
| Major Facility Maintenance | \$26,000,000.00 | \$ 3,000,000.00 | | | \$ 23,000,000.00 | | |
| Technology/Security Upgrades | \$ 14,000,000.00 | \$ 3,600,000.00 | | | \$ 13,900,000.00 | | |
| Portable Classrooms* | \$ 1,000,000.00 | | | \$ 1,000,000.00 | | | TBD |

Estimated total project costs listed above have not been formally bid.

*Additional Permanent Capacity Related Projects

SECTION 7 -- IMPACT FEES

School Impact Fees Under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. The calculation contained in this Plan yields impact fees to be collected during calendar year 2025.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated based on the district's estimated cost per new dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase/install temporary facilities (portables).

Student Factors

The student factor (or student generation rate), a significant factor in determining impact fees, is the average number of students generated by each housing type - single-family dwellings and multiple-family dwellings.

Table 7.1 and 7.2 set forth those student factors and the Impact fee schedule.

**Table 7.1
Student Generation Rates (1)**

2022–23 District K–12 Students per Housing Unit Built 2017–2021

| Housing Type | Housing Units | K–5 Students | 6–8 Students | 9–12 Students | K–5 | 6–8 | 9–12 | K–12 Total |
|---------------|---------------|--------------|--------------|---------------|-------|-------|-------|------------|
| Single-family | 482 | 115 | 50 | 66 | 0.239 | 0.104 | 0.137 | 0.479 |
| Multifamily | 121 | 18 | 3 | 4 | 0.149 | 0.025 | 0.033 | 0.207 |

Source: Flo Analytics analysis of King County GIS parcel areas and King County Department of Assessments residential building, apartment complex, and condo complex data with year built 2017–2021, and RSD October 2022 student addresses.

The impact fee calculations in accordance with the formulas applicable to each jurisdiction are shown in Table 7.2 below:

**Table 7.2
Impact Fee Schedule - City of Carnation and Duvall**

| Housing Type | Impact Fee per Unit |
|---------------|---------------------|
| Single-family | \$8,622 |
| Multi-family | \$615 |

Impact Fee Schedule - King County

| Housing Type | Impact Fee per Unit |
|---------------|---------------------|
| Single-family | \$5,748 |
| Multi-family | \$410 |

Table 7.3

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT: Riverview School District #407
 YEAR: 2024
 JURISDICTION: King County, Cities of Carnation and Duvall

| 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 | 93.27% | \$0 | 0 | 0.239 | 0.149 | \$0.00 | \$0.00 |
| Middle | 93.27% | \$150,000,000 | 850 | 0.104 | 0.025 | \$17,117.79 | \$4,114.85 |
| Senior | 93.27% | \$0 | 0 | 0.137 | 0.033 | \$0.00 | \$0.00 |
| TOTAL | | \$150,000,000 | 850 | | | \$17,117.79 | \$4,114.85 |

| Temporary Facility Costs | | | | | | | |
|--|-----------------------|------------------|----------------------|--------------------------|--------------------------|-----------------|-----------------|
| Facility Cost / Facility Capacity x Student Generation Factor x Temporary/Total Sq. Ft | | | | | | | |
| | %Temp/ Total Sq/Ft | Facility Cost | Facility Capacity | Student Factor SFR | Student Factor MFR | Cost/ SFR | Cost/ MFR |
| Elementary | 6.48% | \$500,000 | 48 | 0.239 | 0.149 | \$161.33 | \$100.58 |
| Middle | 6.48% | \$500,000 | 48.00 | 0.104 | 0.025 | \$70.20 | \$16.88 |
| Senior | 6.48% | \$0 | 0 | 0.137 | 0.033 | \$0.00 | \$0.00 |
| TOTAL | | \$1,000,000 | 96 | | | \$231.53 | \$117.46 |

| State Matching Credit | | | | | | | |
|---|-----------------|----------------|------------------|--------------------------|--------------------------|---------------|---------------|
| Boeckh Index x SPI Square Footage x District Match % x Student Factor | | | | | | | |
| | Boeckh Index | SPI Footage | State Match % | Student Factor SFR | Student Factor MFR | Cost/ SFR | Cost/ MFR |
| Elementary | \$375.00 | 0 | 0.0% | 0.239 | 0.149 | \$0.00 | \$0.00 |
| Middle | \$375.00 | 0 | 0.0% | 0.104 | 0.025 | \$0.00 | \$0.00 |
| Senior | \$375.00 | 0 | 0.0% | 0.137 | 0.033 | \$0.00 | \$0.00 |
| TOTAL | | | | | | \$0.00 | \$0.00 |

| Tax Payment Credit: | | | | SFR | MFR |
|---|--|--|--|-------------------|-------------------|
| Average Assessed Value | | | | \$806,698 | \$470,134.00 |
| Capital Bond Interest Rate (Bond Payer's Index) | | | | 3.48% | 3.48% |
| Years Amortized | | | | 10 | 10 |
| Property Tax Bond Rate | | | | 0.8717 | 0.8717 |
| Present Value of Revenue Stream | | | | \$5,854.13 | \$3,411.71 |

| Fee Summary | Single Family | Multiple Family |
|---|-------------------|-----------------|
| Site Acquisition Cost | \$0 | \$0 |
| Permanent Facility Cost | \$17,118 | \$4,115 |
| Temporary Facility Cost | \$232 | \$117 |
| State Match Credit | \$0.00 | \$0.00 |
| Tax Payment Credit | (\$5,854.13) | (\$3,411.71) |
| FEE (AS CALCULATED) | \$11,495.87 | \$820.29 |
| 25% FEE for Cities (AS DISCOUNTED) | \$2,873.97 | \$205.07 |
| FINAL City of Carnation and Duvall FEE | \$8,621.90 | \$615.22 |
| FEE (AS CALCULATED) | \$11,495.87 | \$820.29 |
| 50% FEE for King County (AS DISCOUNTED) | \$5,747.94 | \$410.15 |
| FINAL King County FEE | \$5,747.93 | \$410.14 |

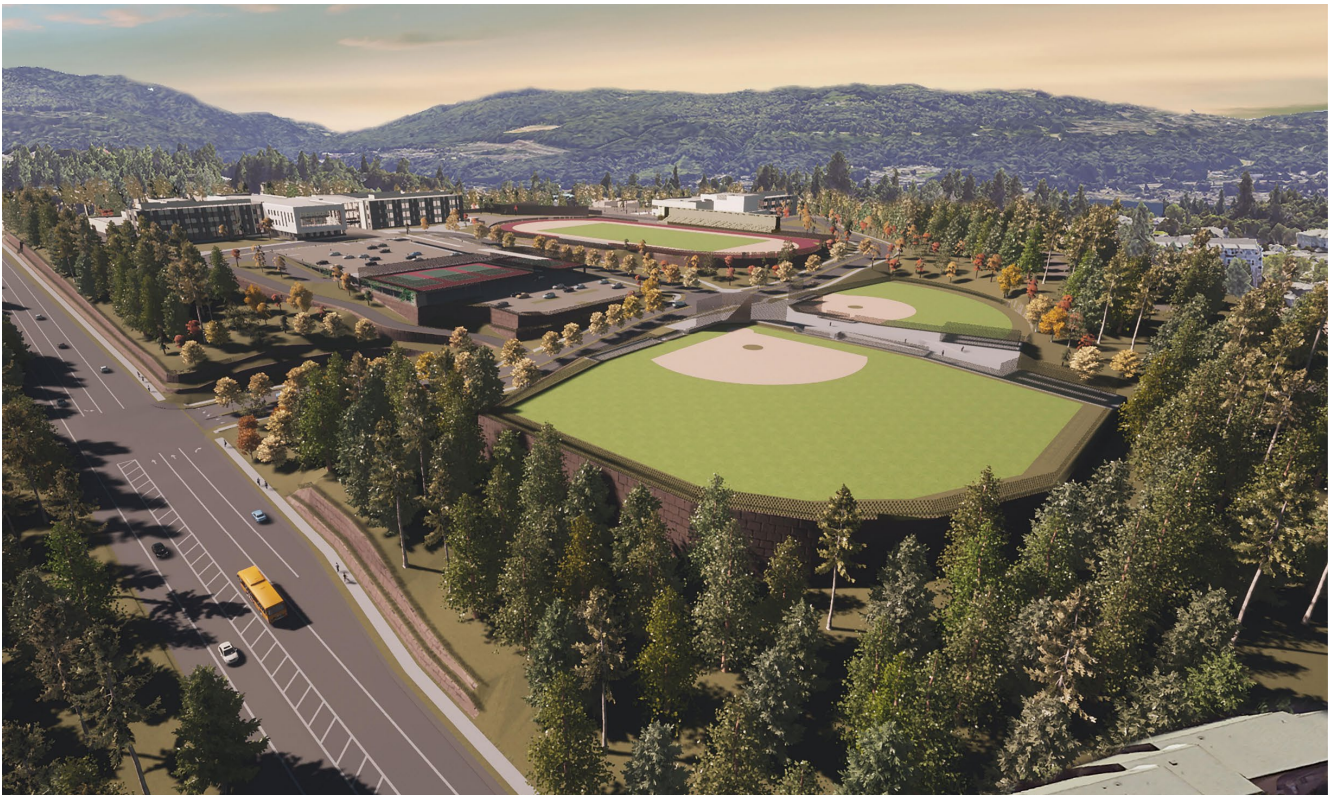
Ordinance 19859 Attachment D

2024 CAPITAL FACILITIES PLAN

Issaquah School District No. 411 Issaquah, Washington

Adopted: June 13, 2024
Resolution No: 1221

KC STRC - Rev. 3



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 2024.

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. The District has provided Full-Day Kindergarten since the 2016-2017 school year. A class size average of 20 for grades K-5 is 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 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 District currently has one undeveloped site, planned for a new high school and future elementary school. The State does not provide funding for property purchases.

The District's voters approved the 2016 Bond to provide funding 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. All of those projects are now complete with the exception of the new high school and one new elementary school. The new high school is discussed further in this Capital Facilities Plan and will require additional funding sources. The new elementary school is on indefinite hold until capacity at the elementary level is needed. Additional funding for the new high school is anticipated to be pursued during the six-year planning period.

TRIGGER OF CONSTRUCTION

The Issaquah School District Capital Facilities Plan proposes construction of a new high school to meet capacity needs at the high school level related to recent and ongoing enrollment growth needs. The District recently completed construction of a new elementary school, Cedar Trails Elementary School, a new middle school, Cougar Mountain Middle School, as well as additions at several elementary schools, all to help address recent growth 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. New school facilities are a response, in part, 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 AND STUDENT GENERATION RATES

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. The District used a third-party consultant to review recent development data and provide updated student generation rates for elementary school, middle school and high school student per new single-family residence and new multi-family housing. Updated rates are shown in Table 2.

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. The District has one growth-related capacity project included in this Capital Facilities Plan which is a new high school. The voters funded the project as a part of the April 2016 bond and the April 2022 capital levy. The District utilized funds from the 2016 Bond to purchase property for the new high school and to engage in design and permitting work. Additional funding, aside from impact fee revenue and State School Construction Assistance Program dollars, is needed to construct the new high school.

As demonstrated in Appendix A the District currently has a permanent capacity (at 95%) to serve 8,763 students at the elementary level. This leaves the District's elementary enrollment under permanent capacity by **781** students (current enrollment is identified on page 9).

As demonstrated in Appendix B the District currently has a permanent capacity (at 95%) to serve 4,946 students at the middle school level. This leaves the District's middle school enrollment under permanent capacity by **442** students (current enrollment is identified on page 9).

As demonstrated in Appendix C the District currently has a permanent capacity (at 95%) to serve 4,921 students at the high school level. This leaves the District's high school enrollment **over** permanent capacity by **815** students (current enrollment is identified on page 9).

Based on the District's student generation rates (Table 2), the District expects that 0.641 students will be generated from each new single family home and 0.159 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 2029-30, and permanent capacity is adjusted to 95%, the District elementary population will be under its permanent capacity by 760 students, under permanent capacity at the middle school level by 483 students, and **over** permanent capacity by 673 students at the high school level. Importantly, the above figures incorporate recently completed growth-projects at the elementary and middle school levels. 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.

NEED FOR IMPACT FEES AND GROWTH-RELATED CAPACITY NEEDS
(continued)

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 | August 2027 | Issaquah | 1600 |

The District recently opened the new Cougar Mountain Middle School, with permanent capacity of 828, and the new Cedar Trails Elementary School, with permanent capacity of 496 students. Both schools were funded by the April 2016 bond and provide capacity to serve new growth.

Based upon the District’s capacity data and enrollment projections, as well as the student generation data, the District has determined that the planned new high school is needed, in part, to provide capacity improvements necessary to serve students generated by recent and ongoing new residential 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 credits for the anticipated state match and future tax payments. The resulting impact fee is then discounted as required by local ordinances. 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. The cohort method is also hampered by the fact that it does account for anomalies affecting enrollment (for example, the Covid-19 pandemic, temporary remote learning and the variations in the transition back to in-person learning).
2. Based on information from King County, realtors, developers, etc., the District seeks to establish the number of new dwelling units that will be sold each year and converts those units 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. (The student generation factors are shown in Table 2)
 - 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, where new development is in the pipeline, 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.

The Covid-19 pandemic has complicated projections in recent years. The District has experienced a return to in-person learning in the last three years but continues to monitor student enrollment closely. As with last year's projections, this year's projections are more conservative than in previous years to allow the District to gather additional data and experience. Like other districts, the District is also experiencing fewer students at the high school level enrolling in Running Start options and instead choosing to be fully enrolled in the District 9-12 program.

Enrollment projections for the years 2024-2025 through 2038-2039 are shown in Table 1 (page 9). These projections are conservative in the near-term (within a 5 year period). The District assumes an eventual increase in enrollment will occur, but does not believe our historical peak enrollment will be reached within the next 7 years. The District however, could have a large uptick in enrollment depending upon land use decisions, housing and labor market, etc. The District will monitor these matters and include updated information in future updates to the Capital Facilities Plan.

TABLE 1: ACTUAL STUDENT COUNTS & ENROLLMENT PROJECTIONS

ACTUAL STUDENT COUNTS: 2014-15 THRU 2023-24
 ENROLLMENT PROJECTIONS: 2024-25 THRU 2038-39

| FTE Enrollment | | | | | | | | | | | | | | | | | | |
|----------------|------|------|------|------|------|------|------|------|------|------|------|------|------|--------|------|------|------|--------|
| Year | K | 1ST | 2ND | 3RD | 4TH | 5TH | 6TH | 7TH | 8TH | 9TH | 10TH | 11TH | 12TH | TOTAL | K-5 | 6-8 | 9-12 | Total |
| 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 | 1453 | 1467 | 1593 | 1654 | 1603 | 1743 | 1680 | 1731 | 1648 | 1651 | 1626 | 1263 | 1134 | 20,245 | 9511 | 5059 | 5674 | 20,245 |
| 2020-21 | 1133 | 1441 | 1398 | 1530 | 1589 | 1529 | 1662 | 1616 | 1678 | 1629 | 1595 | 1244 | 1098 | 19,142 | 8620 | 4956 | 5566 | 19,142 |
| 2021-22 | 1171 | 1237 | 1401 | 1389 | 1494 | 1518 | 1527 | 1602 | 1583 | 1654 | 1577 | 1305 | 1164 | 18,621 | 8210 | 4712 | 5699 | 18,621 |
| 2022-23 | 1246 | 1332 | 1296 | 1442 | 1409 | 1531 | 1526 | 1532 | 1596 | 1589 | 1594 | 1327 | 1149 | 18,569 | 8256 | 4654 | 5659 | 18,569 |
| 2023-24 | 1152 | 1329 | 1378 | 1363 | 1451 | 1431 | 1541 | 1518 | 1551 | 1631 | 1588 | 1334 | 1191 | 18,458 | 8104 | 4610 | 5744 | 18,458 |
| 2024-25 | 1118 | 1259 | 1359 | 1414 | 1375 | 1456 | 1443 | 1536 | 1525 | 1581 | 1616 | 1320 | 1218 | 18,221 | 7981 | 4504 | 5736 | 18,221 |
| 2025-26 | 1134 | 1228 | 1290 | 1401 | 1431 | 1386 | 1475 | 1445 | 1554 | 1561 | 1576 | 1359 | 1216 | 18,054 | 7869 | 4473 | 5712 | 18,054 |
| 2026-27 | 1165 | 1258 | 1266 | 1338 | 1419 | 1446 | 1409 | 1476 | 1460 | 1586 | 1550 | 1327 | 1254 | 17,954 | 7892 | 4345 | 5717 | 17,954 |
| 2027-28 | 1189 | 1294 | 1311 | 1325 | 1366 | 1451 | 1475 | 1422 | 1501 | 1503 | 1584 | 1309 | 1217 | 17,948 | 7937 | 4399 | 5612 | 17,948 |
| 2028-29 | 1151 | 1312 | 1346 | 1375 | 1355 | 1397 | 1485 | 1490 | 1453 | 1552 | 1511 | 1345 | 1208 | 17,979 | 7936 | 4428 | 5615 | 17,979 |
| 2029-30 | 1149 | 1281 | 1366 | 1410 | 1410 | 1388 | 1434 | 1505 | 1524 | 1506 | 1562 | 1275 | 1251 | 18,060 | 8003 | 4463 | 5594 | 18,060 |
| 2030-31 | 1155 | 1283 | 1340 | 1435 | 1449 | 1448 | 1430 | 1459 | 1544 | 1582 | 1521 | 1333 | 1185 | 18,165 | 8110 | 4433 | 5622 | 18,165 |
| 2031-32 | 1162 | 1295 | 1347 | 1414 | 1479 | 1493 | 1496 | 1459 | 1503 | 1607 | 1602 | 1298 | 1246 | 18,401 | 8191 | 4457 | 5754 | 18,401 |
| 2032-33 | 1161 | 1305 | 1364 | 1427 | 1463 | 1529 | 1546 | 1531 | 1509 | 1571 | 1633 | 1385 | 1214 | 18,639 | 8250 | 4586 | 5803 | 18,639 |
| 2033-34 | 1156 | 1307 | 1377 | 1448 | 1481 | 1517 | 1588 | 1587 | 1586 | 1582 | 1603 | 1421 | 1307 | 18,958 | 8285 | 4760 | 5913 | 18,958 |
| 2034-35 | 1157 | 1306 | 1384 | 1465 | 1507 | 1539 | 1580 | 1633 | 1647 | 1665 | 1619 | 1395 | 1349 | 19,244 | 8357 | 4860 | 6027 | 19,244 |
| 2035-36 | 1158 | 1311 | 1387 | 1476 | 1529 | 1571 | 1607 | 1631 | 1699 | 1732 | 1707 | 1417 | 1327 | 19,552 | 8432 | 4937 | 6183 | 19,552 |
| 2036-37 | 1159 | 1316 | 1397 | 1484 | 1545 | 1598 | 1645 | 1664 | 1702 | 1790 | 1781 | 1512 | 1353 | 19,945 | 8499 | 5010 | 6435 | 19,945 |
| 2037-38 | 1158 | 1320 | 1407 | 1499 | 1558 | 1620 | 1678 | 1707 | 1741 | 1798 | 1845 | 1591 | 1454 | 20,375 | 8561 | 5125 | 6688 | 20,375 |
| 2038-39 | 1157 | 1323 | 1415 | 1513 | 1577 | 1638 | 1704 | 1745 | 1790 | 1843 | 1859 | 1662 | 1539 | 20,767 | 8625 | 5239 | 6903 | 20,767 |

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

TABLE 2: STUDENT FACTORS – SINGLE FAMILY & MULTI-FAMILY

| Housing Unit Type | Housing Units | Students | | | | Student Generation Rates (SGRs) | | | |
|----------------------------------|---------------|----------|-----|------|------|---------------------------------|-------|-------|-------|
| | | K-5 | 6-8 | 9-12 | K-12 | K-5 | 6-8 | 9-12 | K-12 |
| Single-family (SFU) | 1,170 | 400 | 171 | 179 | 750 | 0.342 | 0.146 | 0.153 | 0.641 |
| Multifamily (MFU) ^(a) | 1,223 | 105 | 49 | 40 | 194 | 0.086 | 0.040 | 0.033 | 0.159 |

Notes:

Housing units built in 2023 are excluded, because they may not have been completed and occupied by October 2023.

King County code Title 21A.43 defines the housing types as such, "single family units shall mean single detached dwelling units, and multi-family units shall mean townhouses and apartments."

(a) The multifamily category includes all structures with five or more housing units and the following structure types: townhome, duplex, triplex and fourplex.

Sources:

Issaquah School District 2023-24 headcount enrollment. King County parcels and housing inventory.

INVENTORY AND EVALUATION OF CURRENT FACILITIES

Currently, using the 95% utilization factor, the District has the capacity to house 18,630 students in permanent facilities and 4,688 students in portables. While portables are critical for interim capacity needs, they are not desirable nor long-term capacity solutions. The District looks to its permanent capacity, as adjusted for utilization, for purposes of determining growth-related needs and addressing school capacity. The projected student enrollment for the 2024-2025 school year is expected to be 18,221 which leaves a permanent capacity surplus of 409. Enrollment projections indicate permanent capacity needs at the high school level over the six-year planning period.

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 th Street, Renton |
| Briarwood Elementary | 17020 S.E. 134 th Street, Renton |
| Cascade Ridge Elementary | 2020 Trossachs Blvd. S.E., Sammamish |
| Cedar Trails Elementary | 4399 Issaquah-Pine Lake Rd S.E. , Sammamish |
| Challenger Elementary | 25200 S.E. Klahanie Blvd., Issaquah |
| Clark Elementary | 335 First Ave. S.E., Issaquah |
| Cougar Ridge Elementary | 4630 167 th Ave. S.E., Bellevue |
| Creekside Elementary | 20777 SE 16 th Street, Sammamish |
| Discovery Elementary | 2300 228 th 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 th Ave. S.E., Issaquah |
| Newcastle Elementary | 8440 136 th 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 nd Street, Issaquah |
| Cougar Mountain Middle School | 1929 NW Talus Dr, Issaquah |
| Issaquah Middle School | 600 2 nd Ave. Ave. S.E., Issaquah |
| Maywood Middle School | 14490 168 th 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 |

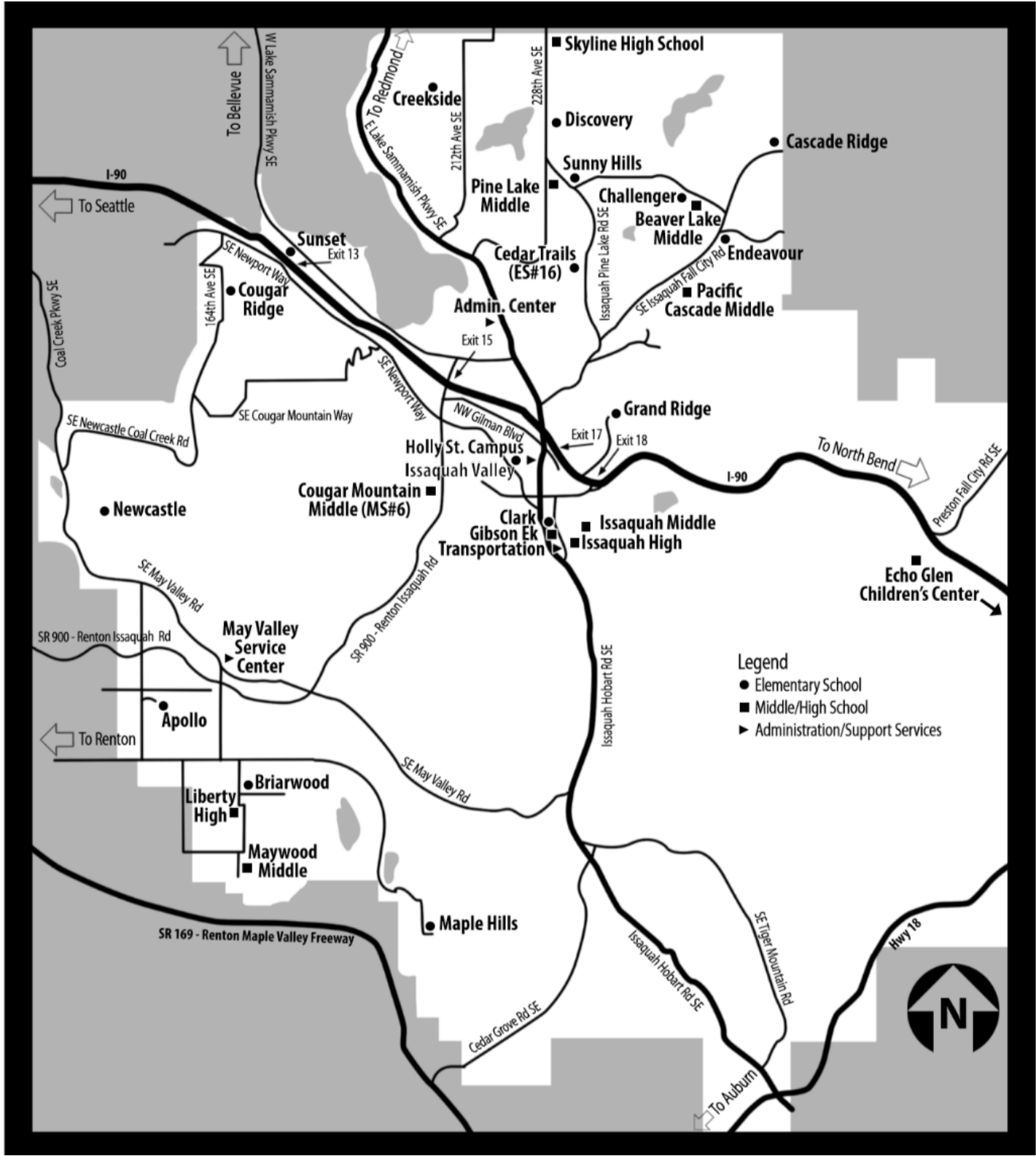
GRADE SPAN 9-12:

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

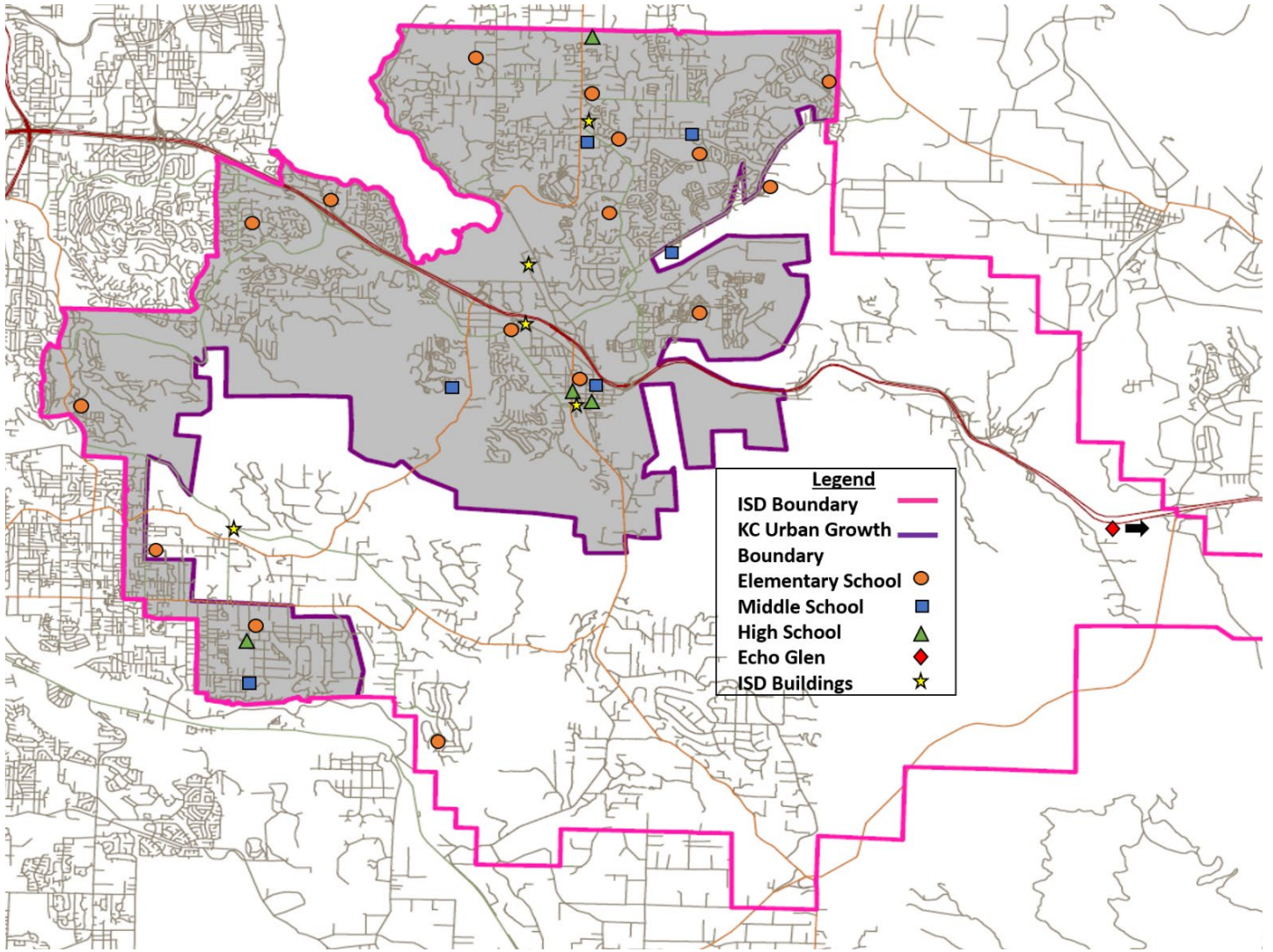
SUPPORT SERVICES:

| | |
|------------------------------------|---|
| Administration Building | 5150 220 th Ave S.E., Issaquah |
| Holly Street Early Learning Center | 565 N.W. Holly Street, Issaquah |
| May Valley Service Center | 16404 S.E. May Valley Road, Renton |
| Transportation Center - Main | 805 Second Avenue S.E., Issaquah |
| Transportation Center - Satellite | 3402 228 th 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 3 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 voters also funded an April 2022 capital levy to provide an additional funding for the high school project as well as other projects. On May 23, 2024 the ISD Board of Directors reallocated, via resolution, \$44,000,000 in funds from the 2022 capital levy that were designated for the new high school to other more immediate capital needs. The District does anticipate receiving State matching funds for the new high school project that would reduce future bond sale amounts or be applied to new K-12 construction projects included in this Plan. The District will need additional funding to construct the new high school. The District anticipates seeking additional funding within six years, with the Bond Advisory Committee working now on recommendations to the Board of Directors for a future bond proposal. Secured funding will be identified in future updates to this CFP.

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

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.

PROJECTED CAPACITY TO HOUSE ELEMENTARY SCHOOL STUDENTS

| TABLE 3: PROJECTED CAPACITY TO HOUSE STUDENTS ELEMENTARY SCHOOLS | | | | | | | |
|---|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Years | | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
| Permanent Capacity - Existing | @ 100% Utilization Rate | 9,224 | 9,224 | 9,224 | 9,224 | 9,224 | 9,224 |
| Permanent Capacity - Future Added | @ 100% Utilization Rate | 0 | 0 | 0 | 0 | 0 | 0 |
| Gross Totals | @ 100% Utilization Rate | 9,224 | 9,224 | 9,224 | 9,224 | 9,224 | 9,224 |
| Subtotal | @ 95% Utilization Rate | 8,763 | 8,763 | 8,763 | 8,763 | 8,763 | 8,763 |
| Portable Classrooms Capacity | @ 95% Utilization Rate | 2,800 | 2,800 | 2,800 | 2,800 | 2,800 | 2,800 |
| Total Capacity | @ 95% Utilization Rate | 11,563 | 11,563 | 11,563 | 11,563 | 11,563 | 11,563 |
| Projected FTE Enrollment | | 7,981 | 7,869 | 7,892 | 7,937 | 7,936 | 8,003 |
| Permanent Capacity | Surplus/Deficit | 782 | 894 | 871 | 826 | 826 | 760 |
| <p>1. Permanent Capacity calculations are based on the 95% utilization factors (See Appendix A).</p> <p>2. The number of portables may be reduced as permanent capacity projects come on line and are open for instruction.</p> | | | | | | | |

PROJECTED CAPACITY TO HOUSE MIDDLE SCHOOL STUDENTS

| TABLE 4: PROJECTED CAPACITY TO HOUSE STUDENTS | | | | | | | |
|---|-------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| MIDDLE SCHOOLS | | | | | | | |
| Years | | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
| Permanent Capacity - Existing | @ 100% Utilization Rate | 5,206 | 5,206 | 5,206 | 5,206 | 5,206 | 5,206 |
| Permanent Capacity - Future Added | @ 100% Utilization Rate | 0 | 0 | 0 | 0 | 0 | 0 |
| Gross Totals | @ 100% Utilization Rate | 5,206 | 5,206 | 5,206 | 5,206 | 5,206 | 5,206 |
| Subtotal | @ 95% Utilization Rate | 4,946 | 4,946 | 4,946 | 4,946 | 4,946 | 4,946 |
| Portable Classrooms Capacity | @ 95% Utilization Rate | 936 | 936 | 936 | 936 | 936 | 936 |
| Total Capacity | @ 95% Utilization Rate | 5,882 | 5,882 | 5,882 | 5,882 | 5,882 | 5,882 |
| Projected FTE Enrollment | | 4,504 | 4,473 | 4,345 | 4,399 | 4,428 | 4,463 |
| Permanent Capacity | Surplus/Deficit | 442 | 472 | 600 | 547 | 518 | 483 |
| <p>1. Permanent Capacity calculations are based on the 95% utilization factors (See Appendix B).</p> <p>2. The number of portables may be reduced as permanent capacity projects come on line and are open for instruction.</p> | | | | | | | |

PROJECTED CAPACITY TO HOUSE HIGH SCHOOL STUDENTS

| TABLE 5: PROJECTED CAPACITY TO HOUSE STUDENTS HIGH SCHOOLS | | | | | | | |
|---|-------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Years | | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
| Permanent Capacity - Existing | @ 100% Utilization Rate | 5,180 | 5,180 | 5,180 | 5,180 | 6,780 | 6,780 |
| Permanent Capacity - Future Added | @ 100% Utilization Rate | 0 | 0 | 0 | 1,600 | 0 | 0 |
| Gross Totals | @ 100% Utilization Rate | 5,180 | 5,180 | 5,180 | 6,780 | 6,780 | 6,780 |
| Subtotal | @ 95% Utilization Rate | 4,921 | 4,921 | 4,921 | 6,441 | 6,441 | 6,441 |
| Portable Classrooms Capacity | @ 95% Utilization Rate | 952 | 952 | 952 | 952 | 952 | 952 |
| Total Capacity | @ 95% Utilization Rate | 5,873 | 5,873 | 5,873 | 7,393 | 7,393 | 7,393 |
| Projected FTE Enrollment | | 5,736 | 5,712 | 5,717 | 5,612 | 5,615 | 5,594 |
| Permanent Capacity | Surplus/Deficit | -815 | -791 | -796 | 829 | 826 | 847 |

1. Permanent Capacity calculations are based on the 95% utilization factors (See Appendix C).
2. The number of portables may be reduced as permanent capacity projects come on line and are open for instruction.

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT: Issaquah School District #411
YEAR: 2024

School Site Acquisition Cost:
 ((Acres x Cost per Acre)/Facility Capacity) x Student Generation Factor

| | Facility Acreage | Cost/ Acre | Facility Capacity | Student Factor | | Cost/ SFR | Cost/ MFR |
|----------------|---------------------|---------------|----------------------|----------------|-------|----------------|--------------|
| | | | | SFR | MFR | | |
| Elementary | 7.00 | \$0 | 560 | 0.342 | 0.086 | \$0 | \$0 |
| Middle/Jr High | 10.00 | \$0 | 850 | 0.146 | 0.040 | \$0 | \$0 |
| High | 40.00 | \$1,000,000 | 1,600 | 0.153 | 0.033 | \$3,825 | \$818 |
| TOTAL | | | | | | \$3,825 | \$818 |

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 | | Cost/ SFR | Cost/ MFR |
|----------------|------------------------|------------------|----------------------|----------------|-------|-----------------|----------------|
| | | | | SFR | MFR | | |
| Elementary | 92.37% | \$0 | 560 | 0.342 | 0.086 | \$0 | \$0 |
| Middle/Jr High | 92.37% | \$0 | 850 | 0.146 | 0.040 | \$0 | \$0 |
| High | 92.37% | \$228,000,000 | 1,600 | 0.153 | 0.033 | \$20,138 | \$4,305 |
| TOTAL | | | | | | \$20,138 | \$4,305 |

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 | | Cost/ SFR | Cost/ MFR |
|----------------|------------------------|------------------|------------------|----------------|-------|--------------|--------------|
| | | | | SFR | MFR | | |
| Elementary | 7.63% | \$0 | 80 | 0.342 | 0.086 | \$0 | \$0 |
| Middle/Jr High | 7.63% | \$0 | 56 | 0.146 | 0.040 | \$0 | \$0 |
| High | 7.63% | \$0 | 224 | 0.153 | 0.033 | \$0 | \$0 |
| TOTAL | | | | | | \$0 | \$0 |

State Matching Credit:
 Area Cost Allowance x SPI Square Footage x District Match % x Student Factor

| | Current | | | Student Factor | | Cost/ SFR | Cost/ MFR |
|----------------|------------------------|----------------|---------------------|----------------|-------|----------------|--------------|
| | Area Cost Allowance | SPI Footage | District Match % | SFR | MFR | | |
| Elementary | \$ 375.00 | 90 | 0.00% | 0.342 | 0.086 | \$0 | \$0 |
| Middle/Jr High | \$ 375.00 | 108 | 0.00% | 0.146 | 0.040 | \$0 | \$0 |
| High School | \$ 375.00 | 130 | 36.72% | 0.153 | 0.033 | \$2,739 | \$585 |
| TOTAL | | | | | | \$2,739 | \$585 |

Tax Payment Credit:

| | SFR | MFR |
|---------------------------------------|--------------|-------------|
| Average Assessed Value | \$1,229,181 | \$525,201 |
| Capital Bond Interest Rate | 3.48% | 3.48% |
| Net Present Value of Average Dwelling | \$10,232,923 | \$4,372,296 |
| Years Amortized | 10 | 10 |
| Property Tax Levy Rate | \$1.15 | \$1.15 |
| Present Value of Revenue Stream | \$11,768 | \$5,028 |

Fee Summary:

| | Single-Family | Multi-Family |
|-------------------------|----------------|--------------|
| Site Acquisition Costs | \$3,824.79 | \$817.66 |
| Permanent Facility Cost | \$20,137.84 | \$4,305.06 |
| Temporary Facility Cost | \$0.00 | \$0.00 |
| State Match Credit | (\$2,738.70) | (\$585.48) |
| Tax Payment Credit | (\$11,767.86) | (\$5,028.14) |
| Fee (as calculated) | \$9,456.07 | (\$490.90) |
| Local Share @ 50% | \$4,728.03 | (\$245.45) |
| Sum | \$4,728 | (\$245) |
| Final Fee | \$4,728 | \$0 |

1. Each city or county sets and adopts the amount of the school impact fee.
2. For the applicable fee schedule, please consult with the permitting jurisdiction for the development project.

BASIS FOR DATA USED IN SCHOOL IMPACT FEE CALCULATIONS

SCHOOL SITE ACQUISITION COST:

- The District previously purchased a site for the new high school.

SCHOOL CONSTRUCTION COST:

- High School \$228,000,000 is the estimated construction cost of the project providing additional high school capacity

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

| | |
|--------------------------|------------|
| Total Square Footage | 2,904,166 |
| Permanent Square Footage | *2,700,666 |
| Temporary Square Footage | *203,500 |

** Source - Capital Projects Facility Construction Data 2022-23 spreadsheet*

STATE MATCH CREDIT:

| | |
|-----------------------------|----------|
| Current Area Cost Allowance | \$375.00 |
| Percentage of State Match | 36.72% |

APPENDIX A: 2023-24 ELEMENTARY SCHOOL CAPACITIES

APENDIX A: 2024-25 ELEMENTARY SCHOOL CAPACITIES

| ELEMENTARY SCHOOLS | # OF STANDARD CLASSROOMS ¹ | STANDARD CLASSROOM CAPACITY (20) ² | # OF SPECIAL ED ROOMS | SPECIAL ED CLASSROOM CAPACITY (20) ² | PERMANENT CAPACITY (12) ³ | PERMANENT CAPACITY @100% (MAIN SCHOOL BLDG) | # OF EXISTING PORTABLE CLASSROOMS | EXISTING PORTABLE CLASSROOMS | CURRENT SCHOOL CAPACITY (20) ² (INCLUDES EXISTING PORTABLE CLASSROOMS) | CURRENT SCHOOL CAPACITY @ 95% (INCLUDES EXISTING PORTABLE CLASSROOMS) | FUTURE PORTABLE CLASSROOMS | FUTURE PORTABLE CLASSROOMS | MAXIMUM SCHOOL CAPACITY (20) (INCLUDES PORTABLE CLASSROOMS) | MAXIMUM # OF PORTABLE CLASSROOMS @ 100% | MAXIMUM PORTABLE CAPACITY (EXISTING PLUS FUTURE) | PROJECTED OCT 2024 HEADCOUNT | PROJECTED OCT 2024 vs PERMANENT CAPACITY (SURPLUS or DEFICIT) | WITH EXISTING PORTABLES @ 95% ³ (SURPLUS or DEFICIT) |
|--------------------|---------------------------------------|---|-----------------------|---|--------------------------------------|--|-----------------------------------|------------------------------|--|--|----------------------------|----------------------------|--|---|---|------------------------------|--|--|
| APOLLO | 28 | 560 | 3 | 36 | 596 | 566 | 7 | 140 | 736 | 699 | 0 | 0 | 736 | 7 | 140 | 500 | 66 | 199 |
| BRIARWOOD | 26 | 520 | 3 | 36 | 556 | 528 | 11 | 220 | 776 | 737 | 0 | 0 | 776 | 11 | 220 | 583 | -55 | 154 |
| CASCADE RIDGE | 23 | 460 | 2 | 24 | 484 | 460 | 8 | 160 | 644 | 612 | 0 | 0 | 644 | 8 | 160 | 408 | 52 | 204 |
| CEDAR TRAILS | 23 | 460 | 3 | 36 | 496 | 471 | 0 | 0 | 496 | 471 | 6 | 120 | 616 | 6 | 120 | 379 | 92 | 92 |
| CHALLENGER | 22 | 440 | 4 | 48 | 488 | 464 | 14 | 280 | 768 | 730 | 0 | 0 | 768 | 14 | 280 | 379 | 85 | 351 |
| CLARK | 30 | 600 | 3 | 36 | 636 | 604 | 10 | 200 | 836 | 794 | 0 | 0 | 836 | 10 | 200 | 588 | 16 | 206 |
| COUGAR RIDGE | 28 | 560 | 3 | 36 | 596 | 566 | 8 | 160 | 756 | 718 | 0 | 0 | 756 | 8 | 160 | 467 | 99 | 251 |
| CREEKSIDE | 27 | 540 | 5 | 60 | 600 | 570 | 10 | 200 | 800 | 760 | 0 | 0 | 800 | 10 | 200 | 556 | 14 | 204 |
| DISCOVERY | 27 | 540 | 4 | 48 | 588 | 559 | 8 | 160 | 748 | 711 | 0 | 0 | 748 | 8 | 160 | 484 | 75 | 227 |
| ENDEAVOUR | 26 | 520 | 4 | 48 | 568 | 540 | 8 | 160 | 728 | 692 | 0 | 0 | 728 | 8 | 160 | 476 | 64 | 216 |
| GRAND RIDGE | 26 | 520 | 5 | 60 | 580 | 551 | 12 | 240 | 820 | 779 | 0 | 0 | 820 | 12 | 240 | 554 | -3 | 225 |
| ISSAQUAH VALLEY | 31 | 620 | 2 | 24 | 644 | 612 | 10 | 200 | 844 | 802 | 0 | 0 | 844 | 10 | 200 | 629 | -17 | 173 |
| MAPLE HILLS | 22 | 440 | 4 | 48 | 488 | 464 | 4 | 80 | 568 | 540 | 0 | 0 | 568 | 4 | 80 | 468 | -4 | 72 |
| NEWCASTLE | 24 | 480 | 4 | 48 | 528 | 502 | 8 | 160 | 688 | 654 | 0 | 0 | 688 | 8 | 160 | 448 | 54 | 206 |
| SUNNY HILLS | 30 | 600 | 6 | 72 | 672 | 638 | 12 | 240 | 912 | 866 | 0 | 0 | 912 | 12 | 240 | 572 | 66 | 294 |
| SUNSET | 31 | 620 | 7 | 84 | 704 | 669 | 4 | 80 | 784 | 745 | 0 | 0 | 784 | 4 | 80 | 491 | 178 | 254 |
| TOTAL | 424 | 8480 | 62 | 744 | 9224 | 8763 | 134 | 2680 | 11904 | 11309 | 6 | 120 | 12024 | 140 | 2800 | 7982 | 781 | 3327 |

¹ Minus excluded spaces for special program needs
² Average of staffing ratios = Kindergarten - 2nd grades 1:20, 3rd - 5th grades 1:23
³ Average of staffing ratios for Special Ed = Kindergarten thru 5th grades 1:12
⁴ Permanent Capacity x 95% (utilization factor) Minus FTE Enrollment
⁵ Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment
A. Permanent capacity reflects the building's level of service design capacity.
B. The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

APPENDIX B: 2023-24 MIDDLE SCHOOL CAPACITIES

APPENDIX B: 2024-25 MIDDLE SCHOOL CAPACITIES

| MIDDLE SCHOOLS | # OF STANDARD CLASSROOMS ¹ | STANDARD CLASSROOM CAPACITY (26) ² | # OF SPECIAL ED ROOMS | SPECIAL ED CLASSROOM CAPACITY (12) ³ | PERMANENT CAPACITY @ 100% | PERMANENT CAPACITY AT 95% (MAIN SCHOOL BLDG) | # OF EXISTING PORTABLE CLASSROOMS | PORTABLE CLASSROOM CAPACITY (26) ² | CURRENT SCHOOL CAPACITY @ 100% (INCLUDES EXISTING PORTABLE CLASSROOMS) | CURRENT SCHOOL CAPACITY @ 95% | FUTURE PORTABLE CLASSROOMS | FUTURE PORTABLE CLASSROOMS CAPACITY (26) | MAXIMUM SCHOOL CAPACITY (INCLUDES PORTABLE CLASSROOMS) | MAXIMUM # OF PORTABLE CLASSROOMS | MAXIMUM PORTABLE CAPACITY (EXISTING PLUS FUTURE) | PROJECTED OCT 2024 HEADCOUNT | PROJECTED OCT 2024 vs PERMANENT CAPACITY (SURPLUS or DEFICIT) | |
|-----------------|---------------------------------------|---|-----------------------|---|---------------------------|---|-----------------------------------|---|---|-------------------------------|----------------------------|--|---|----------------------------------|---|------------------------------|--|------|
| BEAVER LAKE | 28 | 728 | 2 | 24 | 752 | 714 | 10 | 260 | 1012 | 961 | 0 | 0 | 1012 | 10 | 260 | 732 | -18 | 229 |
| COUGAR MOUNTAIN | 30 | 780 | 4 | 48 | 828 | 787 | 0 | 0 | 828 | 787 | 0 | 0 | 828 | 0 | 0 | 638 | 149 | 149 |
| ISSAQUAH MIDDLE | 28 | 728 | 10 | 120 | 848 | 806 | 8 | 208 | 1056 | 1003 | 0 | 0 | 1056 | 8 | 208 | 796 | 10 | 207 |
| MAYWOOD | 40 | 1040 | 4 | 48 | 1088 | 1034 | 6 | 156 | 1244 | 1182 | 2 | 52 | 1296 | 8 | 208 | 816 | 218 | 366 |
| PACIFIC CASCADE | 28 | 728 | 7 | 84 | 812 | 771 | 8 | 208 | 1020 | 969 | 0 | 0 | 1020 | 8 | 208 | 626 | 145 | 343 |
| PINE LAKE | 31 | 806 | 6 | 72 | 878 | 834 | 2 | 52 | 930 | 884 | 0 | 0 | 930 | 2 | 52 | 896 | -62 | -13 |
| TOTAL | 185 | 4810 | 33 | 396 | 5206 | 4946 | 34 | 884 | 6090 | 5786 | 2 | 52 | 6142 | 36 | 936 | 4504 | 442 | 1282 |

¹ Minus excluded spaces for special program needs
² Average of staffing ratios = 6th thru 8th grades 1:26
³ Average of staffing ratios for Special Ed = 6th thru 8th grades 1:12
⁴ Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment
⁵ Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment
 A. Permanent capacity reflects the building's level of service design capacity.
 B. The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

APPENDIX C: 2023-24 HIGH SCHOOL CAPACITIES

APPENDIX C: 2024-25 HIGH SCHOOL CAPACITIES

| HIGH SCHOOLS | # OF STANDARD CLASSROOMS ¹ | STANDARD CLASSROOM CAPACITY (28) ² | # OF SPECIAL ED ROOMS | SPECIAL ED CLASSROOM CAPACITY (12) ³ | PERMANENT CAPACITY @ 100% | PERMANENT CAPACITY AT 95% (MAIN SCHOOL BLDG) | # OF EXISTING PORTABLE CLASSROOMS | PORTABLE CLASSROOM CAPACITY (28) ² | CURRENT SCHOOL CAPACITY @ 100% | CURRENT SCHOOL CAPACITY @ 95% (INCLUDES EXISTING PORTABLE CLASSROOMS) | FUTURE PORTABLE CLASSROOMS | FUTURE PORTABLE CLASSROOM CAPACITY (20) | MAXIMUM SCHOOL CAPACITY (INCLUDES PORTABLE CLASSROOMS) | MAXIMUM # OF PORTABLE CLASSROOMS (EXISTING PLUS FUTURE) | PROJECTED OCT 2024 HEADCOUNT | PROJECTED OCT 2024 ⁴ vs PERMANENT CAPACITY (SURPLUS or DEFICIT) | WITH EXISTING PORTABLES @ 95% ⁵ | |
|----------------|---------------------------------------|---|-----------------------|---|---------------------------|--|-----------------------------------|---|--------------------------------|---|----------------------------|---|--|---|------------------------------|--|--|-----|
| ISSAQUAH HIGH | 73 | 2044 | 4 | 48 | 2092 | 1987 | 10 | 280 | 2372 | 2253 | 0 | 0 | 2372 | 10 | 280 | 2204 | -217 | 49 |
| LIBERTY HIGH | 40 | 1120 | 5 | 60 | 1180 | 1121 | 8 | 224 | 1404 | 1334 | 0 | 0 | 1404 | 8 | 224 | 1363 | -242 | -29 |
| GIBSON EK HIGH | 10 | 280 | 0 | 0 | 280 | 266 | 0 | 0 | 280 | 266 | 0 | 0 | 280 | 0 | 0 | 199 | 67 | 67 |
| SKYLINE HIGH | 56 | 1568 | 5 | 60 | 1628 | 1547 | 16 | 448 | 2076 | 1972 | 0 | 0 | 2076 | 16 | 448 | 1970 | -423 | 2 |
| TOTAL | 179 | 5012 | 14 | 168 | 5180 | 4921 | 34 | 952 | 6132 | 5825 | 0 | 0 | 6132 | 34 | 952 | 5736 | -815 | 89 |

¹ Minus excluded spaces for special program needs
² Average of staffing ratios = 9th thru 12th grades 1:28
³ Average of staffing ratios for Special Ed = 9th thru 12th grades 1:12
⁴ Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment
⁵ Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment
 A. Permanent capacity reflects the building's level of service design capacity.
 B. The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

APPENDIX D: 2023-24 TOTAL SCHOOL CAPACITIES

APPENDIX D: 2024-25 TOTAL SCHOOLS CAPACITY

| ALL SCHOOLS | # OF STANDARD CLASSROOMS ¹ | STANDARD CLASSROOM CAPACITY ² | # OF SPECIAL ED ROOMS | SPECIAL ED CLASSROOM CAPACITY (12) ³ | PERMANENT CAPACITY @ 100% | PERMANENT CAPACITY AT 95% (MAIN SCHOOL BLDG) | # OF EXISTING PORTABLE CLASSROOMS | PORTABLE CLASSROOM CAPACITY ² | CURRENT SCHOOL CAPACITY @ 100% (INCLUDES EXISTING PORTABLE CLASSROOMS) | CURRENT SCHOOL CAPACITY @ 95% | FUTURE PORTABLE CLASSROOMS | FUTURE PORTABLE CLASSROOMS CAPACITY (20) | MAXIMUM SCHOOL CAPACITY (INCLUDES PORTABLE CLASSROOMS) | MAXIMUM # OF PORTABLE CLASSROOMS | MAXIMUM PORTABLE CAPACITY (EXISTING PLUS FUTURE) | PROJECTED OCT 2024 HEADCOUNT | PROJECTED OCT 2024 ⁴ vs PERMANENT CAPACITY (SURPLUS or DEFICIT) | WITH EXISTING PORTABLES @ 95% ⁵ (SURPLUS or DEFICIT) |
|-------------------|---------------------------------------|--|-----------------------|---|---------------------------|--|-----------------------------------|--|--|-------------------------------|----------------------------|--|--|----------------------------------|--|------------------------------|--|---|
| ELEMENTARY | 424 | 8480 | 62 | 744 | 9224 | 8763 | 134 | 2680 | 11904 | 11309 | 6 | 120 | 12024 | 140 | 2800 | 7982 | 781 | 3327 |
| MIDDLE | 185 | 4810 | 33 | 396 | 5206 | 4946 | 34 | 884 | 6090 | 5786 | 2 | 52 | 6142 | 36 | 936 | 4504 | 442 | 1282 |
| HIGH | 179 | 5012 | 14 | 168 | 5180 | 4921 | 34 | 952 | 6132 | 5825 | 0 | 0 | 6132 | 34 | 952 | 5736 | -815 | 89 |
| TOTAL | 788 | 18302 | 109 | 1308 | 19610 | 18630 | 202 | 4516 | 24126 | 22920 | 8 | 172 | 24298 | 210 | 4688 | 18222 | 407 | 4698 |

¹ Minus excluded spaces for special program needs
² Average of staffing ratios = Kindergarten - 2nd grades 1:20, 3rd - 5th grades 1:23, 6th - 8th grades 1:26, 9th - 12th grades 1:28
³ Average of staffing ratios for Special Ed = Kindergarten - 12th grades 1:12
⁴ Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment
⁵ Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment
A. Permanent capacity reflects the building's level of service design capacity.
B. The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

APPENDIX E: 6-YEAR FINANCE PLAN

| BUILDING/PROJECT | ¹ N / ² M | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Cost to Complete ⁵ | SECURED LOCAL/STATE ³ | UNSECURED LOCAL ⁴ |
|------------------|---------------------------------|--------------------|---------------------|---------------------|---------------------|--------------------|------------------|-------------------------------|----------------------------------|------------------------------|
| New High School | N | \$1,500,000 | \$88,000,000 | \$94,000,000 | \$80,000,000 | \$8,400,000 | \$800,000 | \$272,700,000 | \$90,000,000 | \$182,700,000 |
| TOTALS | | \$1,500,000 | \$88,000,000 | \$94,000,000 | \$80,000,000 | \$8,400,000 | \$800,000 | \$272,700,000 | \$90,000,000 | \$182,700,000 |

¹ N = New Construction

² M = Modernization-Rebuild

³ The Issaquah School District, with voter approval, has front funded these projects. On May 23, 2024 the ISD Board of Directors voted via resolution to reallocate \$44,000,000 from the 2022 Levy.

⁴ 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 the cities of Bellevue, Newcastle, Renton, Sammamish, Issaquah & King County for projects within the Issaquah School District.

⁵ Cost to complete does not include project expenditures from previous years.

APPENDIX F: STUDENT GENERATION RATES MEMO



MEMORANDUM

To: Thomas C. Mullins
Issaquah School District
5150 220th Ave. SE
Issaquah, WA 98029

Date: April 9, 2024

Project No.: F2516.01.003

From: Alex Brasch
Senior Population Geographer

Re: 2023–24 Student Generation Rates—Issaquah School District

At the request of the Issaquah School District (ISD/District), FLO Analytics (FLO) estimated student generation rates (SGRs) for residential housing units built in the district boundary between 2018 and 2022. The SGRs represent the average number of ISD K–12 students (October 2023 headcount) residing in new single-family (SF) detached and multifamily (MF) housing units. This memo details the methodology FLO used to create the SGRs and presents the findings by grade group and housing type.

Methods

King County operates school impact fee programs authorized by the Washington State Legislature RCW 82.02.040 and the Washington State Growth Management Act Chapter 36.70A RCW. School districts that intend to collect impact fees must submit a school board adopted Capital Facilities Plan (CFP) for review by the County Planning Commission and County Council that fulfills the specifications of state law, the County comprehensive plan, and the County code. According to King County code Title 21A Zoning, Section 43 Impact Fees, “the fee for each district shall be calculated based on the formula set out in Attachment A to Ordinance 11621”.

A key component of any impact fee formula is the SGR. As defined in King County Ordinance 11621, SGRs or ‘Student Factors’, “are to be provided by the school district based on district records of average actual student generation rates for new developments constructed over a period of not more than five years prior to the date of fee calculation. [...] Student factors must be separately determined for single family and multifamily dwelling units, and for grade spans.” In other words, SGRs represent the number of students residing in housing constructed within the most recent five-year period by housing type and grade group (i.e., elementary, middle, and high school). King County code Title 21A.43 defines the housing types as such, “single family units shall mean single detached dwelling units, and multi-family units shall mean townhouses and apartments.”

SGR calculations are based on housing information and student residences. FLO obtained and processed the necessary housing data from the King County Assessor Office and GIS Center, including parcel/tax lot boundaries with essential attributes—housing type, number of housing units, and year built. Housing units constructed in 2023 were excluded from the analysis, because they may not have been completed and occupied by October 2023. To link the housing information to ISD students, the District provided FLO with October 2023 headcount enrollment, which FLO geocoded to

FLO Analytics | 1-888-847-0299 | www.flo-analytics.com

R:\F2516.01 Issaquah School District\003_2024.04.09 SGR Memo\Issaquah SD 2023 SGR Memo.docx
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APPENDIX F: STUDENT GENERATION RATES MEMO (cont)

Issaquah School District
April 9, 2024

Project No. F2516.01.003
Page 2

represent student residences. The student residences were then spatially matched to residential housing built in the district boundary between 2018 and 2022.

With this combination of information, SGRs were calculated by dividing the number of students per grade group by the total number of housing units for each housing type. SGRs were calculated for SF and MF dwellings built in the district within the analysis period. The MF category includes all structures with five or more housing units and the following structure types: townhome, duplex, triplex, and fourplex.

Results

Table 1 reports the number of housing units and SGRs for SF and MF dwelling types, as well as the number of students by grade group that have addresses matching the housing units. Table 2 reports the unit counts, number of students, and SGRs for individual developments with 25 or more housing units. Of the 18,501 students residing within the district, 750 live in the 1,170 SF units that were built between 2018 and 2022, while 194 live in the 1,223 MF units built in the same period. On average, each SF unit yields 0.641 K–12 students and each MF unit yields 0.159 K–12 students.

Table 1: K–12 Students by Grade Group per Housing Unit Built 2018–2022

| Housing Type | Housing Units | Students | | | | SGRs | | | |
|----------------------------|---------------|----------|-----|------|------|-------|-------|-------|-------|
| | | K–5 | 6–8 | 9–12 | K–12 | K–5 | 6–8 | 9–12 | K–12 |
| Single-family | 1,170 | 400 | 171 | 179 | 750 | 0.342 | 0.146 | 0.153 | 0.641 |
| Multifamily ^(a) | 1,223 | 105 | 49 | 40 | 194 | 0.086 | 0.040 | 0.033 | 0.159 |

Notes

Housing units built in 2023 are excluded, because they may not have been completed and occupied by October 2023. King County code Title 21A.43 defines the housing types as such, “single family units shall mean single detached dwelling units, and multi-family units shall mean townhouses and apartments.”

(a) The multifamily category includes all structures with five or more housing units and the following structure types: townhome, duplex, triplex, and fourplex.

Sources

Issaquah School District 2023–24 headcount enrollment. King County parcels and housing inventory.

SNOQUALMIE VALLEY SCHOOL DISTRICT 410

CAPITAL FACILITIES PLAN 2024

Ordinance 19859



Snoqualmie Valley School District No. 410 hereby provides to the King County Council this Capital Facilities Plan documenting the present and future school facility requirements of the District. The Plan contains all elements required by the Growth Management Act and King County Code Title 21A.43, including a six (6) year financing plan component.

Adopted on June 13, 2024

SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410

**2024-2029
SIX-YEAR CAPITAL FACILITIES PLAN**

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For information about this plan, call the District Business Services Office
(425.831.8011)

**Snoqualmie Valley School District No. 410
Snoqualmie, Washington
(425) 831-8000**

Board of Directors

| | <u>Position Number</u> | <u>Term</u> |
|---------------------------------------|------------------------|-------------------|
| Melissa Johnson, President | 1 | 1/1/22 - 12/31/25 |
| Judith Milstein | 2 | 1/1/24 - 12/31/27 |
| Rene Price | 3 | 1/1/24 - 12/31/27 |
| Gary Fancher | 4 | 1/1/22 - 12/31/25 |
| Ram Dutt Vedullapalli, Vice President | 5 | 1/1/24 - 12/31/27 |

Central Office Administration

| | |
|---|-------------------|
| Superintendent | Dan Schlotfeldt |
| Assistant Superintendent - Finance & Operations | Ryan Stokes |
| Executive Director - Secondary Teaching and Learning | Andrea Zier |
| Executive Director - Elementary Teaching and Learning | Monica Heimbigner |
| Executive Director of Student Services | Kimberly Mackey |
| Executive Director of Human Resources | Beth Porter |

| |
|---|
| Snoqualmie Valley School District No. 410 |
| Snoqualmie, Washington |

Administration Building
8001 Silva Ave S.E., P.O. Box 400
Snoqualmie, WA 98065
(425) 831-8000
Dan Schlotfeldt, Superintendent

Mount Si High School
8651 Meadowbrook Way S.E.
Snoqualmie, WA 98065
Debra Hay, Principal

Cascade View Elementary
34816 SE Ridge Street
Snoqualmie, WA 98065
Katelyn Long, Principal

Two Rivers School
8651 Meadowbrook Way S.E.
Snoqualmie, WA 98065
Catherine Fredenburg, Principal

Snoqualmie Elementary
39801 S.E. Park Street
Snoqualmie, WA 98065
John Norberg, Principal

Snoqualmie Middle School
9200 Railroad Ave S.E.
Snoqualmie, WA 98065
Megan Botulinski, Principal

North Bend Elementary
400 East Third Street
North Bend, WA 98045
Rebekah Westra, Principal

Chief Kanim Middle School
32627 S.E. Redmond-Fall City Rd.
P.O. Box 639
Fall City, WA 98024
Michelle Trifunovic, Principal

Fall City Elementary
33314 S.E. 42nd
Fall City, WA 98027
Jamie Warner, Principal

Timber Ridge Elementary
34412 SE Swenson Drive
Snoqualmie, WA 98065
Shawn Lawrence, Principal

Twin Falls Middle School
46910 SE Middle Fork Road
North Bend, WA 98045
Jeff D'Ambrosio, Principal

Opstad Elementary
1345 Stilson Avenue S.E.
North Bend, WA 98045
Emily Hays, Principal

Section 1. Executive Summary

This Six-Year Capital Facilities Plan (the “Plan”) has been prepared by the Snoqualmie Valley School District (the “District”) as 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. This plan was prepared using data available in the spring of 2024 and is consistent with prior capital facilities plans adopted by the District; however, this plan is not intended to be the sole plan for all the organization's needs.

For impact fees to be collected in the unincorporated areas of King County, the King County Council must adopt this plan, as proposed by the District. The Snoqualmie Valley School District also includes the incorporated cities of Snoqualmie and North Bend, as well as a portion of the city of Sammamish. The cities of Snoqualmie, North Bend, and Sammamish have each adopted a school impact fee policy and ordinance like 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 A for the current single-family residence and multi-family residence calculations.

The District’s Plan establishes a "standard of service" in order to ascertain current and future capacity. This standard of service is reflective of current student/teacher ratios that the District hopes to be able to maintain during the period reflected in this Capital Facilities Plan. The Standard of Service has been updated to incorporate class size reduction at the K-3 level but **does not** incorporate additional class size reductions for all other grades, as outlined in Initiative 1351, which was approved by voters in November 2014, but has not yet been funded by Washington State. Future updates to this plan will consider incorporating those class sizes as the implementation of Initiative 1351 progresses.

It should also be noted that although the State Superintendent of Public Instruction establishes square foot guidelines for capacity funding criteria, those guidelines do not account for the actual program needs in the District. The Growth Management Act and King County Code 21A.43 authorize the District to adjust the standard of service based on the District's specific needs.

In general, the District's current standard provides the following (see Section 2 for additional information):

| School Level | Target Average Student/Teacher Ratio |
|--------------|--------------------------------------|
| Elementary | 20 Students |
| Middle | 27 Students |
| High | 28 Students |

School capacity for the 2024-25 school year is based on the District standard of service and use of existing inventory. Existing inventory includes both permanent and relocatable classrooms (i.e. portable classroom units). The District's 2024-25 overall permanent capacity is 6,524 students (with an additional 2,027 student capacity available in portable classrooms). Enrollment in the Fall of 2023 totaled 6,836 full time equivalents ("FTE"). Due primarily to smaller kindergarten cohorts in recent years, the District anticipates a slight decrease in overall enrollment over the duration of this plan, with enrollment then beginning to grow in the years subsequent to this plan. Demographer projections based on recent census data, economic trends, housing projections and birth rates, among other factors project a decrease of 1% to 6,794 in 2029, based on the mid-range of enrollment projections. However, several factors may affect these projections in the near term, including anticipated housing growth in North Bend, continuing uncertainty regarding the impact of COVID on recent enrollment trends (and return of students to District enrollment), and recent experience of high school students opting for traditional education over the previous numbers enrolling in Running Start. As such, the District believes these projections to be conservative and will continue to carefully monitor annual enrollment.

Washington State House Bill 2776, which was enacted in 2010, required all kindergarten classes in the State to convert to full day kindergarten by 2018. The District converted to full day kindergarten in 2016. This transition doubled the number of classrooms needed for kindergarteners and increased classrooms needed to serve kindergarteners requiring additional special educational services. HB 2776 also stipulated K-3 class sizes to be reduced to 17 students per teacher by 2018 (down from the 21:1 average previously funded). This reduction in class sizes also required significant increases in the number of classrooms needed to adequately serve our K-3 population. These factors, combined with significant enrollment growth over the past two decades has increased the need for permanent classroom capacity across all grade levels in the District.

Though areas of growth are seen in various areas of the District, the most notable growth continues to be in the Snoqualmie Ridge and North Bend areas. United States Census data released in 2021 indicated the City of Snoqualmie grew by 32.3% over the last decade, while the City of North Bend grew by 31.8% over the same period. The cities of Snoqualmie and North Bend both anticipate future housing growth beyond 2029, while growth in unincorporated King County and the city of Sammamish should experience minimal housing growth in the District, unless annexations occur.

Previously, the need for additional classroom capacity has been addressed via the construction of Cascade View Elementary in 2005, Twin Falls Middle School in 2008, a 12-classroom portable expansion at Mount Si High School in 2009, the conversion of Snoqualmie Middle School into a Freshman Campus for Mount Si High School in 2013, the relocation of the 12-classroom portable expansion from Mount Si High School to Snoqualmie Middle School, the construction of Timber Ridge Elementary in 2016 and the replacement of Mount Si High School in 2019. In addition, the District has added numerous portable classrooms throughout the District during that same time frame. While two elementary schools have been opened in the last two decades, elementary school portable classrooms currently provide the equivalent capacity of two additional elementary schools, or approximately one-third of all elementary student capacity. See Section 7 for further details.

With the completion of the two most recent school additions (Timber Ridge and Mount Si) related to the District's most recent bond proposition (2015), the District has begun to consider the ongoing facility needs throughout the District. In order to reassess overall District needs and to begin to prioritize projects for potential future bond propositions, the District launched a citizen's committee to review districtwide facilities needs related to educating students (which continues to evolve in the 21st century) with consideration for future projected enrollment growth.

The goal of the committee was to develop a 20-year long-range facilities plan, with the first phase expected to reflect the six-year window of this plan. The committee recommended a rebuild and expansion of North Bend Elementary and Fall City Elementary, given projected enrollment trends, the disproportionate number of portables and the age and location of these elementaries. These expansions create capacity to serve elementary growth, while also eliminating a significant number of portable classrooms currently at those buildings. Expanding and renovating older elementary schools also saves operations and maintenance costs when compared to constructing a seventh elementary school and trying to continue to maintain aged buildings. Both elementary schools are also the District's oldest facilities, and a replacement/renovation of each alleviates ongoing and growing maintenance issues and costs associated with aging structures. Improvements to these buildings would also provide more equitable learning and support spaces that are present in other buildings and necessary to meet student educational needs.

The committee also recommended the replacement and expansion of Snoqualmie Middle School, as it similarly does not have equitable facilities and learning spaces compared to the District's other two middle schools and has a significant number of classroom doors that open to the exterior which present an ongoing safety and security concern associated with the increase of violence in public schools.

The School Board formally accepted the Citizen's Facilities Advisory Committee recommendations in 2024 and will soon begin discussions on bond planning for these projects.

See Section 6 for more details on the District's capacity planning.

Section 2. Current District "Standard of Service"
(as defined by King County Code 21A.06)

King County Code 21A.06 refers to a “standard of service” that each school district must establish 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 the 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; thus, the permanent capacity of some of the buildings housing these programs has been reduced to account for those needs. Standard of Service has been updated to incorporate anticipated class size reduction at the K-3 level but **does not** incorporate additional class size reductions for all other grades, as outlined in Initiative 1351, which was approved by voters in November 2014 but has not yet been funded by Washington State. Future updates to this plan will consider incorporating those class sizes as the state implementation of Initiative 1351 progresses.

Standard of Service for Elementary Students

- Average target class size for grades K – 2: 17 students
- Average target class size for grade 3: 17 students
- Average target class size for grades 4-5: 27 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

The District’s goal is to provide a standard of service of 17 students per classroom for kindergarten through grade 3, and 25 students per classroom in grades 4 through 5. However, the state currently funds grades 4 and 5 at 27 students per classroom.

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

- Resource rooms
- Computer rooms
- Multi Language Learners (MLL)
- Education for disadvantaged students (Title I)
- Highly Capable education
- District remediation programs
- Learning assisted programs
- Transition rooms
- Behavior and other social, emotional programming
- Mild, moderate and severe disabilities
- Preschool programs

Standard of Service for Secondary Students

- Average target class size for grades 6-8: 27 students
- Average target class size for grades 9-12: 30 students
- Average target class size for Two Rivers School: 20 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

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

- English Language Learners (ELL)
- Resource rooms (for special remedial assistance)
- Computer rooms

Room Utilization at Secondary Schools

It is not possible to achieve 100% utilization of regular teaching stations because of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during their planning periods. Based on actual utilization due to these considerations, the District uses a standard utilization rate of 83% (5 out of 6 periods) for determining middle school capacity.

Beginning in the 2019-20 school year, Mount Si High School converted to a 7-period schedule. Teachers teach 5 of those periods, resulting in an expected room utilization of only 71% (5 out of 7). As enrollment grows, we would expect a need for some teachers to share classrooms throughout the day, resulting in a slightly higher utilization rate of 75%. As a result of lower room utilization rates, the average target class size for capacity purposes for Mount Si has also been increased from 27 to 30. Adjustments to the class size and classroom utilization rates may occur in future revisions to this plan, based on revisions to the new high school schedule as it is implemented.

Section 3. Inventory and Evaluation of Current Permanent Facilities

The District's current overall capacity for the 2024-25 school year is expected to be 8,551, comprised of permanent classroom capacity of 6,524 students, and temporary classroom capacity of 2,027 students. October enrollment for the 2023-24 school year was 6,650 for purpose of the building inventory below. Districtwide, October 2023 enrollment totaled 6,836 full time equivalents ("FTE"), which includes students attending Parent Partnership Program and out-of-district placements.

Calculations of elementary, middle, and high school capacities have been made in accordance with the current standards of service. Due to changes in instructional programs, student needs (including special education) and other current uses, some changes in building level capacity have occurred at some schools. An inventory of the District's schools arranged by level, name, and current permanent capacity are summarized in the following table. In addition, a summary of overall capacity and enrollment for the next six years is discussed further in Section 7.

The physical condition of the District's facilities was evaluated by the 2023 State Study and Survey of School Facilities completed in accordance with WAC 180-25-025. As schools are modernized, the State Study and Survey of School Facilities report is updated. That report is incorporated herein by reference.

**Inventory of Permanent School Facilities and Related Program Capacity
2024-25 School Year**

| ELEMENTARY LEVEL | | | | |
|--------------------------------|--|-------------------------|-----------------------------|------------------------------|
| Facility | Address | Grade Span | Permanent Capacity * | 2023-24 Enrollment ** |
| CASCADE VIEW | 34816 SE Ridge Street Snoqualmie, Washington | K thru 5 | 495 | 523 |
| FALL CITY | 33314 SE 42nd Place Fall City, Washington | K thru 5 | 280 | 472 |
| NORTH BEND | 400 E 3rd Street North Bend, Washington | K thru 5 | 325 | 454 |
| OPSTAD | 1345 Stilson Av SE North Bend, Washington | K thru 5 | 452 | 563 |
| SNOQUALMIE | 39801 SE Park Street Snoqualmie, Washington | K thru 5 & Preschool | 261 | 430 |
| TIMBER RIDGE | 34412 SE Swenson Drive Snoqualmie, Washington | K thru 5 | 583 | 625 |
| Total Elementary School | | | 2,396 | 3,067 |
| MIDDLE SCHOOL LEVEL | | | | |
| Facility | Address | Grade Span | Permanent Capacity * | 2023-24 Enrollment ** |
| CHIEF KANIM | 32627 SE Redmond-Fall City Road Fall City, Washington | 6, 7 & 8 | 697 | 533 |
| SNOQUALMIE | 9200 Railroad Ave SE Snoqualmie, Washington | 6, 7 & 8 | 336 | 494 |
| TWIN FALLS | 46910 SE Middle Fork Road North Bend, Washington | 6, 7 & 8 | 765 | 540 |
| Total Middle School | | | 1,798 | 1,567 |
| HIGH SCHOOL LEVEL | | | | |
| Facility | Address | Grade Span | Permanent Capacity * | 2023-24 Enrollment ** |
| MOUNT SI / TWO RIVERS | 8651 Meadowbrook Way SE Snoqualmie, Washington | 9 thru 12 | 2,330 | 2,016 |
| Total High School | | | 2,330 | 2,016 |
| TOTAL DISTRICT | | | 6,524 | 6,650 |

* Does not include capacity for special programs as identified in Standards of Service section.

** Difference between enrollment (pg.14) is due to rounding, Parent Partner Program, and out-of-district placements.

Section 4. Relocatable (Portable) Classrooms

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

The District inventory includes 94 portable classrooms that provide standard capacity and special program space as outlined in Section 2. The District inventory of portables provides approximately 24% of capacity districtwide. The rebuild and expansion of Mount Si High School and the re-opening of Snoqualmie Middle schools has significantly reduced the percentage of secondary students in portable classrooms. At the elementary level, 36% of facility capacity is housed in portable classrooms, which is the equivalent of over 2 entire elementary schools. Based on projected enrollment growth and timing of anticipated permanent facilities, the District anticipates the need to acquire and/or relocate additional portables at the elementary level during the next six-year period.

As enrollment fluctuates, portables provide flexibility to accommodate immediate needs and interim housing. Because of this, new and modernized school sites are all planned to accommodate the potential of adding portables to address temporary fluctuations in enrollment. In addition, the use and need for portables will be balanced against program needs. Portables are not a solution for housing students on a permanent basis, and the District would like to continue to reduce the percentage of students that are housed in portable classrooms.

The cost of portables also varies widely based on the location, jurisdictional permitting requirements and intended use of the classrooms.

The District has an additional 10 portable classrooms in its inventory that are used for special program purposes or districtwide support services and are not available for regular classroom needs.

Two Rivers School relocated to the Mount Si High School campus in the fall of 2021. The District is currently working on facility improvements of that modular classroom facility and expects to bring that building back into available capacity in the Fall of 2025, when it will house the preschool program currently housed at Snoqualmie Elementary.

Section 5. Six-Year Enrollment Projections

The District contracts with Flo Analytics (“FLO”) to project student enrollment over the next six-years. FLO provides the District a low, middle and high-range projections that are based on historic growth trends, future housing construction plans and availability, birth rates, as well as economic and various other factors that contribute to overall population growth. Based on the mid-range projection provided in 2023 by FLO, enrollment is expected to decrease by 42 students (0.6%) over the next six years, with a decline in enrollment the 9-12 level, as the enrollment declines during COVID progress through the system. Elementary enrollment is expected to grow by 5% over the next six years with 6-8 enrollment growing 2%.

The enrollment projections shown below have been adjusted beginning in 2016 to account for the conversion of half-day kindergarten students to full-day kindergarten students, as required by Washington State House Bill 2776, which was enacted in 2010. While this change did not increase the number of students (headcount), doubling the amount of time the students are in school also doubled the number of kindergarten classrooms needed to serve that grade level.

Given enrollment variability in recent years, the District acknowledges that the demographer’s ability to project enrollment could be impacted by several variable factors in the near term including: anticipated housing growth in North Bend, continuing uncertainty regarding the impact of COVID on recent enrollment trends (and return of students to District enrollment), and recent experience of high school students opting for traditional education over the previous numbers enrolling in Running Start. A few years prior to the construction of the new Mount Si High School, the District saw a significant increase in the number of students choosing to enroll in Running Start programs. With the increased availability of dual credit and advanced placement offerings at Mount Si High School, we anticipate an increase of student retention in the 11th and 12th grades. Additional program enhancements, such as the relocation of Two Rivers onto the Mount Si High School campus, should also improve student outcomes and retention. These factors are not included in the demographer projections below but may result in higher high school enrollment at Mount Si High School over the next six years. We will continue to update enrollment projections in future updates to this plan.

Snoqualmie Valley School District No. 410
Actual Full-Time Equivalent Enrollment through 2023 and Projected Enrollment from 2024 through 2029

| GRADE: | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Enrollment Projections through 2029 | | | | | |
|----------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------------------------------|--------------|--------------|--------------|--------------|--------------|
| | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| Kindergarten ** | 257 | 245 | 267 | 241 | 548 | 508 | 548 | 603 | 402 | 546 | 491 | 492 | 499 | 504 | 514 | 528 | 543 | 557 |
| 1st Grade | 495 | 540 | 530 | 578 | 526 | 574 | 530 | 552 | 561 | 475 | 531 | 502 | 533 | 514 | 519 | 530 | 544 | 559 |
| 2nd Grade | 491 | 504 | 559 | 536 | 614 | 560 | 569 | 549 | 516 | 593 | 485 | 542 | 523 | 552 | 532 | 537 | 549 | 563 |
| 3rd Grade | 510 | 509 | 515 | 567 | 559 | 608 | 564 | 572 | 519 | 549 | 579 | 489 | 555 | 527 | 557 | 537 | 542 | 554 |
| 4th Grade | 534 | 517 | 509 | 566 | 597 | 566 | 585 | 566 | 534 | 525 | 546 | 584 | 493 | 556 | 528 | 558 | 538 | 543 |
| 5th Grade | 492 | 528 | 538 | 526 | 570 | 596 | 557 | 584 | 554 | 545 | 523 | 545 | 579 | 492 | 554 | 527 | 557 | 537 |
| K-5 Subtotal | 2,779 | 2,843 | 2,918 | 3,014 | 3,414 | 3,412 | 3,353 | 3,426 | 3,086 | 3,233 | 3,155 | 3,154 | 3,182 | 3,145 | 3,204 | 3,217 | 3,273 | 3,313 |
| 6th Grade | 504 | 472 | 514 | 570 | 529 | 580 | 582 | 574 | 581 | 548 | 538 | 520 | 550 | 585 | 497 | 559 | 532 | 562 |
| 7th Grade | 488 | 512 | 481 | 525 | 572 | 511 | 581 | 590 | 550 | 594 | 536 | 544 | 525 | 547 | 580 | 495 | 555 | 529 |
| 8th Grade | 481 | 476 | 505 | 486 | 508 | 563 | 514 | 570 | 558 | 554 | 595 | 542 | 535 | 523 | 544 | 576 | 493 | 551 |
| 6-8 Subtotal | 1,473 | 1,460 | 1,500 | 1,581 | 1,609 | 1,654 | 1,677 | 1,734 | 1,689 | 1,696 | 1,669 | 1,606 | 1,610 | 1,655 | 1,621 | 1,630 | 1,580 | 1,642 |
| 9th Grade | 467 | 477 | 489 | 525 | 475 | 510 | 567 | 523 | 571 | 581 | 565 | 617 | 537 | 539 | 527 | 549 | 582 | 497 |
| 10th Grade | 406 | 473 | 469 | 473 | 500 | 472 | 499 | 556 | 507 | 576 | 566 | 570 | 592 | 530 | 532 | 520 | 542 | 574 |
| 11th Grade | 364 | 369 | 396 | 357 | 310 | 360 | 317 | 369 | 381 | 411 | 461 | 473 | 412 | 437 | 391 | 393 | 383 | 399 |
| 12th Grade | 410 | 363 | 388 | 372 | 321 | 283 | 315 | 338 | 376 | 379 | 397 | 416 | 401 | 396 | 420 | 376 | 378 | 369 |
| 9-12 Subtotal | 1,647 | 1,682 | 1,742 | 1,727 | 1,606 | 1,625 | 1,698 | 1,786 | 1,835 | 1,947 | 1,989 | 2,076 | 1,942 | 1,902 | 1,870 | 1,838 | 1,885 | 1,839 |
| | | | | | *** | | | | | | | | | | | | | |
| K-12 TOTAL | 5,899 | 5,985 | 6,160 | 6,322 | 6,629 | 6,691 | 6,728 | 6,946 | 6,610 | 6,876 | 6,813 | 6,836 | 6,734 | 6,702 | 6,695 | 6,685 | 6,738 | 6,794 |
| | 2.3% | 1.5% | 2.9% | 2.6% | 4.9% | 0.9% | 0.6% | 3.2% | -4.8% | 4.0% | -0.9% | 0.3% | -1.5% | -0.5% | -0.1% | -0.2% | 0.8% | 0.8% |

* Enrollment Projections above reflect mid-range enrollment projections provided by Flo Analytics: January 2023.

** Kindergarteners are counted as 1/2 FTE until 2016, when kindergarten classes transitioned to full day programming.

*** The district experienced large increases in Running Start enrollment for grades 11-12 recently. It is still too early to determine if this is a trend or an anomaly based on current circumstances (construction, high school schedule, etc.) Future enrollment will continue to be monitored and projections may be adjusted in subsequent updates to the Capital Facilities Plan.

Section 6. Six-Year Planning and Construction Plan

The District plans to use the following strategies in order to address future needs districtwide:

- Planning and construction of new elementary school capacity;
- Planning and construction of new middle school capacity with a rebuilt Snoqualmie Middle School;
- Use of additional portables to provide housing of students not provided for under other strategies;
- Acquisition of land needed for expansion of transportation facility needs related to growth.

In the fall of 2014, the Board adopted a 2015 bond proposition to construct a newly expanded Mount Si High School with modernization of certain existing components, as well as a new, sixth elementary school. The bond proposition was passed by the voters in February 2015.

The expanded and modernized Mount Si High School, completed in 2021, facilitated the relocation of the freshman campus onto the main high school campus, which in turn created needed middle school capacity by converting the current Freshman Campus back to a middle school (Snoqualmie Middle School).

The 2015 voter-approved proposition also included funds to construct a new Elementary School #6. The construction of Timber Ridge Elementary, completed in 2016, provided initial capacity at all elementary schools to implement full day kindergarten, reduce K-3 class sizes and provide for enrollment growth, as all District elementary schools underwent a re-boundary process in preparation for the opening of Timber Ridge.

Despite the addition of Timber Ridge and recent additions of portable classrooms, the significant reductions in K-3 class sizes have resulted in most elementary schools operating at capacity. Future enrollment growth, when combined with reduced class sizes, will require additional future elementary school capacity. Portable classrooms may provide some short-term relief, however, many of the District's current elementary schools have reached the capacity to add more portable classrooms due to several factors, including land availability, building code restrictions, and capacity of corresponding common areas such as parking, bathrooms, specialist classrooms and building support services. For example, Snoqualmie, Fall City and North Bend Elementaries have approximately 50% of total capacity in portable classrooms. As the District has more than two elementary schools of capacity in portable classrooms, we anticipate future Elementary construction projects to include the reduction of portables within the District.

In the spring of 2020, the District launched a Citizens' Facilities Advisory Committee to begin the process of determining the appropriate solution for future elementary capacity needs, while also attempting to address the large amounts of portable classroom capacity. In 2023, the committee recommended that the highest priority projects for the District should be to rebuild and expand Fall City Elementary, North Bend Elementary and Snoqualmie Middle School.

As part of the committee work, it was determined that North Bend Elementary cannot be remodeled due to its location within the floodway, which requires that the entire building be flood proofed if improved by greater than 50% of its value. As such, any significant improvements to this building would require a new-in-lieu construction. While not in the floodway, Fall City Elementary is like North Bend Elementary in terms of being the oldest buildings in the District and having the largest relative percentage of portable classroom capacity. Rebuild and expansion projects for these two schools will add capacity for future enrollment growth, while also eliminating 29 portable classrooms from District inventory.

The committee also recommended a rebuild and expansion of Snoqualmie Middle School, via construction of a new Middle School on District property on Snoqualmie Ridge. This project would significantly improve safety and security, equity of middle school facilities, educational effectiveness of student spaces, and reduce the demand for District transportation.

Other projects recommended by the committee in future phases could include renovations at Snoqualmie Middle school to repurpose its use for district needs, and expansion/renovations of Opstad Elementary, Snoqualmie Elementary and Chief Kanim Middle Schools. Should enrollment exceed current projections, a 7th elementary school could also be considered in the future.

In 2024, the School Board officially accepted the Citizens' Facility Advisory Committee recommendations.

The 2015 bond proposition also included consideration for the construction of a separate preschool facility that will serve the growing special education needs of the District. This facility would increase the capacity at the elementary school which currently houses the preschool program and will allow for expansion of our preschool capacity in response to overall population growth. The Board has approved the remodel and expansion of the old Two Rivers facility in North Bend for this purpose. Given floodplain considerations, the District is still in the process of planning and permitting of this new facility. Once complete, the relocation of the preschool program will create some additional capacity at Snoqualmie Elementary, which is noted in the capacity projections in this plan.

The District also needs to identify additional land for an expanded transportation facility to serve enrollment growth adequately. The District's current transportation facility is inadequate for meeting future District needs. This capacity concern has been somewhat masked by recent driver staffing shortages. However, as the District hires more drivers to meet the current student population, this need will become more relevant. In planning for the 2015 bond measure, the Board considered adding a new transportation facility to the project list. While this facility was one of the higher priorities recommended for consideration when developing the 2015 bond measure, it was not included given the overall cost of the other school construction projects. In preparation for a future bond measure to fund this need, additional land must be identified to meet likely short-term needs, as well as to develop a long-term plan to develop a full-scale transportation facility that will support the future enrollment growth of the District. While the costs of this facility cannot be included in the impact fee calculation, the facility need is noted as part of the District's overall plan.

Section 7. Six-Year Classroom Capacities: Availability/Deficit Projections

The following table summarizes the permanent and portable projected capacity to serve students during the periods of this Plan.

As demonstrated in the table, the District has continuing permanent capacity needs at the elementary school level. Some of those needs were partially addressed with the opening of Timber Ridge Elementary School. However, given the conversion to full day kindergarten and reduced elementary class sizes required by 2018, combined with current enrollment growth from new development, even after opening Timber Ridge, the District faces a need to plan for additional capacity at the K-5 level. Some of those additional capacity needs may require remediation in the short-term with portable classrooms as well as the construction of a separate preschool facility that will increase the capacity at the elementary school which currently houses the preschool program and will allow for expansion of our preschool capacity in response to overall population growth. The construction of additional permanent elementary capacity will address the longer-term capacity and educational needs of students. For purposes of this plan, we anticipate North Bend Elementary school to be rebuilt and expanded by 2029, with a similar rebuild and expansion of Fall City Elementary to be completed in 2030.

With the completion and opening of MSHS, the District has provided available capacity to serve new growth at grades 9 through 12. The expansion of Mount Si High School results in significant improvements in permanent capacity at the high school and middle school levels.

The District is anticipated to have 24% of its districtwide classroom capacity in portable classrooms for the 2024-25 school year. At the elementary level, 37% of the anticipated classroom capacity is in portable classrooms. With the associated reduction of portable classrooms associated with the elementary capacity addition projects, the District would have 21% of its overall classroom capacity in portable classrooms in 2028.

The District will continue to work towards reducing the percentage of students housed in portable classrooms, while also monitoring the future elementary school needs.

PROJECTED CAPACITY TO HOUSE STUDENTS

Elementary School K-5

| PLAN YEARS: * | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|---|--------------|--------------|--------------|--------------|--------------|--------------|
| Permanent Capacity ** | 2,396 | 2,396 | 2,456 | 2,456 | 2,456 | 2,456 |
| New Construction: <i>Preschool, Elementary Capacity</i> | - | 60 | - | - | - | 325 |
| Permanent Capacity subtotal: | 2,396 | 2,456 | 2,456 | 2,456 | 2,456 | 2,781 |
| Projected Enrollment: | 3,182 | 3,145 | 3,204 | 3,217 | 3,273 | 3,313 |
| Surplus/(Deficit) of Permanent Capacity: | (786) | (689) | (748) | (761) | (817) | (532) |
| Portable Capacity Available: | 1,377 | 1,377 | 1,377 | 1,377 | 1,419 | 1,419 |
| Portable Capacity Changes (+/-): | - | - | - | 42 | - | (280) |
| Surplus/(Deficit) with Portables: | 591 | 688 | 629 | 658 | 602 | 607 |

Middle School 6-8

| PLAN YEARS: * | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|---|--------------|--------------|--------------|--------------|--------------|--------------|
| Permanent Capacity | 1,798 | 1,798 | 1,798 | 1,798 | 1,798 | 1,798 |
| | - | - | - | - | - | - |
| Permanent Capacity subtotal: | 1,798 | 1,798 | 1,798 | 1,798 | 1,798 | 1,798 |
| Projected Enrollment: | 1,610 | 1,655 | 1,621 | 1,630 | 1,580 | 1,642 |
| Surplus/(Deficit) of Permanent Capacity: | 188 | 143 | 177 | 168 | 218 | 156 |
| Portable Capacity Available: | 650 | 650 | 650 | 650 | 650 | 650 |
| Portable Capacity Changes (+/-): | - | - | - | - | - | - |
| Surplus/(Deficit) with Portables: | 838 | 793 | 827 | 818 | 868 | 806 |

High School 9-12

| PLAN YEARS: * | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|--|--------------|--------------|--------------|--------------|--------------|--------------|
| Permanent Capacity | 2,330 | 2,330 | 2,330 | 2,330 | 2,330 | 2,330 |
| | - | - | - | - | - | - |
| Total Capacity: | 2,330 | 2,330 | 2,330 | 2,330 | 2,330 | 2,330 |
| Projected Enrollment: | 1,942 | 1,902 | 1,870 | 1,838 | 1,885 | 1,839 |
| Surplus/(Deficit) Permanent Capacity: | 388 | 428 | 460 | 492 | 445 | 491 |
| Portable Capacity Available: | 0 | 0 | 0 | 0 | 0 | 0 |
| Portable Capacity Changes (+/-): | - | - | - | - | - | - |
| Surplus/(Deficit) with Portables: | 388 | 428 | 460 | 492 | 445 | 491 |

K-12 TOTAL

| PLAN YEARS: * | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|--|--------------|--------------|--------------|--------------|--------------|--------------|
| Total Permanent Capacity: | 6,524 | 6,584 | 6,584 | 6,584 | 6,584 | 6,909 |
| Total Projected Enrollment: | 6,734 | 6,702 | 6,695 | 6,685 | 6,738 | 6,794 |
| Surplus/(Deficit) Permanent Capacity: | (210) | (118) | (111) | (101) | (154) | 115 |
| Total Portable Capacity | 2,027 | 2,027 | 2,027 | 2,069 | 2,069 | 1,789 |
| Total Permanent and Portable Capacity | 8,551 | 8,611 | 8,611 | 8,653 | 8,653 | 8,698 |
| Surplus/(Deficit) with Portables: | 1,817 | 1,909 | 1,916 | 1,968 | 1,915 | 1,904 |

* Plan Years are calendar years; projected enrollment listed above represents fall enrollment of that year.

** North Bend Elementary rebuild would provide permanent capacity of 650 students compared to current permanent capacity of 325, for a net addition of 325, as well as the ability to eliminate existing portable capacity of 280.

Section 8. Impact Fees and the Finance Plan

By law, impact fees cannot be the sole source of funding new growth capacity. The school impact fee formula ensures that new development only pays for a portion of the cost of the facilities necessitated by new development. The following impact fee calculations examine the costs of housing the students generated by each new single family dwelling unit and each new multi-family dwelling unit. These are determined using student generation factors, which indicate the number of students that each dwelling produces based on recent historical data. The student generation factor is applied to the anticipated school construction costs (construction cost only, **not** total project cost), which is intended to calculate the construction cost of providing capacity to serve each new dwelling unit during the six-year period of this Plan. The formula does not require new development to contribute to the costs of providing capacity to address needs created by existing housing units.

The construction cost, as described above, is reduced by any State matching dollars anticipated to be awarded to the District, and the present value of future tax payments related to the debt service on school construction bonds. This adjusted construction cost quantifies the cost of additional capacity per new residence during the six-year period of this Plan.

In accordance with the regulations of King County and the cities of Sammamish, Snoqualmie and North Bend, the local community must share 50% of each cost per new residence. As such, the final impact fee proposed by the District to its respective municipalities for collection reflects this additional required reduction to the cost per new residence.

The impact of these factors renders impact fees charged and collected insufficient to fully fund school construction projects. Local support via bonds will constitute most of the funding required to construct new facilities.

It may be of interest to the reader, especially those in our communities, that the District qualified for State matching dollars for both the Timber Ridge Elementary and Mount Si High School projects. The amounts awarded via 'State Match' are determined at the State level and represented approximately 11% of the total expected costs of both projects - essentially covering the sales tax that school projects are required to charge on publicly funded projects. So, like impact fees, State Match dollars will typically only make minor contributions towards actual construction project costs.

The finance plan below demonstrates how the Snoqualmie Valley School District plans to finance improvements for the years 2024 through 2029. The financing components include secured funding (via the approved 2015 bond proposition) for the preschool facility but will also require additional bonds to be approved. The District currently owns undeveloped land in both Snoqualmie and North Bend, either of which could be used for additional school capacity projects. The District must also plan for additional land and facilities to meet identified transportation facility needs. Future updates to this Plan will include updated information regarding these capacity-related projects and their associated construction costs.

2024 FINANCING PLAN

| Facility: | Estimated Cost | Unsecured Source of Funds: | | | Secured Source of Funds: | | | |
|---|-----------------------------------|----------------------------|--------------|-------------|--------------------------|-------------|-------------|---------------|
| | | Bonds/Local | State Match* | Impact Fees | Bonds | State Match | Impact Fees | Other Sources |
| <i>Preschool</i> | <i>\$5,300,000</i> | \$0 | \$0 | \$150,000 | \$5,000,000 | \$0 | \$150,000 | \$0 |
| <i>Elementary School Construction</i> | <i>\$103,200,000</i> ¹ | \$96,050,000 | \$4,150,000 | \$2,000,000 | \$0 | \$0 | \$1,000,000 | \$0 |
| <i>Portable Classrooms - ES</i> | <i>\$720,000</i> | \$0 | \$0 | \$545,000 | \$0 | \$0 | \$175,000 | \$0 |
| <i>Land Acquisition/Development - Transportation Facility Expansion</i> | <i>\$8,000,000</i> | TBD | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

¹ Listed here are estimated total project costs as adjusted for cost escalation through anticipated bid year. Please note that only construction cost (not total anticipated project cost) is used in the calculation of school impact fees. Those are estimated as follows:

Added Elementary School Capacity: Estimated total project cost = 103,200,000 Estimated cost of construction = \$82,300,000

For the purposes of this Plan’s construction costs, the District is using actual costs for recent portable acquisitions, increased by an inflationary cost estimate. The estimated cost for the elementary capacity project is based off cost estimates prepared by NAC Architecture, using costs based on recent elementary construction bid awards, and estimated cost inflation through the midpoint of the planned project. Other projects’ costs have been estimated internally based on market rates and preliminary design work in progress.

The District has also updated State match availability estimates from OSPI. A district can be eligible for potential State matching funds for 1) new construction, and 2) modernization/new-in-lieu construction. Matching funds are calculated using grade level capacity grouped into two categories: grades K-8 and grades 9-12.

For K-8 facilities, the District would currently qualify for state matching funds for some new construction and modernization. Even with the equivalent of two elementary schools in portable classrooms, the District only qualifies for state match funding for approximately half of the square footage of a new elementary school. Modernization funding is specific to individual buildings. Based on the estimates provided by OSPI, the combined state matching funds for modernization and new construction would only cover between 5% and 8% of construction costs, for North Bend Elementary and Fall City Elementary, respectively.

We are hopeful that in the coming years, the State will address this obvious deficiency in the adequacy of state funding for facilities.

Appendix A: Single Family Residence Impact Fee Calculation

Site Aquisition Cost Per Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

| | Site Size | Cost / Acre | Facility Size | Student Factor | |
|------------|-----------|-------------|---------------|----------------|--------|
| Elementary | 15 | \$0 | n/a | 0.2800 | \$0.00 |
| Middle | 25 | \$0 | n/a | 0.1150 | \$0.00 |
| High | 40 | \$0 | n/a | 0.1260 | \$0.00 |
| A-----> | | | | | \$0.00 |

Permanent Facility Construction Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

| | Facility Cost | Facility Capacity | Student Factor | Footage Ratio | |
|------------|---------------|-------------------|----------------|---------------|-------------|
| Elementary | \$82,300,000 | 650 | 0.2800 | 0.8541 | \$30,279.82 |
| Middle | \$0 | 0 | 0.1150 | 0.9013 | \$0.00 |
| High | \$0 | 0 | 0.1260 | 1.0000 | \$0.00 |
| B-----> | | | | | \$30,279.82 |

Temporary Facilities Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

| | Facility Cost | Facility Capacity | Student Factor | Footage Ratio | |
|------------|---------------|-------------------|----------------|---------------|----------|
| Elementary | \$360,000 | 20 | 0.2800 | 0.1459 | \$735.34 |
| Middle | \$0 | 27 | 0.1150 | 0.0987 | \$0.00 |
| High | \$0 | 28 | 0.1260 | 0.0000 | \$0.00 |
| C-----> | | | | | \$735.34 |

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

| | CCCA | SPI Footage | District Match | Student Factor | |
|------------|----------|-------------|----------------|----------------|----------|
| Elementary | \$375.00 | 90 | 5.00% | 0.2800 | \$472.50 |
| Middle | \$375.00 | 117 | | 0.1150 | n/a |
| High | \$375.00 | 130 | n/a | 0.1260 | n/a |
| D-----> | | | | | \$472.50 |

Tax Credit Per Residence

| | |
|---------------------------------------|-------------|
| Average Residential Assessed Value | \$932,275 |
| Current Debt Service Tax Rate | \$1.3100 |
| Annual Tax Payment | \$1,221.28 |
| Bond Buyer Index Annual Interest Rate | 3.48% |
| Discount Period (Years Amortized) | 10 |
| TC-----> | \$10,167.15 |

Fee Per Residence Recap:

| | |
|---------------------------------------|--------------------|
| Site Acquisition Cost | \$0.00 |
| Permanent Facility Cost | \$30,279.82 |
| Temporary Facility Cost | \$735.34 |
| Subtotal | \$31,015.16 |
| State Match Credit | (\$472.50) |
| Tax Payment Credit | (\$10,167.15) |
| Subtotal | \$20,375.51 |
| 50% Local Share | (\$10,187.76) |
| Impact Fee, net of Local Share | \$10,187.76 |

Appendix A: Multi-Family Residence Impact Fee Calculation

Site Aquisition Cost Per Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

| | Site Size | Cost / Acre | Facility Size | Student Factor | |
|------------|-----------|-------------|---------------|----------------|--------|
| Elementary | 15 | \$0 | n/a | 0.1500 | \$0.00 |
| Middle | 25 | \$0 | n/a | 0.0480 | \$0.00 |
| High | 40 | \$0 | n/a | 0.0520 | \$0.00 |
| A-----> | | | | | \$0.00 |

Permanent Facility Construction Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

| | Facility Cost | Facility Capacity | Student Factor | Footage Ratio | |
|------------|---------------|-------------------|----------------|---------------|-------------|
| Elementary | \$82,300,000 | 650 | 0.1500 | 0.8541 | \$16,221.91 |
| Middle | \$0 | 0 | 0.0480 | 0.9013 | \$0.00 |
| High | \$0 | 0 | 0.0520 | 1.0000 | \$0.00 |
| B-----> | | | | | \$16,221.91 |

Temporary Facilities Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

| | Facility Cost | Facility Capacity | Student Factor | Footage Ratio | |
|------------|---------------|-------------------|----------------|---------------|----------|
| Elementary | \$360,000 | 20 | 0.1500 | 0.1459 | \$393.93 |
| Middle | \$0 | 27 | 0.0480 | 0.0987 | \$0.00 |
| High | \$0 | 28 | 0.0520 | 0.0000 | \$0.00 |
| C-----> | | | | | \$393.93 |

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

| | CCCA | SPI Footage | District Match % | Student Factor | |
|------------|----------|-------------|------------------|----------------|----------|
| Elementary | \$375.00 | 90 | 5.00% | 0.1500 | \$253.13 |
| Middle | \$375.00 | 117 | n/a | 0.0480 | n/a |
| High | \$375.00 | 130 | n/a | 0.0520 | n/a |
| D-----> | | | | | \$253.13 |

Tax Credit Per Residence

| | |
|---------------------------------------|------------|
| Average Residential Assessed Value | \$368,798 |
| Current Debt Service Tax Rate | \$1.3100 |
| Annual Tax Payment | \$483.13 |
| Bond Buyer Index Annual Interest Rate | 3.48% |
| Discount Period (Years Amortized) | 10 |
| TC-----> | |
| | \$4,022.01 |

Fee Per Residence Recap:

| | |
|---------------------------------------|-------------------|
| Site Acquisition Cost | \$0.00 |
| Permanent Facility Cost | \$16,221.91 |
| Temporary Facility Cost | \$393.93 |
| Subtotal | \$16,615.84 |
| State Match Credit | (\$253.13) |
| Tax Payment Credit | (\$4,022.01) |
| Subtotal | \$12,340.71 |
| 50% Local Share | (\$6,170.35) |
| Impact Fee, net of Local Share | \$6,170.35 |

Appendix B: Composite Student Generation Factors

| Single Family Dwelling Unit: | | | | | | | | |
|------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Auburn | Fife | Issaquah | Lake Wash. | Northshore | Renton | Riverview | Average: |
| Elementary | 0.269 | 0.295 | 0.342 | 0.345 | 0.324 | 0.146 | 0.239 | 0.280 |
| Middle | 0.107 | 0.129 | 0.146 | 0.155 | 0.118 | 0.046 | 0.104 | 0.115 |
| High | 0.117 | 0.115 | 0.153 | 0.148 | 0.120 | 0.089 | 0.137 | 0.126 |
| Total: | 0.493 | 0.539 | 0.641 | 0.648 | 0.562 | 0.281 | 0.480 | 0.521 |

| Multi Family Dwelling Unit: | | | | | | | | |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Auburn | Fife | Issaquah | Lake Wash. | Northshore | Renton | Riverview | Average: |
| Elementary | 0.482 | 0.084 | 0.086 | 0.030 | 0.071 | 0.146 | 0.149 | 0.150 |
| Middle | 0.131 | 0.038 | 0.040 | 0.013 | 0.027 | 0.065 | 0.025 | 0.048 |
| High | 0.146 | 0.040 | 0.033 | 0.011 | 0.034 | 0.069 | 0.033 | 0.052 |
| Total: | 0.759 | 0.162 | 0.159 | 0.054 | 0.132 | 0.280 | 0.207 | 0.250 |

Note: The above student generation rates represent unweighted averages, based on King County school districts that measure student generation rates. Average rates were used for the purpose of calculating the impact fees in Appendix A.

Ordinance No. 10162, Section R. Page 5: lines 30 thru 35 & Page 6: line 1:

“Student factors shall be based on district records on average actual student generation rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation: provided that, if such information is not available in the district, data from adjacent districts, districts with similar demographics, or county wide averages may be used.”

In 2023, the District also analyzed student generation rates within Snoqualmie Valley and found the following rates:

2022–23 District K–12 Students per Housing Unit Built 2017–2021

| Housing Type | Housing Units | K–5 Students | 6–8 Students | 9–12 Students | K–5 | 6–8 | 9–12 | K–12 Total |
|--------------------------|---------------|--------------|--------------|---------------|-------|-------|-------|------------|
| Single-family | 753 | 204 | 67 | 71 | 0.271 | 0.089 | 0.094 | 0.454 |
| Multifamily ¹ | 306 | 91 | 39 | 47 | 0.297 | 0.127 | 0.154 | 0.578 |

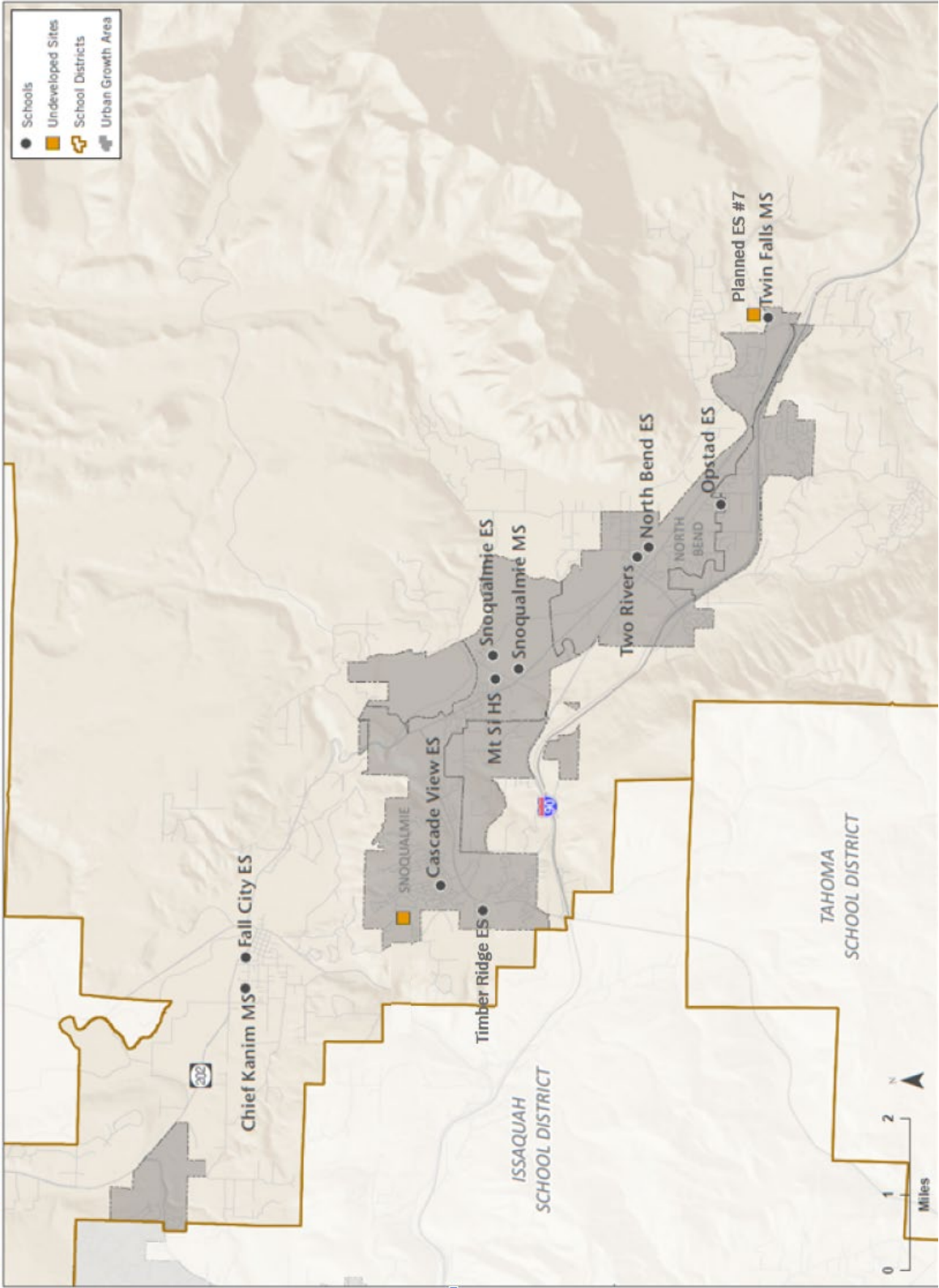
Table 1 sources: Snoqualmie Valley School District October 2022 Student Information System enrollment, King County GIS parcel areas, and King County Department of Assessments residential building, apartment complex, and condo complex data with year built 2017–2021. Analysis conducted by FLO Analytics.

1. Multifamily includes apartments, condominiums, duplexes, triplexes, 4-plexes, and townhomes.

The above multi-family rate was determined from four separate developments constructed in the measurement period. Of those, two multi-family developments had student generation rates higher than the single family rate. While one of those was an affordable housing complex, it is interesting to note that a market-rate development had nearly similar student generation. Multi-family developments can vary widely and the number of students generated depends on the nature of the developments, including affordability, number of bedrooms, and even proximity to local schools. The District has chosen to use the King County averages for the purpose of calculating the 2024 Impact Fees but will likely revisit this analysis in the next update to the CFP.

The District also notes that local cities and jurisdictions are currently updating their comprehensive plans to be able to provide housing for their proportional share of future expected housing needs in King County. Given constraints on developable land, potential changes to zoning, density and annexation might also impact the student generation outlook in future updates to the CFP, as well as capital facilities to house future additional students.

Schools and Undeveloped Sites in Snoqualmie Valley School District



Attachment F

Ordinance 19859

HIGHLINE SCHOOL DISTRICT NO. 401

CAPITAL FACILITIES PLAN

2024-2029



HIGHLINE
PUBLIC SCHOOLS

Adopted: July 10, 2024

HIGHLINE SCHOOL DISTRICT NO. 401

CAPITAL FACILITIES PLAN

2024-2029

BOARD OF DIRECTORS

Angelica Alvarez, President

Joe Van, Vice President

Azeb Hegos

Melissa Petrini

Stephanie Tidholm

SUPERINTENDENT

Dr. Ivan Duran

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For information regarding the Highline School District’s 2024-2029 Capital Facilities Plan, contact Ellie Daneshnia, Executive Director, Capital Planning and Construction, Highline School District No. 401, 17810 8th Avenue South, Building A, Burien, Washington 98148. Telephone: (206) 631-7500

SECTION ONE: INTRODUCTION

Purpose of the Capital Facilities Plan

This Six-Year Capital Facilities Plan has been prepared by the Highline School District (the “District”) as the District’s primary facility planning document, in compliance with the requirements of Washington’s Growth Management Act (the “GMA”) and King County Council Code Title 21A. The Plan was prepared using data available in the spring of 2024. The GMA outlines 13 broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Highline School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide King County (the “County”) and the cities of Burien, Des Moines, Kent, Normandy Park, SeaTac, and Tukwila with a schedule and financing program for capital improvements over the next six years (2024-2029).

The District will update this Plan annually and include any necessary changes to the impact fee schedule.

Executive Summary

Between 2010 and 2017, the District experienced steady increases in student enrollment. However, the following two years, 2018 and 2019, saw enrollment numbers decline. This decline became more pronounced with the onset of the global pandemic in 2020, leading to a significant drop in student enrollment across the district.

According to projections made in December 2023, this downward trend is expected to continue over the next five years, with enrollment gradually picking up again after 2028. This continued decline can be attributed to several factors, including smaller birth cohorts, slower regional population growth, and the presence of Charter schools in the area. Additionally, reduced rates of new home construction, particularly for affordable housing, have also played a role in the shrinking student population.

Despite these challenges, the district's long-term forecast indicates that enrollment will eventually rebound. This expected turnaround is tied to the construction of new apartments and townhomes, some of which will be designed to accommodate families with children. As the regional economy recovers and the housing market stabilizes, it's anticipated that larger birth cohorts will lead to a resurgence in student enrollment in the latter part of the decade.

The District currently serves an approximate student population of 17,069 (October 1, 2023 enrollment). The District reconfigured grade levels in the fall of 2019 and now serves grades K-5 in 18 elementary schools, grades 6-8 in five middle-level schools, and grades 9-12 in five high schools. In addition, the District has alternative programs: Big Picture (MS and HS) at the

Manhattan site; CHOICE Academy (MS and HS) at the Woodside site; Innovation Heights Academy also known as New Start (9-12) at the Southern Heights; Maritime High School at the Olympic Interim site and Highline Virtual Academy at the Southern Heights; and Puget Sound Skills Center (“PSSC”).

Over the last 20 years, the District has embarked on a major capital improvement effort to enhance its facilities to meet current educational and life-safety standards. Since 2002, the District has passed three major capital bonds: one in 2002 for approximately \$189,000,000, one in 2006 for approximately \$148,000,000, and one in 2016 for approximately \$299,850,000. The 2002 and 2006 bonds were used for the replacement of existing facilities and not to accommodate increased enrollment. The 2016 bonds facilitated a combination of improvements to/replacement of existing facilities and the provision of new capacity.

With the approved capital bond funds and reimbursements from the Office of the Superintendent of Public Instruction, the State of Washington, the Port of Seattle, the Federal Aviation Administration, and private donations for a new Raisbeck Aviation High School, the District has designed, permitted, and constructed 14 new elementary schools, 1 new middle school, 2 new high schools, renovated 3 schools as interim facilities, and renovated portions of Memorial Field and Camp Waskowitz. All this work has been completed since March 2002.

The District’s 2016 bond proposal was based on the recommendations of a Capital Facilities Advisory Committee (“CFAC”), a citizens’ committee representing every part of the District. The committee met for a year to study the District’s facilities needs, review data, such as enrollment projections and building conditions, and analyze various solutions. CFAC developed a long-term facilities plan, which includes the 2016 bond as the first phase of a four-phase plan to meet students’ needs over the next 20 years.

The 2016 bond projects included new capacity at the elementary and middle school levels to accommodate enrollment needs and the implementation of recent legislation. Specifically, the District constructed a new Des Moines Elementary to replace the existing school and increase its student capacity, added classrooms at existing elementary schools, built the new Glacier Middle School, and constructed a new Highline High School to replace the existing school and increase its student capacity. The District does not anticipate the need at this time for additional land to accommodate the new schools; however, the land will be necessary in the future to support the District’s long-range facilities plan and the Educational Strategic Plan.

CFAC provided recommendations in the Spring of 2019 regarding the second phase plan for a bond proposal. Those recommendations included rebuilding (with added capacity) Evergreen High School, Tyee High School, and Pacific Middle School, as well as several non-capacity replacements and critical need projects. The design of Tyee and Evergreen High Schools and Pacific Middle School, through 50% schematic design, was included in the 2016 Bond.

In June 2022, the District Board of Directors adopted a resolution to send a \$518,397,000 bond proposal to the voters. The voters approved the proposal in November 2022 with an overwhelming yes vote of 68.84 percent.

The 2022 bond projects include the construction of new schools to replace existing buildings at

Evergreen High School, Tyee High School, and Pacific Middle School. The 2022 bond projects all include District-wide critical capital improvements, including but not limited to (1) making emergency repairs; (2) constructing a new building to replace Transportation Building L; (3) providing sites, facilities, and spaces for virtual programs; (4) providing capital contributions for Maritime High School; (5) making roof restoration and remedial repairs; (6) acquiring and installing Sylvester Middle School Synthetic Field; (7) making exterior and interior finish improvements; and (8) making other health, safety, security, and capital improvements, all as determined necessary and advisable by the Board.

As part of the 2022 bond project coordination, Tyee High School students have attended classes at the Olympic Interim Site in Des Moines since September 2023 and are expected to remain there until the new Tyee High School opens in the fall of 2025. Maritime High School shares space with Tyee High School at the Olympic Interim Site.

Southern Heights Elementary School closed at the end of the 2021-22 school year due to shrinking enrollment. The building was in the best condition among the district's surplus sites and underwent renovations during the summer of 2023 to accommodate Innovation Heights Academy and Highline Virtual Academy programs.

Highline Virtual Elementary (HVE), which was also at the Olympic Interim Site, moved to Seahurst Elementary in September 2023. The HVE relocation was due to low enrollment and decreasing demand for elementary online options. Although HVE was designed to serve 150 students, actual enrollment is much lower than projected, making it financially unsustainable as a stand-alone school. Moreover, state restrictions on out-of-district enrollment makes recruiting additional students from outside the district infeasible. HVE teachers continued to conduct remote classes while Seahurst Elementary retained its in-person classrooms to serve neighborhood students.

This CFP identifies the District's current enrollment, the current capacity of each educational facility as well as programmed improvements, and the projected enrollment over the six-year planning period. This CFP does not recommend a schedule of impact fees for new development. However, the District intends to closely monitor enrollment patterns, and future updates to this CFP may include an impact fee recommendation where supported by projected enrollment increases and related capacity needs.

SECTION 2 – 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. 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, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables).

District educational program standards may change in the future as a result of changes in the education program, special programs class sizes, grade span configurations, and use of new technology, as well as other physical aspects of the school facilities. In addition, the District implemented reduced K-3 class sizes in the fall of 2019, which impacted school capacity and educational program standards. (The District implemented full-day kindergarten previously.) The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this CFP.

The Standard of Service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of school buildings. The special programs listed below require classroom space, thus the permanent capacity of some buildings housing these programs has been reduced.

Table 1
Class Size – Standard of Service

| <i>Grade Level</i> | <i>Average Class Size Based on Standard of Service</i> |
|---------------------------|---|
| Kindergarten | 17 |
| Grades 1 – 3 | 17 |
| Grades 4 – 5 | 27 |
| Grades 6 – 8 | 29 |
| Grades 9 – 12 | 29 |

It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using the utilization factor of available teaching stations depending on the physical characteristics of the facility and educational program needs.

Elementary School Standard of Service Models:

- Special education for students with disabilities may be provided in self-contained classrooms.
- All students are provided music instruction in a separate classroom.
- Identified students will also be provided other educational opportunities in classrooms designated as follows:
 - Resource Rooms
 - English Language Learners (ELL)
 - Education for Disadvantaged Students (Title I)
 - Learning Assisted Programs
 - Severely Behavior Disorder
 - Mild, Moderate, and Severe Disabilities
 - Institutional Kindergarten
 - Extended Daycare Programs and Preschool Programs

Secondary School Standard of Service Models

- Identified students will also be provided other educational opportunities in classrooms designated as follows:
 - Resource Rooms
 - English Language Learners (ELL)
 - Science Labs
 - Career and Vocational Rooms
 - Alternative Program Spaces

SECTION THREE: CAPITAL FACILITIES INVENTORY

This section provides an inventory of capital facilities owned and operated by the District including schools and relocatable classrooms (modular or portables). School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards. *See Section Two: Standard of Service.* A map showing the locations of District facilities is provided in Appendix A.

Schools

See *Section One* for a description of the District's schools and programs.

School capacity was determined based on the number of teaching stations (or general classrooms) within each building and the space requirements of the District's adopted current educational program and internal targets as reported to the Information and Condition of Schools (ICOS) system with the Office of the Superintendent of Public Instruction. It is this capacity calculation that is used to establish the District's baseline capacity and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 2, 3, and 4.

Relocatable Classrooms (Portables)

Relocatable classrooms (portables) are used as interim classroom space to house students until funding can be secured to construct permanent classrooms. The District currently uses 39 relocatable classrooms at various school sites throughout the District to provide additional interim general classroom capacity. A typical relocatable classroom can provide capacity for a full-size class of students. The current use of relocatable classrooms throughout the District is summarized in Table 5.

Table 2
Elementary School Level Inventory

| <i>Elementary School</i> | <i>Building Area (sq. ft.)</i> | <i>Teaching Stations*</i> | <i>Permanent Capacity**</i> |
|-----------------------------|------------------------------------|-------------------------------|---------------------------------|
| Beverly Park at Glendale ES | 58,145 | 20 | 406 |
| Bow Lake ES | 74,729 | 20 | 406 |
| Cedarhurst ES | 67,188 | 23 | 467 |
| Des Moines ES | 84,568 | 27 | 548 |
| Gregory Heights ES | 65,978 | 20 | 406 |
| Hazel Valley ES | 65,294 | 22 | 447 |
| Hilltop ES | 56,862 | 20 | 406 |
| Madrona ES | 69,240 | 17 | 345 |
| Marvista ES | 66,421 | 21 | 426 |
| McMicken Heights ES | 68,378 | 19 | 386 |
| Midway ES | 66,096 | 20 | 406 |
| Mount View ES | 67,783 | 22 | 447 |
| North Hill ES | 70,085 | 21 | 426 |
| Parkside ES | 66,990 | 22 | 447 |
| Seahurst ES | 59,967 | 19 | 386 |
| Shorewood ES | 60,326 | 20 | 406 |
| White Center ES*** | 70,854 | 28 | 568 |
| TOTAL | 1,138,904 | 361 | 7,328 |

* Teaching Station definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms.

Table 3
Middle School Level Inventory***

| <i>Middle School</i> | <i>Building Area (sq. ft.)</i> | <i>Teaching Stations*</i> | <i>Permanent Capacity**</i> |
|--|------------------------------------|---------------------------|---------------------------------|
| Cascade MS | 87,957 | 22 | 638 |
| Chinook MS | 101,433 | 22 | 638 |
| Glacier MS | 142,104 | 37 | 1073 |
| Pacific MS | 70,441 | 20 | 580 |
| Sylvester MS | 89,117 | 28 | 812 |
| Big Picture MS (<i>at Manhattan</i>) | | 4 | 116 |
| TOTAL | 491,052 | 133 | 3,857 |

* Teaching Station Definition: A space designated as a general classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms.

***Does not include alternative programs: CHOICE MS capacity *at Woodside site*.

Table 4
High School Level Inventory***

| <i>High School</i> | <i>Building Area (sq. ft.)</i> | <i>Teaching Stations*</i> | <i>Permanent Capacity**</i> |
|--|------------------------------------|-------------------------------|---------------------------------|
| Raisbeck Aviation HS | 87,934 | 14 | 406 |
| Big Picture HS (<i>at Manhattan</i>) | 29,141 | 9 | 261 |
| Evergreen HS | 161,456 | 36 | 1044 |
| Highline HS | 291,009 | 53 | 1537 |
| Mount Rainier HS | 207,159 | 55 | 1595 |
| Tyee HS | 129,017 | 17 | 493 |
| TOTALS | 905,716 | 184 | 5,336 |

* Teaching Station definition: A space designated as a general classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms.

***Does not include alternative programs: CHOICE HS capacity *at Woodside site*;

Innovation Heights Academy HS *at Salmon Creek site*; Puget Sound Skills Center; Maritime High School and Highline Virtual Academy, which are located at the Olympic Interim site currently.

Table 5
Relocatable Classrooms (Portable) Inventory

| <i>Elementary School</i> | <i>Relocatable**</i> | <i>Other***</i> | <i>Interim Capacity</i> |
|--------------------------|----------------------|-----------------|-------------------------|
| Beverly Park at Glendale | 0 | 2 | 0 |
| Bow Lake | 0 | 4 | 0 |
| Cedarhurst | 0 | 4 | 0 |
| Des Moines | 0 | 0 | 0 |
| Gregory Heights | 0 | 2 | 0 |
| Hazel Valley | 0 | 4 | 0 |
| Hilltop | 4 | 2 | 81 |
| Madrona | 0 | 2 | 0 |
| Marvista | 0 | 2 | 0 |
| McMicken Heights | 0 | 0 | 0 |
| Midway | 4 | 0 | 81 |
| Mount View | 4 | 0 | 81 |
| North Hill | 0 | 0 | 0 |
| Parkside | 0 | 0 | 0 |
| Seahurst | 0 | 4 | 0 |
| Shorewood | 2 | 2 | 41 |
| Southern Heights | 1 | 2 | 20 |
| White Center | 4 | 0 | 81 |
| TOTAL | 19 | 30 | 386 |

| <i>Middle School</i> | <i>Relocatable**</i> | <i>Other ***</i> | <i>Interim Capacity</i> |
|----------------------|----------------------|------------------|-------------------------|
| Cascade | 3 | 0 | 87 |
| Chinook | 5 | 1 | 145 |
| Glacier | 0 | 0 | 0 |
| Pacific | 4 | 0 | 116 |
| Sylvester | 4 | 0 | 116 |
| Big Picture MS | 4 | 7 | 116 |
| TOTAL | 20 | 8 | 580 |

| <i>High School</i> | <i>Relocatable**</i> | <i>Other***</i> | <i>Interim Capacity</i> |
|----------------------|----------------------|-----------------|-------------------------|
| Raisbeck Aviation HS | 0 | 0 | 0 |
| Big Picture HS | 0 | 0 | 0 |
| Evergreen HS | 0 | 4 | 0 |
| Highline HS | 0 | 0 | 0 |
| Mount Rainier HS | 0 | 0 | 0 |
| Tyee HS | 0 | 2 | 0 |
| TOTALS | 0 | 6 | 0 |

**Used for regular classroom capacity.

***The relocatable referenced under “other relocatable” is used for special pull-out programs, storage, community use, etc.

SECTION FOUR: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Generally, enrollment projections using historical calculations are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions, land use, and demographic trends in the area affect the projection. Monitoring birth rates in the County and population growth for the area are essential yearly activities in the ongoing management of the CFP. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or expedite projects in the event enrollment growth exceeds the projections.

In October 2020, the District's enrollment was 17,745 (headcount). By October 2021, headcount enrollment declined by 269 students to 17,476 and declined further in October 2023 to 17,069. This decline reflects the trend in other King County school districts and also, with regard to the District, includes lower kindergarten enrollment than expected as some parents decided to wait through the pandemic prior to enrolling students in school. Like other school districts, the global pandemic impacted enrollment. New housing growth also slowed in the District after the completion of several major projects. Some, but not all, of the enrollment decline was previously projected.

With the assistance of a professional demographer, the District has developed its own methodology for forecasting future enrollments. This methodology, a modified cohort survival method, considers a variety of factors to evaluate the potential student population growth for the years 2024 through 2033. These factors include projected births, projected growth in the K-12 population, and a model that considers growth in population and housing within the District's boundaries. The methodology also considers the impacts on enrollment related to charter school enrollment within the District's boundaries with certain assumptions related to recent trends. Therefore, the methodology and the resulting projections are considered conservative.

From 2010 to 2016, enrollment in the Highline School District increased by 5.2%, but it has been declining since then. This trend has led to the District's share of the County population dropping from 6.4% in 2010 to 6.0% in 2023. The Puget Sound Regional Council projects that the District's population will grow at about the same rate as the overall county, approximately one percent per year. Projections from December 2023 indicate that K-12 enrollment will continue to decline over the next five years, with a slow recovery anticipated after 2028. The decline is attributed to smaller birth cohorts, slower regional population growth, the influence of charter schools, and reduced new home construction, particularly for affordable housing.

Using the modified cohort survival projections, the District expects a total enrollment of 16,651 students in 2029 and a total enrollment of 17,268 by 2033. *See Appendix B.* The District will closely monitor enrollment and make adjustments as necessary. Future updates to this CFP will identify any adjustments or changes.

Table 6
Projected Student Enrollment
2023-2029

| <i>Projection</i> | <i>2023*</i> | <i>2024</i> | <i>2025</i> | <i>2026</i> | <i>2027</i> | <i>2028</i> | <i>2029</i> | <i>Actual Change</i> | <i>Percent Change</i> |
|-------------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------------|-----------------------|
| | 17,069 | 16,922 | 16,705 | 16,482 | 16,394 | 16,469 | 16,651 | (418) | -2.45 % |

*Actual October 2023 enrollment.

SECTION FIVE: CAPITAL FACILITIES PROJECTIONS FOR FUTURE NEEDS

Projected future capacity needs, shown in Table 7, are derived by applying the projected number of students to the projected permanent capacity. It is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore, the interim capacity provided by relocatable classrooms is not included in this analysis. The District will utilize relocatable classrooms as necessary to address interim capacity needs. Information on relocatable classrooms by grade level and interim capacity can be found in Table 5. Information on planned construction projects can be found in the Financing Plan, Table 8.

Table 7
Projected Student Capacity – 2023 through 2029

| Elementary School Facilities | Actual Oct 2023 FTE | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|-------------------------------------|----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Permanent Capacity | 7,328 | 7,328 | 7,328 | 7,328 | 7,328 | 7,328 | 7,328 |
| Capacity Additions | | | | | | | |
| Total Permanent Capacity | 7,328 | 7,328 | 7,328 | 7,328 | 7,328 | 7,328 | 7,328 |
| Projected Enrolment | 7,627 | 7,479 | 7,484 | 7,558 | 7,588 | 7,608 | 7,618 |
| Permanent Capacity Surplus(deficit) | -298.7 | -150.7 | -155.7 | -229.7 | -259.7 | 279.7 | -289.7 |

| Middle School Facilities | Actual Oct 2023 FTE | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|-------------------------------------|----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Permanent Capacity | 3,857 | 3,857 | 3,857 | 3,857 | 3,857 | 3,857 | 4,227 |
| Capacity Additions | | | | | | 370 | |
| Total Permanent Capacity | 3,857 | 3,857 | 3,857 | 3,857 | 3,857 | 4,227 | 4,227 |
| Projected Enrolment | 3,457 | 3,491 | 3,511 | 3,507 | 3,499 | 3,558 | 3,676 |
| Permanent Capacity Surplus(deficit) | 400 | 366 | 346 | 350 | 358 | 669 | 551 |

Pacific Middle School will be replaced with added capacity for a total capacity of 950.

| High School Facilities | Actual Oct 2023 FTE | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|-------------------------------------|----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Permanent Capacity | 5336 | 5,336 | 5,336 | 5,336 | 6,199 | 6,199 | 6,199 |
| Capacity Additions | | | | 863 | | | |
| Total Permanent Capacity | 5,336 | 5,336 | 5,336 | 6,199 | 6,199 | 6,199 | 6,199 |
| Projected Enrolment | 5,985 | 5,951 | 5,710 | 5,417 | 5,308 | 5,304 | 5,357 |
| Permanent Capacity Surplus(deficit) | -649 | -615 | -374 | 782 | 891 | 895 | 842 |

Tyee High School will be replaced with added capacity for a total capacity of 1200.

Evergreen High School will be replaced with added capacity for a total capacity of 1200.

SECTION SIX: FINANCING PLAN

Planned Improvements

The Finance Plan includes the 2022 Bond projects, with some preplanning costs funded by the 2016 Bond.

Under the 2016 bond, the District: (1) added the new Des Moines Elementary School, (2) constructed new elementary school classrooms at various sites, and (3) constructed a the New Glacier Middle School on land owned by the District. These projects accommodated recent growth within the District. The 2016 Bond also funded “non-capacity” capital needs at existing schools including the replacement of Highline High School and safety/security improvements at various schools.

The 2022 Bond funds the replacement of both Evergreen and Tyee High Schools, as well as the replacement of Pacific Middle School. The bond also includes District-wide critical capital needs improvements including, but not limited to (1) making emergency repairs; (2) constructing a new building to replace Transportation Building L; (3) providing sites, facilities, and spaces for virtual programs; (4) providing capital contributions for Maritime High School; (5) making roof restoration and remedial repairs; (6) acquiring and installing Sylvester Middle School Synthetic Field; (7) making exterior and interior finish improvements; and (8) making other health, safety, security, and capital improvements, all as determined necessary and advisable by the Board.

Financing for Planned Improvements

Funding for planned improvements is typically secured from several sources including voter-approved bonds, State match funds, and impact fees.

General Obligation Bonds: Bonds are typically used to fund the construction of new schools and other capital improvement projects and require a 60% voter approval. The District’s voters in November 2022 approved by 68.84% a \$518 million school construction bond, which included funding for completion planning and construction of the Pacific Middle School, Evergreen High School, and Tyee High School projects. The 2022 Bond also includes funding for District-wide critical capital improvements determined necessary and advisable by the Board.

State School Construction Assistance Program Funds: State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds, or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance Program (SCAP) funds for specific capital projects based on a prioritization system. The District anticipates receiving \$32 million in SCAP funding for the Evergreen High School and Tyee High School projects.

Impact Fees: Impact fees are a means of supplementing traditional funding sources for the construction of public facilities needed to accommodate new development. *See Section 7 School Impact Fees.*

Other Funding: The District received funding toward school construction from the Port of Seattle/Federal Aviation Administration for Highline High School and Des Moines Elementary School replacement projects and will receive funding for the Pacific Middle School replacement project.

The Six-Year Financing Plan shown in Table 8 demonstrates how the District intends to fund new construction capacity and improvements to school facilities for the years 2024-2029. The financing components include current and future planned bond funding, SCAP funds, and Port/FAA funds.

Table 8
Capital Facilities Financing Plan
(Costs in Millions)

| Project | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total Cost | Bonds/ Local Funds | State Funds | Impact Fees | Port/FAA |
|---------------------------------|-------|-------|-------|------|------|------|------|------------|--------------------|-------------|-------------|----------|
| High Schools | | | | | | | | | | | | |
| Evergreen High School | 29 | 100 | 79 | 4 | 0.34 | | | 212.34 | X | X | | |
| Tyee High School | 21 | 99 | 66 | 2.3 | | | | 188.3 | X | X | | |
| Middle Schools | | | | | | | | | | | | |
| Pacific Middle School | 8.3 | 18.2 | 61.53 | 38.2 | 9.9 | | | 136.13 | X | | | X |
| Various Sites | | | | | | | | | | | | |
| Transportation Building L | 0.375 | 4.4 | | | | | | 4.775 | X | | | |
| Virtual Academy | 0.73 | 0.7 | | | | | | 1.43 | X | | | |
| Roof Restoration | 3.2 | 1.2 | 0.68 | | | | | 5.08 | X | | | |
| Sylvester MS Fields and Fencing | 3 | 0.32 | | | | | | 3.32 | X | | | |
| Critical Needs | 1.5 | 2.2 | 3.5 | 0.75 | | | | 7.95 | | | | |
| Valley view | 0.1 | 3 | 0.7 | | | | | 3.8 | | | | |
| Maritime | | 0.029 | 2.37 | | | | | 2.399 | X | | | |

SECTION SEVEN: SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

To be eligible to collect school impact fees for new capacity projects, a district must demonstrate expected grade level enrollment growth over the six-year planning period and a related need for new capacity. As discussed in Section 4 above, after several years of increasing enrollment the District’s recent enrollment has declined and current enrollment projections show no additional need for growth related projects over the six-year planning period. The District plans to monitor actual enrollment in future years and will include updated information in future updates to this CFP.

When the District is eligible for impact fees to fund growth-related capacity needs, impact fees are calculated utilizing the formula in the King County Code. The resulting figures are based on the District’s cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable classrooms (portables). As required under the GMA, credits are applied in the formula to account for State Match Funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit.

When impact fees are calculated, the District’s cost per dwelling unit is derived by multiplying the cost per student by the applicable student generation rate per dwelling unit. The student generation rate is the average number of students generated by each housing type; in this case, single family dwellings and multi-family dwellings. Where applicable, the District uses a student generation rate data based on actual permit data from local jurisdictions. *See Appendix C.*

When fees are calculated, the District applies a 50% discount rate required by the King County School Impact Fee Ordinance to the fee calculated using the variables and formula described above.

King County and the City of Kent currently have adopted school impact fee ordinances and collect school impact fees on behalf of the District when requested. The District has asked the other cities that it serves to consider adoption of a school impact fee ordinance. These requests are necessary as the District anticipates once again establishing eligibility to request school impact fees in the future.

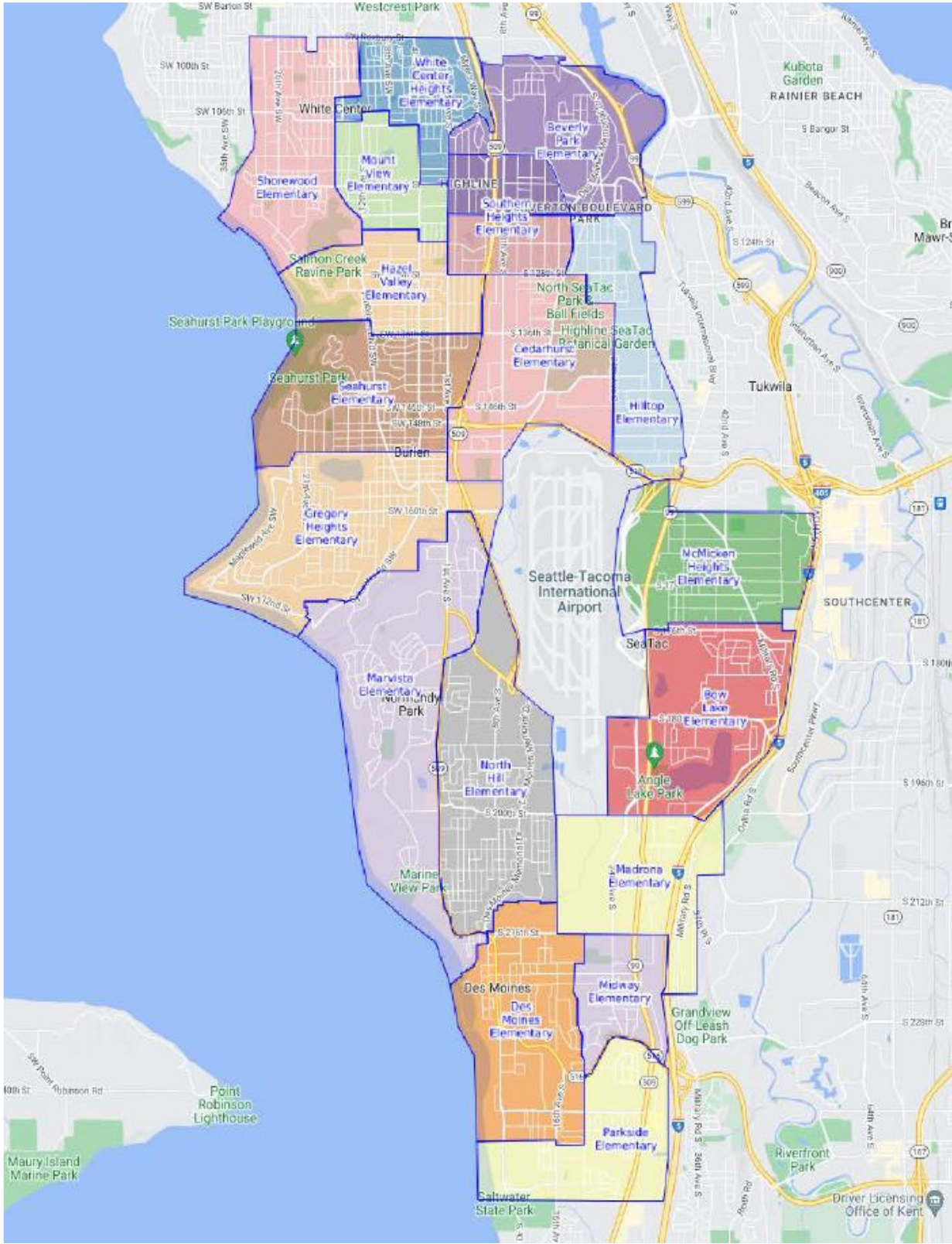
***Table 9
School Impact Fees
2025***

| <i>Housing Type</i> | <i>Impact Fee Per Dwelling Unit</i> |
|---------------------|-------------------------------------|
| Single Family | N/A |
| Multi-Family | N/A |

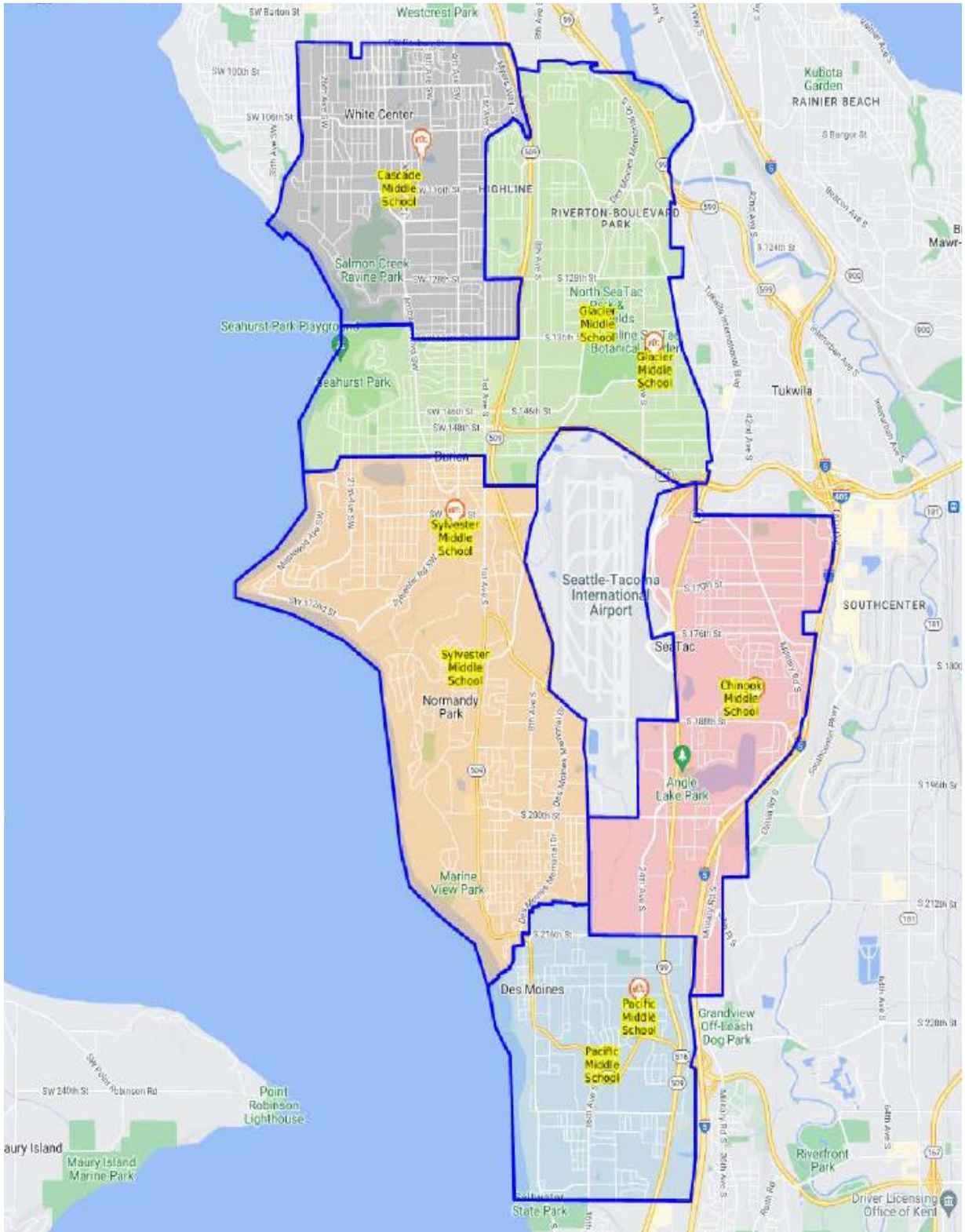
APPENDIX A

***DISTRICT
ATTENDANCE
BOUNDARY
MAPS***

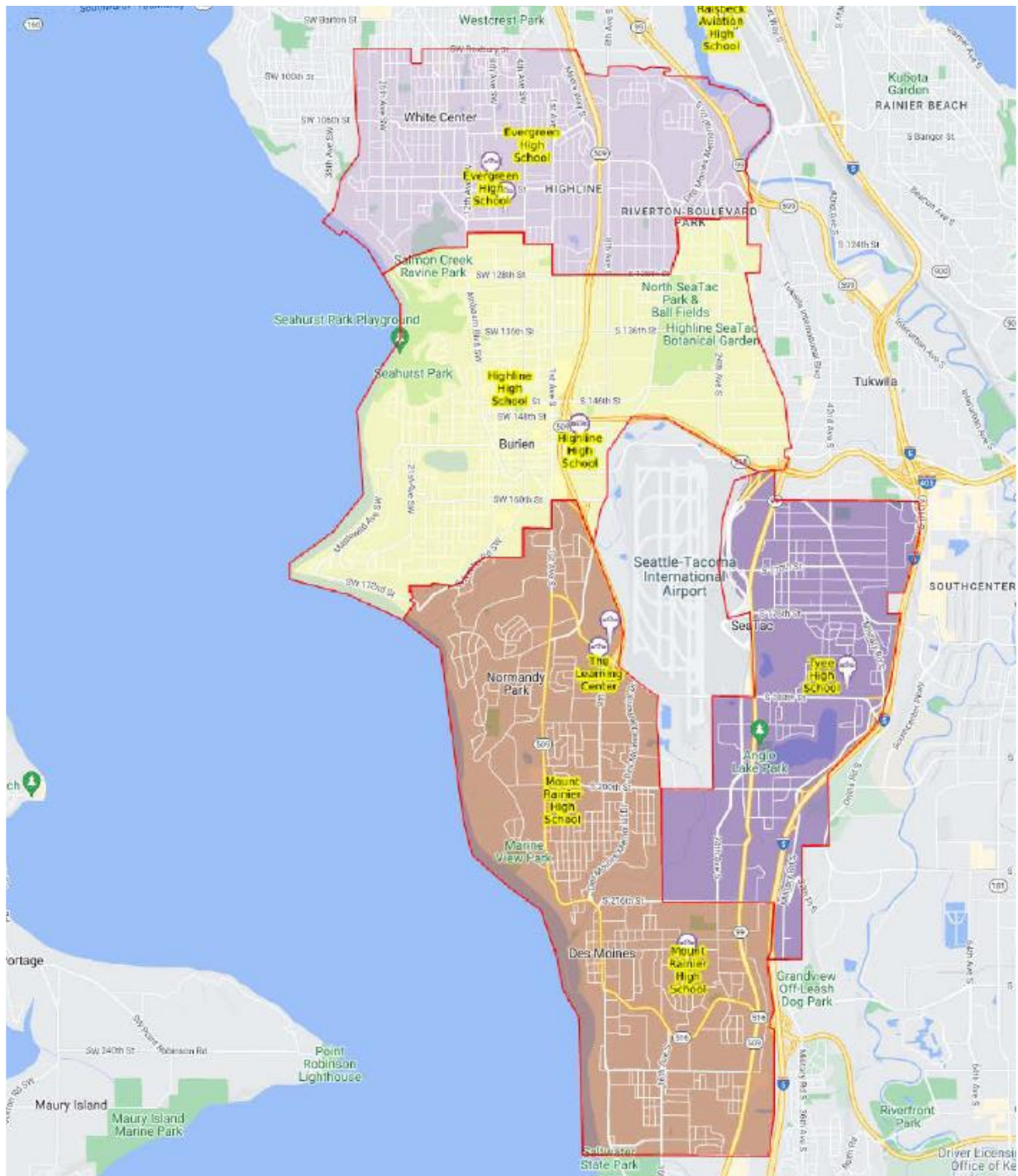
ELEMENTARY SCHOOL ATTENDANCE BOUNDARIES (2024)



MIDDLE SCHOOL ATTENDANCE BOUNDARIES (2024)



HIGH SCHOOL ATTENDANCE BOUNDARIES (2024)



| | Name of School | Address | Year built |
|-------------------|-----------------------------|--|-------------------------------------|
| Elementary school | Beverly Park at Glendale ES | 1201 S 104th St, Seattle, WA 98168 | 1963 |
| | Bow Lake ES | 18237 42nd Ave S, Seattle, WA 98188 | 2007 |
| | Cedarhurst ES | 11 S 132nd St, Burien, WA 98168 | 2008 |
| | Des Moines ES | 23801 16th Ave S, Des Moines, WA 98198 | 2020 |
| | Gregory Heights ES | 16201 16th Ave SW, Burien, WA 98166 | 2004 |
| | Hazel Valley ES | 402 SW 132nd St, Burien, WA 98146 | 2004 |
| | Hilltop ES | 12250 24th Ave S, Seattle, WA 98168 | 1957 |
| | Madrona ES | 20301 32nd Ave S, SeaTac, WA 98198 | 2004 |
| | Marvista ES | 19800 Marine View Dr SW, Normandy Park, WA 98166 | 2009 |
| | McMicken Heights ES | 3708 S 168th St, SeaTac, WA 98188 | 2011 |
| | Midway ES | 22447 24th Ave S, Des Moines, WA 98198 | 2008 |
| | Mount View ES | 10811 12th Ave SW, Seattle, WA 98146 | 2005 |
| | North Hill ES | 19835 8th Ave S, Des Moines, WA 98148 | 2005 |
| | Parkside ES | 2104 S 247th St, Des Moines, WA 98198 | 2010 |
| | Seahurst ES | 14603 14th Ave SW, Burien, WA 98166 | 1992 |
| | Shorewood ES | 2725 SW 116th St, Burien, WA 98146 | 2008 |
| | Middle School | Southern Heights ES^ | 11249 14th Ave S, Seattle, WA 98168 |
| White Center ES | | 10015 6th Ave SW, Seattle, WA 98146 | 2004 |
| Cascade MS | | 11212 10th Ave SW, Seattle, WA 98146 | 1957 |
| Chinook MS | | 18650 42nd Ave S, Seatac, WA 98188 | 1956 |
| Glacier MS | | 2450 S 142nd St, Seatac, WA 98168 | 2020 |
| Pacific MS | | 22705 24th Ave S, Des Moines, WA 98198 | 1959 |
| Sylvester MS | | 16222 Sylvester Rd SW, Burien, WA 98166 | 1953 |
| High School | Big Picture MS | 440 S 186th St, Burien, WA 98148 | 1960 |
| | Raisbeck Aviation HS | 9229 E Marginal Way S, Tukwila, WA 98108 | 2012 |
| | Big Picture HS | 440 S 186th St, Burien, WA 98148 | 1960 |
| | Evergreen HS | 830 SW 116th St, Seattle, WA 98146 | 1955 |
| | Highline HS | 225 S 152nd St, Burien, WA 98148 | 2021 |
| | Mount Rainier HS | 22450 19th Ave S, Des Moines, WA | 2007 |
| | Tyee HS | 4424 S 188th St, Seatac, WA 98188 | 1962 |
| Other Sites | New Star/Salmon Creek | 614 SW 120th St, Burien, WA 98146 | 1955 |
| | Olympic Interim site | 615 South 200th Street, Des Moines | 1954/2019 |
| | Puget Sound High School | 18010 8th Ave S, Burien, WA 98148 | 1972/2019 |
| | Valley View Early Learning | 17622 46th Ave S, Seatac, WA 98188 | 1968 |
| | Choice Academy | 18367 8th Ave S, Des Moines, WA 98148 | 1958 |

APPENDIX B

POPULATION AND ENROLLMENT DATA

Highline Enrollment Projection

| Births | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|---------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| King County | 25,190 | 25,057 | 24,514 | 24,630 | 25,032 | 24,910 | 25,348 | 25,487 | 26,011 | 25,273 | 24,337 |
| K Enroll as % | 6.72% | 6.46% | 6.34% | 6.16% | 5.96% | 5.85% | 5.44% | 4.88% | 4.89% | 5.03% | 5.14% |

| | Oct13 | Oct14 | Oct15 | Oct16 | Oct17 | Oct18 | Oct19 | Oct20 | Oct21 | Oct22 | Oct23 |
|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| K | 1694 | 1618 | 1553 | 1516 | 1492 | 1456 | 1378 | 1244 | 1271 | 1271 | 1252 |
| 1 | 1564 | 1723 | 1643 | 1515 | 1518 | 1447 | 1478 | 1380 | 1250 | 1319 | 1290 |
| 2 | 1491 | 1594 | 1683 | 1622 | 1506 | 1449 | 1429 | 1435 | 1309 | 1239 | 1290 |
| 3 | 1429 | 1498 | 1580 | 1676 | 1583 | 1455 | 1419 | 1364 | 1405 | 1294 | 1238 |
| 4 | 1385 | 1436 | 1490 | 1540 | 1630 | 1548 | 1389 | 1393 | 1331 | 1375 | 1252 |
| 5 | 1319 | 1391 | 1369 | 1439 | 1464 | 1525 | 1501 | 1319 | 1288 | 1261 | 1305 |
| 6 | 1420 | 1307 | 1262 | 1363 | 1390 | 1384 | 1409 | 1406 | 1205 | 1190 | 1183 |
| 7 | 1241 | 1369 | 1271 | 1234 | 1289 | 1270 | 1331 | 1405 | 1359 | 1179 | 1114 |
| 8 | 1319 | 1270 | 1377 | 1284 | 1253 | 1247 | 1285 | 1301 | 1367 | 1319 | 1160 |
| 9 | 1665 | 1643 | 1604 | 1457 | 1337 | 1332 | 1384 | 1368 | 1438 | 1551 | 1462 |
| 10 | 1456 | 1510 | 1510 | 1420 | 1445 | 1318 | 1309 | 1394 | 1361 | 1474 | 1550 |
| 11 | 1408 | 1446 | 1356 | 1527 | 1375 | 1412 | 1361 | 1307 | 1408 | 1368 | 1505 |
| 12 | 1506 | 1517 | 1360 | 1594 | 1501 | 1430 | 1516 | 1429 | 1484 | 1501 | 1468 |
| Total | 18,897 | 19,322 | 19,058 | 19,187 | 18,783 | 18,273 | 18,189 | 17,745 | 17,476 | 17,341 | 17,069 |

Preferred Forecast

| Actual Births | Projected Births | | | | | | | | | |
|---------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
| King County | 24,090 | 23,686 | 23,428 | 23,012 | 23,003 | 23,154 | 23,440 | 23,582 | 23,432 | 24,108 |
| K Enroll as % | 5.17% | 5.19% | 5.25% | 5.30% | 5.32% | 5.32% | 5.37% | 5.37% | 5.37% | 5.37% |

| | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| K | 1245 | 1230 | 1229 | 1219 | 1224 | 1232 | 1259 | 1267 | 1259 | 1295 |
| 1 | 1274 | 1267 | 1252 | 1257 | 1247 | 1252 | 1266 | 1294 | 1302 | 1294 |
| 2 | 1271 | 1270 | 1276 | 1267 | 1271 | 1261 | 1264 | 1278 | 1307 | 1315 |
| 3 | 1279 | 1275 | 1287 | 1299 | 1289 | 1294 | 1281 | 1284 | 1299 | 1327 |
| 4 | 1213 | 1267 | 1276 | 1294 | 1306 | 1297 | 1299 | 1286 | 1289 | 1304 |
| 5 | 1198 | 1174 | 1239 | 1253 | 1271 | 1283 | 1271 | 1273 | 1260 | 1263 |
| 6 | 1241 | 1153 | 1141 | 1210 | 1224 | 1242 | 1251 | 1239 | 1241 | 1229 |
| 7 | 1138 | 1208 | 1133 | 1127 | 1195 | 1209 | 1224 | 1233 | 1222 | 1224 |
| 8 | 1112 | 1149 | 1233 | 1162 | 1138 | 1225 | 1233 | 1248 | 1257 | 1246 |
| 9 | 1288 | 1235 | 1270 | 1369 | 1290 | 1270 | 1374 | 1383 | 1400 | 1410 |
| 10 | 1460 | 1288 | 1229 | 1271 | 1369 | 1296 | 1283 | 1388 | 1397 | 1414 |
| 11 | 1568 | 1480 | 1306 | 1246 | 1288 | 1388 | 1314 | 1301 | 1407 | 1416 |
| 12 | 1636 | 1707 | 1611 | 1422 | 1357 | 1402 | 1511 | 1431 | 1416 | 1532 |
| Total | 16,922 | 16,705 | 16,482 | 16,394 | 16,469 | 16,651 | 16,830 | 16,905 | 17,055 | 17,268 |

| | | | | | | | | | | | | | | | | | | | | | |
|----------|------|------|-------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------|------|------|------|------|------|
| Change | 413 | 425 | -264 | 129 | -404 | -510 | -84 | -444 | -269 | -135 | -272 | -147 | -217 | -224 | -88 | 75 | 182 | 179 | 75 | 150 | 213 |
| % Change | 2.2% | 2.2% | -1.4% | 0.7% | -2.1% | -2.7% | -0.5% | -2.4% | -1.5% | -0.8% | -1.6% | -0.9% | -1.3% | -1.3% | -0.5% | 0.5% | 1.1% | 1.1% | 0.4% | 0.9% | 1.2% |

Totals by Level

| | | | | | | | | | | | | | | | | | | | | | |
|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| K-5 | 8,862 | 9,260 | 9,318 | 9,308 | 9,193 | 8,880 | 8,594 | 8,135 | 7,854 | 7,759 | 7,627 | 7,479 | 7,484 | 7,558 | 7,588 | 7,608 | 7,618 | 7,640 | 7,663 | 7,715 | 7,798 |
| 6-8 | 3,980 | 3,946 | 3,910 | 3,881 | 3,932 | 3,901 | 4,025 | 4,112 | 3,931 | 3,688 | 3,457 | 3,491 | 3,511 | 3,507 | 3,499 | 3,558 | 3,676 | 3,708 | 3,720 | 3,720 | 3,699 |
| 9-12 | 6,035 | 6,116 | 5,830 | 5,988 | 5,658 | 5,482 | 5,570 | 5,498 | 5,691 | 5,894 | 5,985 | 5,951 | 5,710 | 5,417 | 5,308 | 5,304 | 5,357 | 5,482 | 5,502 | 5,619 | 5,772 |

APPENDIX C

STUDENT GENERATION RATE DATA

The District did not prepare updated student generation rate data for the 2023 Capital Facilities Plan as the District is not requesting the collection of school impact fees. Future CFP updates may include updated student generation rates to support impact fee calculations.

Attachment G

Ordinance 19859

Six-Year Capital Facilities Plan 2024 - 2029



[Redmond Middle School Addition](#)

Board Adopted: June 24, 2024

Lake Washington School District #414

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

Lake Washington School District #414

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

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SUPERINTENDENT

Dr. Jon Holmen

**Lake Washington School District's
Six-Year Capital Facilities Plan
2024-2029**

**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 2024.

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 39,243. The total net available capacity is 34,451 including net permanent capacity of 30,655 and 3,796 in relocatables. Student headcount enrollment related to this capacity as of October 1, 2023 was 29,942. Total enrollment which includes Skill center and contractual students was 30,605 (Table 1).

Pre-pandemic, the Lake Washington School District has 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 495 students or 1.6% over 4 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 2024 to 2029 K-12 enrollment is projected to decrease by 1,320 students to a total of 29,285.

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 Project 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 Projects Levy measure. This measure 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
- Rebuild and enlarge Rockwell Elementary School
- Additional high school capacity – eastside area
- Additional high school capacity – westside area
- 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. 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 remodel or rebuild and enlarge Emerson High School to provide the additional high school capacity on the westside of the District.

The finance plan shown on *Table 6* demonstrates how the Lake Washington School District plans to finance improvements for the years 2024 through 2029. The financing components include secured and unsecured funding.

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

Six-Year Enrollment Projection

The district developed long-term enrollment projections to assess facility capacity needs. Based on these projections the district expects enrollment to decrease by 1,320 students from the 2024 school year through 2029.

The district experienced an actual enrollment gain of 183 students in 2023. A six-year enrollment projection, as required for this plan, is shown in *Table 1*. During the six-year window from 2024 to 2029, K-12 enrollment is projected to decrease by 1,320 students resulting in a 4.3% decrease over the current student population.

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

King County live birth data is used to predict future kindergarten enrollment. Actual King County live births through 2022 are used to project kindergarten enrollment through the 2027-2028 school year. After 2028, the number of live births is based on King County projections. Historical data is used to estimate the future number of kindergarten students that will generate from county 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 70 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 2024 district wide statistics show that each new single-family home currently generates a 0.345 elementary student, 0.155 middle school student, and 0.148 senior high student, for a total of .648 school-age child per single family home (see *Appendix B*). New multi-family housing units generate an average of 0.030 elementary student, 0.013 middle school student, and 0.011 senior high student for a total of 0.055 school age child per multi-family home (see *Appendix C*). 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 a large uptick in enrollment depending upon future land used 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.

The district’s standard of service, for capital planning purposes, and the projects identified in this plan, include space needed to serve students in All Day Kindergarten. Beginning in the 2016-2017 school year, the State funded All Day Kindergarten for all students.

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:

- Special Education for students with disabilities which may be served in a self-contained classroom
- 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)
- Gifted education (pull-out Quest programs)
- 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 2024, the district has total classrooms of 1,629, including 1,467 permanent classrooms and 162 relocatable classrooms (see *Appendix A-1*). These classrooms represent a theoretical capacity to serve 39,243 if all classrooms were only used as general classroom spaces. However, the district's standard of service provides for the use of classrooms for special programs, such as Special Education, Multilingual Learners and Safety Net programs. These programs serve students at much lower student to teacher ratios than general education classrooms or serve the same students for a portion of the day when they are pulled out of the regular classroom.

As a result, the net capacity of these school buildings is adjusted. A total of 214 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 34,451 students. This includes 3,796 in relocatable (portable) capacity and 30,665 in permanent capacity of which 240 is for self-contained program capacity.

Enrollment in 2023 was 30,605 and is expected to decrease to 29,285 in 2029 (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.

V. Six-Year Planning and Construction Plan

Enrollment projections are shown in *Table 5*, student enrollment is anticipated to reach 29,285 by 2029. The district current inventory of existing net permanent capacity is 30,665. While enrollment 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 functioning, 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

Construction of New Schools/Additions/Rebuilding and Enlarging

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 |

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

In February 2022, voters approved step one in the **Building Excellence Plan**, a six-year-year Capital Projects Levy measure. This measure 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 | 300 |
| Acquisition of property | TBD | TBD | |

The Facility Advisory Committee recommended construction projects to be built through 2030. The Superintendent and School Board considered these recommendations and developed a Building Excellence Plan for construction needs through 2030. The following are projects from Phase II of the plan to be built within the six-year planning timeline although funding still needs to be secured.

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

| Project | Location | Added Capacity |
|---|-------------|----------------|
| Rebuild and Enlarge Alcott ES | King County | 207 |
| Rebuild and Enlarge Kamiakin MS | Kirkland | 330 |
| Upgrade and Modernize the Fieldhouse and Community Pool at Juanita HS | Kirkland | NA |
| Rebuild and Enlarge Smith ES | Sammamish | 253 |
| Rebuild and Enlarge Evergreen MS | King County | 79 |

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 and “Lot 11” which is located immediately adjacent to the Resource 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 and any just compensation agreed to or determined in the condemnation action. 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 14,170 students at the elementary level 7,509 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 2,309 students in 2029. 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 continues 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 within the six-year planning period.

The finance plan shown on *Table 6* demonstrates how the Lake Washington School District plans to finance improvements for the years 2024 through 2029. The financing components include secured and unsecured funding. This plan is based on current and future project approval, securing state construction assistance, and collection of impact fees under the state's Growth Management Act.

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

Calculations of Capacities for
 Lake Washington School District Elementary, Middle, and High Schools Capital Facilities Plan 2024-2029

| | TOTAL ALL CLASSROOMS | | | | | | |
|---|----------------------|-------------|--------------|------------------|-----------------------------|-------------------------------|---------------|
| | Number of Classrooms | | | Capacity | | | |
| Elementary Schools | Permanent | Relocatable | Total | | Permanent | Relocatable | Total |
| | | | | | 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 Schools | Permanent | Relocatable | Total | Capacity Percent | Permanent (30 x Capacity %) | Relocatable (30 x Capacity %) | Total |
| ENVIRONMENTAL**** | 5 | 0 | 5 | 83% | 125 | 0 | 125 |
| EVERGREEN | 38 | 13 | 51 | 83% | 946 | 324 | 1,270 |
| FINN HILL**** | 28 | 0 | 28 | 83% | 697 | 0 | 697 |
| 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**** | 28 | 2 | 30 | 83% | 697 | 50 | 747 |
| NORTHSTAR | 4 | 0 | 4 | 70% | 84 | 0 | 84 |
| REDMOND**** | 37 | 7 | 44 | 83% | 921 | 174 | 1,095 |
| 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 | 332 | 37 | 369 | | 8,119 | 894 | 9,013 |
| | | | | | | | |
| | Number of Classrooms | | | Capacity | | | |
| Senior High Schools | Permanent | Relocatable | Total | Capacity Percent | Permanent (32 x Capacity %) | Relocatable (32 x Capacity %) | Total |
| 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 | 1,467 | 162 | 1,629 | | 35,447 | 3,796 | 39,243 |
| | | | | | | | |
| 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% | | | | | | | |

| | Permanent Classrooms | SPECIAL PROGRAM CLASSROOMS USED | | | | | | | Number of Classrooms | | NET AVAILABLE CAPACITY | | | | ENROLLMENT Oct 2023 |
|----------------------------|---|---------------------------------|----------------|-----------|------------|-------------|-----------|----------------|--------------------------|------------------------|--------------------------|--------------------------|----------------------|---------------|------------------------|
| | | Number of Classrooms | | | | | | | Net Permanent Classrooms | Relocatable Classrooms | Net Permanent Classrooms | Self Contained Classroom | Relocatable Capacity | Total | |
| | | Self Cont. | Resource Rooms | ELL Rooms | Pre-School | Music Rooms | Arts/Sci | Pull-out Quest | | | | | | | |
| Elementary Schools | | | | | | | | | Net Permanent Classrooms | Relocatable Classrooms | Net Permanent Classrooms | Self Contained Classroom | Relocatable Capacity | Total | Oct 2023 |
| ALCOTT | 26 | 0 | 2 | 1 | 0 | 2 | 0 | 0 | 21 | 12 | 483 | 0 | 276 | 759 | 634 |
| AUDUBON | 22 | 0 | 2 | 1 | 0 | 1 | 1 | 0 | 17 | 3 | 391 | 0 | 69 | 460 | 456 |
| BELL | 27 | 0 | 2 | 1 | 4 | 1 | 1 | 0 | 18 | 3 | 414 | 0 | 69 | 483 | 432 |
| BLACKWELL | 24 | 0 | 2 | 1 | 0 | 1 | 0 | 0 | 20 | 3 | 460 | 0 | 69 | 529 | 511 |
| CARSON | 27 | 0 | 2 | 1 | 3 | 1 | 1 | 0 | 19 | 4 | 437 | 0 | 92 | 529 | 473 |
| CLARA BARTON | 34 | 0 | 2 | 1 | 0 | 1 | 1 | 0 | 29 | 0 | 667 | 0 | 0 | 667 | 505 |
| 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 | 320 |
| 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 | 481 |
| ELLA BAKER | 34 | 0 | 2 | 1 | 0 | 1 | 1 | 0 | 29 | 0 | 667 | 0 | 0 | 667 | 445 |
| EXPLORER | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 92 | 0 | 0 | 92 | 72 |
| FRANKLIN | 31 | 0 | 2 | 1 | 0 | 1 | 1 | 0 | 26 | 3 | 598 | 0 | 69 | 667 | 464 |
| FROST | 24 | 0 | 2 | 1 | 0 | 1 | 1 | 0 | 19 | 4 | 437 | 0 | 92 | 529 | 424 |
| JUANITA | 23 | 0 | 2 | 1 | 3 | 1 | 1 | 1 | 14 | 0 | 322 | 0 | 0 | 322 | 319 |
| KELLER | 21 | 0 | 2 | 1 | 0 | 1 | 1 | 0 | 16 | 1 | 368 | 0 | 23 | 391 | 310 |
| KIRK | 34 | 0 | 2 | 1 | 0 | 1 | 1 | 0 | 29 | 0 | 667 | 0 | 0 | 667 | 591 |
| LAKEVIEW | 22 | 0 | 2 | 1 | 0 | 1 | 1 | 0 | 17 | 6 | 391 | 0 | 138 | 529 | 532 |
| MANN | 22 | 0 | 2 | 1 | 0 | 1 | 1 | 0 | 17 | 4 | 391 | 0 | 92 | 483 | 342 |
| MC AULIFFE | 23 | 0 | 1 | 1 | 0 | 1 | 0 | 1 | 19 | 7 | 437 | 0 | 161 | 598 | 484 |
| MEAD | 34 | 0 | 2 | 1 | 0 | 1 | 1 | 0 | 29 | 0 | 667 | 0 | 0 | 667 | 610 |
| MUIR | 23 | 0 | 2 | 1 | 0 | 1 | 1 | 0 | 18 | 2 | 414 | 0 | 46 | 460 | 358 |
| REDMOND | 31 | 2 | 2 | 1 | 0 | 2 | 0 | 0 | 24 | 8 | 552 | 24 | 184 | 760 | 562 |
| ROCKWELL | 25 | 0 | 2 | 1 | 0 | 2 | 0 | 0 | 20 | 5 | 460 | 0 | 115 | 575 | 429 |
| ROSA PARKS | 27 | 0 | 2 | 1 | 0 | 2 | 1 | 1 | 20 | 10 | 460 | 0 | 230 | 690 | 504 |
| ROSE HILL | 31 | 1 | 2 | 1 | 0 | 1 | 1 | 0 | 25 | 4 | 575 | 12 | 92 | 679 | 556 |
| RUSH | 28 | 0 | 2 | 1 | 0 | 1 | 1 | 0 | 23 | 4 | 529 | 0 | 92 | 621 | 646 |
| SANDBURG | 25 | 0 | 2 | 1 | 1 | 1 | 1 | 0 | 19 | 1 | 437 | 0 | 23 | 460 | 386 |
| SMITH | 26 | 0 | 2 | 1 | 0 | 2 | 0 | 0 | 21 | 8 | 483 | 0 | 184 | 667 | 572 |
| THOREAU | 22 | 0 | 2 | 1 | 0 | 1 | 0 | 0 | 18 | 3 | 414 | 0 | 69 | 483 | 428 |
| TWAIN | 30 | 1 | 2 | 1 | 0 | 1 | 1 | 0 | 24 | 7 | 552 | 12 | 161 | 725 | 591 |
| WILDER | 23 | 0 | 2 | 1 | 2 | 1 | 0 | 1 | 16 | 8 | 368 | 0 | 184 | 552 | 285 |
| Totals | 776 | 4 | 57 | 29 | 13 | 35 | 19 | 5 | 614 | 115 | 14,122 | 48 | 2,645 | 16,815 | 13,863 |
| Middle Schools | | | | | | | | | Net Permanent Classrooms | Relocatable Classrooms | Net Permanent Classrooms | Self Contained Classroom | Relocatable Capacity | Total | Oct 2023 |
| ENVIRONMENTAL**** | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 125 | 0 | 0 | 125 | 142 |
| EVERGREEN | 38 | 2 | 4 | 1 | | | | | 31 | 13 | 772 | 24 | 324 | 1,120 | 806 |
| FINN HILL**** | 28 | 1 | 1 | 1 | | | | | 25 | 0 | 623 | 12 | 0 | 635 | 669 |
| INGLEWOOD | 54 | 1 | 2 | 1 | | | | | 50 | 2 | 1,245 | 12 | 50 | 1,307 | 1,214 |
| INTERNATIONAL**** | 21 | 0 | 0 | 0 | | | | | 21 | 0 | 523 | 0 | 0 | 523 | 408 |
| KAMIAKIN | 30 | 2 | 1 | 1 | | | | | 26 | 7 | 546 | 24 | 147 | 717 | 607 |
| KIRKLAND**** | 28 | 1 | 1 | 0 | | | | | 26 | 2 | 647 | 12 | 50 | 709 | 666 |
| NORTHSTAR | 4 | 0 | 0 | 0 | | | | | 4 | 0 | 84 | 0 | 0 | 84 | 91 |
| REDMOND**** | 37 | 1 | 0 | 1 | | | | | 35 | 7 | 872 | 12 | 174 | 1,058 | 1,017 |
| TIMBERLINE | 39 | 1 | 2 | 1 | | | | | 35 | 0 | 872 | 12 | 0 | 884 | 742 |
| RENAISSANCE | 4 | 0 | 0 | 0 | | | | | 4 | 0 | 84 | 0 | 0 | 84 | 75 |
| ROSE HILL**** | 41 | 1 | 2 | 1 | | | | | 37 | 6 | 921 | 12 | 149 | 1,082 | 852 |
| STELLA SCHOLA | 3 | 0 | 0 | 0 | | | | | 3 | 0 | 75 | 0 | 0 | 75 | 90 |
| Totals | 332 | 10 | 13 | 7 | | | | | 302 | 37 | 7,389 | 120 | 894 | 8,403 | 7,409 |
| Senior High Schools | | | | | | | | | Net Permanent Classrooms | Relocatable Classrooms | Net Permanent Classrooms | Self Contained Classroom | Relocatable Capacity | Total | Oct 2023 |
| EMERSON HIGH | 10 | 0 | 2 | 0 | | | | | 8 | 2 | 179 | 0 | 45 | 224 | 67 |
| EASTLAKE | 96 | 2 | 5 | 1 | | | | | 88 | 0 | 2,337 | 24 | 0 | 2,361 | 2,287 |
| 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 | 1,664 |
| LAKE WASHINGTON**** | 79 | 1 | 2 | 1 | | | | | 75 | 0 | 1,992 | 12 | 0 | 2,004 | 1,875 |
| REDMOND**** | 73 | 1 | 0 | 1 | | | | | 71 | 8 | 1,886 | 12 | 212 | 2,110 | 2,175 |
| TESLA STEM**** | 24 | 0 | 0 | 0 | | | | | 24 | 0 | 637 | 0 | 0 | 637 | 602 |
| Totals | 359 | 6 | 12 | 4 | | | | | 337 | 10 | 8,904 | 72 | 257 | 9,233 | 8,670 |
| TOTAL DISTRICT | 1,467 | 20 | 82 | 40 | 13 | 35 | 19 | 5 | 1,253 | 162 | 30,415 | 240 | 3,796 | 34,451 | 29,942 |
| 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:

| | <u>Facility Acreage</u> | <u>Cost/ Acre</u> | <u>Facility Size</u> | <u>Site Cost/ Student</u> | <u>Student Factor</u> | <u>Cost/ SFR</u> |
|--------------|-----------------------------|-----------------------|--------------------------|-------------------------------|---------------------------|----------------------|
| Elementary | 7 | \$0 | 690 | \$0 | 0.3450 | \$0 |
| Middle | 15 | \$0 | 900 | \$0 | 0.1550 | \$0 |
| Senior | 30 | \$1,600,000 | 1800 | \$26,667 | 0.1480 | \$3,947 |
| TOTAL | | | | | | \$3,947 |

School Construction Cost:

| | <u>Percent Permanent</u> | <u>Construction Cost</u> | <u>Facility Size</u> | <u>Bldg. Cost/ Student</u> | <u>Student Factor</u> | <u>Cost/ SFR</u> |
|--------------|------------------------------|------------------------------|--------------------------|--------------------------------|---------------------------|----------------------|
| Elementary | 97% | | 690 | \$0 | 0.3450 | \$0 |
| Middle | 97% | | 900 | \$0 | 0.1550 | \$0 |
| Senior | 97% | \$187,382,160 | 1800 | \$100,978 | 0.1480 | \$14,945 |
| TOTAL | | | | | | \$14,945 |

Temporary Facility Cost:

| | <u>Percent Temporary</u> | <u>Construction Cost</u> | <u>Facility Size</u> | <u>Bldg. Cost/ Student</u> | <u>Student Factor</u> | <u>Cost/ SFR</u> |
|--------------|------------------------------|------------------------------|--------------------------|--------------------------------|---------------------------|----------------------|
| Elementary | 3% | | 23 | \$0 | 0.3450 | \$0 |
| Middle | 3% | | 30 | \$0 | 0.1550 | \$0 |
| Senior | 3% | \$225,000 | 32 | \$211 | 0.1480 | \$31 |
| TOTAL | | | | | | \$31 |

State Assistance Credit Calculation:

| | <u>Const Cost Allocation</u> | <u>Sq. Ft./ Student</u> | <u>Funding Assistance</u> | <u>Credit/ Student</u> | <u>Student Factor</u> | <u>Cost/ SFR</u> |
|--------------|----------------------------------|-----------------------------|-------------------------------|----------------------------|---------------------------|----------------------|
| Elementary | | 90.0 | 21.31% | \$0 | 0.3450 | \$0 |
| Middle | | 108.0 | 21.31% | \$0 | 0.1550 | \$0 |
| Senior | 375.00 | 130.0 | 21.31% | \$10,389 | 0.1480 | \$1,538 |
| TOTAL | | | | | | \$1,538 |

**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 | \$1,278,391 |
| Current Capital Levy Rate (2024)/\$1000 | \$0.51 |
| Annual Tax Payment | \$653.58 |
| Years Amortized | 10 |
| Current Bond Interest Rate | 3.48% |
| | |
| Present Value of Revenue Stream | \$5,441 |

Impact Fee Summary for Single Family Residence:

| | |
|-------------------------|-----------|
| Site Acquisition Cost | \$3,947 |
| Permanent Facility Cost | \$14,945 |
| Temporary Facility Cost | \$31 |
| State Assistance Credit | (\$1,538) |
| Tax Payment Credit | (\$5,441) |
| | |
| Sub-Total | \$11,944 |
| | |
| 50% Local Share | \$5,972 |

| | |
|-----------------------|----------------|
| SFR Impact Fee | \$5,972 |
|-----------------------|----------------|

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

Multiple Family Residence ("MFR")

School Site Acquisition Cost:

| | <u>Facility Acreage</u> | <u>Cost/ Acre</u> | <u>Facility Size</u> | <u>Site Cost/ Student</u> | <u>Student Factor</u> | <u>Cost/ MFR</u> |
|--------------|-----------------------------|-----------------------|--------------------------|-------------------------------|---------------------------|----------------------|
| Elementary | 7 | \$0 | 690 | \$0 | 0.0300 | \$0 |
| Middle | 15 | \$0 | 900 | \$0 | 0.0130 | \$0 |
| Senior | 30 | \$1,600,000 | 1800 | \$26,667 | 0.0110 | \$293 |
| TOTAL | | | | | | \$293 |

School Construction Cost:

| | <u>Percent Permanent</u> | <u>Construction Cost</u> | <u>Facility Size</u> | <u>Bldg. Cost/ Student</u> | <u>Student Factor</u> | <u>Cost/ MFR</u> |
|--------------|------------------------------|------------------------------|--------------------------|--------------------------------|---------------------------|----------------------|
| Elementary | 97% | \$0 | 690 | \$0 | 0.0300 | \$0 |
| Middle | 97% | \$0 | 900 | \$0 | 0.0130 | \$0 |
| Senior | 97% | \$187,382,160 | 1800 | \$100,978 | 0.0110 | \$1,111 |
| TOTAL | | | | | | \$1,111 |

Temporary Facility Cost:

| | <u>Percent Temporary</u> | <u>Construction Cost</u> | <u>Facility Size</u> | <u>Bldg. Cost/ Student</u> | <u>Student Factor</u> | <u>Cost/ MFR</u> |
|--------------|------------------------------|------------------------------|--------------------------|--------------------------------|---------------------------|----------------------|
| Elementary | 3% | | 23 | \$0 | 0.0300 | \$0 |
| Middle | 3% | | 30 | \$0 | 0.0130 | \$0 |
| Senior | 3% | \$225,000 | 32 | \$211 | 0.0110 | \$2 |
| TOTAL | | | | | | \$2 |

State Assistance Credit Calculation:

| | <u>Const Cost Allocation</u> | <u>Sq. Ft./ Student</u> | <u>Funding Assistance</u> | <u>Credit/ Student</u> | <u>Student Factor</u> | <u>Cost/ MFR</u> |
|--------------|----------------------------------|-----------------------------|-------------------------------|----------------------------|---------------------------|----------------------|
| Elementary | 0.00 | 90.0 | 21.31% | \$0 | 0.0300 | \$0 |
| Middle | 0.00 | 108.0 | 21.31% | \$0 | 0.0130 | \$0 |
| Senior | 375.00 | 130.0 | 21.31% | \$10,389 | 0.0110 | \$114 |
| TOTAL | | | | | | \$114 |

**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 | \$448,471 |
| Current Capital Levy Rate (2023)/\$1000 | \$0.51 |
| Annual Tax Payment | \$229.28 |
| Years Amortized | 10 |
| Current Bond Interest Rate | 3.48% |
| | |
| Present Value of Revenue Stream | \$1,909 |

Impact Fee Summary for Multiple Family Residence:

| | |
|-------------------------|-----------|
| Site Acquisition Cost | \$293 |
| Permanent Facility Cost | \$1,111 |
| Temporary Facility Cost | \$2 |
| State Assistance Credit | (\$114) |
| Tax Payment Credit | (\$1,909) |
| | |
| Sub-Total | (\$617) |
| | |
| 50% Local Share | (\$308) |

| | |
|-----------------------|------------|
| MFR Impact Fee | \$0 |
|-----------------------|------------|

2023 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
 Five Year History

| SINGLE FAMILY DEVELOPMENTS | CITY/ COUNTY | # PLANNED | # COMPL. | # OCCUP. | 2024 STUDENTS | | | | 2024 RATIO | | | |
|------------------------------------|-----------------|--------------|--------------|--------------|---------------|------------|------------|------------|--------------|--------------|--------------|--------------|
| | | | | | ELEM | MIDDLE | SENIOR | TOTAL | ELEM | MIDDLE | SENIOR | TOTAL |
| Astera | S | 25 | 25 | 25 | 17 | 9 | 6 | 32 | 0.680 | 0.360 | 0.240 | 1.280 |
| Bridgewood Estates | K | 35 | 35 | 35 | 12 | 5 | 3 | 20 | 0.343 | 0.143 | 0.086 | 0.571 |
| Callan Ridge | R | 28 | 28 | 28 | 7 | 1 | 4 | 12 | 0.250 | 0.036 | 0.143 | 0.429 |
| Canterbury Park | S | 115 | 115 | 115 | 61 | 26 | 30 | 117 | 0.530 | 0.226 | 0.261 | 1.017 |
| Crestview | R | 31 | 31 | 31 | 10 | 6 | 9 | 25 | 0.323 | 0.194 | 0.290 | 0.806 |
| Duke's Landing | R | 18 | 18 | 18 | 9 | 2 | 5 | 16 | 0.500 | 0.111 | 0.278 | 0.889 |
| Encore Rose Hill | K | 27 | 27 | 27 | 17 | 10 | 8 | 35 | 0.630 | 0.370 | 0.296 | 1.296 |
| English Landing I | R | 50 | 50 | 50 | 18 | 15 | 16 | 49 | 0.360 | 0.300 | 0.320 | 0.980 |
| Ferncroft Community | S | 13 | 13 | 13 | 6 | 1 | 1 | 8 | 0.462 | 0.077 | 0.077 | 0.615 |
| Finn Meadows | K | 10 | 10 | 10 | 1 | 1 | 0 | 2 | 0.100 | 0.100 | 0.000 | 0.200 |
| Gabrielle's Lane | S | 14 | 14 | 14 | 3 | 3 | 1 | 7 | 0.214 | 0.214 | 0.071 | 0.500 |
| Gabrielle's Place | S | 14 | 14 | 14 | 8 | 5 | 6 | 19 | 0.571 | 0.357 | 0.429 | 1.357 |
| Greystone Manor II | R | 94 | 94 | 94 | 13 | 8 | 15 | 36 | 0.138 | 0.085 | 0.160 | 0.383 |
| Hale / Larkin | R | 20 | 20 | 20 | 8 | 2 | 0 | 10 | 0.400 | 0.100 | 0.000 | 0.500 |
| Hawthorne Park | R | 38 | 38 | 38 | 9 | 6 | 8 | 23 | 0.237 | 0.158 | 0.211 | 0.605 |
| Inglewood Landing | S | 21 | 21 | 21 | 15 | 5 | 1 | 21 | 0.714 | 0.238 | 0.048 | 1.000 |
| Kensington Enclave | S | 43 | 43 | 43 | 22 | 7 | 6 | 35 | 0.512 | 0.163 | 0.140 | 0.814 |
| Kensington Lane | R | 13 | 13 | 13 | 0 | 0 | 0 | 0 | 0.000 | 0.000 | 0.000 | 0.000 |
| Kirkwood Terrace | KC | 12 | 12 | 12 | 9 | 2 | 3 | 14 | 0.750 | 0.167 | 0.250 | 1.167 |
| Marinwood | K | 48 | 48 | 48 | 16 | 0 | 2 | 18 | 0.333 | 0.000 | 0.042 | 0.375 |
| Monarch Lane / Monarch Ridge | KC | 68 | 68 | 68 | 31 | 15 | 7 | 53 | 0.456 | 0.221 | 0.103 | 0.779 |
| Radke | K | 20 | 20 | 20 | 2 | 0 | 1 | 3 | 0.100 | 0.000 | 0.050 | 0.150 |
| Ray Meadows | R | 27 | 27 | 27 | 5 | 2 | 0 | 7 | 0.185 | 0.074 | 0.000 | 0.259 |
| Sammamish Ridge Estates | S | 12 | 12 | 12 | 6 | 0 | 0 | 6 | 0.500 | 0.000 | 0.000 | 0.500 |
| Sequoia Glen - Chablis | R | 24 | 24 | 24 | 4 | 4 | 6 | 14 | 0.167 | 0.167 | 0.250 | 0.583 |
| Sheldon Estates / Hillbrooke Crest | R | 15 | 15 | 15 | 4 | 6 | 2 | 12 | 0.267 | 0.400 | 0.133 | 0.800 |
| Silvana Heights | K | 12 | 12 | 12 | 3 | 0 | 0 | 3 | 0.250 | 0.000 | 0.000 | 0.250 |
| Stone Creek | S | 35 | 35 | 33 | 2 | 2 | 0 | 4 | 0.061 | 0.061 | 0.000 | 0.121 |
| Stratford | K | 20 | 20 | 20 | 6 | 1 | 1 | 8 | 0.300 | 0.050 | 0.050 | 0.400 |
| Stratmoor | S | 21 | 21 | 21 | 7 | 5 | 0 | 12 | 0.333 | 0.238 | 0.000 | 0.571 |
| The Bridges | K | 27 | 27 | 27 | 1 | 0 | 0 | 1 | 0.037 | 0.000 | 0.000 | 0.037 |
| Versant | R | 24 | 24 | 24 | 5 | 2 | 4 | 11 | 0.208 | 0.083 | 0.167 | 0.458 |
| Vintners Place | K | 35 | 35 | 35 | 5 | 2 | 1 | 8 | 0.143 | 0.057 | 0.029 | 0.229 |
| Woodhaven II | KC | 20 | 20 | 20 | 12 | 6 | 6 | 24 | 0.600 | 0.300 | 0.300 | 1.200 |
| TOTALS | | 1,029 | 1,029 | 1,027 | 354 | 159 | 152 | 665 | 0.345 | 0.155 | 0.148 | 0.648 |

2023 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
 Five Year History

| MULTI-FAMILY DEVELOPMENTS | CITY/ COUNTY | # OF UNITS | % OCCUP/ # COMPL. | # OCCUP. | 2024 STUDENTS | | | | 2024 STUDENTS | | | |
|--------------------------------------|-----------------|---------------|----------------------|--------------|---------------|-----------|-----------|------------|---------------|--------------|--------------|--------------|
| | | | | | ELEM | MIDDLE | SENIOR | TOTAL | ELEM | MIDDLE | SENIOR | TOTAL |
| 66 Degrees Townhomes | R | 17 | 17 | 17 | 1 | 0 | 0 | 1 | 0.059 | 0.000 | 0.000 | 0.059 |
| Alexan at Marymoor Apartments | R | 222 | 92% | 204 | 8 | 3 | 4 | 15 | 0.039 | 0.015 | 0.020 | 0.074 |
| Aspect Apartments | K | 406 | 97% | 392 | 3 | 0 | 1 | 4 | 0.008 | 0.000 | 0.003 | 0.010 |
| Aura Apartments | K | 202 | 88% | 178 | 0 | 0 | 0 | 0 | 0.000 | 0.000 | 0.000 | 0.000 |
| Aurea Townhomes | S | 41 | 41 | 41 | 5 | 7 | 4 | 16 | 0.122 | 0.171 | 0.098 | 0.390 |
| Blackbird Apartments | R | 159 | 94% | 149 | 7 | 2 | 0 | 9 | 0.047 | 0.013 | 0.000 | 0.060 |
| Bloom - Rose Hill | K | 134 | 97% | 130 | 5 | 1 | 0 | 6 | 0.038 | 0.008 | 0.000 | 0.046 |
| Boardwalk Apartments | K | 171 | 87% | 149 | 0 | 0 | 0 | 0 | 0.000 | 0.000 | 0.000 | 0.000 |
| Bower Apartments | K | 339 | 87% | 295 | 1 | 2 | 2 | 5 | 0.003 | 0.007 | 0.007 | 0.017 |
| Crosswater Condos | K | 16 | 16 | 16 | 4 | 2 | 1 | 7 | 0.250 | 0.125 | 0.063 | 0.438 |
| Edge Apartments | R | 104 | 99% | 103 | 3 | 0 | 0 | 3 | 0.029 | 0.000 | 0.000 | 0.029 |
| Heron Flats & Lofts | R | 95 | 95% | 90 | 3 | 1 | 2 | 6 | 0.033 | 0.011 | 0.022 | 0.067 |
| Horizon / Polaris at Together Center | R | 280 | 91% | 255 | 41 | 21 | 15 | 77 | 0.161 | 0.082 | 0.059 | 0.302 |
| Marymoore Ridge Condos | R | 44 | 44 | 44 | 2 | 1 | 0 | 3 | 0.045 | 0.023 | 0.000 | 0.068 |
| Modera Apartments | R | 300 | 95% | 285 | 10 | 0 | 3 | 13 | 0.035 | 0.000 | 0.011 | 0.046 |
| Modera River Trail Apartments | R | 233 | 96% | 223 | 4 | 3 | 2 | 9 | 0.018 | 0.013 | 0.009 | 0.040 |
| North Totem Lake Apartments | K | 244 | 98% | 238 | 2 | 2 | 0 | 4 | 0.008 | 0.008 | 0.000 | 0.017 |
| Parkside Condos | K | 33 | 33 | 33 | 2 | 0 | 0 | 2 | 0.061 | 0.000 | 0.000 | 0.061 |
| Parque Kirkland Apartments | K | 70 | 93% | 65 | 0 | 0 | 1 | 1 | 0.000 | 0.000 | 0.015 | 0.015 |
| Plaza Apartments | K | 113 | 94% | 106 | 0 | 0 | 3 | 3 | 0.000 | 0.000 | 0.028 | 0.028 |
| Porch and Park Apartments | R | 106 | 83% | 88 | 1 | 0 | 1 | 2 | 0.011 | 0.000 | 0.011 | 0.023 |
| Redmond Triangle Apartments | R | 195 | 90% | 176 | 0 | 0 | 0 | 0 | 0.000 | 0.000 | 0.000 | 0.000 |
| Rose Terrace Condos | K | 12 | 12 | 12 | 5 | 0 | 0 | 5 | 0.417 | 0.000 | 0.000 | 0.417 |
| Spectra Apartments | R | 450 | 91% | 408 | 7 | 4 | 2 | 13 | 0.017 | 0.010 | 0.005 | 0.032 |
| Station House Lofts | R | 196 | 94% | 185 | 4 | 0 | 0 | 4 | 0.022 | 0.000 | 0.000 | 0.022 |
| Steeple Rock Condos | K | 15 | 11 | 4 | 1 | 2 | 0 | 3 | 0.250 | 0.500 | 0.000 | 0.750 |
| Talisman Apartments | R | 286 | 87% | 250 | 6 | 6 | 4 | 16 | 0.024 | 0.024 | 0.016 | 0.064 |
| The Bond Apartments | R | 139 | 94% | 131 | 5 | 0 | 4 | 9 | 0.038 | 0.000 | 0.031 | 0.069 |
| The Walk Condos | K | 20 | 20 | 20 | 5 | 2 | 2 | 9 | 0.250 | 0.100 | 0.100 | 0.450 |
| The Walk III Condos | K | 17 | 17 | 17 | 0 | 2 | 0 | 2 | 0.000 | 0.118 | 0.000 | 0.118 |
| Windsor Apartments | K | 409 | 94% | 386 | 6 | 3 | 4 | 13 | 0.016 | 0.008 | 0.010 | 0.034 |
| Uptown Apartments | K | 185 | 91% | 169 | 4 | 1 | 1 | 6 | 0.024 | 0.006 | 0.006 | 0.036 |
| Vella Apartments | K | 141 | 70% | 99 | 1 | 0 | 0 | 1 | 0.010 | 0.000 | 0.000 | 0.010 |
| Verdant Townhomes | K | 10 | 10 | 10 | 0 | 1 | 1 | 2 | 0.000 | 0.100 | 0.100 | 0.200 |
| Verez Townhomes | K | 82 | 82 | 82 | 5 | 2 | 1 | 8 | 0.061 | 0.024 | 0.012 | 0.098 |
| Woodlands Reserve Townhomes | K | 31 | 31 | 31 | 1 | 0 | 0 | 1 | 0.032 | 0.000 | 0.000 | 0.032 |
| TOTALS | | 5,517 | | 5,081 | 152 | 68 | 58 | 278 | 0.030 | 0.013 | 0.011 | 0.055 |

Peter Kirk Elementary School

| <i>690 student capacity</i> | |
|--|--------------|
| Construction Cost (bid 2018, actual const. costs) | \$38,231,000 |
| Projected Construction Cost in 2025 @ 690 student capacity @ 5% per year | \$53,794,860 |

Timberline Middle School

| <i>900 student capacity</i> | |
|--|--------------|
| Construction Cost (bid 2017, actual const. costs) | \$61,623,000 |
| Projected Construction Cost in 2025 @ 900 student capacity @ 5% per year | \$91,045,240 |

Juanita High School

| <i>1,800 student capacity</i> | |
|--|---------------|
| Construction Cost (bid 2018 actual const. costs) | \$133,169,000 |
| Projected Construction Cost in 2025 @ 1,800 student capacity @ 5% per year | \$187,382,160 |

Six-Year Enrollment Projections

| | <u>*2023</u> | <u>2024</u> | <u>2025</u> | <u>2026</u> | <u>2027</u> | <u>2028</u> | <u>2029</u> |
|-----------------------------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|
| District Boundary Births** | 2,369 | 2,321 | 2,318 | 2,188 | 2,189 | 2,180 | 2,196 |
| change | (197) | (48) | (3) | (130) | 1 | (9) | 16 |
| Kindergarten *** | 1,900 | 1,892 | 1,913 | 1,840 | 1,863 | 1,877 | 1,891 |
| Grade 1 **** | 2,240 | 2,103 | 2,098 | 2,121 | 2,040 | 2,065 | 2,081 |
| Grade 2 | 2,438 | 2,308 | 2,170 | 2,163 | 2,187 | 2,103 | 2,129 |
| Grade 3 | 2,409 | 2,461 | 2,329 | 2,190 | 2,183 | 2,207 | 2,123 |
| Grade 4 | 2,383 | 2,430 | 2,483 | 2,349 | 2,209 | 2,202 | 2,226 |
| Grade 5 | 2,523 | 2,369 | 2,416 | 2,468 | 2,335 | 2,196 | 2,189 |
| Grade 6 | 2,444 | 2,528 | 2,373 | 2,420 | 2,473 | 2,339 | 2,199 |
| Grade 7 | 2,382 | 2,424 | 2,507 | 2,353 | 2,400 | 2,453 | 2,320 |
| Grade 8 | 2,449 | 2,392 | 2,434 | 2,516 | 2,363 | 2,410 | 2,463 |
| Grade 9 | 2,326 | 2,422 | 2,366 | 2,407 | 2,486 | 2,337 | 2,383 |
| Grade 10 | 2,417 | 2,347 | 2,442 | 2,386 | 2,427 | 2,505 | 2,357 |
| Grade 11 | 2,344 | 2,365 | 2,301 | 2,387 | 2,337 | 2,373 | 2,444 |
| Grade 12 | 2,350 | 2,453 | 2,470 | 2,410 | 2,493 | 2,444 | 2,480 |
| Total Enrollment | 30,605 | 30,494 | 30,302 | 30,010 | 29,796 | 29,511 | 29,285 |
| Yearly Increase | | (111) | (192) | (292) | (214) | (285) | (226) |
| Yearly Increase | | -0.36% | -0.63% | -0.96% | -0.71% | -0.96% | -0.77% |
| Cumulative Increase | | (111) | (303) | (595) | (809) | (1,094) | (1,320) |

* Number of Individual Students (10/1/23 Headcount).

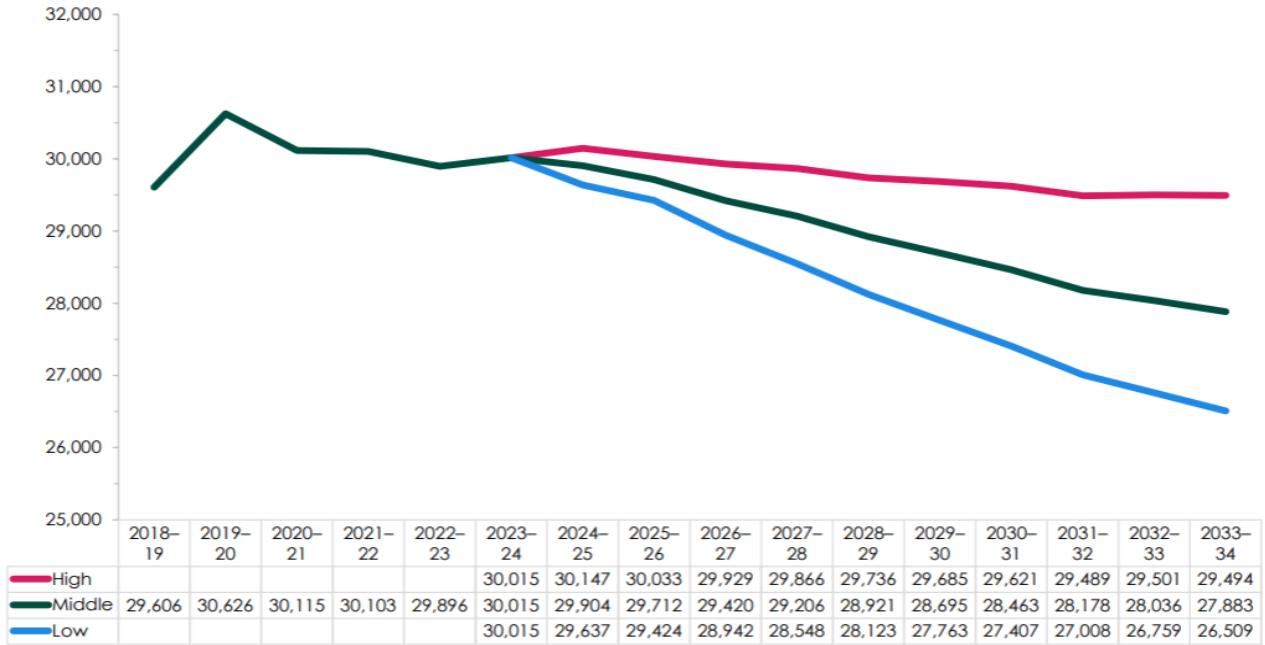
** District Live Births estimated. 2027 and prior year birth rates are actual births 5 years prior to enrollment year.

*** Kindergarten enrollment is calculated at 86.8% 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



Source: Flo Analytics

| Enrollment History * | | | | | | | | | | |
|--|--|-------------|-------------|-------------|-------------|-------------|-------------|-----------------------|-------------|---------------|
| | <u>2014</u> | <u>2015</u> | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>2019</u> | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> |
| District Boundary Births ** | 2,392 | 2,433 | 2,457 | 2,577 | 2,512 | 2,545 | 2,562 | 2,661 | 2,512 | 2,294 |
| Kindergarten / Live Birth | 83.99% | 90.34% | 94.79% | 86.77% | 93.27% | 92.69% | 82.59% | 80.72% | 80.02% | 82.82% |
| | | | | | | | | Period Average | | 86.80% |
| Kindergarten | 2,009 | 2,198 | 2,329 | 2,236 | 2,343 | 2,359 | 2,116 | 2,148 | 2,010 | 1,900 |
| Grade 1 | 2,292 | 2,292 | 2,537 | 2,503 | 2,474 | 2,646 | 2,429 | 2,358 | 2,346 | 2,240 |
| Grade 2 | 2,284 | 2,405 | 2,414 | 2,585 | 2,598 | 2,595 | 2,578 | 2,395 | 2,362 | 2,438 |
| Grade 3 | 2,270 | 2,363 | 2,492 | 2,465 | 2,587 | 2,667 | 2,511 | 2,503 | 2,363 | 2,409 |
| Grade 4 | 2,258 | 2,315 | 2,427 | 2,536 | 2,479 | 2,638 | 2,564 | 2,419 | 2,509 | 2,383 |
| Grade 5 | 2,257 | 2,258 | 2,349 | 2,470 | 2,478 | 2,473 | 2,574 | 2,463 | 2,412 | 2,523 |
| Grade 6 | 2,123 | 2,213 | 2,270 | 2,329 | 2,468 | 2,543 | 2,398 | 2,472 | 2,377 | 2,444 |
| Grade 7 | 2,023 | 2,114 | 2,258 | 2,301 | 2,298 | 2,460 | 2,472 | 2,364 | 2,429 | 2,382 |
| Grade 8 | 2,053 | 2,002 | 2,121 | 2,229 | 2,303 | 2,342 | 2,399 | 2,437 | 2,335 | 2,449 |
| Grade 9 | 1,933 | 1,999 | 2,002 | 2,083 | 2,174 | 2,287 | 2,279 | 2,352 | 2,404 | 2,326 |
| Grade 10 | 1,853 | 1,961 | 2,022 | 2,023 | 2,088 | 2,210 | 2,280 | 2,273 | 2,375 | 2,417 |
| Grade 11 | 1,727 | 1,780 | 1,896 | 1,869 | 1,850 | 1,995 | 2,117 | 2,206 | 2,222 | 2,344 |
| Grade 12 | 1,634 | 1,930 | 1,889 | 1,941 | 1,842 | 1,885 | 1,972 | 2,158 | 2,278 | 2,350 |
| Total Enrollment | 26,716 | 27,830 | 29,006 | 29,570 | 29,982 | 31,100 | 30,689 | 30,548 | 30,422 | 30,605 |
| Yearly Change | | 1,114 | 1,176 | 564 | 412 | 1,118 | (411) | (141) | (126) | 183 |
| * October 1st Headcount | Average increase in the number of students per year | | | | | | | | | 432 |
| ** Number indicates actual births 5 years prior to enrollment year. | Total increase for period | | | | | | | | | 3,889 |
| | Percentage increase for period | | | | | | | | | 15% |
| | Average yearly increase | | | | | | | | | 1.62% |

2023-24 Inventory and Capacities of Existing Schools

| | | | <u>Total</u> | <u>Net Avail</u> |
|------|--------------------------------|------------------------------|-------------------|-------------------|
| * | <u>Juanita Area</u> | <u>Address</u> | <u>Capacity**</u> | <u>Capacity**</u> |
| 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 |
| 06 | 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 | 697 | 635 |
| 67 | Kamiakin Middle School | 14111 132nd NE | 777 | 717 |
| 82 | Futures School | 10601 NE 132nd | 67 | 67 |
| 82 | Juanita High School | 10601 NE 132nd | 1,965 | 1,830 |
| | <u>Kirkland Area</u> | | | |
| 07 | Bell Elementary | 11212 NE 112th | 690 | 483 |
| 96 | 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 |
| 96 | International Community School | 11133 NE 65th | 523 | 523 |
| 65 | Kirkland Middle School | 430 18th Avenue | 747 | 709 |
| 80 | 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 |
| | <u>Redmond Area</u> | | | |
| 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 |
| 46 # | 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 | 1,095 | 1,058 |
| 85 | Redmond High School | 17272 NE 104th | 2,151 | 2,110 |
| 73 | Tesla STEM High School | 400 228th Ave NE | 637 | 637 |
| | <u>Sammamish Area</u> | | | |
| 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 |
| 86 | 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 |
| | 90 | 26.9 | NE 95th and 196th Ave NE | King County | No School Use ¹ |
| | 91 | 3.4 | NE 95 th Street and 173 rd Place NE | Redmond | In Reserve ² |
| | 44 | 25.4 | 188 th Ave NE and NE 70 th | Redmond | In Reserve |
| Sammamish | 59 | 15.5 | Main and 228 th NE | Sammamish | In Reserve |

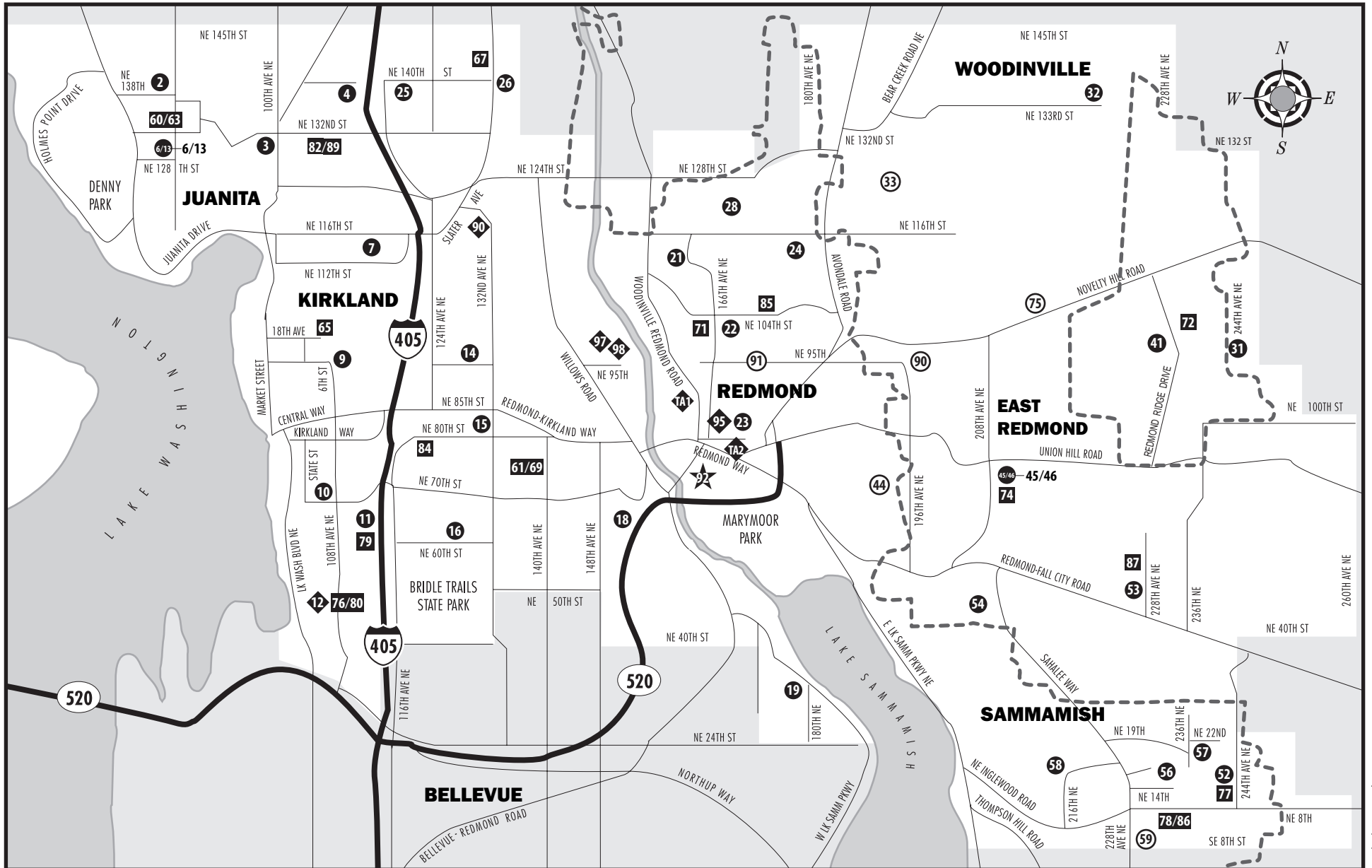
King County School Siting Task Force Findings:

| | |
|---------|---|
| 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 90 | 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



Updated 1/9/23

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**

Projected Permanent Capacity to House Students

| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|--|-----------|------------|------------|--------------|--------------|--------------|--------------|
| Permanent Capacity | 30,655 | | | | | | |
| Addition - Finn Hill Middle School | | 200 | | | | | |
| Addition - Kirkland Middle School | | 200 | | | | | |
| Addition - Redmond Middle School | | 200 | | | | | |
| Rebuild/Enlarge - Rockwell Elementary | | | | 252 | | | |
| Addition - Eastlake High School | | | | 300 | | | |
| Addition - Redmond High School | | | | 300 | | | |
| Rebuild/Enlarge - Emerson High School | | | | | 300 | | |
| ** Rebuild/Enlarge - Alcott Elementary School | | | | | 207 | | |
| ** Rebuild/Enlarge - Kamiakin Middle School | | | | | | | 330 |
| Permanent Capacity Subtotal | 30,655 | 31,255 | 31,255 | 32,107 | 32,614 | 32,614 | 32,944 |
| Total Enrollment | 30,605 | 30,494 | 30,302 | 30,010 | 29,796 | 29,511 | 29,285 |
| Permanent Surplus/(Deficit) <u>without</u> Projects | 50 | 161 | 353 | 645 | 859 | 1,144 | 1,370 |
| Permanent Surplus / (Deficit) <u>with</u> Projects | 50 | 761 | 953 | 2,097 | 2,818 | 3,103 | 3,659 |

** Projects that are not funded

Six-Year Finance Plan

| Fiscal Year * | <u>2024</u> | <u>2025</u> | <u>2026</u> | <u>2027</u> | <u>2028</u> | <u>2029</u> | <u>Total</u> | <u>State</u> | <u>Local ^</u> | |
|--|---|---------------------|----------------------|----------------------|---------------------|----------------------|---------------------|----------------------|----------------|----------------------|
| 2022 Levy Projects (voter approved) | | | | | | | | | | |
| Site 63 | Addition - Finn Hill Middle School | 750,000 | 20,000 | 0 | 0 | 0 | 0 | 770,000 | 0 | 770,000 |
| Site 65 | Addition - Kirkland Middle School | 680,000 | 10,000 | 0 | 0 | 0 | 0 | 690,000 | 0 | 690,000 |
| Site 71 | Addition - Redmond Middle School | 730,000 | 20,000 | 0 | 0 | 0 | 0 | 750,000 | 0 | 750,000 |
| Site 21 | Rebuild/Enlarge - Rockwell Elementary | 11,980,000 | 57,400,000 | 5,630,000 | 80,000 | 0 | 0 | 75,090,000 | 0 | 75,090,000 |
| Site 86 | Addition - Eastlake High School | 7,930,000 | 25,770,000 | 1,560,000 | 40,000 | 0 | 0 | 35,300,000 | 0 | 35,300,000 |
| Site 85 | Addition - Redmond High School | 9,240,000 | 30,050,000 | 1,810,000 | 40,000 | 0 | 0 | 41,140,000 | 0 | 41,140,000 |
| Site 80 | Rebuild/Enlarge - Emerson High School | 2,410,000 | 9,690,000 | 47,130,000 | 4,680,000 | 70,000 | 0 | 63,980,000 | 0 | 63,980,000 |
| Proposed Projects ** | | | | | | | | | | |
| Site 53 | Rebuild/Enlarge - Alcott Elementary | 3,210,000 | 12,930,000 | 62,930,000 | 6,250,000 | 90,000 | 0 | 85,410,000 | 0 | 85,410,000 |
| Site 56 | Rebuild/Enlarge - Smith Elementary | 0 | 0 | 0 | 1,890,000 | 4,370,000 | 17,600,000 | 23,860,000 | 0 | 23,860,000 |
| Site 74 | Rebuild/Enlarge - Evergreen Middle School | 0 | 0 | 0 | 3,250,000 | 7,510,000 | 30,230,000 | 40,990,000 | 0 | 40,990,000 |
| Site 67 | Rebuild/Enlarge - Kamiakin Middle School | 0 | 2,780,000 | 6,440,000 | 25,930,000 | 126,150,000 | 12,530,000 | 173,830,000 | 0 | 173,830,000 |
| 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 | | \$38,280,000 | \$140,020,000 | \$126,850,000 | \$43,510,000 | \$139,540,000 | \$61,710,000 | \$549,910,000 | \$0 | \$549,910,000 |

* Fiscal year is from September of the year stated through August of the following year (e.g. "2024" means "September 2024 through August 2025").

** These projects are unfunded 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.

Attachment H



KENT SCHOOL DISTRICT
EQUITY | EXCELLENCE | COMMUNITY

Ordinance 19859

Six-Year Capital Facilities Plan 2023-2024 through 2029-2030

June 2024

Kent School District No. 415
12033 SE 256th Street
Kent, Washington 98030-6643
(253) 373-7526

BOARD of DIRECTORS

Ms. Meghin Margel, President
Mr. Awale Farah, Vice President
Mr. Tim Clark, Legislative Representative
Mr. Donald Cook, Director
Mr. Andy Song, Director

ADMINISTRATION

Israel Vela
Superintendent of Schools

Dr. Wade Barringer, Deputy Superintendent
Dave Bussard, Executive Director Operations
Sara Dumlao, Assistant Director of Business Services

Six-Year Capital Facilities Plan

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I - Executive Summary

This Six-Year Capital Facilities Plan has been prepared by the Kent School District as the organization's capital facilities planning document, in compliance with the requirements of Washington's Growth Management Act, King County Code K.C.C. 21A.43 and Cities of Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac. This annual Plan update was prepared using data available in the spring of 2024 for the 2023-2024 school year. This annual update of the Plan reflects no new major capital projects.

This Plan is consistent with prior long-term capital facilities plans adopted by the Kent School District. This Plan is not intended to be the sole planning document for all the District's needs. The District may prepare interim and periodic Long-Range Capital Facilities Plans consistent with Board Policies, considering a longer or shorter period, other factors and trends in the use of facilities, and other needs of the District as may be required.

Prior Capital Facilities Plans of the Kent School District have been adopted by Metropolitan King County Council and Cities of Kent, Covington, Auburn, and Renton and included in the Capital Facilities Plan element of the Comprehensive Plans of each jurisdiction. This Plan has also been submitted to the cities of Black Diamond, Maple Valley, and SeaTac for their information and inclusion in their Comprehensive Plans.

In order for impact fees to be collected in the unincorporated areas of Kent School District, the Metropolitan King County Council must adopt this Plan and a fee- implementing ordinance for the District. For impact fees to be collected in the incorporated portions of the District, the cities of Kent, Covington, Renton and Auburn must also adopt this Plan and their own school impact fee ordinances.

This Capital Facilities Plan establishes a standard of service in order to ascertain current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for capacity, those guidelines do not account for local program needs in the District. The Growth Management Act, King County and City codes and ordinances authorize the District to make adjustments to the standard of service based on specific needs for students of the District.

This Plan includes the standard of service as established by Kent School District. Functional capacity is based on an average capacity and updated to reflect changes to special programs served in each building. Portables in the interim capacity calculation use the same standard of service as the permanent facilities.

The capacity of each school in the District is calculated based on the District's standard of service and the existing inventory of permanent facilities. The District's program capacity of permanent facilities reflects program changes and the state's mandated reduction of class size to meet the standard of service for Kent School District. Portables provide additional interim capacity.

Kent School District is the fifth largest (FTE basis) district in the state. Enrollment is electronically reported monthly to the Office of the Superintendent of Public Instruction ("OSPI") on Form P-223. Although funding apportionment is based on Annual Average Full Time Equivalent (AAFTE), enrollment on October 1 is a widely recognized "snapshot in time" that is used to report the District's enrollment for the year as reported to OSPI (*See Table 1*).

The District's standard of service, enrollment history and projections, and use of interim facilities are reviewed in detail in various sections of this Plan. The District plans to continue to satisfy concurrency requirements through the interim use of portables.

This Plan currently represents projects in process funded primarily by the Kent School District's 2016 Bond, as well as the 2018 Capital Levy. Additional information about these projects can be found on the District's capital projects homepage ([link](#)). Additionally, project updates sent to our community of stakeholders can be accessed on the KSD website ([link](#)).

Based on revised student generation rates, our capacity and enrollment projections, the District will stay current with non-collection of student impact fee rate for the coming year. For a short overview, see Section IX (Summary of Changes to the June 2024 Capital Facilities Plan).

KENT SCHOOL DISTRICT No. 415 OCTOBER REPORT 1251H (HEADCOUNT) ENROLLMENT HISTORY

| For 2024 CFP - Headcount Enrollment History | | | | | | | | |
|--|------------|------------|------------|------------|------------|------------|------------|------------|
| LB = Live Births | LB in 2011 | LB in 2012 | LB in 2013 | LB in 2014 | LB in 2015 | LB in 2016 | LB in 2017 | LB in 2018 |
| October HC Enrollment | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| King County Live Births ¹ | 24,630 | 25,032 | 24,910 | 25,348 | 25,487 | 26,011 | 25,274 | 24,337 |
| Incr/(Decr) | 116 | 402 | (122) | 438 | 139 | 524 | (737) | (937) |
| Kindergarten / Birth % ¹ | 8.17% | 8.14% | 7.98% | 7.93% | 6.68% | 7.06% | 7.41% | 7.24% |
| Kindergarten | 2,013 | 2,037 | 1,989 | 2,010 | 1,703 | 1,836 | 1,874 | 1,761 |
| Grade 1 | 2,067 | 2,056 | 2,061 | 2,036 | 1,882 | 1,768 | 1,945 | 1,931 |
| Grade 2 | 2,163 | 2,077 | 2,008 | 2,091 | 1,980 | 1,818 | 1,840 | 1,966 |
| Grade 3 | 2,195 | 2,143 | 2,043 | 1,995 | 2,001 | 1,938 | 1,887 | 1,878 |
| Grade 4 | 2,195 | 2,218 | 2,118 | 2,038 | 1,912 | 1,924 | 1,953 | 1,924 |
| Grade 5 | 2,103 | 2,189 | 2,170 | 2,120 | 1,937 | 1,872 | 1,953 | 1,973 |
| Grade 6 Middle | 1,952 | 2,119 | 2,184 | 2,164 | 2,024 | 1,893 | 1,962 | 1,948 |
| Grade 7 " " | 2,021 | 1,922 | 2,044 | 2,166 | 2,010 | 1,925 | 1,906 | 1,949 |
| Grade 8 " " | 2,021 | 2,043 | 1,882 | 2,073 | 2,086 | 1,937 | 1,956 | 1,922 |
| Grade 9 High | 2,105 | 2,006 | 2,003 | 1,888 | 2,001 | 2,042 | 2,010 | 1,958 |
| Grade 10 " " | 2,099 | 2,080 | 1,946 | 2,034 | 1,811 | 1,959 | 2,048 | 2,001 |
| Grade 11 " " | 1,865 | 1,823 | 1,732 | 1,663 | 1,743 | 1,584 | 1,679 | 1,729 |
| Grade 12 " " | 1,730 | 1,810 | 1,653 | 1,634 | 1,453 | 1,655 | 1,467 | 1,502 |
| Total Enrollment ² | 26,529 | 26,523 | 25,833 | 25,912 | 24,543 | 24,151 | 24,480 | 24,442 |
| Yearly Headcount Incr/(Decr) | 17 | (6) | (690) | 79 | (1,369) | (392) | 329 | (38) |
| Cumulative Incr/(Decr) | (302) | (308) | (998) | (919) | (2,288) | (2,680) | (1,959) | (2,718) |
| ¹ This number indicates actual births in King County 5 years prior to enrollment year as updated by Washington State Department of Health, Center for Health Statistics. Kent School District percentage based on actual Kindergarten enrollment 5 years later. | | | | | | | | |
| ² Enrollment reported to OSPI on Form P-223 generates basic education funding and excludes Early Childhood Special Education ("ECSE" & "B2" or Birth to 2 Preschool Inclusive Education) and excludes College-only Running Start students. | | | | | | | | |

II - Six - Year Enrollment Projection

For capital facilities planning, enrollment growth projections are based on cohort survival and student yield from documented residential construction projected over the next six years (*See Table 2*). For this Plan, the District relied substantially on the results from Dr. Les Kendrick's study of long-range enrollment forecasts for the Kent School District in the winter of 2022.

King County live births and the District's relational percentage average were used to determine the number of kindergartners entering the system (*See Table 2*). 7.24% of 24,337 King County live births in 2018 is projected for 1,761 students expected in Kindergarten for October 1, 2023. This is a decrease of 937 live births in King County over the previous year.

Early Childhood Education students (also identified as "ECE"), "Early Childhood Special Education ("ECSE") students are forecast and reported to OSPI separately on Form P-223H for Special Education Enrollment. Capacity is reserved to serve students in the ECE programs at elementary schools.

In addition to live birth data, enrollment projections for October 1, 2024 going forward rely upon the results of the enrollment study by Dr. Kendrick, utilizing the "low growth" methodology.

Within practical limits, the District has kept abreast of proposed developments. The District will continue to track new development activity to determine impact to schools. Information on new residential developments and the completion of these proposed developments in all jurisdictions will be considered in the District's future analysis of growth projections.

The Kent School District serves eight permitting jurisdictions: unincorporated King County, the cities of Kent, Covington, Renton, and Auburn and smaller portions of the cities of SeaTac, Black Diamond, and Maple Valley.

STUDENT GENERATION FACTOR

"Student Factor" is defined by King County code as "the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit" based on district records of average actual student generated rates for developments completed within the last ten years.

Following these guidelines, the student generation rate for Kent School District is as follows:

| | | |
|----------------------|--------------|-------------|
| Single Family | Elementary | .229 |
| | Middle | .087 |
| | High | <u>.113</u> |
| | Total | .429 |
| Multi-Family | Elementary | .109 |
| | Middle | .037 |
| | High | <u>.054</u> |
| | Total | .200 |

The student generation factor is based on 2,062 new SFD (Single Family Detached) units built between 2017 and 2022. The student generation factor is based on 1,709 new MF (Multi-Family) units built during the same period. The multi-family units consisted of 1,379 apartment units and 330 townhome units.

The District sees an average of 43 students for every 100 single family units that are built and an average of 20 students for every 100 multi-family units that are built. The rate for apartment units is higher than for townhome units. The District sees an average of 23 students for every 100 apartment units and only 6 students for every 100 townhome units.

The student generation rate also varies among apartment developments, based on the number of bedrooms in the unit. Units with three plus bedrooms have much higher student generation rates than units that have two or fewer bedrooms. Noting these differences can help the District when planning for future growth from housing.

In preparing the 2023-2024 to 2029-2030 Capital Facilities Plan the District contracted with Educational Data Solutions, LLC led by Dr. Les Kendrick, a noted expert in demographic studies for school districts, to analyze and prepare the student generation factor.

Within the District's borders there are several income-based and multi-family housing projects coming on-line in 2023/2024. Once developed with occupancy occurring the District does recognize that the student generation for multi-family housing may impact future Capital Facilities Plan updates. At the start of the 2023-24 school year, 2 apartment complexes; Alexan Gateway and Station by Vintage have been excluded from the available multi-family units because the units have not been completed and/or have not been released to be rented.

KENT SCHOOL DISTRICT No. 415 SIX - YEAR ENROLLMENT PROJECTION

| 2023 - 2029 Enrollment Projections | | | | | | | |
|--|-------------------|----------------------|---------------|---------------|---------------|---------------|-----------------|
| Full Day Kindergarten at all Elem | LB in 2018 | LB in 2019 | LB in 2020 | LB in 2021 | LB in 2022 | LB in 2023 | Est. LB in 2024 |
| | ACTUAL ENROLLMENT | PROJECTED ENROLLMENT | | | | | |
| October | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| King County Live Births | 24,337 | 24,090 | 23,686 | 23,390 | 23,012 | 23,973 | 24,428 |
| Incr/(Decr) | (937) | (247) | (404) | (296) | (378) | 961 | 455 |
| Kindergarten / Birth % | 7.24% | 7.53% | 7.60% | 7.61% | 7.94% | 7.75% | 7.60% |
| FD Kindergarten | 1,761 | 1,814 | 1,801 | 1,781 | 1,827 | 1,857 | 1,857 |
| Grade 1 | 1,931 | 1,893 | 1,902 | 1,888 | 1,849 | 1,897 | 1,918 |
| Grade 2 | 1,966 | 1,961 | 1,946 | 1,955 | 1,931 | 1,891 | 1,930 |
| Grade 3 | 1,878 | 2,004 | 2,017 | 2,002 | 2,011 | 1,986 | 1,936 |
| Grade 4 | 1,924 | 1,861 | 2,013 | 2,026 | 2,010 | 2,019 | 1,985 |
| Grade 5 | 1,973 | 1,887 | 1,893 | 2,047 | 2,060 | 2,044 | 2,043 |
| Grade 6 <small>Middle</small> | 1,948 | 2,009 | 1,950 | 1,955 | 2,114 | 2,128 | 2,101 |
| Grade 7 " " | 1,949 | 1,973 | 2,005 | 1,946 | 1,952 | 2,111 | 2,114 |
| Grade 8 " " | 1,922 | 1,937 | 1,991 | 2,024 | 1,965 | 1,970 | 2,120 |
| Grade 9 <small>High</small> | 1,958 | 1,939 | 1,993 | 2,049 | 2,083 | 2,022 | 2,018 |
| Grade 10 " " | 2,001 | 1,990 | 1,958 | 2,012 | 2,069 | 2,103 | 2,031 |
| Grade 11 " " | 1,729 | 1,754 | 1,755 | 1,726 | 1,774 | 1,824 | 1,845 |
| Grade 12 " " | 1,502 | 1,695 | 1,678 | 1,680 | 1,652 | 1,698 | 1,737 |
| Total Enrollment Projection | 24,442 | 24,717 | 24,902 | 25,091 | 25,297 | 25,550 | 25,635 |
| Yearly Incr/(Decr) | (38) | 275 | 185 | 189 | 206 | 253 | 85 |
| Yearly Incr/(Decr) % | -0.16% | 1.13% | 0.75% | 0.76% | 0.82% | 1.00% | 0.33% |
| Total Enrollment Projection* | 24,442 | 24,717 | 24,902 | 25,091 | 25,297 | 25,550 | 25,635 |
| <i>*Does not include iGrad, RS</i> | | | | | | | |
| Projection Source: Les Kendrick Demographic Study Dec '22 ("Preferred Forecast") | | | | | | | |

III - Current Kent School District "Standard of Service"

In order to determine the capacity of facilities in a school district, King County Code 21A.06.1225 references 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.

This Plan includes the standard of service as established by Kent School District. The District has identified schools with significant special needs programs as "impact" schools and the standard of service targets a lower-class size at those facilities. Portables included in the capacity calculation use the same standard of service as the permanent facilities.

The standard of service defined herein will continue to evolve in the future. Kent School District is continuing a long-term strategic planning process combined with review of changes to capacity and standard of service. This process will affect various aspects of the District's standard of service and future changes will be reflected in future capital facilities plans.

Current Standards of Service for Elementary Students

- Class size ratio for grades K - 3 is planned for an average of 23 students per class, not to exceed 26.
- Class size ratio for grades 4 - 5 is planned for an average of 27 students per class, not to exceed 29.

Some special programs require specialized classroom space and the program capacity of some of the buildings housing these programs is reduced. Some students, for example, leave their regular classroom for a short period of time to receive instruction in special programs and space must be allocated to serve these programs.

Students may also be provided with music instruction and physical education in a separate classroom or facility.

Some identified students will also be provided educational opportunities in classrooms for special programs such as those designated as follows:

Career and Technical Education (CTE) – State Program
Closing Educational Achievement Gaps (Title I – Part A) - Federal Program
Highly Capable Students (HiCap) - State Program

Learning Assistance Program (LAP) – State Program
Multilingual Education (MLE) - State Program

Inclusive Education Service for Elementary and Secondary students with disabilities may be provided in a separate or self-contained classroom sometimes with a capacity of 10-15 students, depending on the program.

Current District Standards of Service for Secondary Students

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students which directly affect the capacity of the school buildings per the negotiated collective bargaining agreement with KEA.

- The average class size ratio for grades 6–8 is 30 students per class and 143 students per day, with a maximum daily class load/enrollment of 150 based on five class periods per day.
- The average class size ratio for grades 9-12 is 32 students per class and 153 students per day, with a maximum daily class load/enrollment of 160 based on five class periods per day.

Like Inclusive Education Programs listed above, many other secondary programs require specialized classroom space which can reduce the functional capacity of the permanent school buildings, such as technology labs, performing arts activities, a variety of career and technical education programs, and other specialized programs.

Space or Classroom Utilization

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during their planning periods, it is not possible to achieve 100% utilization of regular teaching stations at secondary schools. Based on the analysis of actual utilization of classrooms, the Kent School District has determined that the standard utilization rate is 66% for secondary schools. Functional capacity at elementary schools reflects 56% utilization at the elementary level.

IV - Inventory and Capacity of Existing Schools

Currently, the District has permanent functional capacity to house 35,494 students and interim (portable) capacity to house 4,238. This capacity is based on the District's Standard of Service as set forth in Section III. Included in this Plan is an inventory of the District's schools by type, address and current capacity (*See Table 3*). The ratio between permanent capacity and portable capacity is 89% - 11%.

The functional capacity is periodically updated for changes in the programs, additional classrooms, and new schools. Functional capacity has been updated in this Plan to reflect program changes implemented in the fall of 2023.

Calculation of Elementary, Middle School and High School capacities are set forth in Appendices A, B, and C. Maps of existing schools are included.

For clarification, the following is a brief description of some of the non-traditional programs for students in Kent School District:

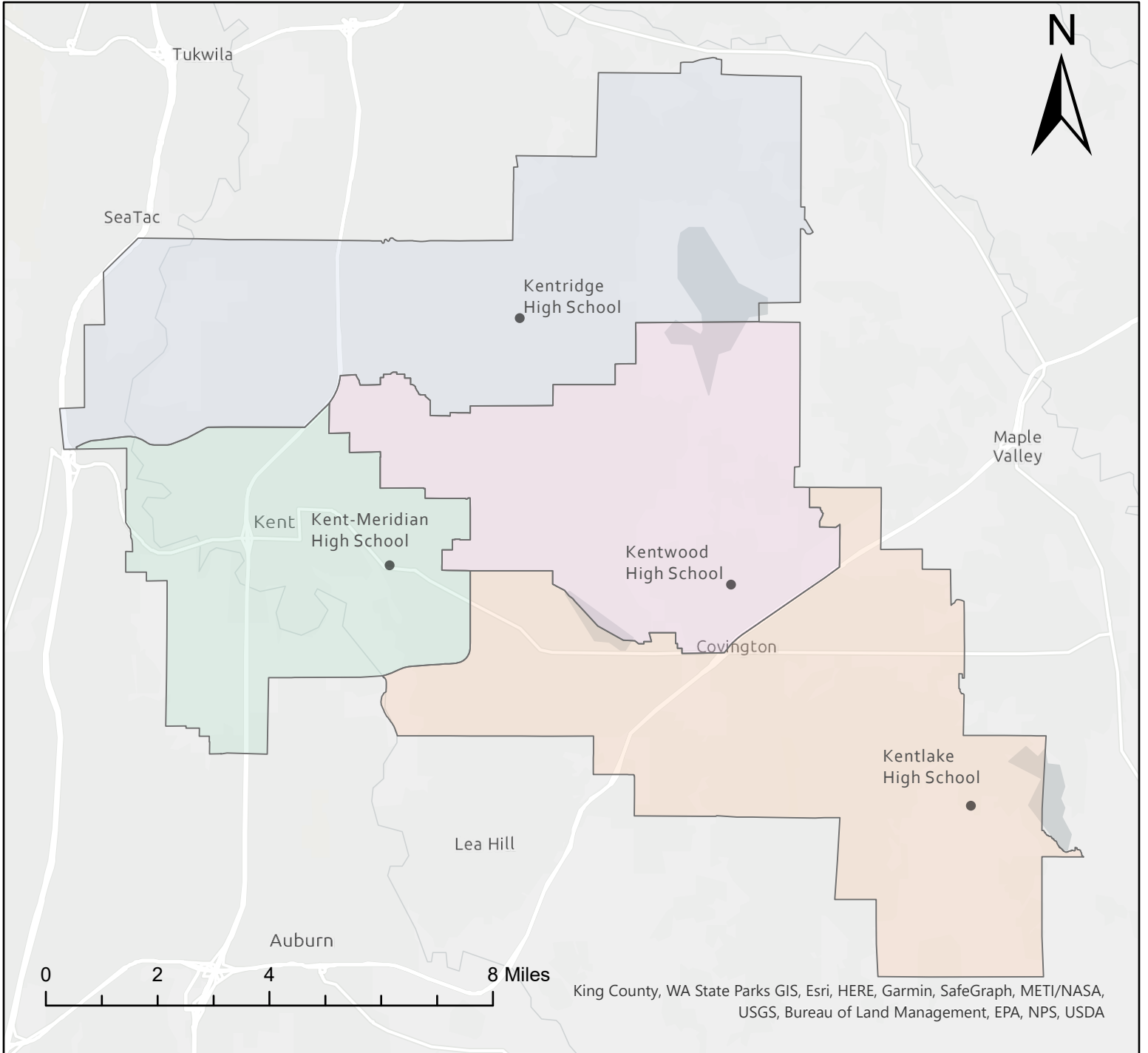
iGrad - Kent School District has developed the Individualized Graduation and Degree Program or "iGrad". iGrad is an Open Door (Drop-out Reengagement) School that offers a second plus chance to students aged 16-21 who have dropped out of high school or are at risk of not earning a high school diploma by age 21. iGrad is not included in this Capital Facilities Plan, because it is served as a leased space at the Kent Hill Plaza Shopping Center. Over the past three years, enrollment in the iGrad program has averaged over 434 students.

Kent Virtual Academy - The Kent Virtual Academy is open to grades 6-12 and is currently serving 108 students. The virtual school offers a flexible learning experience designed to engage students when and where they work best. Each school day includes a combination of live (synchronous) virtual instruction and on-demand (asynchronous) learning opportunities outside of a traditional bell schedule. Students can attend live virtual lessons with their teachers and classmates, participate in live virtual class or small group discussions, check-in or meet with teachers, watch recorded video lessons, work independently on projects and lessons, participate in learning experiences outside the school setting for credit or to meet competencies. Virtual school students may also attend their boundary school for select classes and services.

| SCHOOL | Year Opened | ABR | ADDRESS | 2023-2024 Functional |
|-----------------------------|-------------|-----|---|----------------------|
| Carriage Crest Elementary | 1990 | CC | 18235 - 140th Avenue SE, Renton 98058 | 626 |
| Cedar Valley Elementary | 1971 | CV | 26500 Timberlane Way SE, Covington 98042 | 568 |
| Covington Elementary | 2018 | CO | 25811 156th Avenue SE, Covington 98042 | 744 |
| Crestwood Elementary | 1980 | CW | 25225 - 180th Avenue SE, Covington 98042 | 629 |
| East Hill Elementary | 1953 | EH | 9825 S 240th Street, Kent 98031 | 779 |
| Emerald Park Elementary | 1999 | EP | 11800 SE 216th Street, Kent 98031 | 653 |
| Fairwood Elementary | 1969 | FW | 16600 - 148th Avenue SE, Renton 98058 | 528 |
| George T. Daniel Elementary | 1992 | DE | 11310 SE 248th Street, Kent 98030 | 640 |
| Glenridge Elementary | 1996 | GR | 19405 - 120th Avenue SE, Renton 98058 | 591 |
| Grass Lake Elementary | 1971 | GL | 28700 - 191st Place SE, Kent 98042 | 595 |
| Horizon Elementary | 1990 | HE | 27641 - 144th Avenue SE, Kent 98042 | 634 |
| Jenkins Creek Elementary | 1987 | JC | 26915 - 186th Avenue SE, Covington 98042 | 641 |
| Kent Elementary | 1999 | KE | 24700 - 64th Avenue South, Kent 98032 | 760 |
| Lake Youngs Elementary | 1965 | LY | 19660 - 142nd Avenue SE, Kent 98042 | 725 |
| Martin Sortun Elementary | 1987 | MS | 12711 SE 248th Street, Kent 98030 | 768 |
| Meadow Ridge Elementary | 1994 | MR | 27710 - 108th Avenue SE, Kent 98030 | 706 |
| Meridian Elementary | 1939 | ME | 25621 - 140th Avenue SE, Kent 98042 | 793 |
| Millennium Elementary | 2000 | ML | 11919 SE 270th Street, Kent 98030 | 688 |
| Neely-O'Brien Elementary | 1990 | NO | 6300 South 236th Street, Kent 98032 | 864 |
| Panther Lake Elementary | 2009 | PL | 12022 SE 216th Street, Kent, 98031 | 744 |
| Park Orchard Elementary | 1963 | PO | 11010 SE 232nd Street, Kent 98031 | 701 |
| Pine Tree Elementary | 1967 | PT | 27825 - 118th Avenue SE, Kent 98030 | 732 |
| Ridgewood Elementary | 1987 | RW | 18030 - 162nd Place SE, Renton 98058 | 661 |
| River Ridge Elementary | 2021 | RR | 22420 Military Rd. S., SeaTac, WA 98198 | 886 |
| Sawyer Woods Elementary | 1994 | SW | 31135 - 228th Ave SE, Black Diamond 98010 | 549 |
| Scenic Hill Elementary | 1960 | SH | 26025 Woodland Way South, Kent 98030 | 837 |
| Soos Creek Elementary | 1971 | SC | 12651 SE 218th Place, Kent 98031 | 591 |
| Springbrook Elementary | 1969 | SB | 20035 - 100th Avenue SE, Kent 98031 | 730 |
| Sunrise Elementary | 1992 | SR | 22300 - 132nd Avenue SE, Kent 98042 | 719 |
| Elementary TOTAL | | | | 20,082 |
| Canyon Ridge Middle | 1966 | CR | 11000 SE 264th Street, Kent 98030 | 1,110 |
| Cedar Heights Middle | 1993 | CH | 19640 SE 272nd Street, Covington 98042 | 1,140 |
| Mattson Middle | 1981 | MA | 16400 SE 251st Street, Covington 98042 | 1,020 |
| Meeker Middle | 1970 | MK | 12600 SE 192nd Street, Renton 98058 | 1,224 |
| Meridian Middle | 1958 | MM | 23480 - 120th Avenue SE, Kent 98031 | 1,110 |
| Mill Creek Middle | 2005 | MC | 620 North Central Avenue, Kent 98032 | 1,200 |
| Northwood Middle | 1996 | NW | 17007 SE 184th Street, Renton 98058 | 1,140 |
| Middle TOTAL | | | | 7,950 |
| Kent-Meridian High | 1951 | KM | 10020 SE 256th Street, Kent 98030 | 2,595 |
| Kentlake High | 1997 | KL | 21401 SE 300th Street, Kent 98042 | 2,714 |
| Kentridge High | 1968 | KR | 12430 SE 208th Street, Kent 98031 | 2,932 |
| Kentwood High | 1981 | KW | 25800 - 164th Avenue SE, Covington 98042 | 2,917 |
| High TOTAL | | | | 11,158 |
| Kent Laboratory Academy | 2021 | KLA | 105 SE 208th St., Kent, WA 98031 | 542 |
| DISTRICT TOTAL | | | | 39,732 |

Table 3

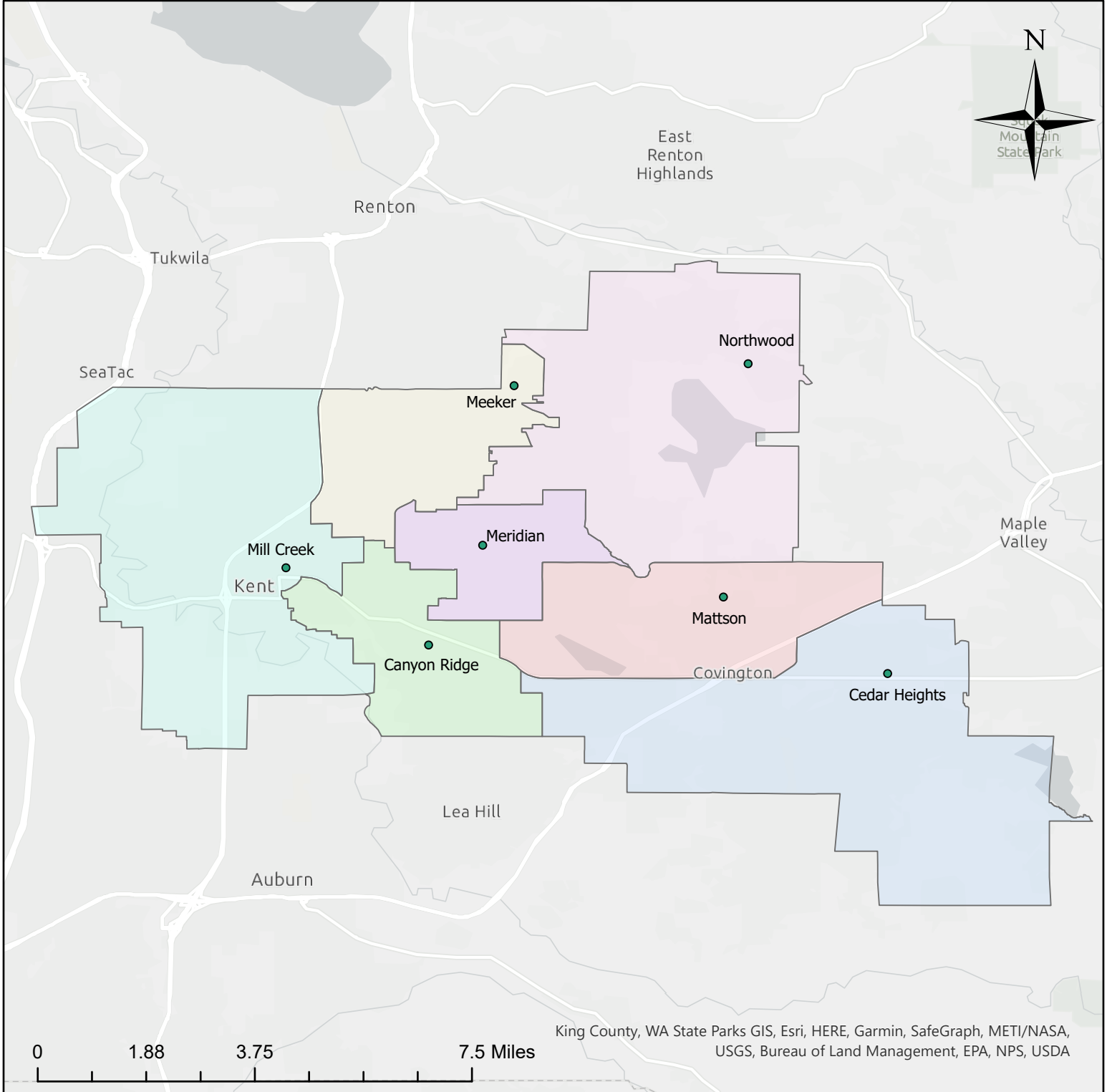
Kent School District 2023/24 School Year High School Boundaries



Legend

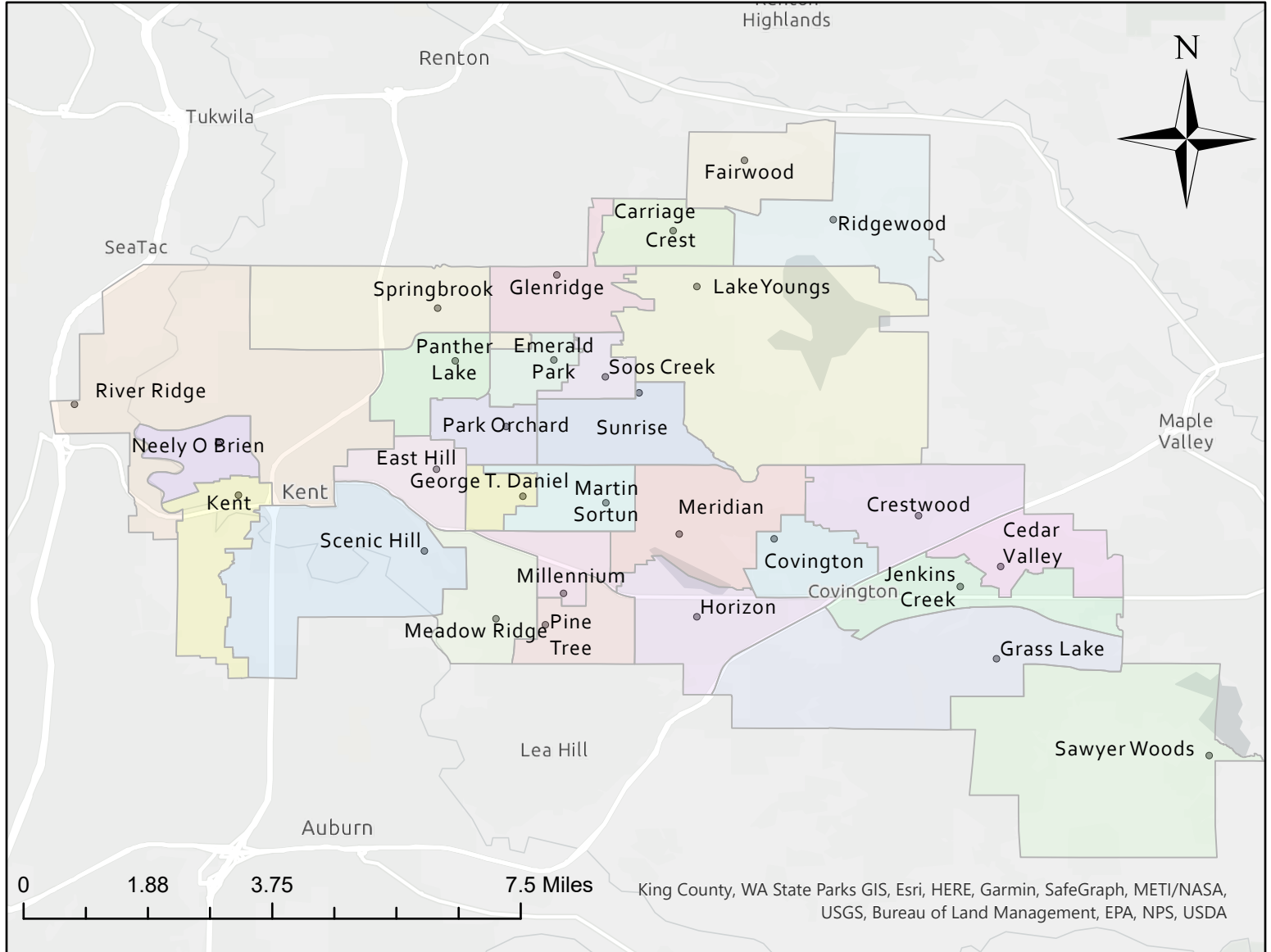
- High School Buildings
- Kentridge High School
- Kent-Meridian High School
- Kentwood High School
- Kentlake High School

Kent School District 2023/2024 School Year Middle School Boundaries



- Middle Schools
- Cedar Heights Middle School
- Canyon Ridge Middle School
- Meeker Middle School
- Meridian Middle School
- Mattson Middle School
- Meeker Middle School
- Meridian Middle School
- Mill Creek Middle School
- Northwood Middle School

Kent School District 2023/2024 School Year Elementary Boundaries



- | | | | |
|---------------------------|--------------------------|--------------------------|-------------------------|
| Carriage Crest Elementary | Fairwood Elementary | Meadow Ridge Elementary | Ridgecrest Elementary |
| Cedar Valley Elementary | Glenridge Elementary | Meridian Elementary | River Ridge Elementary |
| Covington Elementary | Grass Lake Elementary | Millennium Elementary | Sawyer Woods Elementary |
| Crestwood Elementary | Horizon Elementary | Neely O Brien Elementary | Scenic Hill Elementary |
| Daniel Elementary | Jenkins Creek Elementary | Panther Lake Elementary | Soos Creek Elementary |
| East Hill Elementary | Kent Elementary | Park Orchard Elementary | Springbrook Elementary |
| Emerald Park Elementary | Lake Youngs Elementary | Pine Tree Elementary | Sunrise Elementary |
| | Martin Sortun Elementary | | Elementary Schools |

V - Six-Year Planning and Construction Plan

In November [2016](#), the voters of the Kent School District approved a bond measure for \$252 million. This bonding authority provided for the replacement of Covington Elementary school, which opened in August of 2018, the new River Ridge Elementary school, and our new Kent Laboratory Academy, which both opened in August 2021.

As a critical component of capital facilities planning, county and city planners and decision-makers are encouraged to consider safe walking conditions for all students when reviewing applications and design plans for new roads and developments. This should include sidewalks for pedestrian safety to and from schools and bus stops, as well as bus pull-outs and turn-arounds.

Included in this Plan is an inventory of potential projects and sites identified by the District which are potentially acceptable site alternatives in the future (*See Table 4 & Sitemap*).

Voter approved bond issues have included funding for the purchase of sites for future schools and district use; the sites acquired to date are included in this Plan. Some funding is secured for the purchase of additional sites but may also be funded with impact fees as needed. Not all undeveloped properties meet current school construction requirements, and some property may be traded or sold to meet future facility needs.

The Board will continue an annual review of standards of service and those decisions will be reflected in each update of the Capital Facilities Plan.

Our District went out for a Bond Measure in April of 2023 and did not receive enough votes for approval. We reevaluated the District needs and looked at next steps to align with the Strategic Plan which continues to make it a priority to revitalize, rejuvenate and rebuild our aging schools as well as begin a process to remove interim classroom portables and find room or create permanent structures to reduce and eventually eliminate the more than 166 portable classrooms in our District. We will continue to determine capacity versus enrollment as well as programs to ensure this goal to reduce and or eliminate all portables in our District is obtained in the next several years.

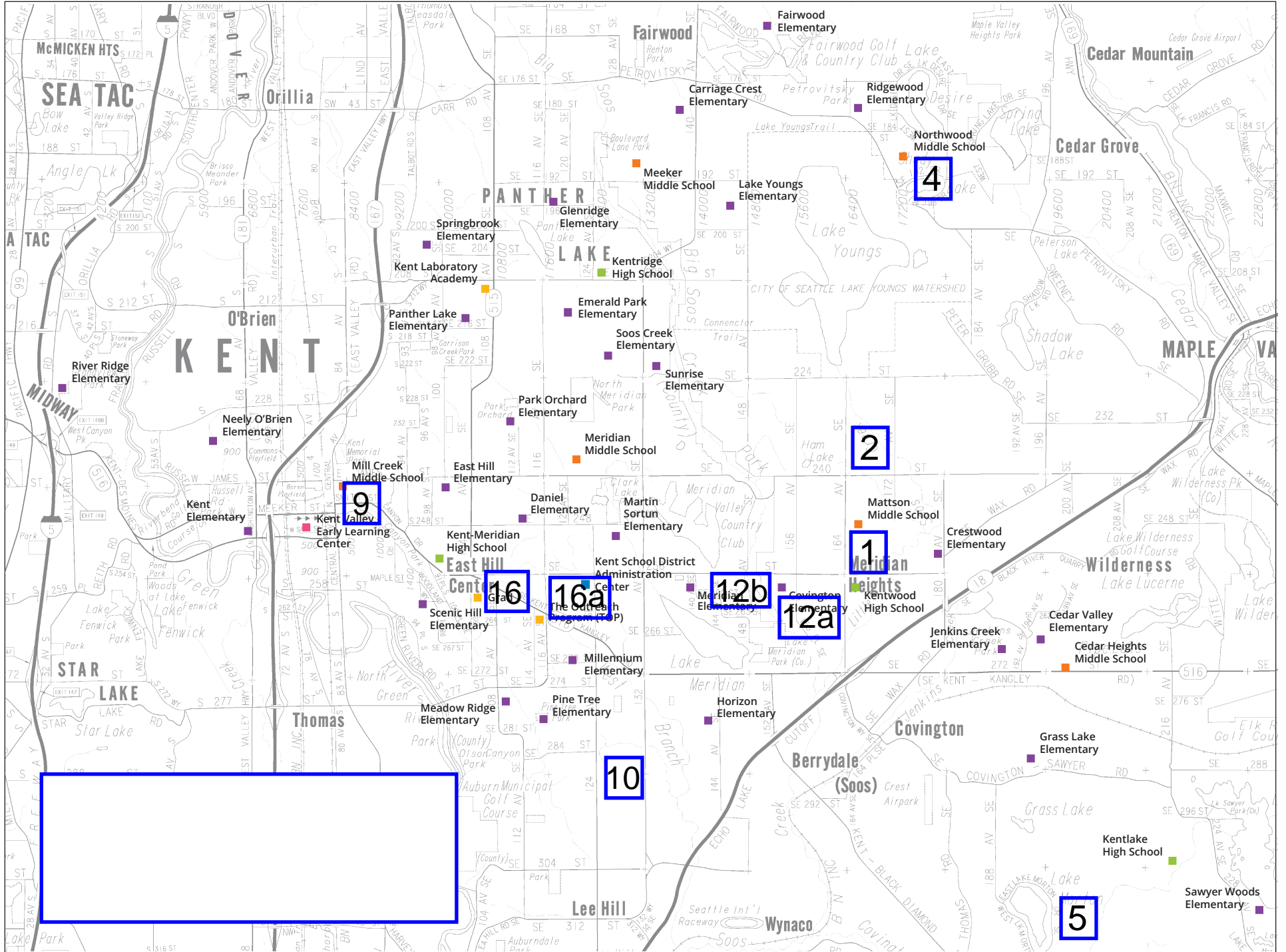
As a part of the planning process, the District has been tracking a few major development projects which have affected enrollment and will continue to increase students' forecasts. On Meeker Street in Kent, we have seen several major apartment complexes, ETHOS and Midtown 64 Apartments. These continue to have an impact on enrollment as they fill up their newly built facilities. The Alexian Gateway Project is located on the corner of Military Road and Veterans Drive in Kent and has begun occupying its 283 units in 2023-2024.

In Covington, we are tracking a multi-family house development which has been approved and construction has begun. The 1700-unit Lakepointe Urban Community will fall within our

enrollment boundary and proposed completion of Phase 4 is shown to be 2027. Construction in the Kent School District boundaries have been steadily rising over the last four years and planned communities are now being recognized through the planning teams in multiple city and county jurisdictions we serve.

**KENT SCHOOL DISTRICT No. 415
Site Acquisitions and Projects Planned to Provide Additional Capacity**

| | | | | Projected Completion Date | Projected Program Capacity | % for new Growth |
|--------------------------|-------------------------------|--------------------------------------|--------|----------------------------|----------------------------|-----------------------|
| SCHOOL / FACILITY / SITE | LOCATION | Type | Status | Approximate | | Approximate |
| # on Map | ELEMENTARY | | | | | |
| | MIDDLE & HIGH | | | | | |
| | TEMPORARY FACILITIES | | | Additional Capacity | | |
| # on Map | 2 OTHER SITES ACQUIRED | | | Land Use Designation | Type | Land Use Jurisdiction |
| 12 | 256th - Covington (Halleson) | 25435 SE 256th, Covington 98042 | | Rural | Sold | King County |
| 12a | 156th - Covington (Wikstrom) | 25847 156th Ave. SE, Covington 98042 | | Rural | To be sold | King County |
| 16 | White House - Kent (Top) | 11027 SE Kent-Kangley Kent, WA 98030 | | Commercial | Purchased | King County |
| 16a | Green Building - Kent (iGrad) | 11109 SE Kent-Kangley Kent, WA 98030 | | Commercial | Purchased | King County |
| Notes: | | | | | | |
| None | | | | | | |

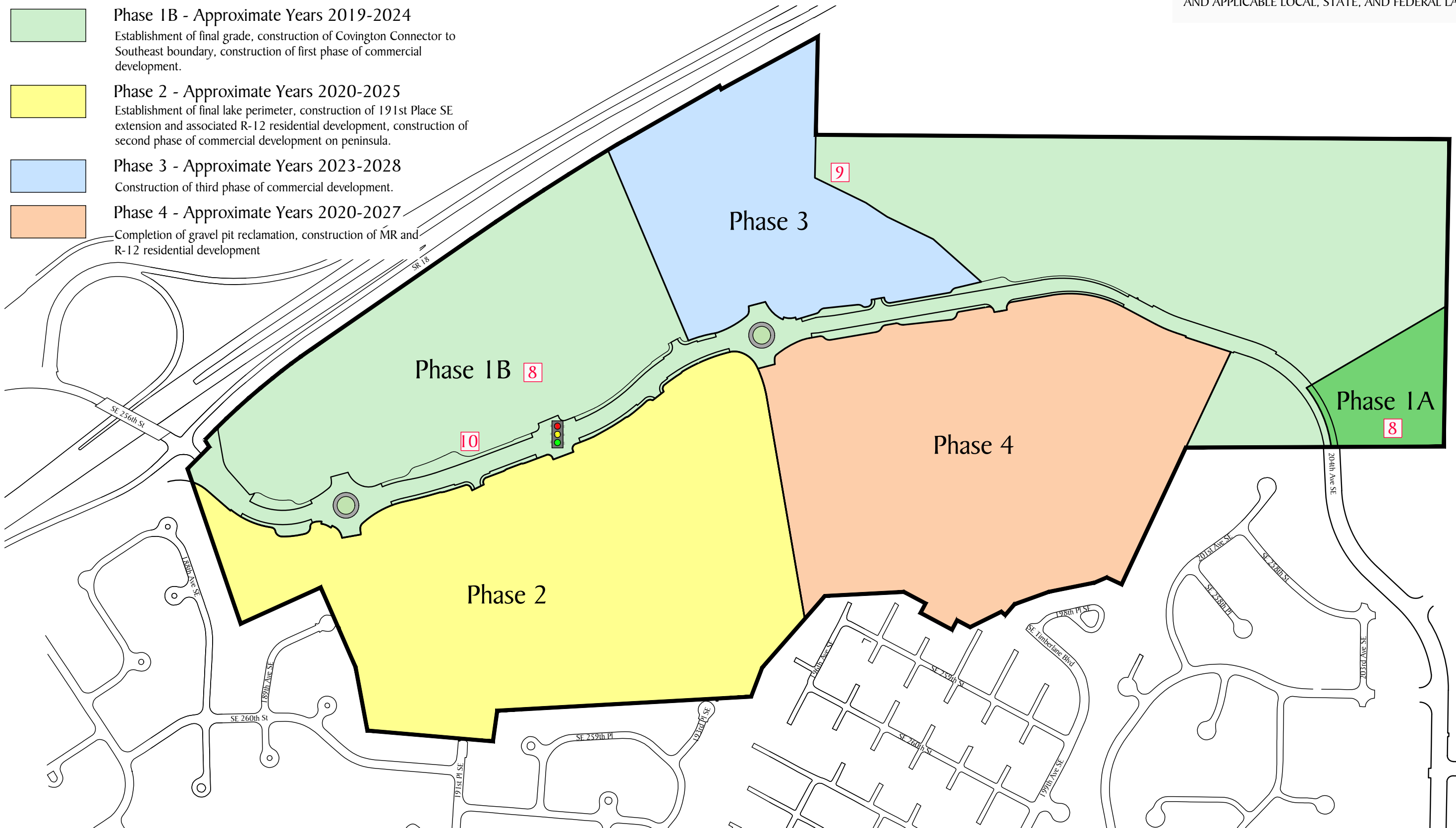


Phasing Legend



-  **Phase 1A - Maple Hills Division 5**
Preliminary Plat approval in third quarter 2021. Construction and Final Plat Recording 2022.
-  **Phase 1B - Approximate Years 2019-2024**
Establishment of final grade, construction of Covington Connector to Southeast boundary, construction of first phase of commercial development.
-  **Phase 2 - Approximate Years 2020-2025**
Establishment of final lake perimeter, construction of 191st Place SE extension and associated R-12 residential development, construction of second phase of commercial development on peninsula.
-  **Phase 3 - Approximate Years 2023-2028**
Construction of third phase of commercial development.
-  **Phase 4 - Approximate Years 2020-2027**
Completion of gravel pit reclamation, construction of MR and R-12 residential development

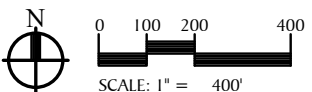
NOTE:
THE LOCATION OF DEVELOPMENT, INCLUDING ROADWAYS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THEIR SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT, AND APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.



Lakepointe Urban Village



Phasing Map

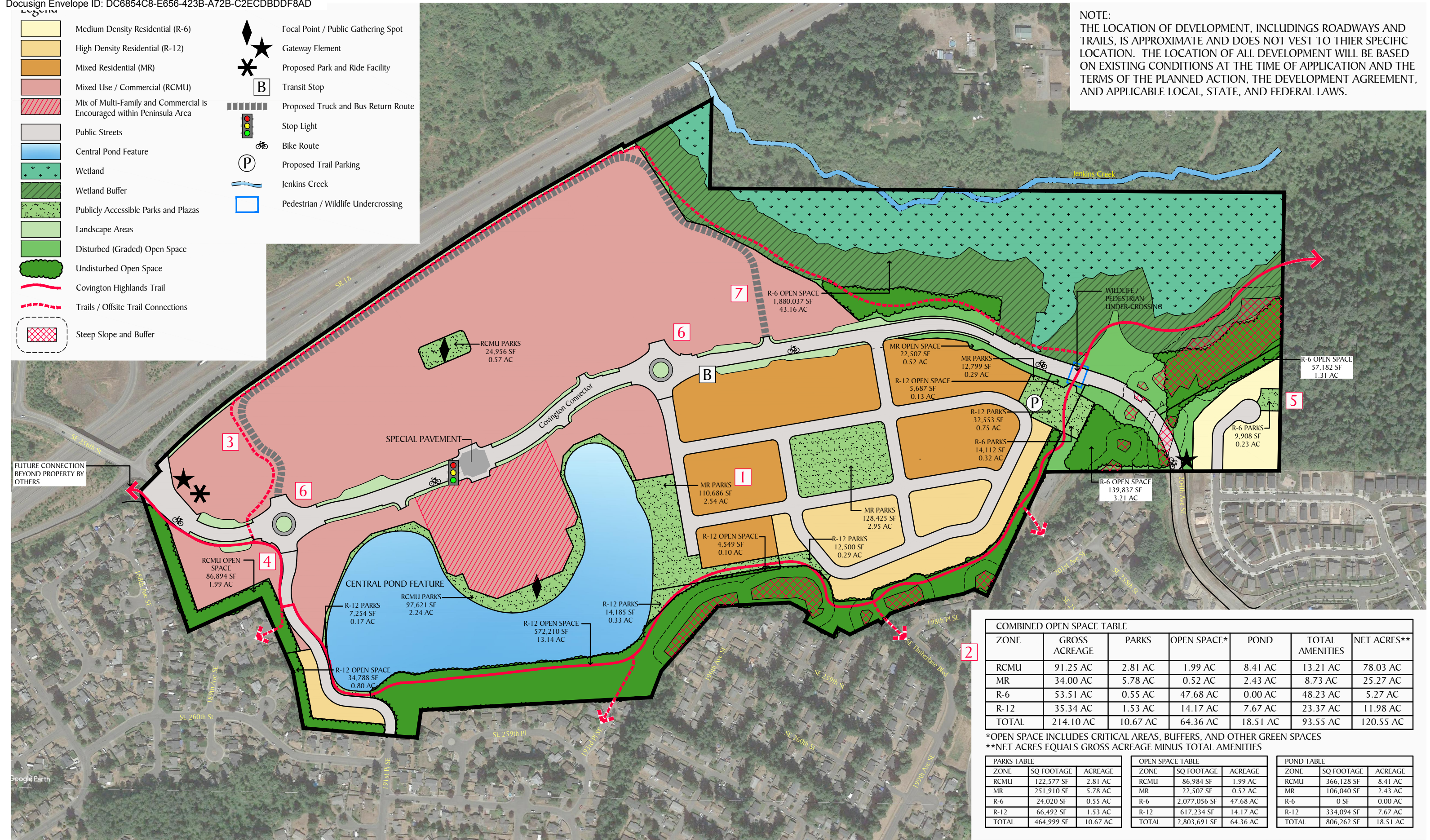


January 30, 2017
Updated September 15, 2021

Legend

- Medium Density Residential (R-6)
- High Density Residential (R-12)
- Mixed Residential (MR)
- Mixed Use / Commercial (RCMU)
- Mix of Multi-Family and Commercial is Encouraged within Peninsula Area
- Public Streets
- Central Pond Feature
- Wetland
- Wetland Buffer
- Publicly Accessible Parks and Plazas
- Landscape Areas
- Disturbed (Graded) Open Space
- Undisturbed Open Space
- Covington Highlands Trail
- Trails / Offsite Trail Connections
- Steep Slope and Buffer
- Focal Point / Public Gathering Spot
- Gateway Element
- Proposed Park and Ride Facility
- Transit Stop
- Proposed Truck and Bus Return Route
- Stop Light
- Bike Route
- Proposed Trail Parking
- Jenkins Creek
- Pedestrian / Wildlife Undercrossing

NOTE:
THE LOCATION OF DEVELOPMENT, INCLUDING ROADWAYS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THEIR SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT, AND APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.



| COMBINED OPEN SPACE TABLE | | | | | | |
|---------------------------|------------------|-----------------|-----------------|-----------------|-----------------|------------------|
| ZONE | GROSS ACREAGE | PARKS | OPEN SPACE* | POND | TOTAL AMENITIES | NET ACRES** |
| RCMU | 91.25 AC | 2.81 AC | 1.99 AC | 8.41 AC | 13.21 AC | 78.03 AC |
| MR | 34.00 AC | 5.78 AC | 0.52 AC | 2.43 AC | 8.73 AC | 25.27 AC |
| R-6 | 53.51 AC | 0.55 AC | 47.68 AC | 0.00 AC | 48.23 AC | 5.27 AC |
| R-12 | 35.34 AC | 1.53 AC | 14.17 AC | 7.67 AC | 23.37 AC | 11.98 AC |
| TOTAL | 214.10 AC | 10.67 AC | 64.36 AC | 18.51 AC | 93.55 AC | 120.55 AC |

*OPEN SPACE INCLUDES CRITICAL AREAS, BUFFERS, AND OTHER GREEN SPACES
**NET ACRES EQUALS GROSS ACREAGE MINUS TOTAL AMENITIES

| PARKS TABLE | | |
|--------------|-------------------|-----------------|
| ZONE | SQ FOOTAGE | ACREAGE |
| RCMU | 122,577 SF | 2.81 AC |
| MR | 251,910 SF | 5.78 AC |
| R-6 | 24,020 SF | 0.55 AC |
| R-12 | 66,492 SF | 1.53 AC |
| TOTAL | 464,999 SF | 10.67 AC |

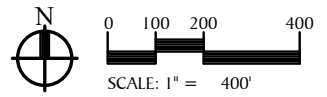
| OPEN SPACE TABLE | | |
|------------------|---------------------|-----------------|
| ZONE | SQ FOOTAGE | ACREAGE |
| RCMU | 86,984 SF | 1.99 AC |
| MR | 22,507 SF | 0.52 AC |
| R-6 | 2,077,056 SF | 47.68 AC |
| R-12 | 617,234 SF | 14.17 AC |
| TOTAL | 2,803,691 SF | 64.36 AC |

| POND TABLE | | |
|--------------|-------------------|-----------------|
| ZONE | SQ FOOTAGE | ACREAGE |
| RCMU | 366,128 SF | 8.41 AC |
| MR | 106,040 SF | 2.43 AC |
| R-6 | 0 SF | 0.00 AC |
| R-12 | 334,094 SF | 7.67 AC |
| TOTAL | 806,262 SF | 18.51 AC |

Lakepointe Urban Village



Master Development Plan



January 30, 2017
Updated September 15, 2021

VI - Portable Classrooms

The Plan references use of portables as interim capacity for facilities.

Currently, the District utilizes portables to house students more than functional capacity and for program purposes at some school locations (*Please see Appendices A, B, C*).

Based on enrollment projections, implementation of full day kindergarten programs, lower state mandated class sizes, functional capacity, and no need for additional interim capacity, the District anticipates no need to purchase or lease additional portables during the next six-year period to ensure capacity requirement (Noted in section V. Six Yr. Planning Construction).

During the time period covered by this Plan, the District does not anticipate that all of the District's portables will be replaced by permanent facilities. During the useful life of some of the portables, the school-age population may decline in some communities and increase in others, and these portables provide the flexibility to accommodate the immediate needs of the community.

Portables may be used as interim facilities:

1. To prevent overbuilding or overcrowding of permanent school facilities.
2. To cover the gap between the times of demand for increased capacity and completion of permanent school facilities to meet that demand.
3. To meet unique program requirements.

Portables currently in the District's inventory are continually evaluated and maintained. The District's goal is to reduce the number of portables so we may provide an equitable learning environment for all.

The Plan projects that the District will use portables to accommodate interim housing needs for the next six years and beyond. The use of portables, their impacts on permanent facilities, life cycle and operational costs, and the interrelationship between portables, emerging technologies, and educational restructuring will continue to be examined.

**KENT SCHOOL DISTRICT
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS**

Student Generation Factors - Single Family

| | | |
|------------|---------------|--------------------|
| Elementary | (Grades K- 5) | 0.229 |
| Middle | (Grades 6- 8) | 0.087 |
| High | (Grades 9-12) | 0.113 |
| | | Total 0.429 |

Student Generation Factors - Multi-Family

| | | |
|------------|---------------|--------------------|
| Elementary | (Grades K-5) | 0.109 |
| Middle | (Grades 6- 8) | 0.037 |
| High | (Grades 9-12) | 0.054 |
| | | Total 0.200 |

Projected Increased Student Capacity

| | |
|----------------|---|
| Elementary | 0 |
| Middle | 0 |
| High (Academy) | 0 |

OSPI - Square Footage per Student, see side chart

| | |
|-------------------|-----|
| Elementary | 90 |
| Middle | 117 |
| High | 130 |
| Special Education | 144 |

Required Site Acreage per Facility

| | |
|-----------------------|----|
| Elementary (required) | 12 |
| Middle (required) | 25 |
| High (required) | 40 |

Average Site Cost / Acre

| | |
|------------|-----------|
| Elementary | \$161,678 |
| Middle | \$0 |
| High | \$0 |

New Facility Construction Cost

| | |
|------------|---------------|
| Elementary | \$68,000,000 |
| Middle | \$155,000,000 |
| High | \$220,000,000 |

Temporary Facility Capacity & Cost

| | | |
|------------|------|-----------|
| Elementary | @ 24 | \$315,000 |
| Middle | @ 29 | \$315,000 |
| High | @ 31 | \$315,000 |

Temporary Facility Square Footage

| | |
|------------|---------|
| Elementary | 123,702 |
| Middle | 10,256 |
| High | 21,296 |
| Total | 155,254 |

State Funding Assistance Credit

| | |
|--|---------------|
| District Funding Assistance Percentage | 52.88% |
|--|---------------|

Construction Cost Allocation

| | |
|--------------------|-----------------|
| CCA - Cost/Sq. Ft. | \$375.00 |
|--------------------|-----------------|

Permanent Facility Square Footage

| | |
|------------|-----------|
| Elementary | 1,567,594 |
| Middle | 760,483 |
| High/Other | 1,077,315 |
| Total | 3,405,392 |

District Average Assessed Value

| | |
|-------------------------|------------------|
| Single Family Residence | \$594,679 |
|-------------------------|------------------|

Total Facilities Square Footage

| | |
|------------|-----------|
| Elementary | 1,691,296 |
| Middle | 770,739 |
| High/Other | 1,098,611 |
| Total | 3,560,646 |

District Average Assessed Value

| | |
|------------------------|------------------|
| Multi-Family Residence | \$310,811 |
|------------------------|------------------|

Bond Levy Tax Rate/\$1,000

| | |
|-------------------------------|---------------|
| Current Rate / 1,000 Tax Rate | \$1.11 |
|-------------------------------|---------------|

Developer Provided Sites / Facilities

| | |
|----------------|---|
| Value | 0 |
| Dwelling Units | 0 |

General Obligation Bond Interest Rate

| | |
|----------------------------|--------------|
| Current Bond Interest Rate | 3.48% |
|----------------------------|--------------|

CPI Inflation Factor

| | |
|--|--------------|
| | 5.80% |
|--|--------------|

[Budget Preparations | OSPI \(www.k12.wa.us\)](http://www.k12.wa.us)

KENT SCHOOL DISTRICT IMPACT FEE CALCULATION for SINGLE FAMILY RESIDENCE

Site Acquisition Cost per Single Family Residence

Formula: $((\text{Acres} \times \text{Cost per Acre}) / \text{Facility Capacity}) \times \text{Student Generation Factor}$

| | Required Site Acreage | Average Site Cost/Acre | Facility Capacity | Student Factor | |
|------------------|-----------------------|------------------------|-------------------|----------------|-------------------|
| A 1 (Elementary) | 12 | \$161,678 | 0 | 0.229 | |
| A 2 (Middle) | 25 | \$0 | 0 | 0.087 | |
| A 3 (High) | 40 | \$0 | 0 | 0.113 | |
| Total | 77 | \$161,678 | 0 | 0.429 | A ⇨ \$0.00 |

Permanent Facility Construction Cost per Single Family Residence

Formula: $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Permanent/Total Square Footage Ratio})$

| | Construction Cost | Facility Capacity | Student Factor | Footage Ratio | |
|------------------|----------------------|-------------------|----------------|---------------|-------------------|
| B 1 (Elementary) | \$68,000,000 | 0 | 0.229 | 0.903 | |
| B 2 (Middle) | \$155,000,000 | 0 | 0.087 | 0.984 | |
| B 3 (High) | \$220,000,000 | 0 | 0.113 | 0.998 | |
| Total | \$443,000,000 | 0 | 0.429 | | B ⇨ \$0.00 |

Temporary Facility Cost per Single Family Residence (Portables)

Formula: $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Temporary} / \text{Total Square Footage Ratio})$

| | Facility Cost | Facility Capacity | Student Factor | Footage Ratio | |
|------------------|------------------|-------------------|----------------|---------------|---------------------|
| C 1 (Elementary) | \$315,000 | 24 | 0.229 | 0.097 | \$291.55 |
| C 2 (Middle) | \$315,000 | 29 | 0.087 | 0.016 | \$15.12 |
| C 3 (High) | \$315,000 | 31 | 0.113 | 0.020 | \$22.96 |
| Total | \$945,000 | 84 | 0.429 | | C ⇨ \$329.63 |

State Funding Assistance Credit per Single Family Residence (formerly "State Match")

Formula: $\text{Area Cost Allowance} \times \text{SPI Square Feet per student} \times \text{Funding Assistance \%} \times \text{Student Factor}$

| | Construction Cost Allocation | SPI Sq. Ft. / Student | Assistance % | Student Factor | |
|------------------|------------------------------|-----------------------|--------------|----------------|------------------------|
| D 1 (Elementary) | \$375.00 | 115 | 0.5288 | 0.229 | \$5,222.23 |
| D 2 (Middle) | \$375.00 | 148 | 0.5288 | 0.087 | \$2,553.31 |
| D 3 (High) | \$375.00 | 173 | 0.5288 | 0.113 | \$3,876.57 |
| | | | | | D ⇨ \$11,652.11 |

Tax Credit per Single Family Residence

| | | |
|---|------------------|------------------------|
| Average SF Residential Assessed Value (AAV) | \$594,679 | |
| Net Present Value (per EQ) (NPV) | 8.32 | |
| Current Debt Service Rate / 1,000 (r) | 0.11% | TC ⇨ \$5,473.99 |
| <i>(Below used to calculate NPV)</i> | | |
| Current Bond Interest Rate | 3.48% | |
| Years Amortized (10 Years)- Used in NPV Calculation | 10 | |

Developer Provided Facility Credit

| Facility / Site Value | Dwelling Units | |
|-----------------------|----------------|---------------|
| 0 | 0 | FC ⇨ 0 |

Fee Recap **

| | | |
|--|--------------------|--|
| A = Site Acquisition per SF Residence | \$0.00 | |
| B = Permanent Facility Cost per Residence | \$0.00 | |
| C = Temporary Facility Cost per Residence | \$329.63 | |
| Subtotal | <u>\$329.63</u> | |
| D = State Match Credit per Residence | \$11,652.11 | |
| TC = Tax Credit per Residence | \$5,473.99 | |
| Subtotal | <u>\$17,126.10</u> | |
| Total Unfunded Need | (\$16,796.47) | |
| 50% Developer Fee Obligation | (\$8,398) | |
| FC = Facility Credit (if applicable) | \$0 | |
| District Adjustment | \$8,398 | |
| Net Fee Obligation per Residence - Single Family | (\$0.00) | |

KENT SCHOOL DISTRICT IMPACT FEE CALCULATION for MULTI-FAMILY RESIDENCE

Site Acquisition Cost per Multi-Family Residence Unit

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

| | Required Site Acreage | Average Site Cost/Acre | Facility Capacity | Student Factor | |
|------------------|-----------------------|------------------------|-------------------|----------------|--|
| A 1 (Elementary) | 12 | \$161,678 | 0 | 0.109 | |
| A 2 (Middle) | 25 | \$0 | 0 | 0.037 | |
| A 3 (High) | 40 | \$0 | 0 | 0.054 | |
| Total | 77 | \$161,678 | 0 | 0.200 | |

A ⇒ \$0.00

Permanent Facility Construction Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Square Footage Ratio)

| | Construction Cost | Facility Capacity | Student Factor | Footage Ratio | |
|------------------|----------------------|-------------------|----------------|---------------|--|
| B 1 (Elementary) | \$68,000,000 | 0 | 0.109 | 0.903 | |
| B 2 (Middle) | \$155,000,000 | 0 | 0.037 | 0.984 | |
| B 3 (High) | \$220,000,000 | 0 | 0.054 | 0.998 | |
| Total | \$443,000,000 | 0 | 0.200 | | |

B ⇒ \$0.00

Temporary Facility Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Footage Ratio)

| | Facility Cost | Facility Capacity | Student Factor | Footage Ratio | |
|------------------|------------------|-------------------|----------------|---------------|-----------------|
| C 1 (Elementary) | \$315,000 | 24 | 0.109 | 0.097 | \$138.77 |
| C 2 (Middle) | \$315,000 | 29 | 0.037 | 0.016 | \$6.43 |
| C 3 (High) | \$315,000 | 31 | 0.054 | 0.020 | \$10.97 |
| Total | \$945,000 | 84 | 0.200 | | \$156.18 |

C ⇒ \$156.18

State Funding Assistance Credit per Multi-Family Residence (formerly "State Match")

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

| | Area Cost Allowance | SPI Sq. Ft. / Student | Equalization % | Student Factor | |
|------------------|---------------------|-----------------------|----------------|----------------|------------|
| D 1 (Elementary) | \$375.00 | 115 | 0.5288 | 0.109 | \$2,485.69 |
| D 2 (Middle) | \$375.00 | 148 | 0.5288 | 0.037 | \$1,085.89 |
| D 3 (High) | \$375.00 | 173 | 0.5288 | 0.054 | \$1,852.52 |

D ⇒ \$5,424.10

Tax Credit per Multi Family Residence

| | |
|---|------------------|
| Average MF Residential Assessed Value (AAV) | \$310,811 |
| Net Present Value (per EQ) (NPV) | 8.32 |
| Current Debt Service Rate / 1,000 (r) | 0.11% |

TC ⇒ \$2,861.00

(Below used to calculate NPV)

| | |
|---|-------|
| Current Bond Interest Rate | 3.48% |
| Years Amortized (10 Years)- Used in NPV Calculation | 10 |

Developer Provided Facility Credit

| Facility / Site Value | Dwelling Units |
|-----------------------|----------------|
| 0 | 0 |

FC ⇒ 0

Fee Recap **

| | | |
|---|-------------------|------------------|
| A = Site Acquisition per Multi-Family Unit | \$0.00 | |
| B = Permanent Facility Cost per MF Unit | \$0.00 | |
| C = Temporary Facility Cost per MF Unit | \$156.18 | |
| Subtotal | <u>\$156.18</u> | \$156.18 |
| D = State Match Credit per MF Unit | \$5,424.10 | |
| TC = Tax Credit per MF Unit | \$2,861.00 | |
| Subtotal | <u>\$8,285.10</u> | \$8,285.10 |
| Total Unfunded Need | | (\$8,128.92) |
| 50% Developer Fee Obligation | | (\$4,064) |
| FC = Facility Credit (if applicable) | | 0 |
| District Adjustment | | \$4,064 |
| Net Fee Obligation per Residential Unit - Multi-family | | (\$0.00) |

VII - Projected Six-Year Classroom Capacity

As stated in Section IV, the functional capacity study is periodically updated for changes in special programs and reflects class size requirements, class size fluctuations etc. As shown in the Inventory and Capacity chart in Table 3, the functional capacity is also reflected in the capacity and enrollment comparison charts (*See Tables 5 & 5 a-b-c*).

Enrollment is electronically reported to OSPI on Form P-223 on a monthly basis and funding apportionment is based on Annual Average FTE (AAFTE). The first school day of October is widely recognized as the enrollment “snapshot in time” to report enrollment for the year.

Kent School District continues to be the fifth largest district (both FTE and headcount basis) in the State of Washington. The P-223 Headcount for October 2023 was 24,442 with kindergarten students counted at 1.0 and excluding ECSE and college-only Running Start students.

In October 2023, there were 1087 students in 11th and 12th grade participating in the Running Start program at different colleges and receiving credits toward both high school and college graduation. Of these students, 560 attended classes only at the college (“college-only”) and are excluded from FTE and headcount for capacity and enrollment comparisons. Kent School District has one of the highest Running Start program participation rates in the state.

Based on the enrollment forecasts, permanent facility inventory and capacity, current standard of service, portable capacity, and future additional classroom space, the District plans to continue to satisfy required capacity through the interim use of portables (*See Table 5 and Tables 5 a-b-c*).

While the District currently shows available capacity to address projected need on a purely statistical basis, there are variety of extenuating factors that need to be considered. The Kent School District currently makes significant use of portables, which we do not consider as part of our permanent standard of service. We have included portable space in our interim capacity figures, and we do not count that as a permanent space solution. Kent is unusual in that it incorporates neighborhoods intersecting with at least 6 municipalities, including Kent, Auburn, Black Diamond, Maple Valley, Renton, and SeaTac. The district covers 73 square miles and includes over 40 schools. Within this large geographic area, we expect to have pockets of localized capacity need that are not necessarily reflected in the aggregate figures. As one example, the Lakepointe Urban Village development in Covington may require new classroom capacity even as space may exist in schools on the far other end of the District’s boundaries.

KENT SCHOOL DISTRICT No. 415

**PROJECTED ENROLLMENT and CAPACITY
TOTAL DISTRICT**

| SCHOOL YEAR | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---------------|-------------------|---------------|---------------|---------------|---------------|---------------|
| | Actual | P R O J E C T E D | | | | | |
| Permanent Functional Capacity ¹ | 35,494 | 35,494 | 35,494 | 35,494 | 35,494 | 35,494 | 35,494 |
| Changes to Permanent Capacity ¹ | | | | | | | |
| Capacity Increase (F) | | | | | | | |
| Additional Permanent Classrooms | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Permanent Program Capacity Subtotal | 35,494 | 35,494 | 35,494 | 35,494 | 35,494 | 35,494 | 35,494 |
| Interim Portable Capacity | | | | | | | |
| Elementary Portable Capacity Required | 3,255 | 3,201 | 3,201 | 3,201 | 3,201 | 3,201 | 3,201 |
| Middle School Portable Capacity Required | 375 | 375 | 375 | 375 | 375 | 375 | 375 |
| High School Portable Capacity Required | 608 | 608 | 608 | 608 | 608 | 608 | 608 |
| Interim Portable Capacity Total | 4,238 | 4,184 | 4,184 | 4,184 | 4,184 | 4,184 | 4,184 |
| TOTAL CAPACITY ¹ | 39,732 | 39,678 | 39,678 | 39,678 | 39,678 | 39,678 | 39,678 |
| Total Enrollment/Projection ² | 24,385 | 24,225 | 24,197 | 24,201 | 24,265 | 24,378 | 24,348 |
| DISTRICT AVAILABLE CAPACITY | 15,347 | 15,453 | 15,481 | 15,477 | 15,413 | 15,300 | 15,330 |

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: Les Kendrick Demographic Study, 2022 ("Low Growth Model")

KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY

ELEMENTARY: Grades K - 5

| SCHOOL YEAR | Elementary Grade K-5 | | | | | | |
|--|----------------------|-------------------|---------------|---------------|---------------|---------------|---------------|
| | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
| | Actual | P R O J E C T E D | | | | | |
| Elementary Permanent Capacity ¹ | 16,827 | 16,696 | 16,696 | 16,696 | 16,696 | 16,696 | 16,696 |
| Additional Permanent Classrooms ² | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Permanent Program Capacity Subtotal | 16,827 | 16,696 | 16,696 | 16,696 | 16,696 | 16,696 | 16,696 |
| Interim Portable Capacity | 3,255 | 3,201 | 3,201 | 3,201 | 3,201 | 3,201 | 3,201 |
| TOTAL CAPACITY ¹ | 20,082 | 19,897 | 19,897 | 19,897 | 19,897 | 19,897 | 19,897 |
| ENROLLMENT / PROJECTION ² | 11,433 | 11,420 | 11,572 | 11,699 | 11,688 | 11,694 | 11,669 |
| SURPLUS (DEFICIT) CAPACITY | 8,649 | 8,477 | 8,325 | 8,198 | 8,209 | 8,203 | 8,228 |

¹ Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

² Projection Source: Les Kendrick Demographic Study, 2022 ("Low Growth Model")

**KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY**

MIDDLE SCHOOL: Grades 6 - 8

| SCHOOL YEAR | Middle School Grade 6-8 | | | | | | |
|---|-------------------------|-------------------|--------------|--------------|--------------|--------------|--------------|
| | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
| | Actual | P R O J E C T E D | | | | | |
| Middle School Permanent Capacity ¹ | 7,575 | 7,216 | 7,216 | 7,216 | 7,216 | 7,216 | 7,216 |
| Changes to Middle School Capacity | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Permanent Program Capacity Subtotal | 7,575 | 7,216 | 7,216 | 7,216 | 7,216 | 7,216 | 7,216 |

| | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|
| Portable Interim Capacity ¹ | 375 | 375 | 375 | 375 | 375 | 375 | 375 |
|--|-----|-----|-----|-----|-----|-----|-----|

| | | | | | | | |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| TOTAL CAPACITY ¹ | 7,950 | 7,591 | 7,591 | 7,591 | 7,591 | 7,591 | 7,591 |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

| | | | | | | | |
|--------------------------------------|-------|-------|-------|-------|-------|-------|-------|
| ENROLLMENT / PROJECTION ² | 5,819 | 5,919 | 5,946 | 5,925 | 6,032 | 6,209 | 6,335 |
|--------------------------------------|-------|-------|-------|-------|-------|-------|-------|

| | | | | | | | |
|-----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| SURPLUS (DEFICIT) CAPACITY | 2,131 | 1,672 | 1,645 | 1,666 | 1,559 | 1,382 | 1,256 |
|-----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: Les Kendrick Demographic Study, 2022 ("Low Growth Model")

**KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY**

HIGH SCHOOLS: Grades 9 - 12

| SCHOOL YEAR | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | | | |
|--------------------------------------|---------|---------|---------|---------|---------|---------|---------|--------|--------|--------|
| | Actual | P | R | O | J | E | C | T | E | D |
| High Permanent Capacity ¹ | 10,550 | 10,097 | 10,097 | 10,097 | 10,097 | 10,097 | 10,097 | 10,097 | 10,097 | 10,097 |
| Changes to High School Capacity | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Permanent Program Capacity Subtotal | 10,550 | 10,097 | 10,097 | 10,097 | 10,097 | 10,097 | 10,097 | 10,097 | 10,097 | 10,097 |

| | | | | | | | | |
|---|-----|-----|-----|-----|-----|-----|-----|-----|
| Portables Interim Capacity ¹ | 608 | 608 | 608 | 608 | 608 | 608 | 608 | 608 |
|---|-----|-----|-----|-----|-----|-----|-----|-----|

| | | | | | | | | |
|------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| TOTAL CAPACITY ¹ | 11,158 | 10,705 | 10,705 | 10,705 | 10,705 | 10,705 | 10,705 | 10,705 |
|------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|

| | | | | | | | |
|--------------------------------------|-------|-------|-------|-------|-------|-------|-------|
| ENROLLMENT / PROJECTION ² | 7,195 | 7,378 | 7,384 | 7,467 | 7,578 | 7,647 | 7,631 |
|--------------------------------------|-------|-------|-------|-------|-------|-------|-------|

| | | | | | | | |
|-----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| SURPLUS (DEFICIT) CAPACITY | 3,963 | 3,327 | 3,321 | 3,238 | 3,127 | 3,058 | 3,074 |
|-----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: Les Kendrick Demographic Study, 2022 ("Low Growth Model")

VIII - Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2023-2024 through 2029-2030. The financing components include secured and unsecured funding and impact fees. The plan is based on future bond issues, state school construction assistance, collection of impact fees under the State Growth Management Act and voluntary mitigation fees paid pursuant to State Environmental Policy Act.

In November 2016, the District held a special election to approve the authorization of \$252,000,000 in bonding authority. The projects described below are part of this authorization. The first series of bonds (\$80 million) were issued in February 2017, which funded the Covington Elementary Replacement School, as well as other infrastructure projects. Impact fees were used at both River Ridge Elementary School and Kent Laboratory Academy projects due to escalation in construction pricing across the Pacific Northwest.

According to RCW 82.02.090, the definition of an impact fee is ". . . a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. 'Impact fee' does not include a reasonable permit or application fee." Mitigation or impact fees can be calculated on the basis of "unhoused student need" or "the maintenance of a district's level of service" as related to new residential development.

A mitigation/impact fee may be imposed based upon a determination of insufficient existing permanent and/or interim portable school space or to pay for permanent and/or newly acquired interim portable school space previously constructed as a result of growth in the district. A district's School Board must first approve the application of the mitigation or impact fees and, in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district, counties, cities and towns (Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, SeaTac, and Unincorporated King County).

Though the current enrollment projections increase for both elementary and secondary schools are relatively flat, the ongoing need to provide permanent instructional facilities to house students is a driving need as the shifts in our family populations continue, due to ongoing development. Previously collected impact fees may be used to support and address the challenges related to the number of interim instructional facilities currently in use, the replacement of some of these aged facilities, the maintenance of the district's level of services, and the potential expansions to existing facilities in future years.

The Kent School District 2023-2024 CFP update includes continued execution of the 2016 Capital Bond Projects, the 2018 Levy Projects, and the data collection and review of our Facility Assessment Reports. The District Facilities and Capital Planning Teams had come together and joined the Capital

Bond Planning Task Force (CBPTF) which included District personnel, design professionals, teaching staff, student voices, as well as community members who collaborated and discussed the District’s needs. The initial plan revealed priorities including school replacement due to age, and the need for added permanent facilities to (1) reduce and eliminate our need for portables and (2) accommodate future growth as housing in the Kent region continues to expand. We started with a list of 2 billion in needs and through itemizing and prioritizing, we brought the list of essential projects to 495 million. This list was brought before the District’s Board of Directors for comments, discussion, and approval. A Capital Bond Measure followed and went out to vote in April 2023 and did not pass with voter approval.

After the failure to pass the 2023 Bond, we re-evaluated needs and for next steps. Surveys went out to the community to see what people would like to prioritize from the list of needed projects. A new list of projects was presented through the 2023 Levy in November. This levy did not pass. This list was again taken and revised to prioritize projects that are critical to operations and life safety within our buildings. In April we set forth our 2024 Levy to a vote, which also did not receive the needed support to pass.

Future updates to this Capital Facilities Plan will include details of any adopted planning. With the opening of Canyon Ridge Middle School, our sixth grade moving from elementary to middle school, and our boundary change, we have advanced opportunities to even out capacity at each site to accommodate our programs, district-wide site capacity, and student-based needs.

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Capital Planning Team. Please see pages 13-14 for a summary of the cost basis.

Cost Basis Summary

For impact fee calculations, construction estimated costs are based on the last elementary school built in Kent, adjusted for inflation, and projected cost future elementary school, as well as average pricing of nearby school districts recently built new middle and new high school projects.

| Project | Projected Cost |
|-----------------------|----------------|
| New Elementary School | \$68,000,000 |
| New Middle School | \$155,000,000 |
| New High School | \$220,000,000 |

Site Acquisition Cost

The site acquisition cost is based on an average cost of sites purchased or built on within the last ten years. Please see Table 7 for a list of site acquisition costs and averages.

District Adjustment

The impact fee calculations on Appendix B & C result in a zero-dollar impact fee total for this year but may be adjusted if needed per RCW 36.70A.130(2)(b) provision.

KENT SCHOOL DISTRICT No. 415 SIX-YEAR FINANCE PLAN

| SCHOOL FACILITIES | * | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | TOTAL | Secured Local & State | Unsecured State ² or Local ³ | Impact Fees ⁵ | |
|-------------------------------------|---|------|------|------|------|------|------|------|-------|--------------------------|---|-----------------------------|--|
| | | | | | | | | | | Estimated | | Estimated | |
| PERMANENT FACILITIES | | | | | | | | | | | | | |
| No School Projects at this time. | | | | | | | | | \$0 | | | | |
| TEMPORARY FACILITIES | | | | | | | | | | | | | |
| Additional portables ³⁻⁴ | | | | | | | | | \$0 | | | | |
| OTHER | | | | | | | | | | | | | |
| N / A | | | | | | | | | | | | | |
| Totals | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |

* F = Funded U = Unfunded

NOTES:

² The District anticipates receiving some State Funding Construction Assistance for some projects.

³ Facility needs are pending review. Some of these projects may be funded with impact fees.

⁴ Cost of portables based on current cost and adjusted for inflation for future years.

⁵ Fees in this column are based on amount of fees collected to date and estimated fees on future units.

KENT SCHOOL DISTRICT No. 415
Site Acquisitions & Costs
Average of Sites Purchased, Sold or Built on within last 10 Years

| Type & # on Map | School / Site | Year Open / Purchased / Sold | Location | Acreage | Cost/Price | Avg cost-price/acre | Total Average Cost / Acre | | | | | | |
|--|--|------------------------------|-----------------------------|---|------------|----------------------|-------------------------------------|------------------------|----------------|----------------|---|--|--|
| Elementary | No Acquisitions for Elemenary Schools | | | 0.00 | \$0 | | | | | | | | |
| | | | Elementary Site Subtotal | <u>0.00</u> | <u>\$0</u> | | \$0 Elem site average | | | | | | |
| Middle School | No Acquisitions for Middle Schools | | | 0.00 | \$0 | | | | | | | | |
| | | | Middle School Site Subtotal | <u>0.00</u> | <u>\$0</u> | | \$0 Middle Schl Site Avg. | | | | | | |
| High | No Acquisitions for High | | | 0.00 | \$0 | | \$0 | | | | | | |
| | | | Senior High Site Subtotal | <u>0.00</u> | <u>\$0</u> | | \$0 Sr Hi Site Average | | | | | | |
| <p align="center">Note: All rural sites were purchased prior to adoption of Urban Growth Area. Numbers correspond to locations on Site Bank & Acquisitions Map on Page 17</p> | | | | | | | | | | | | | |
| 1 / Urban | Site - Covington area North (So of Mattson MS) | 1984 | | | | | | | | | | | |
| 2 / Rural | Site - Ham Lake east (Pollard) | 1992 | | | | | | | | | | | |
| 4 / Urban | Site - Shady Lake (Sowers-Blaine-Drahota-Paroline) | 1995 | | | | | | | | | | | |
| 5 / Rural | Site - SE of Lake Morton area (West property) | 1993 | | | | | | | | | | | |
| 9 / Rural | Site - McMillan Assemblage (South of MC) | 98 - 04 | | | | | | | | | | | |
| 10 / Urban | Site - Yeh-Williams (W of 132 Ave SE at SE 288) | 1999 | | | | | | | | | | | |
| 12a / Urban | Site - 156th Ave. SE Covington (Wikstrom) | 2004 | | | | | | | | | | | |
| 12b / Urban | Site - SE 256th St. Covington (West of CO) | 2004 | | | | | | | | | | | |
| 16 | Site - 11027 SE Kent-Kangley Kent, WA 98030 | 2023 | | | | | | | | | | | |
| 16a | Site - 11109 SE Kent-Kangley Kent, WA 98030 | 2023 | | | | | | | | | | | |
| | | | | <table border="1"> <tr> <th>Total Acreage & Cost</th> <th>Total Average Cost / Acre</th> </tr> <tr> <td align="center">0.00 \$0</td> <td align="center">#DIV/0!</td> </tr> <tr> <td align="center">0 0</td> <td align="center">0</td> </tr> </table> | | Total Acreage & Cost | Total Average Cost / Acre | 0.00 \$0 | #DIV/0! | 0 0 | 0 | | |
| Total Acreage & Cost | Total Average Cost / Acre | | | | | | | | | | | | |
| 0.00 \$0 | #DIV/0! | | | | | | | | | | | | |
| 0 0 | 0 | | | | | | | | | | | | |

IX - Summary of Changes to June 2024 Capital Facilities Plan

The Capital Facilities Plan (the "Plan") is updated annually based on previous Plans in effect since 1993. The primary changes from the June 2023 Plan are summarized here.

Capacity changes continue to reflect fluctuations in class size ratio and program changes. Changes in portables or transitional capacity reflect use, lease or purchase, sale, surplus and/or movement between facilities.

The District moved to a K-5 Elementary and 6-8 Middle School model beginning at the 2023-2024 school year. Capacity has been added at the middle school level by reopening the original Sequoia Junior High (now Canyon Ridge Middle School).

The District worked with Educational Data Solutions, LLC to update student generation factors. The updated rates are included in the body of the Plan.

The District expects to receive some State Funding Assistance (formerly called "state matching funds") for projects in this Plan and tax credit factors are updated annually. Unfunded site and facility need will be reviewed in the future.

The impact fees for 2024 calendar year will result in no collection of impact fees for both Single-Family and Multi-Family due to the capacity study completed in spring 2024.

X - Appendices

Changes to Impact Fee Calculation Factors Include:

| ITEM | Grade /Type | FROM | TO | Increase/ Decrease | Comments |
|---|-------------|-----------|-----------|--------------------|--|
| Student Generation Factor | Elem | 0.248 | 0.229 | -0.019 | |
| Single Family (SF) | MS | 0.085 | 0.087 | 0.002 | |
| | SH | 0.107 | 0.113 | 0.006 | |
| | Total | 0.440 | 0.429 | -0.011 | |
| Student Generation Factor | Elem | 0.130 | 0.109 | -0.021 | |
| Multi-Family (MF) | MS | 0.049 | 0.037 | -0.012 | |
| | SH | 0.056 | 0.054 | -0.002 | |
| | Total | 0.235 | 0.200 | -0.035 | |
| State Funding Assistance Ratios (“State Match”) | | 51.86% | 52.88% | 1.02% | Per OSPI Website |
| Area Cost Allowance | | \$246.83 | \$375.00 | 128.170 | Per OSPI Website Link |
| Average Assessed Valuation (AV) | SF | \$653,485 | \$594,679 | (58,806) | King County |
| AV - Average of Condominiums & Apts. | MF | \$290,599 | \$310,811 | 20,212 | King County |
| Debt Service Capital Levy Rate / \$1000 | | \$1.02 | \$1.11 | \$0.09 | Per King Co. Assessor Report |
| General Obligation Bond Interest Rate | | 3.58% | 3.48% | -0.10% | Bond Buyers 20 year GO Index |
| Impact Fee - Single Family | SF | \$0.00 | \$0.00 | \$0.00 | No Change |
| Impact Fee - Multi-Family | MF | \$0.00 | \$0.00 | \$0.00 | No Change |

Attachment I Ordinance 19859

Capital Facilities Plan 2024-30 Northshore School District June 2024



CAPITAL FACILITIES PLAN

2024 - 2030

NORTHSHORE SCHOOL DISTRICT NO. 417

3330 Monte Villa Parkway, Bothell, Washington 98021-8972

STRENGTHENING OUR COMMUNITY THROUGH EXCELLENCE IN EDUCATION

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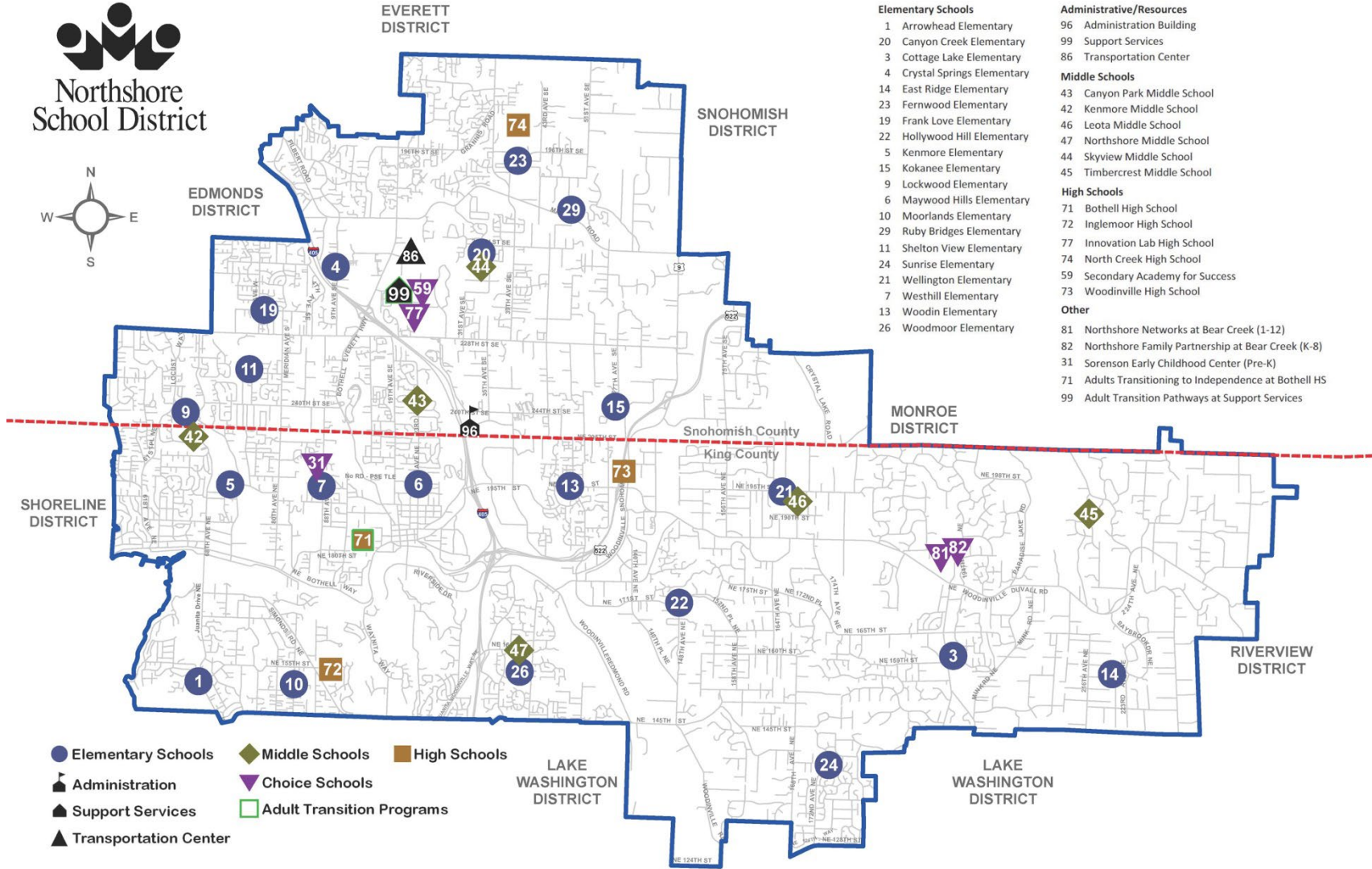
Michael Tolley



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2023 Northshore School District Map



- | | |
|------------------------------|---|
| Elementary Schools | Administrative/Resources |
| 1 Arrowhead Elementary | 96 Administration Building |
| 20 Canyon Creek Elementary | 99 Support Services |
| 3 Cottage Lake Elementary | 86 Transportation Center |
| 4 Crystal Springs Elementary | Middle Schools |
| 14 East Ridge Elementary | 43 Canyon Park Middle School |
| 23 Fernwood Elementary | 42 Kenmore Middle School |
| 19 Frank Love Elementary | 46 Leota Middle School |
| 22 Hollywood Hill Elementary | 47 Northshore Middle School |
| 5 Kenmore Elementary | 44 Skyview Middle School |
| 15 Kokanee Elementary | 45 Timbercrest Middle School |
| 9 Lockwood Elementary | High Schools |
| 6 Maywood Hills Elementary | 71 Bothell High School |
| 10 Moorlands Elementary | 72 Inglemoor High School |
| 29 Ruby Bridges Elementary | 77 Innovation Lab High School |
| 11 Shelton View Elementary | 74 North Creek High School |
| 24 Sunrise Elementary | 59 Secondary Academy for Success |
| 21 Wellington Elementary | 73 Woodinville High School |
| 7 Westhill Elementary | Other |
| 13 Woodin Elementary | 81 Northshore Networks at Bear Creek (1-12) |
| 26 Woodmoor Elementary | 82 Northshore Family Partnership at Bear Creek (K-8) |
| | 31 Sorenson Early Childhood Center (Pre-K) |
| | 71 Adults Transitioning to Independence at Bothell HS |
| | 99 Adult Transition Pathways at Support Services |

- | | | |
|-------------------------|-----------------------------|----------------|
| ● Elementary Schools | ◆ Middle Schools | ■ High Schools |
| ▲ Administration | ▼ Choice Schools | |
| ▲ Support Services | □ Adult Transition Programs | |
| ▲ Transportation Center | | |

Introduction

Section 1

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act outlines fifteen broad goals including the adequate provision of necessary public facilities and services. Public schools are among these necessary facilities and services. Public school districts adopt capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student population in their districts.

The Northshore School District (NSD/District) has prepared this six-year Capital Facilities Plan (CFP) in accordance with the Washington State Growth Management Act and the codes of King and Snohomish Counties and the cities of Bothell, Kenmore, and Woodinville. This CFP is intended to provide these jurisdictions with a description of projected student enrollment and school capacities at established levels of service over the six-year period 2024-2030. It also provides longer-term enrollment projections. The role of impact fees in funding school construction is addressed in **Section 6** of this report.

The District updates its Capital Facilities Plan on an annual basis. The most recent update previous to this version was adopted by the Board of Directors in August 2023.

Overview of the Northshore School District

Schools & Programs

The Northshore School District currently operates twenty elementary schools, six middle schools, and four comprehensive high schools. NSD also has one choice high school (Innovation Lab High School), one alternative high school (Secondary Academy for Success), a hybrid combination of choice school with high levels of parent involvement (Northshore Networks), a home school program, (Northshore Family Partnership Program), a virtual learning school (Northshore Online Academy) and an early childhood center (Sorenson Early Childhood Center). The current grade configuration is K-5, 6-8, and 9-12.

Geographic

NSD spans 60 square-miles and primarily serves five jurisdictions: King County, Snohomish County, the City of Bothell, the City of Kenmore, and the City of Woodinville. There are some addresses located in the cities of Brier, Kirkland and Redmond, but they are either in areas not expected to experience any new residential development or in very small areas with previously developed

residential areas. For the purposes of the District’s CFP and long-term projections, those areas are considered de minimis impacts on NSD’s grade bands. The King-Snohomish County line divides NSD such that roughly two-thirds of the District’s geographic area is in King County and one-third in Snohomish County.

Population

The Snohomish County portion of the district had a total population of 65,566 people, with a 1,087 (1.69%) increase in population from the previous year. Annual growth continues more in Snohomish County (1.19%) than in King (0.77%). County population projections also call for continued growth across both counties. The Washington State Office of Financial Management (OFM) forecasted the Snohomish County population for the year of 2029 at 943,590 residents, an increase of 83,790 (9.7%) over six years. OFM forecasts a similar picture for King County over the same 5-year period. In 2029, the population is forecasted to be 2,465,936 (3.71%), an increase of 88,199 residents.

Urban Growth Area & County Jurisdictions

The Urban Growth Area boundary (UGA) divides NSD, creating capacity utilization challenges. As new residential development continues to occur at moderate rates, land for potential new school sites is scarce. King County does not allow for school siting outside the UGA, but Snohomish County does provide for school siting in certain rural zones via a Conditional Use Permit (CUP) process.

Currently, *The Snohomish County 2024 Comprehensive Plan Update* includes Ordinance No. 24-030. If the motion remains in the plan in its current form it will include an expansion of the Southwest County Urban Growth Area to include zoning changes for approximately 378 acres lying within the Northshore School District boundary. The expansion may occur in the “43rd Avenue Area” and the “45th Avenue Area.” Ordinance No. 24-030 states:

43rd Avenue Area

The expansion within this area focuses on transitioning from Rural Residential to urban density classifications. This includes designations for urban medium-density residential (UMDR) and urban low-density residential (ULDR), which are expected to accommodate a significant portion of the population growth.

45th Avenue Area

Similar to the 43rd Avenue Area, this expansion targets a transition to support urban residential development, specifically emphasizing Urban Low-Density Residential (ULDR) zoning. This area is also poised to support the anticipated increase in population through strategic land use planning.

Snohomish County’s Countywide Planning Policies mandate that jurisdictions within the county “ensure the availability of sufficient land and services for future K-12 school needs.” This directive is outlined in Policy ED-11. The district remains committed to monitoring the developments of *The Snohomish County 2024 Comprehensive Plan Update* and Motion 22-134, evaluating opportunities for accommodating anticipated growth.

The District participates in regular conversations regarding school facilities planning with jurisdictions in King County pursuant to regular meetings held to comply with Policy PF-22 (formerly PF-19A) of the King County Countywide Planning Policies. NSD appreciates any opportunity for cooperative planning efforts with its jurisdictions.

Enrollment Methodology & Data

Section 2

Enrollment

Enrollment Summary

From 2020 to 2023, Northshore School District (NSD) saw a decrease of 295 students, contrasting with an increase of 1,134 students from 2016 to 2021. This shift aligns with declining birth rates in Snohomish and King Counties, which have been down since 2017, from 35,150 births to 32,867 in 2022, a 6.50% decline. Factors such as economic conditions, housing affordability, later family planning, and preferences for smaller families, compounded by the pandemic's impact, contribute to this decrease. However, loss of enrollment appears to be slowing and stalled out. In 2020 the district experienced a 1.1% loss in enrollment, and in 2021 there was a 1.2% loss. 2022 experienced a loss of 0.7% loss, resulting in 0.5% loss recovery from 2021. With the 2023 enrollment stabilizing with a slight increase of 0.3% we expect Fall of 2024-25 enrollment to continue stabilizing after the impact of the pandemic, and thereafter experience modest gains to reflect continued residential development within the District. Enrollment growth from new development is expected in the northern and central service areas primarily, with some slowed growth from the southern service areas.

Enrollment Trends

The District is seeing a distinct pattern in our enrollment, characterized by a wave of larger class sizes spanning grades 3 through 12, contrasted with smaller class sizes in kindergarten through second grade. This distribution is expected to persist and progress through our educational system over the next decade. As we adapt to this trend, alongside our recovery efforts from the pandemic and ongoing new development, our focus will intensify on managing the capacity challenges presented by these larger cohorts at the secondary level.

Forecast Data Factors

Kindergarten Enrollment

Historically, the Northshore School District's kindergarten enrollment has consistently represented between 4.00% to 5.00% of the total births in Snohomish and King counties combined. Despite the pandemic's fluctuating impact, our enrollment percentages have reliably stayed within this established range. Analysis up to 2023 shows this trend continuing, with the current year's kindergarten enrollment at 4.35% of total births. This consistency highlights the enduring preference of families for the Northshore School District, affirming our capacity to maintain historical enrollment levels despite recent adversities.

Planned Residential Development

While new single-family home construction and sales within NSD slowed in 2022 with 759 new single-family projects, it increased in 2023 to 832 additional planned single family projects (based on December 2023 development data). This data excludes short plat development. As larger tracts of land become more rare for developers to acquire within NSD, there is a trend towards more short plats as infill lots are purchased. The increasing number of short plats are beginning to impact enrollment in some areas, contributing to greater student yield factors than what is forecast. With a focus in each jurisdiction on higher density infill, we expect to see short plats play a greater role in the future when forecasting enrollment.

There continues to be strong growth in new townhome and multi-family projects that may produce enrollment gains. There were 3,987 multi-family projects in the pipeline in 2023, compared to 4,841 in 2022. New townhome developments often include units with 3 bedrooms or more.

We continue to see more students generated from townhomes than from apartments and condos as families find that townhomes may be more affordable than a single detached family home. Recent figures allow us to segregate how many new students are generated from townhomes/duplexes and to calculate a separate impact fee for those jurisdictions that have a separate fee category for this unit type. The District plans to continue to monitor townhome/duplex student generation closely.

In addition, if future adjustments are made to the UGA in Snohomish County, larger lots may once again become available to developers with the potential of increased NSD student enrollment. This analysis and its implications are comprehensively documented in the demographers' report.

Forecasts

Cohort Survival Methodology

The cohort survival method that tracks student groups over time, adjusting for average yearly changes to predict future grades' enrollments.

OSPI uses the cohort survival method to predict enrollment for all school districts in the state for the limited purpose of funding decisions under the School Construction Assistance Program (SCAP). The cohort survival method generally works well for districts that have a consistent trend of gradual increases or declines in enrollment. It is less reliable in districts where spikes in demographic trends (especially a marked increase or decrease in new housing) can lead to dramatic swings in enrollment from one year to the next. For kindergarten, linear extrapolation can be misleading because it needs to account for changing birth rates. The reliability of this method has been challenged not only by the COVID-19 pandemic but also by shifts in economic conditions,

housing affordability, family planning trends, and preferences for smaller families, all of which could influence enrollment projections for years as adjustments to these diverse factors take shape.

Modified Cohort Survival Methodology

NSD works with professional demographers to combine the cohort survival enrollment projection methodology with other information about births, housing, regional population trends, mobility, and trends in service area, homeschooling, and private school enrollment. The District's enrollment projections were updated in February 2023, with the demographers' report detailing these findings and methodologies on file with the District for review and reference.

The modified cohort survival methodology in **Table 2.1** shows continued enrollment increases within the District through the six-year planning period. The methodology uses a “high range” projection. In total, the projected K-12 increase in enrollment is 1,906 students over the six-year period. However, the forecast does not include the impact of Ordinance No. 24-030 within the *Snohomish County Comprehensive Plan Update* (see page 6 above). If the adopted Comprehensive Plan implements the motion in its current form, the District expects to see an expansion of the Southwest County Urban Growth Area to include zoning changes for approximately 378 acres lying within the Northshore School District boundary. For this reason, NSD is using high enrollment forecast figures in planning for future capacity needs.

NSD intends to watch enrollment closely and will update the projections and related planning as necessary based on actual results. However, given recent trends and knowledge of potential UGA expansion, and current residential development within the pipeline, the District expects to see continued growth throughout the six-year planning period and beyond, especially at the secondary level.

[High-Range Enrollment Forecast](#)
Table 2.1

| Grade | Actual | Projections | | | | | |
|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 |
| Kinder | 1,484 | 1,517 | 1,483 | 1,514 | 1,506 | 1,506 | 1,561 |
| 1st | 1,595 | 1,584 | 1,627 | 1,583 | 1,617 | 1,613 | 1,636 |
| 2nd | 1,759 | 1,655 | 1,644 | 1,700 | 1,654 | 1,697 | 1,692 |
| 3rd | 1,668 | 1,796 | 1,690 | 1,692 | 1,750 | 1,711 | 1,751 |
| 4th | 1,784 | 1,704 | 1,835 | 1,747 | 1,749 | 1,818 | 1,824 |
| 5th | 1,756 | 1,807 | 1,726 | 1,883 | 1,793 | 1,804 | 1,833 |
| 6th | 1,735 | 1,789 | 1,841 | 1,776 | 1,937 | 1,850 | 1,935 |
| 7th | 1,769 | 1,773 | 1,829 | 1,903 | 1,835 | 2,008 | 1,930 |
| 8th | 1,763 | 1,786 | 1,794 | 1,874 | 1,950 | 1,883 | 1,967 |
| 9th | 1,785 | 1,853 | 1,877 | 1,882 | 1,966 | 2,045 | 2,161 |
| 10th | 1,890 | 1,818 | 1,883 | 1,908 | 1,922 | 2,008 | 2,018 |
| 11th | 1,698 | 1,793 | 1,723 | 1,834 | 1,858 | 1,872 | 2,034 |
| 12th | 1,705 | 1,674 | 1,768 | 1,723 | 1,833 | 1,857 | 1,955 |
| Total | 22,391 | 22,549 | 22,720 | 23,019 | 23,370 | 23,672 | 24,297 |
| K-5th | 10,046 | 10,063 | 10,005 | 10,119 | 10,069 | 10,149 | 10,297 |
| 6th-8th | 5,267 | 5,348 | 5,464 | 5,553 | 5,722 | 5,741 | 5,832 |
| 9th-12th | 7,078 | 7,138 | 7,251 | 7,347 | 7,579 | 7,782 | 8,168 |

Long Range Forecasts

The modified cohort methodology described above was extrapolated to 2032 to produce a longer-range forecast (**Table 2.2**). Using this methodology, NSD’s enrollment shows continued growth from 2023 to 2032 of 2,706 students. This longer range model assumes that the Washington State forecasts of births, K-12 growth, and continued population growth for the Puget Sound area are reasonably accurate.

The wave of increased secondary students can also be observed in **Table 2.2** with significant middle school growth by 2027 and high school by 2030. In addition, elementary growth accelerates after 2028.

[10-Year High-Range Enrollment Forecast](#)
Table 2.2

| Grade | Oct-24 | Oct-29 | Oct-33 | 10 Year Total Growth |
|--------------|---------------|---------------|---------------|----------------------|
| K-5th | 10,063 | 10,297 | 10,635 | 589 |
| 6th-8th | 5,348 | 5,832 | 5,961 | 694 |
| 9th-12th | 7,138 | 8,168 | 8,480 | 1,402 |
| Total | 22,549 | 24,297 | 25,076 | 2,685 |

Future growth trends can be uncertain. Changes in population growth, fertility rates, new housing development slowdown, or a sharp downturn in the economic conditions could have a major impact on long term enrollment. Given this uncertainty, the current forecasts should be considered reasonable estimates based on the best information available, but subject to change as newer information about trends becomes available.

Snohomish County/OFM Forecasts

The following information is required by Snohomish County as a part of the biennial CFP update. It includes data specific to Snohomish County only. King County does not require a similar 2044 analysis. The District finds generally that enrollment projections beyond the six-year planning period become less reliable and it instead relies on regular updates to reflect current demographic information.

Using Washington State Office of Financial Management (OFM) and Snohomish County data, NSD projects a 2044 student FTE population of 30,922 (**Table 2.3**). For the six year period between 2016 and 2021, the District’s enrollment averaged 39.7% of the OFM/County population estimates. Based on the 2020 Census data, the District’s enrollment averaged 35.54% of the OFM/County population estimates. However, these figures assume that all of the District’s students reside in Snohomish County. This is not the case given that the NSD’s boundaries include both King and Snohomish County. As such, the projections are highly speculative and are used only for general planning and comparative purposes.

The October 2029 total forecast figure provided by OFM is 1,310 higher than the high-range forecast number used by NSD found in Table 2.2.

[FTE Enrollment Forecast – 2044 OFM/Snohomish County Estimates*](#)
Table 2.3

| Grade Band | Oct-20 | Oct-29 | Oct-44 |
|-------------------|---------------|---------------|---------------|
| Elementary | 10,212 | 11,664 | 14,085 |
| Middle | 5,322 | 6,079 | 7,341 |
| High | 6,885 | 7,864 | 9,497 |
| Total | 22,419 | 25,607 | 30,923 |

*Assumes that percentage per grade span will remain constant through 2044 which aligns with the Snohomish County requirement.

District Standard of Service

Section 3

Primary Objective

Optimizing student learning is the heart of what the Northshore School District strives for in establishing its service standard for classroom capacity utilization. This requires a consistent review and assessment of programs, curriculum and instructional changes, student learning behaviors, learning environments, technological innovations, and program development. Equitable access to programs for all students is also a goal of the District's Board of Directors. NSD continually strives for process and methods where all students have access to optimal learning environments. Additional variables include changes in mandatory requirements by Washington State. In the past, these have included full-day kindergarten, Core 24 graduation requirements, and reduced K-3 class size ratios. These elements, as well as demographic projections, are weighed when determining service levels.

Existing Programs and Standards of Service

NSD provides traditional educational programs and nontraditional programs (**Table 3.1**). These programs are reviewed regularly to determine the optimum instructional methods and learning environments required at each school, with added attention to equitable access across the District. The required space for these programs, as well as any supporting space, is determined by teacher to student ratios, privacy, the need for physical proximity to other services/facilities, noise, and level of physical activity. Adequate space must exist for program flexibility, differing learning styles, program changes, project/problem-based learning, and pre- and post-school activities. For example, service level capacities in rooms utilized for programs such as Special Education Functional Skills and Academics would reflect lower capacities of the defined service levels (**Table 3.2**), with eight students per classroom instead of an average 25 students per classroom.

Capacity and Programs

Capacity is affected at buildings that house special programs. These programs usually require space modifications and frequently have lower class sizes than other, more traditional programs. This potentially translates into greater space requirements. These requirements affect the utilization of rooms, and result in school capacities varying from year to year. (As programs move or grow, depending on space needs, capacity can change or decline in a school).

Special teaching stations and programs offered by NSD at specific school sites are included in **Table 3.1**.

[Programs and Teaching Stations](#)
Table 3.1

| | Elementary | Secondary |
|---|------------|-----------|
| Group Activity Room | X | |
| Early Childhood | X | |
| Headstart (Federal) | X | |
| ECEAP (State) | X | |
| Elementary Advanced Program (EAP) | X | |
| Advanced Academic Program (AAP) | | X |
| Parents Active Cooperative in Education | X | |
| Dual Language | X | |
| Learning Assistance Program (LAP) | X | |
| Title 1 | X | |
| English Language Development (ELD) | X | X |
| Northshore Learning Options (NLO) | X | X |
| Secondary Academy for Success (SAS) | | X |
| International Baccalaureate (IB) | | X |
| Advanced Placement (AP) | | X |
| College in the High School | | X |
| Running Start | | X |
| Band & Jazz Band | X | X |
| Orchestra | X | X |
| Choir | | X |
| Special Education (SPED): | X | X |
| Learning Centers(LC) | X | X |
| Mid Level (ML) | X | X |
| Mid-Level Sensory (MLS) | X | |
| Mid-Level Social-Emotional (MLSEL) | X | |
| Mid-Level Blended (MLB) | X | |
| Aspire | | X |
| Functional Skills & Academics (FSA) | X | X |
| Adult Transition Pathways (ATP) | | X |
| Adult Transitioning to Independence | | |
| Career Technical Education (CTE): | | X |
| Includes specialized programs like Automotive, Composites, Culinary Arts, Robotics, Sustainable Engineering and Design, Project Lead the Way, Aeronautics, Marketing, Finance, and CAD. | | X |

[Standard of Service](#)

Northshore School District has established an average class size that does not exceed the sizes listed in **Table 3.2**.

Class sizes are averages based on actual utilization as influenced by state and/or contractual requirements, state funding, and instructional program standards.

Standard of Service
Table 3.2

| Program a Classroom Serves | Prek-5th Target # of Students Per Classroom | Middle School Target Number of Students Per Classroom | High School Target Number of Students Per Classroom |
|---|---|---|---|
| Special Education Preschool | 15 | N/A | N/A |
| Early Childhood & PreK | 16 | N/A | N/A |
| Kindergarten - 1st | 24 | N/A | N/A |
| Elementary 2nd - 3rd | 26 | N/A | N/A |
| Elementary 4th - 5th | 27 | N/A | N/A |
| Secondary 6th - 12th | N/A | 27 | 27 |
| Special Education Learning Center | 25 | 25 | 25 |
| Special Education Mid Level Blended | 12 | N/A | N/A |
| Special Education Mid Level | N/A | 10 | 10 |
| Special Education Sensory | 10 | N/A | N/A |
| Special Education Midlevel Social Emotional | 10 | N/A | N/A |
| Special Education Aspire | N/A | 8 | 8 |
| Special Education Functional Skills & Academics | 8 | 8 | 8 |
| Alternative Education | N/A | N/A | 15 |

K-5 capacity targets 88% utilization, accounting for programs like Special Ed and Arts, with secondary schools at 85% due to teacher and scheduling needs. Strategies to meet these targets, including portables or boundary changes, undergo EDTF review and public feedback.

Snohomish County

Snohomish County requires that the District’s plan include a report regarding NSD’s compliance with the District’s minimum levels of service. **Table 3.3** shows the District’s average students per teaching station as a measurement of its minimum levels of service as of October 1 for each year.

Average Students per Scheduled Teaching Station
 (In classrooms without special programs)

Table 3.3

| Grade Level | # of Scheduled Teaching Stations | Minimum Level of Service | 2020-2021 | 2021-2022 | 2022-2023 |
|------------------------|----------------------------------|--------------------------|-----------|-----------|-----------|
| K - 5 | 457 | 24 | 21.4 | 20.9 | 21.6 |
| 6 - 8 | 237 | 26 | 25.4 | 25.1 | 22.5 |
| 9 -12 | 306 | 26 | 22.5 | 22.7 | 21.2 |
| Total / Average | 1,000 | | 23.1 | 22.9 | 21.7 |

Capital Facilities Inventory

Section 4

Inventory History

Of our current schools in the Northshore School District, Bothell High School is the oldest, originally constructed in 1953. This was followed by Kenmore Elementary in 1955, and Arrowhead and Crystal Springs Elementary Schools in 1956. Kenmore Middle School was built in 1961 during a growth boom that ran from 1953 – 1964. **Table 4.1** illustrates the age of each school, the dates of modernizations and added capacity, and the historical timeline.

[Historical Timeline of School Construction and Modernization](#)
Table 4.1

| School | Year Built | Last Modernization or Addition |
|----------------------|------------|--------------------------------|
| Arrowhead | 1957 | 1994/2011 |
| Bear Creek* | 1988 | 2011 |
| Canyon Creek | 1977 | 1999/2008/2020 |
| Cottage Lake | 1958 | 2005 |
| Crystal Springs | 1957 | 2002/2010/2022 |
| East Ridge | 1991 | |
| Fernwood | 1988 | 2002/2010/2022 |
| Frank Love | 1990 | |
| Hollywood Hill | 1980 | 2001 |
| Kenmore | 1955 | 2002/2011/2022 |
| Kokanee | 1994 | |
| Lockwood | 1962 | 2004/2011 |
| Maywood Hills | 1961 | 2002/2022 |
| Moorlands | 1963 | 2002/2011 |
| Ruby Bridges | 2020 | |
| Shelton View | 1969 | 1999/2011 |
| Sorenson ECC * | 2002 | 2022 |
| Sunrise | 1985 | |
| Wellington | 1978 | 2000/2011 |
| Westhill | 1960 | 1995/2011 |
| Woodin | 1970 | 2003/2022 |
| Woodmoor | 1994 | |
| Middle School | | |
| Canyon Park | 1964 | 2000/2005 |
| Kenmore | 1961 | 2002/2008/2012 |
| Leota | 1972 | 1998/2022 |
| Northshore | 1977 | 2004 |
| Skyview | 1992 | 2020 |
| Timbercrest | 1997 | |
| High School | | |
| Bothell | 1953 | 2005 |
| Inglemoor | 1964 | 1993/95/98/2022 |
| Innovation Lab | 2020 | |
| Woodinville | 1983 | 1994/08/11/16 |
| North Creek | 2016 | 2016 |
| SAS | 2010 | |

Capacity Definitions

The Growth Management Act requires a capacity analysis based on an inventory of existing capital facilities.

Instructional Capacity

Instructional capacity, also known as permanent capacity, reflects the number of students a school can accommodate based upon programming and adopted service standards. For instance, an elementary school designed for 300 students might have a lower functional capacity because specialized programs like full-day kindergarten, which overloads at 23 students per class, and special education, with class sizes often limited to fewer than 25 students, require more space per student. Therefore, instructional capacity must be recalculated annually to reflect these requirements, considering the number of special programs and different grade levels. The NSD sets classroom design capacities for initial planning and compares these to actual room utilization, which may reach only 85% in some facilities due to the need for teacher preparation spaces. In secondary schools, this utilization rate could be higher. Service levels and specific capacities for programs such as special education are detailed in Table 4.2. Changes in program needs and classroom usage are updated annually in the CFP to maintain accurate capacity assessments.

Inventory

Inventory of Instructional Capacity

Table 4.2 summarizes the instructional capacity owned and operated by the District, including the current permanent and relocatable classroom (portable) instructional student capacity.

2023-24 Instructional Capacity Inventory

Table 4.2

| | Permanent Instructional Capacity | Number of Instructional Portables | Total Number of Portables | Instructional Portable Capacity | Portable % of Total Capacity | Total Instructional Capacity |
|---------------------------|----------------------------------|-----------------------------------|---------------------------|---------------------------------|------------------------------|------------------------------|
| Elementary School | | | | | | |
| Arrowhead | 325 | | 5 | | 0% | 325 |
| Canyon Creek | 841 | 7 | 12 | 184 | 18% | 1,025 |
| Cottage Lake | 363 | | | | 0% | 363 |
| Crystal Springs | 379 | 5 | 10 | 150 | 28% | 529 |
| East Ridge | 436 | | | | 0% | 436 |
| Fernwood | 466 | 11 | 15 | 296 | 39% | 762 |
| Frank Love | 392 | 6 | 14 | 162 | 29% | 554 |
| Hollywood Hill | 393 | 1 | 2 | | 0% | 393 |
| Kenmore | 390 | | 9 | | 0% | 390 |
| Kokanee | 459 | 10 | 12 | 273 | 37% | 732 |
| Lockwood | 534 | 4 | 5 | 92 | 15% | 626 |
| Maywood Hills | 392 | 8 | 10 | 200 | 34% | 592 |
| Moorlands | 449 | 6 | 9 | 158 | 26% | 607 |
| Ruby Bridges | 520 | | | | 0% | 520 |
| Shelton View | 403 | 4 | 6 | 94 | 19% | 497 |
| Sunrise | 396 | | 1 | | 0% | 396 |
| Wellington | 417 | | 4 | | 0% | 417 |
| Westhill | 343 | 5 | 7 | 115 | 25% | 458 |
| Woodin | 407 | 3 | 6 | 96 | 19% | 503 |
| Woodmoor | 626 | | | | 0% | 626 |
| Elementary Totals | 8,931 | 70 | 127 | 1820 | 17% | 10751 |
| Middle School | | | | | | |
| Canyon Park | 1066 | 4 | 4 | 108 | 9% | 1174 |
| Kenmore | 920 | 1 | 1 | 27 | 3% | 947 |
| Leota | 946 | 7 | 7 | 159 | 14% | 1105 |
| Northshore | 1024 | 3 | 4 | 131 | 11% | 1155 |
| Skyview | 1,333 | 4 | 4 | 108 | 7% | 1,441 |
| Timbercrest | 958 | | | | 0% | 958 |
| Middle Total | 6,247 | 19 | 20 | 533 | 8% | 6,780 |
| High School | | | | | | |
| Bothell | 1,876 | | | | 0% | 1,876 |
| Inglemoor | 1,776 | 5 | 6 | 147 | 8% | 1,923 |
| North Creek | 1,714 | | | | 0% | 1,714 |
| Woodinville | 1,780 | | | | 0% | 1,780 |
| Innovation Lab | 486 | | | | 0% | 486 |
| SAS | 267 | | | | 0% | 267 |
| High School Totals | 7,899 | 5 | 6 | 147 | 2% | 8,046 |
| K12 Totals | 23,077 | 94 | 153 | 2,500 | 10% | 25,577 |

- The Bear Creek campus provides programs for the Northshore Learning Options and does not provide regular capacity.
- Sorenson Early Childhood Center serves students age 3-5 yrs. and does not provide capacity for K-12 grades;

Relocatable Classroom Facilities (Portables and Modulares)

Purpose & Data

Portable and modular classrooms provide temporary/interim classroom space to house students until permanent facilities can be constructed. They also prevent over-building of permanent capacity. Portables are utilized to help achieve efficient facility utilization and balance economic costs while encouraging innovation and new approaches, particularly for non-core or pilot programs. The District regularly reassesses the need for portables as permanent capacity is built or other changes occur (such as revisions to instructional programs). At this time, NSD anticipates a continued need for portables as a part of the capacity solution.

Traditionally, NSD has aimed to keep its total capacity provided by portables at, or below, 10% to a maximum of 15% percent of its total capacity. This percentage fluctuates, impacted by growth and changes in instructional program needs. Currently, the instructional portable percentage of total capacity is at 11%.

Table 4.2 records the number of instructional portables at each school. Not included in the total classroom instructional capacity are portables that are used for restrooms, Special Education Resource Rooms, OT/PT, LAP, EL, music, or other instructional uses. Those being used by PTA, daycare, offices and conference rooms, and storage are counted as instructional capacity as these rooms are available to convert to a classroom, if necessary.

Aging Inventory

A typical portable classroom provides capacity for an approximate average of 25 students at the elementary level or 27 at the secondary level. Portables are used to meet a variety of instructional needs. Of the 153 portable classrooms that the District owns, 94 are currently being used as classrooms for scheduled classes.

The lifespan of a portable is approximately 20 years, and up to 25 years with proactive maintenance. Portables have been an effective method for meeting capacity needs in a district that has experienced rapid increases in enrollment. At this time, the District's inventory is aging with 97 of the 153 portables the district owns having reached 20 years of service.

Although the current bond is intended to replace approximately 55 aging portables, total capacity at schools with portables will be impacted in the future as the need to retire aging portables increases. Despite the slowing of growth due to the impact of COVID, the District continues to be reliant on this interim capacity.

Support Facilities & Underdeveloped Land

In addition to 34 school sites, the District owns and operates sites that provide transportation, administration, maintenance and operational support to schools. The District also holds undeveloped properties that were acquired for potential development of a facility for instructional use. An inventory of these facilities is provided in **Table 4.3** below.

[Inventory of Support Facilities & Underdeveloped Land](#)
Table 4.3

| Facility Name | Building Area (Sq. Ft) | Site Size (Acreage) |
|--|------------------------|---------------------|
| Administrative Center (Monte Villa) | 49,000 | 5 |
| Support Services Building | 41,000 | 5 |
| Warehouse | 44,000 | 2 |
| Transportation | 39,000 | 9 |
| Paradise Lake Site* | | 26 |
| Wellington Hills Site** | | 104 |
| 19827 88th Ave NE | | 10 |
| 18416 88th Ave NE | | 50,011 Sq. Ft |
| 20521 48th Dr SE (This includes Ruby Bridges ES and the remaining undeveloped portion planned for a future school site.) | | 33 |
| 15215, 15123, 15127, 84th Ave NE and 8305 NE 153rd St (4 parcels adjacent to Moorlands ES) | | 49,993 Sq. Ft |

*Paradise Lake property is located in King County, outside the Urban Growth Area. In 2012, King County prohibited the siting of schools outside the UGA; although the property was purchased prior to that change, it is not currently useable as a potential school site.

**The Wellington property is located in Snohomish County, adjacent to the Maltby Urban Growth Area. A settlement agreement recorded under Snohomish County Recording No. 201906210221 applies to the property. The District has no active project at this site, nor are there definitive short or long-term plans for siting a school at this location.

Projected Facility Needs

Section 5

Planning History

In 2001, the District's Board of Directors established by policy a standing, community-based taskforce to study District-wide enrollment and demographic changes, and the resulting impacts on school capacity needs, instructional programs, or other variables. The Enrollment Demographic Task Force (EDTF) examines enrollment projections, capacity considerations, student impacts, cost impacts, program needs, etc., and boundary adjustments based upon the above. The EDTF recommends solutions to the Board. If approved by the Board, these recommended actions are implemented by the District and incorporated into the Capital Facilities Plan.

Mitigation

The District has accommodated growth in recent years largely through the construction of new capacity, limiting waivers at most schools, converting special-use portables and non-classroom spaces into classroom space, adjusting boundaries, moving programs, and adding portable classrooms. The 2022 bond projects, approved by our voters in February 2022, will provide for permanent capacity additions at all grade levels, as further detailed in this document.

Using October 2023 enrollment figures, District enrollment dropped by 1.3% or 295 new students during the previous three-year period. The high school grade span has grown by 246 new students in that time; a 3.6% increase. EDTF continues to monitor development and growth across the District. New development is expected in the northern and western sections, while slowing has occurred in the southern and eastern sections. EDTF identifies mitigation strategies (in order of priority) to address existing and future capacity needs (**Table 5.1**).

Capacity Mitigation Tools

Table 5.1

| Shorter Lead Time |
|--|
| Utilize existing spaces more efficiently |
| Adjust waiver policies |
| Adjust program placements |
| Move classes to schools with capacity |
| Move existing portables |
| Install new modulars or portables |
| Lease space |
| Longer Lead Time |
| Adjust service areas |
| Adjust feeder patterns |
| New construction |
| Acquire new property |

Planned Improvements - Construction to Accommodate New Growth

The continued increase in enrollment has fully exhausted capacity increases from relocating building programs, portable additions, grade reconfiguration, and boundary changes. Despite the impacts of the pandemic on enrollment, growth continues to outpace school capacity. Growth has been concentrated in northern, central, and southern portions of NSD and is accelerating at the secondary level.

The \$425 million 2022 capital bond approved by the District’s voters includes eight new projects to add permanent capacity across the District at all grade levels, the District will be replacing outdated portable classrooms with permanent space for student learning, communal area and administrative function. The District has been working with selected teams of architects and contractors developing specific plans for each site identified in the 2022 capital bond. In developing the scope for each project, the District utilizes data calculating the forecast enrollment and potential need for classroom space, incorporating recent and future growth within each school’s boundaries.

- Inglemoor High School (IHS)
 - The replacement project for Inglemoor High School (IHS) is planned as a three-phase endeavor. Phase 1 will primarily entail the replacement of buildings 600 and 700, along with the installation of additional temporary classroom space. Specifically, 5 double portables, totaling 10 classrooms, will be installed to serve

as surge space during construction. This phase will focus on replacing classroom space, including science classrooms, and will also involve the construction of a new commons area.

Following Phase 1, the capacity of the high school will increase by 185 students. Phase 2, which is slated to be included in the 2026 bond, will concentrate on rebuilding the gymnasium and additional classrooms. The remainder of the school rebuild will be addressed in Phase 3.

- Leota Middle School (LMS)
 - The modernization project for Leota Middle School (LMS) is organized into two phases. Phase 1 will focus on replacing all existing portables, totaling 7, with permanent classrooms and creating new classroom space, thereby transitioning the capacity currently in portables to permanent classrooms. Phase 1 project will increase permanent capacity by 159 students. Phase 2, scheduled to be part of the 2026 bond, will address the rebuilding of the remaining school facilities. Upon completion of Phase 2, the capacity of Leota Middle School will be unchanged

- Kenmore Elementary School
 - Kenmore Elementary School currently incorporates 9 portables on site, with 5 dedicated to regular instruction and 4 utilized for specialist programs. The proposed modernization project envisions the relocation of these functions to permanent space, alongside the addition of 2 versatile multipurpose rooms. Furthermore, plans include the development of a fully inclusive playground and enhancements to site circulation to accommodate increased capacity. Upon completion, the school's permanent capacity will be unchanged and the school will be enhanced as the multi purpose space.

- Crystal Springs Elementary School
 - Crystal Springs currently has 10 portables on site, with 6 used for regular classroom instruction and 4 utilized for specialist programs. The modernization project proposes relocating the use of these 10 portables with permanent classrooms, ancillary space and offices. Additionally, plans include the construction of a new gym, commons, and stage, as well as a fully inclusive playground, additional parking, and improved site circulation to support increased capacity. Upon completion, the school's permanent capacity will increase by 175 students

- Fernwood Elementary School
 - Fernwood currently has 16 portables on site. 11 are used for regular classroom instruction. 1 is a restroom portable. 4 are used for specialists and programs. The modernization project proposes replacing the use of those 16 portables with permanent classrooms, offices, music rooms, and 2 multi-purpose spaces. Also proposed are an inclusive playground, additional parking, and improved site circulation to support increased capacity. The front office will also be replaced. The addition of two multi-purpose rooms will give the school flexibility. The new capacity will meet enrollment needs. If enrollment increases significantly, the multipurpose rooms may be converted to classrooms, increasing functional capacity at that time. Without the conversion of the multipurpose rooms the capacity of the school will increase upon completion by 330 students.

- Maywood Hills Elementary School
 - Maywood Hills Elementary School currently utilizes 10 portables on site, with 8 dedicated to regular classroom instruction and 2 allocated for specialist programs. The modernization project proposes relocate the use of these 10 portables within permanent space and adding 6 additional classrooms. Additionally, plans include the establishment of a fully inclusive playground and enhancements to site circulation to accommodate increased capacity. Upon completion, the school's permanent capacity will increase by 125 students

- Woodin Elementary School
 - Woodin currently has 6 portables on site. 3 are used for regular classroom instruction. 3 are used for specialists and programs. The modernization project proposes replacing those 6 portables with permanent space for current use including 2# music rooms, along with adding 3 additional permanent classrooms. Also proposed are a fully inclusive playground, additional parking, and improved site circulation to support increased capacity. A new gym will also be built. The school's permanent capacity will increase by 150 students.

- Sorenson Early Childhood Center (SECC)
 - SECC currently has 2 portables on site. Both are used for regular instruction. The modernization project proposes replacing those 2 portables with permanent classrooms, and adding 2 additional permanent classrooms. Also proposed are a fully inclusive playground, additional parking and circulation improvements to support increased capacity of 100 students.

In addition to the bond-funded projects listed above, the District plans to construct two modular

buildings, one on the North Creek High School campus and one on the Bothell High School campus. Funded from bond allocations and impact fees, both are designed to mitigate accelerating growth at the high school level. Each building is a permanent structure and not designed to be moved.

- Bothell High School (BHS)
 - Currently, BHS has six portables on site. These include some of the oldest portables in the district and are not appropriate for student learning. The portables will be replaced by a new fully enclosed modular building that will house the District’s Adults Transitioning into Independence (ATI) program with four new classrooms and create three new classrooms for use by BHS. In addition the building will contain an inclusive restroom, a conference/staff room and six offices. This project will increase permanent capacity by 160 students

- North Creek High School (NCHS)
 - There are no portables located on the NCHS campus. The school was recently built in response to expansive growth in the north end of the district. Although growth has slowed, it has not stopped. The school is currently over a 90% utilization rate. To address the immediate need for classrooms, a fully enclosed modular building with four new classrooms, including a science lab, is being constructed. This project will increase permanent capacity by 108 students.

Long-term high-range enrollment projections from 2024 – 2030 indicate growth of 1,906 new students. The District will address growth needs with permanent capacity and portables. The District will continue to monitor the factors that shape our capacity needs (such as statewide legislative changes, instructional delivery requirements, the economy, changes in planned land use, changes in mandated program requirements, equitable access to programs, building permit activity, and birth rates). This information will help to inform when/where instructional space and, as relevant, additional land, is needed. Future updates to this CFP will include relevant information.

Table 5.2 summarizes the schools that will undergo construction from 2022- 2026. Where applicable, second phase projected construction is included for 2026 – 2030. Projects include permanent student capacity growth and modernization of key systems and structures.

Planned Capital Construction Projects

Table 5.2

| Capital Projects | Estimated Completion Date | 2022-26 Projected Permanent Student Capacity Added | 2026-30 Projected permanent student capacity added | Projected Total Permanent Student Capacity Added |
|---|---------------------------|--|--|--|
| Partial renovations and modernization to Crystal Springs El. | 2026 | 175 | 0 | 175 |
| Partial renovations and modernization to Fernwood El. | 2026 | 330 | 0 | 330 |
| Partial renovations and modernization to Kenmore El. | 2026 | 0 | 0 | 0 |
| Partial renovations and modernization to Maywood Hills El. | 2026 | 125 | 0 | 125 |
| Partial renovations and modernization to Woodin El. | 2026 | 150 | 0 | 150 |
| Construct and equip Phase 1 of Leota Middle School | 2026 | 159 | 0 | 159 |
| Construct and equip Phase 2 of Leota Middle School | 2030 | 0 | 0 | 0 |
| Construct and equip Phase 1 of Inglemoor High School | 2026 | 185 | 0 | 185 |
| Construct and equip Phase 2 of Inglemoor High School | 2030 | 0 | 0 | 0 |
| Construct and equip Phase 3 of Inglemoor High School | 2034 | 0 | 0 | 0 |
| Classroom addition at Sorenson Early Childhood Center | 2026 | 100 | 0 | 100 |
| Construct and equip modular building at Bothell High School | 2023 | 160 | 0 | 160 |
| Construct and equip modular building at North Creek High School | 2024 | 108 | 0 | 108 |

Portable Location Adjustments

Where growth results in capacity deficits at a specific grade band, portables may be relocated from one school to another to assist with meeting enrollment projections. Portables may also be purchased to add capacity.

In addition, the District may adjust program space within permanent facilities to move programs to portables to free up space in permanent facilities for additional regular student capacity.

Capacity Analysis

The District's six-year capacity analysis, considering projected mid-range enrollment and planned new capacity, is shown in **Table 5.3**. The tables do not include all the potential projects for the 2026 bond, just projects with a second phase scheduled for that cycle.

As with any long-term projections, many assumptions and estimates on housing must be made, increasing the risk associated with the accuracy of enrollment forecasts. However, NSD has trended above mid-range projections in years past, and with a continuing strong real estate and development market, the District will plan for continued growth as projected.

NSD is in a planning year for the modernizations/additions of 8 school sites and the addition of modular capacity on 2 high school campuses. Estimated capacities for each site are used in this CFP. Adjustments may be made to capacities during planning in response to updated development data within a school's boundary area, and/or other needs that impact enrollment and capacity.

Enrollment Forecast and Instructional Classroom Capacity

Table 5.3

| | 2023-24* | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|--|----------------|----------------|--------------|--------------|--------------|--------------|--------------|
| Elementary School Analysis | | | | | | | |
| Enrollment Forecast | 10,046 | 10,063 | 10,005 | 10,119 | 10,069 | 10,149 | 10,297 |
| Permanent Capacity - Existing | 8,931 | 8,931 | 8,931 | 9,711 | 9,711 | 9,711 | 9,711 |
| New Permanent Capacity - Crystal Springs | | | 175 | | | | |
| New Permanent Capacity - Fernwood | | | 330 | | | | |
| New Permanent Capacity - Maywood Hills | | | 125 | | | | |
| New Permanent Capacity - Woodin | | | 150 | | | | |
| Total Permanent Capacity | 8,931 | 8,931 | 9,711 | 9,711 | 9,711 | 9,711 | 9,711 |
| Total Capacity in Portables | 1,820 | 1,820 | 1,078 | 1,078 | 1,078 | 1,078 | 1,078 |
| Total Capacity Including Portables | 10,751 | 10,751 | 10,789 | 10,789 | 10,789 | 10,789 | 10,789 |
| Permanent Capacity over/(short) | (1,115) | (1,132) | (294) | (408) | (358) | (438) | (586) |
| Total Capacity w/Portables over/(short) | 705 | 688 | 784 | 670 | 720 | 640 | 492 |
| Middle School Analysis | | | | | | | |
| Enrollment Forecast | 5,267 | 5,348 | 5,464 | 5,553 | 5,722 | 5,741 | 5,832 |
| Permanent Capacity - Existing | 6,247 | 6,247 | 6,247 | 6,406 | 6,406 | 6,406 | 6,406 |
| New Permanent Capacity - Leota | | | 159 | | | | - |
| Total Permanent Capacity | 6,247 | 6,247 | 6,406 | 6,406 | 6,406 | 6,406 | 6,406 |
| Total Capacity in Portables | 533 | 533 | 374 | 374 | 374 | 374 | 374 |
| Total Capacity Including Portables | 6,780 | 6,780 | 6,780 | 6,780 | 6,780 | 6,780 | 6,780 |
| Permanent Capacity over/(short) | 980 | 899 | 942 | 853 | 684 | 665 | 574 |
| Total Capacity w/Portables over/(short) | 1,513 | 1,432 | 1,316 | 1,227 | 1,058 | 1,039 | 948 |
| High School Analysis | | | | | | | |
| Enrollment Forecast | 7,078 | 7,138 | 7,251 | 7,347 | 7,579 | 7,782 | 8,168 |
| Permanent Capacity - Existing | 7,899 | 7,899 | 8,167 | 8,352 | 8,352 | 8,352 | 8,352 |
| New Permanent Capacity - Bothell | | 160 | | | | | - |
| New Permanent Capacity - Inglemoor | | | 185 | | | | - |
| New Permanent Capacity - North Creek | | 108 | | | | | |
| Total Permanent Capacity | 7,899 | 8,167 | 8,352 | 8,352 | 8,352 | 8,352 | 8,352 |
| Total Capacity in Portables | 147 | 147 | 147 | 147 | 147 | 147 | 147 |
| Total Capacity Including Portables | 8,046 | 8,314 | 8,499 | 8,499 | 8,499 | 8,499 | 8,499 |
| Permanent Capacity over/(short) | 821 | 1,029 | 1,101 | 1,005 | 773 | 570 | 184 |
| Total Capacity w/Portables over/(short) | 968 | 1,176 | 1,248 | 1,152 | 920 | 717 | 331 |
| District Analysis | | | | | | | |
| Enrollment Forecast | 22,391 | 22,549 | 22,720 | 23,019 | 23,370 | 23,672 | 24,297 |
| Permanent Capacity - Existing | 23,077 | 23,077 | 23,345 | 24,469 | 24,469 | 24,469 | 24,469 |
| New Permanent Capacity Total | | 268 | 1,124 | | | | - |
| Total Permanent Capacity | 23,077 | 23,345 | 24,469 | 24,469 | 24,469 | 24,469 | 24,469 |
| Total Capacity in Portables | 2,500 | 2,500 | 1,599 | 1,599 | 1,599 | 1,599 | 1,599 |
| Total Capacity Including Portables | 25,577 | 25,845 | 26,068 | 26,068 | 26,068 | 26,068 | 26,068 |
| Permanent Capacity over/(short) | 686 | 796 | 1,749 | 1,450 | 1,099 | 797 | 172 |
| Total Capacity w/Portables over/(short) | 3,186 | 3,296 | 3,348 | 3,049 | 2,698 | 2,396 | 1,771 |

*Actual October 2023 enrollment

This table does not include new or relocated portable facilities over the six-year planning period; it also does not include the addition of permanent capacity at Sorenson Early Childhood Center.

The District will use the creation of more permanent capacity and portables to address future growth needs. As part of this process, NSD will continue to monitor the factors that shape our capacity needs.

For long-term planning purposes, a ten-year capacity analysis can be created. **Table 5.4** utilizes demographers’ NSD 10-year, high forecast to create the best possible projection given the data available to us. Note that the longer the period of time that a forecast covers, the less accurate it becomes. Factors such as unforeseen changes in population and development may impact actual results. An example of this is the recent COVID-10 pandemic and the influence it has had on demographic and development trends in school districts, including NSD.

2032 – Ten Year Forecast of Enrollment and Instructional Capacity

Table 5.4

| Grade Level | Enrollment | Permanent Capacity | Total Capacity | Permanent surplus/(short) | Total surplus/(short) |
|-------------------|------------|--------------------|----------------|---------------------------|-----------------------|
| Elementary School | 10,635 | 9,711 | 10,789 | (924) | 154 |
| Middle School | 5,961 | 6,406 | 6,780 | 445 | 819 |
| High School | 8,480 | 8,352 | 8,499 | (128) | 19 |
| Total | 25,076 | 24,469 | 26,068 | (607) | 992 |

Assumes added new capacity projects included in this CFP but no future near-term planning in process and no adjustment of portable facilities. Utilizes high-range figures for enrollment.

Planned Improvements – Existing Facilities (Building Improvement Program)

In a number of sites (not identified for additional capacity in the 2022 bond) where the existing facility layout (building envelope) meets instructional needs and building structural integrity is good, individual building systems (such as HVAC, mechanical, flooring, roofing) are identified for replacement or modernization to extend the life of the overall site and ensure optimal learning environment for students. NSD continues to implement building improvement projects funded as a part of the 2018 Bond, and is currently planning implementation of improvements identified within the 2022 capital bond. See **Table 6.1** in Section 6.

Capital Facilities Financing Plan

Section 6

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, state matching funds, impact fees, and mitigation payments. Each of these funding sources are discussed below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond issue. Bonds are sold as necessary to generate revenue. They are then retired through collection of property taxes. The District's Board of Directors, upon the recommendation of the Capital Bond Planning Task Force, sent a \$425 million bond measure to the voters in February 2022 to provide funding for growth-related projects included in this Capital Facilities Plan, as well as other District-wide building improvement or capital infrastructure needs. The voters approved the bond measure by 61.2%.

The 2026 bond measure will help fund future projects, including Phase 2 of Leota and Phase 2 of Inglemoor. Additionally, the plan includes a future 2030 bond to fund Phase 3 of Inglemoor High School.

State School Construction Assistance

State financial assistance comes from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation funds or the Superintendent of Public Instruction can prioritize projects for funding.

State financial assistance is available through the School Construction Assistance Program (SCAP) for qualifying school construction projects, however these funds may not be received until two to three years after a matched project has been completed. This requires the District to finance the complete project with local funds. Site acquisition and site improvements are not eligible to receive matching funds. The District is currently eligible for state school construction assistance funds at 38.11% level for eligible projects. Eligibility for SCAP funding is continually reviewed. Future updates to this plan will include updated information, as it becomes available.

Impact Fees

(See Section 7 for background, detail, and methodology)

The Washington State Growth Management Act (GMA) authorizes cities and counties that plan under RCW 36.70A.040 to collect impact fees to supplement funding of additional system improvements (e.g., public facilities such as schools) needed to accommodate growth from new development. The statute is clear that the financing of needed public facilities to serve growth cannot be funded solely by impact fees but rather must be balanced with other sources of public funds.

Budget and Financing Plan

Table 6.1 is a summary of the budget that supports the Capital Facilities Plan. Each project budget represents the total project costs which include; construction, taxes, planning, architectural and engineering services, permitting, environmental impact mitigation, construction testing and inspection, furnishings and equipment, escalation, and contingency. The table also identifies 2023-2024 and future planned expenditures. It does not include project expenditures from previous years.

8-Year Capital Facilities Expenditures Finance Plan
Table 6.1

| Projects Adding Capacity | FY | FY | FY | FY | FY | FY | FY | FY | Total | Potential Funding Source | | | | |
|--------------------------------|-----------|------------|-----------|-----------|------------|-----------|-----------|----------|------------|--------------------------|------|------|--------|--------|
| | 23-24 | 24-25 | 25-26 | 26-27 | 27-28 | 28-29 | 29-30 | 30-31 | | Bonds | Levy | SCAP | Impact | Future |
| Inglemoor - Phase 1 | 5 | 50 | 35 | 5 | | | | | 95 | X | | X | X | |
| Inglemoor - Phase 2 | | | | 30 | 35 | 30 | 25 | | 120 | | | | X | X |
| Leota - Phase 1 | 4 | 30 | 21 | 4 | | | | | 59 | X | | | | |
| Leota - Phase 2 | | | | 20 | 25 | 20 | 15 | | 80 | | | | | X |
| Crystal Springs | 12 | 18 | 4 | | | | | | 34 | X | | X | X | |
| Fernwood | 12 | 18 | 5 | | | | | | 35 | X | | X | X | |
| Maywood | 7 | 21 | 15 | 3 | | | | | 46 | X | | | X | |
| Woodin | 10 | 17 | 2 | | | | | | 29 | X | | X | X | |
| Sorenson | 6 | 10 | 2 | | | | | | 18 | X | | | X | |
| Future Middle School | | | 1 | 5 | 60 | 30 | | | 96 | | | | | X |
| Bothell Modular Buildings | 4.5 | 1.5 | | | | | | | 6 | X | | | X | |
| North Creek Modular Buildings | 3.5 | 2.5 | | | | | | | 6 | | | | X | |
| Modular Buildings & Portables | 2 | | 2 | 2 | 2 | 2 | 2 | 2 | 14 | | | | X | |
| Total Capacity Projects | 66 | 168 | 87 | 69 | 122 | 82 | 42 | 2 | 638 | | | | | |

| Projects Not Adding Capacity | FY | FY | FY | FY | FY | FY | FY | FY | Total | Potential Funding Source | | | | |
|------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|--------------------------|------|------|--------|--------|
| | 23-24 | 24-25 | 25-26 | 26-27 | 27-28 | 28-29 | 29-30 | 30-31 | | Bonds | Levy | SCAP | Impact | Future |
| Kenmore | 6 | 15 | 10 | 2 | | | | | 33 | X | | | | |
| Building Improvement | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 48 | X | | | | X |
| Technology | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 24 | X | X | | | X |
| Fields/Inclusive Learning | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 24 | X | X | | | X |
| Code Compliance/Small Works | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 32 | X | | | | X |
| Site Purchase/Circulation | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 | X | | | | X |
| Overhead/Bond Expense | 3 | 3 | 4 | 3 | 3 | 3 | 4 | 3 | 26 | X | X | | | X |
| Security | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 24 | X | | | | X |
| Total Non-Capacity Projects | 29 | 38 | 34 | 25 | 23 | 23 | 24 | 23 | 219 | | | | | |

| | | | | | | | | | | | | | | |
|---------------------------|-----------|------------|------------|-----------|------------|------------|-----------|-----------|------------|--|--|--|--|--|
| Total All Projects | 95 | 206 | 121 | 94 | 145 | 105 | 66 | 25 | 857 | | | | | |
|---------------------------|-----------|------------|------------|-----------|------------|------------|-----------|-----------|------------|--|--|--|--|--|

Impact Fees

Section 7

School Impact Fees under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate growth/new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. The basic underlying assumption is that growth pays for growth.

Enrollment declines beginning around 2002 kept NSD from meeting the required eligibility criteria to collect school impact fees. The District is spread across two counties and also across the urban growth boundary. While development picked up on the north end of NSD, there was still ample capacity in the southeast area of the District. Because of the statutes and ordinances governing school district eligibility criteria to be able to collect school impact fees, NSD was not able to re-establish eligibility for collection of school impact fees until 2016. King County and the cities of Bothell, Kenmore, and Woodinville have all adopted the District's 2023 CFP and are collecting impact fees identified in that plan. Snohomish County adopted the District's 2022 CFP and is collecting impact fees associated with that plan and will continue to do so until the County's 2024 update cycle. We anticipate all the above jurisdictions to consider and adopt this 2024 CFP as part of their regular budget cycle.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees may be calculated based on the District's cost per dwelling unit to purchase/acquire land for school sites, make site improvements, construct schools and purchase/install temporary facilities (portables), all for purposes of growth-related needs. The costs of projects that do not add growth-related capacity are not included in the impact fee calculations. The impact fee formula calculates a "cost per dwelling unit". New capacity construction costs addressing NSD's growth-related needs, are used in the calculation

A student yield factor (or student generation rate) is used to identify the average cost per NEW dwelling unit by measuring the average number of students generated by each NEW (sold and occupied) housing type (single family dwelling units, townhomes, and multi-family dwelling units). The student generation rate used is an actual generation of students by grade level that came from new development over a period of five (5) years. NSD updated its student factor for single family, multi-family, and townhome units in early 2023. The student factor analysis for NSD is included in

Appendix A. The student factors in Appendix A are based on all newly constructed, sold, and occupied units.

The District’s student-generation rate for multi-family dwelling units is much lower than the student generation rate for single-family homes. As available land for single family development is beginning to be constrained, and multi-family development – most notably townhomes, is increasing, we anticipate continued growth in student generation rates from those units over time. In particular, the District’s student generation rates, when isolated for townhomes only, show that more students are residing in those units than in traditional multi-family units. NSD is requesting that each jurisdiction, if necessary, consider amendments to the school impact fee ordinance to recognize the impacts of townhome units as different from apartments and condominium units.

As required under GMA, credits are applied for State School Construction Assistance Funds to be reimbursed to the District, where expected, and projected future property taxes to be paid by the dwelling unit toward a capital bond/levy funding the capacity improvement. Formula driven fees are identified in **Appendix B**.

Despite the changes mentioned, we continue with our current student generation rate. We have planned to conduct a recalculation next year, which aligns with our ongoing assessment of regional development and student distribution patterns.

Snohomish County Code (30.66C) and King County Code (21A.43) establish each jurisdiction’s authority to collect school impact fees on behalf of the District. The formula for calculating impact fees is substantively identical in each code (with one exception that Snohomish County has separate fees for Multi-Family Units with 1 bedroom or less and Multi-Family Units with 2+ bedrooms). The codes of each of the cities are similar to those of the counties. These codes establish the conditions, restrictions, and criteria for eligibility to collect impact fees. Both counties define a school district’s “service area” to be the total geographic boundaries of the school district.

NSD updates the Capital Facilities Plan on an annual basis and carefully monitors enrollment projections against capacity needs. If legally supportable, the District requests its local jurisdictions to collect impact fees on behalf of NSD.

The impact fees requested in this year’s Capital Facilities Plan are based on representative growth-related capacity projects at Crystal Springs, Fernwood, and Woodin Elementary Schools (total added capacity of 655) and capacity additions at Bothell and North Creek High Schools (total added capacity of 268). Construction costs, before tax, are used in the fee formula. Growth related capacity projects identified in **Table 6.1** are eligible for impact fee funding.

Proposed School Impact Fees
Snohomish County

| | |
|--------------------------------------|----------|
| Single Family Units | \$15,159 |
| Townhome Units | \$5,414 |
| Multi-Family Units – 2+ Bedrooms | \$254 |
| Multi-Family Units – 1/less Bedrooms | \$0 |

Proposed School Impact Fees
City of Woodinville

| | |
|----------------------------------|----------|
| Single Family Units | \$15,159 |
| Townhome Units | \$5,414 |
| Multi-Family Units – 2+ Bedrooms | \$254 |

Proposed School Impact Fees
King County, City of Bothell, City of Kenmore

| | |
|--------------------------------------|----------|
| Single Family Units | \$15,159 |
| Multi-Family Units (incl. Townhomes) | \$2,755 |

School impact fee rates stated above reflect a discount of 50% as required by the King County and Snohomish County codes.

Factors for Impact Fee Calculations

Student Generation Factors: Single Family

| | |
|------------|-------|
| Elementary | 0.324 |
| Middle | 0.118 |
| High | 0.120 |
| K-12 | 0.562 |

**Student Generation Factors: Multi-Family
(Townhomes/Condos/Apartments)**

| | |
|------------|-------|
| Elementary | 0.071 |
| Middle | 0.027 |
| High | 0.034 |
| K-12 | 0.132 |

Student Generation Factors: Townhomes

| | |
|------------|-------|
| Elementary | 0.171 |
| Middle | 0.050 |
| High | 0.048 |
| K-12 | 0.270 |

Student Generation Factors: Condos/Apartments

| | |
|------------|-------|
| Elementary | 0.031 |
| Middle | 0.015 |
| High | 0.020 |
| K-12 | 0.066 |

Projected New Capacity (bolded projects in fee formula)

| | |
|-----------------------------------|--------------|
| Inglemoor High School – Phase 1 | (185) |
| North Creek High School | (108) |
| Bothell High School | (160) |
| Leota Middle School – Phase 1 | (159) |
| Fernwood Elementary | (330) |
| Crystal Springs Elementary | (175) |
| Maywood Hills Elementary | (125) |
| Woodin Elementary | (150) |

Capacity/Construction Costs (in millions) (bolded projects in fee formula)

| | |
|-----------------------------------|---------------|
| Inglemoor High School - Phase 1 | \$100.0 |
| North Creek High School | \$6.0 |
| Bothell High School | \$6.0 |
| Leota Middle School - Phase 1 | \$62.0 |
| Fernwood Elementary | \$37.8 |
| Crystal Springs Elementary | \$36.5 |
| Maywood Hills Elementary | \$49.4 |
| Woodin Elementary | \$32.0 |

Capacity/New Property Costs

\$0.00

Temporary Facility Capacity Costs

\$0.00

(Portable costs not included in the formula)

Permanent Facility Square Footage

94.55%

Temporary Facility Square Footage

5.45%

School Construction Assistance Program Credit

| | |
|--------------------------------------|----------|
| Current SCAP percentage | 38.11% |
| Current Construction Cost Allocation | \$375.00 |
| OSPI Sq/Ft/Student | |
| ES: | 90 |
| MS: | 108 |
| HS: | 130 |

Tax Payment Credit

| | |
|-----------------------|-----------|
| Single Family AAV | \$960,260 |
| Multi-Family Unit AAV | \$329,512 |

Debt Service Rate

Current/\$1,000 \$1.29225

GO Bond Interest Rate – Bond Buyer Index

Avg – March 2024 3.48%

Developer Provided Sites/Facilities

None

APPENDIX A

Student Generation Factors from New Development

All Units Constructed 2017 - 2021 (5 years)

| | Single Family | Townhomes | Multi-Family (Townhomes/ Condos/Apts) | Multi-Family (Condos/Apts) |
|-------------|---------------|--------------|---|-------------------------------|
| K-5 | 0.324 | 0.171 | 0.071 | 0.031 |
| 6-8 | 0.118 | 0.050 | 0.027 | 0.015 |
| 9-12 | 0.120 | 0.048 | 0.034 | 0.020 |
| K-12 | 0.562 | 0.269 | 0.132 | 0.066 |

Student Generation Rates for the Northshore School District (January 2023)

Permit Years: 2017 to 2021

| | Rates for Different Unit Types | | | | Single and Multi-family Rate Summary | | | | | |
|-------------|--------------------------------|---------------|-------------|-------------|--------------------------------------|---------|-------|-------|-------|-------|
| | SF | MF/Apartments | Townhomes | Duplexes | Permit Counts | Permits | K-5 | 6-8 | 9-12 | Total |
| K-5 | 0.32 | 0.03 | 0.17 | 0.23 | SF All | 2056 | 0.32 | 0.12 | 0.12 | 0.56 |
| 6-8 | 0.12 | 0.02 | 0.05 | 0.14 | MF Units (all) | 2027 | 0.071 | 0.027 | 0.034 | 0.13 |
| 9-12 | 0.12 | 0.02 | 0.05 | 0.29 | | | | | | |
| | 0.56 | 0.07 | 0.27 | 0.65 | | | | | | |

Written Summary

56 students for every 100 single family homes

7 students for every 100 apartment units

27 students for every 100 townhome units

65 students for every 100 Duplex units

(please note -- there are very few duplex units so the sample may not be representative)

Methodology

Permit addresses were compared to the addresses for students enrolled in October 2022 to create the rates.

Student Generation Rates by Grade

| GRADE | SF Units Students Generated | SF Generation Rate |
|--------------|-----------------------------|--------------------|
| K | 123 | 0.060 |
| 1 | 121 | 0.059 |
| 2 | 104 | 0.051 |
| 3 | 116 | 0.056 |
| 4 | 112 | 0.054 |
| 5 | 91 | 0.044 |
| 6 | 89 | 0.043 |
| 7 | 75 | 0.036 |
| 8 | 78 | 0.038 |
| 9 | 64 | 0.031 |
| 10 | 69 | 0.034 |
| 11 | 58 | 0.028 |
| 12 | 56 | 0.027 |
| <i>Total</i> | <i>1156</i> | <i>0.562</i> |

*** Grades K-12 Only (Preschoolers Excluded)**

Apartment Student Generation Rates by Grade

| GRADE | MF Units Students Generated** | MF Generation Rate |
|--------------|-------------------------------|--------------------|
| K | 11 | 0.007 |
| 1 | 11 | 0.007 |
| 2 | 4 | 0.003 |
| 3 | 9 | 0.006 |
| 4 | 6 | 0.004 |
| 5 | 4 | 0.003 |
| 6 | 4 | 0.003 |
| 7 | 12 | 0.008 |
| 8 | 6 | 0.004 |
| 9 | 11 | 0.007 |
| 10 | 7 | 0.005 |
| 11 | 10 | 0.007 |
| 12 | 2 | 0.001 |
| Total | 97 | 0.066 |

Duplex Student Generation Rates by Grade

| GRADE | MF Units Students Generated** | MF Generation Rate |
|--------------|-------------------------------|--------------------|
| K | 2 | 0.038 |
| 1 | 5 | 0.096 |
| 2 | 1 | 0.019 |
| 3 | 1 | 0.019 |
| 4 | 0 | 0.000 |
| 5 | 3 | 0.058 |
| 6 | 3 | 0.058 |
| 7 | 1 | 0.019 |
| 8 | 3 | 0.058 |
| 9 | 3 | 0.058 |
| 10 | 6 | 0.115 |
| 11 | 4 | 0.077 |
| 12 | 2 | 0.038 |
| Total | 34 | 0.654 |

Townhome Student Generation Rates by Grade

| GRADE | MF Units Students Generated** | MF Generation Rate |
|--------------|-------------------------------|--------------------|
| K | 16 | 0.032 |
| 1 | 16 | 0.032 |
| 2 | 22 | 0.044 |
| 3 | 9 | 0.018 |
| 4 | 11 | 0.022 |
| 5 | 12 | 0.024 |
| 6 | 14 | 0.028 |
| 7 | 5 | 0.010 |
| 8 | 6 | 0.012 |
| 9 | 8 | 0.016 |
| 10 | 7 | 0.014 |
| 11 | 4 | 0.008 |
| 12 | 5 | 0.010 |
| Total | 135 | 0.268 |

* Includes MF Units classified by the jurisdiction as Apartment, Duplex, or Townhome

** Grades K-12 Only (Preschoolers Excluded)

APPENDIX B.1

School Impact Fee Calculation: **Single Family Dwelling Unit**
Northshore School District, 2024 CFP

| School Site Acquisition Cost: | Site Size Acreage | Cost/Acre | Facility Size | Site Cost/Student | Student Factor | Cost/SFDU |
|--------------------------------------|-------------------|-----------|---------------|-------------------|----------------|------------|
| Elementary | 0 | \$0 | 1 | \$0 | 0.324 | \$0 |
| Middle | 0 | \$0 | 1 | \$0 | 0.118 | \$0 |
| Senior | 0 | \$0 | 1 | \$0 | 0.120 | \$0 |
| TOTAL | | | | | | \$0 |

| School Construction Cost: | Sq. Ft. % Permanent | Facility Cost | Facility Size | Bldg. Cost/Student | Student Factor | Cost/SFDU |
|----------------------------------|---------------------|---------------|---------------|--------------------|----------------|-----------------|
| Elementary | 94.55% | \$90,880,000 | 655 | \$138,748 | 0.324 | \$42,504 |
| Middle | 94.55% | \$0 | - | \$0 | 0.118 | \$0 |
| Senior | 94.55% | \$10,725,000 | 268 | \$40,019 | 0.120 | \$4,541 |
| TOTAL | | | | | | \$47,045 |

| Temporary Facility Cost: | Sq. Ft. % Temporary | Facility Cost | Facility Size | Bldg. Cost/Student | Student Factor | Cost/SFDU |
|---------------------------------|---------------------|---------------|---------------|--------------------|----------------|------------|
| Elementary | 5.45% | \$0 | 25 | \$0 | 0.324 | \$0 |
| Middle | 5.45% | \$0 | 25 | \$0 | 0.118 | \$0 |
| Senior | 5.45% | \$0 | 25 | \$0 | 0.120 | \$0 |
| TOTAL | | | | | | \$0 |

| State School Construction Funding Assistance Credit: | Const Cost Allocation | OSPI Sq. Ft./Student | Funding Assistance | Credit/Student | Student Factor | Cost/SFDU |
|---|-----------------------|----------------------|--------------------|----------------|----------------|----------------|
| Elementary | \$375 | 90 | 38.11% | \$12,862 | 0.324 | \$4,167 |
| Middle | \$0 | 0 | 0.00% | \$0 | 0.118 | \$0 |
| Senior | \$375 | 130 | 38.11% | \$18,579 | 0.120 | \$2,229 |
| TOTAL | | | | | | \$6,397 |

School Impact Fee Calculation: **Single Family Dwelling Unit**
 Page 2

Tax Payment Credit Calculation:

| | |
|----------------------------------|---------------|
| Average SFR Assessed Value | \$ 960,260.44 |
| Current Capital Levy Rate/\$1000 | \$1.29225 |
| Annual Tax Payment | \$1,240.90 |
| Years Amortized | 10 |
| Current Bond Interest Rate | 3.48% |
| Present Value of Revenue Stream | \$10,330 |

Impact Fee Summary - Single Family Dwelling Unit:

| | |
|-------------------------|------------|
| Site Acquisition Cost | \$0 |
| Permanent Facility Cost | \$47,045 |
| Temporary Facility Cost | \$0 |
| State SCFA Credit | (\$6,397) |
| Tax Payment Credit | (\$10,330) |
| Unfunded Need | \$30,318 |
| 50% Required Adjustment | \$ 15,159 |

| | |
|---------------------------------|-----------------|
| Single Family Impact Fee | \$15,159 |
|---------------------------------|-----------------|

APPENDIX B.2

School Impact Fee Calculation: **Townhome Dwelling Unit**
Northshore School District, 2024 CFP

| School Site Acquisition Cost: | Site Size Acreage | Cost/Acre | Facility Size | Site Cost/Student | Student Factor | Cost/THDU |
|--------------------------------------|-------------------|-----------|---------------|-------------------|----------------|------------|
| Elementary | 0 | \$0 | 1 | \$0 | 0.171 | \$0 |
| Middle | 0 | \$0 | 1 | \$0 | 0.050 | \$0 |
| Senior | 0 | \$0 | 1 | \$0 | 0.048 | \$0 |
| TOTAL | | | | | | \$0 |

| School Construction Cost: | Sq. Ft. % Permanent | Facility Cost | Facility Size | Bldg. Cost/Student | Student Factor | Cost/THDU |
|----------------------------------|---------------------|---------------|---------------|--------------------|----------------|-----------------|
| Elementary | 94.55% | \$90,880,000 | 655 | \$138,748 | 0.171 | \$22,433 |
| Middle | 94.55% | \$0 | - | \$0 | 0.050 | \$0 |
| Senior | 94.55% | \$10,725,000 | 268 | \$40,019 | 0.048 | \$1,816 |
| TOTAL | | | | | | \$24,249 |

| Temporary Facility Cost: | Sq. Ft. % Temporary | Facility Cost | Facility Size | Bldg. Cost/Student | Student Factor | Cost/THDU |
|---------------------------------|---------------------|---------------|---------------|--------------------|----------------|------------|
| Elementary | 5.45% | \$0 | 25 | \$0 | 0.171 | \$0 |
| Middle | 5.45% | \$0 | 25 | \$0 | 0.050 | \$0 |
| Senior | 5.45% | \$0 | 25 | \$0 | 0.048 | \$0 |
| TOTAL | | | | | | \$0 |

| State School Construction Funding Assistance Credit: | Const Cost Allocation | OSPI Sq. Ft./Student | Funding Assistance | Credit/Student | Student Factor | Cost/THDU |
|---|-----------------------|----------------------|--------------------|----------------|----------------|----------------|
| Elementary | \$375 | 90 | 38.11% | \$12,862 | 0.171 | \$2,199 |
| Middle | \$0 | 0 | 0.00% | \$0 | 0.050 | \$0 |
| Senior | \$375 | 130 | 38.11% | \$18,579 | 0.048 | \$892 |
| TOTAL | | | | | | \$3,091 |

School Impact Fee Calculation: **Townhome Dwelling Unit**
Page 2

Tax Payment Credit Calculation:

| | | |
|----------------------------------|----|-----------|
| Average SFR Assessed Value | \$ | 960,260 |
| Current Capital Levy Rate/\$1000 | | \$1.29225 |
| Annual Tax Payment | | \$1,241 |
| Years Amortized | | 10 |
| Current Bond Interest Rate | | 3.48% |
| | | |
| Present Value of Revenue Stream | | \$10,330 |

Impact Fee Summary - Townhome Dwelling Unit:

| | | |
|-------------------------|--|------------|
| Site Acquisition Cost | | \$0 |
| Permanent Facility Cost | | \$24,249 |
| Temporary Facility Cost | | \$0 |
| State SCFA Credit | | (\$3,091) |
| Tax Payment Credit | | (\$10,330) |
| | | |
| Unfunded Need | | \$10,827 |
| | | |
| 50% Required Adjustment | | \$5,414 |

| | |
|----------------------------|----------------|
| Townhome Impact Fee | \$5,414 |
|----------------------------|----------------|

APPENDIX B.3

School Impact Fee Calculation: **Multi-Family Dwelling Unit (Townhome, Apartment, Condo blend)**
Northshore School District, 2024 CFP

| School Site Acquisition Cost: | Site Size Acreage | Cost/Acre | Facility Size | Site Cost/Student | Student Factor | Cost/SFDU |
|--------------------------------------|-------------------|-----------|---------------|-------------------|----------------|------------|
| Elementary | 0 | \$0 | 1 | \$0 | 0.071 | \$0 |
| Middle | 0 | \$0 | 1 | \$0 | 0.027 | \$0 |
| Senior | 0 | \$0 | 1 | \$0 | 0.034 | \$0 |
| TOTAL | | | | | | \$0 |

| School Construction Cost: | Sq. Ft. % Permanent | Facility Cost | Facility Size | Bldg. Cost/Student | Student Factor | Cost/MFDU |
|----------------------------------|---------------------|---------------|---------------|--------------------|----------------|-----------------|
| Elementary | 94.55% | \$90,880,000 | 655 | \$138,748 | 0.071 | \$9,314 |
| Middle | 94.55% | \$0 | - | \$0 | 0.027 | \$0 |
| Senior | 94.55% | \$10,725,000 | 268 | \$40,019 | 0.034 | \$1,286 |
| TOTAL | | | | | | \$10,601 |

| Temporary Facility Cost: | Sq. Ft. % Temporary | Facility Cost | Facility Size | Bldg. Cost/Student | Student Factor | Cost/MFDU |
|---------------------------------|---------------------|---------------|---------------|--------------------|----------------|------------|
| Elementary | 5.45% | \$0 | 25 | \$0 | 0.071 | \$0 |
| Middle | 5.45% | \$0 | 25 | \$0 | 0.027 | \$0 |
| Senior | 5.45% | \$0 | 25 | \$0 | 0.034 | \$0 |
| TOTAL | | | | | | \$0 |

| State School Construction Funding Assistance Credit: | Const Cost Allocation | OSPI Sq. Ft./Student | Funding Assistance | Credit/Student | Student Factor | Cost/MFDU |
|---|-----------------------|----------------------|--------------------|----------------|----------------|----------------|
| Elementary | \$375 | 90 | 38.11% | \$12,862 | 0.071 | \$913 |
| Middle | \$0 | 0 | 0.00% | \$0 | 0.027 | \$0 |
| Senior | \$375 | 130 | 38.11% | \$18,579 | 0.034 | \$632 |
| TOTAL | | | | | | \$1,545 |

School Impact Fee Calculation: **Multi-Family Dwelling Unit**
(Townhome, Apartment, Condo blend)
 Page 2

Tax Payment Credit Calculation:

| | | |
|----------------------------------|----|-----------|
| Average MFR Assessed Value | \$ | 329,512 |
| Current Capital Levy Rate/\$1000 | | \$1.29225 |
| Annual Tax Payment | | \$425.81 |
| Years Amortized | | 10 |
| Current Bond Interest Rate | | 3.48% |
| Present Value of Revenue Stream | | \$3,545 |

Impact Fee Summary - Multi-Family Dwelling Unit:

| | | |
|-------------------------|--|-----------|
| Site Acquisition Cost | | \$0 |
| Permanent Facility Cost | | \$10,601 |
| Temporary Facility Cost | | \$0 |
| State SCFA Credit | | (\$1,545) |
| Tax Payment Credit | | (\$3,545) |
| Unfunded Need | | \$5,511 |
| 50% Required Adjustment | | \$2,755 |

| | |
|----------------------------------|----------------|
| Multi-Family Impact Fee | \$2,755 |
| (Townhomes, Apts, Condos) | |

APPENDIX B.4

School Impact Fee Calculation: **Multi-Family Dwelling Unit (Apartment, Condo blend)**
Northshore School District, 2024 CFP

| School Site Acquisition Cost: | Site Size Acreage | Cost/Acre | Facility Size | Site Cost/Student | Student Factor | Cost/MFDU |
|--------------------------------------|-------------------|-----------|---------------|-------------------|----------------|------------|
| Elementary | 0 | \$0 | 1 | \$0 | 0.0310 | \$0 |
| Middle | 0 | \$0 | 1 | \$0 | 0.0150 | \$0 |
| Senior | 0 | \$0 | 1 | \$0 | 0.0200 | \$0 |
| TOTAL | | | | | | \$0 |

| School Construction Cost: | Sq. Ft. % Permanent | Facility Cost | Facility Size | Bldg. Cost/Student | Student Factor | Cost/MFDU |
|----------------------------------|---------------------|---------------|---------------|--------------------|----------------|----------------|
| Elementary | 94.55% | \$90,880,000 | 655 | \$138,748 | 0.0310 | \$4,067 |
| Middle | 94.55% | \$0 | - | \$0 | 0.0150 | \$0 |
| Senior | 94.55% | \$10,725,000 | 268 | \$40,019 | 0.0200 | \$757 |
| TOTAL | | | | | | \$4,824 |

| Temporary Facility Cost: | Sq. Ft. % Temporary | Facility Cost | Facility Size | Bldg. Cost/Student | Student Factor | Cost/MFDU |
|---------------------------------|---------------------|---------------|---------------|--------------------|----------------|------------|
| Elementary | 5.45% | \$0 | 25 | \$0 | 0.0310 | \$0 |
| Middle | 5.45% | \$0 | 0 | \$0 | 0.0150 | \$0 |
| Senior | 5.45% | \$0 | 25 | \$0 | 0.0200 | \$0 |
| TOTAL | | | | | | \$0 |

| State School Construction Funding Assistance Credit: | Const Cost Allocation | OSPI Sq. Ft./Student | Funding Assistance | Credit/Student | Student Factor | Cost/MFDU |
|---|-----------------------|----------------------|--------------------|----------------|----------------|--------------|
| Elementary | \$375 | 90 | 38.11% | \$12,862 | 0.0310 | \$399 |
| Middle | \$0 | 0 | 0.00% | \$0 | 0.0150 | \$0 |
| Senior | \$375 | 130 | 38.11% | \$18,579 | 0.0200 | \$372 |
| TOTAL | | | | | | \$770 |

School Impact Fee Calculation: **Multi-Family Dwelling Unit**
(Apartment, Condo blend)
 Page 2

Tax Payment Credit Calculation:

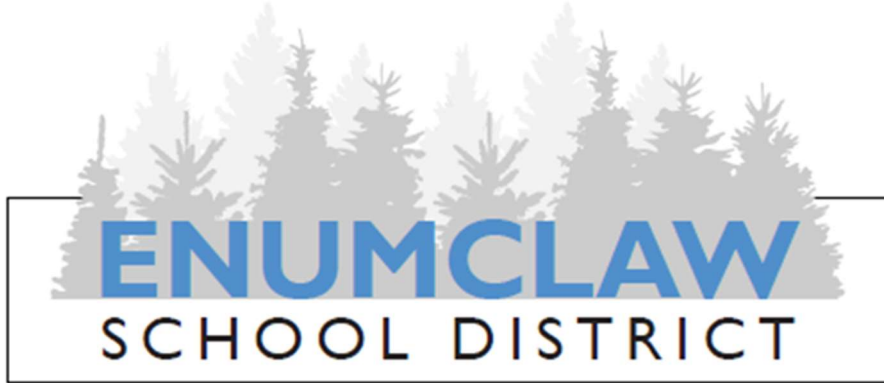
| | |
|----------------------------------|------------|
| Average MFR Assessed Value | \$ 329,512 |
| Current Capital Levy Rate/\$1000 | \$1.29225 |
| Annual Tax Payment | \$425.81 |
| Years Amortized | 10 |
| Current Bond Interest Rate | 3.48% |
| Present Value of Revenue Stream | \$3,545 |

Impact Fee Summary - Multi-Family Dwelling Unit:

| | |
|-------------------------|-----------|
| Site Acquisition Cost | \$0 |
| Permanent Facility Cost | \$4,824 |
| Temporary Facility Cost | \$0 |
| State SCFA Credit | (\$770) |
| Tax Payment Credit | (\$3,545) |
| Unfunded Need | \$508 |
| 50% Required Adjustment | \$254 |

| | |
|--|--------------|
| Multi-Family Impact Fee (Apts/Condos) | \$254 |
|--|--------------|

Attachment J
Ordinance 19859



**Capital Facilities Plan
2024-2029**

*2929 McDougall Avenue
Enumclaw, Washington 98022
(360) 802-7100*

*Board Adopted:
June 17, 2024*

Six-Year Capital Facilities Plan

2024-2029

Board of Directors

Paul Fisher

Julianne DeShayes

Tyson Gamblin

Scott Mason

Ben Stouffer

Administration

Dr. Shaun Carey

Superintendent

Jill Burnes

Deputy Superintendent

Kyle Fletcher

Director, Business & Finance

Jessica McCartney

Director, Communications

Stephanie Berryhill

Director, Human Relations

Lindsey Marquardt

Director, Teaching & Learning

Phil Engebretsen

Director, Facilities, Operations & Athletics

Carolyn Zieske

Director, Student Support Services

Enumclaw School District No. 216

Enumclaw, Washington 98022

CAPITAL FACILITIES PLAN

Approved by Board of Directors

Resolution No. 1136

The Enumclaw School District No. 216 hereby provides to the King County Council, City of Enumclaw and City of Black Diamond, 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 Code 21A, including a six (6) year financing plan component.

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Executive Summary

In accordance with King County Code 21A.43, this update has been prepared by the Enumclaw School District No. 216 to reflect current conditions in facility usage and needs.

The District's service area includes areas of unincorporated King County, the City of Black Diamond, and the City of Enumclaw. Currently, the District serves a student population of about 4,294 (October 2023 head count) students in Kindergarten through grade 12 (excluding Transition to Kindergarten and full-time Running Start student populations). Enrollment projections presented herein, indicate that enrollment growth will occur over the next six years.

The District has experienced approximately 3.1% growth per year over the past two years. Enrollment was 4,236 students in October 2022 and 4,046 students in October 2021. The District's enrollment, like most school districts, was affected by closures of schools due to Covid-19. However, the District has seen consistent post-pandemic enrollment growth over the past several years and anticipates continued enrollment gains moving forward because of comparably high birth rates, inward mobility, and continued new residential development projected within the six-year planning period (and anticipated to continue beyond the six-year planning period). The City of Black Diamond has two Master Planned Developments (the "MPDs"), Ten Trails and Lawson Hills, in the process of development with a projected buildout of up to 6,050 dwelling units. Construction of residential dwelling units in Phase IA of the Ten Trails MPD began in 2018 with the construction of approximately 918 single-family units and 237 multi-family units through 2023. An additional 56 single-family units (plus 82 age-qualified units) and 50 multi-family units are anticipated to be constructed in 2024, with a rapid increase in residential unit construction beginning again in 2025-2026. Over the next six years, it is anticipated that 2,227 single-family units and 891 multi-family units (plus 249 age-qualified units) will be constructed in the MPDs through 2029. See Appendix E for Map of MPDs and map of current project buildout. The City of Enumclaw also has several continuing residential construction projects within the city limits. Finally, there is ongoing, though limited, development in the unincorporated area of King County that is located within the District. To accommodate cumulative projected new development, the District added capacity in 2017 at the new Black Diamond Elementary School and added permanent student capacity at Enumclaw High School. Temporary capacity at the elementary and middle school levels will be needed during the six-year planning period, and the District is planning for additional permanent capacity within the six-year planning period. Section IV of this Plan identifies the District's six-year and anticipated long-term planning for school facilities.

As noted above, the District will need substantial capacity additions in the long-term planning period in response to development activity throughout the District and particularly within the City of Black Diamond. Future updates to this Plan will reflect updated planning needs in response to growth.

Section I: Six-Year Enrollment Projection

This plan update is based on the anticipated number of students expected to be enrolled through 2029. The six-year projection (2024-2029) will assist in determining short term needs and form the basis for assessing the need for impact fees.

Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. In the event that enrollment growth slows, plans for new facilities will likely be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds projections. Regular updates of both the enrollment projections and the Capital Facilities Plan (CFP) are essential to good facility planning.

The District relies on two population forecasts for purposes of projecting student enrollment. The first is an estimate by the Superintendent of Public Instruction (OSPI). OSPI estimates future enrollment through 2029 using the cohort survival method. This method estimates how many students in one year will attend the next grade in the following year by relying on previous enrollment trends. Due to the fact that the cohort survival method does not incorporate changes in trends of in-migration, particularly from anticipated new development within the District, these projections are considered highly conservative. The pandemic's anomalous impact on enrollment counts makes the cohort survival projections more unreliable. See [Appendix A](#).

The second forecast is a modified cohort analysis, which uses the cohort projections as a base, incorporates King County live birth data and the District's historic percentage of those births to determine the number of kindergartners entering the system, and further incorporates assumptions based on known new residential development proposals within the District. These numbers are also confirmed by the District's multi-year, professionally conducted demographic study. See [Appendix B](#). Because this analysis incorporates the expected in-migration to the District from new development, the District uses this analysis for purposes of determining capacity needs throughout the six years of this planning period. Using the modified enrollment projections, the District's enrollment is expected to increase at all grade levels over the six years of this Plan.

With regard to the expected enrollment from the anticipated 6,050 dwelling units in Black Diamond, building of residential units did commence in summer 2018, with building and occupancy to continue for a sustained period over several years. As such, the enrollment impacts from the start of these developments are just beginning to show during the early years of this Plan period. Future updates to this Plan will provide additional and updated information regarding these projects and the impacts on District enrollment.

Using the modified cohort survival projections, a total enrollment of 5,311 (HC) is expected by 2029. The District expects the enrollment of 1,017 additional students between 2023 and 2029. See Table 1.

Table 1: Projected K-12 Student Enrollment (2023-2028)

| Projection Year | 2023* | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Actual Change | Percent Change |
|-----------------------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------------|-----------------------|
| Modified Cohort (Headcount) | 4,294 | 4,397 | 4,565 | 4,759 | 4,920 | 5,137 | 5,311 | 1,017 | 23.7% |

* Actual K-12 enrollment (October 2, 2023) including TTK and excluding RS/OD

Section II: Current Enumclaw School District “Standard of Service”

In order to determine the capacity of the District’s facilities, the King County Code 21A refers to a “standard of service” that each school district must establish in order to ascertain its overall capacity. The standard of service is based upon the number of classrooms available at each school and the desired average class load district-wide. A favorable class size is used to promote the standard and quality of educational programs the residents of the Enumclaw School District expect and support through the passage of levies and bonds.

Rooms designed for special use are not counted as classrooms. Portables used for classrooms are employed on an interim basis only. When additional permanent classrooms are available, portables are removed from service, transferred to other locations, or used for non-classroom purposes.

The District’s standard of service is based on current standards. The Capital Facilities Plan incorporates funded implementation of K-3 class size reduction.

Current Standards of Service for Elementary Students:

We have reduced permanent capacity in several schools to allow for K-3 class size reduction. Average district wide class size for grades K-3 were reduced to 20 students per teacher beginning in the 2019-2021 school year to help meet the 1:17 ratio when specialist and intervention teachers are considered. Elementary school permanent capacity should be between 450 to 600 students. Goals with new construction would be to build permanent capacity to accommodate for growth while still allowing for special programming listed below. Average district wide class size for grades 4 and 5 should not exceed 26 students.

Class size may vary from building to building based upon different influencing factors at each school. Students may be provided music instruction, physical education, and lunch in a separate classroom or facility. Students may have scheduled time in a specialized instructional space such as a computer lab or art space. Special Education for students with disabilities may be provided in a dedicated resource room or a self-contained classroom with a maximum capacity of 10-12 depending on the program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

- Multilingual Learning Program (MLL)
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Education for Disadvantage Students (Title 1)
- Highly Capable Program
- Other Remediation Programs
- Learning Assisted Program (LAP)
- Behavior Programs for severely behavior-challenged students
- Hearing Impaired
- Mild, Moderate and Severe Developmental Disabilities
- Developmental Preschool

Early Childhood Education Assistance Programs (ECEAP)
Transition to Kindergarten (TTK)

All of the special programs referenced above require specialized classroom space; thus, the full-time student capacity of buildings housing these programs is reduced. Students leave their regular classroom for a period of time to receive instruction in several special programs. When programs change, program capacity fluctuates and the plan is updated annually to reflect the change in program and capacity.

Current Standards of Service for Secondary Students:

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students, which directly affect the capacity of the school buildings.

Average district-wide class size for grades 6-8 should not exceed 28 students. Middle school permanent capacity should be between 550 to 800 students.

Average district wide class size for grades 9-12 should not exceed 28 students.

Special Education for students with disabilities may be provided in a classroom with a capacity of 10-15 depending on program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

- Instrumental and Vocal Music
- Multicultural Learning and Support
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Advanced Placement Programs
- Basic Skills Programs
- Career and Vocational Education Programs

Many of these programs require specialized classroom space and can reduce the permanent capacity of the school buildings.

Each school's available capacity will vary with the type of programs and space utilization in the building. When a large number of portables are added to a site to add student capacity, other support facilities, such as gymnasiums, lunch areas, halls, etc. may become inadequate.

Section III: Inventory and Projected Six-Year Enrollment Capacity of Schools

Currently, the District has permanent program capacity to house 4,807 students based on the District’s Standard of Service as set forth in Section II. Portable classroom capacity for 320 students brings the total capacity to 5,127 at the beginning of the 2023-2024 school year.¹ A summary of the current enrollment and capacity, and the breakdown at each grade span follows:

Table 2: Summary of Capacity (2023-24)

| 2023-2024 Current | Permanent Capacity | Portable Capacity | Total Capacity | Oct. 2023 Enrollment (HC) | Surplus Capacity w/o Portables | Surplus Capacity w/ Portables |
|------------------------------|-------------------------------|------------------------------|---------------------------|--|---|--|
| Elementary | 2,210 | 96 | 2,306 | 1,992 | 218 | 314 |
| Middle | 1,100 | 0 | 1,100 | 995 | 105 | 105 |
| High | 1,497 | 224 | 1,721 | 1,307 | 190 | 414 |
| District Total | 4,807 | 320 | 5,127 | 4,294 | 513 | 833 |

Included in this Plan is an inventory of the District’s schools by type, address and current capacity. See Table 3.

In the fall of 2005, the District closed J.J. Smith Elementary due to the age and condition of the building. The District performed facility upgrades in 2015 at J.J. Smith and it was used to temporarily house Black Diamond Elementary students during construction of the new elementary school. In the fall of 2017, J.J. Smith began to house the District’s Birth-to-Five program, which houses special education pre-school, ECEAP and our Transition to Kindergarten programs. Students in these three programs at JJ Smith (Currently 198) are not included in the current and projected K-12 numbers within this report.

Black Diamond Elementary, as modernized and expanded, opened in August 2017. This school now has a permanent capacity of 430 students (an increase from the previous permanent capacity of 217). The Enumclaw High School modernization was completed in August of 2019. The updated facility increased permanent capacity by approximately 197 students.

Based on the enrollment forecasts, current inventory, program capacity, current standard of service, and portable capacity, the District has identified the need for additional student capacity in the short term. This reflects new development in the City of Black Diamond and new and potential development in the City of Enumclaw and King County during the six-year planning period, as well as increasing birth rates and inward mobility.

¹ The District’s intent is for all students to be served in permanent classroom facilities. As such, portables are intended to be a temporary capacity solution. The District currently has four classrooms in portables at Kibler Elementary and eight available portable classrooms at Enumclaw High School. There are seven portables at Kibler in total and three at Westwood. Portables are also used for book rooms, storage and for administrative purposes.

Table 3: Inventory Summary

An inventory of existing permanent school facilities including the locations and permanent capacities of those facilities is provided below.

| <u>Existing Facility</u> | <u>Location</u> | <u>Permanent Capacity</u> |
|---------------------------------|---|----------------------------------|
| Black Diamond Elementary | 25314 Baker Street Black Diamond, WA 98010 | 430 |
| Byron Kibler Elementary | 2057 Kibler Avenue Enumclaw, WA 98022 | 430 |
| Southwood Elementary | 3240 McDougall Avenue Enumclaw, WA 98022 | 450 |
| Sunrise Elementary | 899 Osceola Street Enumclaw, WA 98022 | 450 |
| Westwood Elementary | 21200 SE 416th Enumclaw, WA 98022 | 450 |
| Enumclaw Middle School | 550 Semanski Street S. Enumclaw, WA 98022 | 550 |
| Thunder Mountain Middle School | 42018 264th Avenue E. Enumclaw, WA. 98022 | 550 |
| Enumclaw High School | 226 Semanski Street S. Enumclaw, WA 98022 | 1497 |

Table 4 – Projected Enrollment & Capacity*

| K-5 Elementary | | | | | | | |
|-------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| Permanent Capacity | 2,210 | 2,210 | 2,210 | 2,210 | 2,210 | 2,280 | 2,880 |
| New Permanent Capacity | | | | | 70** | 600^ | |
| Portable Capacity Available | 96 | 96 | 96 | 192 | 192 | 192 | 192 |
| Portable/Purchase, Relocate | | | 96^^ | | | | |
| Total Capacity | 2,306 | 2,306 | 2,402 | 2,402 | 2,472 | 3,072 | 3,072 |
| Projected Enrollment* | 1,992 | 2,029 | 2,073 | 2,179 | 2,242 | 2,293 | 2,365 |
| Surplus/(Deficit) of Perm. Capacity | 218 | 181 | 137 | 31 | 38 | 587 | 515 |
| Surplus/(Deficit) with Portables | 314 | 277 | 329 | 223 | 230 | 779 | 707 |
| | | | | | | | |
| 6-8 Middle School | | | | | | | |
| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| Permanent Capacity | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 |
| New Permanent Capacity | | | | | | | |
| Portable Capacity Available | | | 112 | 112 | 112 | 112 | 112 |
| Portable/Purchase, Relocate | | 112 | | | | | |
| Total Capacity | 1,100 | 1,212 | 1,212 | 1,212 | 1,212 | 1,212 | 1,212 |
| Projected Enrollment* | 995 | 1,040 | 1,105 | 1,143 | 1,206 | 1,275 | 1,314 |
| Surplus/(Deficit) of Perm. Capacity | 105 | 60 | (5) | (43) | (106) | (175) | (214) |
| Surplus/(Deficit) with Portables | | 172 | 107 | 69 | 6 | (63) | (102) |
| | | | | | | | |
| 9-12 High School | | | | | | | |
| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| Permanent Capacity | 1,497 | 1,497 | 1,497 | 1,497 | 1,497 | 1,497 | 1,497 |
| New Permanent Capacity | | | | | | | |
| Portable Capacity Available | 224 | 224 | 224 | 224 | 224 | 224 | 224 |
| Portable/Purchase, Relocate | | | | | | | |
| Total Capacity | 1,721 | 1,721 | 1,721 | 1,721 | 1,721 | 1,721 | 1,721 |
| Projected Enrollment* | 1,307 | 1,328 | 1,387 | 1,437 | 1,472 | 1,569 | 1,632 |
| Surplus/(Deficit) of Perm. Capacity | 190 | 169 | 110 | 60 | 25 | (72) | (135) |
| Surplus/(Deficit) with Portables | 414 | 393 | 334 | 284 | 249 | 152 | 89 |

*Reflects actual October 2023 enrollment.

^Reflects construction of new elementary in Ten Trails neighborhood.

**Added capacity at Kibler Elementary School (KES will be rebuilt with added capacity)

^^Addition of 4 portable classrooms at Westwood Elementary for temporary Ten Trails overflow

Section IV: The District's Planning and Construction Plan

Trigger of Construction

Planning for new schools and additions to existing schools are triggered by comparing the enrollment forecasts with District capacity. Projected available student capacity was derived by subtracting projected student enrollment from existing school capacity for each of the six years in the forecast period (2023-2028). Capacity needs are expressed in terms of "Surplus/(Deficit) of Permanent Capacity." A deficit in permanent capacity means there will be unhoused students who will likely be served in portable classrooms, in classrooms where class size exceeds state standards, board expectations and/or contractually negotiated agreements within the local school district. The unhoused student levels are shown in Table 5.

Note: for purposes of assessing capacity, the District has included the capacity improvements that are planned over the six-year planning period. As previously discussed in this Plan, the District intends to monitor development and enrollment growth and will continue to assess the need for any capacity additions in future updates to this Plan.

Facility Needs (2023-2028)

The voters in the District approved a Bond in April 2015 that included replacement and expansion of Black Diamond Elementary School and renovation/expansion of Enumclaw High School. Creating new capacity at Black Diamond Elementary helped to ensure that elementary schools in other areas of the District are not overcrowded and that capacity is available in those schools to serve new development. However, projected enrollment within the six year planning period demonstrates a need for additional permanent capacity. With the growth of the Ten Trails MPD, Black Diamond Elementary is now at capacity, necessitating the transportation of many current Ten Trails area students to Westwood Elementary, our northernmost Enumclaw elementary school. If the District continues to move more Ten Trails area students to Westwood as the MPD builds out (assuming no added elementary capacity in Ten Trails), students who may otherwise attend Westwood may need to be likewise moved to other elementary schools located in the City of Enumclaw.

The projects listed in Table 5 are anticipated based upon information available at the present time. Due to anticipated growth within the cities of Black Diamond and Enumclaw, the District will reallocate portables to both Thunder Mountain and Enumclaw Middle School and will need to purchase and/or relocate additional new portables based on the actual impact of growth. Implementation of the K-3 class size legislation has impacted permanent space at the elementary level. The District anticipates running one or more bonds by 2026 for several projects. These projects will likely include (i) the replacement and modernization (with added capacity) of Byron Kibler Elementary School; (ii) a new elementary school in Black Diamond in the Ten Trails neighborhood to address growth needs; and (iii) a replacement and modernization of the Birth to Five Center at JJ Smith Elementary. The District secured property from the developer for the planned new elementary school in Ten Trails through MPD mitigation.

The District will likely be adding portables at various facilities to serve interim capacity needs. A new agricultural sciences barn has been constructed at Enumclaw High School as part of our CTE program, which will provide a variety of learning opportunities for our growing CTE student population in the coming years. The District also anticipates upgrading the Performing Arts Center at EHS.

Facility Needs (Long Term)

Based upon present information regarding the development activity within the City of Black Diamond, the District is planning for long-term needs in the Black Diamond area. The District anticipates that, based upon service standards and enrollment projections, the two approved master planned development projects will, over the long term, necessitate the need for additional capacity with new schools. The District is uncertain at this time regarding long term additional capacity needs that may result from additional development in Black Diamond and development within the City of Enumclaw and unincorporated King County. The District will continue to monitor development activity and related capacity needs. Future updates to this Plan will reflect the changes needed to respond to long-term growth impacts.

General Considerations

The decision and ability to construct a new school facility involves multiple factors not wholly within the control of the District. The availability of funds is the biggest consideration whether those funds are generated from locally approved bonds, state construction funds, impact fees, mitigation payments, or a combination of the above.

Table 5 - Planned Projects (2024-2029)

Projects Planned and Sites Acquisitions
Enumclaw School District No.216

| School/Facility/Site | Location | Type | Status | Projected Completion Date | Approx Added Capacity | Approx % for New Growth |
|-------------------------------------|-------------------------|-------------------|------------|---------------------------|-----------------------|-------------------------|
| Elementary | | | | | | |
| Westwood Elementary Portables*** | Enumclaw | New | Planning | 2025 | 96 | 100% |
| Ten Trails Elementary^ | Black Diamond | New | Planning | 2028 | 600 | 100% |
| Byron Kibler Elementary* | Enumclaw | New | Planning | 2027 | 70 | 15% |
| Possible BDES Portables^^ | Black Diamond | New | Planning | TBD | TBD | 100% |
| Middle School | | | | | | |
| EMS Portables** | Enumclaw | Relocate/Renovate | In Process | 2024 | 56 | 100% |
| TMMS Portables** | Enumclaw | Relocate/Renovate | In Process | 2024 | 56 | 100% |
| High School | | | | | | |
| Agricultural Sciences Barn | Enumclaw | New | Complete | 2023 | N/A | N/A |
| EHS Renovation (roof/siding at PAC) | Enumclaw | Renovation | Planning | 2026 | N/A | N/A |
| Other Sites | | | | | | |
| South West Enumclaw (18A) | 1009 SE 244th, Enumclaw | New | Existing | Site Bank | 0 | 0 |
| North East Enumclaw (20A) | East of Highway 169 | New | Existing | Site Bank | 0 | 0 |
| Black Diamond (various pending) | MPD designated sites | New | Planning | | varying | 100% |

* Replacement/modernization of Byron Kibler Elementary (600 students) will increase permanent capacity as that school is currently above permanent capacity.

** District owned portables have been relocated from EHS to middle schools to expand capacity for growth.

*** Temporary portables will need to be placed at Westwood Elementary for continued growth in Ten Trails until the Ten Trails Elementary school is built.

^ An elementary school in Black Diamond will be built to expand capacity for growth in the Ten Trails community and initial Lawson Hills residents.

^^ Additional portables may be added to Black Diamond Elementary to create increased capacity and overflow for future Ten Trails and Lawson Hills development enrollment needs.

Table 6 – Finance Plan

| Estimated Project Cost by Year - in \$millions | | | | | | | Total | Secured | Secured | Unsecured |
|---|--------|--------|--------|---------|---------|----------|---------------|-----------|-----------|-----------|
| 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Cost | Bond/Levy (1) | Other (2) | Other (3) | |
| Improvements Adding Student Capacity | | | | | | | | | | |
| Elementary School | | | | | | | | | | |
| Byron Kibler Elementary Replacement (New Construction)* | | | | | | | \$90.40 | | | \$90.40 |
| Black Diamond Elementary Portable Placement** | | | | | | | \$0.50 | | \$0.25 | \$0.25 |
| New Ten Trails Elementary*** | | | | | | | \$65.40 | | | \$65.40 |
| Westwood Portable Placement | | | | | | | \$0.75 | | | \$0.75 |
| Middle School | | | | | | | | | | |
| Portable Placement^ | | | | | | | \$0.25 | | \$0.25 | |
| High School | | | | | | | | | | |
| Renovation^^ | | | | | | | \$2.50 | | | \$2.50 |
| Total | \$0.25 | \$1.15 | \$2.90 | \$90.50 | \$65.00 | \$159.80 | | \$0.50 | \$159.30 | |

(1) Secured Bond/Levy- Bond and levy funding already approved by voters.

(2) Secured Other - Funds currently available to the District including proceeds from property sales, school mitigation and impact fees, and State School Construction Assistance Program (SCAP) Funds remaining from other projects.

(3) Unsecured future - School mitigation and impact fees not yet collected, bonds and levies not yet approved, SCAP dollars not yet allocated.

* Costs related to new capacity project for Byron Kibler Elementary. Will include a wing for a new Birth to Five center replacing JJ Smith Elementary.

** Possible Black Diamond Elementary portable addition

*** Estimated costs related to the planned new elementary school in Ten Trails Elementary, including survey and design work and construction project costs. Estimated construction costs are used in the impact fee formula.

^ Cost of adding one double portable at each of two middle schools.

^^ Completion of envelope renovations as well as necessary upgrades to existing Performing Arts Center.

District may also add portable facilities at various schools during the six year planning period as needed to meet enrollment growth

Section V: Capital Facilities Financing Plan

The Six-Year Finance Plan shown on Table 6 demonstrates how the District intends to fund new construction and improvements to school facilities for the years of 2024-2029. The financing plan and impact fee calculation formula also differentiate between capacity and non-capacity projects.

The District's ability to accomplish its building program is based on the following funding sources:

- Passage of general obligation bonds by District voters, which was done in the April 2015 election for recently completed projects (Black Diamond Elementary School and Enumclaw High School Renovation/Addition)
- Collection of school mitigation and impact fees
- State School Construction Assistance Program funds
- Passage of future general obligation bonds for planned projects (New ES, Kibler ES replacement w/ Birth to Five addition, portable placements, and EHS PAC renovation)

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. The District's voters approved a \$68.5 million bond to fund the replacement and expansion of the existing Black Diamond Elementary School and the partial renovation and expansion of Enumclaw High School. The District is considering proposing one or more bond packages in the near future to fund the replacement of Byron Kibler Elementary (with a possible Birth to Five addition) and a new elementary school in Black Diamond in the Ten Trails neighborhood. Board decisions and any authorized proposals will be included in future updates to this Capital Facilities Plan.

State School Construction Funding Assistance

State School Construction Funding Assistance comes from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Superintendent of Public Instruction can prioritize funding.

School districts may qualify for School Construction Funding Assistance for specific capital projects. To qualify, a project must first meet a State established criteria of need. This is determined by a formula that specifies the amount of square footage the State will help finance to provide permanent structures for the unhoused enrollment projected for the district. If a project qualifies, it can become part of a State prioritization system. This system prioritizes allocation of available funding resources to school districts statewide based on seven prioritization categories. Funds are then disbursed to the districts based on a formula which

calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percent of the total project cost to be paid by the State. The State contribution can range from less than half to more than 70% of the project's cost.

State School Construction Funding Assistance can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive School Construction Funding Assistance dollars. School Construction Funding Assistance funds are not received by a school district until after a school has been constructed. In such cases, the District must "front fund" a project. That is, the District must finance the complete project with local funds (the future State's share coming from funds allocated to future District projects). When the State share is finally disbursed (without accounting for escalation) the future District project is partially reimbursed.

Because of the method of computing State School Construction Funding Assistance, the official percentage of funds calculated by the State does not typically equal the actual percentage of total facility cost. The State Funding Assistance Percentage for the Enumclaw School District is approximately 55.41%. Notably, this only applies to costs that the State considers eligible for State Funding. Land costs and other development costs are not considered eligible for State School Construction Funding Assistance. Furthermore, the State only allows 90 square feet per elementary student while the District's service standard requires more square feet per student. This additional space must be funded with local dollars. For a typical project that has maximum State funding, less than 50% of the total project costs will be covered by School Construction Funding Assistance dollars.

Mitigation Payments and School Impact Fees

King County, the City of Black Diamond and the City of Enumclaw have adopted school impact fee ordinances. In these jurisdictions, the District requests that an impact fee be collected for the construction of any new residential dwelling unit.

New dwelling units in the Lawson Hills and Ten Trails MPDs are subject to a school mitigation fee assessed pursuant to a Comprehensive School Mitigation Agreement.

Fees assessed are based on the new enrollment growth in the District and related capacity needs. By law, new development cannot be assessed impact fees to correct existing deficiencies.

Impact fees have been calculated utilizing the formula in the King County Ordinance 11621. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase, install or relocate temporary facilities (Portables). Credits have also been applied in the formula to account for State School Construction Funding Assistance expected to be reimbursed to the District and projected future property taxes to be paid by the owner of a dwelling unit.

The District's cost per dwelling unit is derived by multiplying the cost per student by the applicable student generation rate per dwelling unit. King County Ordinance 11621 defines

“Student Factor” as “the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit. Student factors shall be based on district records of average actual student generation rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation; provided that, if such information is not available in the district, the data from adjacent districts, districts with similar demographics, or county wide averages may be used.”

Enumclaw School District’s student generation factors are based on the 2024 average of student factors from other school districts in King County. See Table 7.

Table 7 – 2024 Composite Student Generation Rates (SGR)*

Single Family Dwelling Units:

| | Auburn | Fife | Issaquah | Lake Washington | Northshore | Renton | Riverview | Average[^] |
|-------------------|---------------|-------------|-----------------|------------------------|-------------------|---------------|------------------|----------------------------|
| Elementary | 0.269 | 0.295 | 0.342 | 0.345 | 0.324 | 0.146 | 0.239 | 0.280 |
| Middle | 0.107 | 0.129 | 0.146 | 0.155 | 0.118 | 0.046 | 0.104 | 0.120 |
| High | 0.117 | 0.115 | 0.153 | 0.148 | 0.120 | 0.089 | 0.137 | 0.130 |
| Total | 0.492 | 0.540 | 0.641 | 0.648 | 0.562 | 0.281 | 0.479 | 0.520 |

Multi-Family Dwelling Units:

| | Auburn | Fife | Issaquah | Lake Washington | Northshore | Renton | Riverview | Average[^] |
|-------------------|---------------|-------------|-----------------|------------------------|-------------------|---------------|------------------|----------------------------|
| Elementary | 0.482 | 0.084 | 0.086 | 0.030 | 0.071 | 0.146 | 0.149 | 0.150 |
| Middle | 0.131 | 0.038 | 0.040 | 0.013 | 0.027 | 0.065 | 0.025 | 0.050 |
| High | 0.146 | 0.040 | 0.033 | 0.011 | 0.034 | 0.069 | 0.033 | 0.050 |
| Total | 0.759 | 0.162 | 0.159 | 0.055 | 0.132 | 0.280 | 0.207 | 0.250 |

**Based on the King County countywide student generation rate average using the rates of those districts that prepared their own student generation rate data (Federal Way School District excepted due to anomalous rates). See KCC 21A.06.1260.*

[^]Figures are rounded.

Section VI: Impact Fee Variables and Impact Fees

Student Factors-Single/Multi-Family

| | |
|---------------|-----------|
| Elementary | .280/.150 |
| Middle School | .120/.050 |
| High School | .130/.050 |

Student Capacity per Facility

| | |
|---------------|---------|
| Elementary | 400-600 |
| Middle School | 600-700 |
| High School | 1,500 |

Site Acreage Site

| | |
|---------------|------|
| Elementary | 15 a |
| Middle School | 25 a |
| High School | 40 a |

Site Cost per Acre

| | |
|---------------|---|
| Elementary | N/A (<i>secured through mitigation</i>) |
| Middle School | |
| High School | |

New Facility Construction Cost

| | |
|------------|--------------|
| Elementary | \$65,000,000 |
|------------|--------------|

SPI Square Footage per Student

| | |
|---------------------|-----|
| Elementary (K-5) | 90 |
| Middle School (6-8) | 108 |
| High School (9-12) | 130 |
| Special Education | 144 |

Temporary Classroom Capacity

| | |
|---------------|----|
| Elementary | 24 |
| Middle School | 28 |
| High School | 28 |

Developer Provided Sites/Facilities

| | |
|------------------------|--|
| Elementary School Site | |
|------------------------|--|

Temporary Facilities Costs

| | |
|---------------|-----------|
| Elementary | |
| Middle School | \$250,000 |
| High School | |

Permanent Square Footage

| | |
|---------------|----------------|
| Elementary | 226,126 |
| Middle School | 167,254 |
| High School | <u>154,698</u> |
| Total | 548,078 |

Temporary Square Footage

| | |
|---------------|---------------|
| Elementary | 5,440 |
| Middle School | |
| High School | <u>10,880</u> |
| Total | 16,320 |

Total Facilities Square Footage

| | |
|---------------|----------------|
| Elementary | 231,566 |
| Middle School | 167,254 |
| High School | <u>165,578</u> |
| Total | 564,398 |

State Construction Funding

| | |
|----------------------|----------|
| District Match – | 55.41% |
| Current Construction | |
| Cost Allocation – | \$375.00 |

District Average Assessed Value

| | |
|---------------------|-----------|
| Single Family Res. | \$581,584 |
| K.C. Assessor, 3/24 | |

Bond Interest Rate

| | |
|--------------------------|-------|
| Current Bond Buyer Index | 3.48% |
|--------------------------|-------|

District Average Assessed Value

| | |
|-----------------------------------|-----------|
| Multi-Family Res. | \$266,570 |
| K.C. Assessor, 3/24 | |
| Weighted Avg. of Condos and Apts. | |

District Debt Service Tax Rate

| | |
|---------|------------------|
| Current | \$.77581/\$1,000 |
|---------|------------------|

The District’s proposed school impact fees reflect identified capacity needs and planning at the elementary level. The fees are based on the estimated costs of the planned new elementary school (anticipated, if funding is approved by the voters, to be complete within the six-year planning period).

Using the variables and formula described above, impact fees proposed for the District are summarized in Table 8. See also Appendix C.

Table 8 - School Impact Fees

| Housing Type | Impact Fee Per Dwelling Unit* |
|---------------|-------------------------------|
| Single Family | \$10,249 |
| Multi-Family | \$5,634 |

*Per City of Black Diamond Ordinance 20-1146; discounted at 50%; City of Enumclaw Ordinance 2609 (discounted at 50%); Chapter 21A.43 KCC and Ordinance No. 10162 (discounted at 50%)

Appendix A OSPI Cohort Enrollment Projections

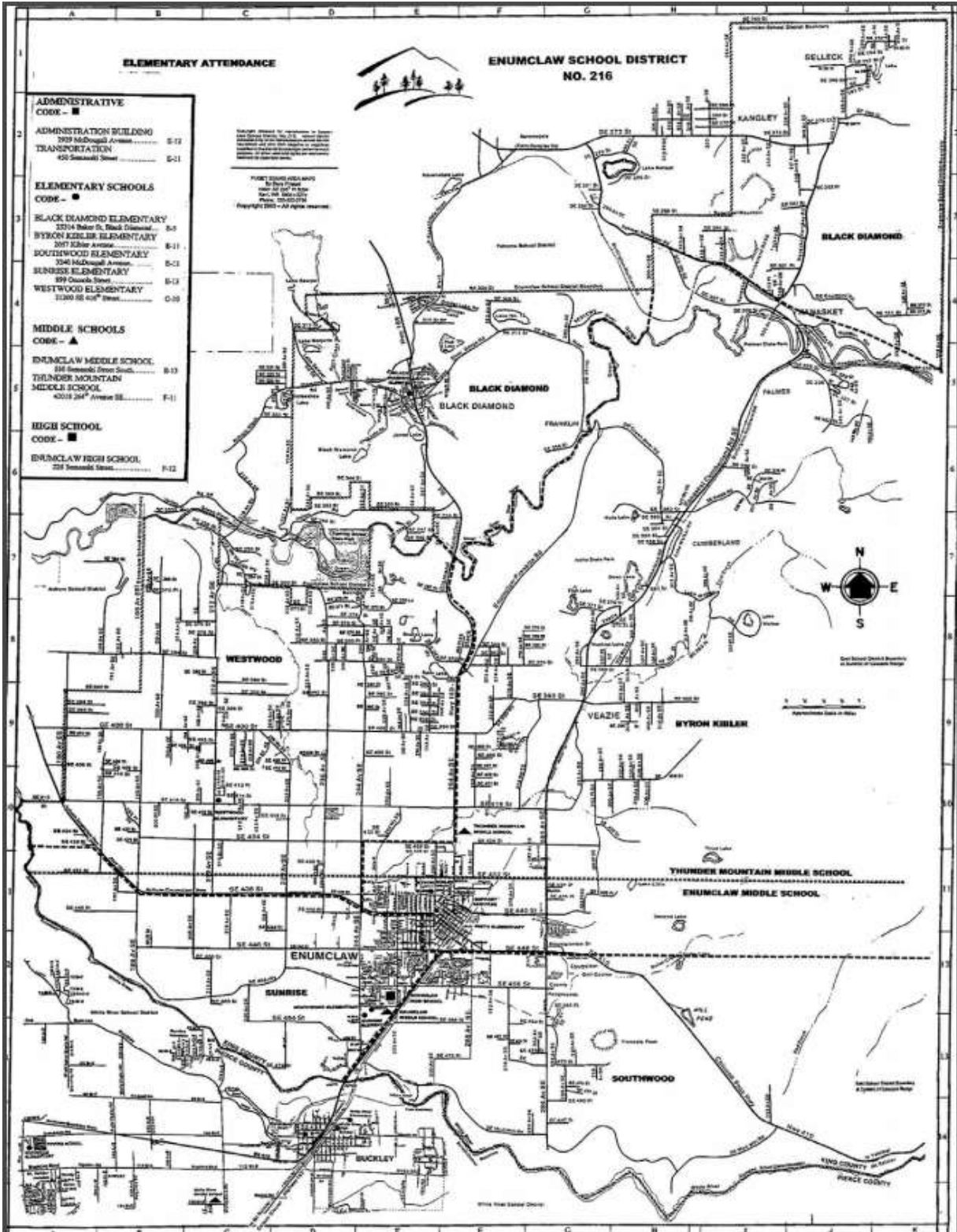
| Grade | --- ACTUAL ENROLLMENTS ON OCTOBER 1st --- | | | | | | AVERAGE % SURVIVAL | --- PROJECTED ENROLLMENTS --- | | | | | |
|----------------------------|---|-------|-------|-------|-------|-------|-----------------------|-------------------------------|-------|-------|-------|-------|-------|
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| Kindergarten | 283 | 319 | 268 | 328 | 364 | 300 | | 338 | 346 | 354 | 362 | 370 | 378 |
| Grade 1 | 323 | 313 | 298 | 267 | 342 | 342 | 100.36% | 301 | 339 | 347 | 355 | 363 | 371 |
| Grade 2 | 272 | 338 | 292 | 312 | 304 | 342 | 103.29% | 353 | 311 | 350 | 358 | 367 | 375 |
| Grade 3 | 301 | 288 | 320 | 297 | 332 | 311 | 102.19% | 349 | 361 | 318 | 358 | 366 | 375 |
| Grade 4 | 333 | 321 | 276 | 318 | 331 | 355 | 104.04% | 324 | 363 | 376 | 331 | 372 | 381 |
| Grade 5 | 318 | 350 | 301 | 289 | 334 | 343 | 102.44% | 364 | 332 | 372 | 385 | 339 | 381 |
| K-5 Sub-Total | 1,830 | 1,929 | 1,755 | 1,811 | 2,007 | 1,993 | | 2,029 | 2,052 | 2,117 | 2,149 | 2,177 | 2,261 |
| Grade 6 | 328 | 347 | 327 | 312 | 305 | 347 | 103.12% | 354 | 375 | 342 | 384 | 397 | 350 |
| Grade 7 | 317 | 321 | 348 | 328 | 321 | 319 | 101.18% | 351 | 358 | 379 | 346 | 389 | 402 |
| Grade 8 | 303 | 322 | 309 | 347 | 340 | 329 | 100.73% | 321 | 354 | 361 | 382 | 349 | 392 |
| 6-8 Sub-Total | 948 | 990 | 984 | 987 | 966 | 995 | | 1,026 | 1,087 | 1,082 | 1,112 | 1,135 | 1,144 |
| Grade 9 | 319 | 325 | 331 | 329 | 344 | 358 | 104.18% | 343 | 334 | 369 | 376 | 398 | 364 |
| Grade 10 | 317 | 324 | 328 | 328 | 332 | 345 | 100.55% | 360 | 345 | 336 | 371 | 378 | 400 |
| Grade 11 | 267 | 279 | 288 | 298 | 309 | 296 | 90.21% | 311 | 325 | 311 | 303 | 335 | 341 |
| Grade 12 | 290 | 257 | 265 | 293 | 278 | 282 | 95.50% | 283 | 297 | 310 | 297 | 289 | 320 |
| 9-12 Sub-Total | 1,193 | 1,185 | 1,212 | 1,248 | 1,263 | 1,281 | | 1,297 | 1,301 | 1,326 | 1,347 | 1,400 | 1,425 |
| DISTRICT K-12 TOTAL | 3,971 | 4,104 | 3,951 | 4,046 | 4,236 | 4,269 | | 4,352 | 4,440 | 4,525 | 4,608 | 4,712 | 4,830 |

Appendix B Modified Cohort Enrollment Projections

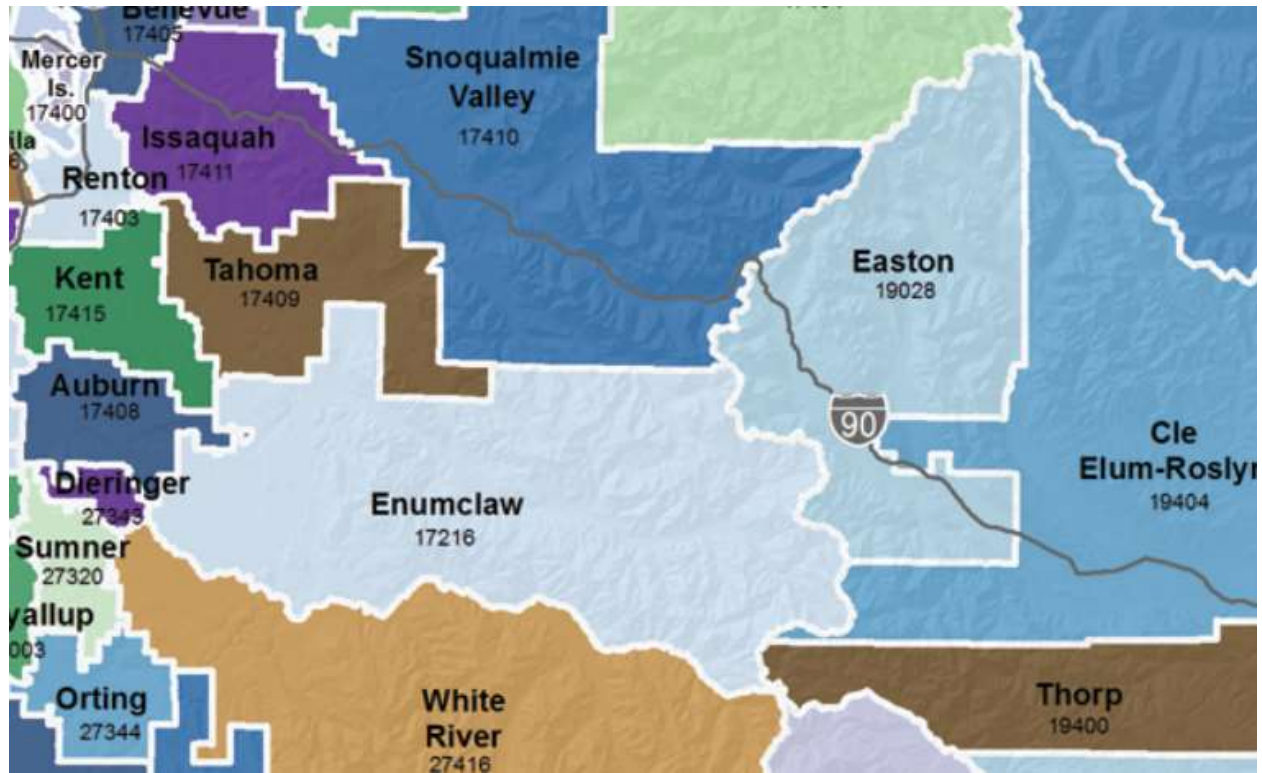
| Modified Cohort Projected Enrollment | | | | | | | |
|---|--------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | 2023* | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| Grade K | 299 | 310 | 324 | 341 | 347 | 342 | 348 |
| Grade 1 | 342 | 312 | 325 | 344 | 362 | 372 | 365 |
| Grade 2 | 342 | 360 | 333 | 351 | 369 | 393 | 402 |
| Grade 3 | 311 | 345 | 371 | 347 | 364 | 387 | 408 |
| Grade 4 | 355 | 341 | 362 | 404 | 378 | 400 | 422 |
| Grade 5 | 343 | 361 | 358 | 392 | 422 | 399 | 420 |
| K-5 Headcount | 1992 | 2029 | 2073 | 2179 | 2242 | 2293 | 2365 |
| Grade 6 | 347 | 348 | 375 | 376 | 409 | 441 | 416 |
| Grade 7 | 319 | 356 | 359 | 390 | 390 | 424 | 455 |
| Grade 8 | 329 | 336 | 371 | 377 | 407 | 410 | 443 |
| 6-8 Headcount | 995 | 1040 | 1105 | 1143 | 1206 | 1275 | 1314 |
| Grade 9 | 358 | 330 | 343 | 380 | 385 | 421 | 417 |
| Grade 10 | 345 | 362 | 339 | 351 | 387 | 401 | 426 |
| Grade 11 | 299 | 342 | 362 | 341 | 355 | 390 | 398 |
| Grade 12 | 305 | 294 | 343 | 365 | 345 | 357 | 391 |
| 9-12 Headcount | 1307 | 1328 | 1387 | 1437 | 1472 | 1569 | 1632 |
| K-12 Headcount | 4294 | 4397 | 4565 | 4759 | 4920 | 5137 | 5311 |
| <p><i>* Represents actual October 2023 headcount (does not include TTK or RS student populations)</i></p> | | | | | | | |

Appendix D Maps of School Borders and Projects

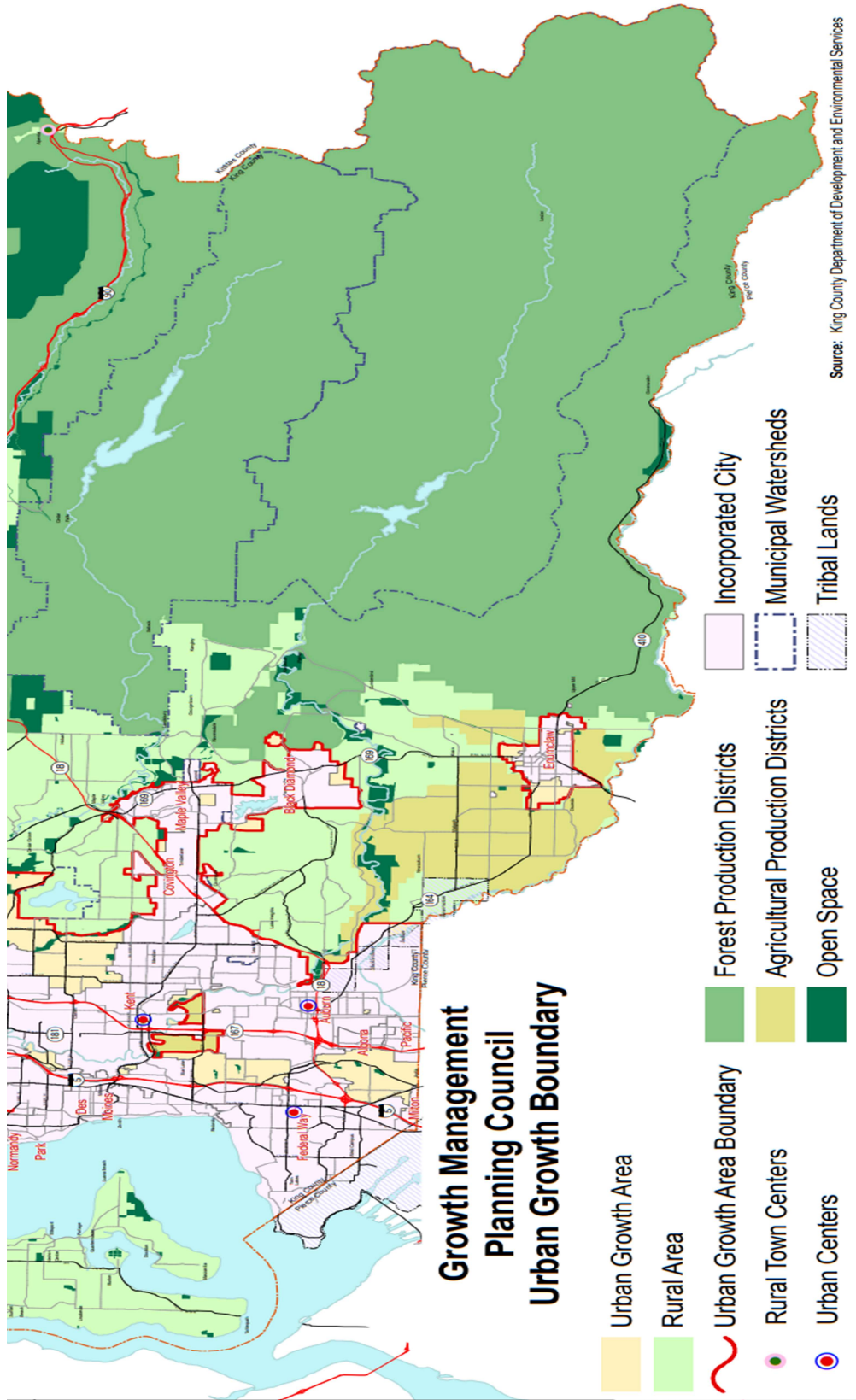
Enumclaw School Boundaries



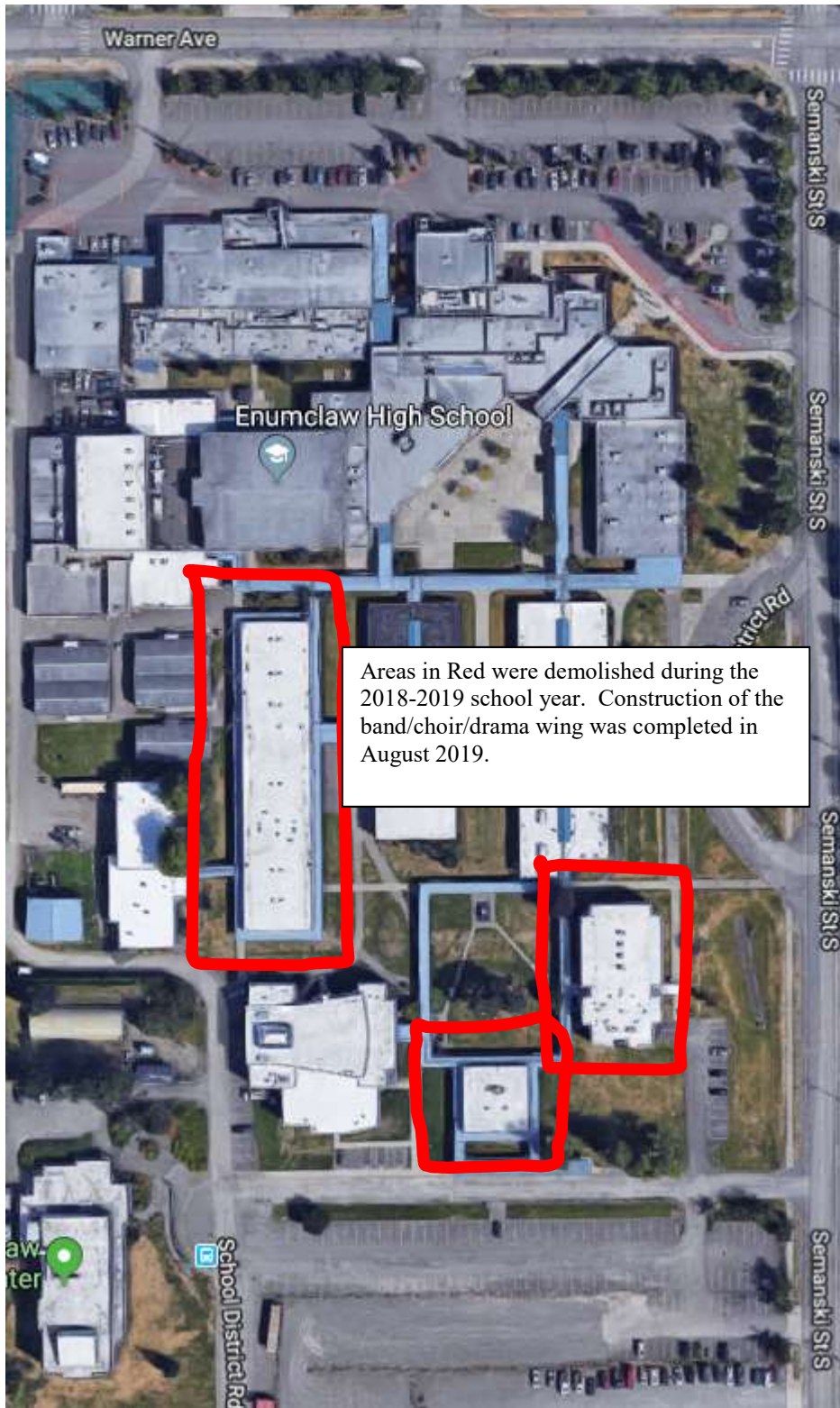
Enumclaw School District Borders



Urban Growth Boundaries



Enumclaw High School Replacement and Modernization
226 Semanski St. Enumclaw, WA 98022



View of Enumclaw High School Project Prior to Completion

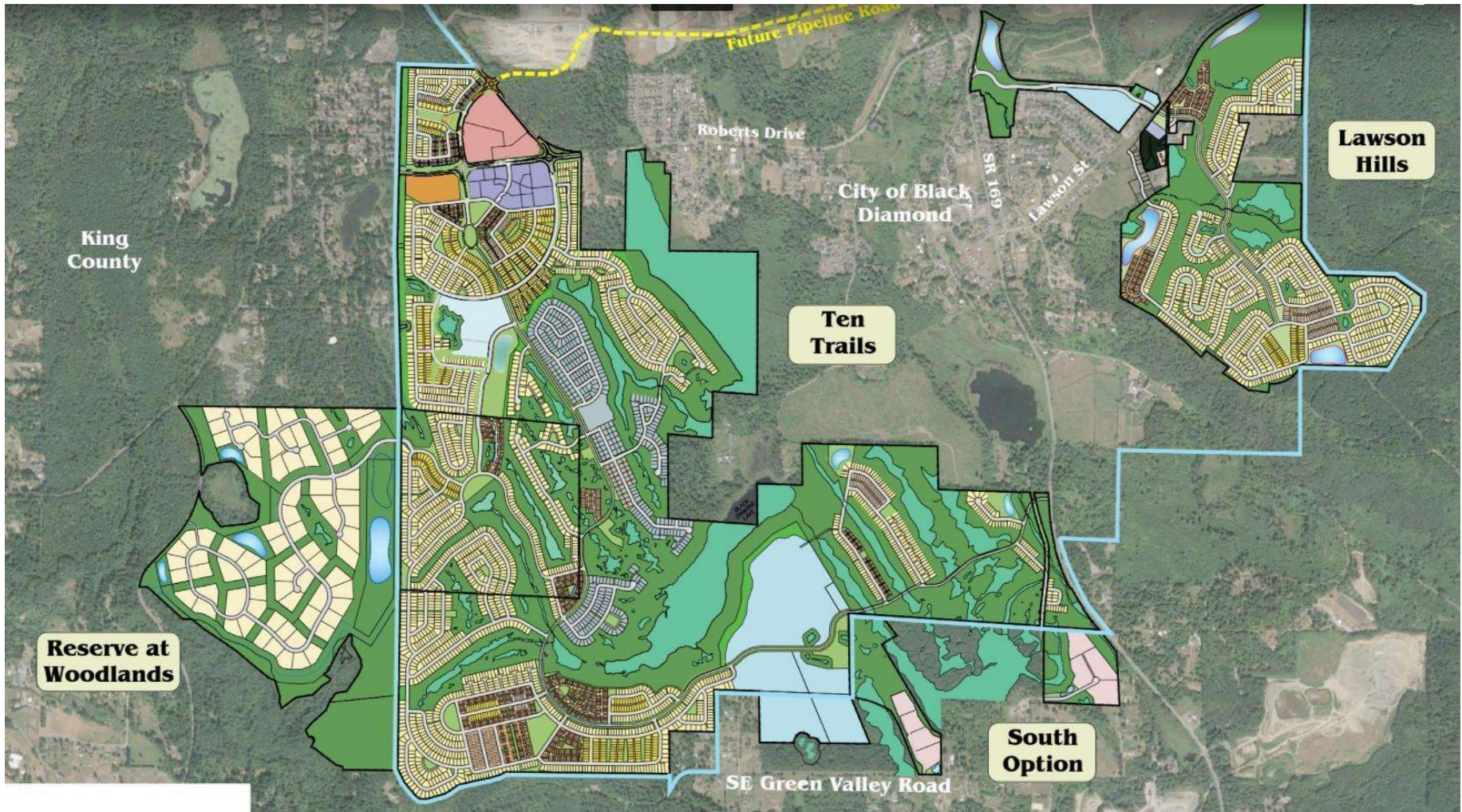


Completed Enumclaw High School Project



Appendix E Master Plan Development Maps

Ten Trails and Lawson Hills MPDs



Current Buildout Map – Ten Trails



Attachment K

CAPITAL FACILITIES PLAN 2024 – 2030 Ordinance 19859



integrus
ARCHITECTURE

Adopted: June 17, 2024

FIFE SCHOOL DISTRICT NO. 417

Serving Fife, Milton, Edgewood, King County, and Pierce County

FIFE SCHOOL DISTRICT NO. 417

1720 Oak Street
Milton, WA 98374

School Board Members

Chelsea Bjorkman
Iesha Kidd
Jennifer Mayhew
Cheryl Reid-Simons
Kimberly Yee

Kevin Alfano, Superintendent
Ben Ramirez, Assistant Superintendent
Gwendolyn Dain, Director of Business Services

Fife High School, 5616 20th St E, Tacoma WA 98424

Principal: Paige Carroll
Assistant Principal: Brenden Shallow

Columbia Junior High School, 2901 54th Ave E, Tacoma WA 98424

Principal: Chris Lezcano
Assistant Principal: Tanya Sali

Surprise Lake Middle School, 2001 Milton Way, Milton WA 98354

Principal: Mark Beddes
Assistant Principal: Megan Gallwas

Fife Elementary School, 5804 20th Street East, Tacoma, WA 98424

Principal: Amy Mittelstaedt
Assistant Principal: Stephanie Salazar
Assistant Principal: Beka Haynes

Alice V. Hedden Elementary School, 11313 8th Street East, Edgewood WA 98372

Principal: Don Sims
Assistant Principal: Alicia Maulding

Discovery Primary School, 1205 19th Ave, Milton WA 98354

Principal: Sarah Edwards
Assistant Principal: Jill Dornan



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EXECUTIVE SUMMARY

The Fife School district encompasses parts of Fife, Milton, Edgewood, unincorporated areas of Trout Lake, Jovita, and Fife Heights within Pierce and King County, and a portion of the Port of Tacoma. According to the Office of Financial Management (2020) more than 22,870 people are estimated to reside within the 10 square miles of the district boundaries.

The District currently educates over 3,700 students of a diverse and growing population. As a proud member of the Schlechty Center's Standard Bearer Network, the employees, teachers, and community work toward the success of each individual student. Due to the growing population, the Fife School District elects to prepare a Six-Year Capital Plan.

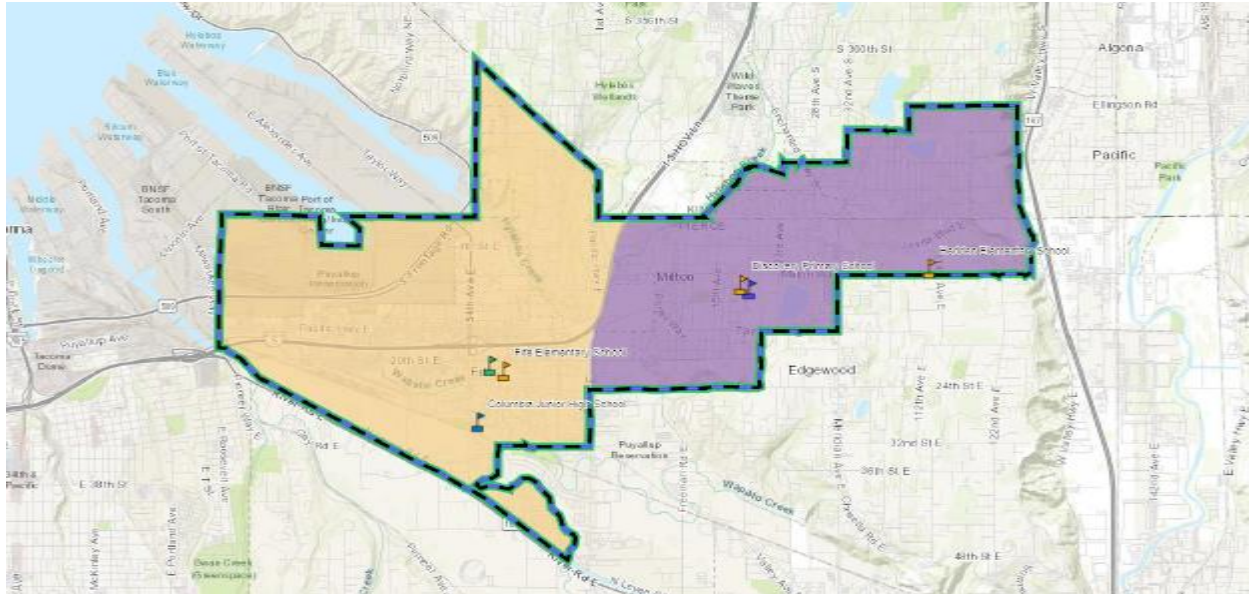
The Fife School District Six-Year Capital Facilities Plan is prepared in compliance with the Growth Management Act (RCW 36.70A) for the counties of King and Pierce and the municipalities of Edgewood, Fife, and Milton for the purposes of collecting impact fees. The Capital Facilities Plan contains a six-year capital facilities plan, enrollment projections, standard of service, and overall capacity. Additional information is included to support the capital plan for the various comprehensive plans in the Fife School District.

As a component of the Six-Year Capital Facilities Plan, the District has incorporated aspects of its long-range capital plan designed to reinforce the strategic mission and vision of the district and enhance the education and safety of all students. As the District encompasses more than one jurisdiction, many aspects of information reside in multiple places and for the purposes of this plan are integrated into one data set. In addition, the District has historically seen steady growth due to its standards of service, dedication to its community, and location near to Tacoma and Seattle. As such, the Six-year Capital Facilities Plan, updated and adopted annually by the District's Board of Directors, continues to adjust to the changing needs of the community it serves.

BACKGROUND

District Introduction

The Fife School District encompasses parts of Fife, Milton, Edgewood, unincorporated areas of Trout Lake, Jovita, Fife Heights within Pierce and King County, and a portion of the Port of Tacoma. The boundaries of the District do not coincide with any single municipality or government boundary.



The District currently educates 3,767 students (December 2023 FTE). Like all school districts in our area, the global pandemic impacted enrollment, resulting in an enrollment decline, starting in the 2019-20 school year and continuing in the schools years immediately following. With the return to in-person learning, the District’s enrollment stabilized and grew, with continued growth projected over the six year planning period.

As a proud member of the Schlechty Center’s Standard Bearer Network, the District works toward the success of each individual student believing that “all students deserve our attention, the opportunity to be engaged in high quality work, support and encouragement as they progress in our learning system” (Fife Public Schools Mission).

The Fife School District includes six schools under the following grade level configurations:

- Pre-kindergarten (special needs) and grades kindergarten through second grade at Discovery Primary School
- Third through fifth grades at Alice V. Hedden Elementary School
- Kindergarten through fifth grade at Fife Elementary School
- Sixth through seventh grades at Surprise Lake Middle School
- Eighth through ninth grades at Columbia Junior High School
- Tenth through twelfth grades at Fife High School

Capital Plan Introduction

The Fife School District Six-Year Capital Facilities Plan is prepared in compliance with the Growth Management Act (RCW 36.70A) for the counties of King and Pierce and the municipalities of Edgewood, Fife, and Milton for the purposes of collecting impact fees. The Capital Facilities Plan contains the following elements:

- Standard of Service
- Facilities Inventory
- Enrollment Projections
- Current Capacity
- A Six-Year Capital Improvement Plan
- Recommended School Impact Fees

Additional information is included to support the capital plan and for the various comprehensive plans in the Fife School District.

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. To collect impact fees, a local jurisdiction must have adopted a GMA school impact fee ordinance, and must adopt the District's Capital Facilities Plan as a component of its comprehensive plan. The District will utilize the State Subdivision Act and the State Environmental Protection Act (SEPA) to collect mitigation fees in those jurisdictions where there is no GMA impact fee ordinance.

STANDARD OF SERVICE

Fife School District is committed to providing “...a safe and supportive environment for all” (Fife Public Schools Mission Statement). As a Standard Bearer district, Fife is a leader in school reform and is committed “...to be an inclusive and affirming learning organization that inspires achievement and personal growth in all students and prepares them to succeed in college, careers, community, and life.” (Fife Public Schools Strategic Plan Direction, 2022-2024). As part of the District’s commitment to a high standard of learning, each school building develops a School Strategic Direction identifying the strategic goals of the building as well as their alignment to the District’s strategic direction.

Keeping class sizes at an optimal level is a critical component in reaching these goals. Due to incredible community support, and increased basic education funding from the State, the District is able to set this standard at approximately 17-25 students per class, with first priority at the primary grade levels (K – 3). Students are provided traditional basic education programs which include reading, writing, math, social studies, science, physical education, health, music and art. Additionally, there are scheduled times in computer labs and a number of special programs such as special education, English Language Learners (ELL), preschool, remediation and other programs designed to serve special populations.

Every year, the District’s Board of Directors adopts its annual budget approving the number of teachers to meet the target class sizes. The District budgets to maximize support from Washington State according to the formulas of RCW 28A.150.260. Due to growth in the District, some class sizes are larger than the District’s target to accommodate incoming students.

ELEMENTARY SCHOOLS

There are currently three elementary schools in the District serving special needs pre-kindergarten, kindergarten through second grades in Discovery Primary, third through fifth grades in Hedden Elementary, and kindergarten through fifth grades at the new recently opened Fife Elementary School. (Endeavour Elementary School closed for K-12 instruction following the opening of the larger Fife Elementary School.) As noted earlier, the District’s standard of service aims to keep class sizes for elementary students small ranging from 17-25 students per a class with a prioritization on kindergarten through third grades being closer to 17 students per room. In addition, the special needs pre-kindergarten students require smaller student to teacher ratios. However, due to their unique programmatic needs, these rooms are not included in the projected capacity needs.

MIDDLE SCHOOL AND JUNIOR HIGH

The basic education programs for the middle school and junior high school are similar in many of their components including mathematics, science, language arts, health, and physical education. The District’s standard of service for middle and junior high schools tries to keep the class sizes to approximately 25 students.

FIFE HIGH SCHOOL

Fife High School aims to maintain a standard of service that has twenty-five or less students in each classroom depending on the subject taught. The current grade configuration of the school is tenth through twelfth grades with ninth grade at Columbia Junior High.

The District is considering future grade reconfiguration to a comprehensive ninth through twelfth grade high school. Any changes as a result of this will be included in future plans.

CAPITAL FACILITIES INVENTORY

The Growth Management Act (GMA) (RCW 36.70A.020) states as a goal to “...ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.” The Capital Facilities Inventory identifies the existing facilities providing services for the Fife School District. Facility capacity and projections are addressed in the Capacity and Space Needs section.

Table 1 – Facilities Inventory

| School Facility | Grades Served | Site Size (Acres)* | Building Area (square feet) | Portable Area (square feet) | Program Capacity (excluding portables) |
|-----------------------------|---------------------------|--------------------|-----------------------------|-----------------------------|--|
| Discovery Primary School | K-2 + Special Needs Pre-K | 5.44 | 58,496 | 1,195 | 409 |
| Alive V. Hedden Elementary | 3-5 | 14.72 | 59,080 | 3,564 | 475 |
| Fife Elementary School | K-5 | 28.86 | 105,751 | 0 | 825 |
| Surprise Lake Middle School | 6-7 | 16.82 | 102,814 | 0 | 630 |
| Columbia Junior High School | 8-9 | 29.01 | 97,496 | 3,544 | 560 |
| Fife High School | 10-12 | 28.86 | 140,278 | 0 | 1,015 |
| Central Office | n/a | 27.45 | 56,572 | 0 | 0 |
| Transportation Center | | n/a | n/a | 0 | 0 |

*Fife Elementary School and Fife High School are located on a shared parcel.

Discovery Primary School (grades K-2 and preschool)
 1205 – 19th Avenue, Milton, WA 98354
 Built new and opened in 1992.

Alice V. Hedden Elementary School (grades 3-5)
 11313 8th Street East, Edgewood, WA 98372
 Built new and opened in 2001.

Fife Elementary School (grades K-5)
 5804 20th Street East, Tacoma, WA 98424
 Built new and opened in 2021

Surprise Lake Middle School

(grades 6-7)

2001 Milton Way, Milton, WA 98354

Originally constructed in 1970. Extensive modernization and addition in 1992. Main offices and Counselors offices remodeled 1998. New replacement structure opened in fall 2021.

Columbia Junior High School

(grades 8-9)

2901 54th Avenue East, Tacoma, WA 98424

Built new and opened in 2003. Performing arts auditorium, sports and athletic complex completed in 2004.

Fife High School

(grades 10-12)

5616 20th Street East, Tacoma, WA 98424

Originally constructed in 1930 with additional buildings and space added in 1949, 1956, 1958, 1960, 1961, 1970 and modernization in 1975. Some demolition, extensive modernization and addition completed in 1995. New addition opened in Fall 2022.

Transportation Center

5601 20th Street East, Tacoma, WA 98424

Built new in 1996.

Central Services Office

1720 Oak Street, Milton, WA 98424

Originally constructed as Milton Elementary School in 1951 with additions in 1953, 1955, 1958, 1962, and 1968. Modernized in 1975. Closed one year for some demolition, total modernization and addition.

Reopened in 1993 as Endeavour Intermediate School. ESC moved in 2021, renamed as the Central Services Office, following opening of Fife Elementary School and closure of Endeavour.

ENROLLMENT PROJECTIONS

The District incorporates the Office of the Superintendent of Public Instruction's (OSPI) Cohort Survival Method as well as estimated birth rates to project student enrollment. These methods are widely used across the state and nationally and are recognized as providing accurate short-term projections. The method does not incorporate real-time population changes and the Fife School District resides within one of the fastest growing regions nationally. As such, actual student enrollment frequently exceeds the projected enrollment.

The Cohort Survival Method computes progressive ratios for each grade level and averages those ratios over the past five years. The average ratio is then multiplied by the actual current year's enrollment using the October headcount for each grade to project the enrollment in the next grade for the next year. For example, the average ratio over the past five years for second grade is multiplied by the current first grade class to project the enrollment when they enter the second grade. Notably, the Cohort Survival Method does not account for anomalies, like a global pandemic, that may affect student enrollment.

The District uses a modified cohort survival method to account for changes in migration of new students moving into the District. The Cohort Survival Method is used as a base. Then, the District adjusts the projects to anticipate enrollment impacts from students moving into the District by using development data in comprehensive plans and population statistics from the counties and cities in and surrounding the District. Due to the District's unique geography covering parts of three cities and two counties, no single source of current information is available. The Office of Financial Management (OFM) provides a school district Small Area Estimate Program (SAEP), estimated historical population counts by school district, as well as estimated historical population counts by cities and counties. These estimates are approximations and may have an error rate of 5-15% for every 1,000 in population. However, this information is useful to indicate trends in growth.

According to the school district SAEP, Fife School district grew by approximately 11.8% between 2010 and 2020. Growth between 2020 and 2023 was at 3.10%.

OFM also provides historical population counts for surrounding cities including Fife, Milton, and Edgewood. Between 2010 and 2020, Fife grew 19.9%. During the same time periods, Milton grew 14.99% and Edgewood grew 31.32%. The State change in population during the same time period grew 14.61%

In addition to a retrospective look at population growth and trends, OFM provides population projections every five years by county. In 2022 these projections were updated and show Pierce County increasing 10.32% by 2030 and 19.96% by 2040 (both over 2020 actual population). These figures are aligned with projected increases for the State of Washington using the same measures (10.48% and 19.99% respectively).

Another factor in considering population growth and therefore continued School District enrollment growth is the availability of buildable lands for housing units. Pierce County, in partnership with each city, updated the buildable land report in 2021. According to that update, it is estimated that the incorporated cities within the Fife School District have the capacity to accommodate 5,555 additional housing units.

Birth rate data from the surrounding area is used to predict elementary enrollment since there is no existing cohort.

Enrollment projections are updated annually using the most OSPI data and modified as identified above. Table 2 below identifies the District's current projected enrollment through the 2029-30 school year. The District provides pre-kindergarten services to its special needs population. These students are estimated to add between 60-75 students annually to the projected enrollment.

Table 2 – Enrollment Projections

| | | | | | | 2023 | Projected Enrollment | | | | | |
|---------------------|------|------|------|------|------|------|----------------------|------|------|------|------|------|
| | 2018 | 2019 | 2020 | 2021 | 2022 | | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| Pre-K Special Needs | 67 | 68 | 70 | 73 | 73 | 73 | 75 | 75 | 75 | 75 | 75 | 75 |
| KINDERGARTEN | 268 | 296 | 253 | 262 | 276 | 262 | 242 | 262 | 262 | 282 | 282 | 302 |
| GRADE 1 | 310 | 271 | 284 | 274 | 283 | 284 | 262 | 250 | 270 | 270 | 291 | 291 |
| GRADE 2 | 299 | 301 | 262 | 285 | 289 | 284 | 284 | 262 | 250 | 270 | 270 | 291 |
| GRADE 3 | 276 | 307 | 281 | 269 | 314 | 293 | 284 | 290 | 267 | 255 | 276 | 276 |
| GRADE 4 | 303 | 278 | 312 | 290 | 284 | 317 | 293 | 291 | 297 | 273 | 261 | 283 |
| GRADE 5 | 287 | 296 | 277 | 322 | 307 | 290 | 316 | 298 | 296 | 302 | 278 | 265 |
| GRADE 6 | 288 | 289 | 299 | 296 | 344 | 315 | 290 | 327 | 309 | 306 | 313 | 288 |
| GRADE 7 | 317 | 289 | 285 | 290 | 300 | 343 | 315 | 288 | 325 | 307 | 304 | 311 |
| GRADE 8 | 275 | 321 | 283 | 280 | 285 | 291 | 343 | 310 | 284 | 320 | 303 | 300 |
| GRADE 9 | 279 | 285 | 323 | 293 | 271 | 301 | 291 | 350 | 316 | 290 | 326 | 309 |
| GRADE 10 | 318 | 285 | 271 | 323 | 303 | 273 | 300 | 292 | 351 | 317 | 291 | 327 |
| GRADE 11 | 234 | 271 | 249 | 228 | 270 | 263 | 233 | 256 | 249 | 300 | 271 | 249 |
| GRADE 12 | 216 | 221 | 253 | 232 | 222 | 252 | 249 | 220 | 242 | 235 | 283 | 256 |
| Total | 3737 | 3778 | 3702 | 3717 | 3821 | 3841 | 3777 | 3771 | 3793 | 3802 | 3824 | 3823 |

*Projections are based on the OSPI Cohort Survival Method as modified to consider current growth assumptions. Kindergarten class and pre-kindergarten special needs uses the average birth-rate.

CAPACITY AND SPACE NEEDS

The student population and needs have changed over the years requiring flexibility in the programmatic use of spaces. The district takes into account several factors when determining its capacity and space needs.

- Standard of service by elementary, middle, and high school.
- Number of teachers currently and projected to be assigned under the district’s standard of service.
- Planned capacity of a facility when originally built or after the last major remodel.
- Programmatic uses within a facility that may or may not align with the original intended use of the space.
- Number of classrooms needed to meet the basic education programmatic needs within each school.

Special programs significantly affect school capacity by the need for separate space, scheduling accommodations, mandated program requirements, and population changes. Rooms designed for special use are not counted as classrooms.

The projected capacity and space needs utilizes the count of classrooms from the original built floor plans or latest major renovation less any spaces modified to accommodate program changes that remove the classroom from its intended use. For example, Discovery Primary School did not originally plan for three special education classrooms and other core services which removed six rooms from its planned built capacity. Program capacity assumes a standard level of service as adopted by the school district during their annual budget approval process while also trying to maximize state allocations of support.

The district aims to keep class sizes at a headcount between 17-25 and as such uses this range when planning for teachers. Actual student headcount varies year to year and may exceed capacity. For reference, the table below illustrates the current Washington State allocation and proposed as voted. The Fife School District budgets to maximize this allocation. The voters of Washington State passed Initiative 1351 in 2014 reducing class sizes. As noted in RCW 28A.150.260 and 28A.400.07 the reduced class size implementation has been phased in, with targeted final noted below.

| | Current State Allocation | Target by Legislature | Target in high poverty districts |
|-------------|--------------------------|-----------------------|----------------------------------|
| Grades K-3 | 17.00 | 17.0 | 15.0 |
| Grades 4 | 27.00 | 25.0 | 22.0 |
| Grades 5-6 | 27.00 | 25.0 | 23.0 |
| Grades 7-8 | 28.53 | 25.0 | 23.0 |
| Grades 9-12 | 28.74 | 25.0 | 23.0 |

*Full-time equivalent students per teacher



Capital Facilities Plan 2024 – 2030

Table 3 – Capacity and Space Needs

| | # Teaching Stations | Built Capacity | Special Programs | | Program Capacity | Oct 2023 FTE Enrollment | Need | Portables | | Special Programs with Building Impacts |
|-------------------------------------|---------------------|----------------|------------------|----------|------------------|-------------------------|-------|-----------|----------|--|
| | | | Programs | Capacity | | | | Number | Capacity | |
| ELEMENTARY SCHOOLS | | | | | | | | | | |
| Discovery Primary* | 30 | 485 | 6 | (76) | 409 | 440 | 31 | 10 | 220 | Special Ed., LAP, Occupational Therapy, Computer Lab |
| Alice V. Hedden Elementary | 27 | 485 | 1 | (10) | 475 | 475 | --- | 4 | 88 | Special ed. |
| Fife Elementary School | 40 | 825 | 0 | - | 825 | 814 | (11) | 0 | 0 | |
| MIDDLE / JUNIOR HIGH SCHOOLS | | | | | | | | | | |
| Surprise Lake Middle School | 29 | 650 | 2 | (20) | 630 | 665 | 35 | 0 | 0 | Special ed. |
| Columbia Junior High School | 29 | 600 | 4 | (40) | 560 | 595 | 35 | 4 | 88 | Special ed. |
| HIGH SCHOOL | | | | | | | | | | |
| Fife High School | 50 | 1,025 | 1 | (10) | 1,015 | 819 | (196) | 0 | 0 | Special ed. |
| TOTAL | 205 | 4,070 | 14 | (156) | 3,934 | 3,808 | ** | 18 | 396 | |

*Includes special needs pre-kindergarten students in enrollment headcount due to their impact on the programmatic space within Discovery Primary.

** No direct correlation due to grade level configuration and differing program needs.



SIX-YEAR CAPITAL IMPROVEMENT PLAN

Near-term (thru 2028)

The District's voters approved a \$176.3 million general obligation construction bond in February 2018. The projects below were funded from the bond proceeds, as well as state matching funds, and other resources including impact fees.

- **New Surprise Lake Middle School:** Surprise Lake Middle School was replaced and reopened in the fall of 2020. The replacement school included an expansion of total capacity to 650 students to allow for growth and possible grade reconfiguration in the future with sixth, seventh, and eighth grades split between Surprise Lake Middle School and Columbia Junior High.
- **Fife High School STEAM Center Addition:** This project provided for additional classrooms to accommodate student growth through building a new career and technical education STEAM (science, technology, engineering, arts, and math) Center of Excellence. This addition is on the west side of the high school campus. These additional classrooms provided for an estimated increase of 330 students. This project opened in January 2024.
- **Relocation of Educational Service Center:** To allow for the siting of the new Fife Elementary School, the District Educational Service Center was relocated to the former Endeavor Intermediate School site (Endeavor closed following the opening of the larger new Fife Elementary School).
- **New Elementary School:** Fife Elementary School opened in the fall of 2021 to accommodate student growth at the K-5 level.
- **Reconfigure the existing elementary schools:** With the addition of Fife Elementary School, the District readjusted attendance boundaries and reconfigured grades at the elementary school level.
- **New Fife High School (Addition and Modernization):** The District is planning to replace the existing Fife High School with a new expanded facility located adjacent to the existing high school and integrated with the new STEAM Center. Upon opening, the New High School, with the STEAM Center will increase total capacity to 1,300 students and the District plans to reconfigure grades to serve students in grades 9-12 at the New High School. The District anticipates presenting a bond proposal to the voters potentially in November 2024, with the school anticipated for a September 2028 opening.

The recently completed STEAM Center and the planned Fife High School project, along with the recent Surprise Lake Middle School project and Columbia Junior High School, allow for grade reconfiguration to accommodate existing capacity needs and future growth for grades 6-12 at all three schools. It is important to note that interim capacity may be needed to accommodate the continually growing student population. Thus, the District may add portable capacity during the



six-year planning period.

Mid – and Long-term (2028+)

Future updates to this capital Facilities Plan will include details and updated information related to facilities planning beyond 2028. The District’s planning follows an incremental plan to achieve the following goals.

- Create an environment where all students are being prepared for college, career, and life.
- Continue to provide a safe and engaging environment for students to learn.
- Align the School District’s Strategic Direction, Building Strategic Directions, and Capital Plan for continued educational excellence for all students.
- Expand Science, Technology, Engineering, Arts, and Mathematics educational opportunities.
- Reduce the number of transitions between schools.
- Reduce the need for relocatable classrooms.
- Maximize existing properties for future development.

PROJECTED CAPITAL COSTS

The Puget Sound region continues to see extraordinary growth and a shortage of labor contributing to unpredictable capital construction costs. The table below utilizes the best information available as of May 2024 to estimate total project costs escalated to the approximate mid-point of the construction schedule as developed during early phases of the capital planning process. For every year there is a delay in proceeding, escalation will need to be added increasing the overall cost of construction.

In addition, an allowance for site costs, interior improvements, furniture, and other related expenses are included in the projected project costs. The amounts below do not include any additional finance costs that would result in a bond and/or state match different from what is displayed.



Capital Facilities Plan 2024 – 2030

Table 4 – Estimated Near-term Total Project Costs

| Phase | Project Name | Projected Total Cost | GSF | Projected Students |
|-----------|---|-----------------------|---------|--------------------|
| PHASE IA | New Surprise Lake Middle School [complete 2020] | \$ 62,956,152 | 102,814 | 650 |
| PHASE IA | Relocate Educational Service Center (Endeavor EI) [complete 2021] | \$ 18,227,155 | 56,572 | n/a |
| PHASE IB | District Wide Infrastructure and Safety Improvements | \$ 10,524,063 | | |
| PHASE II | New Fife Elementary School [complete 2021] | \$ 78,495,790 | 105,751 | 825 |
| PHASE II | New CTE/STEAM Center of Excellence - @ Fife High School (complete January 2023) | \$ 28,745,126 | 23,305 | 330 |
| 2024 Bond | New Fife High School (Modernization and Addition)^ | 225,130,000* | 205,000 | 970 |
| | | \$ 424,078,286 | | |

*Project used to calculate school impact fees using estimated construction costs.

^To be integrated with new STEAM Center for total HS capacity of 1,300



IMPACT FEES

Impact fees are calculated on the basis of the facilities needed to house students from new residential development. For purposes of this update, the District is using the planned Fife High School modernization and addition project to calculate its school impact fees. Recently completed projects including the Fife High School STEAM Center addition and the new Fife Elementary School recently opened and continue to have available capacity to serve students from new residential growth.

Included in the calculation are Student Generation Rates (SGR). These are the number of students expected to come from each housing unit within these new developments. For the 2023 update, the District relied upon the average SGR as calculated based upon the actual SGR of other school districts in King County. In 2024, the District hired a consultant to update the Student Generation Rates based upon District-specific development. The consultant's analysis was performed in compliance with applicable code provisions. The analysis involves comparing student street addresses with street addresses from new residential development within the previous five year period to identify current students living at new housing units. The data is aggregated to show the number of students per grade grouping for each type of residential development. Student generation rates are calculated by dividing the number of students living at new housing units by the total number of new housing units for different categories. The student generation rates are shown on Table 5 in the Appendix.

Impact fees for Fife School District are shown on Table 6. Based on current calculations, the single-family rate is calculated at \$5,007. The multiple-family rate is calculated at \$1,453.



APPENDIX

Fife School District Student Generation Rates

APPENDIX Table 5 – Student Generation Rates

The District’s Student Generation Rates were prepared by an outside demographer using parameters set forth in Pierce County Code Chapter 4A.30 and King County Code Chapter 21A.43

| Housing Type | Housing Units | Students | | | | SGRs | | | |
|------------------------|---------------|----------|-----|------|------|-------|-------|-------|-------|
| | | K-5 | 6-8 | 9-12 | K-12 | K-5 | 6-8 | 9-12 | K-12 |
| Single-family Detached | 139 | 41 | 18 | 16 | 75 | 0.295 | 0.129 | 0.115 | 0.540 |
| Multifamily | 346 | 29 | 13 | 14 | 56 | 0.084 | 0.038 | 0.040 | 0.162 |

Source: Flo Analytics Memorandum dated April 9, 2024 (on file with District)



Table 6 – School Impact Fee Calculation

**FIFE SCHOOL DISTRICT
SCHOOL IMPACT FEE CALCULATION**

| School Site Acquisition Cost: | | | | | | | |
|--|---------------------------------|----------------|-----------|-----------|--------------|-----------------|----------------|
| ((Acres x Cost per Acre) / Facility Capacity) x Student Factor | | | | | | | |
| | Facility | Cost/ | Facility | Student | Student | Cost/ | Cost/ |
| | Acreage | Acre | Capacity | SFR | MFR | SFR | MFR |
| Elementary | 10.00 | \$ - | 825 | 0.295 | 0.084 | \$0 | \$0 |
| Middle | 30.00 | \$ - | 650 | 0.129 | 0.038 | \$0 | \$0 |
| High | 30.00 | \$0 | 330 | 0.115 | 0.040 | \$0 | \$0 |
| | | | | | | \$0 | \$0 |
| School Construction Cost: | | | | | | | |
| ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Sq Ft) | | | | | | | |
| | %Perm/ | Facility | Facility | Student | Student | Cost/ | Cost/ |
| | Total Sq.Ft. | Cost | Capacity | SFR | MFR | SFR | MFR |
| Elementary | 92.92% | \$ - | 825 | 0.295 | 0.084 | \$0 | \$0 |
| Middle | 95.84% | | 650 | 0.129 | 0.038 | \$0 | \$0 |
| High | 96.90% | \$ 179,150,000 | 970 | 0.115 | 0.040 | \$20,581 | \$7,159 |
| | | | | | | \$20,581 | \$7,159 |
| Temporary Facility Cost: | | | | | | | |
| ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Feet) | | | | | | | |
| | %Temp/ | Facility | Facility | Student | Student | Cost/ | Cost/ |
| | Total Sq.Ft. | Cost | Size | SFR | MFR | SFR | MFR |
| Elementary | 7.08% | \$ - | 20 | 0.295 | 0.084 | \$0 | \$0 |
| Middle | 4.16% | \$ - | 25 | 0.129 | 0.038 | \$0 | \$0 |
| High | 3.10% | \$ - | 25 | 0.115 | 0.040 | \$0 | \$0 |
| | | | | | TOTAL | \$0 | \$0 |
| State Funding Assistance Credit: | | | | | | | |
| CCA x OSPI Square Footage x Funding Assistance % x Student Factor | | | | | | | |
| | Current | OSPI Square | District | Student | Student | Cost/ | Cost/ |
| | CCA | Footage | Funding % | SFR | MFR | SFR | MFR |
| Elementary | \$ 375.00 | 90 | 0.00% | 0.295 | 0.084 | \$0 | \$0 |
| Middle | \$ 375.00 | 108 | 0.00% | 0.129 | 0.038 | \$0 | \$0 |
| High | \$ 375.00 | 130 | 55.98% | 0.115 | 0.040 | \$3,138 | \$1,092 |
| | | | | | TOTAL | \$3,138 | \$1,092 |
| Tax Payment Credit: | | | | | | | |
| Average Assessed Value | | | | | | \$527,977 | \$224,664 |
| Capital Bond Interest Rate | | | | | | 3.48% | 3.48% |
| Net Present Value of Average Dwelling | | | | | | \$4,395,406 | \$1,870,327 |
| Years Amortized | | | | | | 10 | 10 |
| Property Tax Levy Rate | | | | | | \$1.69 | \$1.69 |
| | Present Value of Revenue Stream | | | | | \$7,428 | \$3,161 |
| Fee Summary: | | | | | | | |
| | | | | Single | Multi- | | |
| | | | | Family | Family | | |
| | Site Acquisition Costs | | | \$0 | \$0 | | |
| | Permanent Facility Cost | | | \$20,581 | \$7,159 | | |
| | Temporary Facility Cost | | | \$0 | \$0 | | |
| | State Funding Credit | | | (\$3,138) | (\$1,092) | | |
| | Tax Payment Credit | | | (\$7,428) | (\$3,161) | | |
| | FEE (AS CALCULATED) | | | \$10,014 | \$2,906 | | |
| | 50% LOCAL SHARE | | | \$5,007 | \$1,453 | | |



Capital Facilities Plan 2024 – 2030

APPENDIX TABLE 7 – Six Year Finance Plan

| PROJECTS | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | Total Project Cost** | Bond Funding | SCAP | Other Funds | Impact Fees^ |
|---|---|---------|---------|---------|---------|---------|----------|---------|----------------------|--------------|------|-------------|--------------|
| | New CTE/STEAM Center of Excellence - @ Fife High School | 28,745^ | | | | | | | | 28,745^ | X | | X |
| New Fife High School (Modernization and Addition) -- Expenditure schedule TBD | | | | | | | 205,000* | | 205,000 | X | X | | X |
| ^Addition opened in January 2023. Costs in Millions | | | | | | | | | | | | | |



Projects Capacity to House Students

APPENDIX Table 8 – Projects Capacity to House Students

| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|---------------------------------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|
| Adjusted Program Capacity | 3914 | 3914 | 3914 | 3914 | 3914 | 4199 | 4199 |
| Portable Capacity | 264 | 264 | 264 | 264 | 264 | 264 | 264 |
| Total | 4178 | 4178 | 4178 | 4178 | 4178 | 4,463 | 4,463 |
| | | | | | | | |
| Projected Enrollment (K-12) | 3841 | 3777 | 3771 | 3793 | 3802 | 3824 | 3823 |
| | | | | | | | |
| <i>New Capacity From Projects*</i> | 330 | | | | | 285 | |
| <i>Projected Removal of Portables</i> | | | | | | | |
| Surplus / (Deficit) w/o Portables | 73 | 137 | 143 | 121 | 112^ | 375 | 376 |
| Surplus / (Deficit) w Portables | 337 | 401 | 407 | 385 | 376 | 639 | 640 |

*January 2023: Fife High School STEAM Center opened with added capacity of 330.

*Fife High School modernization and addition opens with added capacity of 285.

^FHS enrollment, with planned grade reconfiguration will require additional capacity (planned FHS modernization and addition) to serve new growth expected through 2029-30.

Please refer to Table 3 for adjusted program capacity details.



CAPITAL PLANNING AND CONSTRUCTION

DATE: June 18, 2024

TO: Dr. Damien Pattenaude, Superintendent

FROM: Matt Feldmeyer, Executive Director Capital Planning and Construction

MRF 6/18/24

FOR BOARD DATE: June 26, 2024

CONSENT AGENDA ITEM: 2024-2030 Capital Facilities Plan

A Six-Year Capital Facilities Plan, to be updated annually, is required by the Washington State Growth Management Act and the School Impact Fee Ordinance Act, of King County, Code Title 21A. It serves as a guide to the development of school facilities and forms the basis for the calculation of school impact fees that are imposed on new development by King County and the cities whose service areas overlap the Renton School District.

The Plan is intended to evaluate the need for future facilities based on forecast enrollment growth and student capacity of existing facilities. The plan also identifies potential sources of funding for additional building construction or acquisition.

DISTRICT GOAL(S):

Removing Barriers & Supporting Students

BUDGET IMPLICATION:

This item has no budget implication.

RECOMMENDATION:

Recommend approval of the District's 2024 Capital Facilities Plan.

Attachments: 2024 Capital Facilities Plan

Board Approved

Recommendations:

I have reviewed and recommend approval of this request:

[Signature]
Signature _____ Date _____

[Signature]

Jennifer Farmer
Assistant Superintendent of Finance and Operations/CFO

18 June 24
Date _____ *6/26/24*

SERVICE | EXCELLENCE | EQUITY

2024 CAPITAL FACILITIES PLAN

Renton School District No. 403

Board of Directors

Stefanie McIrvin, Ed. D, President

Justin Booker, Vice President

Avanti Bergquist, MD

Susan Talley

Pam Teal

Damien Pattenaude, Ed. D, Superintendent



July 2024



Prepared by: T.Brewer-Rogstad

W:\Board Meetings\2024.06.26\2024 CAPITAL FACILITIES PLAN final.docx

To Be Adopted by School Board June 26, 2024

2024
6-YEAR CAPITAL FACILITIES PLAN

Annual Update

Renton School District No. 403

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- VI. SIX-YEAR FINANCE PLAN**
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- VIII. APPENDICES**

I. INTRODUCTION

Purpose of the Capital Facilities Plan:

This Six-Year Capital Facilities Plan (the “Plan”) annual update was prepared by Renton School District (the “District”) in compliance with the requirements of the Washington State Growth Management Act (GMA, the Act), King County Code Title 21A.43, and applicable ordinances of the cities of Bellevue, Newcastle, and Renton. It is the district’s intent that the Plan be adopted by King County and the cities of Bellevue, Newcastle, and Renton as a sub-element of their respective Capital Facilities Plans, and that those jurisdictions assess and collect school impact fees on behalf of the district, as empowered by the GMA. This Plan, however, is not intended to be the sole planning instrument developed by the district to determine its capital facility needs.

The GMA was adopted by the State legislature in 1990 in response to rapidly increasing development, most notably in King County and the surrounding central Puget Sound area. The Act requires state and local governments to manage Washington’s growth by developing and implementing comprehensive land-use and transportation plans, by designating Urban Growth Areas, and by protecting natural resources and environmentally critical areas.

The Capital Facilities Plan is one element of a County or City’s Comprehensive Plan that addresses existing public facility capacities, forecasts future public facility needs, presents a plan for expanding existing facilities or constructing new facilities to meet those needs, and indicates how those public facility improvements are to be financed. The GMA empowers jurisdictions to assess and collect impact fees as one means of financing new public facilities necessitated by private development.

This Capital Facilities Plan addresses the impact of growth on public school facilities by examining:

1. anticipated growth of the district’s student population over the next six years.
2. the ability of existing and proposed classroom facilities to house those students based on the district’s current Standard of Service.
3. the need for additional enrollment or growth driven capital facilities.
4. the method of financing those capital improvements; and
5. calculation of school impact fees based on, among other variables, the number of students generated by recent residential development (student generation factors).

This plan is updated annually and submitted to local governments for inclusion as a sub-element in their Capital Facilities Plans. Past Plans have been adopted by King County and the Cities of Bellevue, Newcastle, and Renton. The district continues to dialogue with the cities of Tukwila and SeaTac regarding implementation of impact fees within their jurisdictions. The new impact fees calculated and associated with this 2024 CFP, are effective Jan 2025. They are further defined in section VII and in the appendices.

| IMPACT FEES | effective January 2024 | effective January 2025 | CHANGE |
|--------------------|------------------------------|------------------------------|-----------|
| SINGLE-FAMILY | \$2,161 | \$1,003 | (\$1,158) |
| MULTI-FAMILY | \$4,257 | \$3,268 | (\$989) |

Overview of the Renton School District:

The district is located on the south end of Lake Washington, eleven miles south of Seattle to the west and south of Bellevue to the east. Home to nearly 100,000 people who value working, living, and playing in the Pacific Northwest, Renton has a strong economic base and a favorable business climate. The district spans approximately thirty-two square miles and serves a diverse population of approximately 15,000 students in pre-K through 12th grade at 4 high schools, four middle schools, fifteen elementary schools, and an early childhood learning center.

District programs also address the special needs of disabled, academically gifted, and artistically talented students. Four schools (Renton Park Elementary, Hazelwood Elementary, McKnight Middle, and Lindbergh High) are U.S. Department of Education-recognized Blue-Ribbon Schools of Excellence. Community support for Renton schools is strong. School levies, which make up 25% of the district's budget, have been consistently approved by the community for more than 20 years. Voter-approved bond measures or capital facilities levies from 1992 through 2022 have brought exciting improvements in school buildings and support facilities, including the rebuilding of all elementary schools, the remodeling of all middle and high schools, and the recent additional construction of a new elementary school (Sartori) and middle school (Risdon). Voter support has also provided state-of-the-art technology - a must to prepare students for living and working in this leading high-tech region. Every classroom has high-speed Internet connections and ample computer devices for all students.

Creating life-long learners is at the heart of Renton School District's instructional goals. Students are encouraged to reach for excellence through a variety of programs that focus on basic academic skills, problem solving, creative and critical thinking, and social and emotional growth. Each year, Renton School District students qualify as National Merit Finalists while the total value of college scholarships earned is in the hundreds of thousands of dollars. Elementary level students are well-grounded in science through participation in the Hands-on Science Kit Program, lauded by the National Science Teachers' Association. At the high school level, the district's challenging chemistry program, which provides options for advanced placement college credit, has been recognized by the National Science Association, as well as the National Science Foundation. The focus in math is on intensive instruction in the basic skills, supplemented by opportunities to apply developing knowledge to real world problems. The K-12 math program increases student achievement through problem solving, integration of technology, and a rigorous assessment component. Students from elementary to high school levels regularly excel

in regional and national mathematics contests. Across all levels and subjects, reading with accuracy and understanding is a primary goal. Elementary students receive a rich exposure to fine literature. Middle and high school students work extensively on reading in the content areas and exploring classic and modern literature works. Reading activities are integrated with a topnotch writing program beginning in kindergarten that provides students with intensive and focused practice for the proficiency in a wide range of language arts skills from creative to business and technical writing.

A variety of classes, clubs, and programs give students opportunities to expand their educational horizons and pursue special interests. Choices range from instrumental and music, performing and visual arts, intramurals and athletics, academic-focused and career clubs, and community service opportunities to leadership development programs, business internships, job shadowing, and participation in the annual robotics competition. Special needs students with physical, emotional, and academic disabilities receive individualized attention from skilled teachers. Special education and remedial support are also available and children who are just learning English receive intensive, small-group ESL instruction to supplement their regular classroom learning. Guidance and counseling services are available for primary, middle, and high school students. Intellectually gifted children have many opportunities for extended learning. Operating at two magnet elementary schools and the three middle schools, the Discovery Program offers a challenging curriculum with a special focus on higher level thinking skills. High school students can take advantage of a full range of honors and advanced placement classes.

Renton School District staff consistently show a commitment to their most important task - preparing their students for success in work and life. More than 80 percent of certificated staff have five or more years of higher education, and two of every three teachers have advanced degrees in their fields. Several of the district's certificated and classified staff have received the Washington Award for Educational Excellence. Individual teachers have received special honors such as the Christa McAuliffe Award for Excellence in Education, the Outstanding Secondary Science Award, the Washington State High School Social Studies Teacher of the Year Award, and Outstanding College Alumni recognition. Teachers are encouraged to take an active role in promoting their own professional growth through creating and refining curriculum, sharing successful strategies, and looking for new ways to assess student progress. This focus on continuous staff development enables teachers to consistently improve the quality of instruction and prepares them to help students meet rigorous state academic standards. Hundreds of training opportunities are offered to teachers and other staff members each year, ranging from CPR and first aid, technology education, diversity, and crisis intervention to math, science, and reading instruction strategies, assessment techniques, and arts education.

II. ENROLLMENT TRENDS

Over the past few years, District enrollment has continued to decline, consistent with much of the region. There have been some net gains in specific areas, but overall, the region is still experiencing declines in enrollment. While enrollment decline in some areas may still be due to the pandemic, we continue to monitor lower growth rate of immigrant population and increases in homebased instruction.

The district will continue to monitor trends, but there are significant conditions that may speak to the potential for enrollment growth in the future. The number of new housing units currently under construction and expected to be completed in the next 2-3 years is larger than what has been experienced in the last decade. While interest rates have held steady, housing prices are increasing in some areas due to a lack of inventory. We are monitoring the effect of this on new home buyers and if new construction will continue the next few years.

Discussion continues whether enrollment will return to pre-pandemic levels and if so, when. The early learning model in most cases had been through remote delivery methods and returned to partial in-person learning in 2020-2021. The district returned to in-person learning in the 2021-2022 school year, with families still having an option for a virtual program – but it was not highly utilized. Still, the District will not fully understand the ongoing impact of instructional delivery, the current housing market, fuel increases, among others until further into the next couple of school years.

Approval by the community of a 2019 bond measure allowed the district to construct a new elementary school (#16) to accommodate over-enrollment in the K-5 grade span and to provide some elementary capacity relief. Sartori, another new elementary was opened in 2018 as a choice school in the downtown area. Considering the decline in enrollment and the effect of the pandemic, the district chose to supplement the 2020 CFP by further evaluating the enrollment and capacity of the elementary schools located within or near the service areas the new elementary school #16. The conclusion of that analysis reaffirmed the district need for the new elementary school. #16, named Hilltop Heritage Elementary School – opened fall of 2023.

The Renton School District community also supported a \$676 M bond in November of 2022. This bond includes fund for continued building security system upgrades, seismic upgrades, building systems upgrades, and for property acquisition and construction of a new Renton High School. Property acquisition is currently in process and the project is in early design stages. There is growth related capacity planned for this project, however it will be reviewed more closely as it gets closer to construction and with more up to date projections.

III. STANDARD OF SERVICE & CAPACITY

The Renton School District Standard of Service is the standard adopted by the district that identifies the program year, school organizational structure, student/teacher ratios by grade level (considering the requirements of students with special needs), daily class schedule, types of facilities and other factors identified by the district to be beneficial in supporting its educational programs and objectives. The Standard of Service is the major determining factor, together with the number of classrooms (teaching stations), in calculating facility capacity.

The district has adopted a traditional elementary/middle/high school organizational structure that houses kindergarten through Grade 5 in elementary schools, Grades 6 through 8 in middle schools, and Grades 9 through 12 in high schools. The school-year calendar adopted by the

District is also traditional; typically beginning in late August and ending in mid-June. Similarly, the District maintains a common daily schedule, with classes beginning between 7:20 and 9:30 a.m. and ending between 2:03 and 3:10 p.m., depending on grade level.

The district, and the Renton Education Association, recognize that reasonable class size is necessary for optimum learning, and have established the following targets in student/teacher ratios:

| | |
|-------------------|------|
| Grade Levels K-1 | 21:1 |
| Grade Level 2 | 22:1 |
| Grade Level 3 | 24:1 |
| Grade Levels 4-12 | 29:1 |

The 29:1 ratio at the secondary level applies to all Language Arts, Social Studies, Science, Math, World Languages, World Language Exploratory and Health classes. Other ratios apply as follows:

| | |
|-------------------|------|
| Band/Orchestra | 40:1 |
| Choir | 50:1 |
| Middle School PE | 35:1 |
| High School PE | 40:1 |
| All other classes | 31:1 |

For the purposes of this report, student /teacher ratio for special education classes held in self-contained classrooms within comprehensive elementary and secondary facilities is assumed to be 12:1. Educational facilities dedicated solely to special education or other specialized programs are excluded from capacity calculations, as are associated student headcounts.

In response to new State and District high school graduation requirements, beginning with the 2018-2019 school year, all District high schools changed from a semester system to a trimester system, resulting in the following:

- Three 12-week terms instead of two 18-week terms,
- Five 72-minute periods per day instead of six 57-minute periods, and
- Reduction of classroom efficiency from 83% to 80%, reducing facility capacity.

Beginning with the graduating class of 2020-2021, high school graduation requirements require one additional credit of science (three instead of two), and a total of twenty-four credits; three more than the previously required 21. This has impacted high school capacity, especially regarding science classrooms, where additional classroom space suitable for the various sciences, or the renovation/upgrade of existing classrooms to accommodate the same, will be necessary.

The construction of new science classroom addition at Lindbergh High is one such project included in last year's update. This was not a growth generated project. Therefore, this project costs were not included in the calculation of last year's impact fees or the current (2025) calculation of impact fees.

Student/teacher ratios, referenced earlier, are applicable to both permanent and relocatable classrooms. However, since relocatable facilities do not allow for the full range of educational activities promoted by the district, they are generally viewed as temporary or interim housing, necessary to accommodate enrollment fluctuations and development driven enrollment increases, but only until such time as permanent facilities can be financed and constructed. For those reasons, relocatable classrooms capacities are calculated, but not used in the analysis of future facility needs.

Program Capacity Model:

The Program Capacity Model calculates building capacity based on limitations that existing facilities place on enrollment because of current educational program needs, operating policy, and contractual restrictions. This has been referred to as the Practical Capacity Model in the years past. It is sometimes also referred to School Program Capacity.

The calculation is made by reviewing the use of each classroom/teaching station in each facility. For every room housing student, a calculation is made, assigning a maximum number of students per room. Sometimes the capacity of core facilities, such as the cafeteria or gym, or the quantity of restroom fixtures, may limit facility capacity to a level below that calculated by collective classroom capacity levels. This has generally been reviewed at each school level, giving each school leadership team the ability to utilize classrooms in the most efficient manner possible, considering their current enrollment. If enrollment begins to grow more rapidly in the near future, the district may begin to evaluate and report program capacity more specifically and show the impact on overall capacity. For example, if the school enrollment has a higher number of special ed students each year, then there is potential for another full classroom/teaching station to be taken out of capacity inventory, thereby reducing the overall school capacity for that given year. Given that we entered into a year with boundary adjustments to accommodate the opening of the new elementary school (Hilltop Heritage ES), the 2024 CFP could be considered to be a more appropriate year to provide further analysis of enrollment at each school, overall capacity, and program (practical) capacity. However due to continued enrollment decline, the district is not providing a detailed analysis between building capacity and program capacity currently. Capacity at the secondary school level is further limited by class scheduling restrictions and student distribution among elective classes. Based on a typical middle school six-period day, where one period is designated for teacher planning, capacity is reduced by one-sixth, or 17 percent, of theoretical capacity. Similarly, at high schools, with the newly established five-period day, capacity is reduced by one-fifth, or 20 percent. Elective classes, many of which require specialized classrooms, also figure into the equation for determining a school's capacity, which together with required classes, require a well thought out Master Schedule if the facility's capacity is to be maximized.

Current Capacity:

Overall building (student) capacity of existing, permanent K-12 facilities, excluding special education facilities and facilities housing alternative learning environments, is now 15,438 with the opening of Hilltop Heritage Elementary School fall of 2023. As mentioned above, the district may begin to review each school in future years, if growth requires a more detailed comparison between building capacity and program capacity at each school, and/or at each grade span. Based on prior enrollment the district has shown a capacity deficit in the 6-8 grade span in the out years; as well as continued, yet smaller deficit in the K-5 grade span. That deficit has transitioned to a capacity surplus with recent enrollment decline but also shows more of a surplus now due to the recent opening of Hilltop Heritage Elementary School. The opening of the new school this last fall did allow for relief at the over-crowded schools. It also allowed the district to intentionally have a lower enrollment at a couple of schools where some building improvements are needed before large new developments finish construction and begin to generate students in the area. We continue to note also that current and future capacity at the elementary level, as documented in this report, is based on the district's current Standard of Service, and does not necessarily reflect aspirational K-3 student/teacher ratios of seventeen students to one teacher. The district continues to make progress towards these requirements, by utilizing available classroom space, added staffing and plans to utilize the new elementary school classrooms to work towards this ratio. Most recent ratios have been anywhere from 17.3 to 19:1 but staffing during covid has slowed the districts progress.

Elementary school capacity has been the district's greatest challenge. Relying heavily on the use of relocatable classrooms (portables) to accommodate the fluctuating student population, portables at elementary schools account for over 15% of the district's total K – 5 facility capacity. Portables are not considered permanent structures and are therefore not included in the inventory of permanent facilities. They are viewed as a short-term solution for managing enrollment fluctuation, housing students on a temporary or interim basis until permanent facilities can be constructed. Even with the opening of Hilltop Heritage Elementary School in fall of 2023, the district is not yet able to greatly reduce the number of temporary portable facilities.

Renton School District's capital facilities include both permanent structures and relocatable (interim or portable) classrooms. Permanent facilities are further categorized as either K-12 (traditional elementary, middle, and high school configurations), Special Instructional Use, or Non-instructional Support Facilities.

The district's permanent K-12 facilities include 16 elementary schools, four middle schools, and four high schools. Two Special Instructional Use facilities house the district's early childhood, special education, and alternative learning programs. Support facilities include the Kohlwe Education Center (admin.), Transportation Center, Facilities Operations and Maintenance Center, Nutrition Services/Warehouse, Renton Memorial Stadium, and the Lindbergh Swimming Pool. Total permanent facilities encompass 2,595,263 square feet, with 2,417,847 square feet (93%) devoted to K-12 and instructional special use. See Appendix A for District Maps.

The district’s relocatable K-12 facilities are used primarily to address enrollment fluctuations and to house students on an interim or temporary basis until permanent facilities can be constructed. For those reasons they are not considered a long-term solution for housing students and are not acknowledged in the calculation of the capacity of K-12 facilities. Of the fifty-five relocatable facilities in the district’s inventory, forty-four are “double portables” containing two classrooms, and eleven are singles. Combined, they provide the district with a total of ninety-nine relocatable classrooms, encompassing 88,704 square feet of additional space available for instruction. The tables below summarize existing K-12 facility capacity. A complete inventory of District facilities, including undeveloped property follows. Facility capacity worksheets may be found in the appendices.

EXISTING FACILITY CAPACITY

| FACILITY TYPE | ELEMENTARY SCHOOLS | | MIDDLE SCHOOLS | | HIGH SCHOOLS | | TOTAL | |
|---------------|--------------------|------------|----------------|------------|--------------|------------|--------|------------|
| | Count | Percentage | Count | Percentage | Count | Percentage | Count | Percentage |
| PERMANENT | 7,545 | 85.77% | 3,435 | 88.25% | 4,458 | 97.97% | 15,438 | 89.55% |
| RELOCATABLE | 1,252 | 14.23% | 457 | 11.75% | 92 | 2.03% | 1,801 | 10.45% |
| TOTAL | 8,797 | 100.00% | 3,892 | 100.00% | 4,550 | 100.00% | 17,239 | 100.00% |

INVENTORY AND CAPACITY OF RELOCATEABLE CLASSROOMS

| Building ID | Location | Number of Classrooms | School ID Numbers | Area (sq. ft.) | Student Capacity |
|-------------|---------------------------|----------------------|-------------------|----------------|------------------|
| 53 | McKnight Middle | 2 | 7/8 | 1,792 | 46 |
| 54 | Nelsen Middle | 2 | 7/8 | 1,792 | 46 |
| 55 | Nelsen Middle | 2 | 5/6 | 1,792 | 46 |
| 56 | Nelsen Middle | 2 | 3/4 | 1,792 | 46 |
| 57 | Nelsen Middle | 2 | 1/2 | 1,792 | 46 |
| 59 | Lindbergh High | 1 | 2 | 896 | 21 |
| 60 | Lindbergh High | 1 | 3 | 896 | 21 |
| 61 | Lindbergh High | 1 | 4 | 896 | 21 |
| 62 | Talbot Hill Elementary | 1 | 2 | 896 | 29 |
| 64 | Talbot Hill Elementary | 1 | 1 | 896 | 29 |
| 65 | Dimmitt Middle | 1 | 3 | 896 | 23 |
| 66 | Dimmitt Middle | 1 | 4 | 896 | 23 |
| 69 | Honey Dew Elementary | 2 | 3A/3B | 1,792 | 58 |
| 70 | Talbot Hill Elementary | 1 | 3 | 896 | 29 |
| 72 | McKnight Middle | 2 | 3/4 | 1,792 | 46 |
| 73 | Lakeridge Elementary | 2 | 5/6 | 1,792 | 58 |
| 74 | Sierra Heights Elementary | 2 | 5/6 | 1,792 | 58 |
| 77 | McKnight Middle | 2 | 5/6 | 1,792 | 46 |

| | | | | | |
|-------|------------------------------|----|-------|--------|-------|
| 78 | McKnight Middle | 2 | 1/2 | 1,792 | 46 |
| 79 | Dimmitt Middle | 2 | 1/2 | 1,792 | 46 |
| 80 | Honey Dew Elementary | 2 | 2A/2B | 1,792 | 58 |
| 81 | Cascade Elementary | 2 | 1/2 | 1,792 | 58 |
| 82 | Sierra Heights Elementary | 2 | 1/2 | 1,792 | 58 |
| 83 | Lindbergh High | 2 | 5/6 | 1,792 | 42 |
| 84 | Maplewood Heights Elementary | 2 | 5/6 | 1,792 | 58 |
| 85 | Dimmitt Middle | 1 | 5 | 896 | 23 |
| 86 | Dimmitt Middle | 1 | 6 | 896 | 23 |
| 87 | Dimmitt Middle | 1 | 7 | 896 | 23 |
| 88 | Bryn Mawr Elementary | 2 | 1/2 | 1,792 | 58 |
| 89 | Bryn Mawr Elementary | 2 | 3/4 | 1,792 | 58 |
| 90 | Honey Dew Elementary | 2 | 4A/4B | 1,792 | 58 |
| 91 | Honey Dew Elementary | 2 | 1A/1B | 1,792 | 58 |
| 92 | Tiffany Park Elementary | 2 | 1/2 | 1,792 | 58 |
| 93 | Spring Glen | 2 | 1/3 | 1,792 | 46 |
| 94 | Spring Glen | 2 | 2/4 | 1,792 | 46 |
| 95 | Campbell Hill Elementary | 2 | 2A/2B | 1,792 | 58 |
| 96 | Campbell Hill Elementary | 2 | 1A/1B | 1,792 | 58 |
| 97 | Cascade Elementary | 2 | 3/4 | 1,792 | 58 |
| 98 | Cascade Elementary | 2 | 5/6 | 1,792 | 58 |
| 99 | Lakeridge Elementary | 2 | 7/8 | 1,792 | 58 |
| 100 | Lakeridge Elementary | 2 | 3/4 | 1,792 | 58 |
| 101 | Campbell Hill Elementary | 2 | 3A/3B | 1,792 | 58 |
| 102 | Campbell Hill Elementary | 2 | 4A/4B | 1,792 | 58 |
| 103 | Maplewood Heights Elementary | 2 | 1/2 | 1,792 | 58 |
| 104 | Maplewood Heights Elementary | 2 | 3/4 | 1,792 | 58 |
| 105 | Maplewood Heights Elementary | 2 | 7/8 | 1,792 | 58 |
| 106 | Sierra Heights Elementary | 2 | 3/4 | 1,792 | 58 |
| 107 | Sierra Heights Elementary | 2 | 7/8 | 1,792 | 58 |
| 108 | Tiffany Park Elementary | 2 | 3/4 | 1,792 | 58 |
| 109 | Bryn Mawr Elementary | 2 | 5/6 | 1,792 | 58 |
| 110 | Hazelwood Elementary | 2 | 1A/1B | 1,792 | 58 |
| 111 | Maplewood Heights Elementary | 2 | 9/10 | 1,792 | 58 |
| 112 | Maplewood Heights Elementary | 2 | 11/12 | 1,792 | 58 |
| 113 | Talbot Hill Elementary | 2 | 1A/1B | 1,792 | 58 |
| 114 | Talbot Hill Elementary | 2 | 2A/2B | 1,792 | 58 |
| Total | | 99 | | 88,704 | 2,669 |

*Capacity based on Standard of Service and not actual use

INVENTORY AND CAPACITY OF PERMANENT FACILITIES

| | NAME | LOCATION | AREA (ft²) | DESIGN CAPACITY |
|---------------------------------------|------------------------------|--|------------------------------|------------------------|
| ELEMENTARY SCHOOLS | Benson Hill | 18665 - 116th Ave. SE, Renton, 98058 | 67,533 | 520 |
| | Bryn Mawr | 8212 S 118th St., Seattle, 98178 | 49,157 | 338 |
| | Campbell Hill | 6418 S 124th St., Seattle, 98178 | 57,072 | 332 |
| | Cascade | 16022 - 116th Ave. SE, Renton, 98058 | 59,164 | 467 |
| | Hazelwood | 7100 - 116th Ave. SE, Newcastle, 98056 | 66,161 | 591 |
| | Highlands | 2727 NE 7th St., Renton, 98056 | 60,000 | 547 |
| | Honey Dew | 800 Union Ave. NE, Renton, 98059 | 54,620 | 336 |
| | Kennydale | 1700 NE 28th St., Renton, 98056 | 65,169 | 622 |
| | Lakeridge | 7400 S 115th St., Seattle, 98178 | 52,958 | 398 |
| | Maplewood Heights. | 130 Jericho Ave., Renton, 98059 | 56,220 | 402 |
| | Renton Park | 16828 - 128th Ave. SE, Renton, 98058 | 65,955 | 476 |
| | Sartori | 332 Park Ave. N, Renton, 98057 | 76,797 | 554 |
| | Sierra Heights | 2501 Union Ave. NE, Renton, 98058 | 53,992 | 472 |
| | Talbot Hill | 2300 Talbot Rd., Renton, 98055 | 57,844 | 460 |
| | Tiffany Park | 1601 Lake Youngs Way, Renton, 98058 | 58,758 | 380 |
| | Hilltop Heritage | 1075 Duvall Ave NE 98059 | 77,000 | 650 |
| | | Total Grades K-5 Capacity | | 978,400 |
| MIDDLE SCHOOLS | Dimmitt | 12320 - 80th Ave. S, Seattle, 98178 | 109,070 | 794 |
| | McKnight | 2600 NE 12th St., Renton, 98056 | 126,706 | 847 |
| | Nelsen | 2304 Jones Ave. S, Renton, 98055 | 124,234 | 896 |
| | Risdon | 6928 - 116th Ave. SE, Newcastle, 98056 | 136,582 | 898 |
| | | Total Grades 6-8 Capacity | | 496,592 |
| HIGH SCHOOLS | Hazen | 1101 Hoquiam Ave. NE, Renton, 98059 | 327,395 | 1,462 |
| | Lindbergh | 16426 - 128th Ave. SE, Renton, 98058 | 242,662 | 1,211 |
| | Renton | 400 S 2nd St., Renton, 98057 | 278,373 | 1,389 |
| | Talley | 7800 S 132nd St., Renton, 98178 | 70,831 | 397 |
| | | Total Grades 9-11 Capacity | | 919,261 |
| TOTAL GRADE LEVELS K-12 | | | 2,394,253 | 15,438 |
| ALT LEARNING | Meadow Crest EEC | 1800 Index Ave. NE, Renton, 98056 | 68,752 | 464 |
| | HOME Program - Spring Glen | 2607 Jones Ave. S, Renton, 98055 | 7,005 | 84 |
| | Renton Academy - Spring Glen | 2607 Jones Ave. S, Renton, 98055 | 24,837 | 48 |
| | | Total Instructional Special Use | | 100,594 |
| Total Instructional Facilities | | | 2,494,847 | 16,034 |
| SUPPORT SERVICES | Facilities Operations Center | 7812 S 124th St., Seattle, 98178 | 21,894 | |
| | Kohlwes Educational Center | 300 SW 7th St., Renton, 98057 | 57,000 | |
| | Lindbergh Pool | 16740 - 128th Ave. SE, Renton, 98058 | 13,600 | |

| | | | |
|--|---------------------------------------|---------------------------------|------------------|
| | Nutrition Services / Warehouse | 409 S Tobin St., Renton 98057 | 27,466 |
| | Renton Memorial Stadium | 405 Logan Ave. N, Renton, 98057 | 37,213 |
| | Transportation Center | 420 Park Ave. N, Renton, 98057 | 20,243 |
| | Total Support Services | | 177,416 |
| | Total All Permanent Facilities | | 2,672,263 |

RELOCATABLE FACILITY CAPACITY BY SCHOOL*

ELEMENTARY SCHOOLS

| Location | Address | Building ID | Area (sq. ft.) | Capacity |
|----------------------------------|--|-----------------------------|----------------|----------|
| Bryn Mawr | 8212 S 118th St., Seattle, 98178 | 88, 89, 109 | 5,376 | 174 |
| Campbell Hill | 6418 S 124th St., Seattle, 98178 | 95, 96, 101, 102 | 7,168 | 232 |
| Cascade | 16022 - 116th Ave. SE, Renton, 98058 | 81, 97, 98 | 5,376 | 174 |
| Hazelwood | 7100 - 116th Ave. SE, Newcastle, 98056 | 110 | 1,792 | 58 |
| Honey Dew | 800 Union Ave. NE, Renton, 98059 | 69, 80, 90, 91 | 7,168 | 232 |
| Lakeridge | 7400 S 115th St., Seattle, 98178 | 73, 99, 100 | 5,376 | 174 |
| Maplewood Heights | 130 Jericho Ave., Renton, 98059 | 84, 103, 104, 105, 111, 112 | 10,752 | 348 |
| Sierra Heights | 2501 Union Ave. NE, Renton, 98058 | 74, 82, 106, 107 | 7,168 | 232 |
| Talbot Hill | 2300 Talbot Rd., Renton, 98055 | 62, 64, 70, 113, 114 | 6,272 | 203 |
| Tiffany Park | 1601 Lake Youngs Way, Renton, 98058 | 92, 108 | 3,584 | 116 |
| Elementary School Total Capacity | | | 60,032 | 1943 |

MIDDLE SCHOOLS

| Location | Address | Building ID | Area (sq. ft.) | Capacity |
|---------------------|-------------------------------------|------------------------|----------------|----------|
| Dimmitt | 12320 - 80th Ave. S, Seattle, 98178 | 65, 66, 79, 85, 86, 87 | 6,272 | 161 |
| McKnight | 2600 NE 12th St., Renton, 98056 | 53, 72, 77, 78 | 7,168 | 184 |
| Nelsen | 2304 Jones Ave. S, Renton, 98055 | 54, 55, 56, 57 | 7,168 | 184 |
| Middle School Total | | | 20,608 | 529 |

HIGH SCHOOLS

| Location | Address | Building ID | Area (sq. ft.) | Capacity |
|-------------------|--------------------------------------|----------------|----------------|----------|
| Lindbergh | 16426 - 128th Ave. SE, Renton, 98058 | 59, 60, 61, 83 | 4,480 | 105 |
| High School Total | | | 4,480 | 105 |

INSTRUCTIONAL SPECIAL USE

| Location | | Address | Building ID | Area (sq. ft.) | Capacity |
|----------------------------------|--|-------------------------------------|-------------|----------------|----------|
| Spring Glen | | 2607 Jones Ave. S, Renton, 98055 | 93, 94 | 3,584 | 92 |
| Special Education Total | | | | 3,584 | 92 |
| TOTAL ALL RELOCATABLE CLASSROOMS | | | | 88,704 | 2669 |

*Capacity based on Standard of Service and not actual use

UNDEVELOPED PROPERTY

Skyway Site S Langston Rd. & 76th Ave. S, Seattle 4.18 Acres

IV. ENROLLMENT PROJECTIONS

Projection Methodology:

Numerous methodologies are available for projecting long-term enrollments. The most common method is known as cohort survival which tracks groups of students through the system and adjusts the populations to account for the average year-to- year growth. For example, this year’s fourth grade is adjusted based on the average enrollment trend of the past in order to estimate next year’s fifth grade enrollment. This calculation method considers the past five years’ trends to determine the average adjustment factor for each grade, or cohort. The method works well for all grades except kindergarten, where there is no previous year data. For kindergarten, two methodologies are generally used: A linear extrapolation from the previous five years of kindergarten enrollment, assuming that there is a trend; or, alternatively, a comparison of the kindergarten enrollment to births from five years prior can be used to calculate a “birth-to-k” ratio. For example, kindergarten enrollment in 2019 is divided by the total births in King County in 2014 to produce a birth-to-k ratio. The average ratio for the last five years can then be applied to births in subsequent years to estimate kindergarten enrollment.

The cohort survival method has been used by OSPI to predict enrollments for all Districts in the state. In past years, OSPI has used a 6-year cohort average for grades 1-12 and a linear extrapolation method at kindergarten. In 2008, OSPI commissioned a study to evaluate the effectiveness of this method for predicting enrollment. The report recommended the use of the “birth-to-k” method for predicting kindergarten enrollment and the use of a housing adjustment factor for Districts that are likely to be impacted by large numbers of new housing developments.

The cohort survival method generally works well for Districts that have a consistent trend of gradual increases or declines in enrollment. It is less reliable in Districts where spikes in demographic trends (especially a marked increase or decrease in new housing) can lead to dramatic swings in enrollment from one year to the next. In addition, the use of the linear

extrapolation method at the kindergarten level can result in a distorted trend since it does not consider changes in birth rate trends. Combining cohort survival with other information about births, housing, regional population trends, and even trends in service area and private school enrollment can sometimes provide for a more accurate forecast. For this Plan, the average rollup at existing grades was combined with estimates of growth that might be expected from new housing, and assumptions about market share gains or losses that the district is likely to see at certain grade levels. Estimates of housing growth for this model were obtained from building permit information provided by the respective jurisdictions. However, there are many unknowns due to the overall market pause in real estate, rising gas prices, inflation, and some still consider the pandemic to be of concern. The districts response to this was to consider three projections: a low, medium, and high. Due to inflation and rising interest rates, real estate prices were leveling off, decreasing in some neighborhoods, but more recently housing prices have been increasing due to a lack of inventory. With families who purchased their homes during record low interest rates, many are opting to stay put rather than risk higher payments due to larger interest rates. Overall, this has caused a tightening of inventory and has been causing prices to increase and competitive offers over and above list rates. It is too soon to expand on the relative prices seen in Renton as compared to outlying and more expensive suburban areas. We could still experience a higher-than-expected growth rate, but do not expect that until a few years out. Because the District needs to be as prepared as possible for a higher growth rate, we are monitoring all three scenarios. There is more potential for growth in the K-5 and high school grade span in the outyears and some decline is anticipated in the 6-8 grade span.

Projections and Future Capacity:

Enrollment 2023 projections provided by Educational Data Solutions, LLC indicate continued decline in the elementary grade span over the next couple of years, with a minor *decrease* in middle school and high school enrollment at varied years, but overall, a relatively flat rate in the big picture. Using the high-level growth chart, overall enrollment in the out-years is projected to grow by about six hundred students spread over all three grades spans, but still does not project we are back to pre-pandemic enrollment levels until after October 2028. The district will continue to monitor development, move-in/move-outs, and trends within the four-county area to better predict enrollment more than two years out. For the 2024 CFP, the district opted to continue use of the 2023 projections provided by Educational Data Solutions, LLC due to the reported region flat growth that is continuing. An updated analysis will likely be used for the 2025 CFP.

As the District continues to move past the pandemic and related impacts, there is potential for development growth in the real estate market and potential for a resurgence of immigrant population. The local jurisdiction is still planning on over 5,000 new residential units in various areas over the next 2-10 years. Much of that development construction is nearing completion in the Sierra Heights Elementary school feeder area. It is the district's responsibility to monitor these projects, the timing and how the district will be able to respond with appropriate capacity to accommodate instructional delivery.

The number of new homes planned for future construction in the District continues to be higher than the number of permitted units that were built between 2017 and 2021. This may suggest that

enrollment losses could be lower in the near terms but could see net gains in the out-years due to growth from new housing. (see past and future housing development in the appendices)

Projections show a near term flat growth rate but do project an increase in middle school enrollment over the next six years of 381 students, when considering high growth projections. There are currently no plans to increase middle school capacity, as even with a slight growth, enrollment would still not be back to pre-pandemic levels. Using the same high projection at the high school level, projected enrollment over the next six years will add an additional 290 students. If these projections hold in the near term, this growth could coincide with district plans to replace Renton High School. As part of the voter approved November 2022 bond, funds are provided for both land acquisition and construction of a new Renton High School. The District is currently in the process of acquiring 43 parcels north of the existing Renton High School and is in early planning and design. Groundbreaking is estimated to be in spring of 2027 for a planned opening in fall of 2029. Renton High School enrollment has held steady between 1000 and 1200 students over the past six years and current enrollment exceeds pre-pandemic enrollment by 35 students. With a planned opening in fall of 2029, current elementary grade span students will be entering high school, with larger current enrollment numbers in the 4th and 5th grade, consistent with pre-pandemic enrollment levels. The new Renton High School is designing for an increase in capacity to accommodate enrollment growth, which will allow for 1800 students.

PROJECTED ENROLLMENT GROWTH

| | ACTUAL OCT. 2022/2023 HEADCOUNT | ACTUAL OCT. 2023/24 HEADCOUNT | OCT. 2029/30 PROJECTED HEADCOUNT (high) | ACTUAL CHANGE 2022/23 - 2023/24 | ACTUAL CHANGE (%) 2022/23 - 2023/24 | PROJECTED CHANGE 2023 - 2029 | PERCENTAGE CHANGE 2023 - 2029 |
|--------------|---------------------------------|-------------------------------|---|---------------------------------|-------------------------------------|------------------------------|-------------------------------|
| ELEMENTARY | 6,657 | 6,550 | 7,225 | (107.00) | (1.61%) | 675 | 10.31% |
| MIDDLE | 3,208 | 3,094 | 3,475 | (114.00) | (3.55%) | 381 | 12.31% |
| HIGH | 4,337 | 4,304 | 4,594 | (33) | (0.76%) | 290 | 6.74% |
| other/alt | 181 | 177 | 194 | 8 | - | 16 | - |
| TOTAL | 14,383 | 14,125 | 15,294 | (258.00) | (1.81%) | 1169.00 | 8.28% |

V. ENROLLMENT DRIVEN FACILITY NEEDS

With the opening of the new Sartori Elementary School in August 2018, the 2017 elementary deficit capacity of 1,244 was dramatically reduced by nearly 40% to 755. With the passage of the 2019 Bond Measure, approved by the voters in November 2019, the District opened its sixteenth elementary school, located in the Hazen High School service area, where the district has experienced the most recent growth in the past decade plus. Hilltop Heritage Elementary School opened for the 2023/2024 school year. Opening this new school did help to balance out enrollment vs. capacity this past school year and provided an overall increase in capacity for the

elementary grade span. Projections used for the 2023 CFP showed growth in this grade span by over 400 students in the out years. Because the district opted to use last year's set of low, medium, and high projects, the district is still preparing for this projection in the out years and will take a closer look in the 2025 CFP. At the middle school level, decreased enrollment combined with lower projections show that the district will continue to have a small surplus in the next year. We will continue to monitor, but there are currently no enrollment or growth driven capital facilities projects in the planning stages for middle schools. However, there is discussion for future bond planning, the need to replace both Nelson Middle School and Dimmitt Middle School. Those projects would be reviewed in future bond planning discussions and enrollment growth and projections would be considered at that time.

As previously mentioned, the 2022 voter-approved bond allows the district to acquire property and plan for the replacement of Renton High School. This will be both an opportunity to add program capacity to address anticipated and projected growth in the out years, but to also ensure program equity across the high school grade space. The district desires to ensure educational space and opportunity is provided and comparable to what is offered at both Hazen and Lindbergh High Schools.

In addition to any discussion around projected permanent facility deficits at the elementary and high school levels, it should be noted that the District is also reaching its maximum limit in providing portable classrooms at its existing sites due to current land use and building code requirements. Although not included in the calculation of potential Impact Fees, the implementation of new relocatable classrooms and/or the relocation of existing ones, remains a viable method of addressing both growth and the shifting of student population, for the short term. Similarly, science classroom additions proposed for Lindbergh High School, as well as other potential high school renovations, additions, or relocations responding to enrollment growth and/or changes in capacity methodology, are not included in the calculation of these fees. Those current projects are more related to program needs and existing enrollment. We have not considered these projects to be added capacity at the high school grade span.

The next table compares the current permanent capacity of Renton School District facilities to current and projected enrollment for the next six years. As noted earlier, the district may take a closer look at overall permanent capacity compared to practical or program capacity in future CFPs, if enrollment begins to recover in a more rapid fashion.

| SURPLUS / DEFICIT CAPACITY PROJECTIONS ¹ 2024/25 - 2029/30 | | | | | | | | |
|---|------------------------------|--------|-------|-------|-------|-------|-------|-------|
| | | *23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 |
| ELEM. K-5 | **PERMANENT CAPACITY | 7,545 | 7,545 | 7,545 | 7,545 | 7,545 | 7,545 | 7,545 |
| | STUDENT ENROLLMENT | 6,550 | 6,488 | 6,636 | 6,697 | 7,040 | 7,142 | 7,225 |
| | SURPLUS / (DEFICIT CAPACITY) | 995 | 1,057 | 909 | 848 | 505 | 403 | 320 |
| MIDDLE 6-8 | **PERMANENT CAPACITY | 3,435 | 3,435 | 3,435 | 3,435 | 3,435 | 3,435 | 3,435 |
| | STUDENT ENROLLMENT | 3,094 | 3,138 | 3,276 | 3,285 | 3,417 | 3,407 | 3,475 |
| | SURPLUS / (DEFICIT CAPACITY) | 341 | 297 | 159 | 150 | 18 | 28 | (40) |
| HIGH 9-12 | **PERMANENT CAPACITY | 4,458 | 4,458 | 4,458 | 4,458 | 4,458 | 4,458 | 4,669 |
| | STUDENT ENROLLMENT | 4,304 | 4,381 | 4,386 | 4,266 | 4,482 | 4,537 | 4,594 |
| | SURPLUS / (DEFICIT CAPACITY) | 154 | 77 | 72 | 192 | (24) | (79) | 75 |

1. Does not include relocatable facilities (portables)
 *current enrollment
LOW range projection - 24/25
MEDIUM range projection - 25/26 & 26/27
HIGH range projection - 27/28 and beyond
 **permanent capacity will be EVALUATED to program capacity in CFP 2025 or later

Capital Construction Plan:

For the last six-year period, the district’s highest priorities have been to address existing and projected facility capacity deficits, aging infrastructure at secondary schools, and responding to/planning for both growth and program related added capacity. These projects funded by the 2019 bond and impact fees, are projects responding to growth. This has included:

- Completion of Hilltop Heritage Elementary school - most of the growth has occurred and relief is needed at some schools in the Hazen High School service area – in the elementary grade-span.
- High school additions and/or renovations to create additional science classroom/laboratory space to address changes in State graduation requirements.
- Planning for replacement of Renton High School, Dimmitt Middle School and/or Nelson Middle School – all aging facilities and potentially impacted by growth.
- Acquisition of land for future development
- Addition and or relocation of relocatable classrooms (interim classroom space known as portables)

During the next six years, the district’s voter approved bond on the Nov. 8, 2022, election ballot will allow the district to stay on track to make major renovations, replacements, and upgrades to keep our schools in top operating condition, while protecting taxpayer investments in our buildings and helping maintain high property values. Currently, these may not be growth generated project, but are evaluated every year. These include:

Safety & Security

- Interior door hardware/lock updates
 - New key system
 - Main entry video intercoms
 - Entryway improvements to provide front door line-of-sight for office staff.
-
- Update seismic and structural systems in older buildings (retrofitting and modification of existing structures to make them more resistant to seismic activity, ground motion, or soil failure)
 - Improvements and equipment replacement of school Heating, Ventilation, and Air Conditioning (HVAC) systems
 - Upgrades to electrical, plumbing, and mechanical systems
 - Upgrades to boilers and domestic hot water heaters
-
- Provide for up to forty acres for a Renton High School replacement.
-
- Build a new high school facility for the Renton High School service area, providing a modern learning environment and equitable athletic opportunities for all students.

The District's intent in structuring its capital improvement program is to maintain a constant level of construction throughout the program period to optimize the utilization of its management capabilities. The District utilizes a combination of in-house project management (Capital Projects Office) and outside management consultants to accomplish this.

VI. SIX-YEAR FINANCE PLAN

Finance Plan:

The primary funding sources for all capital construction projects scheduled over the next six years include 2022 Bond funds, remaining funds from the 2022 capital levy; and school impact fees currently collected by King County and the cities of Bellevue, Newcastle, and Renton throughout 2024, as growth projects that addressed past capacity deficits are completed. Growth driven projects funded by past collected impact fees and 2019 bond funds are nearing completion. The majority of those recent bond funds will be directed towards land acquisition and the replacement of Renton High School, as previously described.

While there could be placement of temporary facilities or portables due to growth over the next six years at various locations, depending upon enrollment growth - the district will evaluate if the replacement of the high school will need to increase capacity due to growth. Construction of this school will not begin for 2-3 years, due to the need for land acquisition. If enrollment and projections show additional capacity is needed to accommodate growth, we will evaluate the collection of impact fees at that time.

Enrollment driven projects represent only a portion of the district’s total capital improvement plan. Estimated expenditures for enrollment driven projects over the duration of this six-year plan are indicated below.

SIX-YEAR FINANCE PLAN - GROWTH DRIVEN PROJECTS

| Project | Estimated Expenditures ¹ (\$1,000,000's) | | | | | | | Funding (\$1,000,000's) | | |
|--------------------|---|-----------|----------|----------|-----------|----------|---------|-------------------------|----------------------|------------------------|
| | *2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | Total | Secured ² | Unsecured ³ |
| New Elem. School | 60 | 6 | 2 | | | | | 68 | 60 | 8 |
| Science Classrooms | 15 | 5 | 5 | | | | | 25 | 25 | |
| Land Acquisition | 2 | 6 | | | | | | 8 | 7 | 1 |
| portables | 1 | 1 | 1 | | 10 | | | | 10 | 3 |
| Total | 78 | 18 | 1 | 0 | 10 | 0 | | 101 | 102 | 12 |

1. Estimated expenditures based on total project cost, including hard and soft costs.
2. Secured funding includes 2019 bond monies, and previously collected school impact fees.
3. Unsecured funds include future school impact fees and potential bond initiatives.

*2022-23 and prior

II. IMPACT FEES

Impact Fees:

Impact fees were calculated in conformance with King County Council Ordinance 11621, resulting in a decrease in impact fees for single-family of \$1158.00 per unit – now set at \$1003.00, and a decrease in impact fees for multi-family of \$989.00 per unit – now set at \$3268.00 Student generation factors used last year are also being used this year. Calculations in 2022 included increased construction costs, and while costs have continued to increase, the district did not add additional construction costs into the calculation for 2023 impact fees or for 2024 calculations. Future CFP’s will review enrollment, projections, and projected growth to determine if any growth-related projects are needed to address potential capacity deficits moving forward in any of the grade spans.

The GMA empowers jurisdictions to assess and collect impact fees as a means of supplementing the funding of additional public facilities necessitated by enrollment growth from new development. In the case of public schools, impact fees are assessed only on residential new development. To determine an equitable school impact fee throughout unincorporated King

County, King County Code 21A was adopted, establishing an impact fee formula that has in turn been adopted by the cities of Bellevue, Newcastle, and Renton, in their respective enabling ordinances. The formula requires that school districts establish “Student Generation Factors” that estimate the number of students generated by each new single or multi-family residential unit constructed and establish district-specific construction costs that are unique to that district. Refer to appendices for substantiating documentation on Student Generation Factors.

Other factors influencing impact fees include:

Site Acquisition Costs - the estimated cost per acre to purchase property.

Building Acquisition Cost - the estimated cost to construct facilities unique to the district.

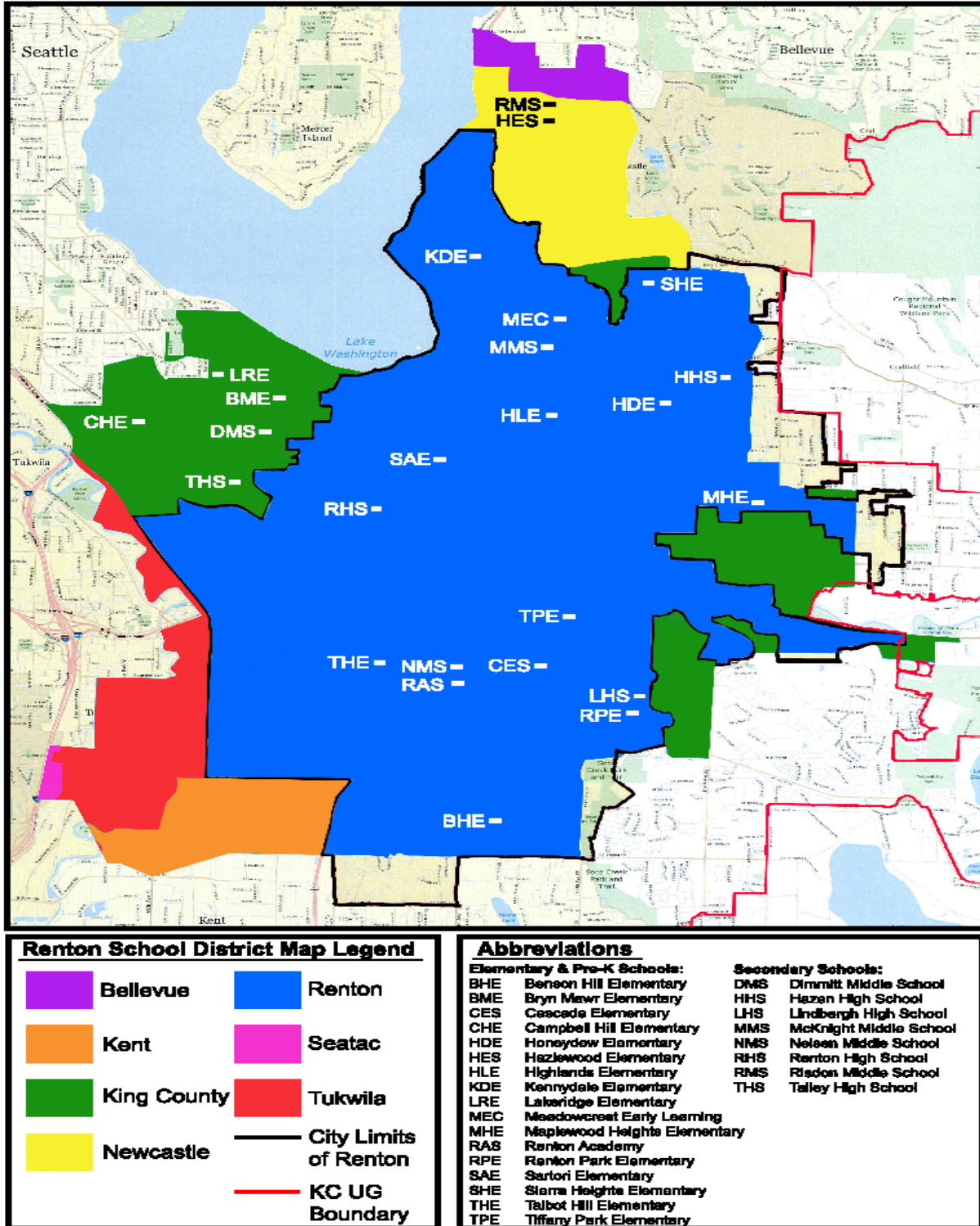
Temporary Facility Cost - the estimated cost per classroom to purchase and install a relocatable classroom, including site work and utilities.

State Funding Assistance Credit - the amount of funding provided by the State, subject to District eligibility, based on a construction cost allocation and funding assistance percentage established by the State.

Tax Credit – Driven by assessed property values, taxation rate, and Bond interest rates

| IMPACT FEES | effective January 2024 | effective January 2025 | CHANGE |
|--------------------|------------------------------|------------------------------|-----------|
| SINGLE-FAMILY | \$2,161 | \$1,003 | (\$1,158) |
| MULTI-FAMILY | \$4,257 | \$3,268 | (\$989) |

II. APPENDICES



RSD BOUNDARY MAP - MUNICIPALITY OVERLAY

ELEMENTARY SCHOOL CAPACITY

FACTORS: Student/Teacher Ratios:
 Grades K - 1 20:1
 Grade 2 22:1
 Grade 3 24:1
 Grades 4 - 5 29:1
 Scheduling Efficiency 1.00
 Program Efficiency 1.00

| SCHOOL | PERMANENT TEACHING STATIONS | | | | | | | | RELOCATABLE CLASSROOMS | | | | | | | | TOTAL CAP |
|------------------|-----------------------------|------------|-----------|-----------|-----------|-----------|------------|--------------|------------------------|----------|----------|-----------|-----------|----------|-----------|--------------|--------------|
| | TOTAL | K-1 | 2 | 3 | 4-5 | SPED | OTHER | CAP | TOTAL | K-1 | 2 | 3 | 4-5 | SPED | OTHER | CAP | |
| BENSON HILL | 32 | 8 | 3 | 3 | 6 | 4 | 8 | 520 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 520 |
| BRYN MAWR | 25 | 7 | 3 | 5 | 0 | 1 | 9 | 338 | 6 | 0 | 0 | 0 | 5 | 0 | 1 | 145 | 483 |
| CAMPBELL HILL | 25 | 6 | 2 | 6 | 0 | 2 | 9 | 332 | 8 | 0 | 0 | 3 | 5 | 0 | 0 | 217 | 549 |
| CASCADE | 31 | 7 | 4 | 0 | 7 | 3 | 10 | 467 | 6 | 0 | 0 | 4 | 0 | 0 | 2 | 96 | 563 |
| HAZELWOOD | 32 | 9 | 4 | 4 | 7 | 2 | 6 | 591 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 591 |
| HIGHLANDS | 32 | 8 | 4 | 3 | 7 | 2 | 8 | 547 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 547 |
| HONEY DEW | 22 | 7 | 4 | 4 | 0 | 1 | 6 | 336 | 8 | 0 | 0 | 0 | 6 | 0 | 2 | 174 | 510 |
| KENNYDALE | 33 | 9 | 3 | 5 | 8 | 2 | 6 | 622 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 622 |
| LAKERIDGE | 26 | 6 | 3 | 3 | 4 | 2 | 8 | 398 | 6 | 0 | 0 | 0 | 1 | 0 | 5 | 29 | 427 |
| MAPLEWOOD HGTS. | 26 | 11 | 5 | 2 | 0 | 2 | 6 | 402 | 12 | 0 | 0 | 3 | 9 | 0 | 0 | 333 | 735 |
| RENTON PARK | 32 | 7 | 3 | 3 | 6 | 2 | 11 | 476 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 476 |
| SARTORI | 32 | 8 | 4 | 4 | 6 | 3 | 7 | 554 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 554 |
| SIERRA HGTS. | 29 | 8 | 4 | 3 | 4 | 3 | 7 | 472 | 8 | 0 | 0 | 1 | 3 | 0 | 4 | 111 | 583 |
| TALBOT HILL | 26 | 8 | 3 | 2 | 6 | 1 | 6 | 460 | 5 | 0 | 0 | 2 | 0 | 1 | 2 | 60 | 520 |
| TIFFANY PARK | 27 | 8 | 3 | 3 | 2 | 2 | 9 | 380 | 4 | 0 | 0 | 0 | 3 | 0 | 1 | 87 | 467 |
| HILLTOP HERITAGE | 32 | 6 | 4 | 4 | 6 | 4 | 8 | 650 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 650 |
| TOTAL | 430 | 115 | 52 | 50 | 69 | 36 | 124 | 7,545 | 65 | 0 | 0 | 13 | 32 | 1 | 19 | 1,252 | 8,797 |

TABLE 11

| LINDBERGH SERVICE AREA | PERMANENT TEACHING STATIONS | | | | | | | | RELOCATABLE CLASSROOMS | | | | | | | | TOTAL CAP |
|------------------------|-----------------------------|-----------|-----------|----------|-----------|-----------|-----------|--------------|------------------------|----------|----------|----------|----------|----------|----------|------------|--------------|
| | TOTAL | K-1 | 2 | 3 | 4-5 | SPED | OTHER | CAP | TOTAL | K-1 | 2 | 3 | 4-5 | SPED | OTHER | CAP | |
| BENSON HILL | 32 | 8 | 3 | 3 | 6 | 4 | 8 | 520 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 520 |
| CASCADE | 31 | 7 | 4 | 0 | 7 | 3 | 10 | 467 | 6 | 0 | 0 | 4 | 0 | 0 | 2 | 96 | 563 |
| RENTON PARK | 32 | 7 | 3 | 3 | 6 | 2 | 11 | 476 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 476 |
| TIFFANY PARK | 27 | 8 | 3 | 3 | 2 | 2 | 9 | 380 | 4 | 0 | 0 | 0 | 3 | 0 | 1 | 87 | 467 |
| TOTAL | 122 | 30 | 13 | 9 | 21 | 11 | 38 | 1,843 | 10 | 0 | 0 | 4 | 3 | 0 | 3 | 183 | 2,026 |

| HAZEN SERVICE AREA | PERMANENT TEACHING STATIONS | | | | | | | | RELOCATABLE CLASSROOMS | | | | | | | | TOTAL CAP |
|--------------------|-----------------------------|-----------|-----------|-----------|-----------|----------|-----------|--------------|------------------------|----------|----------|----------|-----------|----------|----------|------------|--------------|
| | TOTAL | K-1 | 2 | 3 | 4-5 | SPED | OTHER | CAP | TOTAL | K-1 | 2 | 3 | 4-5 | SPED | OTHER | CAP | |
| HAZELWOOD | 32 | 9 | 4 | 4 | 7 | 2 | 6 | 591 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 591 |
| HONEY DEW | 22 | 7 | 4 | 4 | 0 | 1 | 6 | 336 | 8 | 0 | 0 | 0 | 6 | 0 | 2 | 174 | 510 |
| KENNYDALE | 33 | 9 | 3 | 5 | 8 | 2 | 6 | 622 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 622 |
| MAPLEWOOD HGTS. | 26 | 11 | 5 | 2 | 0 | 2 | 6 | 402 | 12 | 0 | 0 | 3 | 9 | 0 | 0 | 333 | 735 |
| SIERRA HGTS. | 29 | 8 | 4 | 3 | 4 | 3 | 7 | 472 | 8 | 0 | 0 | 1 | 3 | 0 | 4 | 111 | 583 |
| TOTAL | 110 | 27 | 16 | 14 | 12 | 8 | 25 | 1,832 | 28 | 0 | 0 | 4 | 18 | 0 | 6 | 618 | 2,450 |

| RENTON HIGH SERVICE AREA | PERMANENT TEACHING STATIONS | | | | | | | | RELOCATABLE CLASSROOMS | | | | | | | | TOTAL CAP |
|--------------------------|-----------------------------|-----------|-----------|-----------|-----------|----------|-----------|--------------|------------------------|----------|----------|----------|----------|----------|----------|------------|--------------|
| | TOTAL | K-1 | 2 | 3 | 4-5 | SPED | OTHER | CAP | TOTAL | K-1 | 2 | 3 | 4-5 | SPED | OTHER | CAP | |
| BRYN MAWR | 25 | 7 | 3 | 5 | 0 | 1 | 9 | 338 | 6 | 0 | 0 | 0 | 5 | 0 | 1 | 145 | 483 |
| CAMPBELL HILL | 25 | 6 | 2 | 6 | 0 | 2 | 9 | 332 | 8 | 0 | 0 | 3 | 5 | 0 | 0 | 217 | 549 |
| HIGHLANDS | 32 | 8 | 4 | 3 | 7 | 2 | 8 | 547 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 547 |
| LAKERIDGE | 26 | 6 | 3 | 3 | 4 | 2 | 8 | 398 | 6 | 0 | 0 | 0 | 1 | 0 | 5 | 29 | 427 |
| TALBOT HILL | 26 | 8 | 3 | 2 | 6 | 1 | 6 | 460 | 5 | 0 | 0 | 2 | 0 | 1 | 2 | 60 | 520 |
| TOTAL | 109 | 28 | 12 | 14 | 17 | 7 | 31 | 1,737 | 19 | 0 | 0 | 5 | 6 | 1 | 7 | 306 | 2,043 |

MIDDLE SCHOOL CAPACITY

FACTORS: Student/Teacher Ratios:

| | |
|-----------------------|------|
| Core Classes | 29:1 |
| PE | 35:1 |
| Band /Orchestra | 40:1 |
| Choir | 50:1 |
| SPED | 12:1 |
| Other | 31:1 |
| Scheduling Efficiency | 0.83 |
| Program Efficiency | 0.95 |

| SCHOOL | PERMANENT TEACHING STATIONS | | | | | | | | | RELOCATABLES | | | | | TOTAL CAP |
|--------------|-----------------------------|-----------|-----------|----------|----------|-----------|-----------|-----------|--------------|--------------|-----------|----------|----------|------------|--------------|
| | TOTAL | CORE | PE | BAND | CHOIR | SPED | OTHER | SUPP | CAP | TOTAL | CORE | SPED | SUPP | CAP | |
| DIMMIT | 41 | 21 | 3 | 1 | 1 | 4 | 5 | 6 | 794 | 4 | 4 | 0 | 0 | 91 | 885 |
| McKNIGHT | 41 | 25 | 3 | 1 | 1 | 4 | 5 | 2 | 847 | 8 | 8 | 0 | 0 | 183 | 1,030 |
| NELSEN | 52 | 22 | 3 | 1 | 1 | 2 | 9 | 14 | 896 | 8 | 8 | 0 | 0 | 183 | 1,079 |
| RISDON | 47 | 24 | 3 | 2 | 1 | 7 | 4 | 6 | 898 | 0 | 0 | 0 | 0 | 0 | 898 |
| TOTAL | 181 | 92 | 12 | 5 | 4 | 17 | 23 | 28 | 3,435 | 20 | 20 | 0 | 0 | 457 | 3,892 |

TABLE 12A

HIGH SCHOOL CAPACITY

FACTORS: Student/Teacher Ratios:

| | | |
|-----------------------|------|-----------------|
| Core Classes | 29:1 | (24:1 @ Talley) |
| PE | 40:1 | |
| Band /Orchestra | 40:1 | |
| Choir | 50:1 | |
| SPED | 12:1 | |
| Other | 31:1 | (24:1 @ Talley) |
| Scheduling Efficiency | 0.80 | |
| Program Efficiency | 0.90 | |

| SCHOOL | PERMANENT TEACHING STATIONS | | | | | | | | | RELOCATABLES | | | | | TOTAL CAP |
|--------------|-----------------------------|------------|-----------|----------|----------|-----------|-----------|-----------|--------------|--------------|----------|----------|----------|-----------|--------------|
| | TOTAL | CORE | PE | BAND | CHOIR | SPED | OTHER | SUPP | CAP | TOTAL | CORE | SPED | SUPP | CAP | |
| HAZEN | 78 | 44 | 3 | 2 | 1 | 7 | 18 | 3 | 1,462 | 0 | 0 | 0 | 0 | 0 | 1,462 |
| LINDBERGH | 55 | 32 | 3 | 1 | 1 | 6 | 11 | 1 | 1,211 | 5 | 4 | 1 | 0 | 92 | 1,303 |
| RENTON | 68 | 34 | 3 | 1 | 1 | 7 | 16 | 6 | 1,389 | 0 | 0 | 0 | 0 | 0 | 1,389 |
| TALLEY | 24 | 13 | 1 | 0 | 0 | 1 | 6 | 3 | 397 | 0 | 0 | 0 | 0 | 0 | 397 |
| TOTAL | 225 | 123 | 10 | 4 | 3 | 21 | 51 | 13 | 4,458 | 5 | 4 | 1 | 0 | 92 | 4,550 |

STUDENT GENERATION RATES (SGR)

The formula for determining school impact fees, as established by King County Council Ordinance 11621, requires that school districts provide “student factors based on district records of average actual student generation rates for new developments constructed over a period of not more than five years prior to the date of the fee calculation.” The Ordinance also provides that, in the event this information is not available in the District, “data from adjacent districts, districts with similar demographics, or county-wide averages must be used.” In years past, the district used average SGR’S from nearby districts. Starting with the 2021 CFP, the district began using its own SGR derived from residential projects with the district. The district used those SGR’s again for the 2022 CFP - due to paused construction and covid impacts on enrollment. Student generation rates were updated in 2023 and are also being used for 2024 calculations. There was not a significant difference in student generation rates from 2021 generated rates. The multi-family rate is higher at 28 per one hundred vs. 24 per one hundred. This slightly higher rate is likely due to presence of more low-income units and units with multiple bedrooms.

STUDENT GENERATION RATES

| | Elementary (K-5) | Middle School (6-8) | High School (9-12) | Total |
|---------------|---------------------|------------------------|-----------------------|-------|
| SINGLE-FAMILY | 0.146 | 0.046 | 0.089 | 0.281 |
| MULTI-FAMILY | 0.146 | 0.065 | 0.069 | 0.280 |

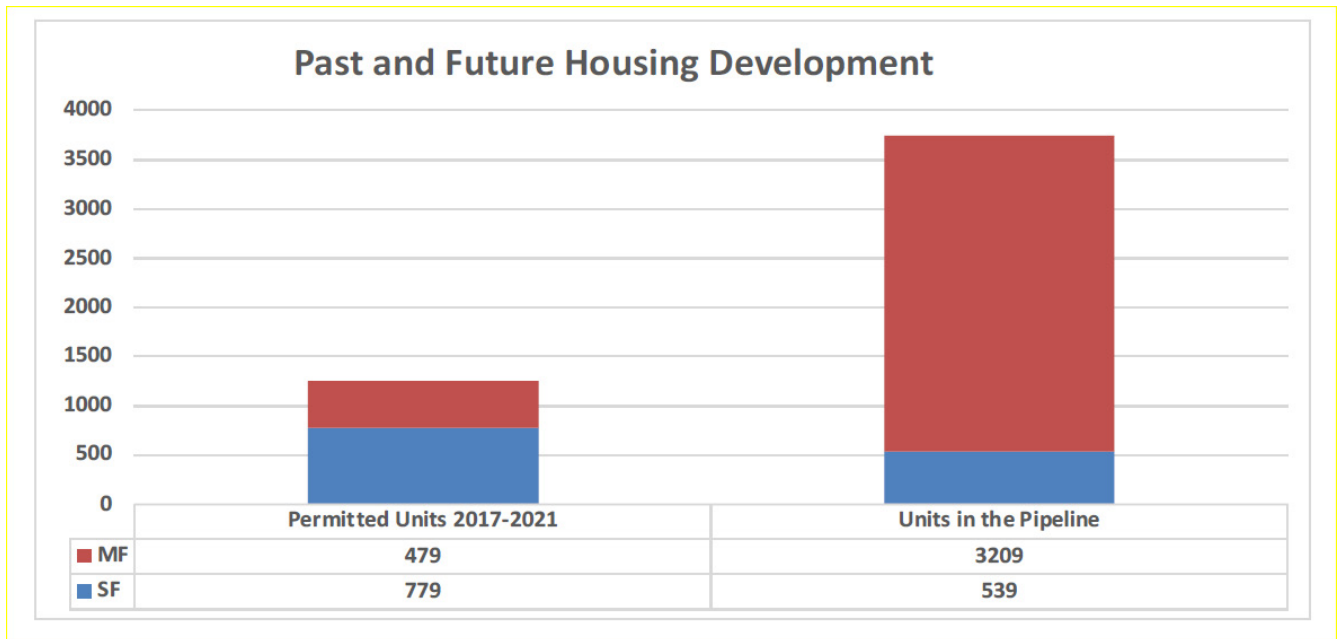
| Renton School District | | | | | | | | | |
|--|----------|------------|------------|-----------|----------|----------|------------|-----------|--------------|
| Apartment/Duplex Bedroom Counts and SGR Breakout | | | | | | | | | |
| Permit Years 2017-2021 | | | | | | | | | |
| 4/27/23 | | | | | | | | | |
| Project Name | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed | Units | Students | SGR |
| Avaya Ridge Apartments | 0 | 28 | 29 | 17 | 0 | 0 | 74 | 24 | 0.324 |
| Highland Oasis Duplexes (2) | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | 0.000 |
| JDL Properties Duplex (1) | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 0.000 |
| June Leonard Place Apartments* | 0 | 23 | 20 | 5 | 0 | 0 | 48 | 13 | 0.271 |
| Second & Main Apartments | 0 | 50 | 36 | 15 | 0 | 0 | 101 | 11 | 0.109 |
| Sunset Court Apartments* | 0 | 9 | 23 | 18 | 0 | 0 | 50 | 43 | 0.860 |
| Sunset Oaks Apartments* | 5 | 43 | 12 | 0 | 0 | 0 | 60 | 7 | 0.117 |
| Apartment & Duplex Totals→ | 5 | 153 | 120 | 61 | 0 | 0 | 339 | 98 | 0.289 |

The student generation rate varies among apartment developments, based on whether the units are for low-income residents and based on the number of bedrooms in each unit. These differences can help the district when planning for future growth from housing.

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| Student Generation Rates by Grade Level and Housing Type | | | | | |
|--|--|-----------------|-------------|--------------------|--------------|
| Permit Type | Permit Subtype | Number of Units | Grade Level | Students Generated | SGR |
| MFR Subtype | Apartment & Duplex ¹ | 339 | K-5 | 45 | 0.133 |
| | | | 6-8 | 25 | 0.074 |
| | | | 9-12 | 28 | 0.083 |
| | APT & DPLX Student Subtotal → | | | 98 | 0.289 |
| | Townhouse | 140 | K-5 | 25 | 0.179 |
| | | | 6-8 | 6 | 0.043 |
| 9-12 | | | 5 | 0.036 | |
| TWN Student Subtotal → | | | 36 | 0.257 | |
| MFR Total | New MFR | 479 | K-5 | 70 | 0.146 |
| | | | 6-8 | 31 | 0.065 |
| | | | 9-12 | 33 | 0.069 |
| ALL MFR Student Subtotal → | | | 134 | 0.280 | |
| SFR | New SFR | 779 | K-5 | 114 | 0.146 |
| | | | 6-8 | 36 | 0.046 |
| | | | 9-12 | 69 | 0.089 |
| | SFR Student Subtotal → | | | 219 | 0.281 |
| SFR Totals → | | | 219 | 0.281 | |



Prepared by: T.Brewer-Rogstad

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Renton Enrollment History

| Births | <u>2006</u> | <u>2007</u> | <u>2008</u> | <u>2009</u> | <u>2010</u> | <u>2011</u> | <u>2012</u> | <u>2013</u> | <u>2014</u> | <u>2015</u> | <u>2016</u> | <u>2017</u> |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| King County | 24,244 | 24,899 | 25,190 | 25,057 | 24,514 | 24,630 | 25,032 | 24,910 | 25,343 | 25,487 | 26,011 | 25,273 |
| K Enroll as % | 5.29% | 5.09% | 5.23% | 5.32% | 5.14% | 5.27% | 5.01% | 5.11% | 4.98% | 4.30% | 4.29% | 4.34% |
| | <u>Oct11</u> | <u>Oct12</u> | <u>Oct13</u> | <u>Oct14</u> | <u>Oct15</u> | <u>Oct16</u> | <u>Oct17</u> | <u>Oct18</u> | <u>Oct19</u> | <u>Oct20</u> | <u>Oct21</u> | <u>Oct22</u> |
| K | 1,283 | 1,267 | 1,317 | 1,333 | 1,261 | 1,297 | 1,255 | 1,274 | 1,263 | 1,095 | 1,117 | 1,097 |
| 1 | 1,193 | 1,284 | 1,310 | 1,345 | 1,396 | 1,271 | 1,300 | 1,271 | 1,248 | 1,214 | 1,100 | 1,124 |
| 2 | 1,184 | 1,220 | 1,234 | 1,327 | 1,355 | 1,368 | 1,259 | 1,265 | 1,207 | 1,215 | 1,182 | 1,098 |
| 3 | 1,130 | 1,131 | 1,199 | 1,253 | 1,296 | 1,314 | 1,350 | 1,285 | 1,225 | 1,142 | 1,177 | 1,163 |
| 4 | 1,109 | 1,098 | 1,120 | 1,178 | 1,244 | 1,252 | 1,306 | 1,330 | 1,256 | 1,186 | 1,106 | 1,160 |
| 5 | 1,156 | 1,096 | 1,113 | 1,108 | 1,170 | 1,206 | 1,247 | 1,314 | 1,286 | 1,205 | 1,138 | 1,090 |
| 6 | 1,062 | 1,126 | 1,059 | 1,081 | 1,092 | 1,136 | 1,148 | 1,199 | 1,246 | 1,234 | 1,137 | 1,052 |
| 7 | 1,118 | 1,087 | 1,114 | 1,062 | 1,087 | 1,080 | 1,144 | 1,144 | 1,175 | 1,251 | 1,156 | 1,118 |
| 8 | 1,024 | 1,105 | 1,082 | 1,118 | 1,054 | 1,057 | 1,121 | 1,108 | 1,125 | 1,163 | 1,219 | 1,131 |
| 9 | 1,255 | 1,148 | 1,130 | 1,124 | 1,131 | 1,057 | 1,104 | 1,107 | 1,118 | 1,123 | 1,151 | 1,199 |
| 10 | 1,083 | 1,144 | 1,075 | 1,134 | 1,119 | 1,158 | 1,081 | 1,106 | 1,133 | 1,110 | 1,130 | 1,164 |
| 11 | 987 | 960 | 1,029 | 978 | 1,015 | 1,065 | 1,022 | 1,107 | 960 | 992 | 984 | 1,017 |
| 12 | <u>843</u> | <u>898</u> | <u>1,049</u> | <u>1,046</u> | <u>1,038</u> | <u>1,045</u> | <u>1,116</u> | <u>1,034</u> | <u>931</u> | <u>981</u> | <u>998</u> | <u>968</u> |
| Total | 14,427 | 14,564 | 14,831 | 15,087 | 15,258 | 15,306 | 15,453 | 15,544 | 15,173 | 14,911 | 14,595 | 14,381 |
| Change | 194 | 137 | 267 | 256 | 171 | 48 | 147 | 91 | -371 | -262 | -316 | -214 |
| % Change | 1.4% | 0.9% | 1.8% | 1.7% | 1.1% | 0.3% | 1.0% | 0.6% | -2.4% | -1.7% | -2.1% | -1.5% |
| K-5 | 7,055 | 7,096 | 7,293 | 7,544 | 7,722 | 7,708 | 7,717 | 7,739 | 7,485 | 7,057 | 6,820 | 6,732 |
| 6-8 | 3,204 | 3,318 | 3,255 | 3,261 | 3,233 | 3,273 | 3,413 | 3,451 | 3,546 | 3,648 | 3,512 | 3,301 |
| 9-12 | 4,168 | 4,150 | 4,283 | 4,282 | 4,303 | 4,325 | 4,323 | 4,354 | 4,142 | 4,206 | 4,263 | 4,348 |

Low Range Projection

| | | <i>Projected Births</i> | | | | | | | | | |
|--------------|--|-------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | | <u>2018</u> | <u>2019</u> | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>2025</u> | <u>2026</u> | <u>2027</u> |
| | | 24,337 | 24,090 | 23,686 | 23,428 | 23,583 | 23,973 | 24,428 | 24,632 | 24,899 | 25,178 |
| | | 4.31% | 4.44% | 4.65% | 4.73% | 4.73% | 4.75% | 4.75% | 4.75% | 4.75% | 4.75% |
| | | <u>Oct23</u> | <u>Oct24</u> | <u>Oct25</u> | <u>Oct26</u> | <u>Oct27</u> | <u>Oct28</u> | <u>Oct29</u> | <u>Oct30</u> | <u>Oct31</u> | <u>Oct32</u> |
| K | | 1048 | 1068 | 1101 | 1108 | 1116 | 1139 | 1161 | 1171 | 1183 | 1197 |
| 1 | | 1094 | 1057 | 1077 | 1109 | 1117 | 1124 | 1146 | 1168 | 1177 | 1190 |
| 2 | | 1097 | 1080 | 1043 | 1063 | 1094 | 1102 | 1107 | 1128 | 1150 | 1159 |
| 3 | | 1078 | 1090 | 1072 | 1036 | 1056 | 1086 | 1091 | 1096 | 1118 | 1139 |
| 4 | | 1138 | 1067 | 1078 | 1061 | 1025 | 1044 | 1072 | 1077 | 1082 | 1103 |
| 5 | | 1136 | 1126 | 1057 | 1067 | 1050 | 1015 | 1031 | 1058 | 1064 | 1069 |
| 6 | | 1039 | 1093 | 1083 | 1018 | 1027 | 1011 | 977 | 993 | 1019 | 1024 |
| 7 | | 1026 | 1024 | 1077 | 1067 | 1003 | 1012 | 997 | 963 | 979 | 1004 |
| 8 | | 1100 | 1021 | 1019 | 1070 | 1061 | 998 | 1007 | 991 | 958 | 973 |
| 9 | | 1126 | 1104 | 1025 | 1023 | 1074 | 1064 | 1006 | 1015 | 999 | 965 |
| 10 | | 1193 | 1129 | 1106 | 1028 | 1026 | 1076 | 1056 | 998 | 1006 | 991 |
| 11 | | 1055 | 1089 | 1031 | 1011 | 940 | 938 | 987 | 968 | 914 | 922 |
| 12 | | <u>1014</u> | <u>1060</u> | <u>1094</u> | <u>1036</u> | <u>1016</u> | <u>945</u> | <u>946</u> | <u>995</u> | <u>976</u> | <u>922</u> |
| Total | | 14,144 | 14,007 | 13,863 | 13,698 | 13,605 | 13,556 | 13,583 | 13,621 | 13,625 | 13,660 |
| Change | | -237 | -137 | -144 | -165 | -93 | -49 | 27 | 38 | 4 | 34 |
| % Change | | -1.7% | -1.0% | -1.0% | -1.2% | -0.7% | -0.4% | 0.2% | 0.3% | 0.0% | 0.3% |
| K-5 | | 6,591 | 6,488 | 6,428 | 6,445 | 6,458 | 6,511 | 6,608 | 6,699 | 6,774 | 6,857 |
| 6-8 | | 3,165 | 3,138 | 3,179 | 3,155 | 3,091 | 3,022 | 2,981 | 2,948 | 2,956 | 3,002 |
| 9-12 | | 4,388 | 4,381 | 4,256 | 4,098 | 4,055 | 4,024 | 3,994 | 3,975 | 3,896 | 3,801 |

Medium Range Projection (Recommended at this time)

| | | <i>Projected Births</i> | | | | | | | | | |
|--------------|--|-------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | | <u>2018</u> | <u>2019</u> | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>2025</u> | <u>2026</u> | <u>2027</u> |
| | | 24,337 | 24,090 | 23,686 | 23,428 | 23,583 | 23,973 | 24,428 | 24,632 | 24,899 | 25,178 |
| | | 4.44% | 4.53% | 4.74% | 4.83% | 4.83% | 4.85% | 4.85% | 4.85% | 4.85% | 4.85% |
| | | <u>Oct23</u> | <u>Oct24</u> | <u>Oct25</u> | <u>Oct26</u> | <u>Oct27</u> | <u>Oct28</u> | <u>Oct29</u> | <u>Oct30</u> | <u>Oct31</u> | <u>Oct32</u> |
| K | | 1080 | 1090 | 1123 | 1131 | 1139 | 1163 | 1185 | 1194 | 1207 | 1221 |
| 1 | | 1105 | 1101 | 1110 | 1143 | 1151 | 1159 | 1181 | 1204 | 1214 | 1227 |
| 2 | | 1108 | 1102 | 1098 | 1107 | 1139 | 1147 | 1153 | 1175 | 1197 | 1207 |
| 3 | | 1089 | 1112 | 1105 | 1101 | 1110 | 1142 | 1148 | 1153 | 1175 | 1198 |
| 4 | | 1149 | 1089 | 1111 | 1104 | 1100 | 1109 | 1138 | 1144 | 1149 | 1172 |
| 5 | | 1147 | 1148 | 1089 | 1111 | 1104 | 1100 | 1107 | 1136 | 1141 | 1147 |
| 6 | | 1049 | 1115 | 1116 | 1060 | 1080 | 1074 | 1070 | 1077 | 1105 | 1110 |
| 7 | | 1036 | 1045 | 1110 | 1111 | 1055 | 1075 | 1069 | 1065 | 1072 | 1100 |
| 8 | | 1111 | 1042 | 1050 | 1114 | 1115 | 1060 | 1080 | 1074 | 1070 | 1076 |
| 9 | | 1138 | 1126 | 1056 | 1065 | 1129 | 1130 | 1079 | 1100 | 1093 | 1089 |
| 10 | | 1205 | 1152 | 1140 | 1070 | 1079 | 1143 | 1132 | 1081 | 1102 | 1095 |
| 11 | | 1065 | 1111 | 1063 | 1052 | 988 | 996 | 1058 | 1049 | 1001 | 1020 |
| 12 | | <u>1024</u> | <u>1081</u> | <u>1127</u> | <u>1079</u> | <u>1068</u> | <u>1004</u> | <u>1015</u> | <u>1078</u> | <u>1068</u> | <u>1020</u> |
| Total | | 14,308 | 14,313 | 14,298 | 14,248 | 14,259 | 14,304 | 14,416 | 14,529 | 14,595 | 14,682 |
| Change | | -73 | 5 | -15 | -51 | 11 | 45 | 112 | 113 | 66 | 87 |
| % Change | | -0.5% | 0.0% | -0.1% | -0.4% | 0.1% | 0.3% | 0.8% | 0.8% | 0.5% | 0.6% |
| K-5 | | 6,680 | 6,642 | 6,636 | 6,697 | 6,744 | 6,820 | 6,911 | 7,006 | 7,084 | 7,171 |
| 6-8 | | 3,197 | 3,202 | 3,276 | 3,285 | 3,251 | 3,210 | 3,220 | 3,216 | 3,246 | 3,286 |
| 9-12 | | 4,432 | 4,470 | 4,386 | 4,266 | 4,264 | 4,274 | 4,285 | 4,308 | 4,264 | 4,224 |

Prepared by: T.Brewer-Rogstad

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| High Range Projection | | | | | | | | | | |
|------------------------------|-------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | <i>Projected Births</i> | | | | | | | | | |
| | <u>2018</u> | <u>2019</u> | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>2025</u> | <u>2026</u> | <u>2027</u> |
| | 24,337 | 24,090 | 23,686 | 23,428 | 23,583 | 23,973 | 24,428 | 24,632 | 24,899 | 25,178 |
| | 4.57% | 4.62% | 4.84% | 4.92% | 4.92% | 4.95% | 4.95% | 4.95% | 4.95% | 4.95% |
| | <u>Oct23</u> | <u>Oct24</u> | <u>Oct25</u> | <u>Oct26</u> | <u>Oct27</u> | <u>Oct28</u> | <u>Oct29</u> | <u>Oct30</u> | <u>Oct31</u> | <u>Oct32</u> |
| K | 1113 | 1112 | 1146 | 1154 | 1161 | 1186 | 1208 | 1218 | 1232 | 1245 |
| 1 | 1116 | 1145 | 1144 | 1178 | 1186 | 1194 | 1217 | 1240 | 1250 | 1264 |
| 2 | 1120 | 1124 | 1153 | 1152 | 1185 | 1194 | 1199 | 1222 | 1246 | 1256 |
| 3 | 1100 | 1134 | 1139 | 1168 | 1167 | 1200 | 1206 | 1212 | 1235 | 1259 |
| 4 | 1161 | 1111 | 1144 | 1149 | 1179 | 1178 | 1208 | 1214 | 1220 | 1244 |
| 5 | 1159 | 1172 | 1122 | 1156 | 1161 | 1191 | 1187 | 1217 | 1223 | 1229 |
| 6 | 1060 | 1138 | 1150 | 1103 | 1135 | 1140 | 1170 | 1166 | 1196 | 1202 |
| 7 | 1047 | 1066 | 1143 | 1156 | 1109 | 1142 | 1147 | 1176 | 1172 | 1203 |
| 8 | 1122 | 1062 | 1082 | 1159 | 1172 | 1125 | 1158 | 1163 | 1194 | 1189 |
| 9 | 1149 | 1149 | 1088 | 1108 | 1187 | 1200 | 1157 | 1191 | 1196 | 1227 |
| 10 | 1217 | 1175 | 1175 | 1114 | 1134 | 1213 | 1214 | 1171 | 1205 | 1210 |
| 11 | 1076 | 1133 | 1095 | 1095 | 1039 | 1057 | 1135 | 1135 | 1095 | 1127 |
| 12 | <u>1035</u> | <u>1103</u> | <u>1161</u> | <u>1122</u> | <u>1123</u> | <u>1066</u> | <u>1088</u> | <u>1168</u> | <u>1169</u> | <u>1127</u> |
| Total | 14,473 | 14,623 | 14,742 | 14,814 | 14,938 | 15,086 | 15,294 | 15,494 | 15,632 | 15,781 |
| Change | 92 | 150 | 119 | 71 | 124 | 148 | 208 | 200 | 137 | 149 |
| % Change | 0.6% | 1.0% | 0.8% | 0.5% | 0.8% | 1.0% | 1.4% | 1.3% | 0.9% | 1.0% |
| K-5 | 6,768 | 6,797 | 6,848 | 6,957 | 7,040 | 7,142 | 7,225 | 7,324 | 7,406 | 7,497 |
| 6-8 | 3,229 | 3,266 | 3,375 | 3,418 | 3,417 | 3,407 | 3,475 | 3,505 | 3,562 | 3,593 |
| 9-12 | 4,476 | 4,560 | 4,519 | 4,439 | 4,482 | 4,537 | 4,594 | 4,665 | 4,664 | 4,690 |

SCHOOL IMPACT FEE CALCULATION

SITE ACQUISITION COST

| Facility | Site Area (Acres) | Cost per Acre | Facility Capacity | SINGLE FAMILY | | MULTI-FAMILY | |
|--------------|-------------------|---------------|-------------------|---------------|----------------|--------------|----------------|
| | | | | SGF | COST | SGF | COST |
| Elementary | 10 | \$ 650,000.00 | 650 | 0.146 | \$1,460 | 0.146 | \$1,460.00 |
| Middle | 0 | 650 | 850 | 0.046 | \$0 | 0.065 | \$0.00 |
| High | 0 | 650 | 1250 | 0.089 | \$0 | 0.069 | \$0.00 |
| TOTAL | | | | | \$1,460 | TOTAL | \$1,460 |

SCHOOL CONSTRUCTION COST

| Facility | Perm. % of Tot. Facilities | Facility Cost (2022 \$) | Facility Capacity | in in | | MULTI-FAMILY | |
|--------------|----------------------------|-------------------------|-------------------|-------|-----------------|--------------|-----------------|
| | | | | SGF | COST | SGF | COST |
| Elementary | 85.77% | 58,000,000 | 650 | 0.146 | \$11,174 | 0.146 | \$11,174 |
| Middle | 88.25% | 0 | 850 | 0.046 | \$0 | 0.065 | \$0 |
| High | 97.97% | 0 | 1,250 | 0.089 | \$0 | 0.069 | \$0 |
| TOTAL | | | | | \$11,174 | TOTAL | \$11,174 |

TEMPORARY FACILITY COST

| Facility | Perm. % of Tot. Facilities | Facility Cost (2022 \$) | Facility Capacity | SINGLE FAMILY | | MULTI-FAMILY | |
|--------------|----------------------------|-------------------------|-------------------|---------------|------------|--------------|------------|
| | | | | SGF | COST | SGF | COST |
| Elementary | 14.23% | 0 | 29 | 0.146 | \$0 | 0.146 | \$0 |
| Middle | 11.75% | 0 | 26 | 0.046 | \$0 | 0.065 | \$0 |
| High | 2.03% | 0 | 26 | 0.089 | \$0 | 0.069 | \$0 |
| TOTAL | | | | | \$0 | TOTAL | \$0 |

OSPI SCAP

| Facility | Cost Alloc. per Sq. Ft. | Sq. Ft. per Student | Assistance Percentage | SINGLE FAMILY | | MULTI-FAMILY | |
|--------------|-------------------------|---------------------|-----------------------|---------------|------------------|--------------|------------------|
| | | | | SGF | COST | SGF | COST |
| Elementary | \$ 375.00 | 90 | 0.3615 | 0.146 | (\$1,781) | 0.146 | (\$1,781) |
| Middle | \$ 375.00 | 117 | 0.3133 | 0.046 | \$0 | 0.065 | \$0 |
| High | \$ 375.00 | 130 | 0.3133 | 0.089 | \$0 | 0.069 | \$0 |
| TOTAL | | | | | (\$1,781) | TOTAL | (\$1,781) |

TAX CREDIT (TC) *

| | SINGLE-FAMILY | MULTI-FAMILY |
|-------------------------------------|------------------|------------------|
| Average Assessed Value (AAV) | \$673,008 | \$328,428 |
| Interest Rate for Bonds (i) | 3.48% | 3.48% |
| Term (t = maximum 10 yrs.) | 10 | 10 |
| Tax Rate (r) | 0.001579 | 0.001579 |
| TC TOTAL | (\$8,847) | (\$4,317) |
| FACILITY CREDIT | \$0 | \$0 |
| TOTAL FEE | \$2,005 | \$6,535 |
| 50% DEVELOPER FEE OBLIGATION | 1,003 | 3,268 |
| IMPACT FEE | 1,003 | 3,268 |

TABLE 11

* TAX CREDIT (TC) = NPV (net present value) x AAV x r where $NPV = \frac{((1+i)^t - 1)}{i(1+i)^t}$

AAV = Average assessed Value
 r = Tax Rate
 i = Bond Interest Rate as of 03/2024
 t = Bond Term

CHANGES FROM PREVIOUS PLAN

| PERMANENT FACILITY CAPACITY (Students) | | | |
|---|----------------|------------------|---------------|
| | 2022/23 | 2023/2024 | CHANGE |
| Elementary | 6,895 | 7,545 | 650 |
| Middle | 3,435 | 3,435 | 0 |
| High | 4,458 | 4,458 | 0 |
| Total | 14,788 | 15,438 | 650 |

| STUDENT ENROLLMENT (October Headcount) | | | |
|---|------------------|-------------------|---------------|
| | 2022/2023 | 2023/2024* | CHANGE |
| Elementary | 6,732 | 6,550 | (182) |
| Middle | 3,301 | 3,094 | (207) |
| High | 4,348 | 4,481 | 133 |
| Total | 14,381 | 14,125 | (256) |

| IMPACT FEES | | | |
|--------------------|--------------------|--------------------|---------------|
| | Jan 1, 2024 | Jan 1, 2025 | CHANGE |
| Single-Family | \$ 2,161.00 | \$ 1,003.00 | \$ (1,158.00) |
| Multi-Family | \$ 4,257.00 | \$ 3,268.00 | \$ (989.00) |

| STUDENT GENERATION FACTORS | | | |
|-----------------------------------|-------------|-------------|---------------|
| | 2023 | 2024 | CHANGE |
| Single-Family | | | |
| Elementary | 0.146 | 0.146 | 0.000 |
| Middle | 0.046 | 0.046 | 0.000 |
| High | 0.089 | 0.089 | 0.000 |
| Total | 0.281 | 0.281 | 0.000 |
| Multi-Family | | | |
| Elementary | 0.146 | 0.146 | 0.000 |
| Middle | 0.065 | 0.065 | 0.000 |
| High | 0.069 | 0.069 | 0.000 |
| Total | 0.280 | 0.280 | 0.000 |

| ADDITIONAL IMPACT FEE FACTORS | | | |
|--------------------------------------|---------------|---------------|----------------|
| | 2023 | 2024 | CHANGE |
| Land Acquisition per Acre | \$ 650,000.00 | \$ 650,000.00 | 0 |
| Temp. Building Acquisition | \$ 177,000.00 | \$ 177,000.00 | 0 |
| State Match Percentage | 0.3615 | 0.3615 | 0.0000 |
| Ave. Taxed Value - Single | \$ 769,979.00 | \$ 673,008.00 | \$ (96,971.00) |
| Ave. Taxed Value - Multi | \$ 308,241.00 | \$ 328,428.00 | \$ 20,187.00 |
| Bond Interest Rate | 3.58% | 3.48% | -0.10% |
| Tax Rate per \$1000 | 1.37460 | 1.57900 | 0.20440 |
| Construction Cost Allocation | \$ 246.83 | \$ 375.00 | \$ 128.17 |

**includes HOME & Academy in high numbers*

Certificate Of Completion

| | |
|---|-------------------------------------|
| Envelope Id: DC6854C8E656423BA72BC2ECDBDDF8AD | Status: Completed |
| Subject: Complete with Docusign: Ordinance 19859.docx, Ordinance 19859 Attachment M.pdf, Ordinance 19859... | |
| Source Envelope: | |
| Document Pages: 7 | Signatures: 3 |
| Supplemental Document Pages: 386 | Initials: 0 |
| Certificate Pages: 5 | Envelope Originator: Cherie Camp |
| AutoNav: Enabled | 401 5TH AVE |
| Envelopeld Stamping: Enabled | SEATTLE, WA 98104 |
| Time Zone: (UTC-08:00) Pacific Time (US & Canada) | Cherie.Camp@kingcounty.gov |
| | IP Address: 198.49.222.20 |

Record Tracking

| | | |
|---|---|--------------------|
| Status: Original 11/21/2024 4:24:16 PM | Holder: Cherie Camp Cherie.Camp@kingcounty.gov | Location: DocuSign |
| Security Appliance Status: Connected | Pool: FedRamp | |
| Storage Appliance Status: Connected | Pool: King County-Council | Location: DocuSign |

Signer Events

Dave Upthegrove
dave.upthegrove@kingcounty.gov
Chair
Security Level: Email, Account Authentication (None)

Signature

Signed by:

E76CE01F07B14EF...
Signature Adoption: Uploaded Signature Image
Using IP Address: 98.247.170.195


Timestamp

Sent: 11/21/2024 4:36:38 PM
Viewed: 11/22/2024 8:37:39 AM
Signed: 11/22/2024 8:37:49 AM

Electronic Record and Signature Disclosure:

Accepted: 11/22/2024 8:37:39 AM
ID: 0ead4c4f-8a17-4d89-a03f-677a3f03d7fc

Melani Hay
melani.hay@kingcounty.gov
Clerk of the Council
King County Council
Security Level: Email, Account Authentication (None)

DocuSigned by:

8DE1BB375AD3422...
Signature Adoption: Pre-selected Style
Using IP Address: 198.49.222.20

Sent: 11/22/2024 8:37:58 AM
Viewed: 11/22/2024 8:50:02 AM
Signed: 11/22/2024 8:50:08 AM

Electronic Record and Signature Disclosure:

Accepted: 9/30/2022 11:27:12 AM
ID: 639a6b47-a4ff-458a-8ae8-c9251b7d1a1f

Dow Constantine
Dow.Constantine@kingcounty.gov
King County Executive
Security Level: Email, Account Authentication (None)

Signed by:

4FBCAB8196AE4C6...
Signature Adoption: Uploaded Signature Image
Using IP Address: 146.129.84.117

Sent: 11/22/2024 8:50:18 AM
Resent: 12/2/2024 2:06:38 PM
Resent: 12/2/2024 2:22:58 PM
Viewed: 12/2/2024 2:38:57 PM
Signed: 12/2/2024 2:39:39 PM

Electronic Record and Signature Disclosure:

Accepted: 12/2/2024 1:09:36 PM
ID: e326430c-f264-4c60-a6d4-338df0301f0a

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

| Certified Delivery Events | Status | Timestamp |
|---------------------------|--------|-----------|
|---------------------------|--------|-----------|

| Carbon Copy Events | Status | Timestamp |
|--------------------|--------|-----------|
|--------------------|--------|-----------|

| | | |
|--|---|---|
| Ames Kessler akessler@kingcounty.gov Executive Legislative Coordinator & Public Records Officer King County Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign | <div style="border: 2px solid blue; padding: 5px; display: inline-block;">COPIED</div> | Sent: 11/22/2024 8:50:18 AM Viewed: 11/22/2024 11:13:56 AM |
|--|---|---|

| Witness Events | Signature | Timestamp |
|----------------|-----------|-----------|
|----------------|-----------|-----------|

| Notary Events | Signature | Timestamp |
|---------------|-----------|-----------|
|---------------|-----------|-----------|

| Envelope Summary Events | Status | Timestamps |
|-------------------------|--------|------------|
|-------------------------|--------|------------|

| | | |
|---------------------|------------------|-----------------------|
| Envelope Sent | Hashed/Encrypted | 11/21/2024 4:36:38 PM |
| Envelope Updated | Security Checked | 12/2/2024 2:06:17 PM |
| Certified Delivered | Security Checked | 12/2/2024 2:38:57 PM |
| Signing Complete | Security Checked | 12/2/2024 2:39:39 PM |
| Completed | Security Checked | 12/2/2024 2:39:39 PM |

| Payment Events | Status | Timestamps |
|----------------|--------|------------|
|----------------|--------|------------|

| Electronic Record and Signature Disclosure |
|--|
|--|

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