

Attachment D

2024 CAPITAL FACILITIES PLAN

Issaquah School District No. 411 Issaquah, Washington

Tentative Board Adoption: 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 |

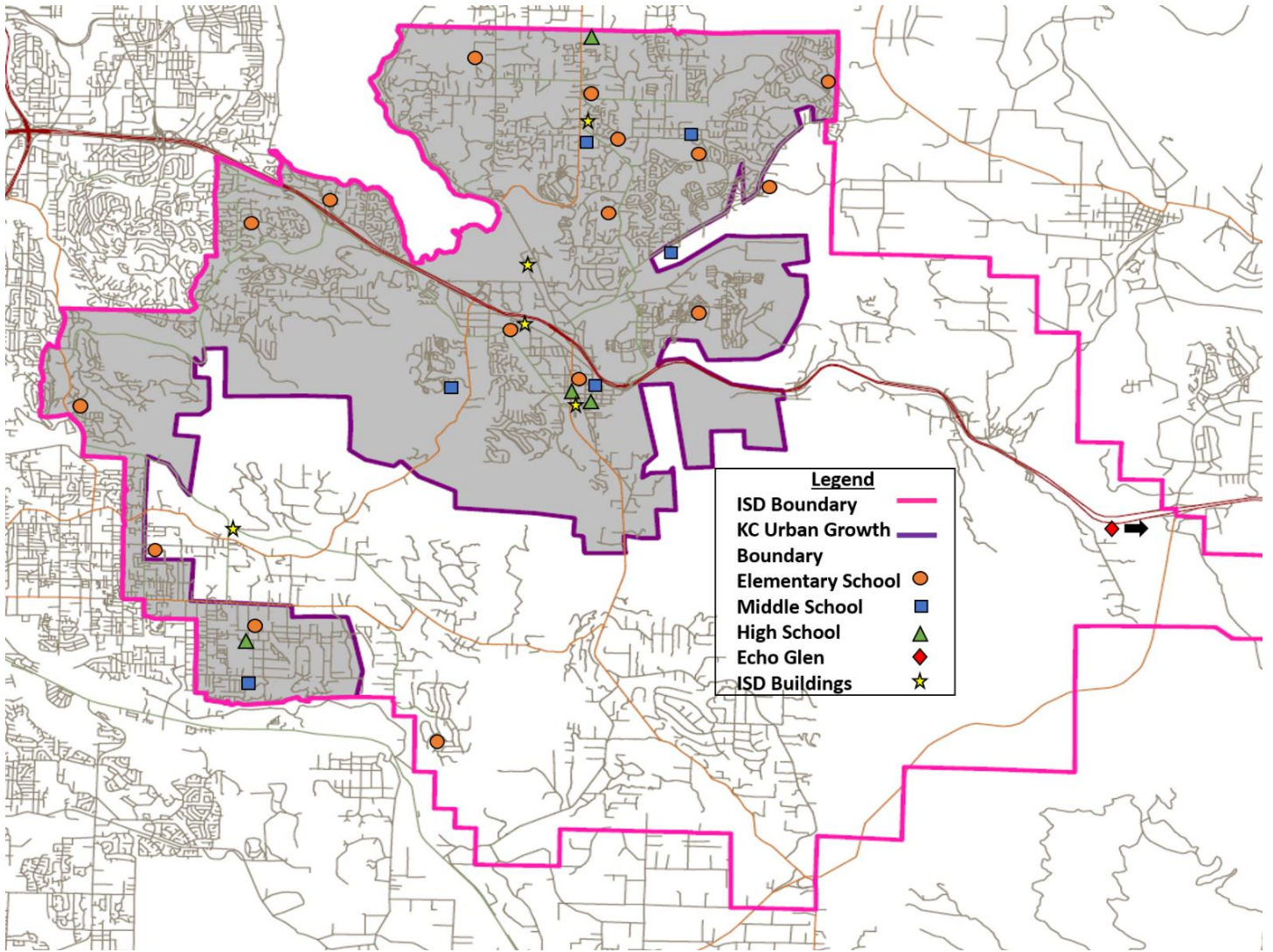
GRADE SPAN 9-12:

| | |
|-----------------------|---|
| 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 |

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 |

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

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 |

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

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 | | District Match % | Student Factor | | Cost/ SFR | Cost/ MFR |
|----------------|------------------------|----------------|---------------------|----------------|-------|----------------|--------------|
| | Area Cost Allowance | SPI Footage | | 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% (INCLUDES EXISTING PORTABLE CLASSROOMS) | FUTURE PORTABLE CLASSROOMS | FUTURE PORTABLE CLASSROOMS CAPACITY (26) | MAXIMUM SCHOOL CAPACITY @ 100% (INCLUDES PORTABLE CLASSROOMS) | MAXIMUM # OF PORTABLE CLASSROOMS (EXISTING PLUS FUTURE) | MAXIMUM PORTABLE CAPACITY (EXISTING PLUS FUTURE) | PROJECTED OCT 2024 HEADCOUNT | PROJECTED OCT 2024 vs PERMANENT CAPACITY (SURPLUS or DEFICIT) | WITH EXISTING PORTABLES @ 95% ⁵ (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 (SURPLUS or DEFICIT) | WITH EXISTING PORTABLES @ 95% ⁵ (SURPLUS or DEFICIT) | |
|----------------|---------------------------------------|---|-----------------------|---|---------------------------|--|-----------------------------------|---|--------------------------------|---|----------------------------|---|--|---|------------------------------|--|---|-----|
| 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 ³ | 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 | 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

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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.