

# 2020 CAPITAL FACILITIES PLAN

## Issaquah School District No. 411 Issaquah, Washington

Adopted May 28, 2020  
Resolution No. 1148

*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 2020.

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

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

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

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

## STANDARD OF SERVICE

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

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

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

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

The King County decision to no longer allow schools to be built outside the Urban Growth Boundary Line (UGBL) means District owned property planned for a new elementary school and middle school could not be used for its long planned purpose. The District sold this planned site to a third party. The District has acquired one high school site, two elementary school sites and one middle school site inside the UGBL. The State does not provide funding for property purchases.

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

## TRIGGER OF CONSTRUCTION

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

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

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

## DEVELOPMENT TRACKING

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

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

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

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

As demonstrated in Appendix A, (page 18) the District currently has a permanent capacity (at 100%) to serve 8,676 students at the elementary level. Appendix B, (page 19) shows a permanent capacity (at 100%) for 4,496 students at the middle school level. Appendix C (page 20) shows a permanent capacity (at 100%) of 5,124 students at the high school level. Current enrollment is identified on page 9. The District elementary projected Oct 2020 FTE is 9,349. Adjusting permanent capacity by 95% leaves the District's elementary enrollment over permanent capacity at the elementary level by 1,107 students (Appendix A). At the middle school level, the projected Oct 2020 headcount is 5,215. This is 944 students over permanent capacity (Appendix B). At the high school level the district is over permanent capacity by 929 students (Appendix C).

Based on the District's student generation rates, the District expects that **0.768** students will be generated from each new single family home and **0.461** 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 2025-26, and permanent capacity is adjusted to 95%, the District elementary population will be over its permanent capacity by 1,259 students, over permanent capacity at the middle school level by 861 students, and over by 1,378 students at the high school level. The District's enrollment projections are developed using two methods: first, the cohort survival – historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the District; then, the enrollment projections are modified to include students anticipated from new developments in the District.

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

Facility Expansions	Projected / Final Completion Date	Location	Additional Capacity
New High School	2022	Issaquah	1600
New Elementary #17	2022	Issaquah	560
New Middle School	2021	Issaquah	850
Expand Maple Hills Elementary	2021	King County	120
New Elementary #16	2021	Sammamish	560

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

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations examine the costs of housing the students generated by each new single family dwelling unit or each new multi-family dwelling unit and then reduces that amount by 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.
2. Based on information from King County, realtors, developers, etc., seek to establish the number of new dwelling units that will be sold each year. The new dwelling units are converted to new students based on the following:
  - a) The number of actual new students as a percentage of actual new dwellings for the past several years.
  - b) Determine the actual distribution of new students by grade level for the past several years, i.e., 5% to kindergarten, 10% to first grade, 2% to 11th grade, etc.
  - c) Based on an examination of the history shown by (a) and (b) above, establish the most likely factor to apply to the projected new dwellings.

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

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

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

Enrollment projections for the years 2020-2021 through 2034-2035 are shown in Table One. Student generation factors are shown in Table Two and Table Three.



**TABLE ONE:  
ACTUAL STUDENT COUNTS 2011-12 through 2019-20  
ENROLLMENT PROJECTIONS 2020-21 through 2034-35**

FTE Enrollment																		
Year	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	Total	K-5	6-8	9-12	Total
2011-12	609	1396	1423	1374	1417	1346	1407	1311	1346	1361	1319	1233	1021	16,563	7565	4064	4934	16,563
2012-13	651	1361	1467	1496	1440	1448	1362	1447	1339	1412	1353	1225	1146	17,147	7863	4148	5136	17,147
2013-14	654	1489	1414	1526	1498	1477	1462	1391	1463	1344	1404	1233	1110	17,465	8058	4316	5091	17,465
2014-15	694	1494	1552	1478	1545	1555	1512	1491	1432	1495	1352	1292	1115	18,006	8317	4435	5254	18,006
2015-16	661	1547	1558	1615	1548	1582	1600	1552	1520	1472	1489	1167	1136	18,445	8511	4671	5264	18,445
2016-17*	1408	1483	1623	1609	1650	1604	1626	1626	1585	1565	1475	1290	1063	19,606	9376	4837	5393	19,606
2017-18	1447	1561	1535	1691	1641	1680	1627	1655	1651	1629	1546	1243	1165	20,072	9556	4933	5584	20,072
2018-19	1337	1519	1591	1555	1720	1645	1723	1631	1638	1677	1565	1308	1061	19,971	9367	4992	5612	19,971
2019-20	1453	1467	1593	1654	1603	1743	1680	1731	1648	1651	1626	1263	1134	20,245	9511	5059	5674	20,245
2020-21	1333	1534	1521	1641	1691	1629	1775	1697	1743	1677	1619	1390	1111	20,361	9349	5215	5796	20,361
2021-22	1466	1450	1588	1568	1674	1716	1661	1789	1707	1771	1641	1374	1240	20,645	9462	5157	6026	20,645
2022-23	1413	1575	1502	1635	1603	1694	1747	1674	1796	1734	1729	1389	1216	20,705	9421	5217	6067	20,705
2023-24	1400	1513	1626	1545	1670	1620	1727	1756	1678	1819	1687	1473	1224	20,739	9375	5161	6203	20,739
2024-25	1413	1506	1569	1674	1582	1690	1652	1737	1765	1700	1776	1427	1311	20,802	9435	5154	6214	20,802
2025-26	1497	1516	1560	1615	1710	1603	1723	1664	1746	1791	1660	1526	1270	20,879	9501	5132	6246	20,879
2026-27	1512	1604	1569	1606	1650	1730	1635	1734	1672	1771	1749	1407	1368	21,007	9672	5041	6294	21,007
2027-28	1505	1617	1657	1616	1641	1670	1762	1646	1741	1696	1728	1495	1247	21,022	9706	5150	6166	21,022
2028-29	1523	1610	1670	1703	1651	1661	1702	1773	1653	1766	1653	1473	1334	21,174	9819	5129	6226	21,174
2029-30	1545	1628	1663	1717	1738	1672	1693	1714	1781	1678	1723	1399	1314	21,265	9963	5188	6114	21,265
2030-31	1566	1650	1682	1710	1752	1759	1704	1705	1721	1806	1636	1470	1240	21,399	10118	5130	6152	21,399
2031-32	1585	1671	1703	1728	1745	1773	1791	1715	1712	1746	1763	1382	1311	21,625	10205	5218	6202	21,625
2032-33	1603	1690	1724	1749	1763	1765	1805	1802	1722	1737	1703	1509	1222	21,797	10296	5329	6172	21,797
2033-34	1623	1708	1744	1771	1785	1784	1797	1816	1810	1747	1694	1449	1350	22,078	10414	5423	6241	22,078
2034-35	1658	1728	1761	1790	1806	1805	1816	1809	1823	1834	1705	1441	1290	22,266	10549	5448	6269	22,266

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

<b>TABLE TWO: STUDENT FACTORS - SINGLE FAMILY</b>
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2019-20 Single Family	STUDENTS						AVERAGE PER UNIT			
	# Planned	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
<b>Single Family Development</b>										
Belvedere	94	93	42	19	17	78	0.452	0.204	0.183	0.839
Cedarcroft	27	26	11	2	2	15	0.423	0.077	0.077	0.577
Chestnut Estates	38	38	16	4	9	29	0.421	0.105	0.237	0.763
Claremont @ Renton	91	91	16	8	4	28	0.176	0.088	0.044	0.308
Dalton Park	39	39	10	3	2	15	0.256	0.077	0.051	0.385
Forest Heights	24	17	0	0	2	2	0.000	0.000	0.118	0.118
Glencoe, Preswick & Kinlock @ Trossachs	211	210	111	64	73	248	0.529	0.305	0.348	1.181
Heritage Estates	86	86	43	21	21	85	0.500	0.244	0.244	0.988
Highcroft @ Sammamish	121	121	65	29	26	120	0.537	0.240	0.215	0.992
Issaquah Highlands - Ichijo Sun Ridge	35	35	13	3	4	20	0.371	0.086	0.114	0.571
Issaquah Highlands - Westridge South	72	71	8	6	10	24	0.113	0.085	0.141	0.338
Lawson Park	31	31	20	12	5	37	0.645	0.387	0.161	1.194
Liberty Gardens	36	36	5	1	0	6	0.139	0.028	0.000	0.167
Meadowleaf	115	64	13	7	1	21	0.203	0.109	0.016	0.328
Overlook @ Brookshire	38	38	18	4	7	29	0.474	0.105	0.184	0.763
Providence Ridge	38	34	8	1	2	11	0.235	0.029	0.059	0.324
Summit Pickering/Inneswood Estates	30	30	10	8	10	28	0.333	0.267	0.333	0.933
Rivenwood	52	52	41	15	14	70	0.788	0.288	0.269	1.346
Shorelane Vistas	38	38	8	10	9	27	0.211	0.263	0.237	0.711
Symphony Ridge	57	57	18	11	5	34	0.316	0.193	0.088	0.596
<b>TOTALS</b>	<b>1273</b>	<b>1207</b>	<b>476</b>	<b>228</b>	<b>223</b>	<b>927</b>	<b>0.394</b>	<b>0.189</b>	<b>0.185</b>	<b>0.768</b>
<b>SINGLE FAMILY</b>										
Elementary School			0.394							
Middle School 6 - 8			0.189							
High School 9 - 12			0.185							
<b>TOTAL</b>			<b>0.768</b>							

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

<b>TABLE THREE: STUDENT FACTORS - MULTI-FAMILY</b>
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2019-20 Multi Family	STUDENTS						AVERAGE PER UNIT			
	# Planned	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
<b>Multi Family Development</b>										
Avalon Bay Apartments	771	100	30	10	11	51	0.300	0.100	0.110	0.510
Aldea at Newcastle Commons	129	63	0	0	0	0	0.000	0.000	0.000	0.000
Issaquah Highlands - View Ridge	38	38	4	9	6	19	0.105	0.237	0.158	0.500
Issaquah Highlands - The Brownstones	176	176	25	8	17	50	0.142	0.045	0.097	0.284
Lakehouse	41	38	7	3	3	13	0.184	0.079	0.079	0.342
Overlook @ Brookshire	42	42	18	4	7	29	0.429	0.095	0.167	0.690
Towns at Westridge	110	83	38	24	25	87	0.458	0.289	0.301	1.048
<b>TOTALS</b>	<b>1307</b>	<b>540</b>	<b>122</b>	<b>58</b>	<b>69</b>	<b>249</b>	<b>0.226</b>	<b>0.107</b>	<b>0.128</b>	<b>0.461</b>
<b>MULTI FAMILY</b>										
Elementary School			0.226							
Middle School 6 - 8			0.107							
High School 9 - 12			0.128							
<b>TOTAL</b>			<b>0.461</b>							

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

## INVENTORY AND EVALUATION OF CURRENT FACILITIES

Currently, using the 95% utilization factor, the District has the capacity to house **17,381** students in permanent facilities and **4,366** students in portables. The projected student enrollment for the 2020-2021 school year is expected to be **20,361** including K-5 FTE which leaves a permanent capacity deficit of **2,980**. Adding portable classrooms into the capacity calculations gives us a capacity of **21,747** with a surplus capacity of **1,387** for the K-12 student population.

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

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

### **EXISTING FACILITIES**

### **LOCATION**

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

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

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

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

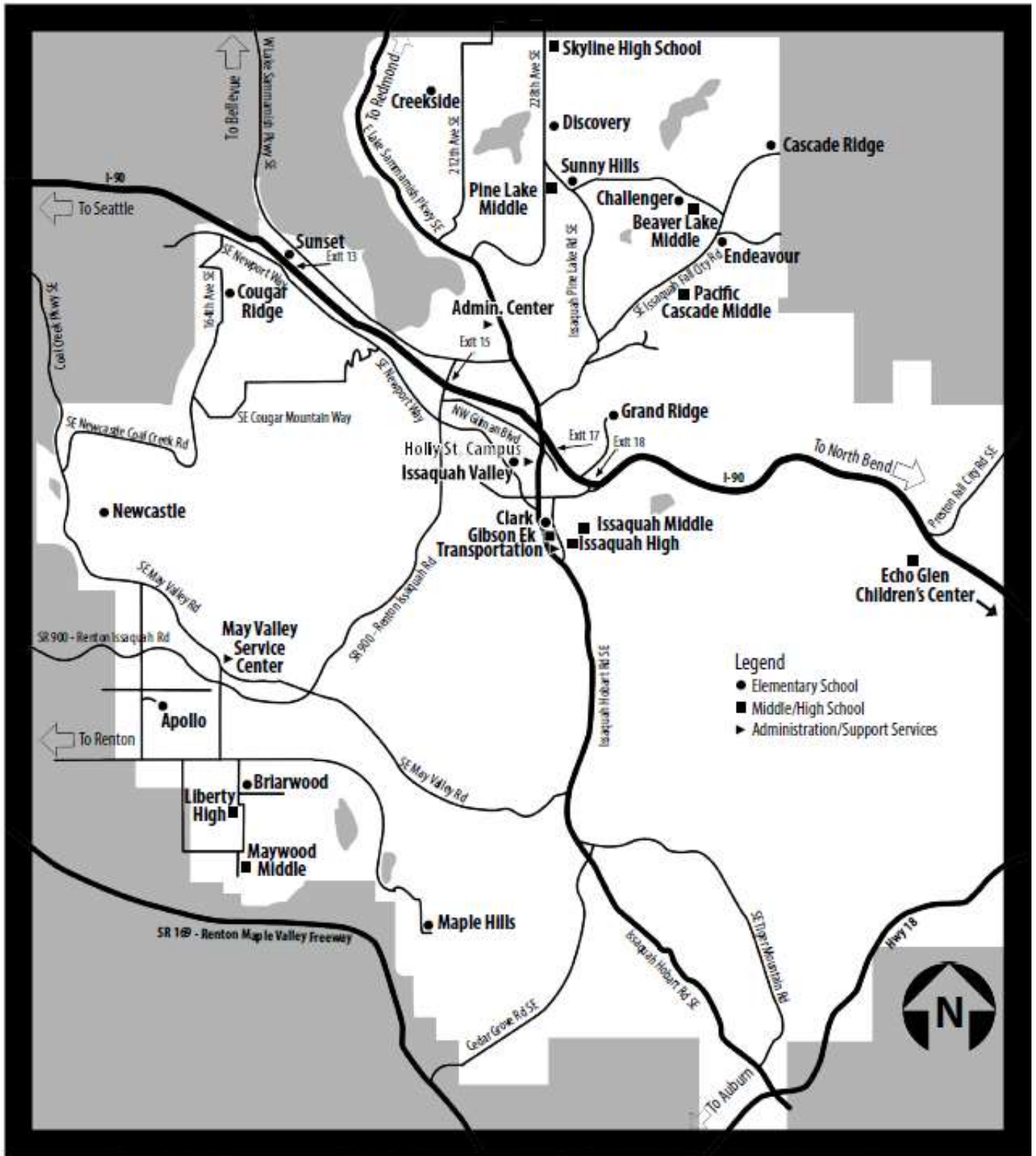
#### **GRADE SPAN 9-12:**

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

#### **SUPPORT SERVICES:**

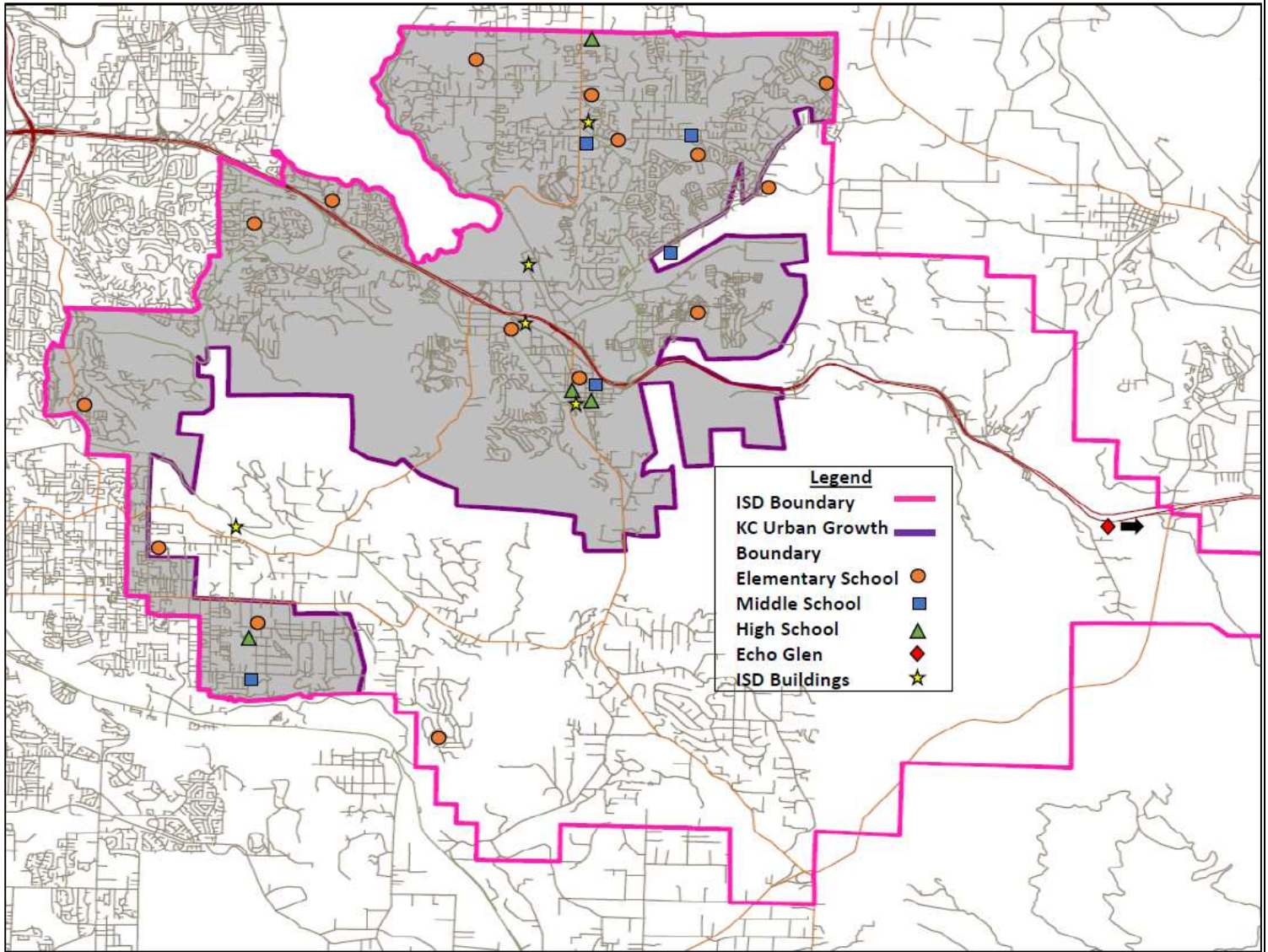
Administration Building	5150 220 <sup>th</sup> Ave S.E., Issaquah
Holly Street Campus	565 N.W. Holly Street, Issaquah
May Valley Service Center	16404 S.E. May Valley Road, Renton
Transportation Center	805 Second Avenue S.E., Issaquah
Transportation Satellite	3402 228 <sup>th</sup> Ave. S.E., Sammamish

SITE LOCATION MAP





# URBAN GROWTH BOUNDARY MAP



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

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

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

The District projects **20,361** FTE students for the 2020-2021 school year and **20,879** FTE students in the 2025-2026 school year. Growth will be accommodated by the planned facilities. Per the formula in the adopted school impact fee ordinance, half of the unfunded growth-related need is assigned to impact fees and half is the local share.

### TABLE FOUR: PROJECTED CAPACITY TO HOUSE STUDENTS

## Projected Capacity to House Students

Years	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Permanent Capacity	18,296	18,296	19,826	21,986	21,986	21,986
High School			1,600			
Middle School		850				
Elementary School		680	560			
<b>Gross Totals</b>	<b>18,296</b>	<b>19,826</b>	<b>21,986</b>	<b>21,986</b>	<b>21,986</b>	<b>21,986</b>
*Subtotal (Sum at 95% Utilization Rate)	17,381	18,835	20,887	20,887	20,887	20,887
Portables @ 95%	4,366	4,366	4,366	4,366	4,366	4,366
<b>Total Capacity</b>	<b>21,747</b>	<b>23,201</b>	<b>25,253</b>	<b>25,253</b>	<b>25,253</b>	<b>25,253</b>
Projected FTE Enrollment**	20,361	20,645	20,705	20,739	20,802	20,879
Permanent Capacity @ 95% (surplus/deficit)	-2,980	-1,810	182	148	85	8
Permanent Cap w/Portables (surplus/deficit)	1,386	2,556	4,548	4,514	4,451	4,374

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

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

# SCHOOL IMPACT FEE CALCULATIONS

## SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411  
YEAR 2020

### School Site Acquisition Cost:

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

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	7.00	\$0	560	0.394	0.226	\$0	\$0
Middle/Jr High	10.00	\$0	850	0.189	0.107	\$0	\$0
High	30.00	\$0	1,600	0.185	0.128	\$0	\$0
<b>TOTAL</b>						<b>\$0</b>	<b>\$0</b>

### School Construction Cost:

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

	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	92.37%	\$36,000,000	560	0.394	0.226	\$23,418	\$13,416
Middle/Jr High	92.37%	\$67,000,000	850	0.189	0.107	\$13,754	\$7,820
High	92.37%	\$120,000,000	1,600	0.185	0.128	\$12,799	\$8,852
<b>TOTAL</b>						<b>\$49,971</b>	<b>\$30,088</b>

### Temporary Facility Cost:

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

	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	7.63%	\$250,000	80	0.394	0.226	\$94	\$54
Middle/Jr High	7.63%	\$250,000	56	0.189	0.107	\$64	\$37
High	7.63%	\$250,000	224	0.185	0.128	\$16	\$11
<b>TOTAL</b>						<b>\$174</b>	<b>\$101</b>

### State Matching Credit:

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

	Current Area Cost Allowance	SPI Footage	District Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$238.22	90	0.00%	0.394	0.226	\$0	\$0
Middle/Jr High	\$238.22	108	0.00%	0.189	0.107	\$0	\$0
High School	\$238.22	130	0.00%	0.185	0.128	\$0	\$0
<b>TOTAL</b>						<b>\$0</b>	<b>\$0</b>

### Tax Payment Credit:

Average Assessed Value		SFR	MFR
Capital Bond Interest Rate		<b>\$898,063</b>	<b>\$399,485</b>
Net Present Value of Average Dwelling		<b>2.44%</b>	<b>2.44%</b>
Years Amortized		\$7,884,330	\$3,507,181
Property Tax Levy Rate		10	10
Present Value of Revenue Stream		<b>\$1.74</b>	<b>\$1.74</b>
		\$13,719	\$6,102

### Fee Summary:

	Single Family	Multi- Family
Site Acquisition Costs	\$0.00	\$0.00
Permanent Facility Cost	\$49,970.69	\$30,088.03
Temporary Facility Cost	\$174.11	\$101.34
State Match Credit	\$0.00	\$0.00
Tax Payment Credit	(\$13,718.73)	(\$6,102.49)
<b>FEE (AS CALCULATED)</b>	<b>\$36,426.06</b>	<b>\$24,086.87</b>
Local Share	\$18,213.03	\$12,043.43
<b>FINAL FEE</b>	<b>\$18,213</b>	<b>\$12,043</b>

Each city or county sets and adopts the amount of the school impact fee.  
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 sites for the new elementary schools, middle school and high school.

### SCHOOL CONSTRUCTION COST:

- Elementary                      \$36,000,000 is the estimated construction cost of the project providing additional elementary capacity
- Middle School                      \$67,000,000 is the estimated construction cost of the project providing additional middle school capacity
- High School                      \$120,000,000 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	2,712,697
Permanent Square Footage (OSPI)	2,518,228
Temporary Square Footage	194,469

### STATE MATCH CREDIT:

Current Area Cost Allowance	\$238.22
Percentage of State Match	38.99%

## APPENDIX A

## 2019-20 ELEMENTARY SCHOOL CAPACITIES

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (20)**	# OF SPECIAL ED ROOMS	SPECIAL ED ROOM CAPACITY (12)	PERMANENT CAPACITY @100%	PERMANENT CAPACITY AT 95%	# OF EXISTING PORTABLE CLASSROOMS	PORTABLE CAPACITY (20)**	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @95%	FUTURE PORTABLE CLASSROOMS	ADDT'L PORTABLE CLASSROOMS	MAXIMUM SCHOOL CAPACITY (20)	MAXIMUM # OF PORTABLE CLASSROOMS	Projected Oct. 2020 Headcount	PERMANENT CAP OVERAGE OR SHORTAGE @95%**	WITH EXISTING PORTABLES OVERAGE OR SHORTAGE @ 95% ****
APOLLO	28	560	3	36	596	566	7	140	736	699	0	0	736	7	622	-56	77
BRIARWOOD	27	540	2	24	564	536	11	220	784	745	0	0	784	11	683	-147	62
CASCADE RIDGE	21	420	5	60	480	456	8	160	640	608	0	0	640	8	488	-32	120
CHALLENGER	22	440	4	48	488	464	14	280	768	730	0	0	768	14	521	-57	209
CLARK	29	580	5	60	640	608	10	200	840	798	0	0	840	10	792	-184	6
COUGAR RIDGE	26	520	4	48	568	540	8	160	728	692	0	0	728	8	574	-34	118
CREEKSIDE	27	540	4	48	588	559	10	200	788	749	0	0	788	10	721	-162	28
DISCOVERY	27	540	4	48	588	559	8	160	748	711	0	0	748	8	632	-73	79
ENDEAVOUR	28	560	3	36	596	566	12	240	836	794	0	0	836	12	552	14	242
GRAND RIDGE	25	500	4	48	548	521	12	240	788	749	0	0	788	12	670	-149	79
ISSAQUAH VALLEY	31	620	2	24	644	612	10	200	844	802	0	0	844	10	644	-32	158
MAPLE HILLS	20	400	4	48	448	426	4	80	528	502	0	0	528	4	417	9	85
NEWCASTLE	27	540	4	48	588	559	8	160	748	711	0	0	748	8	620	-61	91
SUNNY HILLS	30	600	3	36	636	604	12	240	876	832	0	0	876	12	816	-212	16
SUNSET	31	620	7	84	704	669	4	80	784	745	0	0	784	4	597	71	147
<b>TOTAL</b>	399	7980	58	696	8676	8242	138	2760	11436	10864	0	0	11436	138	9349	-1107	1515

\*Minus excluded spaces for special program needs

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

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

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

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

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

**APPENDIX B**

**2019-2020 MIDDLE SCHOOL CAPACITIES**

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (26)	# OF SPECIAL ED ROOMS	SPECIAL ED ROOM CAPACITY	PERMANENT CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLE CLASSROOMS	PORTABLE CAPACITY (26)	CURRENT SCHOOL CAPACITY	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLE CAPACITY @ 95%	ADDT'L PORTABLE CLASSROOMS	MAXIMUM SCHOOL CAPACITY (26)	MAXIMUM SCHOOL CAPACITY	Projected Oct. 2020 Headcount	PERMANENT CAP OVERAGE or SHORTAGE @95% **	WITH EXISTING PORTABLES OVERAGE OR SHORTAGE @ 95% ***
BEAVER LAKE	29	754	3	36	790	751	10	260	1050	998	0	0	1050	10	871	-121	127	
ISSAQUAH MIDDLE	31	806	7	84	890	846	8	208	1098	1043	0	0	1098	8	1019	-174	24	
MAYWOOD	39	1014	5	60	1074	1020	6	156	1230	1169	0	0	1230	6	1239	-219	-71	
PACIFIC CASCADE	28	728	7	84	812	771	8	208	1020	969	0	0	1020	8	1085	-314	-116	
PINE LAKE	33	858	6	72	930	884	2	52	982	933	0	0	982	2	1001	-118	-68	
<b>TOTAL</b>	160	4160	28	336	4496	4271	34	884	5380	5111	0	0	5380	34	5215	-944	-104	

\*Minus excluded spaces for special program needs

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

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

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

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

## APPENDIX C

## 2019-2020 HIGH SCHOOL CAPACITIES

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF SPECIAL ED ROOMS	SPECIAL ED ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLE CLASSROOMS	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLE CLASSROOMS	ADDTL PORTABLE CLASSROOMS	MAXIMUM PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	Projected Oct. 2020 Headcount	PERM CAP OVER OR SHORT	WITH EXISTING PORTABLES OVERAGE OR SHORTAGE @ 95%***
ISSAQUAH HIGH	73	2044	4	48	2092	1987	10	280	2372	2253	0	0	2372	10	2202	-215	51
LIBERTY HIGH	39	1092	5	60	1152	1094	8	224	1376	1307	0	0	1376	8	1392	-298	-85
GIBSON EK HIGH	9	252	0	0	252	239	0	0	252	239	0	0	252	0	194	45	45
SKYLINE HIGH	56	1568	5	60	1628	1547	16	448	2076	1972	0	0	2076	16	2008	-462	-36
<b>TOTAL</b>	177	4956	14	168	5124	4868	34	952	6076	5772	0	0	6076	34	5796	-929	-24

\*Minus excluded spaces for special program needs

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

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

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

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

**APPENDIX D**

**2019-2020 TOTAL CAPACITIES**

# OF CLASSROOMS*	ROOM CAPACITY	# OF SPECIAL ED ROOMS	SPECIAL ED ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%*	PERMANENT CAPACITY @ 95%*	# OF EXISTING PORTABLE CLASSROOMS	PORTABLE CAPACITY @ 100%	PORTABLE CAPACITY @ 95%	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLE CLASSROOMS	ADDT'L PORTABLE CLASSROOMS	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLE CLASSROOMS	OCT. 2020 PROJ. HEADCOUNT	PERMANENT CAPACITY @ 95%	TOTAL CAPACITY WITH EXISTING PORTABLES @ 95%
736	17096	100	1200	18296	17381	206	4596	4366	22892	21747	0	0	22892	206	20361	-2980	1387

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

## APPENDIX E

## Six-Year Finance Plan

BUILDING	N/M*	2020	2021	2022	2023	2024	2025	Cost to Complete	SECURED LOCAL/STATE**	UNSECURED LOCAL***	UNSECURED LOCAL***
New High School	N	\$32,000,000	\$51,000,000	\$46,500,000	\$16,000,000			\$145,500,000	\$145,500,000		
New Elementary #17	N	\$10,000,000	\$10,000,000	\$14,500,000	\$5,885,000			\$40,385,000	\$40,385,000		
New Middle School	N	\$29,000,000	\$42,000,000	\$10,200,000				\$81,200,000	\$81,200,000		
New Elementary #16	N	\$22,000,000	\$24,900,000					\$46,900,000	\$46,900,000		
Expand Maple Hills El	M	\$4,000,000	\$2,000,000					\$6,000,000	\$6,000,000		
Portables	N	\$1,000,000	\$1,000,000					\$2,000,000	\$2,000,000	\$500,000	\$500,000
Land	N							\$0	\$0		
<b>TOTALS</b>		<b>\$98,000,000</b>	<b>\$130,900,000</b>	<b>\$71,200,000</b>	<b>\$21,885,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$321,985,000</b>	<b>\$321,985,000</b>	<b>\$500,000</b>	<b>\$500,000</b>

\*N = New Construction M = Modernization/Rebuild

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

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

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

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