
Six-Year Capital Facilities Plan

2026-2031



Norman Rockwell Elementary School – To open Fall 2026

Board Adopted: June 22, 2026

Lake Washington School District #414

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

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Lake Washington School District's Six-Year Capital Facilities Plan 2026-2031

**For information about this plan, call the district Support Services Center
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TABLE OF CONTENTS

Section	
1.	Executive Summary 2-7
2.	Six-Year Enrollment Projection and Long-Term Planning 8-10
3.	Current District Standard of Service 11-13
4.	Inventory and Evaluation of Current Facilities 14-15
5.	Six-Year Planning and Construction Plan 16-20
6.	Relocatable and Transitional Classrooms 21
7.	Six-Year Classroom Capacities: Availability / Deficit Projection 22
8.	Impact Fees and Finance Plan 23
9.	Appendices A - F
A 1-2	Calculations of Capacities for Elementary Schools, Middle Schools, and Senior High Schools
B 1-3	Calculations of Impact Fees for Single Family Residences, Middle Housing Residences & Multi-Family Apartments/Condos Residences
C 1-2	Student Generation Factor Calculations & Backup
D 1-3	Six-Year Enrollment Projections and Ten-Year Low, Medium, High Enrollment Forecast & Enrollment History
E 1-3	Inventory and Capacities of Existing Schools, Undeveloped Land and District Map
F 1-2	Projected Capacity to House Students & Six-Year Finance Plan

1. 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 2026.

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 2025, the King County Council adopted Ordinance 19965 to implement Engrossed Second Substitute Senate Bill 5258 (2023), requiring local jurisdictions to use bedroom count, square footage, or traffic count to "produce a proportionally lower impact fee for smaller housing units." Under Ordinance 19965, school districts must calculate impact fees for single family detached, middle housing (townhome/duplex/multi-plex), and apartment/condo stacked units using bedroom count categories that distinguish between small and large units.

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 biennially with any changes in the fee schedule adjusted accordingly. See *Appendix B.1, B.2 and B.3* for the current impact fee calculations

1. Executive Summary (*continued*)

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.

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 3* 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 A.1* and *A.2*, the district's overall total capacity is 39,841. The total net available capacity is 35,141 including net permanent capacity of 31,345 and 3,796 in relocatables. Student headcount enrollment related to this capacity as of October 1, 2025 was 29,431. Total enrollment which includes Skill center and contractual students was 30,155 (*Appendix D.1*).

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

1. Executive Summary (*continued*)

Since the pandemic, the district enrollment has declined by 945 students or 3.0% over 6 years. The majority of this loss is at our elementary level due to declining births and kindergarten enrollment. A six-year enrollment projection, as required for this plan, is shown in *Appendix D.1*. During the six-year window from 2026 to 2031 K-12 enrollment is projected to decrease by 2,892 students to a total of 27,263.

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

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

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

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

1. Executive Summary (*continued*)

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 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.

1. Executive Summary (*continued*)

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

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

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

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

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

1. Executive Summary *(continued)*

The finance plan shown on *Appendix F.2* demonstrates how the Lake Washington School District plans to finance improvements for the years 2026 through 2031. The financing components reflect secured funding.

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

Six-Year Enrollment Projection

The district experienced an actual enrollment loss of 485 students in 2025 (Appendix D.3). The district prepares a long-term enrollment projection to assess facility capacity needs. The six-year projection, as required for this plan, is shown in *Appendix D.1*. During the six-year window from the 2026 school year through 2031, K-12 enrollment is projected to decrease by 2,892 students or 9.6%.

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

Cohort Survival

Live birth data within the Lake Washington School District boundary is used to predict future kindergarten enrollment. Actual live births through 2024 are used to project kindergarten enrollment through the 2029-2030 school year. After 2030, the number of live births is based on projections. Historical data is used to estimate the future number of kindergarten students that will generate from births. For other grade levels, cohort survival trends compare students in a particular grade in one year to the same group of students in prior years. From this analysis a cohort survival trend is determined. This trend shows if the cohort of students is increasing or decreasing in size. This historical trend can then be applied to predict future enrollment.

2. 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 48 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 2026 district wide statistics show that each new single-family home currently generates a 0.358 elementary student, 0.204 middle school student, and 0.185 senior high student, for a total of 0.746 school-age child per single family home (see *Appendix B.1*). New middle-housing units generate an average of 0.118 elementary student, 0.061 middle school student, and 0.020 senior high student for a total of 0.199 school age child per middle-housing home. New multi-family apartment/condo units generate an average of 0.034 elementary student, 0.016 middle school student, and 0.019 senior high student for a total of 0.069 school age child per apartment home. These student generation factors (see *Appendix C.1*) are used to forecast the number of students expected from the new developments that are planned over the next six years.

Student generation rate data for units with 2 bedrooms or less, and 1 bedroom or less, is currently not available. As such the District is assuming a \$0 fee for these smaller dwelling units. As permit data evolves, the District will revisit whether it can accurately determine student generation rates for smaller units. In the meantime, the District is using a blended student generation rate based on all of the units in each dwelling category.

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

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 *Appendix D.1* and *D.2*. Given pre-pandemic trends there is still the potential for the district to have an increase in enrollment depending upon future land use decisions, housing, and labor market changes, etc. The district will monitor these matters and include updated information in future updates to the plan.

3. Current District “Standard of Service”

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

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

Standard of Service for Elementary Students

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

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

3. Current District “Standard of Service” (*continued*)

The elementary standard of service includes spaces to accommodate:

- Music instruction provided in a separate classroom
- Art/Science rooms in modernized schools
- Resource rooms to serve students in:
 - Safety Net / Remedial programs
 - Special Education programs
 - Multilingual Learners (ML)
- Special Education for students with disabilities which may be served in a self-contained classroom
- 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
- Multilingual Learners (ML)

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

3. 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%.

4. Inventory and Evaluation of Current Facilities

As of April 2026, the district has total classrooms of 1,653, including 1,491 permanent classrooms and 162 relocatable classrooms (see *Appendix A.1*). These classrooms represent a theoretical capacity to serve 39,841 students if all classrooms were only used as general classroom spaces. However, the district's standard of service provides for the use of classrooms for certain Special Education, programs that serve students at much lower student to teacher ratios than general education classrooms.

As a result, the net capacity of these school buildings is adjusted. A total of 210 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 3, Current District Standard of Service*.

After providing space for special programs the district has a net available classroom capacity to serve 35,141 students. This includes 3,796 in relocatable (portable) capacity and 31,345 in permanent capacity of which 240 is for self-contained program capacity.

Enrollment in 2025 was 30,155 and is expected to decrease to 27,263 in 2031 (see *Appendix D.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.

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

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

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

5. Six-Year Planning and Construction Plan

Enrollment projections compared to permanent capacity are shown in *Appendix F.1*. Student enrollment is anticipated to reach 27,263 by 2031. The district current inventory of existing net permanent capacity is 31,345. While projections show overall enrollment is stable and slightly decreasing over the next six years, there is still a need to address recent growth at the high school level. The district will continue to monitor elementary and middle school enrollment and include updated information in future updates to the plan.

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

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

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

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

5. 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

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

Construction of New Schools/Additions/Rebuilding and Enlarging

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

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

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

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

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

*Indicates project was eligible and received State Construction Assistance.

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

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

Project	Completion Date	Location	Added Capacity
Redmond MS Addition (8 classrooms)	Fall 2024	Redmond	200
Kirkland MS Addition (8 classrooms)	Fall 2024	Kirkland	200
Finn Hill MS Addition (8 classrooms)	Fall 2024	Kirkland	200
Rebuild and Enlarge Rockwell ES*	Fall 2026	Redmond	230
Eastlake HS Addition*	Fall 2026	Sammamish	319
Redmond HS Addition*	Fall 2027	Redmond	266
Remodel or Rebuild and Enlarge Emerson HS*	Fall 2027	Kirkland	166
Acquisition of property	TBD	TBD	

*Indicates projects eligible for State Construction Assistance.

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

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

*Indicated projects eligible for State Construction Assistance.

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

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 school facilities, support facilities, and educational programming needs. The district recently purchased “Lot 11” which is located immediately adjacent to the Resource Center, and “Site 96 – Support Services Annex” which is industrial warehouse space and vacant property next to the existing Support Services Center. The district will continue to evaluate additional site acquisition during the six-year planning period.

The *Finance Plan* in *Appendix F.2* notes potential land acquisition at an amount to be determined, which would include any future site acquisition. Future updates to this CFP will include any changes or additional information related to property acquisition and planning.

6. 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 3* (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 5: 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.

7. 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 14,262 students at the elementary level 8,107 students at the middle school level, and 8,976 students at the high school level. Current enrollment at each grade level is identified in *Appendix A.2*. Completed projects, as shown in *Appendix F.1*, would result in an increased permanent capacity for 1,829 students in 2031. 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 new construction market, along with numerous ongoing residential developments continues to drive population growth in the region. 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 may put additional pressure on schools in those areas.

8. 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, middle-housing, and apartments/condos 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.1, B.2 and B.3*) 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 C.2*). 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 finance plan shown on *Appendix F.2* demonstrates how the Lake Washington School District plans to finance improvements for the years 2026 through 2031. The financing components reflect secured local funding and are based on current project approval.

9. Appendices

Appendices A 1-2: Calculations of Capacities for Elementary Schools, Middle Schools and Senior High Schools

Appendices B 1-3: Calculations of Impact Fees for Single Family Residences, Middle Housing Residences & Multi-Family Apartment/Condos Residences

Appendices C 1-2: Student Generation Factor Calculations & Backup

Appendices D 1-3: Six-Year Enrollment Projections and Ten-Year Low, Medium, High Enrollment Forecast & Enrollment History

Appendices E 1-3: Inventory and Capacities of Existing Schools, Undeveloped Land and District Map

Appendices F 1-2: Projected Capacity to House Students & Six-Year Finance Plan

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

		SPECIAL PROGRAM CLASSROOMS USED								NET AVAILABLE CAPACITY				ENROLLMENT
		Number of Classrooms						Number of Classrooms						
Elementary Schools	Permanent Classrooms	Self Cont.	Resource Rooms	ELL Rooms	Pre-School Rooms	Music Rooms	Arts/Sci Rooms	Net Permanent Classrooms	Relocatable	Net Permanent Classrooms	Self Contained Classroom	Relocatable Capacity	Total	OCT 2025 P-223
ALCOTT	26	0	2	1	0	2	0	21	12	483	0	276	759	617
AUDUBON	22	0	2	1	0	1	1	17	3	391	0	69	460	403
BELL	27	0	2	1	3	1	1	19	3	437	0	69	506	431
BLACKWELL	24	0	2	1	0	1	0	20	3	460	0	69	529	426
CARSON	27	0	2	1	2	1	1	20	4	460	0	92	552	441
CLARA BARTON	34	0	2	1	0	1	1	29	0	667	0	0	667	391
COMMUNITY	3	0	0	0	0	0	0	3	0	69	0	0	69	69
DICKINSON	23	0	2	1	0	2	0	18	4	414	0	92	506	295
DISCOVERY	3	0	0	0	0	0	0	3	0	69	0	0	69	68
EINSTEIN	24	0	2	1	0	1	0	20	1	460	0	23	483	455
ELLA BAKER	34	0	2	1	0	1	1	29	0	667	0	0	667	368
EXPLORER	4	0	0	0	0	0	0	4	0	92	0	0	92	68
FRANKLIN	31	0	2	1	0	1	1	26	3	598	0	69	667	551
FROST	24	0	2	1	0	1	1	19	4	437	0	92	529	447
JUANITA	23	0	2	1	2	1	1	16	0	368	0	0	368	322
KELLER	21	0	2	1	4	1	1	12	1	276	0	23	299	277
KIRK	34	0	2	1	0	1	1	29	0	667	0	0	667	626
LAKEVIEW	22	0	2	1	0	1	1	17	6	391	0	138	529	462
MANN	22	0	2	1	0	1	1	17	4	391	0	92	483	413
MCAULIFFE	23	0	1	1	0	1	0	20	7	460	0	161	621	476
MEAD	34	0	2	1	0	1	1	29	0	667	0	0	667	542
MUIR	23	0	2	1	0	1	1	18	2	414	0	46	460	382
REDMOND	31	2	2	1	0	2	0	24	8	552	24	184	760	538
ROCKWELL	25	0	2	1	0	2	0	20	5	460	0	115	575	391
ROSA PARKS	27	0	2	1	0	2	1	21	10	483	0	230	713	426
ROSE HILL	31	1	2	1	0	1	1	25	4	575	12	92	679	569
RUSH	28	0	2	1	0	1	1	23	4	529	0	92	621	591
SANDBURG	25	0	2	1	0	1	1	20	1	460	0	23	483	370
SMITH	26	0	2	1	0	2	0	21	8	483	0	184	667	487
THOREAU	22	0	2	1	0	1	0	18	3	414	0	69	483	383
TWAIN	30	1	2	1	0	1	1	24	7	552	12	161	725	520
WILDER	23	0	2	1	3	1	0	16	8	368	0	184	552	238
Totals	776	4	57	29	14	35	19	618	115	14,214	48	2,645	16,907	13,043
		Number of Classrooms												
Middle Schools	Permanent Classrooms	Self Cont.	Resource Rooms	ELL Rooms				Net Permanent Classrooms	Relocatable Classrooms	Net Permanent Classrooms	Self Contained Classroom	Relocatable Capacity	Total	OCT 2025
ENVIRONMENTAL****	5	0	0	0				5	0	125	0	0	125	142
EVERGREEN	38	2	4	1				31	13	772	24	324	1,120	775
FINN HILL****	36	1	1	1				33	0	822	12	0	834	640
INGLEWOOD	54	1	2	1				50	2	1,245	12	50	1,307	1,198
INTERNATIONAL****	21	0	0	0				21	0	523	0	0	523	431
KAMIAKIN	30	2	1	1				26	7	546	24	147	717	653
KIRKLAND****	36	1	1	0				34	2	847	12	50	909	795
NORTHSTAR	4	0	0	0				4	0	84	0	0	84	90
REDMOND****	45	1	0	1				43	7	1,071	12	174	1,257	1,031
TIMBERLINE	39	1	2	1				35	0	872	12	0	884	774
RENAISSANCE	4	0	0	0				4	0	84	0	0	84	79
ROSE HILL****	41	1	2	1				37	6	921	12	149	1,082	868
STELLA SCHOLA	3	0	0	0				3	0	75	0	0	75	90
Totals	356	10	13	7				326	37	7,987	120	894	9,001	7,566
		Number of Classrooms												
Senior High Schools	Permanent Classrooms	Self Cont.	Resource Rooms	ELL Rooms				Net Permanent Classrooms	Relocatable Classrooms	Net Permanent Classrooms	Self Contained Classroom	Relocatable Capacity	Total	OCT 2025
EMERSON HIGH	10	0	2	0				8	2	179	0	45	224	57
EASTLAKE	96	2	5	1				88	0	2,337	24	0	2,361	2,335
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	1,669
LAKE WASHINGTON****	79	1	2	1				75	0	1,992	12	0	2,004	1,999
REDMOND****	73	1	0	1				71	8	1,886	12	212	2,110	2,144
TESLA STEM****	24	0	0	0				24	0	637	0	0	637	618
Totals	359	6	12	4				337	10	8,904	72	257	9,233	8,822
TOTAL DISTRICT	1,491	20	82	40	14	35	19	1,281	162	31,105	240	3,796	35,141	29,431
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/ 3 BR or more</u>	<u>Student Factor/ 2 BR or less*</u>	<u>Cost/ 3 BR or more</u>	<u>Cost/ 2 BR or less</u>
Elementary	7	\$0	690	\$0	0.358	NA	\$0	\$0
Middle	15	\$0	900	\$0	0.204	NA	\$0	\$0
Senior	30	\$0	1800	\$0	0.185	NA	\$0	\$0
TOTAL							\$0	\$0

School Construction Cost:

	<u>Percent Permanent</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor/ 3 BR or more</u>	<u>Student Factor/ 2 BR or less*</u>	<u>Cost/ 3 BR or more</u>	<u>Cost/ 2 BR or less</u>
Elementary	97%		690	\$0	0.358	NA	\$0	\$0
Middle	97%		900	\$0	0.204	NA	\$0	\$0
Senior	97%	\$206,588,830	1800	\$111,328	0.185	NA	\$20,596	\$0
TOTAL							\$20,596	\$0

Temporary Facility Cost:

	<u>Percent Temporary</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor/ 3 BR or more</u>	<u>Student Factor/ 2 BR or less*</u>	<u>Cost/ 3 BR or more</u>	<u>Cost/ 2 BR or less</u>
Elementary	3%		23	\$0	0.358	NA	\$0	\$0
Middle	3%		30	\$0	0.204	NA	\$0	\$0
Senior	3%	\$225,000	32	\$211	0.185	NA	\$39	\$0
TOTAL							\$39	\$0

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/ 3 BR or more</u>	<u>Student Factor/ 2 BR or less*</u>	<u>Cost/ 3 BR or more</u>	<u>Cost/ 2 BR or less</u>
Elementary		90.0	24.00%	\$0	0.358	NA	\$0	\$0
Middle		108.0	24.00%	\$0	0.204	NA	\$0	\$0
Senior	399.38	130.0	24.00%	\$12,461	0.185	NA	\$2,305	\$0
TOTAL							\$2,305	\$0

Tax Payment Credit Calculation:

	<u>Single Family "SFR"</u>		<u>Single Family "SFR"</u>	
	<u>3 BR or more</u>		<u>2 BR or Less</u>	
Average SFR Assessed Value	\$1,720,291		\$1,367,899	
Current Capital Levy Rate (2026)/\$1000	\$0.49		\$0.49	
Annual Tax Payment	\$842.94		\$670.27	
Years Amortized	10		10	
Current Bond Interest Rate	4.77%		4.77%	
Present Value of Revenue Stream	\$6,582		\$5,234	

Impact Fee Summary:

Site Acquisition Cost	\$0	\$0
Permanent Facility Cost	\$20,596	\$0
Temporary Facility Cost	\$39	\$0
State Assistance Credit	(\$2,305)	\$0
Tax Payment Credit	(\$6,582)	(\$5,234)
Sub-Total	\$11,747	(\$5,234)
50% Local Share	\$5,874	(\$2,617)
Impact Fee	\$5,874	\$0

* Data Not Available

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

Middle Housing Residences ("MHR")

School Site Acquisition Cost:

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor/ 3 BR or more</u>	<u>Student Factor/ 2 BR or less*</u>	<u>Cost/ 3 BR or more</u>	<u>Cost/ 2 BR or less</u>
Elementary	7	\$0	690	\$0	0.118	NA	\$0	\$0
Middle	15	\$0	900	\$0	0.061	NA	\$0	\$0
Senior	30	\$0	1800	\$0	0.020	NA	\$0	\$0
TOTAL							\$0	\$0

School Construction Cost:

	<u>Percent Permanent</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor/ 3 BR or more</u>	<u>Student Factor/ 2 BR or less*</u>	<u>Cost/ 3 BR or more</u>	<u>Cost/ 2 BR or less</u>
Elementary	97%		690	\$0	0.118	NA	\$0	\$0
Middle	97%		900	\$0	0.061	NA	\$0	\$0
Senior	97%	\$206,588,830	1800	\$111,328	0.020	NA	\$2,227	\$0
TOTAL							\$2,227	\$0

Temporary Facility Cost:

	<u>Percent Temporary</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor/ 3 BR or more</u>	<u>Student Factor/ 2 BR or less*</u>	<u>Cost/ 3 BR or more</u>	<u>Cost/ 2 BR or less</u>
Elementary	3%		23	\$0	0.118	NA	\$0	\$0
Middle	3%		30	\$0	0.061	NA	\$0	\$0
Senior	3%	\$225,000	32	\$211	0.020	NA	\$4	\$0
TOTAL							\$4	\$0

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/ 3 BR or more</u>	<u>Student Factor/ 2 BR or less*</u>	<u>Cost/ 3 BR or more</u>	<u>Cost/ 2 BR or less</u>
Elementary		90.0	24.00%	\$0	0.118	NA	\$0	\$0
Middle		108.0	24.00%	\$0	0.061	NA	\$0	\$0
Senior	399.38	130.0	24.00%	\$12,461	0.020	NA	\$249	\$0
TOTAL							\$249	\$0

Tax Payment Credit Calculation:

	<u>Middle Housing "MHR"</u>		<u>Middle Housing "MHR"</u>	
	<u>3 BR or more</u>		<u>2 BR or Less</u>	
Average MHR Assessed Value	\$1,214,150		\$866,971	
Current Capital Levy Rate (2026)/\$1000	\$0.49		\$0.49	
Annual Tax Payment	\$594.93		\$424.82	
Years Amortized	10		10	
Current Bond Interest Rate	4.77%		4.77%	
Present Value of Revenue Stream	\$4,646		\$3,317	

Impact Fee Summary:

Site Acquisition Cost	\$0	\$0
Permanent Facility Cost	\$2,227	\$0
Temporary Facility Cost	\$4	\$0
State Assistance Credit	(\$249)	\$0
Tax Payment Credit	(\$4,646)	(\$3,317)
Sub-Total	(\$2,664)	(\$3,317)
50% Local Share	(\$1,332)	(\$1,659)

Impact Fee	\$0	\$0
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* Data Not Available

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

Apartments/Condos Residences ("ACR")

School Site Acquisition Cost:

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor/ 2 BR or more</u>	<u>Student Factor/ 1 BR or less*</u>	<u>Cost/ 2 BR or more</u>	<u>Cost/ 1 BR or less</u>
Elementary	7	\$0	690	\$0	0.034	NA	\$0	\$0
Middle	15	\$0	900	\$0	0.016	NA	\$0	\$0
Senior	30	\$0	1800	\$0	0.019	NA	\$0	\$0
TOTAL							\$0	\$0

School Construction Cost:

	<u>Percent Permanent</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor/ 2 BR or more</u>	<u>Student Factor/ 1 BR or less*</u>	<u>Cost/ 2 BR or more</u>	<u>Cost/ 1 BR or less</u>
Elementary	97%		690	\$0	0.034	NA	\$0	\$0
Middle	97%		900	\$0	0.016	NA	\$0	\$0
Senior	97%	\$206,588,830	1800	\$111,328	0.019	NA	\$2,115	\$0
TOTAL							\$2,115	\$0

Temporary Facility Cost:

	<u>Percent Temporary</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor/ 2 BR or more</u>	<u>Student Factor/ 1 BR or less*</u>	<u>Cost/ 2 BR or more</u>	<u>Cost/ 1 BR or less</u>
Elementary	3%		23	\$0	0.034	NA	\$0	\$0
Middle	3%		30	\$0	0.016	NA	\$0	\$0
Senior	3%	\$225,000	32	\$211	0.019	NA	\$4	\$0
TOTAL							\$4	\$0

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/ 2 BR or more</u>	<u>Student Factor/ 1 BR or less*</u>	<u>Cost/ 2 BR or more</u>	<u>Cost/ 1 BR or less</u>
Elementary		90.0	24.00%	\$0	0.034	NA	\$0	\$0
Middle		108.0	24.00%	\$0	0.016	NA	\$0	\$0
Senior	399.38	130.0	24.00%	\$12,461	0.019	NA	\$237	\$0
TOTAL							\$237	\$0

Tax Payment Credit Calculation:

	<u>Apartments/Condos Residences "ACR"</u>	
	<u>2 BR or more</u>	<u>1 BR or less</u>
Average ACR Assessed Value	\$809,841	\$430,260
Current Capital Levy Rate (2026)/\$1000	\$0.49	\$0.49
Annual Tax Payment	\$396.82	\$210.83
Years Amortized	10	10
Current Bond Interest Rate	4.77%	4.77%
Present Value of Revenue Stream	\$3,099	\$1,646

Impact Fee Summary:

Site Acquisition Cost	\$0	\$0
Permanent Facility Cost	\$2,115	\$0
Temporary Facility Cost	\$4	\$0
State Assistance Credit	(\$237)	\$0
Tax Payment Credit	(\$3,099)	(\$1,646)
Sub-Total	(\$1,216)	(\$1,646)
50% Local Share	(\$608)	(\$823)

Impact Fee	\$0	\$0
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* Data Not Available

2025 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2026 STUDENTS				2026 RATIO			
					ELEM	MIDDLE	SENIOR	TOTAL	ELEM	MIDDLE	SENIOR	TOTAL
Astera	S	25	25	25	12	6	9	27	0.480	0.240	0.360	1.080
Avenwood	KC	17	17	17	7	7	1	15	0.412	0.412	0.059	0.882
Encore Rose Hill	K	27	27	27	11	7	8	26	0.407	0.259	0.296	0.963
Ferncroft Community	S	13	13	13	6	3	3	12	0.462	0.231	0.231	0.923
Hale / Larkin	R	20	20	20	7	3	2	12	0.350	0.150	0.100	0.600
Kensington Enclave	S	43	43	43	22	11	12	45	0.512	0.256	0.279	1.047
Kensington Lane	R	13	13	13	3	2	2	7	0.231	0.154	0.154	0.538
Sequoia Glen - Chablis	R	24	24	24	7	4	2	13	0.292	0.167	0.083	0.542
Silvana Heights	K	12	12	12	3	0	0	3	0.250	0.000	0.000	0.250
Stone Creek	S	35	35	35	6	5	3	14	0.171	0.143	0.086	0.400
Stratford	K	20	20	20	3	4	2	9	0.150	0.200	0.100	0.450
Woodgate	KC	32	32	11	6	1	4	11	0.545	0.091	0.364	1.000
TOTALS		281	281	260	93	53	48	194	0.358	0.204	0.185	0.746

MIDDLE-HOUSING DEVELOPMENTS	CITY/ COUNTY	# OF UNITS	# COMPL.	# OCCUP.	2026 STUDENTS				2026 RATIO			
					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
Kirkland CKC Townhomes	K	121	60	50	1	1	0	2	0.020	0.020	0.000	0.040
Magnolia at Moss Bay Townhomes	K	13	13	13	0	0	0	0	0.000	0.000	0.000	0.000
Penny Lane 2 Townhomes	R	14	12	12	0	2	0	2	0.000	0.167	0.000	0.167
Penny Lane 3 Townhomes	R	4	4	4	0	1	0	1	0.000	0.250	0.000	0.250
Woodlands Reserve Townhomes	K	31	31	31	5	0	1	6	0.161	0.000	0.032	0.194
Woodside (Flats and Townhomes)	R	170	170	170	28	14	5	47	0.165	0.082	0.029	0.276
TOTALS		370	307	297	35	18	6	59	0.118	0.061	0.020	0.199

2025 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

MULTI-FAMILY APARTMENTS/CONDOS	CITY/ COUNTY	# OF UNITS	% OCCUP/ # COMPL.	# OCCUP.	2026 STUDENTS				2026 RATIO			
					ELEM	MIDDLE	SENIOR	TOTAL	ELEM	MIDDLE	SENIOR	TOTAL
9040 Juanita Apartments	K	12	100%	12	0	2	0	2	0.000	0.167	0.000	0.167
Aspect Apartments	K	406	94%	382	2	0	0	2	0.005	0.000	0.000	0.005
Avalon Redmond Condos	R	214	210	210	23	4	1	28	0.110	0.019	0.005	0.133
Bloom - Rose Hill Apartments	K	135	95%	128	2	2	5	9	0.016	0.016	0.039	0.070
Boardwalk Apartments	K	171	90%	154	1	4	4	9	0.006	0.026	0.026	0.058
Bower Apartments	K	339	95%	322	8	1	4	13	0.025	0.003	0.012	0.040
Broadstone Vega Condos	R	362	163	163	3	0	2	5	0.018	0.000	0.012	0.031
Centre Cottage Condos	R	33	29	29	1	1	0	2	0.034	0.034	0.000	0.069
Eastline Grand/Central Apartments	R	613	72%	442	5	6	2	13	0.011	0.014	0.005	0.029
Grata Apartments	K	125	100%	125	13	8	14	35	0.104	0.064	0.112	0.280
Horizon/Polaris Apartments	R	280	96%	270	67	37	31	135	0.248	0.137	0.115	0.500
HUE Apartments	R	93	68%	63	0	0	2	2	0.000	0.000	0.032	0.032
Jade Residence Apartments	K	136	100%	136	1	0	1	2	0.007	0.000	0.007	0.015
Modera Redmond Apartments	R	300	94%	282	2	0	2	4	0.007	0.000	0.007	0.014
North Totem Lake Apartments	K	244	97%	237	14	2	7	23	0.059	0.008	0.030	0.097
Parkside Condos	K	33	33	33	3	1	0	4	0.091	0.030	0.000	0.121
Parque Kirkland Apartments	K	70	96%	67	0	1	3	4	0.000	0.015	0.045	0.060
Porch and Park Apartments	R	106	84%	89	4	2	1	7	0.045	0.022	0.011	0.079
Radiate Apartments	R	360	94%	338	11	4	3	18	0.033	0.012	0.009	0.053
Spectra Apartments	R	450	87%	392	7	2	6	15	0.018	0.005	0.015	0.038
Spoke at Marymoor Apartments	R	211	88%	186	3	1	1	5	0.016	0.005	0.005	0.027
Steeple Rock Condos	K	15	4	4	0	0	1	1	0.000	0.000	0.250	0.250
Talisman Apartments	R	286	85%	243	5	4	6	15	0.021	0.016	0.025	0.062
The Brynn Apartments	K	486	66%	320	3	1	1	5	0.009	0.003	0.003	0.016
The Charles Apartments	R	244	91%	222	2	2	1	5	0.009	0.009	0.005	0.023
The Pines Apartments	K	140	89%	125	4	1	3	8	0.032	0.008	0.024	0.064
The Piper Apartments	R	284	43%	122	3	1	3	7	0.025	0.008	0.025	0.057
Vela Apartments	K	141	94%	133	1	0	0	1	0.008	0.000	0.000	0.008
Windsor Totem Lake Apartments	K	409	97%	397	6	2	3	11	0.015	0.005	0.008	0.028
TOTALS		6,698		5,626	194	89	107	390	0.034	0.016	0.019	0.069

Peter Kirk Elementary School

<i>690 student capacity</i>	
Construction Cost (bid 2018, actual const. costs)	\$38,231,000
Projected Construction Cost in 2027 @ 690 student capacity @ 5% per year	\$59,308,830

Timberline Middle School

<i>900 student capacity</i>	
Construction Cost (bid 2017, actual const. costs)	\$61,623,000
Projected Construction Cost in 2027 @ 900 student capacity @ 5% per year	\$100,377,380

Juanita High School

<i>1,800 student capacity</i>	
Construction Cost (bid 2018 actual const. costs)	\$133,169,000
Projected Construction Cost in 2027 @ 1,800 student capacity @ 5% per year	\$206,588,830

Six-Year Enrollment Projections

	<u>*2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>
District Boundary Births**	2,318	2,188	2,189	2,117	2,084	2,143	2,167
change	(51)	(130)	1	(72)	(33)	59	24
Kindergarten ***	1,762	1,737	1,740	1,681	1,656	1,723	1,742
Grade 1 ****	2,030	1,905	1,878	1,881	1,817	1,790	1,863
Grade 2	2,095	2,079	1,952	1,924	1,927	1,862	1,834
Grade 3	2,305	2,120	2,103	1,975	1,947	1,950	1,884
Grade 4	2,476	2,311	2,126	2,109	1,981	1,952	1,955
Grade 5	2,407	2,477	2,312	2,127	2,110	1,982	1,953
Grade 6	2,405	2,416	2,486	2,318	2,133	2,116	1,988
Grade 7	2,506	2,411	2,422	2,491	2,322	2,137	2,119
Grade 8	2,471	2,518	2,423	2,433	2,502	2,333	2,148
Grade 9	2,399	2,471	2,518	2,420	2,431	2,499	2,327
Grade 10	2,522	2,419	2,489	2,536	2,439	2,450	2,517
Grade 11	2,311	2,471	2,377	2,440	2,482	2,394	2,404
Grade 12	2,466	2,447	2,604	2,512	2,574	2,615	2,529
Total Enrollment	30,155	29,782	29,430	28,847	28,321	27,803	27,263
Yearly Change		(373)	(352)	(583)	(526)	(518)	(540)
Yearly Change		-1.24%	-1.18%	-1.98%	-1.82%	-1.83%	-1.94%
Cumulative Increase (Decrease)		(373)	(725)	(1,308)	(1,834)	(2,352)	(2,892)

* Number of Individual Students (10/1/25 Headcount).

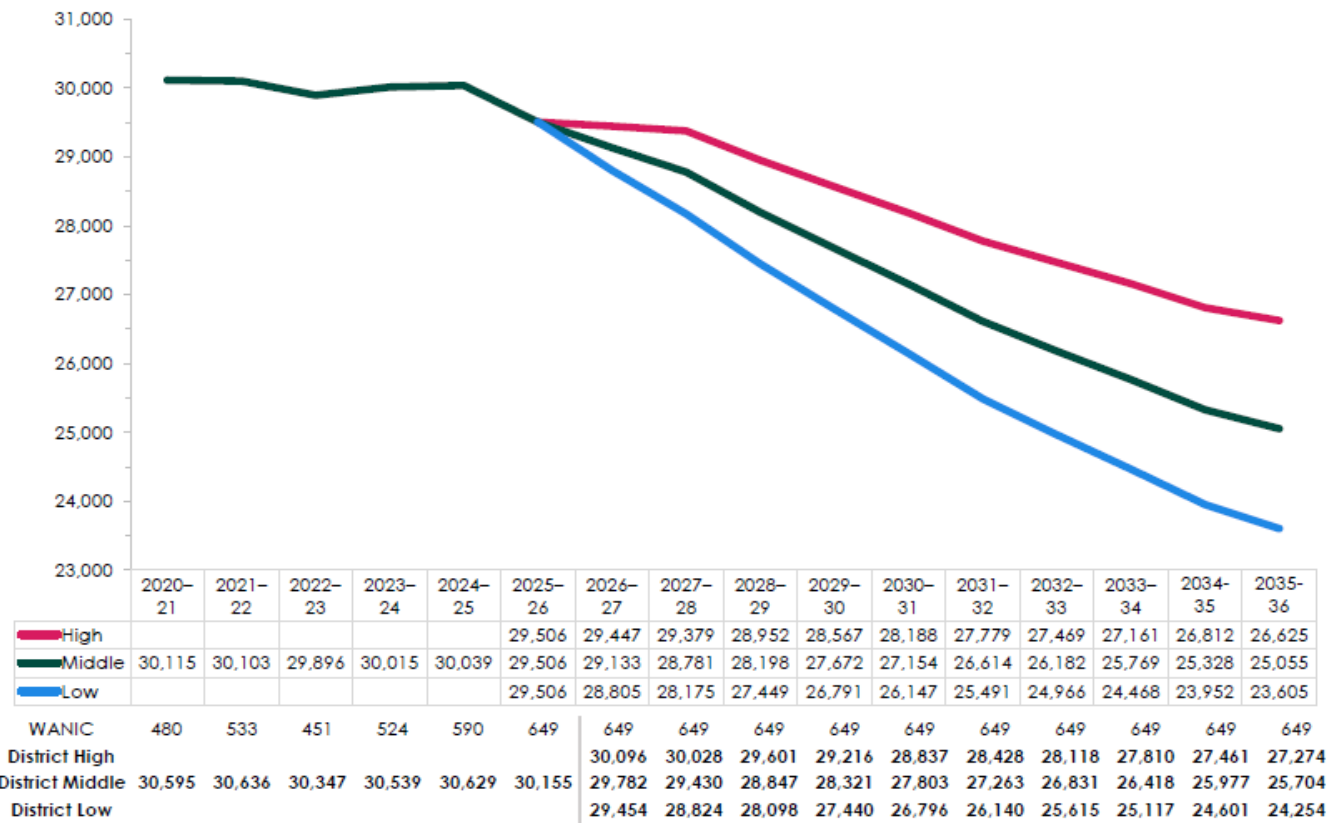
** District Live Births estimated. 2029 and prior year birth rates are actual births 5 years prior to enrollment year.

*** Kindergarten enrollment is calculated at 79%-80% 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


Notes

Students enrolled in full-time Running Start are excluded from analysis.

Source: Flo Analytics

Enrollment History *										
	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
District Boundary Births **	2,457	2,577	2,512	2,545	2,562	2,661	2,512	2,294	2,334	2,228
Kindergarten / Live Birth	94.79%	86.77%	93.27%	92.69%	82.59%	80.72%	80.02%	82.82%	81.41%	79.08%
	Period Average									85.42%
Kindergarten	2,329	2,236	2,343	2,359	2,116	2,148	2,010	1,900	1,900	1,762
Grade 1	2,537	2,503	2,474	2,646	2,429	2,358	2,346	2,240	2,046	2,030
Grade 2	2,414	2,585	2,598	2,595	2,578	2,395	2,362	2,437	2,300	2,095
Grade 3	2,492	2,465	2,587	2,667	2,511	2,503	2,363	2,408	2,479	2,305
Grade 4	2,427	2,536	2,479	2,638	2,564	2,419	2,509	2,383	2,420	2,476
Grade 5	2,349	2,470	2,478	2,473	2,574	2,463	2,412	2,523	2,391	2,407
Grade 6	2,270	2,329	2,468	2,543	2,398	2,472	2,377	2,444	2,511	2,405
Grade 7	2,258	2,301	2,298	2,460	2,472	2,364	2,429	2,382	2,471	2,506
Grade 8	2,121	2,229	2,303	2,342	2,399	2,437	2,335	2,449	2,402	2,471
Grade 9	2,002	2,083	2,174	2,287	2,279	2,352	2,404	2,324	2,511	2,399
Grade 10	2,022	2,023	2,088	2,210	2,280	2,273	2,375	2,415	2,364	2,522
Grade 11	1,896	1,869	1,850	1,995	2,117	2,206	2,222	2,349	2,362	2,311
Grade 12	1,889	1,941	1,842	1,885	1,972	2,158	2,278	2,357	2,483	2,466
Total Enrollment	29,006	29,570	29,982	31,100	30,689	30,548	30,422	30,611	30,640	30,155
Yearly Change		564	412	1,118	(411)	(141)	(126)	189	29	(485)
* October 1st Headcount	Average increase in the number of students per year									128
** Number indicates actual births	Total increase for period									1,149
5 years prior to enrollment year.	Percentage increase for period									4%
	Average yearly increase									0.44%

2025-26 Inventory and Capacities of Existing Schools

			<u>Total</u> <u>Capacity**</u>	<u>Net Avail</u> <u>Capacity**</u>
*	<u>Juanita Area</u>	Address		
25	Frost Elementary	11801 NE 140th	644	529
03	Juanita Elementary	9635 NE 132nd	529	368
04	Keller Elementary	13820 108th NE	506	299
26	Muir Elementary	14012 132nd NE	575	460
13	Discovery Community	12801 84th NE	69	69
06	Sandburg Elementary	12801 84th NE	598	483
02	Thoreau Elementary	8224 NE 138th	575	483
60	Environmental & Adventure	8040 NE 132nd	125	125
63	Finn Hill Middle School	8040 NE 132nd	896	834
67	Kamiakin Middle School	14111 132nd NE	777	717
82	Juanita High School	10601 NE 132nd	1,965	1,830
	<u>Kirkland Area</u>			
07	Bell Elementary	11212 NE 112th	690	506
11	Community School	11133 NE 65th	69	69
16	Franklin Elementary	12434 NE 60th	782	667
09	Kirk Elementary	1312 6th Street	782	667
10	Lakeview Elementary	10400 NE 68th	644	529
15	Rose Hill Elementary	8044 128th NE	805	679
18	Rush Elementary	6101 152nd NE	736	621
14	Twain Elementary	9525 130th NE	851	725
79	International Community School	11133 NE 65th	523	523
65	Kirkland Middle School	430 18th Avenue	946	909
76	Northstar Middle School	12033 NE 80th	84	84
69	Rose Hill Middle School	13505 NE 75th	1,170	1,082
61	Stella Schola Middle School	13505 NE 75th	75	75
80	Emerson High	10903 NE 53rd St	269	224
84	Lake Washington High	12033 NE 80th	2,098	2,004
	<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	506
24	Einstein Elementary	18025 NE 116th	575	483
31	Ella Baker Elementary	9595 Eastridge Dr. NE	782	667
45	Explorer Community School	7040 208th NE	92	92
22	Mann Elementary	17001 NE 104th	598	483
23	Redmond Elementary	16800 NE 80th	897	760
21	Rockwell Elementary	11125 162nd NE	690	575
41	Rosa Parks Elementary	22845 NE Cedar Park Crescent	851	713
32	Wilder Elementary	22130 NE 133rd	713	552
74	Evergreen Middle School	6900 208th NE	1,270	1,120
71	Redmond Middle School	10055 166th NE	1,295	1,257
85	Redmond High School	17272 NE 104th	2,151	2,110
87	Tesla STEM High School	400 228th Ave NE	637	637
	<u>Sammamish Area</u>			
54	Blackwell Elementary	3225 205th PL NE	621	529
52	Carson Elementary	1035 244th Ave NE	713	552
57	McAuliffe Elementary	23823 NE 22nd	690	621
58	Mead Elementary	1725 216th NE	782	667
56	Smith Elementary	23305 NE 14th	782	667
77	Inglewood Middle School	24120 NE 8th	1,395	1,307
78	Renaissance	400 228th NE	84	84
72	Timberline Middle School	9900 Redmond Ridge Drive	971	884
86	Eastlake High School	400 228TH NE	2,550	2,361

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

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

Inventory of Undeveloped Land

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

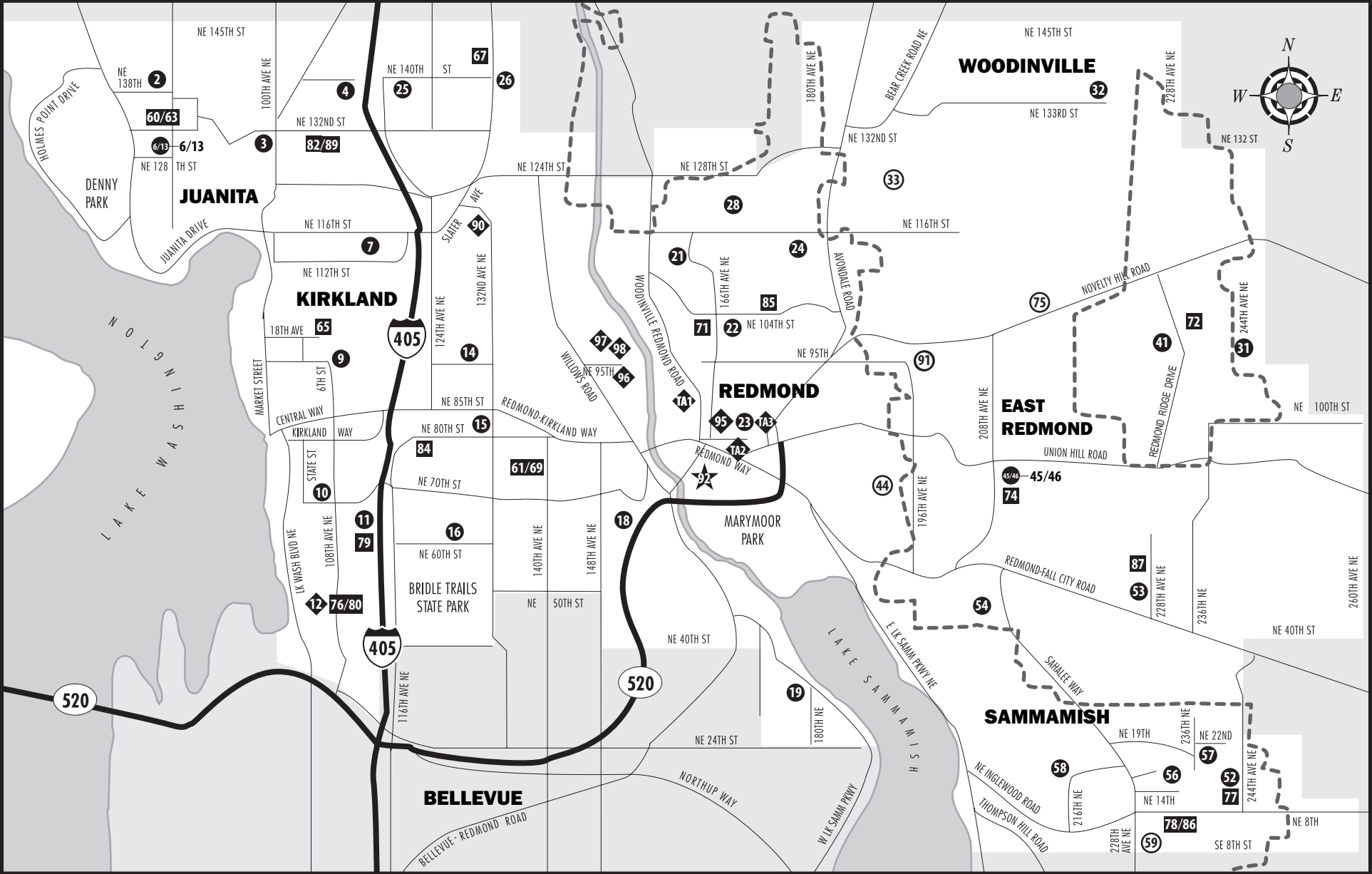
King County School Siting Task Force Findings:

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 91	26.9 acres located 1/4 mile south of Novelty Hill Road and 1/2 mile east of Redmond City Limits; no school use allowed.

¹ Property unable to be used for a school site due to the King County School Siting Task Force recommendations as adopted by the King County Council.

² Refers to district owned sites on which school construction is not anticipated within the six-year term of the current Capital Facilities Plan. The property is being held for the district's long term needs.

LAKE WASHINGTON SCHOOL DISTRICT



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

SYMBOL CODES:

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RESOURCE CENTER/
ADMINISTRATION

ELEMENTARY SCHOOLS

MIDDLE SCHOOLS

HIGH SCHOOLS

OTHER PROGRAMS

UNDEVELOPED
PROPERTIES

URBAN GROWTH
BOUNDARY LINE

Projected Permanent Capacity to House Students

	2025	2026	2027	2028	2029	2030	2031
Permanent Capacity	31,345						
Rebuild/Enlarge - Rockwell Elementary		230					
Addition - Eastlake High School		319					
Addition - Redmond High School			266				
Rebuild/Enlarge - Emerson High School			166				
Rebuild/Enlarge - Alcott Elementary School			207				
Rebuild/Enlarge - Kamiakin Middle School					330		
Rebuild/Enlarge - Smith Elementary School							207
Rebuild/Enlarge - Evergreen Middle School							104
Permanent Capacity Subtotal	31,345	31,894	32,533	32,533	32,863	32,863	33,174
Total Enrollment	30,155	29,782	29,430	28,847	28,321	27,803	27,263
Permanent Surplus/(Deficit) <u>without</u> Projects	1,190	1,563	1,915	2,498	3,024	3,542	4,082
Permanent Surplus / (Deficit) <u>with</u> Projects	1,190	2,112	3,103	3,686	4,542	5,060	5,911

** Projects that are not funded

Six-Year Finance Plan

Fiscal Year *	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>Total</u>	<u>State</u>	<u>Local ^</u>
2022 Levy Projects (voter approved)									
Site 21 Rebuild/Enlarge - Rockwell Elementary	7,431,000	80,000	0	0	0	0	7,511,000	0	7,511,000
Site 86 Addition - Eastlake High School	1,556,600	86,200	0	0	0	0	1,642,800	0	1,642,800
Site 85 Addition - Redmond High School	25,450,000	2,500,000	0	0	0	0	27,950,000	0	27,950,000
Site 80 Rebuild/Enlarge - Emerson High School	49,050,000	1,600,000	160,000	0	0	0	50,810,000	0	50,810,000
2024 Levy Projects (voter approved)									
Site 53 Rebuild/Enlarge - Alcott Elementary	63,590,000	5,810,000	350,000	0	0	0	69,750,000	0	69,750,000
Site 56 Rebuild/Enlarge - Smith Elementary	0	0	3,240,000	22,680,000	83,800,000	7,910,000	117,630,000	0	117,630,000
Site 74 Rebuild/Enlarge - Evergreen Middle School	0	0	17,890,000	68,830,000	97,890,000	14,820,000	199,430,000	0	199,430,000
Site 67 Rebuild/Enlarge - Kamiakin Middle School	15,000,000	60,000,000	80,000,000	13,080,000	1,000,000	0	169,080,000	0	169,080,000
Relocatable Classrooms (as needed)									
Relocatables							TBD	0	TBD
Property Acquisition									
Land							TBD	0	TBD
TOTALS	\$162,077,600	\$70,076,200	\$101,640,000	\$104,590,000	\$182,690,000	\$22,730,000	\$643,803,800	\$0	\$643,803,800

* Fiscal year is from September of the year stated through August of the following year (e.g. "2026" means "September 2026 through August 2027").

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

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