



Lake Washington
School District

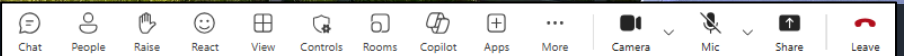
Facility Advisory Committee



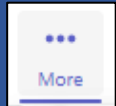
Tuesday, July 21, 2026
5:30-7:30

Facilitators

- *Barbara Posthumus*
- *Brian Buck*
- *Toby Brenner*

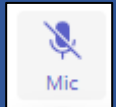


Teams Tips



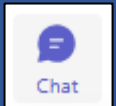
More

Test your camera, speaker and mic



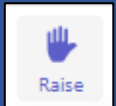
Mic

Mute yourself when not speaking



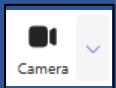
Chat

Use Chat to post questions or messages



Raise

Raise Hand to get attention



Camera

Background effects provide privacy

Agenda

Focus:

Considerations related to district-owned property and future boundary work

- ***Welcome & Check-In***
- ***Review:***
 - ***June 1 Board Action***
 - ***Feasibility Study Information***
 - ***Vacant Property***
- ***Feedback: Provide framework for Considerations***
 - ***Property***
 - ***Boundary (if time)***
- ***Wrap up Next Steps***

CHECK-IN:
SUMMER
COOL DOWN

SHARE YOUR FAVORITE POPSICLE FLAVOR IN THE CHAT



Surplus of Property Public Hearing

June 1, 2026

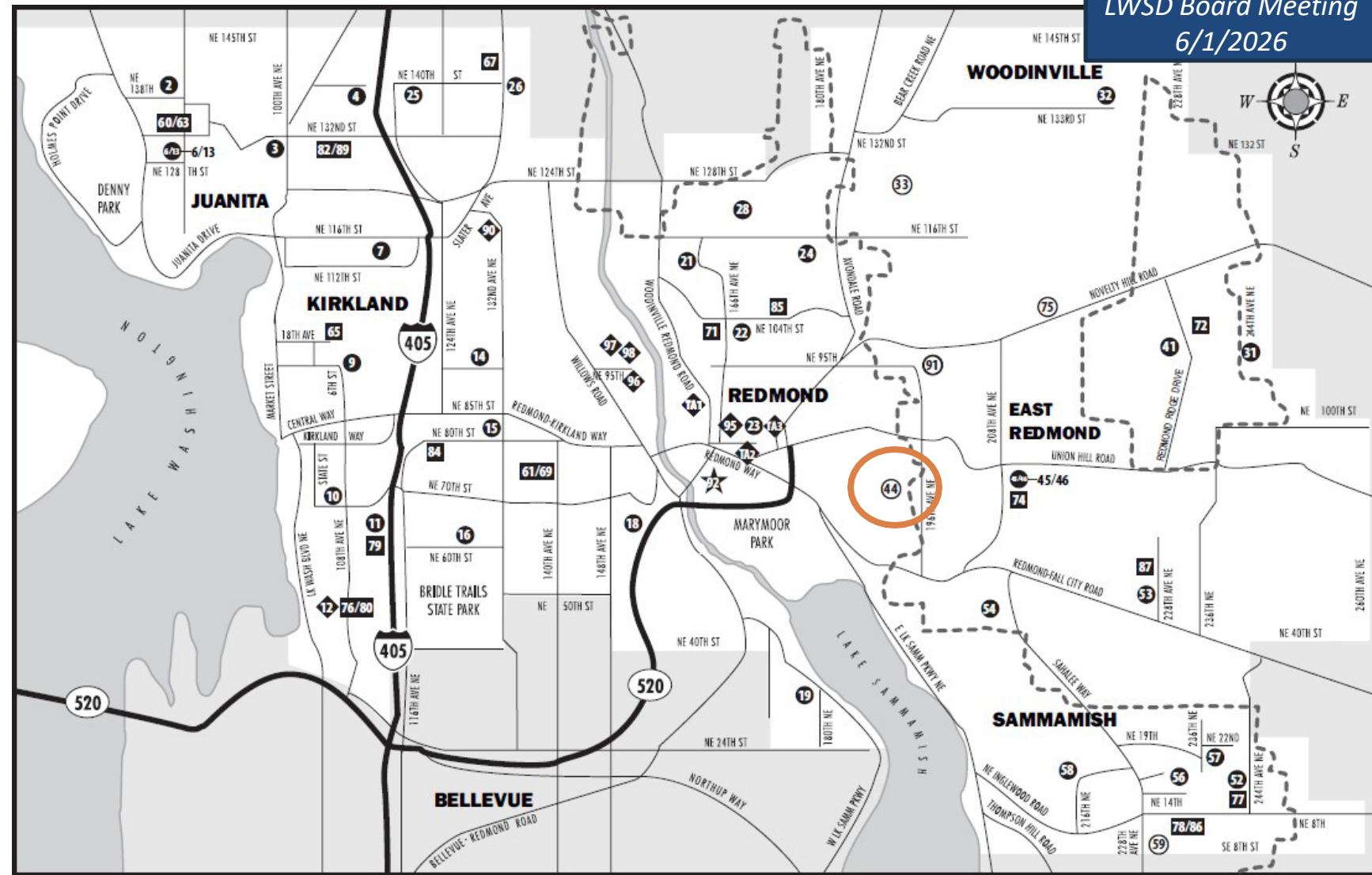
Park 188 Property

- ❑ Purchased May 2021
- ❑ Purchase Cost \$40 Million
- ❑ 25.4 Acres



Location

- Site 44
- Site inside urban growth boundary
- Location in East Redmond just east of 520 and south of Union Hill Rd.

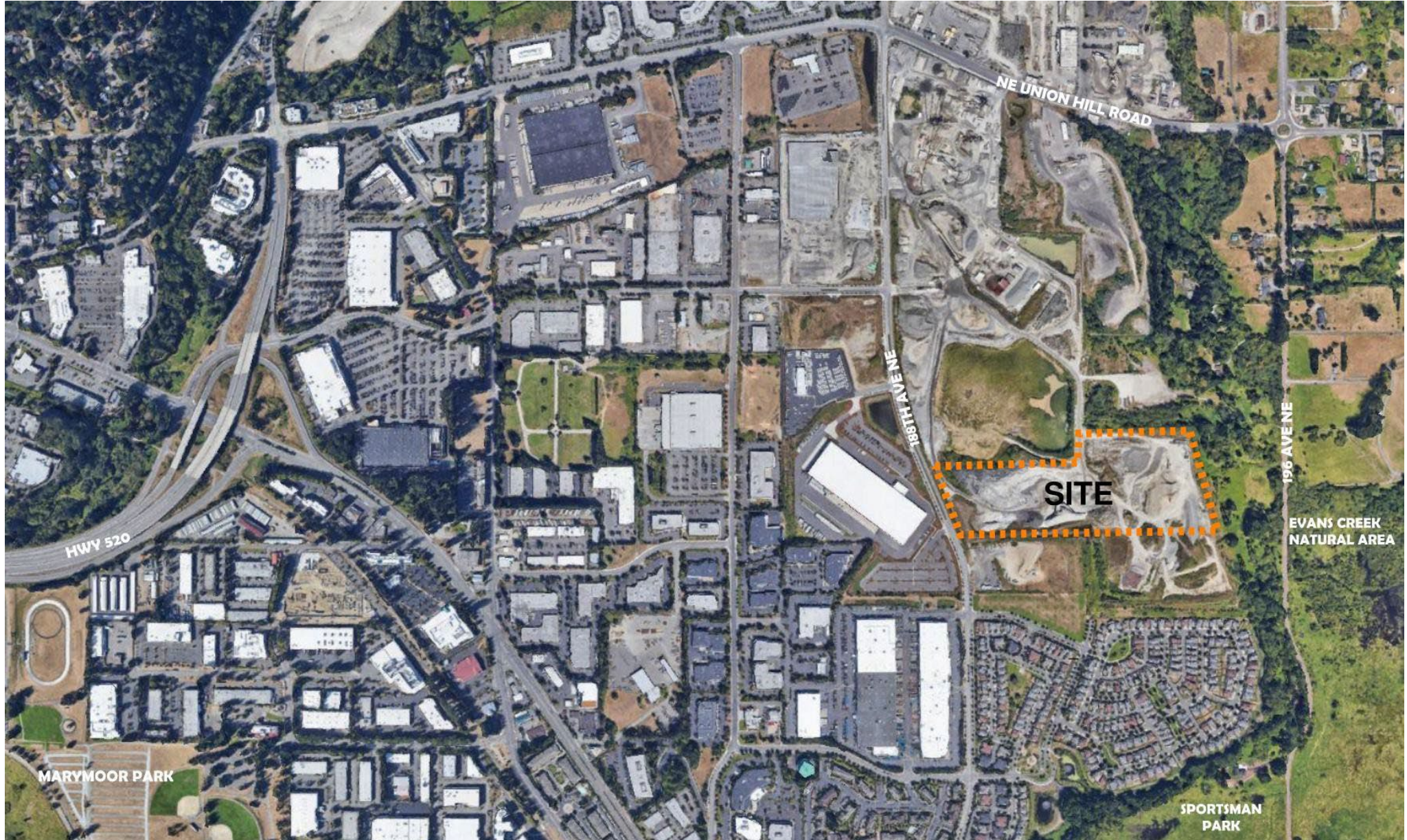


SYMBOL CODES:

- ★
RESOURCE CENTER/
ADMINISTRATION
- ELEMENTARY SCHOOLS
- MIDDLE SCHOOLS
- HIGH SCHOOLS
- ◆
OTHER PROGRAMS
- UNDEVELOPED
PROPERTIES
- - - - -
URBAN GROWTH
BOUNDARY LINE

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

Location Site 44



Process for Surplus of Property

5

- Follow process in RCW 28A. 335.120
- Published notice of Intent to Surplus/Dispose of property
 - ▣ Newspaper ad in Daily Journal of Commerce on May 18 and 26
- Board of Directors hold a Public Hearing – June 1, 2026
- Board Action on declaring property Surplus
 - ▣ Resolution 2446

Facility Advisory Committee

6

- Shared potential Board Action with Facility Advisory Committee members
- Shared that they could come to meeting to provide comment or email me directly

Next steps

7

- If property is declared surplus
 - ▣ District can market property for sale and/or negotiate letter of intent to purchase
- Before any sale is finalized
 - ▣ Additional notice must be published in newspaper – cannot be sold until 45 days after publishing
 - ▣ Appraiser must be retained to determine the fair market value of the Property
 - ▣ Board approval of a sale must occur in open public meeting

Board Recommendations for Improving High School Capacity

Recommendation

- Repurpose levy funds for eastside capacity to provide up to a 12-classroom addition and core space modifications at Eastlake and Redmond High Schools.
- Directs superintendent to prepare a study on the **feasibility, engagement/community considerations, financing and implementation plan** for the evaluation of a 5th Comprehensive High School by March 2025.
- Directs superintendent to prepare a study on the **alternatives to addressing high school enrollment** such as **(1) do nothing, (2) additional choice school options** and **(3) district-wide reboundary** using current facilities by March 2025.



- Addressing multiple points of interest
 - Identify and outline considerations for opening a new fifth comprehensive high school
 - Consider how alternatives might address enrollment challenges and identify potential secondary impacts

Feasibility Study: Key Dates

Date	Description
April 14, 2024	Board Resolution Direction to provide Feasibility Study
September 9, 2024	Board Study Session – Report Plan Overview
March 15, 2025	Board Study Session – Presentation of Feasibility Study: Considerations for Adding a Fifth Comprehensive High School



Feasibility Study: Contents

- 1. Facility and Site Requirements**
- 2. School Boundary Revision Process**
- 3. Staffing Considerations for a New Comprehensive High School**
- 4. Considerations for Program and Operations**
- 5. Financial Considerations**
- 6. Alternatives to Addressing High School Enrollment**
- 7. Considerations for Future Decision Making**

Report Outcomes & Process

Core Questions:

- Feasibility of strategies adding a 5th CHS to address high school capacity challenges
- Feasibility of specific alternative strategies to address capacity challenges

Review and Analysis

- Viability within current conditions
- Effectiveness for addressing high school capacity
- Uncovering and outlining considerations, including processes, practices, variables and potential impacts
- Analysis targets hypothetical 2035-36 school year

Recommendations

- Recommends parameters to consider for decision making
- Outlines efficacy and anticipated outcomes of given strategies
- Identifies additional strategies to consider for further review and future decision making



- Educational specifications ensure access to comparable CHS facilities, programs and experiences for all students in every community we serve
- LWSD does not have a 40-acre site spec'd for a CHS campus
 - Existing land requires alternative design which eliminates some standard CHS features
 - Creates systemic inequity for communities in new CHS boundary
- Enrollment projections do not support the need for widespread capacity interventions
- Adding a new CHS could result in multiple impacts to the system

For adding a fifth Comprehensive High School, a 7-year window from concept to opening is recommended for planning and execution

2 Years
Decision & Funding

1 year to establish scope and outcomes, confirm site, and determine anticipated costs

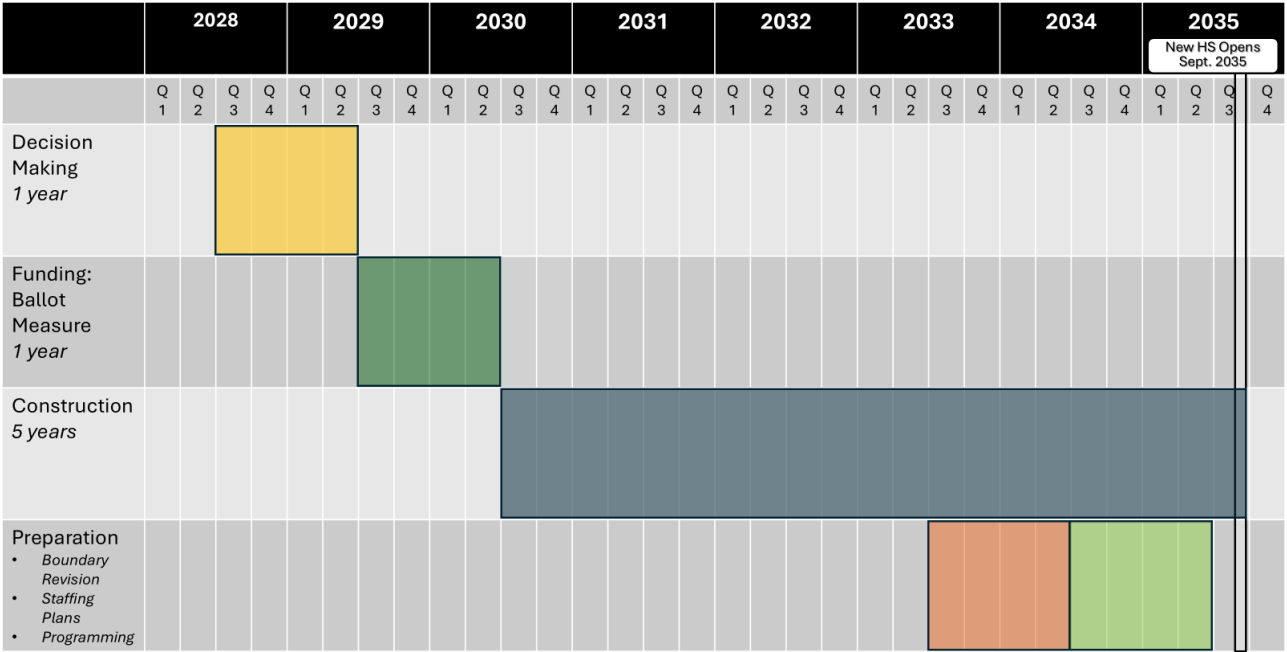
1 year to run ballot measure for voter-approved funding

5 Years
Project Progression

5-year construction

Concurrent processes

- Boundary revisions & transition planning
- Revising staffing procedures
- Program plan development



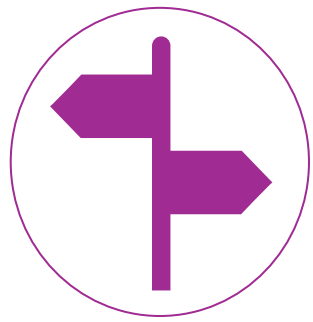
Summary of Findings: Key Conclusions

Based on current enrollment forecasts, facility constraints, and financial considerations, a fifth comprehensive high school is not likely necessary to address foreseeable enrollment needs.

While adding a new CHS is technically feasible, significant challenges exist:

- LWSD does not currently own a suitable 40-acre site that meets district standards for a comprehensive high school.
- High school enrollment is projected to decline over the next decade.
- Existing and planned capacity improvements are expected to accommodate projected enrollment.
- A fifth CHS would require major capital investment and ongoing operating costs while creating substantial systemwide impacts.
- Capacity improvements to impacted schools, choice school expansion, and targeted boundary adjustments may provide viable alternatives for addressing future enrollment needs while preserving flexibility for future decision-making.

Alternative Strategies



- Three alternatives to adding addressing high school enrollment were also part of the report
- Each was evaluated for its potential to address enrollment & capacity changes

Strategies Shared

1

Maintain Current Four-School Model

Avoids new-school complexity but may leave capacity pressures unresolved.

2

Add or Expand Choice School Options

Provides program alternatives but may not fully solve CHS capacity distribution.

3

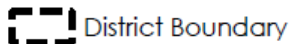
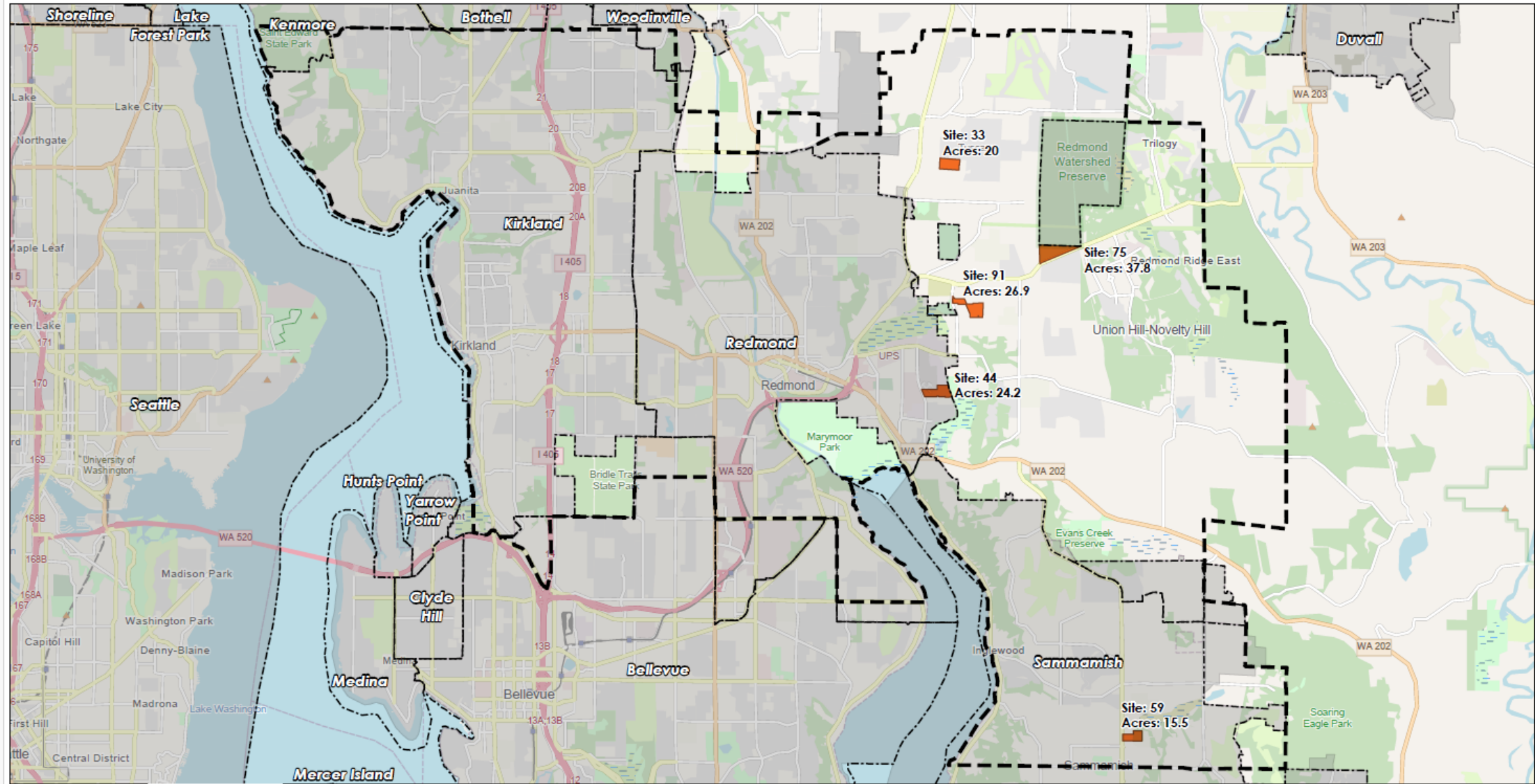
Revise Districtwide Boundaries in Current Model

Can rebalance enrollment without building a new CHS.

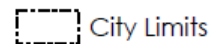
Inventory of Undeveloped and Underdeveloped Property

Undeveloped Property					
Area	Site#	Address	Jurisdiction	Acres	Notes
Redmond	33	194th NE/NE 122nd	King County	19.9	No School use allowed. Property unable to be used for a school site due to the King County School Siting Task Force recommendations as adopted by King County Council. Potential conservation value.
Redmond	75	22000 Novelty Hill Road	King County	37.8	In Reserve. 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.
Redmond	91	NE 95th and 196th Ave NE (AKA "Nike Site")	King County	26.9	No School use allowed. Property unable to be used for a school site due to the King County School Siting Task Force recommendations as adopted by King County Council. Does allow park use (stadium, fields, pool, activity center), school bus base.
Redmond	44	188th Ave NE and NE 70th	Redmond	25.4	In Reserve.
Eastlake	59	Main and 228th NE	Sammamish	15.5	In Reserve. Site planned for future Choice High School. Potential capacity for additional program options or shared use.

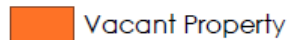
Lake Washington School District: Vacant Properties



District Boundary



City Limits



Vacant Property

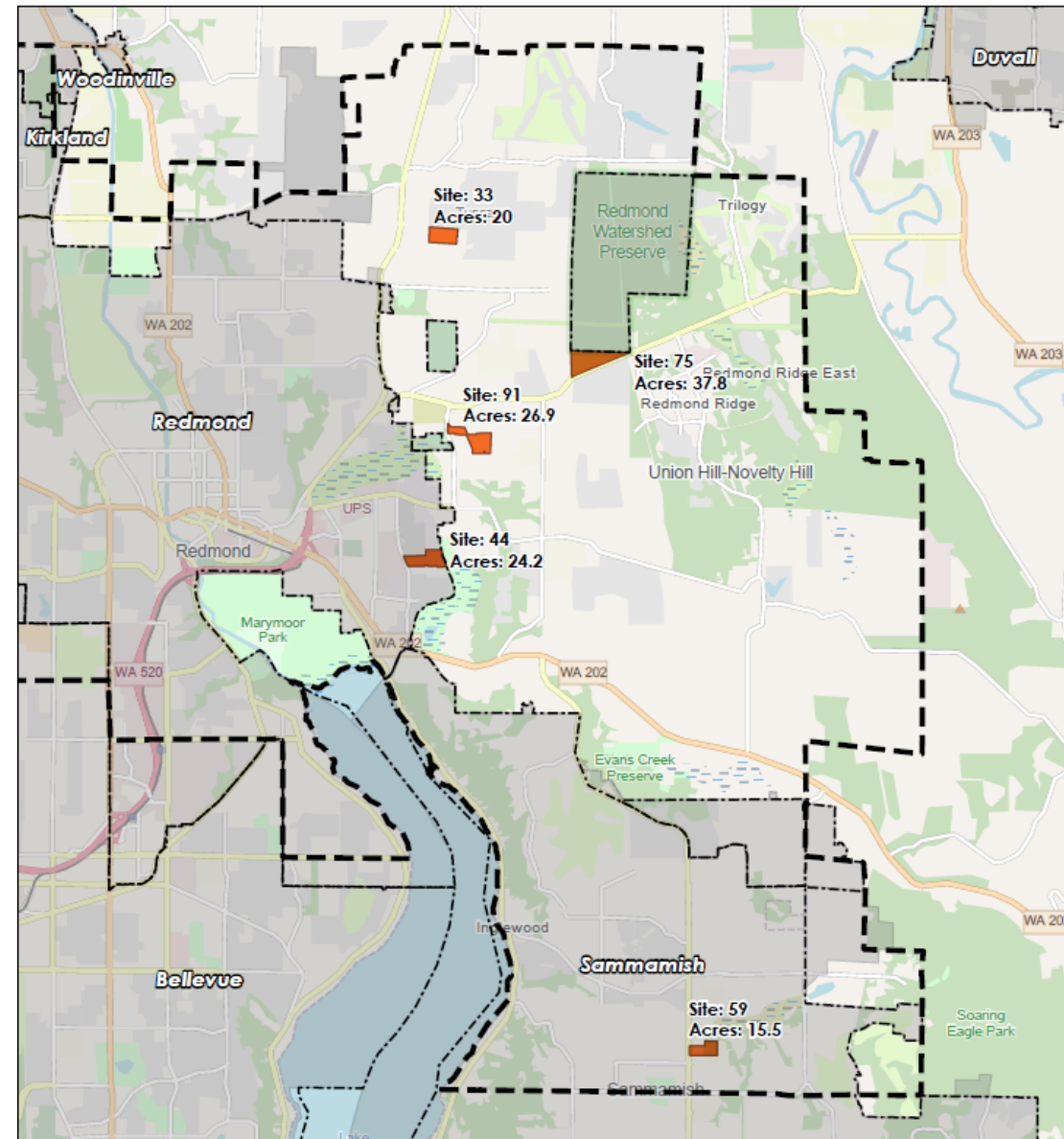


Urban Growth Areas



0 0.5 1 2 Miles

Lake Washington School District: Vacant Properties



0 0.5 1 2 Miles



District Boundary



City Limits



Vacant Property



Urban Growth Areas

Inventory of Undeveloped and Underdeveloped Properties

Underdeveloped Property						
Area	Site#	Name	Address	Jurisdiction	Acres	Notes
Kirkland	15	Rose Hill ES	8110 128th Avenue NE	Kirkland	9.4	Approximately 1.6 acres vacant, could allow for additional program options or shared use.
Kirkland	67	Kamiakin MS	1411 132nd Ave NE	Kirkland	28.1	When school is rebuilt there is potential capacity for additional program options or shared use.
Kirkland	80	Emerson Campus	10903 NE 53rd Street	Kirkland	10.1	In process of rebuilding and expanding. Opens Fall 2027.
Redmond	23	Redmond El/ ORSH Campus	16800 NE 80th Street	Redmond	13.6	Approximately 2.1 acres vacant, could allow for additional program options or shared use.
Eastlake	46	Old Dickinson	7040 208th Ave NE	King County	6.3	Property is outside the UGA and part of Dickinson/Evergreen MS Campus. Undeveloped portion can be developed for a school site. Rebuild of existing schools is allowed. King County School Siting Task Force limitations.
Redmond	97	Support Services Annex	9320 151st Ave NE	Redmond	3.5	Approximately 2.0 acres vacant, could allow for additional bus parking or administrative use.

UGA = Urban Growth Area



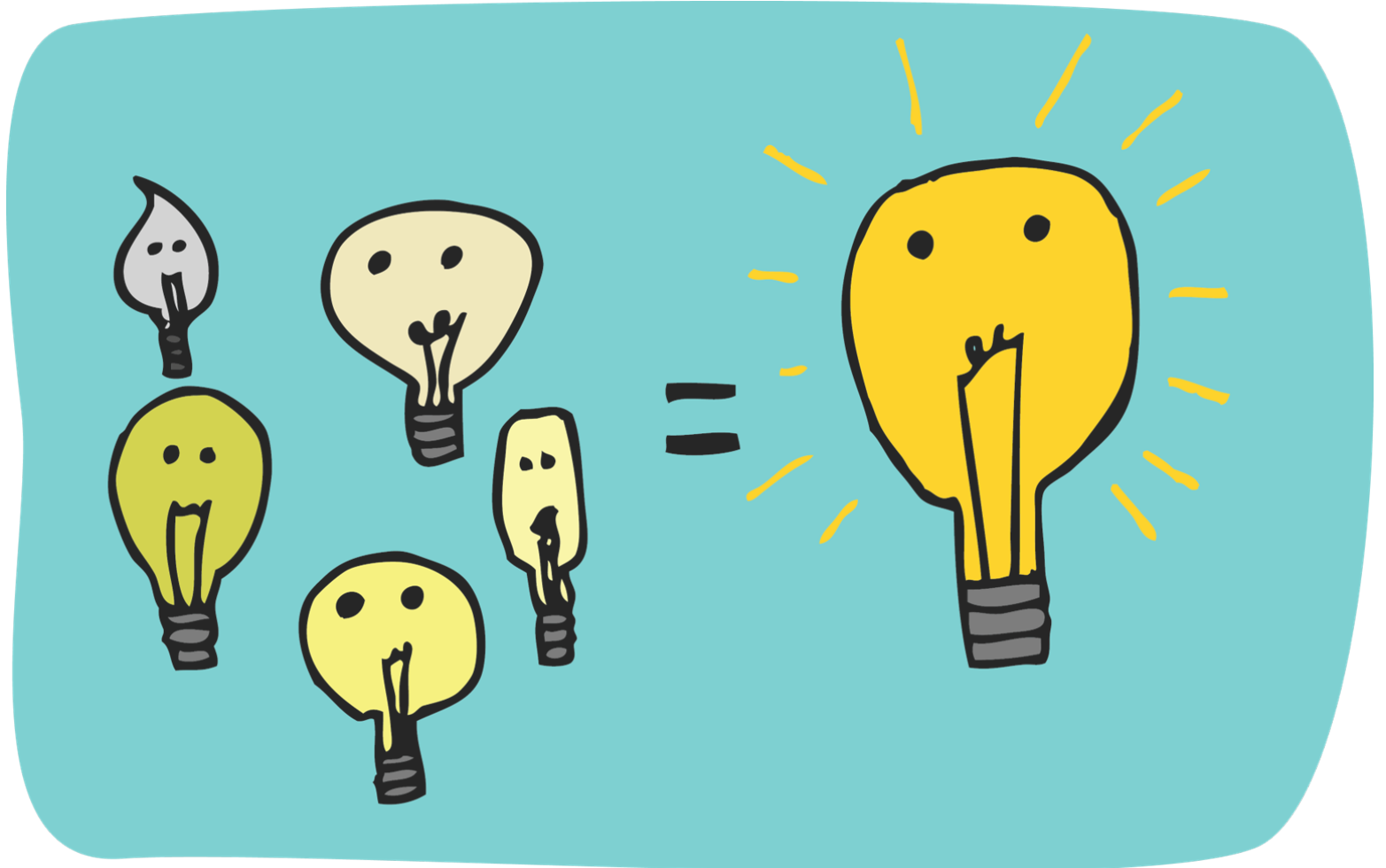
FAC Feedback: *Framework Considerations*

What values should the board/district consider when it comes to:

Retaining vacant property/land

Purchase of property/land

Sale of property/land





Previous Task Force Recommendations related to Land

Potential Funding Source for Construction: Sale of existing properties

The sale of district owned unused sites which are not currently planned for new school construction could be sold to fund school construction projects.

*Page 74 Appendix H of LTFTF Recommendations Report
November 2015*

Recommendations: The Facilities Advisory Committee concurred with the LTFTF's recommendation to prioritize building additional classroom capacity and addressing aging facilities. **Additionally, the FAC recommends the following: Land availability**

- Where rebuilding is occurring, maximize the use of the available land space.
- The District should continue to actively seek appropriate parcels for acquisition.

Page 10 of FAC recommendations Report January 12, 2021



FAC Feedback

What values should the board/district consider when it comes to:

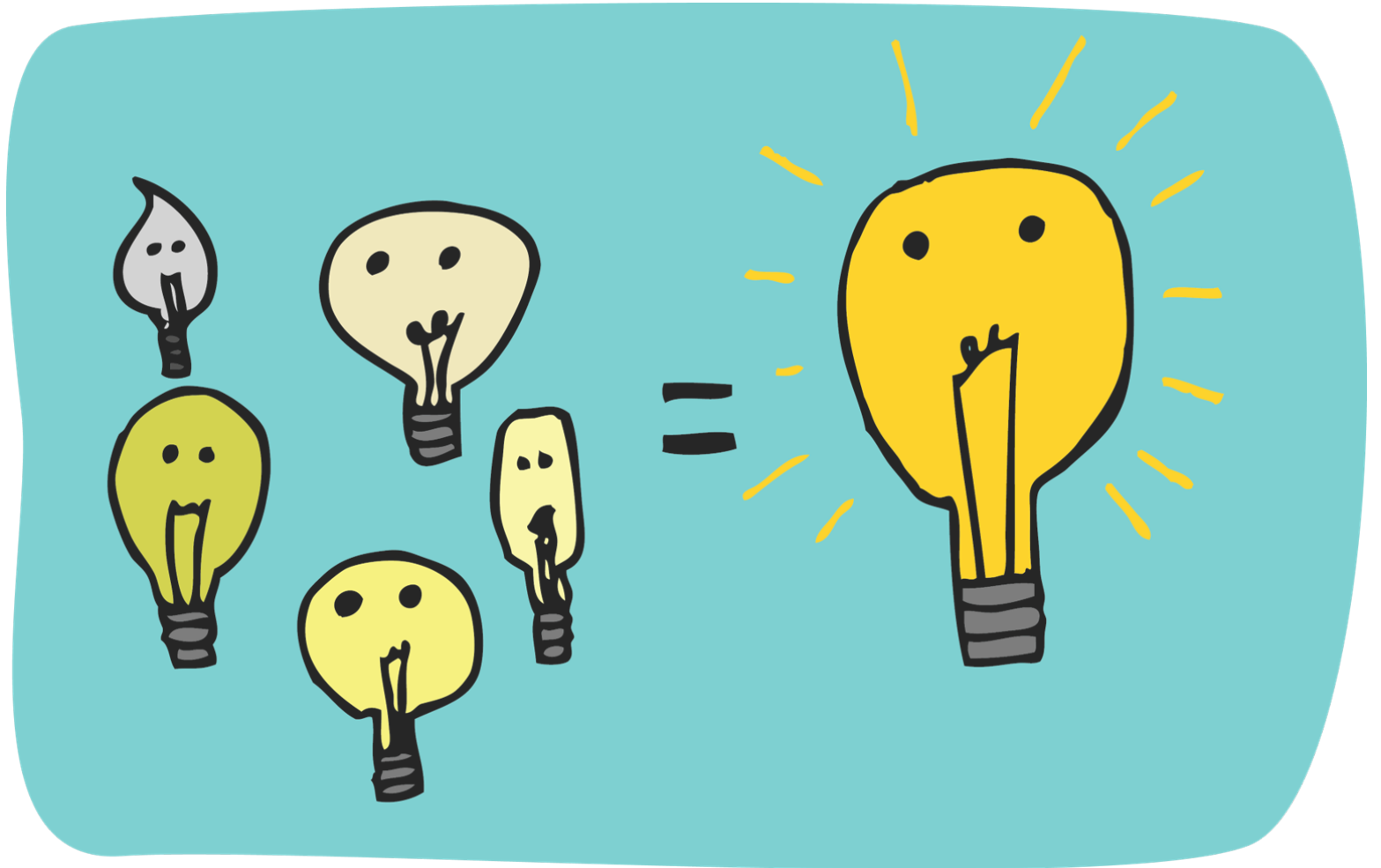
Retaining vacant property/land	Purchase of property/land	Sale of property/land

Boundary Process: Response to Changing Conditions

- Projected Enrollment Decline
- Balance enrollment/ permanent capacity across the district
- Evaluation of portable placement
- Program Placement
- Operational efficiencies

**Scheduled for 8/11/26 Meeting*

FAC Feedback: *Additional Questions, Comments, Ideas?*



Next Facilities Advisory Meeting:

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Tuesday, August 11, 2026

Wednesday , August 12, 2026 (if needed)

5:30-7:30 p.m.





Links to Board Information

Surplus Action

- [June 1, 2026](#)
 - [Situation: Board Surplus of District Property Site 44](#)
- [Presentation: 2026.06.01 Board Meeting - Surplus of Property.pdf](#)

Feasibility Study

- [April 14, 2024](#)
 - [Resolution No. 2365: Redirecting 2022 Construction Levy Proceeds and Matching Funds](#)
- [September 9, 2024](#)
 - [Presentation: Consideration for 5th Comp HS](#)
- [March 15, 2025](#)
 - [LWSD School Board Feasibility Study](#)
 - [Presentation: Board CHS Report](#)

Boundary Study Sessions

- [August 18, 2025](#)
 - [Presentation: Redmond Area Boundary Process](#)
- [December 8, 2025](#)
 - [Presentation: Boundary Process](#)
- [March 14, 2026](#)
 - [Boundary Process: Response to Changing Conditions](#)

Enrollment Projections

- [February 23, 2026](#)
 - [Presentation: Enrollment Projections](#)
 - [Enrollment Forecasts Report](#)