



Lake Washington  
School District

Kirkland Planning  
Commission  
August 12, 2021

# Agenda

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Demographics

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Growth trends

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Capital Planning

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School Funding sources and constraints

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Urban schools

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Partnership concepts

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Collaboration

# Our Mission

Each student will graduate prepared to lead a rewarding and responsible life as a contributing member of our community and greater society.





A low-angle, upward-looking shot of several modern skyscrapers with glass facades, converging towards the top of the frame. The sky is a deep blue with some light clouds. The overall tone is professional and aspirational.

# Our Vision

## Every Student Future Ready:

- Prepared for College
- Prepared for the Global Workplace
- Prepared for Personal Success

A young girl with dark skin and braided hair, each adorned with a bright pink bow, is smiling gently at the camera. She is holding a yellow and black soccer ball with both hands. She wears a dark-colored dress with a small, colorful pattern. The background is a soft-focus outdoor setting with trees and foliage.

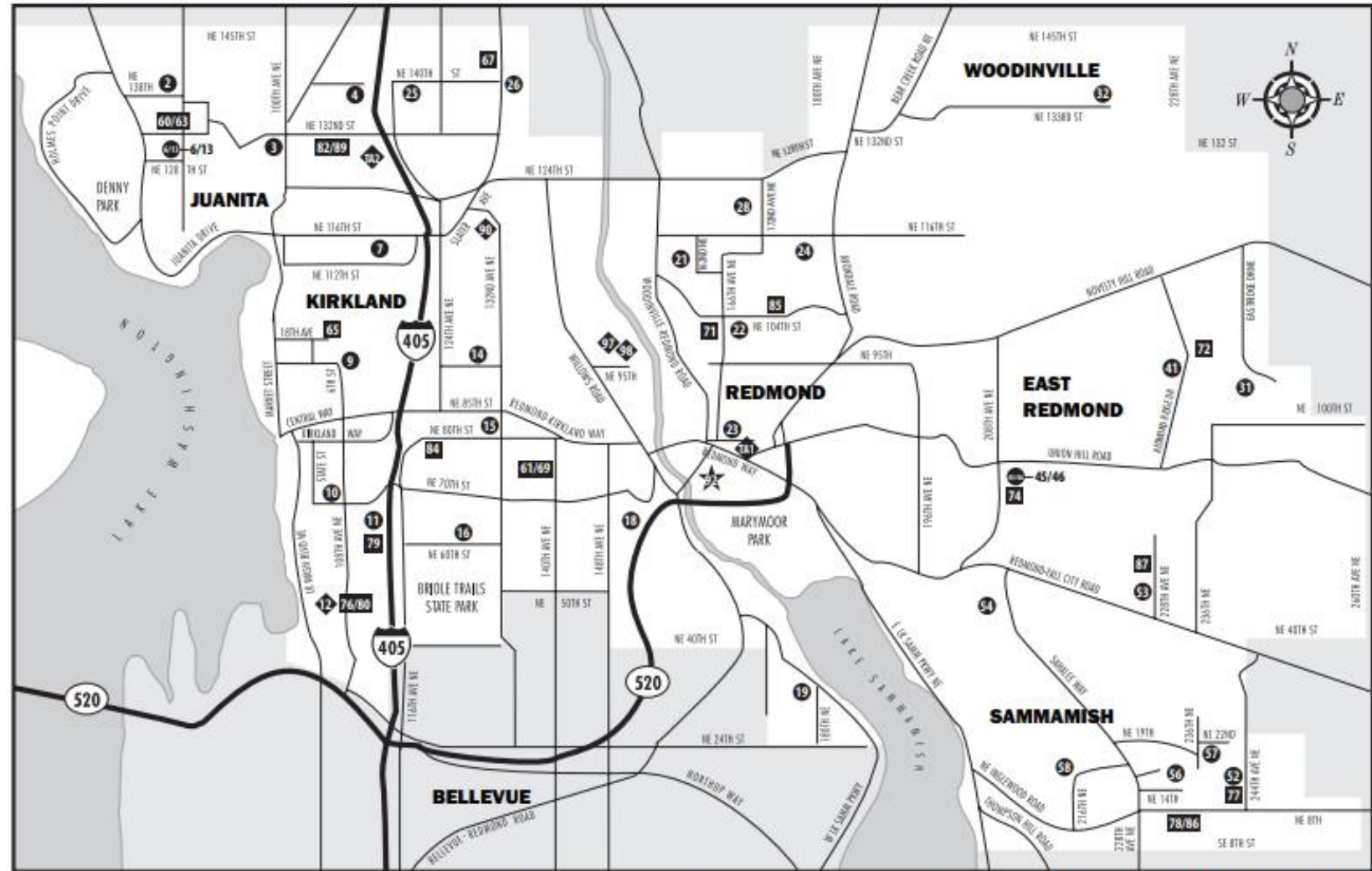
# Our Commitment to Equity

To ensure academic success for all students by closing opportunity gaps for students and providing equitable and inclusive working and learning environments for all students, families, staff, and communities.



# LWSD by the numbers:

- » Over 30,000 students
- » 76 square miles
- » 3 cities: Kirkland, Redmond, Sammamish
- » 55 schools
- » 2<sup>nd</sup> largest district in Washington State



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

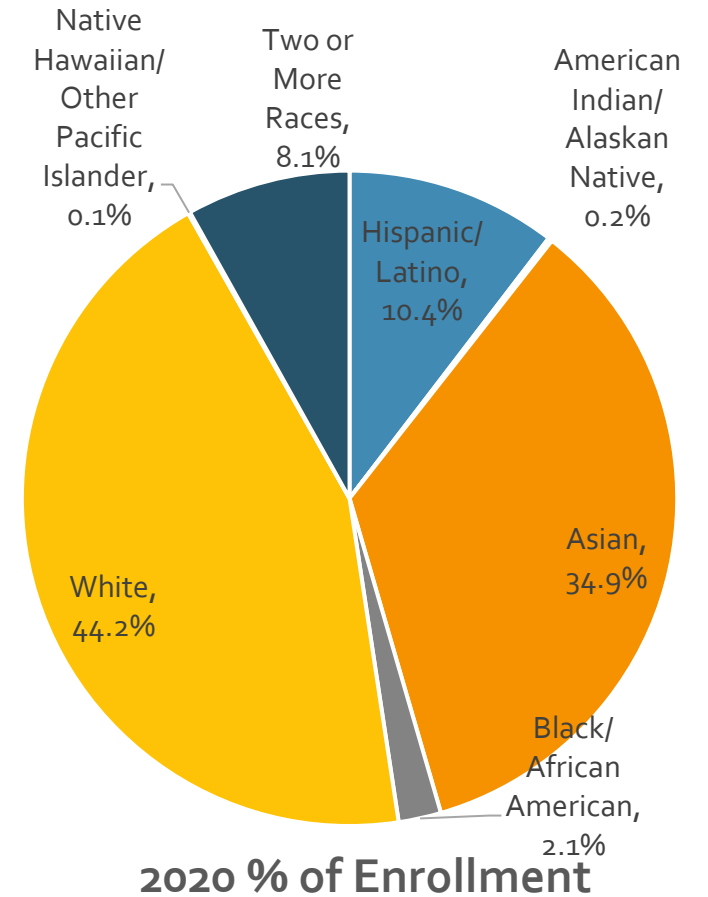
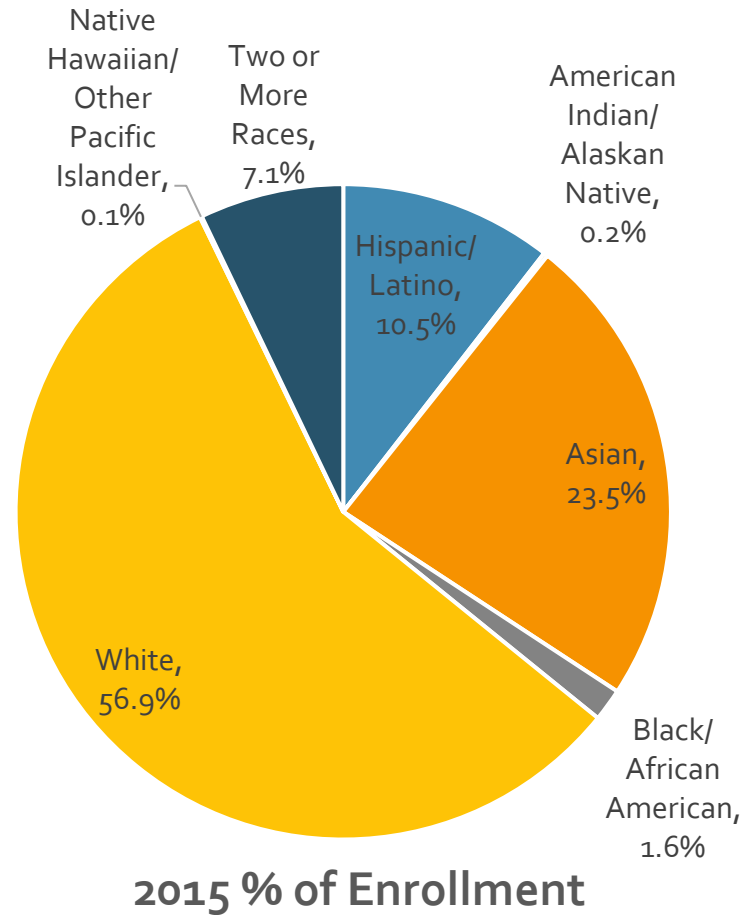
SYMBOL CODES:	★ RESOURCE CENTER/ ADMINISTRATION	● ELEMENTARY SCHOOLS	■ MIDDLE SCHOOLS	■ HIGH SCHOOLS	◆ OTHER PROGRAMS
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# Demographics

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# Ethnicity/Race Change in % of Total Enrollment



From District Ethnic report. 2020 is preliminary  
% may not equal 100 due to rounding



# Change in % of Total Enrollment

Program	% of Enrollment 2015	# of Enrollment 2020
English Language Program	8.4%	11.4% 
Special Education	10.6%	9.5% 
Free and Reduced Eligibility	13.0%	9.8% 

# Growth trends

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# Ongoing Rapid Eastside Growth: Housing

- » Over 16,000 housing units will be developed in next ten years
- » **City of Kirkland**
  - **Downtown Kirkland/Rose Hill** – approximately 9 Multi-Family Projects expected to add **1,900 units within next 10 years**. Includes Rose Hill Mixed Use project if approved (870 units)
  - **Totem Lake** – approximately 10 Multi-Family projects expected to add **3,600 units within next 10 years**. **Largest project is Village at Totem Lake.**
- » City of Redmond
  - City Center/Marymoor Village – 3,200 units
- » City Of Sammamish
  - Sammamish Town Center 1,274 units

# Ongoing Rapid Eastside Growth: Business

## Microsoft plans multibillion-dollar expansion, renovation of Redmond campus

Originally published November 28, 2017 at 10:00 pm | Updated June 12, 2018 at 1:51 pm

## Google expected to reach 1M square feet in Kirkland

Puget Sound Business Journal July 1, 2019

## Facebook plans major research development in Redmond

By [Aaron Kunkler](#)

Friday, November 16, 2018 10:02am | BUSINESS

## Amazon details plan for Bellevue expansion, bringing several thousand jobs in coming years

April 3, 2019 at 5:16 pm | Updated April 3, 2019 at 7:00 pm

Seattle Times

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## Amazon to grow Bellevue presence to 25,000 employees in a few years, with large new leases and tower plan

Sep. 4, 2020 at 6:00 am | Updated Sep. 4, 2020 at 2:38 pm

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Seattle Times

## Facebook will buy REI's unused headquarters complex in Bellevue

Sep. 14, 2020 at 12:01 pm | Updated Sep. 14, 2020 at 12:07 pm



# Ongoing Rapid Eastside Growth: Business

## **Google buys more land in Kirkland as its Seattle-area workforce nears 6,000 employees**

BY TAYLOR SOPER on August 24, 2020 at 8:43 am

Geekwire

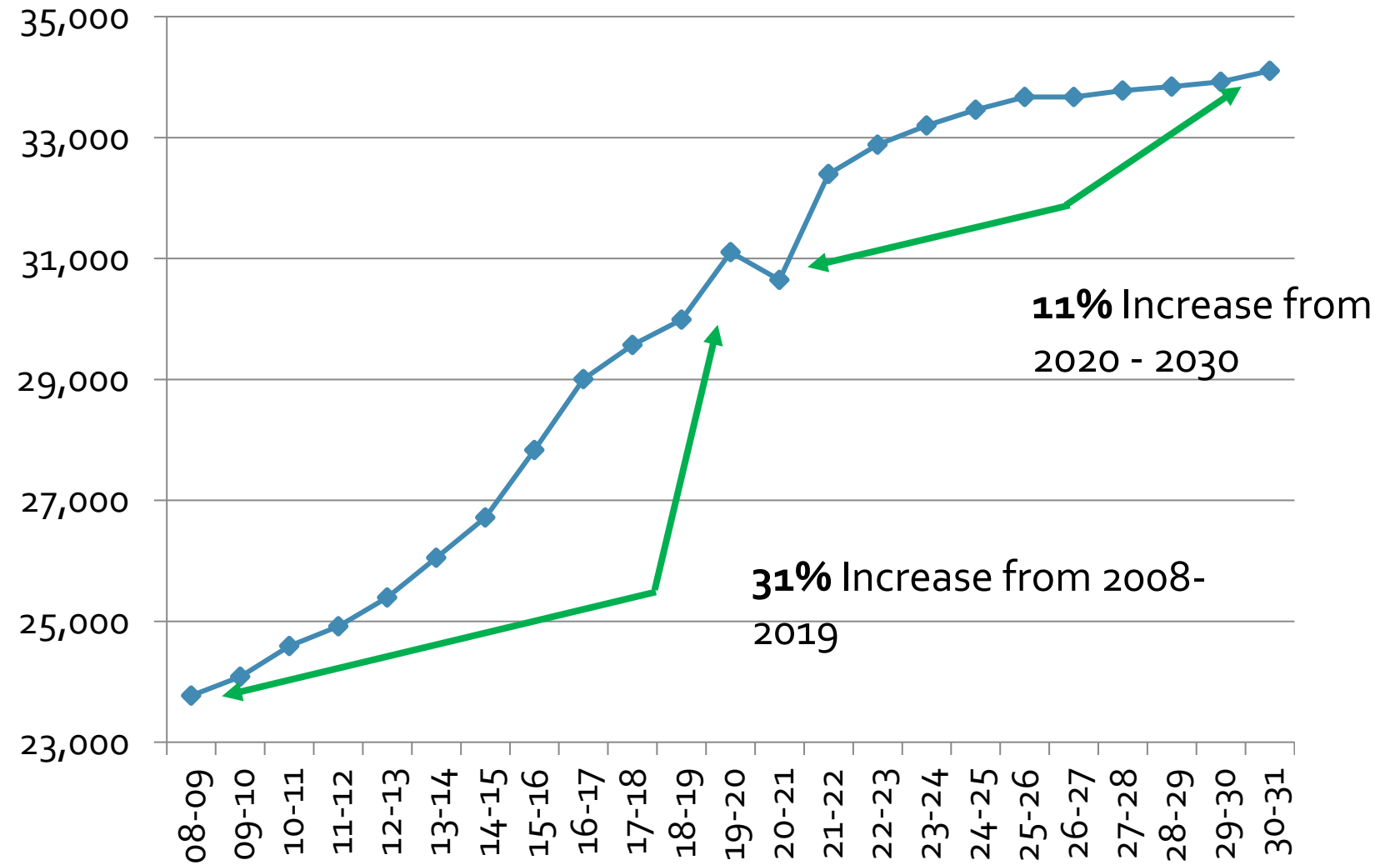
## **Google keeps growing in Seattle area, agrees to buy nearly 10 acres at a car dealership site in Kirkland**

BY TAYLOR SOPER on November 19, 2020 at 9:56 pm

# Ongoing Rapid Eastside Growth: Students

- » District has experienced rapid enrollment growth since 2008
- » Grew from 6<sup>th</sup> largest to 2<sup>nd</sup> largest in 5 years
- » Fastest growing district in King County
- » 31% (7,337 students) enrollment growth since 2008
- » Expected continued growth of 11% for next 10 years – 3,450 more students
- » Currently, 29 out of 41 schools at or over capacity or
- » By 2030, 32 out of 41 schools projected to be at or over capacity

# Enrollment Growth Continues



## Kirkland Area Capacity and Overcrowding

- 12 out of 16 Kirkland area Elementary schools will be at or over total capacity by 2030
- Over 900 students will be housed in portables by 2030

Elementary Schools	Perm	Total	2019-20			2030-31 Projections		
	Capacity	Capacity	Enrollment	% Perm dif	% Total dif	Enrollment	% Perm dif	% Total dif
BELL	414	483	440	106%	91%	473	114%	98%
FROST	415	507	441	106%	87%	588	142%	116%
JUANITA	368	368	355	96%	96%	292	79%	79%
KELLER	346	369	313	90%	85%	267	77%	72%
MUIR	368	414	397	108%	96%	342	93%	83%
SANDBURG	414	437	444	107%	102%	392	95%	90%
THOREAU	391	460	482	123%	105%	422	108%	92%
<i>Total Juanita Area</i>	<i>2,716</i>	<i>3,038</i>	<i>2,872</i>	<i>106%</i>	<i>95%</i>	<i>2,776</i>	<i>102%</i>	<i>91%</i>
AUDUBON	483	552	560	116%	101%	432	89%	78%
FRANKLIN	576	645	481	84%	75%	412	72%	64%
KIRK	690	690	639	93%	93%	575	83%	83%
LAKEVIEW	414	552	558	135%	101%	454	110%	82%
ROSE HILL	622	714	487	78%	68%	578	93%	81%
RUSH	529	621	681	129%	110%	792	150%	128%
TWAIN	553	714	659	119%	92%	724	131%	101%
<i>Total Lake Washington</i>	<i>3,867</i>	<i>4,488</i>	<i>4,065</i>	<i>105%</i>	<i>91%</i>	<i>3,967</i>	<i>103%</i>	<i>88%</i>

Total capacity column includes portables

Under Capacity	0-79% usage
At Capacity	80-89% usage
Critical Capacity	90-99% usage
Over Capacity	greater than 100% usage



# Kirkland Area Capacity and Overcrowding

- All Middle and High Schools will be at or over capacity by 2030-31
- Over 200 will be learning in portables by 2030.

Middle	Perm	Total	2019-20			2030-31 Projections		
Schools	Capacity	Capacity	Enrollment	% Perm dif	% Total dif	Enrollment	% Perm dif	% Total dif
FINN HILL	635	635	678	107%	107%	735	116%	116%
KAMIAKIN	570	717	604	106%	84%	763	134%	106%
KIRKLAND	635	685	619	97%	90%	596	94%	87%
ROSE HILL	933	1,082	1,028	110%	95%	1,246	134%	115%
High	Perm	Total	2019-20			2030-31 Projections		
Schools	Capacity	Capacity	Enrollment	% Perm dif	% Total dif	Enrollment	% Perm dif	% Total dif
JUANITA	1,830	1,830	1,445	79%	79%	1,984	108%	108%
LAKE WASHINGTON	2,004	2,004	1,599	80%	80%	2,554	127%	127%

Total capacity column includes portables

Under Capacity	0-79% usage
At Capacity	80-89% usage
Critical Capacity	90-99% usage
Over Capacity	greater than 100% usage

## 37 Portables installed since 2015 in Kirkland area schools due to rapid growth

- 10 – High School – then moved to Middle School
- 13 – Lake Wa. Area Elementary
- 14 – Juanita Area Elementary

Juanita and Lake Wa. area Schools currently have a total of **58** portables - this is the equivalent of 2 elementary schools



# Capital Planning

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# Capital Planning begins with Enrollment Projections



Annually district staff prepare long-range (15 year) and short-range (1 year) enrollment projection.



## Two Different Types of Projections:

Long-range projections – used in Capital Facility plan and for facility planning

Short-range projections - used for budgeting purposes and staffing projections



The district uses an outside demographer, FloAnalytics, to prepare long-range enrollment projection.



# Enrollment Projection Methodology

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- ❑ King County and school district birth statistics used to project kindergarten classes
- ❑ Percent change in student enrollment between years used to project future enrollment
- ❑ Tracking of new housing developments factored into projections
  - ➔ New housing starts tracked from city and county permitting data
  - ➔ Currently tracking over 119 known developments, representing over 9,500 new units
  - ➔ Recent building housing developments tracked to determine students generated from each new home
  - ➔ Data used to project number of students expected from new housing developments

# Capacity vs Enrollment

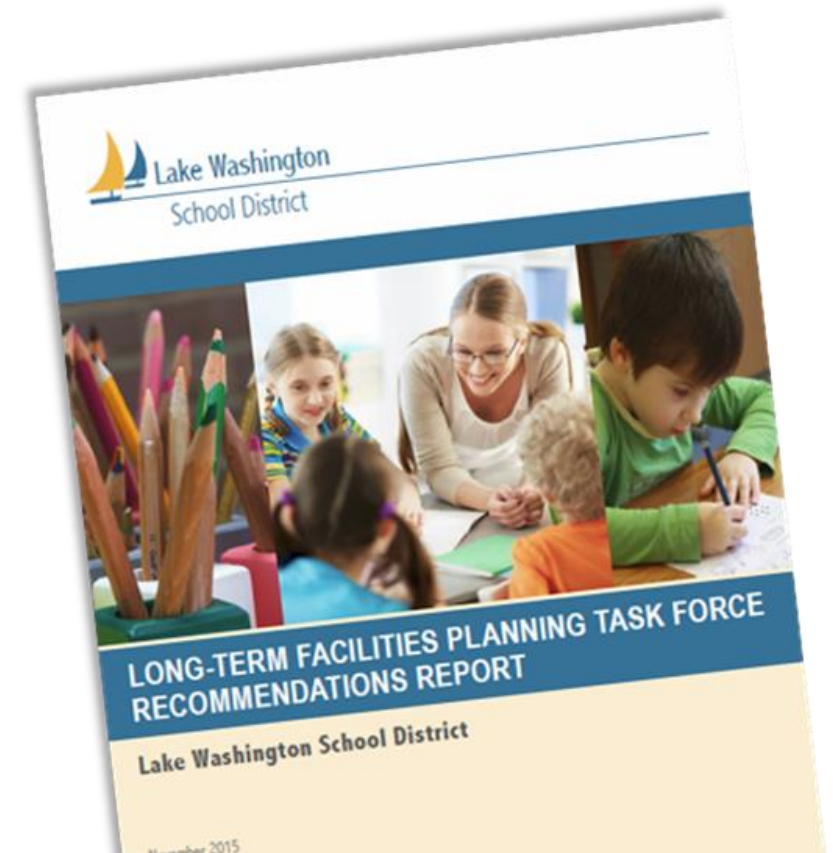
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- » Enrollment is compared against current building capacity to determine excess/shortfalls.
- » To address existing and future capacity needs, the district uses the following strategies:
  - Construction of new schools
  - Additions for existing schools
  - Rebuilding and enlarging existing schools
  - Use of relocatables as needed (portables)
  - Boundary adjustments

# District Planning for Growth

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- » Between 2010-2014 the district asked the community to approve various bond measures. None received the 60% needed to pass.
- » In 2014, the district convened a Long-Term Facility Task force to make recommendations on long-term facility planning
- » In 2015, a Bond Advisory Committee recommended a 4-phase plan to approved bonds to build needed facilities through 2030
- » The first bond measure passed in 2016. The second bond measure in 2018 did not receive the 60% needed to pass.



# District Planning for Growth

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- » In 2019, the district proposed, and voters approved a 6-year capital levy to fund critical construction needs.
- » In Fall 2019, a Facility Advisory Committee was convened to make recommendation for future facility planning, informed by enrollment trends, community expectations and district programs
- » Their recommendations went to the board in January 2021
- » The board is considering these recommendation as it plans for future ballot measures to fund construction





# Kirkland Area Projects to Address Capacity and Aging Facilities

Projects Funded	Added Capacity	Year Opened	Projects Needed (Not Funded)	Added Capacity
Juanita High School Rebuild and Expand	505	Fall 2019	New elementary School in Lake Washington area	690
Kirk Elementary Rebuild and Expansion	299	Fall 2019	Kamiakin Middle School Rebuild or Expand	330
Lake Washington High School Addition and Core space	505*	Fall 2020, gym Fall 2021	Refurbish Junita High School Field House/Pool	
Twain, Rose Hill, Franklin Elementary School additions (20 classrooms)	460	Fall 2021	Choice High School in Lake Washington area	600
			Addition at Kirkland Middle	199
			Early Learning Center in Juanita/Lake Washington areas	552

\*Permanent Capacity

# Capital Funding Sources

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# How are Capital Projects are Funded

Neither state nor Federal money is available for the bulk of construction costs

School districts are responsible for raising their own money through levies and bonds to provide for additional classrooms needed due to enrollment growth or to upgrade aging facilities.

# Bonds

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- ❑ District issues Unlimited General Obligation Bonds (voted)
- ❑ Must garner 60% voter approval to pass. Requires turnout of 40% of most recent state general election to validate
- ❑ Provides financing at lower interest rates
  - ➔ Bonds are backed by the pledge of the issuer to raise taxes to fully repay the bonds
  - ➔ Interest earned is tax exempt
  - ➔ LWSD's high credit rating (Moody's Aaa and Standard & Poors AA+) means lower interest rates
- ❑ Total outstanding bonds may not exceed and overall debt limit of 5% of assessed valuation
  - ➔ LWSD current debt < 1.5%

# Capital Construction Levy

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- ❑ District renews a 4-year Capital Levy on an ongoing basis
- ❑ Pays for Facilities and Technology Upgrades
  - ➔ Facilities - upgrades to major facility systems on a life cycle basis, accessibility projection, safety and security upgrades, site improvements, athletic facility upgrades
  - ➔ Technology - pays for enhanced technology infrastructure, equipment and training, replacement of student computers, teacher professional development, instructional software and programs
- ❑ District can also run Capital Levies for construction – up to six years

# Bond vs. Capital Construction Levy

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Bond	Capital Levy
Similar to a home loan: all proceeds up front and paid off over a long period of time (20+ years)	Funds received over a designated period of time (up to six years)
Able to receive larger amount of funding for level tax impact	Able to receive limited (or smaller) amount of funding for level tax impact
Typically able to fund full school construction projects	Typically able to fund limited remodel projects, building additions, or other capital improvement projects
60% voter approval required	50% voter approval required



# State Construction Assistance Funds (SCAP)

State Funding assistance for projects that meet eligibility requirements based on age and condition or need for space.

If eligible, SCAP provides partial funding based on formulas, allowances and costs related to certain aspects of construction

Must secure local funding first

Currently the district only receives SCAP on rebuild and enlarging aging school projects, not new construction.

# School Impact Fees

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- ❑ Fees assessed by local governments against new development projects
- ❑ Impact fees are not intended to pay for 100% of costs of new facilities. Intended to provide a portion of the cost incurred in providing public facilities to serve new development
- ❑ May only be used to fund facilities directly associated with new development. Cannot be used to correct existing deficiencies.
- ❑ School impact fees collected through local jurisdictions (cities and counties)
- ❑ Fees collected are based on expected impact of each new type of housing unit.
- ❑ Must be spent within 10 years of collection

# School Impact Fee History

- ❑ The table below shows the impact fees collected the last four years. Impact fee revenues will fluctuate each year based on building permits issued within each jurisdiction.

\$ IN MILLIONS					
Jurisdiction	2016-17	2017-18	2018-19	2019-20	4-year Total
City of Kirkland	\$2.0	\$2.6	\$2.5	\$1.6	\$8.7
City of Redmond	\$1.8	\$2.7	\$1.0	\$1.5	\$7.0
City of Sammamish	\$1.6	\$1.1	\$0.6	\$0.4	\$3.7
King County	\$0.1	\$0.8	\$0.3	\$0.4	\$1.6
Total	\$5.5	\$7.2	\$4.4	\$3.9	\$21.0

# Partnerships, Collaboration and Planning

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# Urban Schools

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- » Master planned urban communities to identify space for schools
- » Ground lease options
- » Concurrency Requirements



# Partnership Concepts/Shared Space

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- » Aquatics/Pools
- » Community Centers
- » Senior Centers
- » Fields/Parks
- » Arts – Theaters, Concert Halls, Museums
- » Libraries
- » Transit Center/Parking Garages



# Collaboration and Planning

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## » How can the City help?

- Regular meetings
- Zoning for education in commercial areas
- Reduce setbacks
- Reduce buffer areas
- Reduce height restrictions
- Urban low maintenance landscaping
- Tree retention considerations
- Priority permitting

# Thank You

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