

Issaquah School District No. 411
Resolution No. 1113
Concerning Acquisition of Real Property
City of Issaquah – Annexation School Parcel

THIS RESOLUTION of the Board of Directors of the Issaquah School District No. 411 is in accordance with RCW 28A.335.090(1) which provides that “the board of directors of each school district may purchase, lease, receive, and hold real and personal property in the name of the district” and Chapter 39.33 RCW which provides for the intergovernmental disposition of property.

WHEREAS, the City of Issaquah recently acquired from King County Roads Division an approximately 20.35 acre parcel of property having a tax parcel number of 2724069008 (the “King County Island”); and

WHEREAS, the King County Island is surrounded by the City of Issaquah and located adjacent to the Issaquah Highlands residential community; and

WHEREAS, the City of Issaquah determined to annex the King County Island and passed Resolution 2017-06 setting dates for public hearings on the pre-annexation zoning for the King County Island; and

WHEREAS, on August 21, 2017, the King County Boundary Review Board approved the proposed annexation; and

WHEREAS, the District, by letter to the City of Issaquah dated June 16, 2017, expressed interest in acquiring approximately 7.1 acres of the King County Island for use as a new elementary school site to address over-housed conditions at both Grand Ridge and Clark Elementary Schools (the “Proposed School Site”); and

WHEREAS, the Issaquah Highlands is the fastest growing community inside the District; and

WHEREAS, the Issaquah Highlands (adjacent to the proposed elementary site) is slated for an additional 400-500 housing units and

WHEREAS, the School District must now bus hundreds of students outside of the Issaquah Highlands to attend “non-neighborhood” schools such as Endeavor, Challenger and Clark Elementary which results in hundreds of car and bus trips out of the Issaquah Highlands into the already congested Issaquah Fall City Road, Klahanie neighborhood, Sunset and 2nd Avenue (on the Issaquah valley floor) and

WHEREAS, the School District values “neighborhood schools,” and

WHEREAS, the District requested that the City adopt pre-annexation zoning for the Proposed School Site to allow for the construction of a new school on the Proposed School Site; and

WHEREAS, by Resolution No. 1097, adopted on August 9, 2017, the Board of Directors requested that the City adopt the proposed pre-annexation zoning designation to allow for the siting of a new elementary school on the Proposed School Site; and

WHEREAS, the City of Issaquah held two hearings on the proposed pre-annexation zoning designations on September 5, 2017, and October 2, 2017 (the “Public Hearings”); and

WHEREAS, the District testified at the Public Hearings and expressed the District’s critical need to build an elementary school on the Proposed School Site in order to address overcrowding in the District and serve residents of the Issaquah Highlands; and

WHEREAS, the City of Issaquah adopted Ordinance No. 2803 on October 2, 2017, by a vote of 7-0, establishing the pre-annexation zoning for the King County Island, identifying a zone of CF-O (Community Facilities – Open Space) on some portions of the property and a zone of CF-F (Community Facilities – Facilities) on other portions, including the Proposed School Site; and

WHEREAS, the City of Issaquah adopted Ordinance No. 2806 on September 18, 2017, amending the Issaquah Municipal Code and Central Issaquah Development and Design Standards in order to clarify the development regulations for public schools in the Community Facilities – Facilities zoning district (the “School Development Regulations”); and

WHEREAS, the School Development Regulations would provide for construction of an elementary school on the Proposed School Site; and

WHEREAS, the City Council on December 18, 2017, directed the City Administration to move forward with the processing of a short plat application for the King County Island as consistent with the pre-annexation zoning approved by the City in Ordinance No. 2803; and

WHEREAS, under the short plat, the Proposed School Site contains approximately 6.6 acres of real estate; and

WHEREAS, the City granted the District permission in October 2017 to conduct certain feasibility activities on the Proposed School Site; and

WHEREAS, following the District’s feasibility review, the Board has determined that the Proposed School Property would be suitable for the District’s school purposes; and

WHEREAS, the District obtained a market value appraisal of the Proposed School Property; and

WHEREAS, the District, by letter to the City of Issaquah dated February 5, 2018, reiterated its desire to move forward with acquisition of the Proposed School Site; and

WHEREAS, the District is prepared to offer to the City an amount consistent with that market value appraisal for the purchase of the Proposed School Site; and

WHEREAS, the City's sale of the Proposed School Site to the District would be consistent with the City of Issaquah Comprehensive Plan Economic Vitality Goal B which recognizes that "good schools" are a fundamental component to our family-oriented community [and that people] relocate to Issaquah, and continue to live here, in part, because of the excellence of the public schools and educational opportunities;" and

WHEREAS, the City's sale of the Proposed School Site to the District would be consistent with the City of Issaquah Comprehensive Plan Economic Vitality Policy C3 which provides that the City will "[a]ssist Issaquah School District in planning for growth;" and

WHEREAS, the City's sale of the Proposed School Site to the District would be consistent with the City of Issaquah Comprehensive Plan Capital Facilities Goal A to "[p]rovide adequate public services and facilities which address existing deficiencies and future needs through prudent use of fiscal resources, levels of service, realistic time lines, resource management, and sustainable development;" and

WHEREAS, the City's sale of the Proposed School Site to the District would be consistent with adopted King County Countywide Planning Policy 19A and the direction to "[p]lan, through a cooperative process between jurisdictions and school districts, that public school facilities are available, to meet the needs of existing and projected residential development" and use toward this end strategies such school acquisition of appropriate public lands.

WHEREAS, the Board met with the City Council on April 2nd, and the City Council held a work session on April 9th to identify the process and information needed to understand the impact of an elementary school on the proposed site in regards to traffic flow, emergency vehicle access to nearby Swedish Hospital, viewshed, and slope stability, and in the desire to work collaboratively with the City of Issaquah to purchase the proposed property,

NOW, THEREFORE, be it resolved that the Board directs the District's Administration to work expeditiously with the City of Issaquah to provide a lite traffic study, arborist report, geological survey report and a 3D model to facilitate entering into a Real Estate Purchase Agreement with the City of Issaquah, for the purchase of the Proposed School Site at a purchase price supported by the District's market value appraisal and any appraisal of the City, all as consistent with Chapter 39.33 RCW; and

BE IT RESOLVED FURTHER that the Board directs the Superintendent and/or his designee to take any and all actions necessary to consummate and close the transaction set forth in the Purchase Agreement.

ADOPTED this ____ day of _____, 2018.

President

Director

Director

Director

Director

Attested to by:

Secretary, Board of Directors