



**CAPITAL FACILITIES PLAN
2026-2031**

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Executive Summary

The Olympia School District's 2026–2031 Capital Facilities Plan (CFP) updates and extends the 2025–2030 CFP, building upon the findings of the 2025–2035 Long Range Facilities Master Plan. This plan continues the district's commitment to maintaining safe, equitable, and sustainable learning environments for all students while adapting to evolving educational program needs and enrollment trends. The updated six-year window focuses on modernization, system renewal, and program-driven improvements rather than major new capacity construction, reflecting both current enrollment trends and state funding opportunities.

This CFP fulfills Growth Management Act (GMA) requirements and serves as the district's annual facilities planning document. It summarizes facility needs, capacity, enrollment forecasts, planned capital investments, and financial strategies to guide district decisions for the 2026–2031 period.

Key elements of a CFP include:

1. An inventory of existing capital facilities owned by the Olympia School District including the location and student capacity of each facility.
2. A forecast of future needs comparing student enrollment projections against permanent facility student capacities.
3. The proposed locations and capacities of newly and expanded facilities anticipated to be constructed or remodeled over the next six years and beyond.
4. A financing plan for the new and expanded facilities anticipated to be constructed or remodeled over the next six years. This plan outlines the source of funding for these projects including state revenues, local bond revenue, local levy revenue, impact fees, mitigation fees, and other revenues.

The current 2026-2031 Capital Facilities Plan is designed to guide the district's facility work, building on previous and future commitments to improve Olympia School District facilities. The CFP is reviewed and revised accordingly on an annual basis. The district continues to address and assess when and what significant repairs are needed to extend the useful life of buildings and their systems until they can be replaced or modernized, as part of the new long-term plan.

I. School Capacity, Methodology and Levels of Service

Overview

The primary function of calculating school capacities is to allow observations and comparisons of the amount of space in schools across the Olympia School District (OSD) and plan for the number of students anticipated at each school. This information is used to make decisions on issues such as locations of specialty program offerings, enrollment boundaries, portable classroom units, new construction, facility improvements and the like.

School capacities are a general function of the number of classroom spaces, the number of students assigned to each classroom, how often classrooms are used, and the extent of support facilities available for students, staff, parents and the community. The first two parameters listed above provide a relatively straightforward calculation, the third parameter listed is relevant only to middle and high schools, and the fourth parameter is often a more general series of checks and balances.

The district's historical staffing guideline for the maximum number of students in elementary school classrooms is as follows. The table below also identifies the square footage guideline used for costing construction and state apportionment used in-part for state funding.

Table 1: Class Size Guidelines

Class Size Guidelines	OSD Historical Staffing Guidelines	Square Footage Guideline	State Apportionment Class size formula
Kindergarten	23 students	25-28 students	17 students
Grades 1-2	23 students	25-28 students	17 students
Grades 3	25 students	28 students	17 students
Grades 4-5	27 students	28 students	27 students

As the district constructs new classrooms, the class size square footage guideline is tentatively set to accommodate 25-28 students. Occasionally, class sizes must exceed the staffing guideline, and be in overload status. The district funds extra staffing support for these classrooms when they are in overload status. In most cases, the district needs to retain flexibility to a) place a 4th or 5th grade into any physical classroom; and b) size the classroom square footage to contain a classroom in overload status where needed. In addition, there is the possibility that class sizes would be amended at a later time to increase. There is an exception to the class size guideline used for Avanti High School. Due to the historical nature of the building the typical classroom square footage is smaller than the modern school classrooms in the district. Avanti spaces generally allow for a maximum of 25 students.

For these reasons, the district has maintained its past practice of constructing classrooms to hold 28 students comfortably. This is consistent with the state's finance system for K-12 public education, in that the 2017 Legislature has retained the class size for 4th and 5th grade at 27 students.

Typically, OSD schools include a combination of general education classrooms, special education classrooms, and classrooms dedicated to supportive activities, as well as classrooms dedicated to enrichment programs such as art, music, language and physical education.

Some programs, such as special education serve fewer students but require regular-sized classrooms. An increased need for these programs at a given school can reduce that school's total capacity. In other words, the more regular sized classrooms that are occupied by smaller numbers of students, the lower the school capacity calculation will be. Any school's capacity, primarily at elementary level, is directly related to the programs offered at any given time.

Special education classroom use at elementary level includes supporting the Infant/Toddler Preschool Program, Integrated Kindergarten Program, DLC Program (Developmental Learning Classroom, which serves students with moderate cognitive delays), Life Skills Program (students with significant cognitive delays), GROW Program (Grow with Respect, Opportunity and Wonder program for students with significant behavior disabilities) and the ASD Program (Students with Autism Spectrum Disorders.) The State of Washington has recently created a new program for 4yr old children who would benefit from additional preparation - Transition to Kindergarten. At middle and high school levels, special education classroom use includes supporting the DLC Program, Life skills Program, HOPE Program (Help Our People Excel for students with significant behavior disabilities) and the ASD Program.

Classrooms dedicated to specific supportive activities include serving IEP's (Individual Education Plan), OT/PT services (Occupational and Physical Therapy), speech and language services, L services (English Language Learner), ALPS services (the district's program for highly capable 4th and 5th graders), as well as non-specific academic support for struggling students (primarily Title I of the No Child Left Behind Act.)

Historically, the district had limited school size to create learning communities by limiting elementary school size to about 500 students, middle school size to about 800 students, and high school size about 1,800 students. These limits represented the guide, but not an absolute policy limit. The district's 2015 review and update of the 2011 Master Plan included the FAC's recommendation that exceeding these sizes was desirable if the school still functioned well, and that a guideline should be exceeded when it made sense to do so.

Methodology for Calculating Building Capacity

Elementary School

For the purpose of creating an annual CFP, student capacity at individual elementary schools is calculated by using each school's current room assignments. (E.g. How many general education classrooms are being used, and what grade level is being taught? How many different special education classrooms are being used? How many classrooms are dedicated to supportive activities like the ALPS Program, ELL students, etc.?)

Throughout the district's elementary schools, special programs are located according to a combination of criteria including the proximity of students who access these special programs, the efficiency of staffing resources, and available space in individual schools.

Since the location of special programs can shift from year to year, the student capacities can also grow or retract depending on where the programs are housed. This fluctuation is captured in what is termed the "Planning Capacity" of each school. That is to say that "Planning Capacity" is calculated based on the programs offered at a given school each year, instead of a simple accounting of the number of classroom spaces (See Table 2).

Beginning with the 2021-22 SY, all traditional elementary schools had the opportunity to implement the Art, Music and Physical Education program. The district aims to provide a consistent schedule of 2

sessions of music, 2 sessions of PE, and 1 session of art per week for each general education classroom. The fidelity to the schedule of 2/2/1 sessions is impacted occasionally by school facilities, and may occasionally include a rotation of Library or more frequent art instruction. The district has invested in orchestra and band instruction for 5th grade students.

Middle and High Schools

Capacity at middle school and high school levels are based on the number of “teaching stations” that include general-use classrooms and specialized spaces, such as music rooms, computer rooms, physical education space, industrial arts space, and special education or classrooms dedicated to supportive activities. In contrast to elementary schools, secondary students simultaneously occupy these spaces to receive instruction. As a result, the district measures the secondary school level of service based on a desired average class size and the total number of teaching stations per building. The capacities of each secondary school are shown on Table 3.

Building capacity is also governed by a number of factors including guidelines for maximum class size, student demands for specialized classrooms (which draw fewer students than the guidelines allow), scheduling conflicts for student programs, number of workstations in laboratory settings, and the need for teachers to have a work space during their planning period. Together these limitations affect the overall utilization rate for the district’s secondary schools.

This rate, in terms of a percentage, is applied to the number of teaching stations multiplied by the average number of students per classroom in calculating the effective capacity of each building. The levels of service for both middle and high school equates to an average class loading of 28 students based upon an 80 percent utilization factor.

The master plan includes estimates for both current and maximum utilization. In this CFP we have used the current utilization capacity referred to as, “Permanent Planning Capacity”, because it represents the ideal OSD configurations of programs and services at this time. It is important to note that there is very little added capacity generated by employing the maximum utilization standard.

Level of Service Variables

Several factors may impact the district’s standard Level of Service (LOS) in the future including program demands, state and federal funding, collective bargaining agreements, legislative actions, and available local funding. These factors will be reviewed annually to determine if adjustments to the district’s LOS are warranted.

Alternative Learning

The district’s Avanti High School serves as a secondary level, non-traditional, alternative learning program. The program, which began in 1998, has enrollment that ranges between 165 and 185 students. Avanti has a commitment to the process of learning within an interdisciplinary, project and mastery based educational classes which attracts students from both within and outside the district’s boundaries.

The district also hosts the Olympia Regional Learning Academy (ORLA), which serves students from both within and outside of the district's boundaries. The program, which began in 2006, now serves approximately 520 full time equivalent students (about 650 headcount students). Each year since 2006 the proportion of students from within the Olympia School District has increased. Over time, the program has created available capacity within traditional district schools. ORLA programs help retain and attract students who prefer non-traditional and on-line learning options.

The Olympia School District is also committed to serving as a regional hub for alternative education and services to families for non-traditional education. The program provides education via on-line learning, home-school connect (education for students that are home- schooled), OSD's Freedom Farm program, and Montessori elementary education.

The district's Freedom Farm is an ORLA program that started in 2012. This program is located on the Muirhead property and provides another unique non-traditional learning alternative to students within the community with an enrollment that fluctuates between 45 to 55 students. The goal of the Freedom Farm is to create a high school experience that utilizes place-based learning and social justice as frameworks for education, resulting in authentic, student-driven, and engaging learning experiences.

Finally, Olympia School District is committed to providing families with alternatives to the traditional public education, keeping up with the growing demand for these alternatives, and to providing ORLA students and families with a safe facility conducive to learning.

Elementary School Technology

In capacity analyses, the district has assumed that schools will no longer need a separate computer lab. The ease of use, price, and industry trend regarding mobile computing afford the district the opportunity to continue to assume that computers are ubiquitous to the classroom and do not require separate computer labs.

Preschool Facilities

Overall the district houses 14 early childhood education classrooms across the district. One of those classrooms is dedicated to the Infant/Toddler Program and 8 of those are dedicated to special education programming. In the 2024-25 school year, the district implemented an ECEAP program to expand pre-school offerings which now provides for two additional classrooms available for our youngest learners. Transition to Kindergarten is also an option offered for our youngest learners.

Special Services

The Transitions Program helps improve student academic and functional readiness in preparation for their lives after high school. The Transitions Program occupies 3 newly renovated classrooms and office space to provide specialized services on the ground floor of Avanti High School.

Olympia School District Building and Property Locations

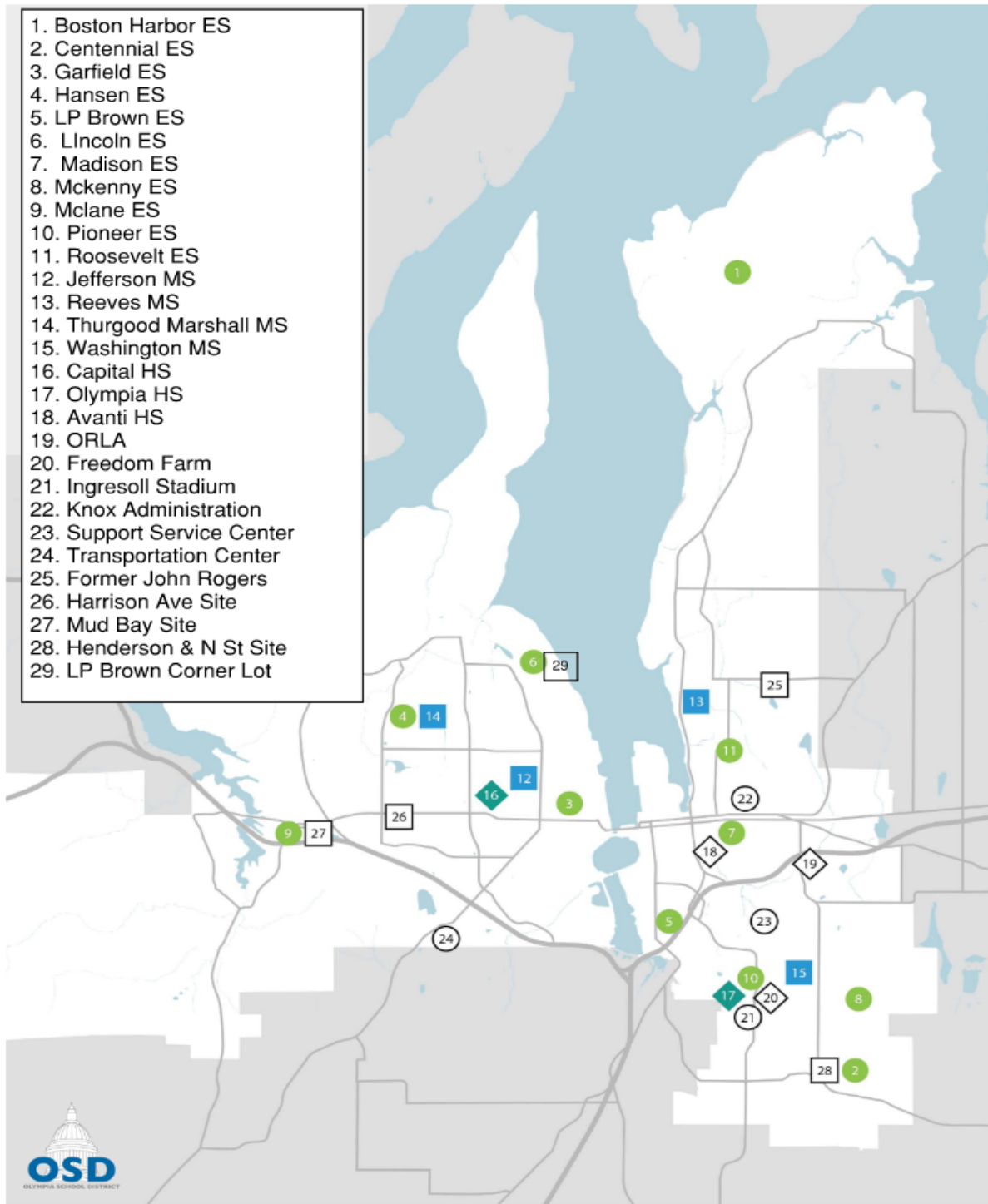


Table 2: Elementary School Capacities

Elementary School	Buildings (Permanent)			Portables (Temporary)			Utilization			
	Permanent Classrooms	Permanent Capacity (no Sp.Ed. assumed)	Permanent Planning Capacity (class size 25)	Portable Classroom Count	Portable Capacity	Portable Capacity Available	October Headcount 2025-26 School Year	Available Permanent Capacity	Available Capacity Including Portables	Permanent Capacity Utilization %
Boston Harbor	8	200	200	4	100	50	169	31	81	85%
Centennial	24	600	570	5	125	125	402	168	293	71%
Garfield	20	500	485	2	50	50	266	219	269	55%
Hansen	28	700	670	6	150	150	342	328	478	51%
Lincoln	13	325	325	0	0	0	299	26	26	92%
LP Brown	18	450	435	2	50	25	313	122	147	72%
Madison	12	300	300	2	50	25	177	123	148	59%
McKenny	20	500	500	4	100	50	279	221	271	56%
McLane	24	600	555	1	25	25	398	157	182	72%
Pioneer	25	625	595	0	0	0	392	203	203	66%
Roosevelt	24	600	570	0	0	0	331	239	239	58%
ORLA Total	25	625	625	0	0	0	652	-27	-27	104%
Total	241	6,025	5,830	26	650	500	4,020	1,810	2,310	69%
Capacity Total without Portables			5,830	Empty seats				1,810	31%	

Elementary Planning Capacity: Assumes 100 percent utilization and class size of 10 students for Special Ed.

Portable Capacity Available: Reduced to accommodate Instructional Space needs (Art, Music)

NOTE: Counting current Pre-K classrooms as General Classroom

Table 3: Middle Schools Capacities

Middle School	Buildings (Permanent)			Portables (Temporary)			Utilization			
	Permanent Classrooms & Instructional Spaces	Permanent Capacity (no Sp.Ed assumed)	Permanent Planning Capacity (class size 28)	Portable Classroom Count	Portable Capacity	Portable Capacity Available	October Headcount 2025-26 School Year	Available Permanent Capacity	Available Capacity Including Portables	Permanent Capacity Utilization %
Thurgood Marshall	27	756	580	3	67	67	492	88	155	85%
Washington	36	1,008	794	2	45	45	720	74	119	91%
Jefferson	30	840	660	3	67	22	456	204	226	69%
Reeves	27	756	592	1	22	22	413	179	202	70%
Total	120	3,360	2,626	9	202	157	2,081	545	702	79%
Capacity without Portables			2,626	Empty Seats				545	21%	

Planning Capacity: Assumes room is empty during planning times and class size of 10 students for Special Ed.

Table 4: High School Capacities

High School	Buildings (Permanent)			Portables (Temporary)			Utilization			
	Permanent Classrooms & Instructional Spaces	Permanent Capacity (no Sp.Ed. assumed)	Permanent Planning Capacity (class size 28)	Portable Classroom Count	Portable Capacity	Portable Capacity Available	October Headcount 2025-26 School Year	Available Permanent Capacity	Available Capacity Including Portables	Permanent Capacity Utilization %
Avanti	17	425	300	0	0	0	173	127	127	58%
Capital HS	74	2,072	1620	3	67	46	1,284	336	382	79%
Olympia HS	90	2,520	1979	0	0	0	1,890	89	89	96%
Total	181	5,017	3,899	3	67	46	3,347	552	598	86%
Capacity without Portables			3,899	Empty Seats			552	14%		

Planning Capacity: Assumes room is empty during planning times and class size of 10 students for Special Ed.

II. Forecast of Future Facility Needs

Olympia School District Long-Term Enrollment Forecast (2025-2034)

The following enrollment analysis summary and excerpts are derived from the report prepared by BERK Consulting, 2025. For capital planning purposes, the district updates enrollment projections every five years.

Enrollment used for this section is student headcount. It will differ from enrollment used for staffing and operations, which uses student full-time equivalents (FTE).

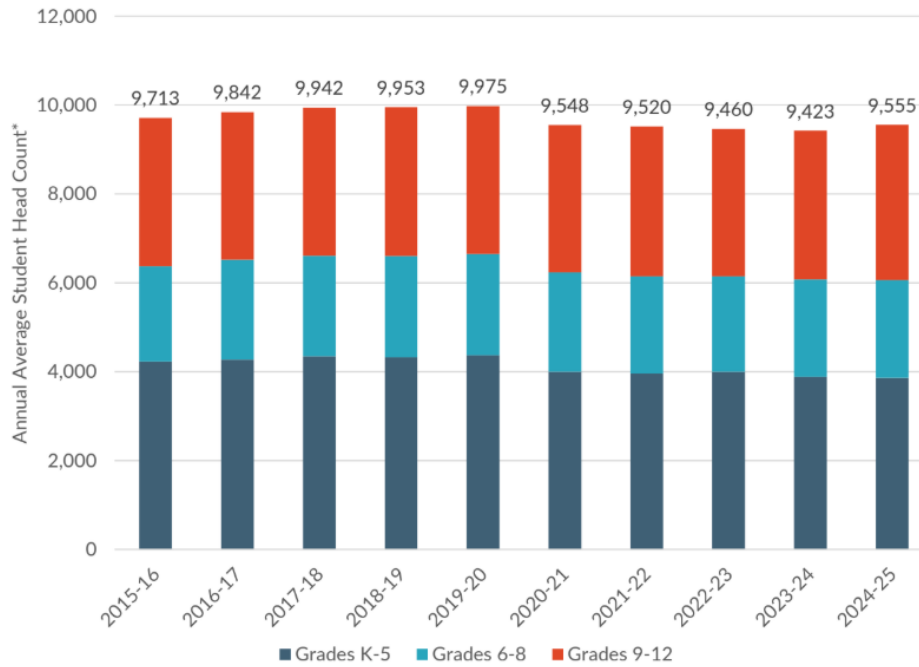
Population & Housing Trends

- District population increased **17% (2010–2023)** from 61,745 to 72,287 residents.
- Thurston County’s population grew **20%** in the same period.
- Housing development has shifted toward multifamily:
 - **2000–2004:** 80% single-family, 17% multifamily.
 - **2020–2024:** 14% single-family, **81% multifamily**.
- This trend indicates greater housing density and potentially fewer students per unit.

Historic Enrollment

- Enrollment increased steadily to **9,975 student headcount (2019–20)** before COVID-19.
- Since 2019-20 enrollment declined steadily, reaching **9,423 students (2023–24)** but rose slightly in **2024–25 (9,555 students)**.
- Enrollment is down 4.2% from 2019-20.
- Note that October 2025-26 enrollment declined to 9,448 students. This enrollment figure came out after the report was completed by BERK.

Exhibit 3. Olympia School District Historical K-12 Enrollment (2015-2024)



* Annual average headcount not yet available for 2024-25 school year at the time of analysis. Value for 2024-25 school year represents October 1 headcount. Sources: Olympia School District, 2025; BERK, 2025.

Exhibit 4. Historical Average Annual Headcount by Grade Level (2015-2024)

Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
K	637	650	701	706	744	576	616	598	570	550
1st	715	692	670	734	697	686	613	639	610	604
2nd	712	751	692	664	757	667	685	632	665	633
3rd	717	717	780	700	669	735	662	691	654	684
4th	716	737	738	770	715	636	738	668	707	676
5th	733	725	764	749	786	699	642	768	677	717
6th	738	771	740	784	783	755	709	667	765	710
7th	726	735	762	729	764	725	752	725	705	769
8th	681	743	762	769	734	756	729	757	727	722
9th	919	845	881	914	913	853	919	871	907	905
10th	858	921	839	882	900	904	835	906	874	924
11th	799	801	848	748	788	799	817	771	846	848
12th	764	754	765	804	725	757	804	768	718	813
K-12	9,713	9,842	9,942	9,953	9,975	9,548	9,520	9,460	9,423	9,555

*Annual average headcount not yet available for 2024-25 school year at the time of analysis. Values for 2024-25 represent October 1 headcount. Source: Olympia School District, 2025; BERK, 2025

School Enrollment Forecasts

Forecast Methodology

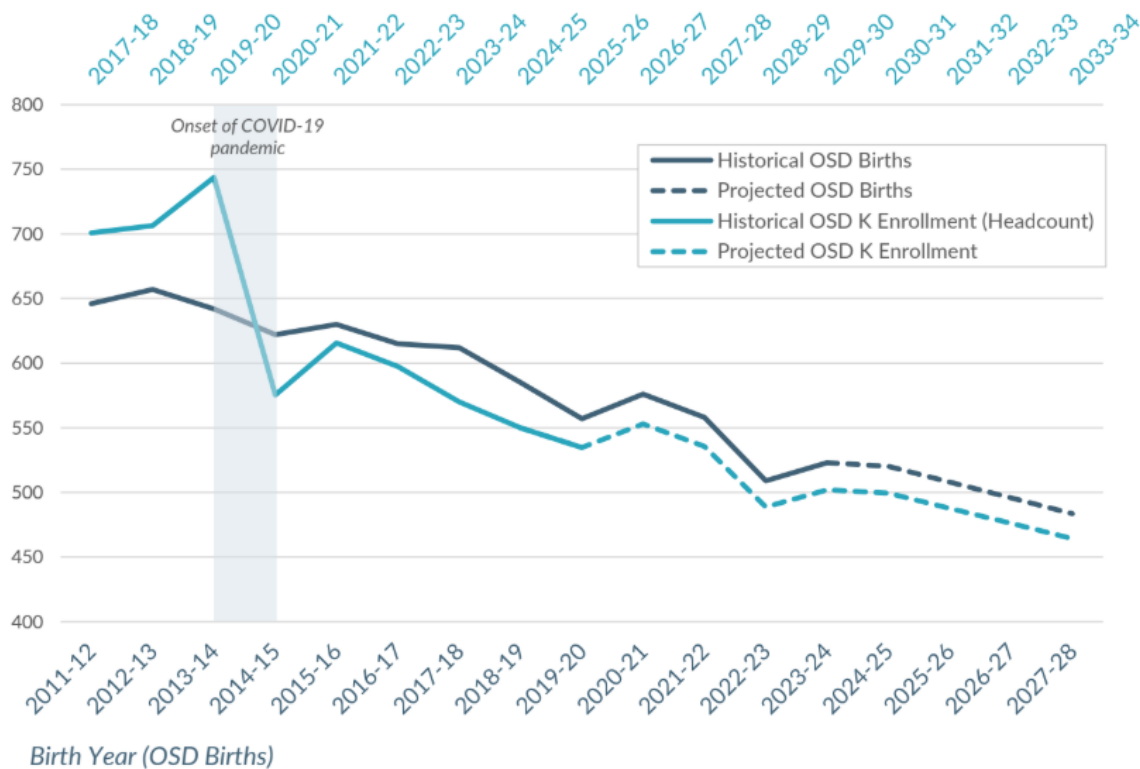
- Utilized **cohort survival analysis** to project student movement through grades.
- Future kindergarten enrollment projected using **birth data** and **regional fertility trends**.
- Applied **three-year average cohort survival rates** to minimize pandemic-related anomalies.
- Applied **Historic housing growth trends** in each school's service area.
- Recently issued **residential development permits** in the OSD service area, as documented by the Thurston Regional Planning Council (TRPC).

Demographic & Birth Trends

- Population of children under age 5 has **declined since 2020**, suggesting lower future kindergarten cohorts.
- Fertility rates have **declined steadily** from 2013–2024 in both Olympia and Thurston County.
- Projected **district births to decline** from **520 (2025)** to **459 (2030)**.
- Average **kindergarten-to-birth ratio = 0.96**, indicating modest out-migration or enrollment in non-district programs.

Exhibit 14. Projected District Births and Kindergarten Enrollment (2017-2033)

Kindergarten School Year (OSD K Enrollment)



Source: Olympia School District, 2025; DOH, 2025; BERK, 2025

Districtwide Enrollment Projections

- Total K–12 enrollment projected to **gradually decline** over the next decade:
 - **2025–26:** 9,470 students
 - **2029–30:** 9,118 students
 - **2033–34:** 8,483 students
- Average annual decline: roughly **100 students per year**.

Exhibit 15. Projected District Enrollment (BERK 2025)

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
K	535	553	536	489	502	499	488	476	464
1st	572	556	575	557	508	522	519	507	495
2nd	626	593	576	596	577	527	541	538	526
3rd	648	641	607	590	610	591	539	554	551
4th	699	662	655	620	603	624	604	551	566
5th	691	715	678	670	635	617	638	618	564
6th	737	711	735	696	689	652	634	656	635
7th	730	758	731	756	716	708	670	652	674
8th	778	738	766	739	764	724	717	678	659
9th	875	943	895	929	896	926	878	869	822
10th	907	878	946	897	931	898	929	880	871
11th	870	855	827	891	845	877	846	875	829
12th	801	822	808	781	841	799	829	799	827
Total (K-12)	9,470	9,425	9,333	9,211	9,118	8,965	8,832	8,653	8,483

Source: BERK, 2025

Elementary School Projections

- Most schools projected to see **modest enrollment declines or stabilization**.
- Schools like **Centennial, Garfield, and Hansen** show steady but gradual declines tied to housing turnover.
- **Pioneer** is projected to be the highest enrolled elementary school with 328 students in 2033-34. **McLane** is estimated to have 320 students.

Middle School Projections

- Enrollment fluctuates slightly but trends toward **stability or mild decline** by 2033–34.
- **Washington Middle School** remains the largest, projected around **670–770 students** during the forecast period.
- **Reeves Middle School** projected to experience the most significant enrollment decrease.

High School Projections

- **Olympia High School** projected to remain the largest with enrollment near **1,800–1,900** students.
- **Capital High School** stabilizes around **1,200–1,300 students**.
- **Districtwide high school enrollment** expected to modestly decline through 2034.

Alternative & Option Programs

- **ORLA Montessori** expected to remain stable near **180 students**.
- **ORLA ALE** (including Freedom Farm program) projected to **decline gradually** from 451 (2025–26) to 360 (2033–34).
- **Avanti High School** projected to maintain **~190 students** throughout the forecast.

Key Implications for Capital Planning

- **Facility modernization, program space, and equity-driven investments** remain critical even amid lower growth.
- Growth in **multifamily housing** may shift enrollment geographically, requiring flexibility in boundary planning.
- Stable or declining enrollment supports emphasis on **renovation and replacement** rather than new school construction.

Table 5: School Enrollment Forecasts from 2026-27 to 2033-2034

Elementary School	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Boston Harbor	181	173	166	164	158	153	147	143
Centennial	378	342	333	315	316	316	307	299
Garfield	286	278	271	267	260	255	248	241
Hansen	335	319	301	294	292	291	287	280
Lincoln	300	300	300	300	299	300	300	300
LP Brown	326	327	327	328	315	304	293	285
Madison	175	171	172	163	161	161	157	153
McKenny	273	266	259	255	252	251	246	240
McLane	390	392	366	366	354	338	329	320
Pioneer	399	398	386	370	360	352	338	328
Roosevelt	317	307	298	280	283	285	277	269
K-5 Total	3,360	3,273	3,179	3,102	3,050	3,006	2,929	2,858
Middle School	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Jefferson	455	469	461	456	459	472	484	465
Marshall	483	468	468	445	427	397	394	386
Reeves	412	398	361	377	357	344	324	331
Washington	734	773	778	770	726	696	672	677
6-8 Total	2,084	2,108	2,068	2,048	1,969	1,909	1,874	1,859
High School	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Capital	1,298	1,299	1,312	1,326	1,291	1,289	1,244	1,227
Olympia	1,896	1,873	1,883	1,882	1,906	1,889	1,881	1,828
Avanti	193	192	193	195	193	193	190	187

9–12 Total	3,387	3,364	3,388	3,403	3,390	3,371	3,315	3,242
ORLA	2026-27	2027-28	2028-29	2029-30	2030–31	2031-32	2032-33	2033–34
ALE (K-12)	402	399	393	389	380	374	366	360
Montessori	189	189	183	178	175	173	168	164
ORLA Total	591	588	576	567	555	547	534	524
District-wide Total	9,422	9,333	9,211	9,120	8,964	8,833	8,652	8,483

Projected Seating Capacity by Level

This section takes the district’s review of school capacity, updated for 2025-26 placement of programs, and compares this capacity to the school-by-school enrollment projection of BERK Consulting. Total excess capacity does not guarantee sufficient capacity at every school. Instead it indicates a system-wide sufficiency which may still require adjustment of special programs, portable capacity, or a change in boundaries as new developments are completed.

Table 6: Elementary Excess Capacity

School	2026-27	2027-28	2028-29	2029-30	2030–31	2031-32	2032-33	2033–34
Boston Harbor	19	27	34	36	42	47	53	57
Centennial	192	228	237	255	254	254	263	271
Garfield	199	207	214	218	255	230	237	244
Hansen	335	351	369	376	378	379	383	390
Lincoln	25	25	25	25	26	25	25	25
LP Brown	109	108	108	107	120	131	142	150
Madison	125	129	128	137	139	139	143	147
McKenny	227	234	241	245	248	249	254	260
McLane	165	163	189	189	201	217	226	235
Pioneer	196	197	209	225	235	243	257	267
Roosevelt	253	263	272	290	287	285	293	301
ORLA Total	34	37	49	58	70	78	91	101
Excess Capacity	1,879	1,969	2,075	2,161	2,255	2,277	2,367	2,448

Table 6 is calculated from the difference of “Permanent Planning Capacity” from Table 2 and school enrollment forecasts from Table 5.

Table 7: Middle School Excess Capacity

School	2026-27	2027-28	2028-29	2029-30	2030–31	2031-32	2032-33	2033–34
Jefferson	205	191	199	204	201	188	176	195
Thurgood Marshall	97	112	112	135	153	183	186	194
Reeves	180	194	231	215	235	248	268	261
Washington	60	21	16	24	68	98	122	117
Excess Capacity	542	518	558	578	657	717	752	767

Table 7 is calculated from the difference of “Permanent Planning Capacity” from Table 2 and school enrollment forecasts from Table 5.

Table 8: High School Excess Capacity

School	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Jefferson	205	191	199	204	201	188	176	195
Thurgood Marshall	97	112	112	135	153	183	186	194
Reeves	180	194	231	215	235	248	268	261
Washington	60	21	16	24	68	98	122	117
Excess Capacity	542	518	558	578	657	717	752	767

Table 8 is calculated from the difference of permanent planned capacity and projected enrollment.

III. Housing Types and Student Generation Rates

Housing Types

Housing type is a key factor in estimating the number of students likely to be generated by new residential development. In general, single-family homes tend to produce more students per dwelling unit than multifamily housing. Student generation rates (SGRs), or yields, are influenced by factors such as the size and number of bedrooms in a unit, housing costs, neighborhood demographics, and the availability of family-oriented amenities like parks and playgrounds. These rates are a critical input in calculating school impact fees, as they quantify the expected student population associated with new housing construction and help determine the proportionate share of costs for providing the additional school capacity needed to serve that growth.

In 2025, BERK Consulting updated the Olympia School District’s student generation rates to estimate the number of students produced by new housing construction. Using 2024–25 enrollment data and Thurston County property records, the analysis focused on housing built between 2020 and 2024 to reflect current development trends.

Within this period, 1,429 new housing units were built—341 single-family and 1,088 multifamily—housing 310 currently enrolled students. Rates were calculated by housing type and grade band, showing that larger single-family homes generate significantly more students than smaller homes or multifamily dwellings. These rates inform impact fee calculations and facility planning for future residential growth.

Compared to prior analyses, the 2025 SGRs reflect continued higher student yields from larger single-family homes and relatively low generation from multifamily housing, consistent with regional trends. These updated rates suggest moderate enrollment growth potential in single-family neighborhoods and limited student impact from multifamily developments, reinforcing the importance of monitoring housing patterns to align capital investments with future capacity needs.

Housing Type Classification

Based on County property records, each address was classified by development type and year of construction. For purposes of this analysis, housing types were classified as follows:

Single Family:

- Detached single-family homes.
- Attached townhomes.
- Agricultural properties with an associated residence.
- Mobile homes.

Multifamily:

- Duplexes, triplexes, and four-plexes.
- Apartments.
- Condominiums.

Single Family properties were further categorized by size, distinguishing dwelling units with 3 bedrooms or fewer from units with more than 3 bedrooms.

Table 9: Student Generation Rates (Students per Dwelling Unit)

Grade Span	Single-Family (4 Bedrooms +)	Single-Family (3 Bedrooms or Less)	Multifamily (All Types)
Kindergarten	0.097	0.034	0.01
Elementary (1-5)	0.359	0.155	0.061
Middle School (6-8)	0.136	0.055	0.033
High School (9-12)	0.291	0.092	0.024
Total	0.883	0.336	0.128

Table 9 represents BERK Consulting student generation rate analysis, 2025

IV. Six-Year Facilities and Construction Plan

Summary of Projects

Within the six year horizon, the district does not plan to construct or expand facilities to meet enrollment changes. The district recently conducted a Long Range Facility Master Plan evaluating and planning the future need for facility updates and/or modernizations in conjunction with a committee of district community members. As such, the district will take the necessary steps to strategize future measures to fund needs identified in this work.

The district will continue to make capital improvements that align with the projects associated with 2016 Bond and the construction projects provided for in the 2022 Capital Projects Safety and Technology Levy objectives. Future projects include the following by location as well as emerging projects to be determined by need.

**Project contingent on future funding*

District wide projects:

- Install standardized roof access and tie-offs for eight facilities
- Redundant power capability to be installed at some sites

- Safe Walking Routes Phase I and Phase II*
- Mini-building (contingent upon future need)
- Building Safety and Security upgrades*
- HVAC controls
- Emerging projects determined by need

Boston Harbor Elementary School:

- Replace carpet
- Replace sinks and toilets
- Repaint interior walls
- Install cell repeater/booster

Hansen Elementary School:

- Replace/repair operable partition wall on the stage
- Emergency power distribution

LP Brown Elementary School:

- Emergency power distribution

Madison Elementary School:

- Roof Replacement
- Replace/repair operable partition wall on the stage
- HVAC work (project scope to be determined)

Jefferson Middle School:

- Calibrate, test and verify electrical surge protection

Thurgood Marshall Middle School

- Emergency power distribution
- Install ADA accessible sinks in science labs

Olympia High School:

- The Performing Arts Center continued AV upgrades. Phase I and Phase II*
- Safety sensors*

Capital High School:

- Safety Sensors*

Washington Middle School:

- Replace bleacher motor
- Replace wireless microphone systems
- Replace/repair operable partition on stage
- Install fence around transformers

Ingersoll Stadium:

- Replace turf
- Replace field lighting

Transportation:

- Replace gutter system

ORLA (Freedom Farm):

- Site, facility and infrastructure improvements; land habitat mitigation

V. Finance Plan

Bond Revenue

The primary source of school construction funding is voter-approved bonds. Bonds are typically used for site acquisition, construction of new schools, modernization of existing facilities and other capital improvement projects. A 60 percent super-majority voter approval is required to pass a bond. Bonds are then retired through the collection of local property taxes. Proceeds from bond sales are limited by bond covenants and must be used for the purposes for which bonds are issued. They cannot be converted to a non-capital or operating use. As described earlier, the vast majority of the funding for all district capital improvements since 2003 has been local bonds. The district continues to complete these projects funded by the 2016 Bond. Implementation of recommended future projects will be dependent on the availability of funding and the successful passage of future bond or levy measures by voters.

Capital Levy Revenue

The District's Technology and Capital Levy revenues provide locally approved funding for facility improvements, technology infrastructure, and major equipment needs. Levy funds are used to maintain safe, functional, and modern learning environments through projects such as building repairs, classroom technology upgrades, and energy efficiency improvements.

Impact Fee Program

The district will continue a pause in the impact fee program for 2026 due to no current plans to expand capacity and consistent declines in student enrollment. The District is actively monitoring and evaluating the eligibility criteria and will take appropriate action when it is determined that the District once again qualifies for the collection of school impact fees. (See Appendix C for additional information.)

Eligibility for State Funding Assistance

The district applies to the state for state construction funding assistance in an attempt to maximize this support. Previous eligibility on past projects was incorporated and utilized during implementation of the Master Plan.

Any future eligibility has been considered in the upcoming long range planning process and will be further developed in collaboration with OSPI as future projects are refined. The following schools in the district are or will be age eligible in the next few years however any future considerations for major improvements will be dependent on future funding, yet to be determined.

Table 10: SCAP (School Construction Assistance Program) Availability

School	Eligibility Year	Exceptions
Boston Harbor	2024	
Hansen	2024	
Lincoln	2025	
LP Brown	2024	Minus 2006 Admin Addition and 1998 Classroom addition
McKenny	2023	
Jefferson	2023	Minus the science addition of approx 4,000 sf
Thurgood Marshall	2024	
Reeves	2023	Minus the 2000 addition of approx 11,000 sf
Washington	2023	Minus the 1999 music addition of approx 1,800 sf

Table 10 represents the year in which a facility will be eligible for state matching construction funding through the SCAP program

State Forest Funds

State Forest revenues are generated from timber harvests on state-managed forest lands and are distributed to local school districts for debt-related purposes. When these funds are not needed for debt service, state law (RCW 28A.320.330) allows districts to transfer them to the Capital Projects Fund to support facility improvements. The Olympia School District plans to use these funds to help finance the Freedom Farm development and district-wide security enhancement project.

Finance Plan Summary

This section outlines near and mid-term capital projects funded by previous Bond 2016, previous Technology and Safety levy 2022, State Forest funds, and future levy assumptions for anticipated future capital levy within the six year horizon.

Table 11: Financial Summary for 2026 to 2031 Projects

The table below represents the original estimated costs associated with projects to be completed in the next six years and the planned funding sources.

Project Location and Item Description	Funding Source	Original Capacity
District wide projects:		
Install standardized roof access and tie-offs for eight facilities.	Bond	\$935,865
Redundant power capability to be installed at some sites	2022 Tech and Safety Levy	\$550,000.00
Safe Walking and Biking Routes I	2022 Tech and Safety Levy	\$1,980,000

Safe Walking Routes Phase II	2026 Capital and Tech Levy	\$2,000,000
Mini-building (contingent upon future need)	Bond	\$7,700,000
Building Safety & Security Upgrades	State Forest Funds	\$1,000,000
Building Safety & Security Upgrades	2026 Capital and Tech Levy	\$1,000,000
HVAC Controls (various sites to be determined)	2026 Capital and Tech Levy	\$1,050,000
Emerging Projects	Bond	\$2,000,000
Boston Harbor Elementary School:		
Replace carpet	Bond	\$99,304
Replace sinks and toilets	Bond	\$235,504
Repaint interior walls	Bond	\$157,002
Install cell repeater/booster	Bond	\$96,558
Hansen Elementary School:		
Replace/repair operable partition wall on the stage.	Bond	\$30,589
Emergency power distribution	2022 Tech and Safety Levy	\$143,300
LP Brown Elementary:		
Emergency power distribution	2022 Tech and Safety Levy	\$150,000
Madison Elementary School:		
Replace/repair operable partition wall on the stage.	Bond	\$30,589
HVAC work	Bond	\$259,000
Roof Replacement	Bond	\$550,000
Jefferson Middle School:		
Calibrate, test and verify electrical surge protection	Bond	\$3,714
Thurgood Marshall Middle School:		
Install ADA accessible sinks in science labs.	Bond	\$50,136
Emergency power distribution	2022 Tech and Safety Levy	\$130,000
Washington Middle School:		
Replace bleacher motor.	Bond	\$8,542
Replace wireless microphone systems	Bond	\$5,979
Replace/repair operable partition on stage	Bond	\$52,682
Install fence around transformers	Bond	\$53,556
Capital High School:		
Safety sensors	2026 Capital and Tech Levy	\$500,000
Olympia High School:		
Performing Arts Center Upgrades Phase minor upgrades for equipment	2022 Tech and Safety Levy	\$50,000
Performing Arts Center Upgrades Phase II	2026 Capital and Tech Levy	\$200,000
Safety Sensors	2026 Capital and Tech Levy	\$500,000
Freedom Farm:		
Site improvements	State Forest Funds	\$3,500,000
Ingersoll Stadium:		
Replace turf*	2026 Capital and Tech Levy	\$700,000
Replace field lighting*	2026 Capital and Tech Levy	\$350,000
Transportation:		

Replace gutter system, if needed.	Bond	\$25,996
Funding Source Totals:		
Bond		\$12,295,016.00
2022 Tech and Safety Levy		\$3,003,300.00
2026 Capital and Tech Levy		\$6,300,000.00
State Forest Funds		\$4,500,000.00
Total:		\$26,098,316.00

**project contingent on future funding*

VI. Looking Ahead

Upcoming projects

Freedom Farm Site and Facilities Improvements:

Location: 4801 Siskiyou St SE Olympia Wa 98501

Cost: \$3.5 Million

Project Description: The intent of this work is to add emergency site access, classrooms, restrooms, parking, lighting, ADA access, working with our partners in Thurston County on habitat mitigation, and other site related improvements to enhance the overall learning environment of the OSD Freedom Farm program. This work will also be coordinated with the City of Olympia in preparation of a partnership for an urban farm park in the future.

Safe Walking Paths:

Location: Road 65 (Hansen ES), 20th Ave (TMMS), Bethel ST (Roosevelt ES)

Cost: \$2 Million

Project Description: The intent of this work, through our continued partnership with the City of Olympia, is to add enhanced crosswalks at various locations throughout Olympia that serve students within our District, as well as traffic calming solutions to roadways and intersections serving Hansen Elementary School, Thurgood Marshall Middle School, and Roosevelt Elementary School. These locations were selected through a process of data collected by the City of Olympia's Public Works Department and identified as areas with the most pressing needs. Other future locations are proposed to be selected as funds become available.

Emergency Power Distribution:

Location: 1919 Road 65 (Hansen ES), 3939 20th Ave (TMMS), (2000 26th Ave LP Brown ES)

Cost: \$423,000

Project Description: The intent of this work is to provide generator connections, and associated building circuiting, to energize crucial devices and lighting in the event of an outage. These sites experience frequent outages and, through this work, have lit corridors and restrooms (replaced with LED fixtures), and power to all emergency related equipment.

Long Range Capital Facilities Master Plan

The 2026-2031 Capital Facilities Plan (CFP) of the Olympia School District reflects our ongoing commitment to providing high-quality, safe, and supportive learning environments for all students. In Fall 2024, OSD began updating its ten year Long Range Facilities Master Plan (LRFMP) to align facility improvements with educational goals, operational needs, and enrollment projections over the next 10 years. The plan serves as both a strategic guide and communication tool to ensure facilities support the district's mission and community expectations.

The LRFMP outlines a 10-year vision for facility improvements guided by principles emphasizing safety, flexibility, sustainability, equity, and expanded program access. Recommendations are phased across near-, mid-, and long-term timelines to balance immediate needs with future priorities, ensuring efficient resource use and adaptable, high-quality learning environments for all students. The plan was developed with input from a 40-member Advisory Committee representing schools and communities district-wide. Facilitated by Integrus, the Committee met from October 2024 to May 2025 to prioritize capital projects based on factors like the OSD Student Outcomes, facility conditions, compliance, enrollment forecasts, and funding options. Their recommendations are submitted to the Superintendent and then to the School Board for final approval.

Olympia School District has 22 facilities, 19 schools, offering diverse educational programs that reflect community values like inclusion, outdoor learning, mental health, the arts, and student choice. With enrollment projected to decline by 2034, the District is exploring innovative approaches such as place-based learning and smaller school models to maintain excellence.

This plan reflects the Olympia School District's ongoing commitment to strategic, responsible facility planning in support of educational excellence.

For more information regarding the Long Range Facility Master Plan Advisory Committee and process, visit:

https://osd.wednet.edu/departments/capital_planning_construction/facilities_master_planning_advisory_committee

Appendix A – Inventory of Unused District Property

Future School Sites

The following is a list of potential future school sites currently owned by the district. Construction of school facilities on these sites is not included in the six-year planning and construction plan.

- **Mud Bay Road Site**
This site is a 16.0-acre parcel adjacent to Mud Bay Road and Highway 101 interchange. The site is currently undeveloped. Future plans include the construction of a new school depending on growth in the student enrollment of adjoining school service areas. In the interim, the district has partnered with the City of Olympia in a long term lease to utilize 5.5 acres as an off-leash dog park, currently operational.
- **Harrison Avenue Site**
This is a 27-acre undeveloped site on Harrison Avenue and Kaiser Road. The district purchased this land in 2020 as a potential future school site.

Other District Owned Property

- **Henderson Street and North Street (Tree Farm) Site**
This site is a 2.25-acre parcel across Henderson Street from Pioneer Elementary School and Ingersoll Stadium. The site is currently undeveloped. Previously, the site was used as a tree farm by Olympia High School's vocational program.
- **LP Brown Native Plant Garden Site**
Lot at the intersection of 26th Ave. NW and French Rd NW. This .28 acre lot was purchased in 2023 from the County for future development, and is adjacent to LP Brown. The lot is being converted into LP Browns Learning and Environmental program and is funded by local donations and volunteer work.
- **John Rogers site**
This is the site of the closed John Rogers Elementary School and is located at 2001 26th Ave NE. The school was closed in 2001 and the building was demolished in 2020. Future plans remain undefined.

Appendix B – Detail of Recent Capital Facilities Projects

OSD Secure Entries Phase I

Location: Thurgood Marshall Middle School, Hansen Elementary, Jefferson Middle, Garfield Elementary, Reeves Middle, Washington Middle

Cost:\$1.3 Million

Project Description: the focus was on enhancing security with new vestibules, transaction windows at select schools, upgraded access controls, and other modifications designed to keep students and staff safe.

OSD Secure Entries Phase II

Location:Boston Harbor Elementary, Mckenny Elementary, ORLA,, Lincoln Elementary, Madison Elementary, Pioneer Elementary

Cost:\$1.5 Million

Project Description: the focus was on enhancing security with new vestibules, transaction windows at select schools, upgraded access controls, and other modifications designed to keep students and staff safe.

Thurgood Marshall Portable

Location: 3939 20th Ave NW Olympia Wa 98502

Cost:\$150,000

Project Description: Portable moved from Hansen Elementary to Thurgood Marshall Middle due to increased enrollment.

Thurgood Marshall Field Renovation

Location: 3939 20th Ave NW Olympia Wa 98502

Cost:\$?

Project Description: Leveled, topdressed, seeded, and fenced upper field. Aerated and overseeded lower field.

Appendix C - Impact Fees

The below information is presented for informational purposes only.

Impact fees are utilized to assist in funding capital improvement projects required to serve new development. For example, local bond monies from the 1990 authority and impact fees were used to plan, design, and construct Hansen Elementary School and Thurgood Marshall Middle School.

The district paid part of the costs of these new schools with a portion of the impact fees collected. Using impact fees in this manner delays the need for future bond issues or reduces debt service on outstanding bonds. Thurston County, the City of Olympia and the City of Tumwater all collect school impact fees on behalf of the district.

Impact fees must be reasonably related to new development and the need for public facilities. While some public services use service areas or zones to demonstrate benefit to development, there are four reasons why the use of zones is inappropriate for school impact fees: 1) the construction of a new school benefits residential developments outside the immediate service area because the new school relieves overcrowding in other schools; 2) some facilities and programs of the district are used by students throughout the district (Special Education, Options and ALPS and other district wide programs); 3) school busing is provided for a variety of reasons including special education students traveling to centralized facilities and transportation of students for safety or due to distance from schools; 4) a uniform system of free public schools throughout the district is a desirable public policy objective.

The use of zones of any kind, whether municipal, school attendance boundaries, or some other method, conflict with the ability of the school board to provide reasonable comparability in public school facilities. Based on this analysis, the district impact fee policy shall be adopted and administered on a district-wide basis.

Current impact fee rates, current student generation rates, and the number of additional single and multi-family housing units projected over the next six-year period are sources of information the district uses to project the fees to be collected.

These fees are then allocated for capacity-related projects as recommended by a citizens' facilities advisory committee and approved by the Board of Directors.

Table 12: Historical Impact Fees

Year	Discount Percentage	Single Family Home Fee	Multi- Family Home Fee	Downtown Residence Fee	Manufactured Home Fee
1995	70	\$1,754	\$661	---	\$1,033
1996	52	\$1,725	\$661	---	\$1,176
1997	51	\$1,729	\$558	---	---
1998	56	\$1,718	\$532	---	---
1999	50 & 70	\$2,949	\$1,874	---	---
2000	50 & 70	\$2,949	\$1,874	---	---
2001	50 & 70	\$2,949	\$1,874	\$841	---
2002	50 & 70	\$2,949	\$1,874	\$841	---
2003	50 & 70	\$2,949	\$1,874	\$841	---
2004	50 & 70	\$2,949	\$1,874	\$841	---
2005	40 & 60	\$4,336	\$3,183	\$957	---
2006	45 & 60	\$4,336	\$3,183	\$957	---
2007	15	\$5,042	\$1,833	\$874	---
2008	15	\$5,042	\$1,833	\$0	---
2009	15	\$4,193	\$1,770	\$0	---
2010	15	\$2,735	\$1,156	\$0	---
2011	15	\$659	\$1,152	\$0	---
2012	15	\$2,969	\$235	\$0	---
2013	15	\$5,179	\$0	\$0	---
2014	15	\$5,895	\$1,749	\$0	---
2015	15	\$4,978	\$1,676	\$0	---
2016	15	\$5,240	\$2,498	\$0	---
2017	15	\$5,298	\$2,520	\$0	---
2018	15	\$5,350	\$2,621	\$0	---
2019	15	\$4,972	\$2,575	\$0	---
1-Jan-20*	15	\$5,177	\$2,033	\$0	---
1-Jul-20*	15 / 15 / 32	\$5,177	\$2,033	\$1,627	---
2021	15 / 15 / 30	\$5,448	\$2,133	\$1,756	---
2022	15 / 15 / 30	\$6,029	\$2,477	\$2,040	---
2023	33 / 5 / 22	\$6,475	\$2,477	\$2,040	---
2024	58/52/60	\$6,812	\$2,606	\$2,146	---
2025	---	\$0	\$0	\$0	---
2026	---	\$0	\$0	\$0	---
Prior 10-Yr Avg	---	\$5,598	\$2,397	\$961	---
10-Yr Avg Incl 2025	---	\$5,074	\$2,148	\$961	---

*In 2020, this is the fee for multi-family homes in the Downtown Area, which begins July 1, 2020. Single family homes are levied the same impact fee districtwide; \$5,177 for the 2020 calendar year, beginning January 1, 2020.

Appendix D – History and Background of Capital Facilities Projects

History and Background

In September of 2010 Olympia School District initiated a Long-Range Facilities Master Planning endeavor to look 15 years ahead at trends in education for the 21st century. Conditions of district facilities, projected enrollment growth, utilization of current schools and the capacity of the district to meet these future needs were considered. The 15-year planning horizon enabled the district to take a broad view of the needs of the community, what the district is doing well, the challenges the district should anticipate and some solutions to get started on. The long range plan expires in 2025. In preparation, the district initiated the process to develop a new plan for the next 10 plus years.