

EVERETT SCHOOL DISTRICT No. 2

CAPITAL FACILITIES PLAN

2020-25



Adopted: August 25, 2020

EVERETT SCHOOL DISTRICT NO. 2

RESOLUTION NO. 1240

Adoption of Capital Facilities Plan 2020-25

A Resolution of the Board of Directors (the "Board") of the Everett School District No. 2 (the "District") to adopt the Capital Facilities Plan 2020-25 (the "Plan") for school facilities conforming to requirements of the State Growth Management Act and the Snohomish County General Policy Plan.

WHEREAS, in August 1998, the Board approved Resolution 651 adopting a Capital Facilities Plan meeting the requirements of RCW 36.70A (the Growth Management Act) and the Snohomish County General Policy Plan; and

WHEREAS, in June 2000, September 2002, September 2004, August 2006, August 2008, August 2010, August 2012, August 2014, August 2016, September 2016, and August 2018 the Board approved Resolutions 700, 742, 799, 860, 907, 1004, 1046, 1095, 1132, 1138, and 1180 adopting updated Capital Facilities Plans meeting the requirements of RCW 36.70A (the Growth Management Act) and the Snohomish County General Policy Plan; and

WHEREAS, Districts are required to update their Capital Facilities Plans every two years in compliance with the Act and the General Policy Plan; and

WHEREAS, this Plan update was developed by the District in accordance with accepted methodologies and requirements of the Growth Management Act; and

WHEREAS, the proposed impact fees utilize calculation methodologies meeting the conditions and tests of RCW 82.02; and

WHEREAS, a draft of the Plan was submitted to the Snohomish County Department of Planning and Development Services for review, with changes having been made in accordance with Department comments; and

WHEREAS, the Board finds that the Plan meets the basic requirements of RCW36.70A and RCW 82.02; and

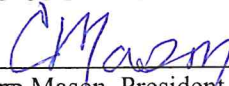
WHEREAS, the District conducted a review of the Plan in accordance with the State Environmental Policy Act, state regulations implementing the act, and District policies and procedures;

Now, Therefore, Be It Resolved:

1. The Capital Facilities Plan 2020-25 is hereby adopted by the Board; and
2. The Snohomish County Council is hereby requested to adopt the Plan by reference as part of the capital facilities element of the County's General Policy Plan; and
3. The cities of Mill Creek and Everett are hereby requested to adopt the Plan by reference as part of the Capital Facilities Plan elements of their respective General Policy Plans.

ADOPTED this 25th day of August 2020 and authenticated by the signatures affixed below.


BOARD OF DIRECTORS:



Caroline Mason, President



Pam LeSesne, Vice President



April Berg, Director



Traci Mitchell, Director



Andrew Nicholls, Director

ATTESTED BY:



Dr. Ian Saltzman
Secretary, Board of Directors



**CAPITAL FACILITIES PLAN
2020-25
EVERETT SCHOOL DISTRICT No. 2**

BOARD OF DIRECTORS

**Caroline Mason, President
Pam LeSesne, Vice President
April Berg, Director
Traci Mitchell, Director
Andrew Nicholls, Director**

SUPERINTENDENT

Dr. Ian Saltzman



Adopted: August 25, 2020

For information on the Everett School District's Capital Facilities Plan contact Michael Gunn, Executive Director Facilities and Operations, Everett School District No. 2, P.O. Box 2098, Everett WA 98213, Phone (425) 385-4190, email: mgunn@everettsd.org

EVERETT SCHOOL DISTRICT No. 2
CAPITAL FACILITIES PLAN
2020-25

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Section 1

Introduction

SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington Growth Management Act (GMA) outlines thirteen broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Snohomish County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This Capital Facilities Plan (CFP) is intended to provide the Everett School District (District), Snohomish County, and other jurisdictions a description of facilities needed to accommodate projected student enrollment at acceptable levels of service through the year 2035, and a more detailed schedule and financing program for capital improvements over the six-year period, 2020-2025.

In accordance with GMA mandates, and Chapter 30.66C Snohomish County Code (SCC), this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary K-5, middle 6-8, and high 9-12).
- An inventory of existing capital facilities owned by the district, showing the locations, sizes and student capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites, distinguishing between existing and projected deficiencies.
- The proposed capacities of expanded or new capital facilities.
- A 6-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding. The financing plan and/or the impact fee calculation formula must also differentiate between projects or portions of projects which address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.
- A calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the guidelines of Appendix F of the General Policy Plan were used as follows:

- Information was obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council.
- School districts may generate their own data if it is derived through statistically reliable methodologies.
- Information is to be consistent with the State Office of Financial Management (OFM) population forecasts and those of Snohomish County.

- Chapter 30.66C SCC requires that student generation rates be independently calculated by each school district. Rates were updated for this CFP.
- The CFP complies with RCW 36.70A (the Growth Management Act) and, where impact fees are to be assessed, RCW 82.02.
- The calculation methodology for impact fees meets the conditions and tests of RCW 82.02. Districts which propose the use of impact fees should identify in future plan updates alternative funding sources in the event that impact fees are not available due to action by the state, county or the cities within their district boundaries.

Unless otherwise noted, all enrollment and student capacity data in this CFP is expressed in Full Time Equivalent (FTE) as of October 1 of the year indicated. The district implemented full-day kindergarten at all schools during the 2016-17 school year. For the purpose of this CFP, kindergarten through grade twelve students are considered 1.0 FTE. The FTE enrollment and Head Count (HC) enrollment are equivalent.

Overview of the Everett School District

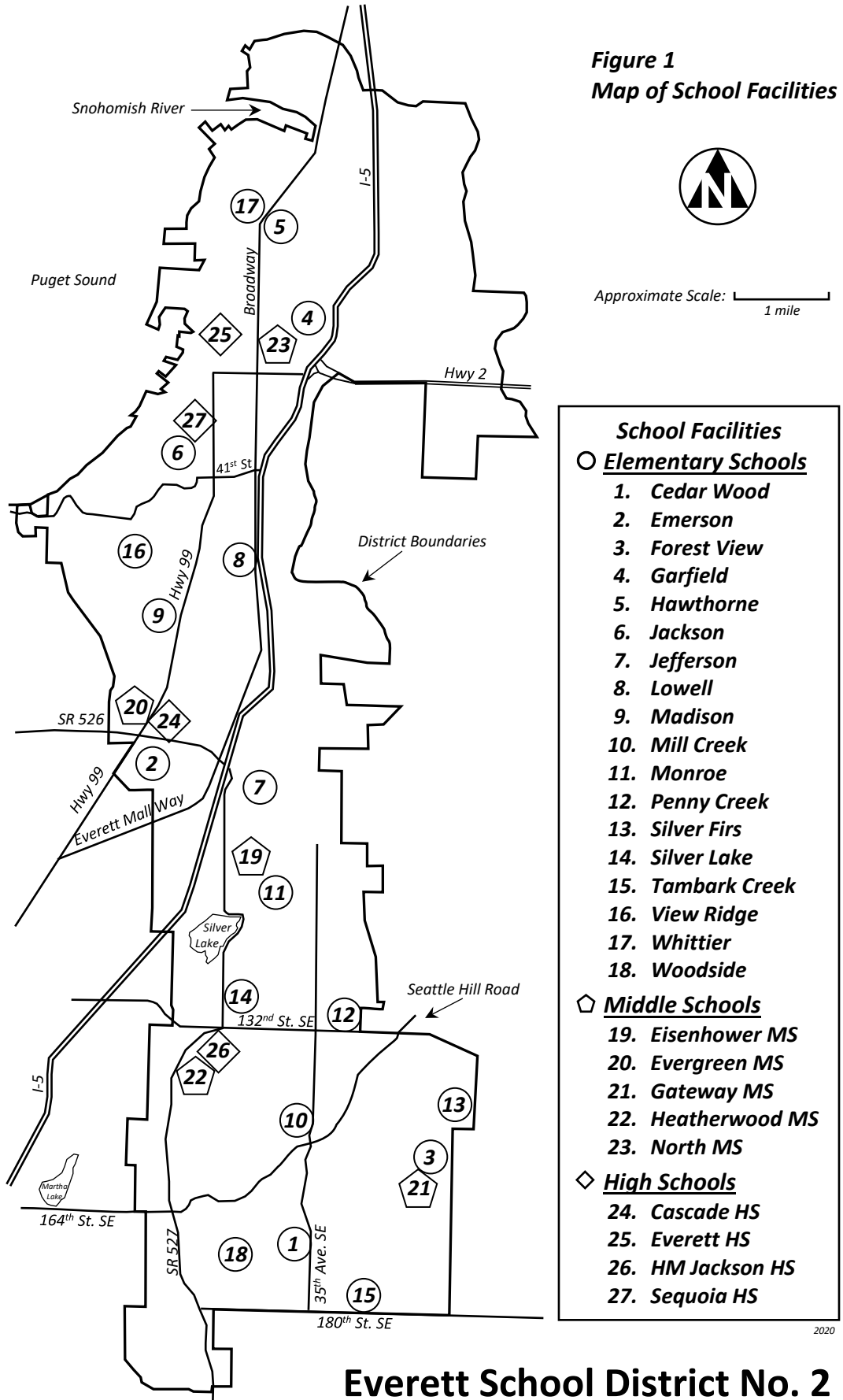
The Everett School District stretches approximately fifteen miles from its northernmost boundary at the Union Slough to its southernmost boundary at 194th Street S.E. The average width is a little more than two and a half miles. The district covers an area of approximately 39 square miles. The district includes most of the City of Everett, all but a very small portion of the City of Mill Creek, and portions of unincorporated Snohomish County. Total population within the district in 2019 is estimated at 149,372 (Snohomish County GMA Population Forecast).

The district serves 20,143 students FTE (October 2019 – OSPI Report 1049) in seventeen elementary schools, five middle schools, three comprehensive high schools, one alternative high school, and 139 portable classrooms. The full and part-time district staff is approximately 2,500.

Significant Issues Related to Facility Planning in the Everett School District

The most significant school facility related issues facing the Everett School District are: 1) finding space to implement new state initiatives: K-3 class size reduction (17:1 student to teacher ratio) and Career-Ready & College-Ready Graduation Requirements (24 credits – additional fine arts and lab science); 2) the need to construct new facilities and building additions to meet student enrollment growth; 3) the need to upgrade older facilities so they can continue to serve students in the decades ahead; and 4) the availability of real property appropriate for anticipated future school facilities' needs.

Figure 1
Map of School Facilities



Everett School District No. 2

Section 2

Educational Program Standards

SECTION 2: EDUCATIONAL PROGRAM STANDARDS

Educational Program Standards – District wide

School facility and student capacity needs are dictated by the types and amount of space required to accommodate the school board adopted educational programs. The educational program standards, which typically drive facility space needs, include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables).

In addition, government initiatives as well as community expectations may affect how classroom space is used. The district has in recent years implemented full-day kindergarten and reduced class sizes for grades K-3, all as required by the state legislature. Traditional educational programs offered by the Everett School District are supplemented by nontraditional or specialized programs.

Examples of specialized teaching stations and programs:

- Accelerated Learning Support (ALS)
- Advanced Placement
- Athletics, Health and Fitness
- Career and Technical Education
- Contract Learning
- Computer Labs
- Counseling (career and mental health)
- Early Childhood Educational Assistance Program (ECEAP)
- English Language development (EL)
- Elementary Music (designated classroom)
- Health Education
- Health Services
- High school credit class offered at middle schools
- Highly Capable Programs
- Intervention Programs
- Learning Assistance Programs
- Leadership and Activities
- Library Instruction
- Online High School
- Partnerships
 - Lighthouse Cooperative
 - PTSA
 - Port Gardner Parent Partnership
 - Mental Health providers
 - Natural Leaders
- Readiness to Learn Parent Center
- Robotics
- Science Resource Center

- Special Education
 - Achieve (behavior support)
 - Deaf and Hard of Hearing Specialists
 - Developmental Kindergarten
 - Developmental Pre-School
 - Extended Resource Room
 - Life Skills
 - Occupational / Physical Therapy
 - 18-21 programs
 - GOAL – Gaining Ownership of Adult Life
 - STRIVE – Students Transitioning Responsibly into Vocational Experiences
 - Resource Room
 - School Psychologists
 - Speech and Hearing Therapy
 - Vision Impaired Service
- Technology Instruction
- Time-Out Room (In-School Suspension)
- Title I Programs
 - Reading
 - Math
- Career and Technical Education (CTE)
 - Auto Shop
 - Business and Marketing
 - Health and Human Services
 - Horticulture, Agriculture, and Floriculture
 - Technology and Industry
- Wireless Computer Carts

These specialized or nontraditional educational programs can have a significant impact on the student capacity of school facilities. Variations in student capacity between schools are often a result of the number of specialized programs offered at specific schools. These specialized programs require classroom space, which can reduce the permanent capacity of the buildings housing these programs. For example, some students leave their regular classroom for a period of time to receive instruction in these specialized programs. Newer schools within the district have been designed to accommodate many of these programs. However, older schools often require space modifications to accommodate specialized programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the building.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, specialized programs, class size, grade span configurations, use of new technology, and other physical aspects of the school facilities. The school capacity inventory will be reviewed periodically and adjusted for changes to the revised educational program standards.

Educational Program Standards - Elementary Schools

- School capacity is determined using the follow:

<u>Students per room</u>	<u>Grade level / Program</u>
20.5	Kindergarten
20.5	General Education - Grades 1-3
24	General Education - Grades 4-5
10	Special Education - Pre-School (self-contained)
10	Special Education - Kindergarten (self-contained)
10	Special Education - Achieve (behavior support)
15	Special Education - Extended Resource Room
10	Special Education - Life Skills

- Students are provided music and technology instruction.
- At least one Special Education Resource Room is part of the curriculum.
- Design capacity for new schools:
 - 600 students
- Actual capacity of individual schools may vary depending on the educational programs offered and/or housed at a particular school.

Educational Program Standards – Middle Schools and High Schools

As a result of scheduling conflicts for student programs, the need for specialized rooms for specific programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of teaching stations. Based on an analysis of actual utilization of secondary schools, the standard utilization rate is 85%, resulting in the following target class sizes.

Middle School

- School capacity is determined using the follow:

<u>Students per room</u>	<u>Grade level / Program</u>
24	General Education - Grades 6-8
24	Special Education - Resource Room
10	Special Education - Achieve (behavior support)
15	Special Education - Extended Resource Room
10	Special Education - Life Skills
18	English Language Learner (ELL)

High School

- School capacity is determined using the follow:

<u>Students per room</u>	<u>Grade level / Program</u>
24	General Education - Grades 9-12
24	Special Education - Resource Room
10	Special Education - Achieve (behavior support)
15	Special Education - Extended Resource Room
10	Special Education - Life Skills
18	English Language Learner (ELL)

Middle School and/or High School

- Students are also provided educational opportunities such as:
 - Art Labs
 - Auto Shop (high school only)
 - Challenge, College in the High School, and Advanced Placement Program
 - Computer Labs
 - Drama rooms (high school only)
 - Health and Fitness
 - Marketing (high school only)
 - Music rooms
 - Navy Junior Reserve Officer Training Corps (high school only)
 - Science / STEM Labs
- Design capacity for new schools:
 - Middle schools = 825 students
 - High schools = 1,500 students
- Actual capacity of individual schools may vary depending on the educational programs offered and/or housed at a particular school.

Minimum Levels of Service

RCW 36.70A.020 requires that public facilities and services necessary to support new housing developments shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards. These “minimum levels of service” in the Everett School District are established as an average class size no larger than the following:

- **Class Size Goals**
 - 24 Kindergarten
 - 25 Grades 1-3 General Education
 - 26 Grade 4 General Education
 - 27 Grade 5 General Education
 - 29 Grades 6-8 General Education
 - 30 Grades 9-12 General Education
- **2019 Actual Class Size Average - based on the October 1, 2019 count of student enrollment**
 - 20.0 Kindergarten
 - 21.4 Grades 1-3 General Education
 - 24.9 Grades 4-5 General Education
 - 24.1 Grades 6-8 General Education
 - 22.8 Grades 9-12 General Education

School Boundary Changes

The Everett School District recognizes that school boundaries need to be modified occasionally to respond to changes in student enrollment and/or educational programs. Boundary changes can be an effective method of reducing the need for new school construction, and are also necessary when new schools or classroom additions are built. A good example of changing school boundaries to reduce the need for additional classroom space will occur beginning with the 2020-21 school year. The district will institute a limited re-configuration of high school boundaries in response to significant enrollment growth in the southern end of the district. The re-configuration will be phased in over four years. The district recently completed the process of adjusting elementary school boundaries in preparation of opening Tambark Creek Elementary in the fall of 2019.

Future Trends in Programs, with Potential Impacts on district facilities

- Aerospace & Advanced Manufacturing Pathway
- Medical & Health Pathway
- Information & Communication Pathway
- STEM (Science, Technology, Engineering and Mathematics), CTE (Career and Technical Education) and AP (Advanced Placement) program growth
- Flexible space for multiple uses – “maker” spaces, robotics, project-based learning, etc.
- Extended learning opportunities – after-school and/or summer activities
- Expansion of high school credit class offerings at middle schools (science, languages, etc.)
- 1:1 technology for students
- Early learning programs - Birth to 3 years and 3 to 5 years
- Industry pathway partnerships
- Post high school support opportunities
- Technology accessibility for community
- Support for strategic partners whose work is aligned with the district’s student learning mission
- Centralized storage and staging facilities for assessment, curriculum and textbooks, and STEM materials
- Expanded music offerings such as orchestra (strings)
- Cost effective solutions for serving high-need students that are currently outsourced to programs, such as the NW Regional Learning Center and Denny Youth Center

Section 3

Capital Facilities Inventory

SECTION 3: CAPITAL FACILITIES INVENTORY

Under the GMA, cities and counties are required to inventory capital facilities used to serve existing development. The purpose of the following facilities inventory is to establish a baseline for determining what facilities will be required to address existing deficiencies and accommodate future demand (student enrollment) at acceptable or established levels of service. This section provides an inventory of capital facilities owned and operated by the Everett School District including schools, portables, developed school sites, undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the district's educational program standards outlined in Section 2. A map showing locations of district school facilities is provided in Figure 1 on page 1-4.

Schools

Everett School District's elementary schools include grades K-5, middle schools include grades 6-8, and high schools include grades 9-12.

OSPI calculates school capacity by dividing gross square footage of a building by a standard square footage per student. OSPI uses the following in their calculations: 90 s.f. per kindergarten through sixth grade student, 117 s.f. per seven and eight grade student, 130 sq. ft. per nine through twelve grade student, and 144 sq. ft. per disabled student (WAC 392-343-035). This method is used by the state as a simple and uniform approach for determining school capacity for purposes of allocating available state funding assistance to school districts for school construction.

This method is not considered an accurate reflection of the actual capacity required to accommodate the educational programs of each individual school and/or district.

For this CFP, capacity is based on the number of teaching stations within each building and the space requirements of the specific educational program as described in Section 2. The school capacity inventory is summarized in Table 1.

Portables

Portables are used as interim classroom space to house students until permanent classroom facilities can be provided as well as to prevent overbuilding. Portables are not a solution for housing students on a permanent basis. The typical useful life a portable is 30-35 years. The ages of the district's portables range from 2 to 35 years. The portables capacity inventory is summarized in Table 2.

For this CFP, the costs of portable relocations have not been included in the formula for determining developer impact fees.

Support Facilities

In addition to schools, the Everett School District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 3.

Undeveloped Land

The Everett School District owns the following additional sites not currently used for school purposes:

- 35th Street & Grand Avenue
 - 1.38 acres
 - Long term lease with the City of Everett - Doyle Park
- 36th Street & Norton Avenue
 - 2.96 acres
 - Long term lease with Housing Hope
- Cadet Way Property
 - 9.25 acres
 - Located north of Jefferson ES
- Seattle Hill Road & State Route 527
 - 18.94 acres
 - Future school site
- 180th Street SE
 - 24.81 acres
 - Future site of comprehensive high school #4
- Strumme Road
 - 10.55 acres
 - Future site of elementary school #19

**Table 1
School Capacity Inventory**

School Name	Site Size (acres)	Building Area (Sq. Ft.) (1)	Teaching Stations General Education	Teaching Stations Special Education	2019 Permanent Student Capacity (2)	Teaching Stations Not Generating Capacity (3)
Elementary Schools						
Cedar Wood	14.40	55,454	21	2	454	3
Emerson	8.05	52,796	24	1	485	2
Forest View	15.30	66,629	24	1	530	3
Garfield	5.60	52,744	19	2	447	3
Hawthorne	8.84	72,395	26	4	589	4
Jackson	5.16	51,652	14	2	315	3
Jefferson (4)	18.81	55,154	19	3	443	2
Lowell	9.34	58,690	20	3	441	1
Madison	9.64	58,063	21	3	465	2
Mill Creek	9.69	55,646	23	2	533	1
Monroe	9.15	69,463	22	4	464	2
Penny Creek	13.90	64,882	29	2	637	2
Silver Firs	12.02	55,839	22	2	465	2
Silver Lake	11.09	56,774	19	2	409	4
Tambark Creek	18.64	83,665	28	2	608	3
View Ridge	9.47	66,154	24	2	538	3
Whittier	5.20	54,084	20	1	441	1
Woodside	10.84	54,055	16	1	341	1
Totals:	195.14	1,084,139	391	39	8,605	42
Middle Schools						
Eisenhower	19.67	107,252	34	5	913	
Evergreen	21.74	116,526	41	5	1,047	
Gateway	43.70	110,181	37	4	961	
Heatherwood	29.21	117,051	32	5	854	
North	10.66	101,770	35	6	935	
Totals:	124.98	552,780	179	25	4,710	0
High Schools						
Cascade	38.85	244,345	72	9	1,861	
Everett	11.12	280,459	78	8	2,023	
Jackson	42.79	247,043	72	9	1,879	
Sequoia (5)	3.02	67,007	17	1	432	
Totals:	95.78	838,854	239	27	6,195	0

415.90 2,475,773

Notes:

- (1) Building areas do not include covered play areas
- (2) Permanent Student Capacity figures are based on Educational Program Standards - Section 3 and are exclusive of portables
- (3) Programs not generating capacity: computer labs, specialists (reading, art, science, etc.), elementary music, ECEAP, LAP, developmental pre-school, and elementary resource rooms
- (4) Jefferson Elementary School's acreage excludes adjacent undeveloped site of 9.81 acres
- (5) Sequoia High School's acreage excludes two nearby sites - playfield at 36th Street and Norton Avenue - 2.96 acres and Doyle Park at 35th Street and Grand Avenue - 1.38 acres

Table 2
Portable Capacity Inventory

School Name	Teaching Stations General Education	Teaching Stations Special Education	2019 Portable Student Capacity (1)	Teaching Stations Not Generating Capacity (2)
Elementary Schools				
Cedar Wood	10		236	
Emerson	9		140	
Forest View	6		130	
Garfield				
Hawthorne	1		24	
Jackson	2	1	58	
Jefferson	5		113	
Lowell	3		65	4
Madison				
Mill Creek	6		123	
Monroe	4		96	
Penny Creek	4		96	
Silver Firs	3		72	
Silver Lake	9		216	2
Tambark Creek				
View Ridge	2		44	
Whittier	1		24	2
Woodside	11		250	1
Totals:	76	1	1,687	9
Middle Schools				
Eisenhower	7		156	
Evergreen	3	3	138	
Gateway	2		48	
Heatherwood	13		288	
North	0		0	
Totals:	25	3	630	0
High Schools				
Cascade	1		24	
Everett			0	
Jackson	17		408	
Sequoia			0	
Totals:	18	0	432	0

Notes:

- (1) Portable Student Capacity figures are based on Educational Program Standards - Section 3
- (2) Programs not generating capacity: computer labs, specialists (reading, art, science, etc.), elementary music, ECEAP, LAP, developmental pre-school, and elementary resource rooms

**Table 3
Support Facility Inventory**

Support Facility	Site Size (acres)	Building Area (Sq. Ft.)
Maintenance Facility	1.5	29,080
Vehicle Repair Building	-	7,851
Maintenance Storage Building	0.4	10,594
North Satellite Bus & Storage Facility	2.42	12,600
Central Bus Facility	5.25	24,102
Community Resource Center ⁽¹⁾	3.6	68,531
Longfellow Building & Annex	2.34	32,200
Lively Environmental Center	19.45	3,885
Memorial Stadium	22.79	-
Athletics Building	-	11,925
FB Press Box	-	1,602
Baseball Facility	-	7,625
Batting Cage/Storage	-	2,800
Other Buildings	-	5,639
Totals:	57.75	218,434

Note:

1. Building area does not include unheated garage space (18,409 sq. ft.)

Section 4

Student Enrollment

SECTION 4: STUDENT ENROLLMENT

Historical and Current Enrollment Trends

From the early 1970's through the early 1980's, student enrollment in the district was relatively constant. Beginning in 1983 student enrollment showed steady increase through 2001. Fueled by historically low interest rates and an active housing market in the Mill Creek East UGA Plan area, district enrollment rose again through 2009. Shortly thereafter district's enrollment felt the effect of economic recession. The district's enrollment declined through 2012. Since then the district's enrollment has rebounded and has increase each year since. Districtwide enrollment is projected to continue to increase through 2030. Enrollment forecasts from 2030 to 2035 are linked directly to OFM population forecasts and show a steady increase as well.

2018-2023 Enrollment Projections

This CFP has been prepared using enrollment projections, for 2020 through 2025, as provided by W. Les Kendrick of Educational Data Solutions (Kendrick). This enrollment projection method was chosen because it uses a grade progression method (cohort survival analysis) that tracks the progress of students as they progress from grade to grade. This method tracks enrollment each year at each grade span as students move through the K-12 system, and projects enrollment based on actual enrollment changes over the previous five years. After completing the initial forecast, the numbers were adjusted using new home construction data, county population forecasts, and forecasts of the future K-12 population in the county. The Kendrick methodology is described in more detail in Appendix E. The Kendrick enrollment projections are presented in Tables 4, 5, and 6. All enrollment figures shown in this CFP are FTE as of October 1 of the year indicated.

For comparison purposes, Table 5 also contains enrollment forecasts from two other sources besides Kendrick. A historical cohort-survival projection prepared by OSPI (described in more detail in Appendix C) and an OFM Ratio projection prepared by Shockey Planning Group. The OFM Ratio method (described in more detail in Appendix D) is based on a percentage of the District's population as predicted by OFM and Snohomish County.

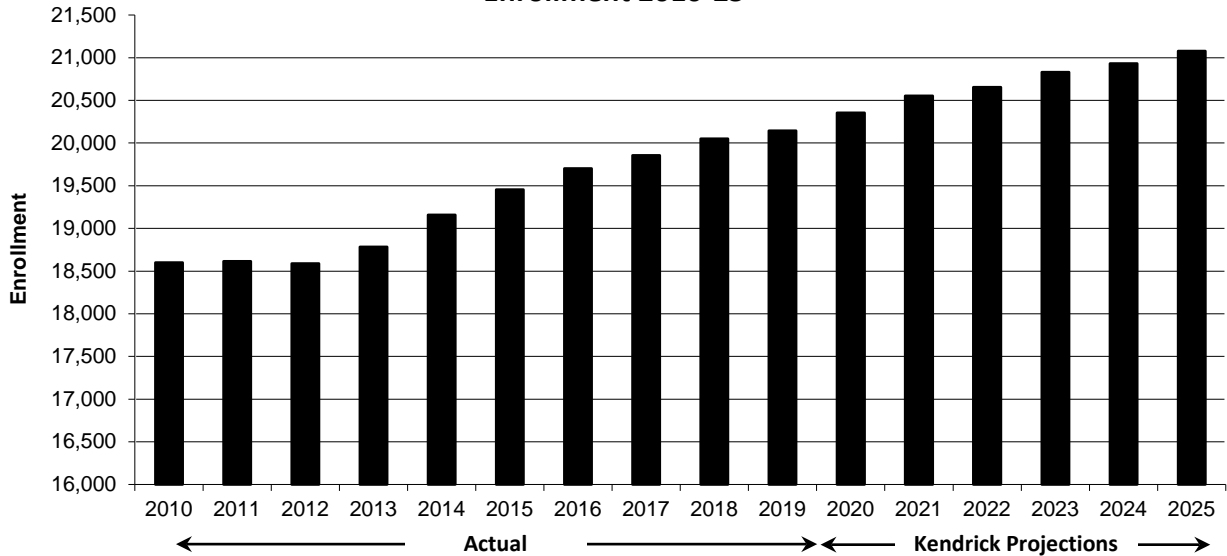
Based on the Kendrick enrollment projections, overall District enrollment will increase by 933 students over the next six years, reflecting an increase of approximately 4.63% over the 2019 enrollment levels. Table 6 provides a breakdown of the Kendrick enrollment projections by grade level span for every year from 2019 to 2025.

2035 Enrollment Projections

Long-range enrollment projections are, by their nature, much more speculative than short-range projections. Nevertheless, they are useful in developing comprehensive plans for future facilities and sites. Kendrick produces projections through 2030 and OSPI produces projections through 2025. Therefore, enrollment projections for 2035 are presented in Table 7 using just the OFM Ratio Method.

The OFM projections for 2035 indicate that total enrollment in the District will increase by 5,111 students to 25,254 FTE, an increase of 25.37% over the 2019 enrollment levels. Enrollment in 2035 is projected to be higher than the 2019 capacities at all levels. An analysis of future capacities and facilities needs is provided in Section 5.

**Table 4
Enrollment 2010-25**



**Table 5
Comparison of Enrollment Projections 2020-25**

	<i>Actual *</i>							Projected Total Change 2019-25	Projected Percent Change 2019-25
	2019	2020	2021	2022	2023	2024	2025		
Kendrick		20,354	20,551	20,653	20,830	20,933	21,076	933	4.63%
OSPI	20,143	20,570	20,958	21,257	21,655	21,957	22,306	2,163	10.74%
OFM		20,570	20,958	21,257	21,655	21,957	22,306	2,163	10.74%

* Actual enrolment from OSPI Form 1049

**Table 6
Kendrick Actual Enrollment 2019 & Kendrick Projections 2020-25**

	<i>Actual</i>							Projected Total Change 2019-25	Projected Percent Change 2019-25
	2019	2020	2021	2022	2023	2024	2025		
Elementary	9,816	9,858	10,031	10,137	10,190	10,229	10,301	485	4.94%
Middle	4,864	4,882	4,824	4,711	4,724	4,856	4,883	19	0.39%
High	5,463	5,614	5,696	5,805	5,916	5,848	5,892	429	7.85%
Total:	20,143	20,354	20,551	20,653	20,830	20,933	21,076	933	4.63%

* Actual enrolment from OSPI Form 1049

**Table 7
OFM Ratio Enrollment Projections 2035**

	2035
Elementary School	12,300
Middle School	5,958
High School	6,996
Total:	25,254

**Table 8
Permanent Facility Capacity Calculations 2019-2035**

Elementary School	2019	2020	2021	2022	2023	2024	2025	2035
Enrollment	9,816	9,858	10,031	10,137	10,190	10,229	10,301	12,300
Capacity Change Due to Construction Projects		0	0	220	308	176	264	2,727
Total Capacity (after construction projects)	8,605	8,605	8,605	8,825	9,133	9,309	9,573	12,300
Amount of Enrollment Above or (Below) Capacity	1,211	1,253	1,426	1,312	1,057	920	728	0

Growth Related Capacity Need* 485 / 1,696 = 28.60%

Notes:

* The Growth Related Capacity Need is misleading as it reads out growth-related capacity needs related to recent growth in the district.

Middle School	2019	2020	2021	2022	2023	2024	2025	2035
Enrollment	4,864	4,882	4,824	4,711	4,724	4,856	4,883	5,958
Capacity Change Due to Construction Projects		0	0	0	0	0	0	1,248
Total Capacity (after construction projects)	4,710	4,710	4,710	4,710	4,710	4,710	4,710	5,958
Amount of Enrollment Above or (Below) Capacity	154	172	114	1	14	146	173	0

Growth Related Capacity Need* 19 / 173 = 10.98%

Notes:

* The Growth Related Capacity Need is misleading as it reads out growth-related capacity needs related to recent growth in the district.

High School	2019	2020	2021	2022	2023	2024	2025	2035
Enrollment	5,463	5,614	5,696	5,805	5,916	5,848	5,892	6,996
Capacity Change Due to Construction Projects		0	0	0	0	0	0	1,500
Total Capacity (after construction projects)	6,195	6,195	6,195	6,195	6,195	6,195	6,195	7,695
Amount of Enrollment Above or (Below) Capacity	-732	-581	-499	-390	-279	-347	-303	-699

Growth Related Capacity Need* 0 / 0 = 0.00%

Notes:

* The Growth Related Capacity Need is misleading as it reads out growth-related capacity needs related to recent growth in the district.

Section 5

Capital Facilities Plan

SECTION 5: CAPITAL FACILITIES PLAN

Facilities Needs 2020-25

Elementary School

Currently, there are existing capacity deficiencies at the elementary school level. As of 2019, the district elementary enrollment was 1,211 students over the permanent building capacity. These students are currently housed in eighty-six (86) portable classrooms. Fifteen of the district's eighteen elementary schools are currently over their permanent building capacity. By 2025, the district is projected to grow by an additional 485 elementary students. The plan is to address these needs is through the construction of additional classroom space. The plan, as detailed in the CFP, is to construct 58 additional classrooms at eleven schools with a capacity of 968.

Middle School

There are existing capacity deficiencies at the middle school level. As of 2019, the district middle school enrollment was 154 students over the permanent building capacity. These students are currently housed in twenty-five (25) portable classrooms. Four of the district's five middle schools are over the permanent building capacity. The middle school enrollment is projected to continue to grow through 2025. The plan is to address the needs at individual schools through the purchase and placement of portables. The plan, as detailed in the CFP, is not to construct any new classroom space.

High School

District wide, the high schools do not indicate existing capacity deficiencies. Nonetheless, one of the district's three high schools is currently 298 students over the permanent building capacity. By 2025, the high school enrollment is projected to grow by an additional 429 students. At that point, two of the district's three high schools are projected to be over the permanent building capacity. The plan to address part of these needs, between 2020 and 2025, is through a modified attendance boundary adjustment and the purchase and placement of portables at the affected schools. The plan, as detailed in the CFP, is to not construct any new classroom space.

District-wide

Enrollment

The District-wide enrollment is projected to gradually increase each year from 2019 to 2025. During this same time period the anticipated enrollment levels will also exceed the 2019 capacities at the elementary, middle, and high school levels. This increase is seen in all areas of the district. A majority of the growth is being seen in the southern portion of the district. Enrollment and capacity projections are presented together for comparison purposes in Table 8 – *Permanent Facility Capacity Calculations 2019-2035*.

Land

Most of the recent growth in our student population has been, and is anticipated to continue to be, in the southern part of the district. Most of the developable land within the urban growth area in that part of the district has already been developed. This trend could increase the need for school facilities in this area beyond those described below.

State law, Vision 2040, and the Snohomish County Code each address school facilities planning. To help plan for anticipated growth in student enrollment in the southern part of the district, the district has been searching for developable assemblages of land large enough to site another elementary school in the vicinity. However, availability of undeveloped land within the southern part of Snohomish County's Urban Growth Area (UGA) is extremely limited.

The district finds it would be more efficient from a student access and transportation perspective to look at sites closer to that growth and outside the UGA rather than further away within the UGA. It would also be more burdensome and inequitable to displace new residents and housing stock with school facilities where other alternatives exist that require less family displacement, less housing stock demolition, and are more proximate to the students than potential school sites further north.

Therefore, the district anticipates the need to look outside the UGA to locate parcels large enough to accommodate a school, where appropriate. The District is authorized to locate an elementary school outside the UGA. Under Snohomish County's zoning code, elementary schools are allowed in rural areas, although RCW 36.70A.213 imposes certain conditions on extension of public facilities and utilities to serve schools sited in rural areas. RCW 36.70A.213(1)(b) & (c)

Busing

Due to the impacts, difficulties, and high cost of transporting students over long distances, the district believes busing students long distances from the south end of the district to the north end is not the most appropriate method of addressing all the expected south-end growth.

Planned Improvements Adding Student Capacity

The following is an outline of the projects that add capacity and are considered necessary to accommodate the students forecasted in the Kendrick enrollment projections for the district through 2025. Timelines for these projects can be found in Table 9 – *Capital Facilities Plan*.

Elementary Schools

District-wide elementary school enrollment is projected to reach 10,301 in 2025 as shown in Table 8, an increase of 485 students from the 2019 enrollment of 9,816. This is 1,696 more students than the existing 2019 elementary school capacity of 8,605. In response to this increase in enrollment, the district is planning:

- 1) Classroom additions at eight schools – 36 classrooms – with a projected capacity of 792 need to be constructed. The location of these additional classrooms (estimated costs): Emerson ES – 6 classrooms (\$5,625,500); Jefferson ES – 4 classrooms (\$3,750,400); Mill Creek ES – 4 classrooms (\$3,750,500); Cedar Wood ES – 4 classrooms (\$3,750,500); Monroe ES – 4 classrooms (\$3,750,500); Silver Firs ES – 4 classrooms (\$3,750,500); View Ridge ES – 8 classrooms (\$4,051,200)*; Woodside ES – 4 classrooms (\$1,012,800)*. (* project completion 2026)
Total estimate - \$29,442,000
- 2) Additional classroom space as part of three new in lieu of modernization projects – 22 classrooms with - with a projected capacity of 484 need to be constructed. The location of these additional classrooms (estimated costs): Jackson ES – 10 classrooms (\$9,375,000); Madison ES – 4 classrooms (\$3,750,000); Lowell ES – 8 classrooms (\$7,501,000).
Total estimate - \$20,626,000
- 3) Portable classrooms (26) will need to be relocated or purchased in order to provide enough classroom space at individual schools.

Total estimate - \$4,550,000

The estimated cost of elementary school permanent facility improvements is: \$50,068,000

Middle Schools

District-wide middle school enrollment is projected to increase to its highest level of 4,883 in 2025. The existing 2019 middle school capacity of 4,710 will not be adequate to accommodate the projected enrollment. To provide for the enrollment increases at individual schools, portable classrooms (8) will be purchased or relocated to provide sufficient classroom space, while avoiding additional permanent facility construction expense. No other projects adding capacity are planned through 2025. Total estimate - \$1,400,000

The estimated cost of middle school permanent facility improvements is: \$0.

High Schools

District-wide high school enrollment is projected to increase to its highest level of 5,916 in 2023. At that point, two of the district's three high schools are projected to be over their permanent building capacity. The plan to address the needs, between 2020 and 2023, is through a modified attendance boundary adjustment and the purchase and placement of portables at the affected schools. As enrollment increases at individual school portable classrooms (7) will need to be purchased or relocated in order to provide enough classroom space. Total estimate - \$1,225,000

The estimated cost of high school permanent facility improvements is: \$0

Future School Site Property – 180th Street SE

In 2007 the district purchased property on 180th St. SE as a future site for two schools. As part of the purchase and sale agreement the district issued, to the developer, the equivalent of \$4,660,000 worth of Mitigation Fee Credits toward future impact fees. The developer can use the certificates in lieu of paying impact fees. This practice will continue until the retirement of current credit balance of \$79,750.

Property Purchases

To accommodate future growth and the facilities needs of the district, the district plans to acquire additional property in the southeastern portion of the district in the vicinity of Strumme Road for a future elementary school. In accordance with applicable state, regional, and county planning policies, the district finds that this property is an appropriate location for a future elementary school, given the anticipated student enrollment area and growth, and the limited availability of suitable land in south Snohomish County to equitably meet the anticipated student demand.

The cost to purchase these properties is estimated at: \$4,500,000

Planned Improvements Not Adding Student Capacity

The following is an outline of the projects that do not add capacity but are considered necessary to accommodate and support the educational program in the district through 2025. Timelines for these projects can be found in Table 9 – *Capital Facilities Plan*.

Elementary Schools

- Woodside Elementary School modernization & partial replacement
- Jackson Elementary School new in lieu of modernization
- Madison Elementary School new in lieu of modernization
- Lowell Elementary School new in lieu of modernization

The cost of these improvements is estimated at: \$161,079,000

Middle Schools

- North Middle School modernization & partial replacement

The cost to complete this improvement is estimated at: \$6,600,000

High Schools

- Everett High School Main Building exterior finish preservation and restoration
- Cascade High School Science Building modernization
- Everett High School Auditorium Building modernization
- Everett High School Vocational Building modernization
- Jackson High School Science Classroom upgrades
- Cascade High School Cafeteria and kitchen upgrades
- Everett High School Science Building - interior and exterior finishes
- Cascade High School Softball field and dugout renovations

The cost of these improvements is estimated at: \$73,561,000

Safety and Security Projects

- Upgrades to building access and controls, fire alarms, site security, and parking lot expansions

The cost of these improvements is estimated at: \$7,244,000

1:1 Computers for Students – High School, Middle School, & Elementary School

- WI-FI mobile devices, related infrastructure, support, training, professional development

The cost of these improvements is estimated at: \$9,400,000

Technology Infrastructure & Upgrades

- WIFI, security cameras, network/data security, data center systems
- Upgrade electrical systems district-wide - Including data server rooms emergency backup generators and fiber optic network systems
- Modernize Student Information System - including software and staff development

The cost of these improvements is estimated at: \$27,410,000

Other School Projects

- District-wide upgrades to heating, ventilation and air conditioning systems, exterior and interior finishes, roofing, and other miscellaneous systems upgrades.

The cost of these improvements is estimated at: \$22,620,000

Other Projects

- Replace playground equipment
- Memorial stadium - replace synthetic track and turf
- South satellite bus facility

The cost of these improvements is estimated at: \$6,133,000

Facilities Needs 2025-2035

Planned Improvements

In order to house the district wide projected enrollments (OFM) from 2025 through 2035, the district would need to construct new schools and/or classroom additions at various school sites throughout the district. To prepare for this and future growth the district will need to acquire additional sites for new schools.

To accommodate the enrollment from 2025-2035 the district anticipates the need for the following facilities:

- Elementary school level
 - 124 Classrooms / 2,727 capacity
 - *Equivalent to four new schools and additions to existing schools*
- Middle school level
 - 52 Classrooms / 1,248 capacity
 - *Equivalent to approximately one new school and additions to existing schools*
- High school level
 - The construction and opening of a high school (1,500 capacity) will accommodate all projected growth through 2035.

**Table 9
Capital Facilities Plan**

	Estimated Project Cost by Year - in \$ Millions					Total Cost	Secured Bond/Levy ¹	Secured Other ²	Unsecured Other ³
	2020	2021	2022	2023	2024				
Improvements Adding Student Capacity									
Elementary School									
Tambark Creek Elementary	\$0.674					\$0.674			\$29.442
Classroom Additions - 36 CR at eight (8) schools	\$0.400	\$4.663	\$5.063	\$4.050	\$7.689	\$29.442			\$9.375
Jackson ES - Part of new in lieu of modernization project - 10 CR	\$0.100	\$1.587	\$3.938	\$3.750		\$9.375			\$3.750
Madison ES - Part of new in lieu of modernization project - 4 CR	\$0.075	\$0.601	\$1.574	\$1.500		\$3.750			\$7.501
Lowell ES - Part of new in lieu of modernization project - 8 CR	\$1.225	\$0.525	\$0.525	\$0.875	\$1.050	\$4.550	\$1.000	\$1.000	\$2.550
Middle School									
Portable Relocations / Purchase ⁴	\$0.350		\$0.175		\$0.525	\$1.400		\$0.250	\$1.150
High School									
Portable Relocations / Purchase ⁴	\$0.175	\$0.175	\$0.175	\$0.350	\$0.175	\$1.225	\$1.000	\$0.225	
Subtotal	\$2.999	\$7.551	\$11.675	\$11.650	\$12.589	\$57.917	\$2.674	\$1.475	\$53.768
Property Adding Student Capacity									
180th Street SE Site ⁴	0.080					\$0.080		0.080	
Purchase property for future elementary school	\$1.984	\$2.516				\$4.500	\$4.500		
Subtotal	\$2.064	\$2.516				\$4.580	\$4.500	\$0.080	
Improvements Not Adding Student Capacity									
Woodside ES modernization + partial replacement	\$15.930	\$0.600				\$16.530	\$16.530		
North MS modernization + partial replacement	\$6.600					\$6.600	\$6.600		
Everett HS - Main building exterior finish preserve & restore	\$0.875					\$0.875	\$0.875		\$36.918
Jackson ES - New in lieu of modernization project	\$0.350	\$5.588	\$15.505	\$14.767	\$0.708	\$36.918			\$55.492
Madison ES - New in lieu of modernization project	\$0.400	\$8.324	\$23.307	\$22.197	\$1.264	\$55.492			\$52.139
Lowell ES - New in lieu of modernization project			\$1.564	\$7.821	\$21.898	\$20.856			\$17.770
Cascade HS - Science building modernization			\$2.666	\$7.463	\$7.641	\$17.770			\$27.583
Everett HS - Auditorium building modernization			\$4.137	\$11.585	\$11.861	\$27.583			\$10.232
Everett HS - Vocational building modernization				\$2.693	\$7.539	\$10.232			\$2.973
HM Jackson HS - Science classroom upgrade				\$0.595	\$2.378	\$2.973			\$5.744
Cascade HS - Cafeteria/kitchen upgrade				\$0.862	\$2.872	\$5.744			\$6.735
Everett HS - Science building - interior/exterior finishes				\$1.347	\$3.368	\$6.735			\$5.744
Safety and security upgrades	\$1.500	\$2.130	\$2.562	\$0.777	\$0.275	\$7.244	\$1.500		\$2.093
1:1 Computers for students	\$4.000	\$5.400				\$9.400	\$9.400		\$2.440
Replace playground equipment - 8 schools				\$0.523	\$0.523	\$2.093			\$1.649
Memorial stadium - replace synthetic turf and track				\$2.440		\$2.440			\$1.600
Cascade HS - Renovate softball fields and dugouts				\$1.649		\$1.649			\$22.620
South satellite bus facility				\$0.800	\$0.800	\$1.600			\$4.713
Upgrade HVAC/roofing/floor systems	\$3.069	\$7.220	\$6.131	\$4.607	\$1.593	\$22.620			\$18.518
District-wide technology infrastructure & upgrades	\$6.668	\$10.666	\$6.270	\$2.008	\$0.935	\$27.410			
Subtotal	\$39.392	\$40.452	\$66.754	\$73.957	\$57.026	\$314.047	\$58.136		\$255.911
Total	\$44.455	\$50.519	\$78.429	\$85.607	\$47.919	\$376.544	\$65.310	\$1.555	\$309.679

Source: Everett School District

1. Secured Bond/Levy - bond and levy funding already approved by voters
2. Secured Other - funds currently available to the District including proceeds from property sales, school mitigation and impact fees, state funding assistance from prior construction projects, and impact/mitigation fee credits from the 2007 purchase of the 30-acre property on 180th Street SE
3. Unsecured future - school mitigation and impact fees not yet collected, bonds and levies not yet approved, grants, donations, and other miscellaneous sources
4. Costs are not included in the calculations of the impact fees

CAPITAL FACILITIES FINANCING PLAN

Six Year Finance Plan

The *Capital Facilities Plan* (Table 9) demonstrates how the Everett School District intends to fund new construction and improvements to school facilities for the years 2020 through 2025. The financing components include: 1) secured funding from capital projects bonds and levies; 2) secured funding from other sources - property sales, school mitigation and impact fees, state funding assistance from prior construction projects, and mitigation fee credits from the 2007 purchase of the 30-acre property on 180th St SE; and 3) unsecured future funding sources - school mitigation and impact fees not yet collected, bonds and levies not yet approved. The financing plan also separates projects and portions of projects which add permanent building capacity from those which do not.

Funding for the Plan

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are sold and then retired through collection of property taxes. The Everett School District passed capital improvements bonds for \$96.5 million in 1990, \$68.5 million in 1996, \$74.0 million in 2002, and \$198.9 million in 2006. Many major projects have been financed by these bonds. Most recently, in April 2016, the voters of the district approved a \$149.7 million capital bond.

Capital Levies

In April 2016, the voters of the district passed a \$89.6 million levy replacement Capital Levy for Safety, Building, and Instructional Technology Improvements. Prior to that, voters in the Everett School District passed a Building Repair and Technology levy in 2010 authorizing the district to collect \$48 million from property taxes over six years, through 2016, for capital improvements to facilities and technology.

School Construction Assistance Program (SCAP)

State funding assistance comes from the Common School Construction Fund (28A.515 RCW). Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. - timber) from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects.

School districts may qualify for state funding assistance for a specific capital project. To qualify, a project must first meet a state-established criterion of need. This is determined through a formula which specifies the amount of square footage the state will help finance to house the enrollment projected for the district. If a project qualifies, it can become part of a state prioritization system. This system prioritizes allocation of available funding resources to school districts statewide based on seven prioritization categories. Funds are then disbursed to the districts based on a formula which calculates district assessed valuation per pupil relative to the whole state assessed valuation per pupil to establish the percent of the total project cost to be paid by the state for eligible projects. The 2019 state funding assistance percentages, for recognized project costs, range from a minimum of 20% to a maximum of 96.35%. The district's current state funding assistance percentage is: 52.69%.

State funding assistance can be applied only to major school construction projects. Site acquisition and minor improvements are not eligible to receive funding assistance from the state. Because availability of state funding assistance has not kept pace with the rapid enrollment growth occurring in many of Washington's school districts, sometimes funding assistance from the state is not received by a school district until after a school has been constructed. In such cases, the district must "front fund" a project. That is, the district must finance the complete project with local funds. Sometimes borrowing funds allocated to future projects, until the state distributes their funding assistance. When the state funding assistance is received, the future projects' accounts are reimbursed.

Currently, the state has determined that the Everett School District has excess student capacity, and, therefore, is not currently eligible for state funding assistance on projects that provide increased student capacity. The district remains eligible for state funding assistance for modernization projects.

Construction Cost Allocation (CCA): This number is generated by OSPI as a guide for determining the area cost allocation for new school construction. The CCA is adjusted regularly for inflation. As of July 1, 2019, the CCA been adjusted to \$238.22 per square foot.

School Impact Fees

Impact fees, assessed on new development, have been adopted by several jurisdictions as a means of supplementing traditional funding sources for the construction of public facilities needed to accommodate the population growth attributed to the new development. School impact fees are generally collected by the permitting agency at the time issuance of building permits or, in a limited number of instances, the issuance of certificates of occupancy. The district's impact fees are calculated on worksheets contained in Appendix A and are summarized in Table 11.

Impact fees have been calculated utilizing the formula in Chapter 30.66C SCC. The resulting figures are based on the district's cost per dwelling unit: to purchase land for school sites, make site improvements, construct schools, and purchase, install or relocate portables. Credits have also been applied in the formula to account for state funding assistance to be reimbursed to the district and projected future property taxes to be paid by the owner of a dwelling unit. The costs of projects that do not add capacity or which only address existing deficiencies have been eliminated from the variables used in the calculations as indicated in Table 12 – *Impact Fee Variables*.

Calculation Criteria / Impact Fee Variables (See Table 12 – *Impact Fee Variables*)

Student Factor: The student factor or Student Generation Rate (SGR) is the average number of students generated by each housing type, whether single-family detached dwellings or multiple-family dwellings. Multiple-family dwellings in a single structure, are broken out into zero-to-one bedroom units and two or more bedroom units.

Pursuant to a requirement of Chapter 30.66C SCC, each school district is required to conduct a student generation study within their jurisdiction. This is done to "localize" generation rates for purposes of calculating impact fees. A description of this methodology is contained in Appendix B.

The current student generation rates for the district are:

**Table 10
Student Generation Rates**

Housing Type	K-5	6-8	9-12	K-12
Single Family	0.365	0.097	0.076	0.538
Multiple Family, 0-1 BR	.000	.000	.000	0.000
Multiple Family, 2+ BR*	0.191	0.090	0.079	0.360

* Includes duplexes, condominiums, and townhouses

Note: Due to rounding, calculated K-12 Student Generation Rate totals may not equal the sum of individual grade rates

Impact Fee Schedule

**Table 11
Calculated Impact Fees
Everett School District**

Housing Type	Impact Fee Per Unit
Single Family	\$10,716
Multiple Family, 0-1 BR	\$0
Multiple Family, 2+ BR*	\$6,020

**School Impact Fees with 50% discount
Everett School District**

Housing Type	Impact Fee Per Unit
Single Family	\$5,358
Multiple Family, 0-1 BR	\$0
Multiple Family, 2+ BR*	\$3,010

* Includes duplexes, condominiums, and townhomes

**Table 12
Impact Fee Variables
Everett School District**

Criteria	Elementary	Middle	High
Site Acquisition Cost Element			
Site Size (acres)	21.00	0	0
<i>Growth Related (2020-25)</i>			
Average Land Cost Per Acre	\$214,286	\$214,286	\$214,286
<i>Growth Related (2020-25)</i>	\$61,286	\$0	\$0
Total Land Cost	\$4,500,000	\$0	\$0
<i>Growth Related (2020-25)</i>	\$1,287,000	\$0	\$0
Additional Land Capacity	600	0	0
<i>Growth Related (2020-25)</i>	172	0	0
Student Factor			
Single Family	0.365	0.097	0.076
Multiple Family 0-1 Bedroom	.000	.000	.000
Multiple Family 2+ Bedrooms	0.191	0.090	0.079
School Construction Cost Element			
	Fifty-eight (58) Additional Classrooms		
Additional Building Capacity	968	0	0
<i>Growth Related (2020-25)</i>	277	0	0
Current Facility Square Footage	1,084,139	552,780	838,854
Estimated Facility Construction Cost	\$50,068,000	\$0	\$0
<i>Growth Related (2020-25)</i>	\$14,319,448	\$0	\$0
State Financing Assistance Credit *			
Construction Cost Allotment -- July 2019	\$238.22	\$238.22	\$238.22
School Space per Student (OSPI)	90	117	130
State Financing Assistance Percentage	52.69%	52.69%	52.69%
Tax Payment Credit			
Interest Rate	2.44%	2.44%	2.44%
Loan Payoff (Years)	10	10	10
Levy Rate	0.002414	0.002414	0.002414
Average Assessed Value	\$473,216 (Single Family)	\$160,556 (MF 0-1 bdrm)	\$228,123 (MF 2+ bdrm)
Growth-Related Capacity Need			
Permanent Facilities	28.60%	10.98%	0.00%
Discount	50%	50%	50%

* The district is currently not eligible for state funding assistance on new construction.

Appendix A

Impact Fee Calculations

IMPACT FEE WORKSHEET
 EVERETT SCHOOL DISTRICT
 SINGLE-FAMILY RESIDENTIAL

SITE ACQUISITION COST

acres needed	<u>21.00</u>	x	cost per acre	<u>\$61,286</u>	/	capacity (# students)	<u>172</u>	x	student factor	<u>0.365</u>	=	<u>\$2,731</u>	(elementary)
acres needed	<u>0.00</u>	x	cost per acre	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.097</u>	=	<u>\$0</u>	(middle school)
acres needed	<u>0.00</u>	x	cost per acre	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.076</u>	=	<u>\$0</u>	(high school)
TOTAL SITE ACQUISITION COST											=	<u>\$2,731</u>	

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$14,319,448</u>	/	capacity (# students)	<u>277</u>	x	student factor	<u>0.365</u>	=	<u>\$18,869</u>	(elementary)			
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.097</u>	=	<u>\$0</u>	(middle school)			
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.076</u>	=	<u>\$0</u>	(high school)			
									Subtotal	<u>\$18,869</u>			
Total Square Feet of Permanent Space (District)	<u>2,475,773</u>	/	Total Square Feet of School Facilities	<u>2,593,253</u>				=	<u>95.47%</u>				
TOTAL FACILITY CONSTRUCTION COST											=	<u>\$18,014</u>	

STATE FINANCING ASSISTANCE CREDIT

Const. Cost Allocation	<u>\$238.22</u>	x	OSPI Allowance	<u>90</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.365</u>	=	<u>\$0</u>	(elementary)
Const. Cost Allocation	<u>\$238.22</u>	x	OSPI Allowance	<u>108</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.097</u>	=	<u>\$0</u>	(middle school)
Const. Cost Allocation	<u>\$238.22</u>	x	OSPI Allowance	<u>130</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.076</u>	=	<u>\$0</u>	(high school)
TOTAL STATE MATCH CREDIT											=	<u>\$0</u>	

TAX PAYMENT CREDIT

assessed value	<u>\$473,216</u>												
$\frac{[(1 + \text{interest rate } 2.44\%)^{10} - 1] / \text{interest rate } 2.44\% \times 0.002414 \text{ Property tax levy rate}}{1 + \text{interest rate } 2.44\%}$													
TOTAL TAX PAYMENT CREDIT											=	<u>\$10,029</u>	(tax payment credit)

IMPACT FEE CALCULATION

SITE ACQUISITION COST	<u>\$2,731</u>
FACILITY CONSTRUCTION COST	<u>\$18,014</u>
RELOCATABLE FACILITIES COST (PORTABLES)	<u>\$0</u>
(LESS STATE FINANCING ASSISTANCE CREDIT)	<u>\$0</u>
(LESS TAX PAYMENT CREDIT)	<u>(\$10,029)</u>
(LESS COUNTY DISCOUNT)	<u>(\$5,358)</u>
(LESS ELECTIVE DISTRICT DISCOUNT)	<u>\$0</u>

FINAL IMPACT FEE PER UNIT	<u>\$5,358</u>
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IMPACT FEE WORKSHEET
 EVERETT SCHOOL DISTRICT
MULTIPLE FAMILY RESIDENTIAL -- 1 BEDROOM OR LESS

SITE ACQUISITION COST

acres needed	<u>21.00</u>	x	cost per acre	<u>\$61,286</u>	/	capacity (# students)	<u>172</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(elementary)
acres needed	<u>0.00</u>	x	cost per acre	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(middle school)
acres needed	<u>0.00</u>	x	cost per acre	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(high school)
TOTAL SITE ACQUISITION COST											=	<u>\$0</u>	

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$14,319,448</u>	/	capacity (# students)	<u>277</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(elementary)			
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(middle school)			
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(high school)			
									Subtotal	<u>\$0</u>			
Total Square Feet of Permanent Space (District)	<u>2,475,773</u>	/	Total Square Feet of School Facilities	<u>2,593,253</u>				=	<u>95.47%</u>				
TOTAL FACILITY CONSTRUCTION COST											=	<u>\$0</u>	

STATE FINANCING ASSISTANCE CREDIT

Const. Cost Allocation	<u>\$238.22</u>	x	OSPI Allowance	<u>90</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(elementary)
Const. Cost Allocation	<u>\$238.22</u>	x	OSPI Allowance	<u>108</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(middle school)
Const. Cost Allocation	<u>\$238.22</u>	x	OSPI Allowance	<u>130</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(high school)
TOTAL STATE MATCH CREDIT											=	<u>\$0</u>	

TAX PAYMENT CREDIT

assessed value	<u>\$160,556</u>												
$\frac{[(1 + \text{interest rate } 2.44\%)^{10} - 1] \times \text{assessed value}}{(1 + \text{interest rate } 2.44\%)^{10} - 1} \times 0.002414 \text{ Property tax levy rate}$													
											=	<u>\$3,403</u>	(tax payment credit)

IMPACT FEE CALCULATION

SITE ACQUISITION COST	<u>\$0</u>
FACILITY CONSTRUCTION COST	<u>\$0</u>
RELOCATABLE FACILITIES COST (PORTABLES)	<u>\$0</u>
(LESS STATE FINANCING ASSISTANCE CREDIT)	<u>\$0</u>
(LESS TAX PAYMENT CREDIT)	<u>(\$3,403)</u>
(LESS COUNTY DISCOUNT)	<u>\$0</u>
(LESS ELECTIVE DISTRICT DISCOUNT)	<u>\$0</u>

FINAL IMPACT FEE PER UNIT	<u>\$0</u>
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IMPACT FEE WORKSHEET
 EVERETT SCHOOL DISTRICT
MULTIPLE FAMILY RESIDENTIAL -- 2 BEDROOM OR MORE

SITE ACQUISITION COST

acres needed	<u>21.00</u>	x	cost per acre	<u>\$61,286</u>	/	capacity (# students)	<u>172</u>	x	student factor	<u>0.191</u>	=	<u>\$1,429</u>	(elementary)
acres needed	<u>0.00</u>	x	cost per acre	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.090</u>	=	<u>\$0</u>	(middle school)
acres needed	<u>0.00</u>	x	cost per acre	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.079</u>	=	<u>\$0</u>	(high school)
TOTAL SITE ACQUISITION COST											=	<u>\$1,429</u>	

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$14,319,448</u>	/	capacity (# students)	<u>277</u>	x	student factor	<u>0.191</u>	=	<u>\$9,874</u>	(elementary)			
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.090</u>	=	<u>\$0</u>	(middle school)			
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.079</u>	=	<u>\$0</u>	(high school)			
									Subtotal	<u>\$9,874</u>			
Total Square Feet of Permanent Space (District)	<u>2,475,773</u>	/	Total Square Feet of School Facilities	<u>2,593,253</u>				=	<u>95.47%</u>				
TOTAL FACILITY CONSTRUCTION COST											=	<u>\$9,426</u>	

STATE FINANCING ASSISTANCE CREDIT

Const. Cost Allocation	<u>\$238.22</u>	x	OSPI Allowance	<u>90</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.191</u>	=	<u>\$0</u>	(elementary)
Const. Cost Allocation	<u>\$238.22</u>	x	OSPI Allowance	<u>108</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.090</u>	=	<u>\$0</u>	(middle school)
Const. Cost Allocation	<u>\$238.22</u>	x	OSPI Allowance	<u>130</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.079</u>	=	<u>\$0</u>	(high school)
TOTAL STATE MATCH CREDIT											=	<u>\$0</u>	

TAX PAYMENT CREDIT

assessed value	<u>\$228,123</u>												
$\frac{[(1 + \text{interest rate } 2.44\%)^{10} - 1] \times \text{assessed value}}{(1 + \text{interest rate } 2.44\%)^{10} - 1} \times 0.002414 \text{ Property tax levy rate} = \text{tax payment credit}$													
											=	<u>\$4,835</u>	(tax payment credit)

IMPACT FEE CALCULATION

SITE ACQUISITION COST	<u>\$1,429</u>
FACILITY CONSTRUCTION COST	<u>\$9,426</u>
RELOCATABLE FACILITIES COST (PORTABLES)	<u>\$0</u>
(LESS STATE FINANCING ASSISTANCE CREDIT)	<u>\$0</u>
(LESS TAX PAYMENT CREDIT)	<u>(\$4,835)</u>
(LESS COUNTY DISCOUNT)	<u>(\$3,010)</u>
(LESS ELECTIVE DISTRICT DISCOUNT)	<u>\$0</u>

FINAL IMPACT FEE PER UNIT	<u>\$3,010</u>
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Appendix B

Student Generation Rate Study



DOYLE
CONSULTING

ENABLING SCHOOL DISTRICTS TO MANAGE AND USE STUDENT ASSESSMENT DATA

Student Generation Rate Study for the Everett School District

4/3/2020

This document describes the methodology used to calculate student generation rates (SGRs) for the Everett School District, and provides results of the calculations.

SGRs were calculated for two types of residential construction: Single family detached, and multi-family with 2 or more bedrooms. Attached condominiums, townhouses and duplexes are included in the multi-family classification since they are not considered “detached”. Manufactured homes on owned land are included in the single family classification.

1. Electronic records were obtained from the Snohomish County Assessor’s Office containing data on all new construction within the Everett School District from January 2012 through December 2018. As compiled by the County Assessor’s Office, this data included the address, building size, assessed value, and year built for new single and multi-family construction. The data was “cleaned up” by eliminating records which did not contain sufficient information to generate a match with the District’s student record data (i.e. incomplete addresses).
2. The District downloaded student records data into Microsoft Excel format. This data included the addresses and grade levels of all K-12 students attending the Everett School District as of March 2020. Before proceeding, this data was reformatted and abbreviations were modified as required to provide consistency with the County Assessor’s data.

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3. **Single Family Rates:** The data on all new single family detached residential units in County Assessor’s data were compared with the District’s student record data, and the number of students at each grade level living in those units was determined. The records of 2,331 single family detached units were compared with data on 20,504 students registered in the District, and the following matches were found by grade level(s)*:

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
K	168	0.072
1	168	0.072
2	166	0.071
3	142	0.061
4	108	0.046
5	99	0.042
6	91	0.039
7	74	0.032
8	62	0.027
9	55	0.024
10	49	0.021
11	40	0.017
12	33	0.014
K-5	851	0.365
6-8	227	0.097
9-12	177	0.076
K-12	1255	0.538

4. *Large Multi-Family Developments:* Snohomish County Assessor’s data does not specifically indicate the number of units or bedrooms contained in large multi-family developments. Additional research was performed to obtain this information from specific parcel ID searches, and information provided by building management, when available. Information obtained included the number of 0-1 bedroom units, the number of 2+ bedroom units, and specific addresses of 0-1 bedroom units. If specific addresses or unit numbers of 0-1 bedroom units were not provided by building management, the assumption of matches being 2+ bedroom units was made. This assumption is supported by previous SGR studies.

Small Multi-Family Developments: This method included all developments in the County Assessor’s data containing four-plexes, tri-plexes, duplexes, condominiums and townhouses. This data contained information on the number of bedrooms for all townhouses and condominiums. Specific parcel ID searches were performed for duplex and larger units in cases where number of bedroom data was missing.

5. **Multi-Family 2+ BR Rates:** The multi-family 2+ BR SGR's were calculated by comparing data on 2+ BR multi-family units with the District's student record data, and the number of students at each grade level living in those units was determined. The records of 1,792 multi-family 2+ BR units were compared with data on 20,504 students registered in the District, and the following matches were found by grade level(s)*:

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
K	66	0.037
1	56	0.031
2	56	0.031
3	51	0.028
4	52	0.029
5	61	0.034
6	52	0.029
7	57	0.032
8	53	0.030
9	30	0.017
10	40	0.022
11	44	0.025
12	27	0.015
K-5	342	0.191
6-8	162	0.090
9-12	141	0.079
K-12	645	0.360

6. **Multi-Family 0-1 BR Rates:** Research indicated that 379 multi-family 0-1 BR units were constructed within District boundaries during the time period covered by this study. These units were compared with the data on 20,504 students registered in the District. No specific unit number matches were made.

7. **Summary of Student Generation Rates*:**

	K-5	6-8	9-12	K-12
Single Family	.365	.097	.076	.538
Multi-Family 2+ BR	.191	.090	.079	.360

*Calculated rates for grade level groups may not equal the sum of individual grade rates due to rounding.

Appendix C

OSPI Enrollment Projection Methodology

OSPI PROJECTED STUDENT ENROLLMENT 2019-2025

School Type	Grade Level	School Year & Grade Progression Percentage												AVG GP%
		2020	GP%	2021	GP%	2022	GP%	2023	GP%	2024	GP%	2025	GP%	
Elementary	K	1,683	--	1,713	--	1,742	--	1,771	--	1,801	--	1,830	--	--
	1	1,669	102.8%	1,730	102.8%	1,761	102.8%	1,791	102.8%	1,820	102.8%	1,851	102.8%	102.8%
	2	1,705	101.0%	1,686	101.0%	1,747	101.0%	1,778	101.0%	1,809	101.0%	1,838	101.0%	101.0%
	3	1,666	101.2%	1,726	101.2%	1,706	101.2%	1,768	101.2%	1,800	101.2%	1,831	101.2%	101.2%
	4	1,646	100.5%	1,674	100.5%	1,734	100.5%	1,714	100.5%	1,776	100.5%	1,808	100.4%	100.5%
Middle	5	1,571	100.3%	1,650	100.2%	1,679	100.3%	1,739	100.3%	1,719	100.3%	1,781	100.3%	100.3%
	6	1,650	99.8%	1,568	99.8%	1,647	99.8%	1,676	99.8%	1,736	99.8%	1,716	99.8%	99.8%
	7	1,705	99.4%	1,640	99.4%	1,559	99.4%	1,637	99.4%	1,666	99.4%	1,726	99.4%	99.4%
	8	1,569	100.3%	1,710	100.3%	1,645	100.3%	1,564	100.3%	1,642	100.3%	1,671	100.3%	100.3%
High	9	1,588	100.2%	1,572	100.2%	1,713	100.2%	1,648	100.2%	1,567	100.2%	1,645	100.2%	100.2%
	10	1,434	98.6%	1,565	98.6%	1,549	98.5%	1,688	98.5%	1,624	98.5%	1,544	98.5%	98.5%
	11	1,401	92.8%	1,331	92.8%	1,452	92.8%	1,438	92.8%	1,567	92.8%	1,507	92.8%	92.8%
	12	1,283	99.4%	1,393	99.4%	1,323	99.4%	1,443	99.4%	1,430	99.4%	1,558	99.4%	99.4%
			Growth%		Growth%		Growth%		Growth%		Growth%		Growth%	
Elementary		9,940	101.3%	10,179	102.4%	10,369	101.9%	10,561	101.9%	10,725	101.6%	10,939	102.0%	101.8%
	Middle	4,924	101.2%	4,918	99.9%	4,851	98.6%	4,877	100.5%	5,044	103.4%	5,113	101.4%	100.8%
	High	5,706	104.4%	5,861	102.7%	6,037	103.0%	6,217	103.0%	6,188	99.5%	6,254	101.1%	102.3%
	TOTAL	20,570	102.1%	20,958	101.9%	21,257	101.4%	21,655	101.9%	21,957	101.4%	22,306	101.6%	101.7%

Source: OSPI Report 1049

Note: All projected enrollments shown are Full Time Equivalents (FTE).

ACTUAL STUDENT ENROLLMENT 2009-2019

School Type	Grade Level	School Year & Growth Progression Percentage												
		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	GP%	AVG GP%
Elementary	K	1,566	1,468	1,566	1,492	1,592	1,545	1,464	1,571	1,623	1,657	1,624	--	--
	1	1,549	1,595	1,549	1,547	1,569	1,678	1,622	1,519	1,596	1,652	1,688	101.8%	103.1%
	2	1,425	1,502	1,425	1,472	1,517	1,605	1,693	1,666	1,524	1,619	1,646	101.4%	98.6%
	3	1,500	1,403	1,500	1,550	1,461	1,530	1,636	1,699	1,682	1,549	1,638	101.6%	101.3%
	4	1,445	1,427	1,445	1,437	1,528	1,499	1,585	1,616	1,691	1,671	1,567	99.3%	99.7%
Middle	5	1,481	1,425	1,481	1,341	1,419	1,546	1,512	1,589	1,620	1,710	1,653	101.1%	99.8%
	6	1,425	1,499	1,425	1,429	1,341	1,400	1,570	1,486	1,598	1,593	1,715	98.3%	99.6%
	7	1,380	1,408	1,380	1,406	1,454	1,366	1,380	1,566	1,504	1,587	1,564	99.3%	99.1%
	8	1,426	1,379	1,426	1,437	1,406	1,449	1,372	1,424	1,557	1,485	1,585	98.7%	100.6%
	9	1,389	1,432	1,389	1,440	1,441	1,438	1,481	1,375	1,425	1,565	1,455	100.5%	100.6%
High	10	1,438	1,365	1,438	1,361	1,422	1,414	1,422	1,479	1,366	1,398	1,510	98.1%	98.4%
	11	1,384	1,365	1,384	1,306	1,275	1,346	1,318	1,359	1,328	1,273	1,291	93.2%	93.9%
	12	1,421	1,444	1,421	1,372	1,357	1,343	1,398	1,351	1,340	1,292	1,207	97.3%	99.9%
													Growth%	AVG %
Elementary		8,966	8,820	8,966	8,839	9,086	9,403	9,512	9,660	9,736	9,858	9,816	101.3%	101.0%
Middle School		4,231	4,286	4,231	4,272	4,201	4,215	4,322	4,476	4,659	4,665	4,864	100.1%	101.4%
High School		5,632	5,606	5,632	5,479	5,495	5,541	5,619	5,564	5,459	5,528	5,463	101.3%	99.5%
TOTAL:		18,829	18,712	18,829	18,590	18,782	19,159	19,453	19,700	19,854	20,051	20,143	101.0%	100.7%

Source:OSPI

Note: All enrollments shown are Full Time Equivalents (FTE) as of October 1 of the year indicated.

Appendix D

OFM Ratio Enrollment Projection Methodology

Enrollment Forecasts OSPI and OFM Ratio Methods

The Growth Management Act requires that capital facilities plans for schools consider enrollment forecasts that are related to official population forecasts for the district. The OFM ratio method computes past enrollment as a percentage of past population and then projects how those percentage trends will continue into the future. Snohomish County prepares the population estimates by distributing official estimates from the Washington Office of Financial Management (OFM) to the school district level. The assumed percentage trends are then applied to these County population forecasts. Enrollment forecasts using this method are then compared with the six-year forecast (2025) prepared by the State Office of the Superintendent of Public Instructions (OSPI), with one being adopted as official forecast for the Capital Facilities Plan. OSPI does not forecast enrollments for Year 2035, so the Ratio Method is used for that purpose.

Ratio Method

Table D-1			
Historical Student/Population Ratio			
Year	Population*	FTE Student Enrollment	Ratio
2006	122,733	18,538	15.10%
2007	124,578	18,573	14.91%
2008	126,150	18,743	14.86%
2009	127,730	18,828	14.74%
2010	129,842	18,660	14.37%
2011	130,441	18,613	14.27%
2012	131,111	18,590	14.18%
2013	132,833	18,272	13.76%
2014	135,654	19,159	14.15%
2015	138,715	19,453	14.02%
2016	142,060	19,700	13.87%
2017	145,052	19,854	13.69%
2018 CFP Estimate			
2018	147,361	20,183	13.70%
2019	150,119	20,493	13.65%
2018-19 Actual Enrollment			
2018	148,092	20,051	13.54%
2019	149,372	20,143	13.49%

Population: Official County Estimate.
Enrollment: District Estimate

Table D-1 shows population estimates developed by Snohomish County over the past 12 years (2010 is the official census figure). Estimates have remained relatively constant for the past thirteen years. The 2035 population estimate (194,259) has been accepted by Everett, the County and Snohomish County Tomorrow (SCT) and is accepted by the District. It remains unchanged from the 2018 CFP.

Student enrollment totals were published by OSPI in late 2019. The ratio of student population to total population between 2006-2019 is shown at left. The 2018-2019 estimates from the 2018 CFP are also shown. The “2018-19 Actual Enrollment” are then shown for comparison purposes. Actual enrollments in 2018 and 2019 were less than that predicted in the 2018 CFP. This reflects a belief that household sizes are declining. This has been a continuous trend since 2006.

For its planning purposes, the District has accepted the County’s estimated population for 2035. The District further accepts the Kendrick enrollment projections through 2025. Finally, the District assumes that the student population ratio will decline to 13.00% in 2035. In summary, the following OFM-based FTE enrollment figures are accepted for use in the 2018 CFP.

Actual				Estimated							
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2035	
Population											
142,060	145,052	148,092	149,372	152,177	152,177	154,983	157,788	160,593	166,204	194,259	
Ratio											
13.87%	13.69%	13.54%	13.49%	13.65%	13.64%	13.54%	13.48%	13.67%	13.42%	13.00%	
Enrollment											
19,700	19,854	20,051	20,143	20,570	20,958	21,257	21,655	21,957	22,306	25,254	

Appendix E

Kendrick Enrollment Projection Methodology

Kendrick Enrollment Projection Methodology

W. Les Kendrick, Ph.D., Educational Data Solutions, LLC

Enrollment for the Everett School District was projected using grade progression methods (cohort survival ratios) that track the progress of students as they progress from grade to grade. This method compares the enrollment in a given year at a specific grade (e.g., 2nd grade) to the enrollment at the previous grade from the previous year (1st grade). The ratio of these two numbers provides an indication of whether enrollment typically stays the same, grows, or declines as students progress from one grade to the next. The progression ratios at each grade level were averaged over several years and then applied to the current year grade level enrollment (e.g., 2nd grade) to predict next year's enrollment at the subsequent grade (e.g., 3rd grade). This was done for every grade except kindergarten. The numbers were then adjusted and modified based on additional information about housing and population growth within the District (more on this below).

Kindergarten enrollment was projected by comparing the kindergarten enrollment in a given year to county births 5 years prior to that year (birth-to-k ratio). The average of this number for the last several years was then used to predict next year's enrollment. The average was also applied to future known birth cohorts to project subsequent years. For years in which birth data was not available, births were projected based on forecasts of the county population available from State and local jurisdictions, State birth forecasts, the correlation between State and County birth rates, and an assessment of the most recently available fertility rates for the county.

After completing the initial forecast, the numbers were adjusted using new home construction data, county population forecasts, and forecasts of the future K-12 population in the county. New Home construction data was obtained from New Home Trends, including information about currently permitted units as well as information about future planned development within the Everett School District. Population forecasts for the county were obtained from State and county planning offices. And a forecast of the population for the Everett School District was created based on forecasts of growth for neighborhoods in and around the District and recent population estimates for the District. All of this information was considered and used to adjust the final forecast numbers, so that they would more closely reflect expected changes in housing and population growth within the District's boundary area in the coming years.

**Kendrick Enrollment Projects
2020-25**

Enrollment Projections by Grade

Grade Level	Actual 2019	Projections					
		2020	2021	2022	2023	2024	2025
K	1,629	1,675	1,719	1,718	1,688	1,703	1,708
1	1,689	1,650	1,693	1,738	1,736	1,709	1,716
2	1,649	1,681	1,646	1,689	1,733	1,731	1,705
3	1,641	1,661	1,693	1,658	1,702	1,746	1,744
4	1,568	1,634	1,656	1,688	1,653	1,697	1,741
5	1,655	1,557	1,624	1,646	1,678	1,643	1,687
6	1,715	1,639	1,539	1,605	1,635	1,667	1,632
7	1,565	1,695	1,614	1,515	1,586	1,616	1,648
8	1,585	1,548	1,671	1,591	1,503	1,573	1,603
9	1,456	1,567	1,527	1,654	1,578	1,498	1,568
10	1,511	1,417	1,525	1,489	1,613	1,539	1,464
11	1,294	1,392	1,307	1,406	1,373	1,489	1,422
12	1,213	1,238	1,337	1,256	1,352	1,322	1,438
Total	20,170	20,354	20,551	20,653	20,830	20,933	21,076

Enrollment Projections by Level

K-5	9,831	9,858	10,031	10,137	10,190	10,229	10,301
6-8	4,865	4,882	4,824	4,711	4,724	4,856	4,883
9-12	5,474	5,614	5,696	5,805	5,916	5,848	5,892

Appendix F

Levels of Service Report

2019-20

Levels of Service Report

(October 2019 Enrollment)

Minimum Levels of service

Washington state law (RCW 36.70A.020) requires that public facilities and services necessary to support new housing developments shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards (minimum levels of services).

The Everett School District sets the minimum levels of service as the district-wide average class size. The district's class size goals are described in Section 3: Educational Program Standards, Minimum Levels of Service, on page 3-4. The average class sizes for the 2019-20 school year are shown below.

Average Class Size

	Elementary
Kindergarten	20.0
Grades 1 - 3	21.4
Grades 4 - 5	24.9

	Middle School
Grades 6 - 8	24.1

	High School
Grades 9 - 12	22.8

Appendix G

Impact Fee Report

**2018 & 2019
School Impact fee Report**

Impact fees are collected on housing developments within unincorporated Snohomish County. These figures do not include any fees collected for the cities of Everett and Mill Creek. The revenues represent the total amount the district received from developers. The expenditures show the amounts spent by the district at specific schools.

The mitigation fee credit shows the value of the Mitigation Fee Certificates used by developers. The charts show the amount of the certificates claimed on developments within unincorporated Snohomish County. None of the certificates were used for developments within the cities of Everett and Mill Creek.

2018

Impact Fees ¹

Revenue:	\$ 356,422.00	
Expenditures:	\$ 142,310.57	<u>Sites</u>
	\$ 33,156.58	Emerson Elementary School
	\$ 30,187.80	Lowell Elementary School
	\$ 13,350.17	Monroe Elementary School
	\$ 4,503.85	Silver Lake Elementary School
	\$ 21,252.36	View Ridge Elementary School
	\$ 10,912.04	Whittier Elementary School
	\$ 28,947.77	Eisenhower Middle School

Mitigation Fee Credit ²

2018 Beginning Balance:	\$ 800,057.52
Mitigation Fee Certificates:	\$ 216,427.50
2018 Ending Balance:	\$ 583,630.02

2019

Impact Fees ¹

Revenue:	\$ 1,259,601.00	
Expenditures:	\$ 622,168.43	<u>Sites</u>
	\$ 164,349.80	Jefferson Elementary School
	\$ 64,484.68	Silver Firs Elementary School
	\$ 174,133.90	Silver Lake Elementary School
	\$ 1,387.50	Tambark Creek Elementary School
	\$ 196,883.42	Gateway Middle School
	\$ 20,929.13	Cascade High School

Mitigation Fee Credit ²

2019 Beginning Balance:	\$ 583,630.02
Mitigation Fee Certificates:	\$ 503,880.00
2019 Ending Balance:	\$ 79,750.02

Notes:

1. Impact fee revenue was expended to relocate existing portables and/or purchase new portables to provide additional capacity at schools with unhoused students.

2. In 2007, the District purchased a 30-acre parcel on 180th Street SE as a site for future schools. As part of the purchase and sale agreement with the seller was a Mitigation Fee Credit for \$4,660,000. All redeemed certificates are credited towards the existing balance.

