

EVERETT SCHOOL DISTRICT No. 2

CAPITAL FACILITIES PLAN

2024-29



Adopted: June 25, 2024

EVERETT SCHOOL DISTRICT NO. 2
RESOLUTION NO. 1309
Adoption of Capital Facilities Plan 2024-29

A Resolution of the Board of Directors (the "Board") of the Everett School District No. 2 (the "District") to adopt the Capital Facilities Plan 2024-29 (the "Plan") for school facilities conforming to the 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, August 2018, August 2020 and August 2022 the Board approved Resolutions 700, 742, 799, 860, 907, 1004, 1046, 1095, 1132, 1138, 1180, 1240 and 1281 adopting updated Capital Facilities Plans therefore 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

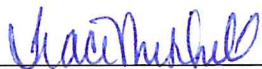
WHEREAS, the District conducted a review of the Plan in accordance with the State Environmental Policy Act, state regulations implementing the act, and District policies and procedures;

NOW, THEREFORE, BE IT RESOLVED:

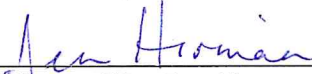
1. The Capital Facilities Plan 2024-29 is hereby adopted by the Board; and
2. The Snohomish County Council is hereby requested to adopt the Plan by reference as part of the capital facilities element of the County's General Policy Plan; and
3. The cities of Mill Creek and Everett are hereby requested 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 June 2024 and authenticated by the signatures affixed below.

BOARD OF DIRECTORS:



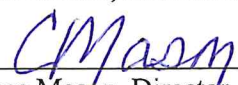
Traci Mitchell, President



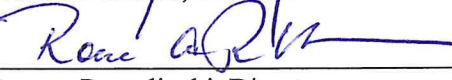
Jen Hirman, Vice President



Charles Adkins, Parliamentarian

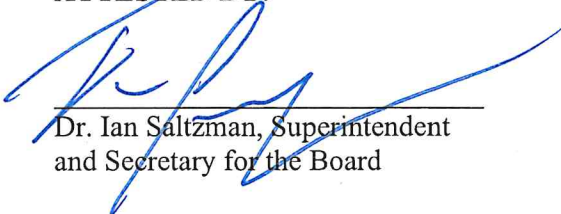


Caroline Mason, Director



Roman Rewolinski, Director

ATTESTED BY:



Dr. Ian Saltzman, Superintendent
and Secretary for the Board

EVERETT SCHOOL DISTRICT No. 2

CAPITAL FACILITIES PLAN

2024-29

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Section 1

Introduction

SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington Growth Management Act (GMA) outlines fifteen broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. 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 with a description of facilities needed to accommodate projected student enrollment at acceptable levels of service through the year 2044, and a detailed schedule and financing program for capital improvements over the six years, 2024-2029.

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 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 that propose the use of impact fees should identify in future plan updates alternative funding sources if 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. For this CFP, kindergarten through grade twelve students are considered 1.0 FTE. The FTE enrollment and Headcount (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. The total population within the district in 2023 is estimated at 152,913 (Snohomish County GMA Population Forecast).

The district serves 19,576 students (October 2023 – OSPI Report 1049) in eighteen elementary schools, five middle schools, three comprehensive high schools, one alternative high school, and 140 portable classrooms. The full and part-time district staff is approximately 2,550.

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) the need to construct new facilities to meet student enrollment growth; 2) the need to upgrade older facilities so they can continue to serve students in the decades ahead; 3) the availability of real property appropriately sized for anticipated future school facilities' needs.

Another future facility-related issue is the possible effects of Sound Transit's Light Rail expansion into Everett. Some of the proposed routes are located close or adjacent to several facilities including a high school, middle school and the Community Resource Center. Four locations are also being evaluated for a Sound Transit operations and maintenance facility serving the rail extension project, and one of those may involve acquisition of the Everett Public School's central bus facility property near Boeing. The possibility of losing the current central bus facility and the resulting impacts on operations is a major concern for the district. The district would need to find and acquire land centrally located within specific zoning and build a new transportation facility.

Memorial Stadium baseball field has been in use by the Everett AquaSox for forty years. In 2020, Major League Baseball (MLB) took over the minor league system and mandated that stadiums meet a long list of minimum standards. Currently, Memorial Stadium does not meet the requirements set by MLB. As a result, the Everett AquaSox and the City of Everett are evaluating the best course of action to meet the minimum MLB standards by considering options to either stay at their current venue or opting to build a brand new venue in downtown Everett. Both options come at considerable costs. The AquaSox, City and County are in discussions, as the

necessary upgrades or new facility costs range from \$40 to \$80 million dollars. If the AquaSox vacate their current location, the district will need to invest in downgrading the field amenities to align maintenance costs with student use.

Lastly, the Everett Public Schools faces a possible Urban Growth Area (UGA) expansion in the south-east portion of its district. Snohomish County has been reviewing and developing their 20-year comprehensive plan to accommodate population and employment growth. In the most recent 2024 Comprehensive Plan update, the county outlines three alternatives in regard to the UGA. These include (1) no action, (2) a medium growth alternative that would include minor UGA adjustments and (3) an alternative that would address higher growth. Both alternatives 2 and 3 would affect the district. Option 2 allows for a higher density in the current UGA and option 3 expands the UGA east between approximately 154th to 176th. For years, the district's growth in enrollment has been primarily in the south end. Increasing the density and/or expanding the UGA in this area will exacerbate the district's shortfall in permanent building capacity.

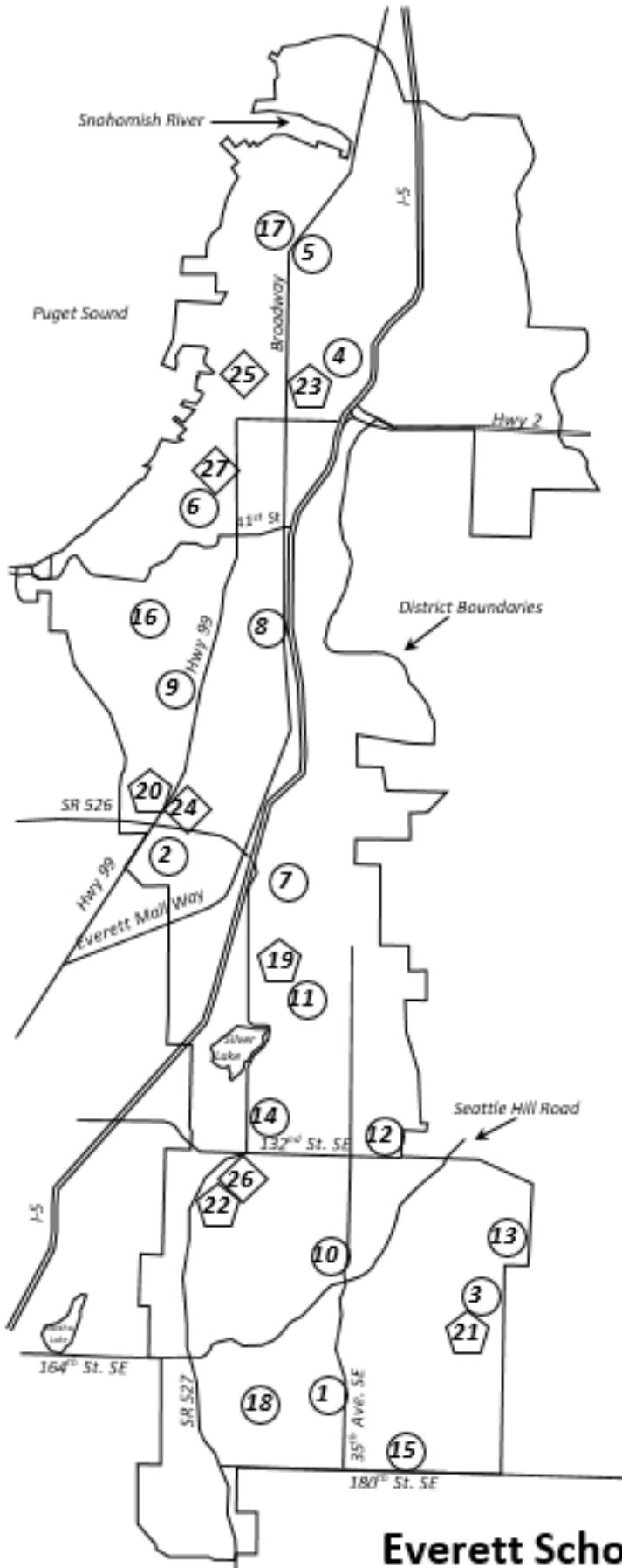


Figure 1
Map of School Facilities



Approximate Scale: 1 mile

School Facilities
Elementary Schools

1. Cedar Wood
2. Emerson
3. Forest View
4. Garfield
5. Hawthorne
6. Jackson
7. Jefferson
8. Lowell
9. Madison
10. Mill Creek
11. Monroe
12. Penny Creek
13. Silver Firs
14. Silver Lake
15. Tambark Creek
16. View Ridge
17. Whittier
18. Woodside

Middle Schools

19. Eisenhower MS
20. Evergreen MS
21. Gateway MS
22. Heatherwood MS
23. North MS

High Schools

24. Cascade HS
25. Everett HS
26. HM Jackson HS
27. Sequoia HS

1/24/2022

Everett School District No. 2

Section 2

Educational Program Standards

SECTION 2: EDUCATIONAL PROGRAM STANDARDS

Educational Program Standards – Districtwide

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, scheduling requirements, and use of relocatable classroom facilities (portables).

In addition, government initiatives and community expectations may affect how classroom space is used. The district has 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:

- Advanced Placement
- Athletics, Health, and Fitness
- Career and Technical Education (CTE)
 - Auto Shop
 - Business and Marketing
 - Communication and Information Technology
 - Education Careers
 - Energy and Sustainability
 - Engineering and Advanced Manufacturing
 - Health and Human Services
 - Health Science and Medical Careers
 - Horticulture, Agriculture, and Floriculture
- Contract Learning
- Counseling (career and mental health)
- Dual Language Spanish Immersion Program
- Early Childhood Educational Assistance Program (ECEAP)
- Elementary Music (designated classroom)
- Family Resource Centers
- Health Services
- High school credit classes offered at middle schools
- Highly Capable Programs
- Learning Assistance Programs
- Leadership and Activities
- Library Instruction
- Multilingual Learner (ML)
- Online High School
- Partnerships
 - Lighthouse Cooperative
 - Parent-Teacher-Student Association (PTSA)

- Port Gardner Parent Partnership
- Mental Health providers
- Natural Leaders
- Play and Learn (Early Learning Program)
- 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 transitional 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 & Labs - Video Production, Programing, Robotics, etc.
- Transitional Kindergarten
- Title I Programs – Math & Reading
- Wireless Computer Carts

These specialized or nontraditional educational programs can significantly impact 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 some 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 may reduce the building’s classroom capacities.

District educational program standards will change over time due to 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 following:

<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 (Developmental)
10	Special Education - Kindergarten (Developmental)
10	Special Education - Achieve (behavior support)
15	Special Education - Extended Resource Room
10	Special Education - Life Skills

- As a standard, students are provided Music, Physical Education and Library instruction. Some schools may have Art and or STEM/STEAM instruction if staffing and building space allow.
- At least one Special Education Resource Room is part of the curriculum.
- Design capacity for new schools is 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 the 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 following:

<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	Multilingual Learner (MLL)

High School

- School capacity is determined using the following:

<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	Multilingual Learner (ML)

Middle School and/or High School

- Students are also provided educational opportunities such as:
 - Art Labs
 - Career and Technical Education (CTE)
 - Auto Shop (Cascade High School only)
 - Marketing (high school only)
 - Navy Junior Reserve Officer Training Corps (high school only)
 - Technology Labs
 - Challenge and Advanced Placement Program
 - Dual Credit Programs – College in the High School
 - Drama rooms/Performing Arts (high school and some middle schools)
 - Health and Fitness
 - Music rooms – Band, Orchestra and Choir
 - Science / STEM Labs
 - Design capacity for new schools is 825 students for middle schools and 1,500 students for high school.

- 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

- **2023 Actual Class Size Average - based on the October 1, 2023 count of student enrollment**
 - 20.0 Kindergarten
 - 21.0 Grades 1-3 General Education
 - 25.9 Grades 4-5 General Education
 - 23.7 Grades 6-8 General Education
 - 24.7 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.

An example of changing school boundaries to reduce the need for additional classroom space began with the 2020-21 school year. The district instituted a limited re-configuration of high school boundaries in response to significant enrollment growth in the southern end of the district. The re-configuration was phased over four years through 2023.

In 2023, the district made a small boundary change to mitigate a capacity shortage due to a new multi-family housing development built on the corner of Evergreen Way and Hwy 526. The development named Four Corners has 430 affordable housing units that contain 1 to 5 bedrooms. The anticipated student generation from this one complex was too large to accommodate at the original designated elementary school.

Trends in Programs, with Potential Impacts on district facilities

- Aerospace and Advanced Manufacturing Pathway
- Medical and Health Pathway
- Information and 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 course offerings
- 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 the locations of district school facilities is provided in Figure 1 on page 1-3.

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 the gross square footage of a building by a standard square footage per student. OSPI uses the following in their calculations: 90 sq. ft. per kindergarten through grade six student, 117 sq. ft. per grade seven and grade eight student, 130 sq. ft. per grade nine through grade twelve 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 school and/or the 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, and to help prevent overbuilding. Portables are not a solution for housing students on a permanent basis. The typical useful life of a portable is 30 to 40 years. The ages of the district's portables range from 0 to 53 plus years. As the district is able, older portables will be replaced with newer units. The portables capacity inventory is summarized in Table 2.

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 ground 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	2023 Permanent Student Capacity (2)	Teaching Stations Not Generating Capacity (3)
Elementary Schools						
Cedar Wood	14.40	55,454	20	2	437	4
Emerson	8.05	52,796	21	2	430	4
Forest View	15.30	66,629	23	1	495	4
Garfield	5.60	52,744	19	2	444	3
Hawthorne	8.84	72,395	23	4	458	6
Jackson	5.16	51,652	13	2	273	3
Jefferson (4)	18.81	55,154	19	3	443	2
Lowell	9.34	58,690	20	3	451	1
Madison	9.64	58,063	17	4	416	5
Mill Creek	9.69	55,646	22	2	505	2
Monroe	9.15	69,463	23	4	539	2
Penny Creek	13.90	64,882	30	1	649	1
Silver Firs	12.02	55,839	23	2	492	1
Silver Lake	11.09	56,774	19	2	420	4
Tambark Creek	18.64	83,665	28	1	591	3
View Ridge	9.47	66,154	25	2	562	2
Whittier	5.20	54,084	19	2	427	1
Woodside	10.84	55,587	22	1	468	3
Totals:	195.14	1,085,671	386	40	8,500	51
Middle Schools						
Eisenhower	19.67	107,252	34	4	889	
Evergreen	21.74	116,526	39	7	1,041	
Gateway	43.70	110,181	38	3	955	
Heatherwood	29.21	117,051	33	4	862	
North	10.66	101,770	36	6	959	0
Totals:	124.98	552,780	180	24	4,706	0
High Schools						
Cascade	38.85	244,345	71	9	1,867	0
Everett	11.12	280,459	76	10	1,997	
Jackson	42.79	247,043	73	7	1,856	
Sequoia (5)	3.02	67,007	15	1	375	
Totals:	95.78	838,854	235	27	6,095	0
	415.90	2,477,305				

Updated: 4/21/2024

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, 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	2023 Portable Student Capacity (1)	Teaching Stations Not Generating Capacity (2)
Elementary Schools				
Cedar Wood	11		253	1
Emerson	8		188	1
Forest View	5		120	
Garfield	0		0	
Hawthorne	0		0	1
Jackson	3		72	1
Jefferson	4		96	1
Lowell	5		109	3
Madison	0		0	
Mill Creek	8		176	
Monroe	1		20	1
Penny Creek	7		161	
Silver Firs	1		24	1
Silver Lake	9		192	1
Tambark Creek	5		116	
View Ridge	5		120	
Whittier	1		24	2
Woodside	8		192	1
Totals:	81	0	1,863	14
Middle Schools				
Eisenhower	6		132	
Evergreen	7		168	
Gateway	3		72	
Heatherwood	11		288	1
North	0		0	
Totals:	27	0	660	1
High Schools				
Cascade	2		36	
Everett	0		0	
Jackson	14	1	351	
Sequoia	0		0	
Totals:	16	1	387	0

Updated: 4/22/2024

Notes:

- (1) Portable student capacity figures are based on Educational Program Standards - Section 3
- (2) Programs not generating capacity: computer labs, specialists (reading, art, STEM, etc.), elementary music, ECEAP, 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

Updated: 4/2/2024

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 1970s through the early 1980s, student enrollment in the district was relatively constant. Beginning in 1983 student enrollment showed a 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 the district's enrollment declined due to the effects of the economic recession and continued to go down through 2012. In the years between 2012 and 2019 the district's enrollment increased until the Pandemic. Due to COVID-19, district enrollment decreased in 2020, with little growth over the last three years. Now, districtwide enrollment is projected to increase through 2033. Enrollment projections from 2034 to 2044 are linked directly to OFM population forecasts and show a steady increase as well.

2024-2029 Enrollment Projections

This CFP has been prepared using enrollment projections, for 2024 through 2029, 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 (medium) 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. A historical cohort-survival projection was prepared by OSPI (detailed projections in Appendix C) and an OFM Ratio projection was 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 (medium-range), overall district enrollment will increase by 992 students over the next six years, reflecting an increase of approximately 5.07% over the 2023 enrollment levels. Table 6 provides a breakdown of the Kendrick enrollment projections by grade level span for every year from 2024 to 2029.

2044 Enrollment Projections

Long-range enrollment projections are much more speculative than short-range projections. They are still useful in developing comprehensive plans for future facilities and sites. Kendrick

produces projections through 2031 and OSPI produces projections through 2027. Therefore, enrollment projections for 2044 are presented in Table 7 using just the OFM Ratio Method.

The OFM projections for 2044 indicate that total enrollment in the district will increase by 3,958 students to 23,578, an increase of 20.17% over the 2021 enrollment levels. Enrollment in 2044 is projected to be higher at all levels. An analysis of future capacities and facility needs is provided in Section 5.

Table 4
Enrollment 2014-23 & Projections 2024-29

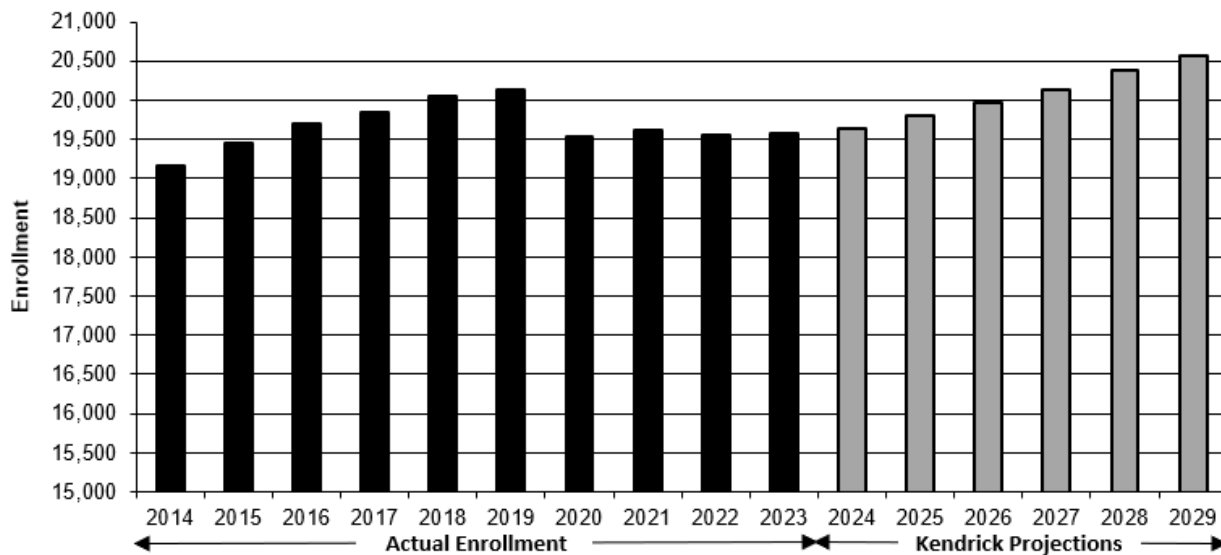


Table 5
Comparison of Enrollment Projections 2024-29

	<i>Actual*</i>							Projected Total Change 2023-29	Projected Percent Change 2023-29
	2023	2024	2025	2026	2027	2028	2029		
Kendrick	19,576	19,645	19,802	19,965	20,143	20,380	20,568	992	5.07%
OFM	19,576	19,645	19,803	19,965	20,143	20,350	20,522	946	4.83%
OSPI	19,576	19,437	19,296	19,065	18,852	18,703	18,497	(1,079)	-5.51%

* Actual enrollment from OSPI Form 1049

Table 6
OSPI Actual 2021 Enrollment &
Kendrick Medium-Range Projections 2024-29

	<i>Actual*</i>							Projected Total Change 2023-29	Projected Percent Change 2023-29
	2023	2024	2025	2026	2027	2028	2029		
Elementary	9,543	9,545	9,522	9,603	9,607	9,646	9,699	156	1.63%
Middle	4,512	4,666	4,781	4,802	4,850	4,900	4,937	425	9.42%
High	5,521	5,434	5,499	5,560	5,686	5,834	5,932	411	7.44%
Total:	19,576	19,645	19,802	19,965	20,143	20,380	20,568	992	5.07%

** Actual enrollment from OSPI Form 1049*

Table 7
OFM Enrollment Projections 2044

	2044
Elementary School	11,350
Middle School	5,627
High School	6,601
Total:	23,578

**Table 8
Permanent Facility Capacity Calculations 2023-2029 & 2044**

Elementary School	2023	2024	2025	2026	2027	2028	2029	2044
Enrollment	9,543	9,545	9,522	9,603	9,607	9,646	9,699	11,350
Capacity Change Due to Construction Projects		0	0	132	0	0	176	2,542
Total Permanent Capacity (after construction projects)	8,500	8,500	8,500	8,632	8,632	8,632	8,808	11,350
Permanent Capacity surplus/(short)	(1,043)	(1,045)	(1,022)	(971)	(975)	(1,014)	(891)	0
Growth Related Capacity by Year increased/(reduced)		(2)	21	72	68	29	152	
Growth Related Capacity Need Over 6 yrs 156 / 1,199 = 13.01%								



Middle School	2023	2024	2025	2026	2027	2028	2029	2044
Enrollment	4,512	4,666	4,781	4,802	4,850	4,900	4,937	5,627
Capacity Change Due to Construction Projects		0	0	0	0	0	0	921
Total Permanent Capacity (after construction projects)	4,706	4,706	4,706	4,706	4,706	4,706	4,706	5,627
Permanent Capacity surplus/(short)	194	40	(75)	(96)	(144)	(194)	(231)	0
Growth Related Capacity by Year increased/(reduced)		(154)	(269)	(290)	(338)	(388)	(425)	
Growth Related Capacity Need Over 6 yrs 425 / 231 = 183.98%								

High School	2023	2024	2025	2026	2027	2028	2029	2044
Enrollment	5,521	5,434	5,499	5,560	5,686	5,834	5,932	6,601
Capacity Change Due to Construction Projects		0	0	0	0	0	0	506
Total Permanent Capacity (after construction projects)	6,095	6,095	6,095	6,095	6,095	6,095	6,095	6,601
Permanent Capacity surplus/(short)	574	661	596	535	409	261	163	0
Growth Related Capacity by Year increased/(reduced)		87	22	(39)	(165)	(313)	(411)	
Growth Related Capacity Need Over 6 yrs 985 / -163 = 0.00%								

Section 5

Capital Facilities Plan

SECTION 5: CAPITAL FACILITIES PLAN

Facilities Needs 2024-29

Elementary School

There are currently existing permanent capacity deficiencies at the elementary school level. As of 2023, the district elementary enrollment was 1,043 students over the permanent building capacity. These students are housed in 95 portable classrooms. Thirteen of the district's eighteen elementary schools are currently over their permanent building capacity. By 2029, the district is projected to grow by an additional 156 elementary students. The plan to address these needs is through the construction of 10 additional classrooms and to purchase and/or relocate portables as needed. The 10 permanently constructed classrooms will increase capacity by 220.

Middle School

There are existing permanent capacity deficiencies at the middle school level. As of 2023, the district middle school enrollment was under the overall permanent building capacity. However, two of the five middle schools are considerably over capacity. These students are housed in 15 portable classrooms. Middle school enrollment is projected to continue to grow through 2029, with a growth of 425 students. The plan is to address the needs at individual schools through the purchase and placement and/or relocation of portables. The plan, as detailed in the CFP, does not include the construction of any new classroom space.

High School

District-wide, the high schools do not have an existing permanent capacity deficiency. Nonetheless, H.M. Jackson High School, the district's most southern high school, continues to be over its permanent building capacity. This is largely due to the continuous growth of new housing in the southern region of the district. The district implemented a three-year phased boundary adjustment from 2020 to 2023 in order help equalize enrollment to capacity ratios at the high school level. The outcome alleviated some of the stress in the south end, however the adjustment did not completely resolve the capacity shortage in the south end high school. By 2029, the district's overall high school enrollment is projected to grow by an additional 411 students in total. The plan to address part of these needs is through the purchase and placement and/or relocation of portables at the affected schools.

District-wide

Enrollment

The district-wide enrollment is projected to gradually increase each year from 2024 through 2029. During this same period, the anticipated enrollment levels will continue to exceed the 2023 capacities at the elementary and middle school levels. This increase in enrollment will be seen in all regions of the district. Enrollment and capacity projections are presented together for comparison purposes in Table 8 – *Permanent Facility Capacity Calculations 2024-2029 & 2044*.

Land

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

State law, Vision 2050, and the Snohomish County Code each address school facilities planning. To help plan for anticipated growth in student enrollment, especially in the southern part of the district, the district has been searching for developable assemblages of property large enough to site another elementary school. However, the availability of undeveloped land within this part of Snohomish County's Urban Growth Area (UGA) is extremely limited.

It would be more efficient from a student accessibility and transportation perspective to look at sites closer to the anticipated growth and outside the UGA rather than further away and within the UGA. It would be burdensome and inequitable to displace residents and diminish 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.

The district anticipates the need to continue to look outside of the UGA to locate parcels large enough to accommodate a school, where appropriate. The district is allowed to locate elementary schools 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 the extension of public facilities and utilities to serve schools sited in rural areas. RCW 36.70A.213(1)(b) & (c). With Snohomish County's 2024 Comprehensive Plan, there is a possibility that the UGA will expand within the District if the County's 3rd UGA alternative is adopted. It would push the current UGA boundary east from to 47th (between 154th down to 176th).

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 is not an appropriate solution of addressing the on-going 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 2029. Timelines for these projects can be found in Table 9 – *Capital Facilities Plan*.

Elementary Schools

District-wide elementary school enrollment is projected to reach 9,699 in 2029 as shown in Table 8, an increase of students from 2023 enrollment of 9,551. This equates to an overage of 1,199 students for the current combined elementary school capacity of 8,500. In response to the increase, the district is planning:

- 1) Additional classroom space as part of two new in lieu of modernization projects – 14 classrooms with a projected capacity of 308 will be constructed. The location of these additional classrooms: Jackson Elementary School – 6 classrooms (\$7,300,000); Madison ES – 4 classrooms (\$6,300,000); 4 classrooms added to another elementary school to be determined (\$6,600,000).
Total estimate - \$20,200,000
- 2) At least 5 portable classrooms for the elementary level will need to be purchased by 2029 and others relocated to provide enough classroom space.
Total estimate - \$5,475,000

The estimated cost of elementary school facility improvements that adds capacity is: \$25,675,000.

Middle Schools

District-wide middle school enrollment is projected to increase to 4,937 in 2029. The existing 2023 middle school capacity of 4,706 will not be adequate to accommodate the projected enrollment. To provide for the enrollment increases at individual schools, at least 3 portable classrooms will need to be purchased and others relocated to provide sufficient space. There are not any permanent facility construction plans through 2029. Total estimate - \$1,825,000.

The estimated cost of middle school facility improvements that add capacity is: \$1,825,000.

High Schools

District-wide high school enrollment is projected to increase to 5,932 by 2029. At that point, the southern high school is still projected to be over permanent building capacity, however the overage should be less than in prior years. It's anticipated that the District will also see increased enrollment in the North end of the district with more multi-housing developments in the pipeline. The district will add capacity by:

- 1) Purchase at least 1 portable and relocate portables as needed between 2024 and 2029.
Total estimate - \$700,000.
- 2) Add additional capacity via the Everett High School classroom and cafeteria modernization. This will add an additional 3 classrooms with a capacity of approximately 90. The additional classroom portion of cost is estimated at \$3,393,000.

The estimated cost of high school facility improvements that will add capacity is: \$4,093,000.

Future School Site Properties

180th Street SE

In 2008 the district purchased property on 180th St. SE as a future site for two schools. The construction of the first school, Tambark Creek Elementary School, was completed in 2020. The remainder of the site remains undeveloped and is the planned location of a future high school. 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/mitigation fees. The developer can use the certificates in lieu of paying impact/mitigation fees until the current credit balance of \$79,750 is exhausted or until August 15, 2028; whichever comes first.

Seattle Hill Road & SR 527

In 1997 & 1998 the district purchased an assemblage of properties for a future school site at the southeast corner of Seattle Hill Rd and Bothell-Everett Highway. Over the years the district demolished and removed all structures from the site. There is an established wetland on the property. The site remains undeveloped and is the planned location of a future middle school.

Property Purchases

To accommodate future growth and the facilities needs of the district, the district plans to continue to acquire approximately 11 acres of additional property in the southeastern portion of the district in the vicinity of Strumme Road for a future elementary school. The district currently owns 2 properties in this area. 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: \$3,600,000.

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 2029. Timelines for these projects can be found in Table 9 – *Capital Facilities Plan*.

School Improvements

- Cascade High School - Science Building - new in lieu of modernization
- Cascade High School - Cafeteria and kitchen upgrades
- Cascade High School - Bleacher and gym floor replacement
- Everett High School - Cafeteria & classroom modernization
- HM Jackson High School - STEM classroom upgrades
- HM Jackson High School - Bleacher replacement

The cost of these improvements is estimated at: \$68,313,000.

Safety and Security Projects

- Upgrades to building access control systems, fire alarm systems, secure locksets, keying systems, and intrusion detection.

The cost of these improvements is estimated at: \$6,398,000.

Clean Buildings Act

- Upgrades to buildings to meet the requirements of the Clean Building Act – HVAC, roofing, improved building envelope systems and controls:
 - HM Jackson High School - HVAC
 - HM Jackson High School - Roof
 - Gateway Middle School - HVAC
 - Sequoia High School - HVAC

- Heatherwood Middle School - HVAC
- Evergreen Middle School - HVAC
- Eisenhower Middle School - HVAC Controls
- Cascade High School - HVAC
- Cascade High School - Roof

The cost of these improvements is estimated at: \$37,428,000.

Technology Infrastructure & Upgrades (included in 2022 Levy)

- WIFI-mobile devices, multi-media classroom display systems, security cameras, network/data security, cybersecurity systems, data center systems, WIFI controller equipment for capacity, performance, and security
- Replace student Chromebooks and laptops.
- Upgrade electrical systems district-wide - Including data server rooms emergency backup generators and fiber optic network systems.
- Student Information System - including software and staff development.

The cost of these improvements is estimated at: \$79,000,000.

Other Projects

- Exterior and interior finishes such as paint and flooring, site work, freezer and cooler replacement , and other miscellaneous upgrades
- Replace playground equipment
- Replace reader boards
- South satellite bus facility

The cost of these improvements is estimated at: \$6,200,000.

Facilities Needs 2029-2044

Planned Improvements

To house the district-wide projected enrollment from 2029 through 2044, the district would need to construct new schools and/or classroom additions at various school sites throughout the district. To prepare for this projected growth, the district will need to acquire additional sites for new schools.

To accommodate the enrollment growth from 2029 to 2044 the district anticipates the need for the following facilities:

- Elementary school level
 - 120 Classrooms / 2,630 capacity (equivalent to four (4) new schools and additions to existing schools)
- Middle school level
 - 38 Classrooms / 821 capacity (equivalent to one (1) new school and additions to existing school(s))
- High school level
 - 21 Classrooms / 507 capacity (equivalent additions to existing school(s) or one (1) new small high school)

**Table 9
Capital Facilities Plan**

	Estimated Project Cost by Year - in \$ Millions					Potential Funding Source						
	2024	2025	2026	2027	2028	2029	Total Cost	Secured 2022 Capital Levy Funds	Secured Mitigation & Impact Fees	SCAP	Future Funds*	
Improvements Adding Student Capacity												
Elementary School												
Jackson ES - Part of new in lieu of modernization project - 6 Classrooms	\$0.100	\$0.500	\$4.600	\$2.100			\$7.300	X				
Madison ES - Part of new in lieu of modernization project - 4 Classrooms			\$0.400	\$4.300	\$1.600		\$6.300	X		X		
Elementary - 4 Classrooms - location TBD			\$0.695	\$4.300	\$2.300		\$6.600	X		X		
Portable Relocations /Purchase	\$2.000	\$0.695	\$0.695	\$0.695	\$0.695		\$5.475		X		X	
Middle School												
Portable Relocations /Purchase	\$0.000	\$0.175	\$0.650	\$0.650	\$0.175		\$1.825		X		X	
High School												
Auditorium Bldg Modernization - 3 classrooms			\$0.175	\$3.393			\$3.393	X		X		
Portable Relocations /Purchase	\$2.100	\$1.370	\$6.120	\$4.020	\$13.038	\$4.945	\$31.593		X			
Property Adding Student Capacity												
Purchase property for future elementary school	\$0.000	\$3.600					\$3.600	X		X	X	
Subtotal	\$0.000	\$3.600	\$0.000	\$0.000	\$0.000	\$0.000	\$3.600					
Improvements Not Adding Student Capacity												
Local Projects - Sitemap, Finishes, Mechanical, Electrical	\$1.775	\$1.900	\$1.125	\$1.150	\$1.050	\$1.100	\$8.100	X				
Freezer & Cooler replacement - 2 schools		\$0.385	\$0.594				\$0.979	X				
Jackson ES - New in lieu of modernization project	\$0.175	\$20.743	\$18.500	\$7.200			\$46.618	X				
Madison ES - New in lieu of modernization project		\$0.400	\$33.500	\$28.000	\$4.450		\$66.350	X		X		
Cascade HS - Science building new in lieu of modernization		\$0.200	\$0.800	\$15.500	\$9.700		\$26.200	X		X		
Everett HS - Cafeteria & classroom modernization		\$0.900	\$13.800	\$18.500	\$0.100		\$33.300	X		X		
HM Jackson HS - STEM classroom upgrades	\$0.310	\$0.300					\$0.610	X				
Cascade HS - Cafeteria & kitchen upgrade			\$0.585	\$1.801	\$0.820	\$6.830	\$6.398	X		X		
Safety and security upgrades	\$0.925	\$1.767					\$1.100	X				
Bleacher Replacement - 2 schools - HM Jackson HS & Cascade HS	\$1.100						\$2.250	X				
Replace playground equipment - 6 schools	\$0.530	\$0.450	\$0.450	\$0.450	\$0.450	\$0.450	\$0.530	X		X		
Cascade HS - Main Gym Floor Replacement		\$0.360	\$0.360	\$0.360	\$0.360	\$0.360	\$1.800	X			X	
Readerboards - 12 Schools				\$0.900	\$0.900	\$0.900	\$1.800	X				
South satellite bus facility			\$8.300	\$7.600	\$6.300	\$5.600	\$37.428	X				
Clean Building Act - Upgrade HVAC/Roofing/Floor systems	\$2.755	\$6.873	\$13.200	\$13.200	\$13.200	\$13.200	\$79.000	X				
District-wide technology infrastructure & upgrades	\$13.100	\$45.878	\$44.614	\$79.861	\$85.080	\$43.190	\$319.293	X				
Subtotal	\$20.670	\$50.848	\$50.734	\$83.881	\$98.118	\$48.135	\$354.486					
Total	\$22.770	\$50.848	\$50.734	\$83.881	\$98.118	\$48.135	\$354.486					

Source: Everett School District
 *Funding from future bonds, levies, mitigation fees and impact fees.
 Updated: 5/07/2024

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 2024 through 2029. 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 and grants. 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 the 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 the 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, \$198.9 million in 2006, and \$149.7 million in 2016. Historically, most major projects have been financed by these bonds.

Capital Levies

In February 2022, the voters of the district approved a \$325.5 million replacement Capital Levy. In April 2016, the voters of the district approved an \$89.6 million replacement Capital Levy for Safety, Building, and Instructional Technology Improvements. In 2010, voters approved a Building Repair and Technology levy authorizing the district to collect \$48 million from property taxes over six years 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 and 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 that 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 the 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 that 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 2024 state funding assistance percentages, for

recognized project costs in Snohomish County, range from a minimum of 20.00% to a maximum of 68.20%. The district's current state funding assistance percentage is: 52.56%.

State funding assistance can only be applied for and received for major school construction projects. Site acquisition and minor improvements are not eligible to receive funding assistance from the state. Because the 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 that are 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 district is over the allowance of square footage per student for state assistance and, therefore, not currently eligible for state funding assistance on projects that provide increased student capacity. The district remains eligible for state funding assistance for modernization and new in lieu of 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, 2024, the CCA has been adjusted to \$375.00 per square foot.

School Impact Fees

Impact fees, assessed on new housing developments, 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 of 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	0.407	0.154	0.102	0.664
Multiple Family, 2+ BR	0.139	0.053	0.052	0.243

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	\$25,112
Multiple Family, 0-1 BR	\$0
Multiple Family, 2+ BR	\$8,514
Duplexes and Townhouses	\$8,514

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

Housing Type	Impact Fee Per Unit
Single Family	\$12,556
Multiple Family, 0-1 BR	\$0
Multiple Family, 2+ BR	\$4,257
Duplexes and Townhouses	\$4,257

Table 12
Impact Fee Variables
Everett School District

Criteria	Elementary	Middle	High
Site Acquisition Cost Element			
Site Size (acres)	n/a	n/a	n/a
Average Land Cost Per Acre	n/a	n/a	n/a
Total Land Cost	n/a	n/a	n/a
Additional Land Capacity	n/a	n/a	n/a
Student Factor			
Single Family	0.407	0.154	0.102
Multiple Family 0-1 Bedroom	0.000	.000	0.000
Multiple Family 2+ Bedrooms	0.139	0.053	0.052
School Construction Cost Element			
	Additional Classrooms	n/a	n/a
Additional Building Capacity	308	0	0
Current Facility Square Footage	1,085,671	552,780	838,854
Estimated Facility Construction Cost	\$20,200,000	\$0	\$0
Relocatable Facilities (portables) Cost Element			
	Additional & Relocation of Portables	Additional & Relocation of Portables	n/a
Additional Building Capacity	330	96	0
Current Facility Square Footage	85,120	25,088	15,232
Estimated Facility Purchase & Relocate Cost	\$5,475,000	\$1,825,000	\$0
State Financing Assistance Credit*			
School Space per Student (OSPI)	90	117	130
Construction Cost Allotment -- July 2024		\$375.00	
State Financing Assistance Percentage		52.56%	
Tax Payment Credit			
Interest Rate		3.48%	
Loan Payoff (Years)		10	
Levy Rate		0.000132	
Average Assessed Value	\$697,666 (Single Family), \$212,571 (MF 0-1 BR), \$294,163 (MF 2+ BR)		
Growth-Related Capacity Need			
Permanent Facilities	13.01%	183.98%	0.00%
Discount	50%	50%	50%

* The district is currently not eligible for state funding assistance on construction that adds capacity.

Appendix A

Impact Fee Calculations

IMPACT FEE WORKSHEET
 EVERETT SCHOOL DISTRICT
SINGLE-FAMILY RESIDENTIAL

SITE ACQUISITION COST												
acres needed	x	0.00	/	\$0	/	0	x	student factor	0.407	=	\$0	(elementary)
acres needed	x	0.00	/	\$0	/	0	x	student factor	0.154	=	\$0	(middle school)
acres needed	x	0.00	/	\$0	/	0	x	student factor	0.102	=	\$0	(high school)
TOTAL SITE ACQUISITION COST										=	\$0	
SCHOOL CONSTRUCTION COST												
total const. cost		\$20,200,000	/		/	308	x	student factor	0.407	=	\$26,683	(elementary)
total const. cost		\$0	/		/	0	x	student factor	0.154	=	\$0	(middle school)
total const. cost		\$0	/		/	0	x	student factor	0.102	=	\$0	(high school)
Subtotal										=	\$26,683	
Total Square Feet of Permanent Space (District)		2,477,305	/	Total Square Feet of School Facilities		2,601,905				=	95.21%	
TOTAL FACILITY CONSTRUCTION COST										=	\$25,415	
RELOCATABLE FACILITIES (PORTABLE MOVES AND PURCHASES)												
total cost		\$5,475,000	/		/	330	x	student factor	0.407	=	\$6,753	(elementary)
total cost		\$1,825,000	/		/	96	x	student factor	0.154	=	\$2,928	(middle school)
total cost		\$0	/		/	0	x	student factor	0.102	=	\$0	(high school)
Subtotal										=	\$9,681	
Total Square Feet of Portable Space (District)		124,600	/	Total Square Feet of School Facilities		2,601,905				=	4.79%	
TOTAL FACILITY CONSTRUCTION COST										=	\$464	
STATE FINANCING ASSISTANCE CREDIT												
Const. Cost Allocation	x	\$375.00	x	OSPI Allowance		90	x	State Financing Assistance %	0.00%	=	\$0	(elementary)
Const. Cost Allocation	x	\$375.00	x	OSPI Allowance		117	x	State Financing Assistance %	0.00%	=	\$0	(middle school)
Const. Cost Allocation	x	\$375.00	x	OSPI Allowance		130	x	State Financing Assistance %	0.00%	=	\$0	(high school)
TOTAL STATE MATCH CREDIT										=	\$0	
TAX PAYMENT CREDIT												
(1 + interest rate)		3.48%	^	10	years to pay off bond	- 1]	/	[interest rate			3.48%	x
assessed value		\$697,666	^	10	years to pay off bond	] x		0.000132	Property tax levy rate			x
										=	\$767	(tax payment credit)
IMPACT FEE CALCULATION												
SITE ACQUISITION COST		\$0										
FACILITY CONSTRUCTION COST		\$25,415										
RELOCATABLE FACILITIES COST (PORTABLES)		\$464										
(LESS STATE FINANCING ASSISTANCE CREDIT)		\$0										
(LESS TAX PAYMENT CREDIT)		(\$767)										
(LESS COUNTY DISCOUNT)		(\$12,556)										
(LESS ELECTIVE DISTRICT DISCOUNT)		\$0										
FINAL IMPACT FEE PER UNIT										=	\$12,556	

IMPACT FEE WORKSHEET
 EVERETT SCHOOL DISTRICT
MULTIPLE FAMILY RESIDENTIAL -- 2 BEDROOM OR MORE

SITE ACQUISITION COST													
acres needed	0.00	x	cost per acre	\$0	/	capacity (# students)	0	x	student factor	0.139	=	\$0	(elementary)
acres needed	0.00	x	cost per acre	\$0	/	capacity (# students)	0	x	student factor	0.053	=	\$0	(middle school)
acres needed	0.00	x	cost per acre	\$0	/	capacity (# students)	0	x	student factor	0.052	=	\$0	(high school)
TOTAL SITE ACQUISITION COST											=	\$0	
SCHOOL CONSTRUCTION COST													
total const. cost	\$20,200,000	/				capacity (# students)	308	x	student factor	0.139	=	\$9,116	(elementary)
total const. cost	\$0	/				capacity (# students)	0	x	student factor	0.053	=	\$0	(middle school)
total const. cost	\$0	/				capacity (# students)	0	x	student factor	0.052	=	\$0	(high school)
Subtotal											=	\$9,116	
Total Square Feet of Permanent Space (District)	2,477,305	/ Total Square Feet of School Facilities	2,601,905										
TOTAL FACILITY CONSTRUCTION COST											=	95.21%	
RELOCATABLE FACILITIES (PORTABLE MOVES AND PURCHASES)											=	\$8,679	
total cost	\$5,475,000	/				capacity (# students)	330	x	student factor	0.139	=	\$2,306	(elementary)
total cost	\$1,825,000	/				capacity (# students)	96	x	student factor	0.053	=	\$1,008	(middle school)
total cost	\$0	/				capacity (# students)	0	x	student factor	0.052	=	\$0	(high school)
Subtotal											=	\$3,314	
Total Square Feet of Portable Space (District)	124,600	/ Total Square Feet of School Facilities	2,601,905										
TOTAL FACILITY CONSTRUCTION COST											=	4.78%	
STATE FINANCING ASSISTANCE CREDIT											=	\$159	
Const. Cost Allocation	\$375,000	x	OSPI Allowance	90	x	State Financing Assistance %	0.00%	x	student factor	0.139	=	\$0	(elementary)
Const. Cost Allocation	\$375,000	x	OSPI Allowance	117	x	State Financing Assistance %	0.00%	x	student factor	0.053	=	\$0	(middle school)
Const. Cost Allocation	\$375,000	x	OSPI Allowance	130	x	State Financing Assistance %	0.00%	x	student factor	0.052	=	\$0	(high school)
TOTAL STATE MATCH CREDIT											=	\$0	
TAX PAYMENT CREDIT											=	\$323	(tax payment credit)
[(1+ interest rate	3.48%	) ^	10	years to pay off bond] - 1	/	Interest rate			3.48%	x			
(1+ interest rate	3.48%	) ^	10	years to pay off bond]	x	Property tax levy rate	0.000132						
assessed value	\$294,163												
IMPACT FEE CALCULATION											=	\$4,257	
SITE ACQUISITION COST											=	\$0	
FACILITY CONSTRUCTION COST											=	\$8,679	
RELOCATABLE FACILITIES COST (PORTABLES)											=	\$159	
(LESS STATE FINANCING ASSISTANCE CREDIT)											=	\$0	
(LESS TAX PAYMENT CREDIT)											=	(\$323)	
(LESS COUNTY DISCOUNT)											=	(\$4,257)	
(LESS ELECTIVE DISTRICT DISCOUNT)											=	\$0	
FINAL IMPACT FEE PER UNIT											=	\$4,257	

Appendix B

Student Generation Rate Study



MEMORANDUM

To: Kim Ames
Everett Public Schools
3900 Broadway
Everett, WA 98201

Date: April 5, 2024

Project No.: F2253.01.003

From: Alex Brasch
Senior Population Geographer

Re: 2023–24 Student Generation Rates—Everett Public Schools

At the request of the Everett Public Schools (EPS/District), FLO Analytics (FLO) estimated student generation rates (SGRs) for residential housing units built in the district boundary between 2015 and 2022. The SGRs represent the average number of EPS K–12 students (2023–24 headcount) residing in new single-family (SF) detached, townhome/duplex, and multifamily (MF) housing units. This memo details the methodology FLO used to create the SGRs and presents the findings by grade group and housing type.

Methods

As described by Snohomish County Planning & Development Services ([2022 Biennial Update to School District Capital Facilities Plans](#)), Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State Growth Management Act under Chapter 36.70A RCW. School districts that wish to collect impact fees must provide a school board adopted Capital Facilities Plan (CFP) for review by the County Planning Commission and County Council that fulfills the specifications of state law, the County comprehensive plan, and the County code. One requirement of CFPs is “impact fee support data required by the formula in Chapter 30.66C SCC, including a district-specific analysis to determine the student generation rate component of the fee calculation”.

As defined in Snohomish County code 30.91S.690, “SGRs mean the number of students of each grade span (elementary, middle/jr. high, high school) that a school district determines are typically generated by different dwelling unit types within the district.” In other words, SGRs represent the number of students residing in housing constructed within the most recent five-to-eight-year period by housing type and grade group (i.e., elementary, middle, and high school).

SGR calculations are based on housing information and student residences. FLO obtained and processed the necessary housing data from the Snohomish County Assessor’s Office and Information Technology Department, as well as the Puget Sound Regional Council, including parcel/tax lot boundaries with essential attributes—housing type, number of housing units, and year built. Housing units constructed in 2023 were excluded from the analysis, because they may not have been completed and occupied by October 2023. To link the housing information to EPS students, the District provided FLO with 2023–24 headcount enrollment, which FLO geocoded to represent student residences. The student residences were then spatially matched to residential housing built in the district boundary between 2015 and 2022.

With this combination of information, SGRs were calculated by dividing the number of students per grade group by the total number of housing units for each housing type. SGRs were calculated for the types of housing built in the district within the analysis period; namely, SF detached, townhome/duplex, and MF units. The townhome/duplex category includes the following structure types: SF attached, townhome, duplex, triplex, and fourplex. In buildings with three or more housing units in the townhome/duplex category, the dwellings are constructed vertically from the foundation to the roof for individual occupancy by a household. The MF category includes all structures with five or more housing units and structures with 3–4 housing units that are stacked. The housing inventory does not include the information needed to differentiate between MF units with 2+ bedrooms and 1 bedroom or less; therefore, the MF rate includes all MF housing units and only applies to the "Multifamily 2+ bedrooms" category in Snohomish County code.

Results

Table 1 includes the number of housing units and SGRs for SF detached, townhome/duplex, and MF housing types, as well as the number of students by grade group that have addresses matching the housing units. Table 2 includes the unit counts, number of students, and SGRs for individual MF developments. Of the 19,118 students residing within the district, 1,190 live in the 1,793 SF detached units that were built between 2015 and 2022, while 230 live in the 980 townhomes/duplexes and 477 live in the 1,961 MF units built in the same period. On average, each SF detached unit yields 0.664 K–12 students, each townhome/duplex yields 0.235 K–12 students, and each MF unit yields 0.243 K–12 students.

Table 1: K–12 Students by Grade Group per Housing Unit Built 2015–2022

Housing Type	Housing Units	Students				SGRs			
		K–5	6–8	9–12	K–12	K–5	6–8	9–12	K–12
Single-family Detached	1,793	730	277	183	1,190	0.407	0.154	0.102	0.664
Townhome / Duplex ^(a)	980	133	40	57	230	0.136	0.041	0.058	0.235
Multifamily ^(b)	1,961	273	103	101	477	0.139	0.053	0.052	0.243

Notes

Housing units built in 2023 are excluded, because they may not have been completed and occupied by October 2023.

(a) The townhome/duplex category includes the following structure types: single-family attached, townhome, duplex, triplex, and fourplex. In buildings with three or more housing units, the dwellings are constructed vertically from the foundation to the roof for individual occupancy by a household.

(b) The multifamily category includes all structures with five or more housing units and structures with 3–4 housing units that are stacked. The housing inventory does not include the information needed to differentiate between MF units with 2+ bedrooms and 1 bedroom or less; therefore, the MF rate includes all MF housing units and only applies to the "Multifamily 2+ bedrooms" category in Snohomish County code.

Sources

Everett Public Schools 2023–24 headcount enrollment, Snohomish County parcels, and Puget Sound Regional Council 2015–2022 new housing inventory.

Table 2: K–12 Students by Grade Group per Housing Unit Built 2015–2022 for Multifamily Developments

Name	Year Built	Housing Units	Students				SGRs			
			K–5	6–8	9–12	K–12	K–5	6–8	9–12	K–12
Baker Heights Property 00386200700001	2022	105	59	15	17	91	0.562	0.143	0.162	0.867
The Nines 00393200102400	2017	9	8	1	2	11	0.889	0.111	0.222	1.222
Kinect @ Broadway 00439076302200	2019	140	0	0	2	2	--	--	0.014	0.014
Rockefeller Square 00439161001000	2021	31	0	0	0	0	--	--	--	--
Marquee Apts. 00439162600800	2021	77	2	0	0	2	0.026	--	--	0.026
Nimbus Apts. 00439162700100	2022	166	1	0	1	2	0.006	--	0.006	0.012
The Landing at Port Gardner 00451401301700	2019	52	1	0	0	1	0.019	--	--	0.019
Riverview Apts. 00556332400500	2020	203	5	1	0	6	0.025	0.005	--	0.030
4220 Colby Ave 00582202100600	2019	18	0	0	1	1	--	--	0.056	0.056
Gateway Apts. 00633800002400	2017	177	75	44	43	162	0.424	0.249	0.243	0.915
Farm by Vintage Apts. 01213100000101	2020	354	77	32	22	131	0.218	0.090	0.062	0.370
Hamptons At Mill Creek 27050400200300	2019	71	4	2	0	6	0.056	0.028	--	0.085
Trinity Apts. 27050400200400	2017	51	13	1	4	18	0.255	0.020	0.078	0.353
Silver Creek Apts. 27051700303200	2020	42	2	1	3	6	0.048	0.024	0.071	0.143
North Creek Landing 27051800102300	2019	20	2	3	0	5	0.100	0.150	--	0.250
Northlake Court Townhomes 28051900103200	2015	55	21	3	4	28	0.382	0.055	0.073	0.509
Koz on N. Broadway 29051700203200	2020	124	0	0	1	1	--	--	0.008	0.008
Waterfront Place 29051800402000	2020	266	3	0	1	4	0.011	--	0.004	0.015

Notes

Housing units built in 2023 are excluded, because they may not have been completed and occupied by October 2023. The multifamily category includes all structures with five or more housing units and structures with 3–4 housing units that are stacked. The housing inventory does not include the information needed to differentiate between MF units with 2+ bedrooms and 1 bedroom or less; therefore, the MF rate includes all MF housing units and only applies to the "Multifamily 2+ bedrooms" category in Snohomish County code.

Sources

Everett Public Schools 2023–24 headcount enrollment, Snohomish County parcels, and Puget Sound Regional Council 2015–2022 new housing inventory.

Appendix C

OSPI Enrollment Projection Methodology

OSPI PROJECTED STUDENT ENROLLMENT 2024-2029

School Type	Grade Level	School Year & Grade Progression Percentage												AVG GP%	
		2024	GP%	2025	GP%	2026	GP%	2027	GP%	2028	GP%	2029	GP%		
Elementary	K	1,477	--	1,453	--	1,430	--	1,406	--	1,382	--	1,359	--	--	--
	1	1,556	102.3%	1,511	102.3%	1,487	102.3%	1,463	102.3%	1,439	102.3%	1,414	102.3%	102.3%	
	2	1,601	100.3%	1,561	100.3%	1,516	100.3%	1,492	100.3%	1,468	100.3%	1,443	100.3%	100.3%	
	3	1,626	99.3%	1,589	99.3%	1,549	99.2%	1,504	99.2%	1,481	99.3%	1,457	99.3%	99.2%	
	4	1,567	98.9%	1,609	99.0%	1,572	98.9%	1,533	99.0%	1,488	98.9%	1,465	98.9%	98.9%	
Middle	5	1,572	99.1%	1,553	99.1%	1,595	99.1%	1,558	99.1%	1,519	99.1%	1,475	99.1%	99.1%	
	6	1,593	98.5%	1,547	98.4%	1,529	98.5%	1,570	98.4%	1,534	98.5%	1,495	98.4%	98.4%	
	7	1,550	98.2%	1,564	98.2%	1,519	98.2%	1,501	98.2%	1,541	98.2%	1,506	98.2%	98.2%	
	8	1,472	98.1%	1,521	98.1%	1,535	98.1%	1,491	98.2%	1,473	98.1%	1,512	98.1%	98.1%	
High	9	1,388	96.9%	1,426	96.9%	1,473	96.8%	1,487	96.9%	1,444	96.8%	1,427	96.9%	96.9%	
	10	1,446	96.5%	1,339	96.5%	1,376	96.5%	1,421	96.5%	1,435	96.5%	1,393	96.5%	96.5%	
	11	1,372	92.0%	1,329	91.9%	1,231	91.9%	1,265	91.9%	1,306	91.9%	1,319	91.9%	91.9%	
	12	1,217	94.3%	1,294	94.3%	1,253	94.3%	1,161	94.3%	1,193	94.3%	1,232	94.3%	94.3%	
		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%	
Elementary		9,399	98.5%	9,276	98.7%	9,149	98.6%	8,956	97.9%	8,777	98.0%	8,613	98.1%	98.3%	
Middle		4,615	102.3%	4,632	100.4%	4,583	98.9%	4,562	99.5%	4,548	99.7%	4,513	99.2%	100.0%	
High		5,423	98.2%	5,388	99.4%	5,333	99.0%	5,334	100.0%	5,378	100.8%	5,371	99.9%	99.5%	
TOTAL		19,437	99.3%	19,296	99.3%	19,065	98.8%	18,852	98.9%	18,703	99.2%	18,497	98.9%	99.1%	

Source: OSPI Report 1049

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

ACTUAL STUDENT ENROLLMENT 2013-2023

School Type	Grade Level	School Year & Growth Progression Percentage												Growth%	AVG GP%																							
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	GP%			GP%	GP%	GP%																				
		GP%	GP%	GP%	GP%	GP%	GP%	GP%	GP%	GP%	GP%	GP%	GP%			GP%	GP%	GP%																				
Elementary	K	1,592	1,545	1,464	1,571	1,623	1,657	--	1,624	--	1,445	--	1,576	--	1,532	--	1,521	--	--	105.2%	103.8%	101.6%	101.8%	101.9%	101.9%	101.9%	101.9%	101.9%	101.9%	101.9%	101.9%	101.9%	101.9%	101.9%	101.9%			
	1	1,569	1,678	1,622	1,519	1,596	1,652	1,619	1,688	1,644	1,542	1,500	1,550	1,630	1,556	1,596	1,586	1,586	1,586	105.2%	103.8%	101.6%	101.8%	101.9%	101.9%	101.9%	101.9%	101.9%	101.9%	101.9%	101.9%	101.9%	101.9%	101.9%	101.9%			
	2	1,517	1,605	1,693	1,666	1,524	1,619	1,619	1,646	1,646	1,653	1,653	1,591	1,638	1,589	1,638	1,584	1,638	1,638	102.3%	102.7%	100.3%	100.9%	100.4%	101.2%	101.2%	103.2%	100.4%	103.2%	100.4%	103.2%	100.4%	103.2%	100.4%	103.2%	100.4%	103.2%	
	3	1,461	1,530	1,636	1,699	1,682	1,549	1,549	1,638	1,638	1,566	1,566	1,624	1,558	1,589	1,624	1,584	1,638	1,638	99.3%	100.9%	100.9%	101.9%	100.4%	101.2%	101.2%	98.2%	99.9%	98.2%	99.9%	98.2%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%
	4	1,528	1,499	1,585	1,616	1,691	1,671	1,671	1,567	1,638	1,552	1,552	1,558	1,617	1,617	1,617	1,586	1,638	1,638	98.6%	102.6%	102.6%	103.6%	98.8%	99.5%	101.2%	99.3%	99.5%	99.5%	99.5%	99.5%	99.5%	99.5%	99.5%	99.5%	99.5%	99.5%	99.5%
Middle	5	1,419	1,546	1,512	1,589	1,620	1,710	1,710	1,653	1,653	1,520	1,520	1,538	1,565	1,565	1,618	1,618	1,618	98.7%	101.2%	101.2%	100.9%	100.3%	98.9%	98.9%	98.9%	99.1%	98.2%	99.9%	98.2%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	
	6	1,341	1,400	1,570	1,486	1,598	1,593	1,593	1,715	1,593	1,593	1,593	1,460	1,517	1,517	1,579	1,579	1,579	100.0%	98.7%	102.3%	101.6%	98.3%	100.3%	96.4%	96.1%	96.1%	98.6%	96.1%	98.6%	96.1%	98.6%	96.1%	98.6%	96.1%	98.6%		
	7	1,454	1,366	1,380	1,566	1,504	1,587	1,587	1,564	1,628	1,628	1,628	1,566	1,469	1,469	1,500	1,500	1,500	101.7%	101.9%	101.9%	98.6%	99.7%	99.3%	94.9%	98.3%	98.3%	100.6%	98.3%	100.6%	98.3%	100.6%	98.3%	100.6%	98.3%	100.6%		
	8	1,406	1,449	1,372	1,424	1,557	1,485	1,485	1,585	1,507	1,507	1,507	1,614	1,533	1,533	1,433	1,433	1,433	100.0%	100.0%	99.7%	100.4%	103.2%	99.4%	99.9%	96.4%	99.1%	97.9%	97.9%	97.9%	97.9%	97.9%	97.9%	97.9%	97.9%	97.9%	97.9%	
High	9	1,441	1,438	1,481	1,375	1,425	1,565	1,565	1,455	1,508	1,508	1,456	1,456	1,565	1,565	1,498	1,498	1,498	100.3%	100.3%	102.3%	102.2%	100.2%	100.5%	98.0%	96.6%	96.6%	97.0%	96.6%	97.0%	96.6%	97.0%	96.6%	97.0%	96.6%	97.0%		
	10	1,422	1,414	1,422	1,479	1,366	1,398	1,398	1,510	1,432	1,432	1,449	1,449	1,401	1,401	1,492	1,492	1,492	98.8%	98.1%	98.1%	98.9%	99.9%	99.3%	96.5%	96.1%	96.1%	96.2%	96.1%	96.2%	96.1%	96.2%	96.1%	96.2%	96.1%	96.2%		
	11	1,275	1,346	1,318	1,359	1,328	1,273	1,273	1,291	1,363	1,363	1,327	1,327	1,338	1,338	1,291	1,291	1,291	93.7%	94.7%	94.7%	93.2%	93.2%	92.3%	92.3%	92.3%	90.3%	92.7%	92.3%	92.7%	92.3%	92.7%	92.3%	92.7%	92.3%	92.7%	92.3%	
	12	1,357	1,343	1,398	1,351	1,340	1,292	1,292	1,207	1,216	1,216	1,311	1,311	1,243	1,243	1,240	1,240	1,240	103.9%	103.3%	105.3%	103.9%	102.5%	98.6%	94.8%	96.2%	94.2%	96.2%	93.7%	93.7%	93.7%	93.7%	93.7%	93.7%	93.7%	93.7%	93.7%	
Elementary	Growth%		102.8%	94.03	9,512	9,660	9,796	9,858	101.3%	9,816	9,278	94.5%	9,437	101.7%	9,489	100.6%	9,543	100.6%	102.8%	103.5%	103.5%	101.2%	101.6%	100.8%	99.6%	99.6%	101.7%	94.5%	94.37	101.7%	94.89	100.6%	9,543	100.6%	100.7%			
	Growth%		98.3%	4,215	4,322	4,476	4,659	4,665	100.1%	4,864	4,728	97.2%	4,640	98.1%	4,519	97.4%	4,512	99.8%	98.3%	100.3%	100.3%	102.5%	103.6%	104.1%	104.3%	104.3%	98.1%	4,640	98.1%	4,519	97.4%	4,512	99.8%	100.5%	100.5%			
	Growth%		100.3%	5,541	5,619	5,564	5,459	5,528	5,528	101.3%	5,463	5,519	101.0%	5,543	100.4%	5,547	100.1%	5,521	99.5%	100.3%	100.8%	100.8%	101.4%	99.0%	98.1%	98.8%	98.8%	100.4%	5,543	100.4%	5,547	100.1%	5,521	99.5%	100.1%	100.1%		
TOTAL:		18,782	19,159	19,453	19,700	19,854	20,051	20,143	20,143	20,143	19,525	96.9%	19,620	100.5%	19,555	99.7%	19,576	100.5%	18,782	19,159	19,453	19,700	19,854	20,051	20,143	20,143	20,143	19,525	96.9%	19,620	100.5%	19,555	99.7%	19,576	100.1%	100.5%		

Source: OSPI Report 1049
Note: All enrollments shown are Full Time Equivalents (FTE) as of October 1 of the year indicated.

Appendix D

OFM Ratio Enrollment Projection Methodology

Appendix D
Enrollment Forecasts
Ratio Method

The Growth Management Act requires that capital facility plans for schools consider *enrollment* forecasts that are related to official *population* forecasts for the District. Snohomish County prepares the population estimates by distributing official estimates from the Washington Office of Financial Management (OFM) to the school district level. In February 2022 the County adopted updated official school district population projections through 2044 (the horizon year for its GMA planning).

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	148,092	20,051	13.54%
2019	149,372	20,143	13.49%
2020	148,194	19,525	13.18%
2021	150,072	19,620	13.07%
2022	151,916	19,555	12.87%
2023	152,913	19,576	12.80%
Projected			
2024	155,916	19,645	12.60%
2025	158,642	19,803	12.48%
2026	161,368	19,965	12.37%
2027	163,817	20,143	12.30%
2044	214,341	23,578	11.00%

The official Census population count for Snohomish County in 2020 was 827,957. The official population projections for all of Snohomish County is 1,136,310 in 2044. For the Everett School District, the County’s official Census total in 2020 is 148,194, increasing to an estimated 214,341 in 2044.

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. Table D-1 shows population estimates developed by Snohomish County over the past 27 years. Years 2010 and 2020 are official Census counts. Past enrollments as reported by the Office of the Superintendent of Public Instruction (OSPI) are shown along with the computed ratio of the population and enrollment figures.

Ratio estimates have shown a continual decline since 2006, reflecting a decline in the students per household as the population grows. A more significant decline in the ratio occurred in 2020-21, likely due to the effects of the COVID pandemic with its remote teaching, home schooling, student transfers and other anomalies. Future ratio trends and enrollment estimates (Table D-2) did not rely on 2020-21 numbers for this reason.

For its planning purposes, the District has accepted the County’s estimated population for 2044 (214,341). The 2024-2044 population estimates were prorated using that figure, an average of

2,726 new residents per year through 2029 and 3005 new residents per year through 2044. These are official estimates from the County. The District assumes that the student population ratio will decline to 11.00% in 2044. The resulting enrollment forecasts are presented on Table D-2.

Table D-2								
Future Enrollments -- Ratio Method								
Actual		Estimated						
2022	2023	2024	2025	2026	2027	2028	2029	2044
Population								
151,916	152,913	155,916	158,642	161,368	163,817	166,543	169,266	214,341
Ratio								
12.87%	12.80%	12.60%	12.48%	12.37%	12.30%	12.22%	12.14%	11.00%
Enrollment								
19,555	19,576	19,645	19,803	19,965	20,143	20,350	20,522	23,578

Readers are reminded that long range enrollment forecasts are general estimates only. They will be reviewed and revised every two years as part of the updates required by County Code (SCC 30.66C).

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's 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 Projections – Medium Range
2024-29**

Enrollment Projections by Grade

Grade Level	Actual 2023	Projections					
		2024	2025	2026	2027	2028	2029
K	1,521	1,518	1,478	1,566	1,598	1,597	1,601
1	1,596	1,582	1,557	1,519	1,604	1,637	1,636
2	1,638	1,609	1,602	1,580	1,537	1,623	1,656
3	1,584	1,657	1,624	1,621	1,593	1,550	1,637
4	1,586	1,584	1,666	1,636	1,628	1,600	1,557
5	1,618	1,596	1,596	1,681	1,647	1,638	1,611
6	1,579	1,618	1,585	1,588	1,668	1,634	1,625
7	1,500	1,578	1,623	1,593	1,596	1,676	1,642
8	1,433	1,470	1,573	1,622	1,587	1,590	1,670
9	1,498	1,398	1,454	1,559	1,603	1,568	1,571
10	1,492	1,439	1,368	1,425	1,524	1,567	1,533
11	1,291	1,382	1,339	1,276	1,325	1,417	1,457
12	1,240	1,215	1,338	1,299	1,234	1,282	1,371
Total	19,576	19,646	19,803	19,965	20,144	20,379	20,567

Enrollment Projections by Level

K-5	9,543	9,546	9,523	9,603	9,607	9,645	9,698
6-8	4,512	4,666	4,781	4,803	4,851	4,900	4,937
9-12	5,521	5,434	5,499	5,559	5,686	5,834	5,932

Appendix F

Levels of Service Report

2023-2024

Levels of Service Report

(October 2023 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 and no larger than the class size goals. The class size goals are listed on page 2-4. The average class sizes for the 2023-24 school year are shown below.

Average Class Size	
	Elementary
Kindergarten	20.0
Grades 1 - 3	21.0
Grades 4 - 5	25.9
	Middle School
Grades 6 - 8	23.7
	High School
Grades 9 - 12	24.7

Appendix G

Impact Fee Report

Annual School District Report of Impact Fees Collected and Spent

Reporting Year (Calendar Year): 2022
School District Name: Everett School District #2
Date Submitted: 3/8/2023
Report Submitted By: Kim Ames, Facilities and Planning Specialist

IMPACT FEE RECEIPTS for reporting period (calendar year)

Total Amount Received: \$31,884

Details of Amount Received: (See Appendix A for listing of sources and amounts collected from each source.)

EXPENDITURES OF IMPACT FEES for reporting period (calendar year), received from Snohomish County,

Total Expenditures: \$758.34

List of Capital Facilities Projects and expenditure for each:

<u>Project Name</u>	<u>Expenditures for Reporting Year</u>
Merchant Fees Sno County	\$758.34



Annual School District Report of Impact Fees Collected and Spent

Reporting Year (Calendar Year): 2023
School District Name: Everett School District #2
Date Submitted: 3/29/2024
Report Submitted By: Kim Ames, Facilities and Planning Specialist

IMPACT FEE RECEIPTS for reporting period (calendar year)

Total Amount Received: \$184,158
Details of Amount Received: (See Appendix A for listing of sources and amounts collected from each source.)

EXPENDITURES OF IMPACT FEES for reporting period (calendar year), received from Snohomish County,

Total Expenditures: \$725,049.32

List of Capital Facilities Projects and expenditure for each:

<u>Project Name</u>	<u>Expenditures for Reporting Year</u>
Merchant Fees Sno County	\$3,451.05
View Ridge ES Portable Moves	\$260,413.22
Woodside ES Portable Moves	\$298,039.49
Mill Creek ES Portable Moves	\$92,538.51
Penny Creek ES Portable Moves	\$70,607.05

