

EVERETT SCHOOL DISTRICT No. 2

CAPITAL FACILITIES PLAN

2022-27



Adopted: August 23, 2022

EVERETT SCHOOL DISTRICT NO. 2
RESOLUTION NO. 1281
Adoption of Capital Facilities Plan 2022-27

A Resolution of the Board of Directors (the "Board") of the Everett School District No. 2 (the "District") to adopt the Capital Facilities Plan 2022-27 (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, and August 2020 the Board approved Resolutions 700, 742, 799, 860, 907, 1004, 1046, 1095, 1132, 1138, 1180, and 1240 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 RCW 36.70A and RCW 82.02; and

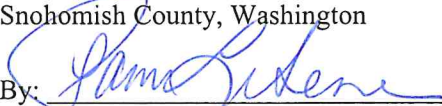
WHEREAS, the District conducted a review of the Plan in accordance with the State Environmental Policy Act, state regulations implementing the act, and District policies and procedures;

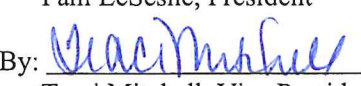
NOW, THEREFORE, BE IT RESOLVED:

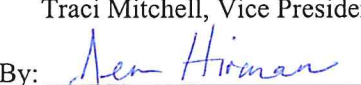
1. The Capital Facilities Plan 2022-27 is hereby adopted by the Board; and
2. The Snohomish County Council is hereby requested to adopt the Plan by reference as part of the capital facilities element of the County's General Policy Plan; and
3. The cities of Mill Creek and Everett are hereby requested to adopt the Plan by reference as part of the Capital Facilities Plan elements of their respective General Policy Plans.

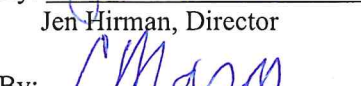
ADOPTED this 23rd day of August 2022 and authenticated by the signatures affixed below.

EVERETT SCHOOL DISTRICT NO. 2
Snohomish County, Washington

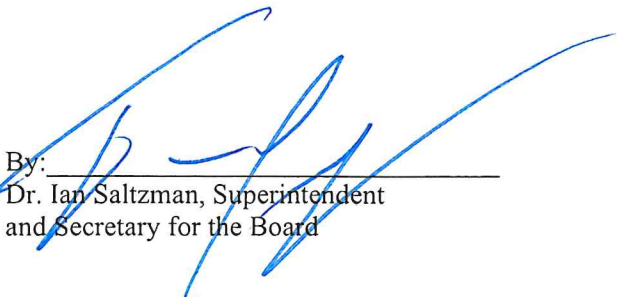
By: 
Pam LeSesne, President

By: 
Traci Mitchell, Vice President

By: 
Jen Hirman, Director

By: 
Caroline Mason, Director

By: _____
Andrew Nicholls, Director

By: 
Dr. Ian Saltzman, Superintendent
and Secretary for the Board

CAPITAL FACILITIES PLAN 2022-27 EVERETT SCHOOL DISTRICT No. 2

BOARD OF DIRECTORS

Pam LeSesne, President

Traci Mitchell, Vice President

Jen Hirman, Director

Caroline Mason, Director

Andrew Nicholls, Director

SUPERINTENDENT

Dr. Ian Saltzman



Adopted: August 23, 2022

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

EVERETT SCHOOL DISTRICT No. 2

CAPITAL FACILITIES PLAN

2022-27

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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. 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, 2022-2027.

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 2020 is estimated at 148,194 (Snohomish County GMA Population Forecast).

The district serves 19,620 students (October 2021 – OSPI Report 1049) in eighteen elementary schools, five middle schools, three comprehensive high schools, one alternative high school, one virtual academy (K-8), 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) finding space to implement new state initiatives, such as K-3 class size reduction (17:1 student to teacher ratio), Career-Ready & College-Ready Graduation Requirements (24 credits – additional fine arts and lab science), etc.; 2) the need to construct new facilities to meet student enrollment growth; 3) the need to upgrade older facilities so they can continue to serve students in the decades ahead; 4) the availability of real property appropriately sized for anticipated future school facilities' needs.

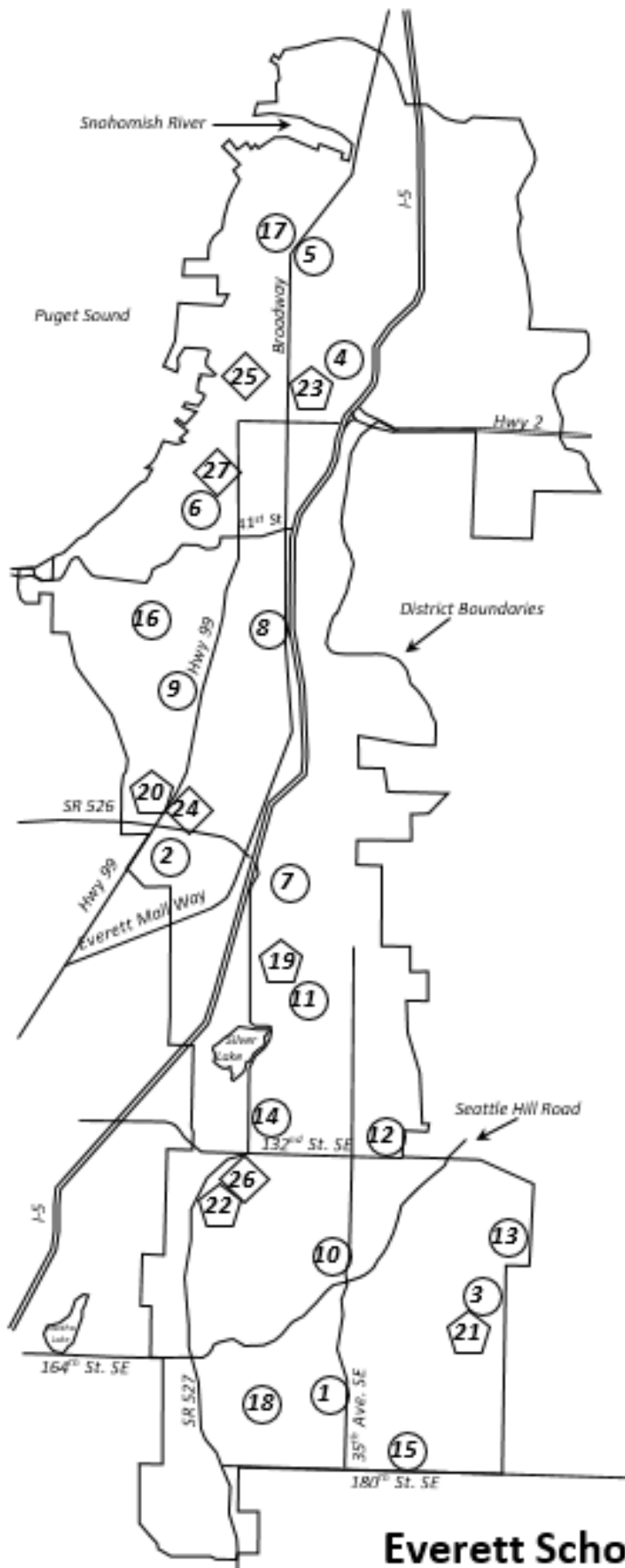


Figure 1
Map of School Facilities



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
 - Health and Human Services
 - Career Pathways
 - Business & Professional Services
 - Engineering & Advanced Manufacturing
 - Health Science & Medical Careers
 - Communication & Information Technology
 - Energy & Sustainability
 - Education Careers
 - Horticulture, Agriculture, and Floriculture
- Cares Room
- Contract Learning
- Counseling (career and mental health)
- Early Childhood Educational Assistance Program (ECEAP)
- Elementary Music (designated classroom)
- Family Resource Centers
- Health Education
- Health Services
- High school credit classes offered at middle schools
- Highly Capable Programs
- Intervention Programs
- Learning Assistance Programs
- Leadership and Activities
- Library Instruction
- Multilingual Programs (MLL)

- Online High School
- Partnerships
 - Lighthouse Cooperative
 - Parent-Teacher-Student Association (PTSA)
 - Port Gardner Parent Partnership
 - Mental Health providers
 - Natural Leaders
- Readiness to Learn Parent Centers
- 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 Addult 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
- Virtual Academy
- 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 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 modifications may reduce the overall classroom capacities of the building.

District educational program standards will undoubtedly change over time 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 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
- 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 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 (MLL)

Middle School and/or High School

- Students are also provided educational opportunities such as:
 - Art Labs
 - Auto Shop (high school only)
 - Career & Technical Education (CTE)
 - Challenge and Advanced Placement Program
 - Dual Credit Programs – College in the High School
 - Drama rooms (high school only)
 - Health and Fitness
 - Marketing (high school only)
 - Music rooms – Band, Orchestra, Strings, Jazz Band, Choir
 - Navy Junior Reserve Officer Training Corps (high school only)
 - Technology Labs
 - 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
- **2021 Actual Class Size Average - based on the October 1, 2021 count of student enrollment**
 - 20.0 Kindergarten
 - 20.6 Grades 1-3 General Education
 - 24.2 Grades 4-5 General Education
 - 24.1 Grades 6-8 General Education
 - 24.5 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 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 will be phased in over four years through 2023.

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 course offerings - Orchestra (strings), etc.
- 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 as a way 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 4 to 55 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 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	2021 Permanent Student Capacity (2)	Teaching Stations Not Generating Capacity (3)
Elementary Schools						
Cedar Wood	14.40	55,454	20	2	440	5
Emerson	8.05	52,796	22	2	434	3
Forest View	15.30	66,629	23	1	489	4
Garfield	5.60	52,744	21	2	485	1
Hawthorne	8.84	72,395	24	4	517	5
Jackson	5.16	51,652	15	1	329	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	19	3	420	4
Mill Creek	9.69	55,646	23	2	536	1
Monroe	9.15	69,463	20	4	450	4
Penny Creek	13.90	64,882	29	0	624	2
Silver Firs	12.02	55,839	21	3	444	2
Silver Lake	11.09	56,774	20	2	440	3
Tambark Creek	18.64	83,665	29	1	598	3
View Ridge	9.47	66,154	24	2	554	2
Whittier	5.20	54,084	20	1	446	1
Woodside	10.84	55,587	21	1	430	2
Totals:	195.14	1,085,671	390	37	8,520	48
Middle Schools						
Eisenhower	19.67	107,252	34	5	913	
Evergreen	21.74	116,526	41	4	1,017	
Gateway	43.70	110,181	37	4	955	
Heatherwood	29.21	117,051	34	3	862	
North	10.66	101,770	34	6	887	0
Totals:	124.98	552,780	180	22	4,634	0
High Schools						
Cascade	38.85	244,345	70	11	1,849	0
Everett	11.12	280,459	74	11	1,973	
Jackson	42.79	247,043	69	11	1,840	
Sequoia (5)	3.02	67,007	17	1	432	
Totals:	95.78	838,854	230	34	6,094	0
	415.90	2,477,305				

Updated: 4/27/2022

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: care rooms, 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	2019 Portable Student Capacity (1)	Teaching Stations Not Generating Capacity (2)
Elementary Schools				
Cedar Wood	12		275	
Emerson	9		216	
Forest View	5		106	
Garfield	1		24	
Hawthorne	1		24	
Jackson	3	1	82	
Jefferson	4		96	
Lowell	5		85	3
Madison	1		24	
Mill Creek	7		123	
Monroe	4		96	
Penny Creek	4		96	
Silver Firs	3		72	
Silver Lake	8		192	2
Tambark Creek	3		72	
View Ridge	2		41	
Whittier				3
Woodside	9		206	1
Totals:	81	1	1,830	9
Middle Schools				
Eisenhower	7		156	
Evergreen	5	2	144	
Gateway	3		72	
Heatherwood	13		288	
North	0		0	
Totals:	28	2	660	0
High Schools				
Cascade	2		36	
Everett			0	
Jackson	15		360	
Sequoia			0	
Totals:	17	0	396	0

Updated: 4/27/2022

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: 4/27/2022

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 district's enrollment felt the effect of the economic recession. The district's enrollment declined through 2012. Between 2012 and 2019 the district's enrollment has increased each year. Due to COVID-19 related issues, district enrollment decreased in 2020, with a slight increase in 2021. Districtwide enrollment is projected to increase through 2031. Enrollment projections from 2032 to 2044 are linked directly to OFM population forecasts and show a steady increase as well.

2022-2027 Enrollment Projections

This CFP has been prepared using enrollment projections, for 2022 through 2027, 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 628 students over the next six years, reflecting an increase of approximately 3.20% over the 2021 enrollment levels. Table 6 provides a breakdown of the Kendrick enrollment projections by grade level span for every year from 2022 to 2027.

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 2012-21 & Projections 2022-27

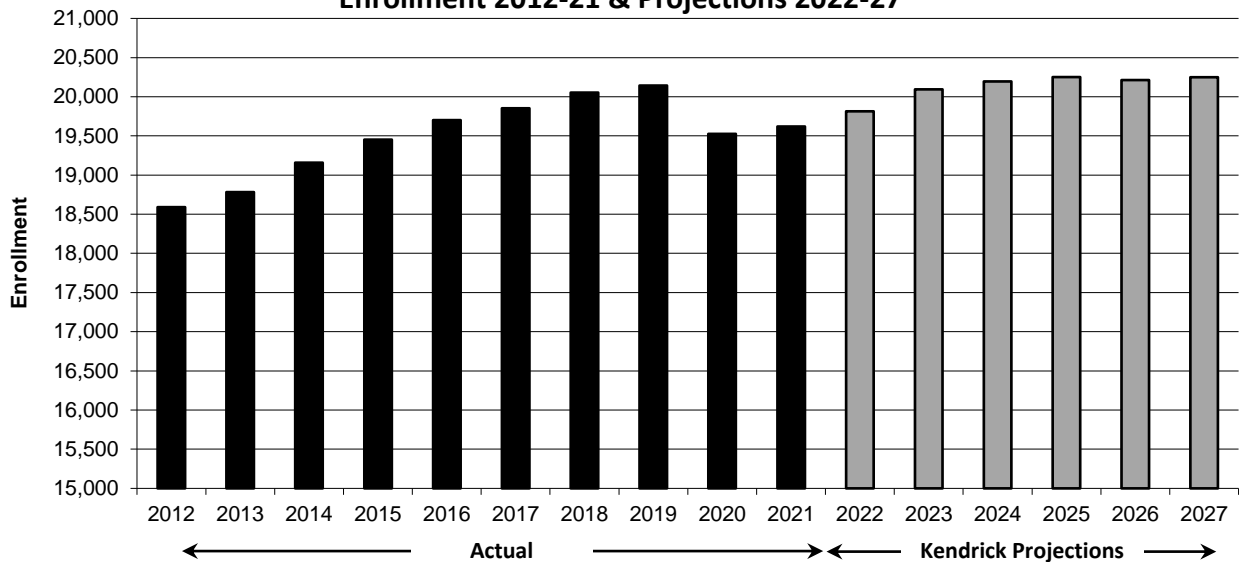


Table 5
Comparison of Enrollment Projections 2022-27

	<i>Actual*</i>							Projected Total Change 2021-27	Projected Percent Change 2021-27
	2021	2022	2023	2024	2025	2026	2027		
Kendrick	19,620	19,814	20,095	20,195	20,251	20,213	20,248	628	3.20%
OFM	19,620	19,673	19,756	19,828	19,891	19,977	19,987	367	1.87%
OSPI	19,620	19,523	19,446	19,347	19,258	19,054	18,891	(729)	-3.72%

** Actual enrolment from OSPI Form 1049*

Table 6
**OSPI Actual 2021 Enrollment &
Kendrick Medium-Range Projections 2022-27**

	<i>Actual*</i>							Projected Total Change 2021-27	Projected Percent Change 2021-27
	2021	2022	2023	2024	2025	2026	2027		
Elementary	9,437	9,635	9,867	9,859	9,803	9,802	9,747	310	3.28%
Middle	4,640	4,533	4,518	4,701	4,780	4,806	4,832	192	4.14%
High	5,543	5,646	5,710	5,635	5,668	5,605	5,669	126	2.27%
Total:	19,620	19,814	20,095	20,195	20,251	20,213	20,248	628	3.20%

** Actual enrolment 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 2021-2027 & 2044

Elementary School	2021	2022	2023	2024	2025	2026	2027	2044
Enrollment	9,437	9,635	9,867	9,859	9,803	9,802	9,747	11,350
Capacity Change Due to Construction Projects		0	0	0	220	0	0	2,610
Total Capacity (after construction projects)	8,520	8,520	8,520	8,520	8,740	8,740	8,740	11,350
Amount of Enrollment Above or (Below) Capacity	917	1,115	1,347	1,339	1,063	1,062	1,007	0

Growth Related Capacity Need 430 / 1,347 = 31.92%

Middle School	2021	2022	2023	2024	2025	2026	2027	2044
Enrollment	4,640	4,533	4,518	4,701	4,780	4,806	4,832	5,627
Capacity Change Due to Construction Projects		0	0	0	0	0	0	993
Total Capacity (after construction projects)	4,634	4,634	4,634	4,634	4,634	4,634	4,634	5,627
Amount of Enrollment Above or (Below) Capacity	6	-101	-116	67	146	172	198	0

Growth Related Capacity Need 192 / 198 = 96.97%

High School	2021	2022	2023	2024	2025	2026	2027	2044
Enrollment	5,543	5,646	5,710	5,635	5,668	5,605	5,669	6,601
Capacity Change Due to Construction Projects		0	0	0	0	0	0	507
Total Capacity (after construction projects)	6,094	6,094	6,094	6,094	6,094	6,094	6,094	6,601
Amount of Enrollment Above or (Below) Capacity	-551	-448	-384	-459	-426	-489	-425	0

Growth Related Capacity Need 0 / 0 = 0.00%

Section 5

Capital Facilities Plan

SECTION 5: CAPITAL FACILITIES PLAN

Facilities Needs 2022-27

Elementary School

There are currently existing permanent capacity deficiencies at the elementary school level. As of 2021, the district elementary enrollment was 917 students over the permanent building capacity. These students are housed in ninety-three (93) portable classrooms. Twelve of the district's eighteen elementary schools are currently over their permanent building capacity. By 2027, the district is projected to grow by an additional 310 elementary students. In 2023, the district is projected to have the highest elementary enrollment at 9,867, a growth of 430 students. The plan to address these needs is through the construction of additional classroom space, and the purchase and/or relocation of portables. The plan, as detailed in the CFP, is to construct 10 additional classrooms with a capacity of 220.

Middle School

There are existing permanent capacity deficiencies at the middle school level. As of 2021, the district middle school enrollment was six (6) students over the permanent building capacity. These students are housed in thirty (30) portable classrooms. Only one of the district's five middle schools is over the permanent building capacity. Middle school enrollment is projected to continue to grow through 2027, with a growth of 192 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 existing permanent capacity deficiencies. Nonetheless, one of the district's three high schools is currently 228 students over the permanent building capacity. By 2027, the high school enrollment is projected to grow by an additional 126 students. At that time, two of the district's three high schools are projected to be over permanent building capacity. The district is projected to have the highest high school enrollment in 2023 with 5,710 students, a growth of 167 students. The plan to address part of these needs is through a phased-in modified attendance boundary adjustment (2020-2023) and the purchase and placement and/or relocation of portables at the affected schools. The plan, as detailed in the CFP, does not include the construction of any new classroom space.

District-wide

Enrollment

The district-wide enrollment is projected to gradually increase each year from 2021 to 2025, and then level off through 2027. During this same period, the anticipated enrollment levels will continue to exceed the 2021 capacities at the elementary and middle school levels. The increase in enrollment can be seen in all areas of the district. Enrollment and capacity projections are presented together for comparison purposes in Table 8 – *Permanent Facility Capacity Calculations 2021-2027 & 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)

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 2027. Timelines for these projects can be found in Table 9 – *Capital Facilities Plan*.

Elementary Schools

District-wide elementary school enrollment is projected to reach 9,747 in 2027 as shown in Table 8, an increase of 310 students from the 2021 enrollment of 9,437. This is 1,227 more students than the existing 2021 elementary school capacity of 8,520. In response to this increase in enrollment, 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 (estimated costs between 2022-2027): Jackson ES – 10 classrooms (\$10,852,000); Madison ES – 4 classrooms (\$2,692,000)*. (*anticipated project completion - Fall 2028)
Total estimate - \$13,544,000
- 2) Portable classrooms (7) will need to be relocated or purchased to provide enough classroom space at individual schools.

Total estimate - \$1,825,000

The estimated cost of elementary school permanent facility improvements is: \$13,544,000

Middle Schools

District-wide middle school enrollment is projected to increase to its highest level of 4,832 in 2027. The existing 2021 middle school capacity of 4,634 will not be adequate to accommodate the projected enrollment. To provide for the enrollment increases at individual schools, portable classrooms (8) will need to be purchased or relocated to provide sufficient classroom space while avoiding additional permanent facility construction expenses. No other projects adding capacity are planned through 2027. Total estimate - \$1,825,000

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 5,710 in 2023. At that point, only one of the district's three high schools is projected to be over their permanent building capacity. The plan to address the needs, between 2022 and 2027, is through the continuation of a modified attendance boundary adjustment and the purchase or relocation of portables at the affected schools. As enrollment increases at individual schools, portable classrooms (6) will need to be purchased or relocated to provide enough classroom space. Total estimate - \$1,050,000

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

Future School Site Properties

180th Street SE

In 2007 the district purchased property on 180th St. SE as a future site for two schools. The construction of the first school, Tambark Creek ES, 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. This practice will continue until the retirement of the current credit balance of \$79,750.

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: \$5,000,000

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 2027. Timelines for these projects can be found in Table 9 – *Capital Facilities Plan*.

Elementary Schools

- Jackson Elementary School - new in lieu of modernization
- Madison Elementary School - new in lieu of modernization

The cost of these improvements is estimated at: \$73,808,000

Middle Schools

- Nothing planned

The cost to complete this improvement is estimated at: \$0

High Schools

- Cascade High School - Science Building - new in lieu of modernization
- Cascade High School - Cafeteria and kitchen upgrades
- Cascade High School - Bleacher 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: \$32,797,000

Safety and Security Projects & ADA Upgrades

- Upgrades to building access and controls, fire alarms, site security, and ADA upgrades

The cost of these improvements is estimated at: \$7,458,000

Clean Buildings Act

- Upgrades to building to meet the requirements of the Clean Building Act – HVAC, roofing, and flooring systems

The cost of these improvements is estimated at: \$48,490,000

Technology Projectors and infrastructure (included in 2016 Bond & Levy)

- Classroom devices, related infrastructure, support, training, professional development

The cost of these improvements is estimated at: \$17,432,000

Technology Infrastructure & Upgrades

- WIFI-mobile devices, multi-media classroom display systems, security cameras, network/data security, cybersecurity systems, data center systems, WIFI
- 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: \$73,381,000

Other School Projects

- District-wide upgrades to heating, ventilation, and air conditioning systems, exterior and interior finishes, roofing, electrical, site work, freezer & cooler replacement (3 schools), and other miscellaneous systems upgrades

The cost of these improvements is estimated at: \$9,089,000

Other Projects

- Replace playground equipment – 8 schools
- Replace Readerboards – 19 schools
- Memorial Stadium - replace synthetic turf and track; Baseball stadium upgrades
- South satellite bus facility

The cost of these improvements is estimated at: \$16,621,000

Facilities Needs 2027-2044

Planned Improvements

To house the district-wide projected enrollment (OFM) from 2027 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 2027 to 2044 the district anticipates the need for the following facilities:

- Elementary school level
 - 119 Classrooms / 2,610 capacity
 - Equivalent to four (4) new schools and additions to existing schools
- Middle school level
 - 41 Classrooms / 993 capacity
 - Equivalent to one (1) new school and additions to existing schools
- High school level
 - 21 Classrooms / 507 capacity

Table 9
Capital Facilities Plan

	Estimated Project Cost by Year - in \$ Millions					Total Cost	Secured Bond/Levy ¹	Secured Other ²	Unsecured Other ³
	2022	2023	2024	2025	2026					2027
Improvements Adding Student Capacity									
Elementary School									
Jackson ES - Part of new in lieu of modernization project - 10 CR	\$0.050	\$0.100	\$4.700	\$6.002			\$10.852		
Madison ES - Part of new in lieu of modernization project - 4 CR				\$0.861	\$1.831		\$2.692		
Portable Relocations / Purchase ⁴	\$0.175	\$0.500	\$0.175	\$0.325	\$0.325		\$1.825	\$0.825	
Middle School									
Portable Relocations / Purchase ⁴		\$0.175	\$0.650	\$0.650	\$0.175		\$1.825	\$1.825	
High School									
Portable Relocations / Purchase ⁴	\$0.175	\$0.175	\$0.175	\$0.175	\$0.175		\$1.050	\$0.050	
Subtotal	\$0.400	\$0.950	\$5.700	\$7.152	\$1.536	\$2.506	\$15.544	\$2.700	
Property Adding Student Capacity									
180th Street SE Site ⁴	0.080						\$0.080	0.080	
Purchase property for future elementary school		\$5.000					\$5.000		
Subtotal	\$0.080	\$5.000					\$5.080	\$0.080	
Improvements Not Adding Student Capacity									
Local Projects - Sitework, finishes, Mechanical, Electrical	\$1.775	\$1.900	\$1.125	\$1.150	\$1.050	\$1.100	\$8.100		
Freezer & Cooler replacement - 3 schools	\$0.010	\$0.385	\$0.594				\$0.989		
ADA Upgrades	\$0.045	\$0.115	\$0.220	\$0.240	\$0.240	\$0.200	\$1.060		
Jackson ES - New in lieu of modernization project	\$0.175	\$0.350	\$16.450	\$21.011			\$37.986		
Madison ES - New in lieu of modernization project				\$0.063	\$11.439	\$24.320	\$35.822		
Cascade HS - Science building new in lieu of modernization				\$0.600	\$0.600	\$0.600	\$0.600		
Everett HS - Cafeteria & classroom modernization			\$0.150	\$0.600	\$12.300	\$16.652	\$29.702		
HM Jackson HS - STEM classroom upgrades		\$0.610					\$0.610		
Cascade HS - Cafeteria & kitchen upgrade					\$0.525		\$0.525		\$8.336
Everett Memorial Stadium - Baseball Stadium upgrades	\$0.486	\$5.650	\$2.200				\$8.336		
Safety and security upgrades / Fire Alarm systems upgrades / DAS systems	\$0.925	\$1.767	\$0.585	\$1.801	\$0.820	\$0.500	\$6.398		
Bleacher Replacement - 2 schools - HM Jackson HS & Cascade HS			\$1.360				\$1.360		
Replace playground equipment - 8 schools		\$0.283	\$0.283	\$0.283	\$0.283	\$0.566	\$1.698		
Memorial stadium - replace synthetic turf and track		\$2.564					\$2.564		
Readerboards - 19 Schools		\$0.463	\$0.463	\$0.463	\$0.463	\$0.371	\$2.223		
South satellite bus facility					\$0.900	\$0.900	\$1.800		
Clean Building Act - Upgrade HVAC/Roofing/Floor systems	\$2.154	\$6.358	\$13.212	\$8.113	\$16.178	\$2.475	\$48.490		
Technology Projectors and infrastructure - 2016 Bond	\$2.400						\$2.400		
Technology Projects - 2016 levy	\$8.423	\$6.609					\$15.032		
District-wide technology infrastructure & upgrades		\$7.846	\$14.739	\$16.481	\$16.778	\$17.538	\$73.381		
Subtotal	\$16.393	\$34.900	\$51.381	\$50.205	\$60.451	\$65.747	\$279.076	\$270.740	\$8.336
Total	\$16.873	\$40.850	\$57.081	\$57.357	\$61.987	\$68.253	\$302.400	\$291.284	\$8.336

Source: Everett School District
Updated: 3/29/2022

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

Updated: 3/29/2022

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 2022 through 2027. 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 2022 state funding assistance percentages, for recognized project costs, range from a minimum of 19.47% to a maximum of 95.46%. The district's current state funding assistance percentage is: 55.05%.

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 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 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, 2022, the CCA has been adjusted to \$246.83 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	0.301	0.088	0.069	0.458
Multiple Family, 0-1 BR	0.011	.000	.000	0.011
Multiple Family, 2+ BR*	0.173	0.094	0.087	0.354

* 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	\$12,572
Multiple Family, 0-1 BR	\$0
Multiple Family, 2+ BR	\$7,668
Duplexes and Townhouses	\$7,668

School Impact Fees with 50% discount
Everett School District

Housing Type	Impact Fee Per Unit
Single Family	\$6,286
Multiple Family, 0-1 BR	\$0
Multiple Family, 2+ BR	\$3,834
Duplexes and Townhouses	\$3,834

Table 12
Impact Fee Variables
Everett School District

Criteria	Elementary	Middle	High
Site Acquisition Cost Element			
Site Size (acres)	11		
<i>Growth Related (2022-27)</i>			
Average Land Cost Per Acre	\$267,858		
<i>Growth Related (2022-27)</i>	\$85,500		
Total Land Cost	\$2,946,435		
<i>Growth Related (2022-27)</i>	\$940,502		
Additional Land Capacity	600		
<i>Growth Related (2022-27)</i>	192		
Student Factor			
Single Family	0.301	0.088	0.069
Multiple Family 0-1 Bedroom	0.011	.000	0.000
Multiple Family 2+ Bedrooms	0.173	0.094	0.087
	Ten (10)		
School Construction Cost Element	Additional Classrooms		
Additional Building Capacity	220	0	0
<i>Growth Related (2022-27)</i>	70	0	0
Current Facility Square Footage	1,085,671	552,780	838,854
Estimated Facility Construction Cost	\$13,544,000	\$0	\$0
<i>Growth Related (2022-27)</i>	\$4,323,245	\$0	\$0
State Financing Assistance Credit*			
Construction Cost Allotment -- July 2022	\$246.83	\$246.83	\$246.83
School Space per Student (OSPI)	90	117	130
State Financing Assistance Percentage	55.05%	55.05%	55.05%
Tax Payment Credit			
Interest Rate	2.45%	2.45%	2.45%
Loan Payoff (Years)	10	10	10
Levy Rate	0.001327	0.001327	0.001327
Average Assessed Value	\$567,005 (Single Family)	\$203,899 (MF 0-1 bdrm)	\$287,840 (MF 2+ bdrm)
Growth-Related Capacity Need			
Permanent Facilities	31.92%	96.97%	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>11.00</u>	x	cost per acre	<u>\$85,500</u>	/	capacity (# students)	<u>192</u>	x	student factor	<u>0.301</u>	=	<u>\$1,474</u>	(elementary)
acres needed	<u>0.00</u>	x	cost per acre	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.088</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>0.069</u>	=	<u>\$0</u>	(high school)
TOTAL SITE ACQUISITION COST											=	<u>\$1,474</u>	

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$4,323,245</u>	/	capacity (# students)	<u>70</u>	x	student factor	<u>0.301</u>	=	<u>\$18,590</u>	(elementary)	
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.088</u>	=	<u>\$0</u>	(middle school)	
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.069</u>	=	<u>\$0</u>	(high school)	
							Subtotal		<u>\$18,590</u>		
Total Square Feet of Permanent Space (District)	<u>2,477,305</u>	/ Total Square Feet of School Facilities	<u>2,601,905</u>						=	<u>95.21%</u>	
TOTAL FACILITY CONSTRUCTION COST								=	<u>\$17,700</u>		

STATE FINANCING ASSISTANCE CREDIT

Const. Cost Allocation	<u>\$246.83</u>	x	OSPI Allowance	<u>90</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.301</u>	=	<u>\$0</u>	(elementary)
Const. Cost Allocation	<u>\$246.83</u>	x	OSPI Allowance	<u>117</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.088</u>	=	<u>\$0</u>	(middle school)
Const. Cost Allocation	<u>\$246.83</u>	x	OSPI Allowance	<u>130</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.069</u>	=	<u>\$0</u>	(high school)
TOTAL STATE MATCH CREDIT											=	<u>\$0</u>	

TAX PAYMENT CREDIT

(((1+ interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond) - 1]	/	[interest rate	<u>2.45%</u>	x					
(1 + interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond]	x	<u>0.001327</u>	Property tax levy rate	x					
assessed value	<u>\$567,005</u>												
											=	<u>\$6,602</u>	(tax payment credit)

IMPACT FEE CALCULATION

SITE ACQUISITION COST	<u>\$1,474</u>
FACILITY CONSTRUCTION COST	<u>\$17,700</u>
RELOCATABLE FACILITIES COST (PORTABLES)	<u>\$0</u>
(LESS STATE FINANCING ASSISTANCE CREDIT)	<u>\$0</u>
(LESS TAX PAYMENT CREDIT)	<u>(\$6,602)</u>
(LESS COUNTY DISCOUNT)	<u>(\$6,286)</u>
(LESS ELECTIVE DISTRICT DISCOUNT)	<u>\$0</u>

FINAL IMPACT FEE PER UNIT

\$6,286

IMPACT FEE WORKSHEET
EVERETT SCHOOL DISTRICT
MULTIPLE FAMILY RESIDENTIAL -- 1 BEDROOM OR LESS

SITE ACQUISITION COST

acres needed	<u>11.00</u>	x	cost per acre	<u>\$85,500</u>	/	capacity (# students)	<u>192</u>	x	student factor	<u>0.011</u>	=	<u>\$54</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>\$54</u>	

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$4,323,245</u>	/	capacity (# students)	<u>70</u>	x	student factor	<u>0.011</u>	=	<u>\$679</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>\$679</u>		
Total Square Feet of Permanent Space (District)	<u>2,477,305</u>	/ Total Square Feet of School Facilities	<u>2,601,905</u>							=	95.21%
TOTAL FACILITY CONSTRUCTION COST								=	<u>\$646</u>		

STATE FINANCING ASSISTANCE CREDIT

Const. Cost Allocation	<u>\$246.83</u>	x OSPI Allowance	<u>90</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.011</u>	=	<u>\$0</u>	(elementary)
Const. Cost Allocation	<u>\$246.83</u>	x OSPI Allowance	<u>117</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(middle school)
Const. Cost Allocation	<u>\$246.83</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

(((1+ interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond) - 1) /	[interest rate	<u>2.45%</u>	x							
(1 + interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond] x	<u>0.001327</u>	Property tax levy rate x								
assessed value	<u>\$203,899</u>												=	<u>\$2,374</u>	(tax payment credit)

IMPACT FEE CALCULATION

SITE ACQUISITION COST	<u>\$54</u>
FACILITY CONSTRUCTION COST	<u>\$646</u>
RELOCATABLE FACILITIES COST (PORTABLES)	<u>\$0</u>
(LESS STATE FINANCING ASSISTANCE CREDIT)	<u>\$0</u>
(LESS TAX PAYMENT CREDIT)	<u>(\$2,374)</u>
(LESS COUNTY DISCOUNT)	<u>\$0</u>
(LESS ELECTIVE DISTRICT DISCOUNT)	<u>\$0</u>

FINAL IMPACT FEE PER UNIT

\$0

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

SITE ACQUISITION COST

acres needed	<u>11.00</u>	x	cost per acre	<u>\$85,500</u>	/	capacity (# students)	<u>192</u>	x	student factor	<u>0.173</u>	=	<u>\$847</u>	(elementary)
acres needed	<u>0.00</u>	x	cost per acre	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.094</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>0.087</u>	=	<u>\$0</u>	(high school)
TOTAL SITE ACQUISITION COST											=	<u>\$847</u>	

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$4,323,245</u>	/	capacity (# students)	<u>70</u>	x	student factor	<u>0.173</u>	=	<u>\$10,685</u>	(elementary)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.094</u>	=	<u>\$0</u>	(middle school)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.087</u>	=	<u>\$0</u>	(high school)
							Subtotal		<u>\$10,685</u>	
Total Square Feet of Permanent Space (District)	<u>2,477,305</u>	/	Total Square Feet of School Facilities	<u>2,601,905</u>				=	<u>95.21%</u>	
TOTAL FACILITY CONSTRUCTION COST								=	<u>\$10,173</u>	

STATE FINANCING ASSISTANCE CREDIT

Const. Cost Allocation	<u>\$246.83</u>	x	OSPI Allowance	<u>90</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.173</u>	=	<u>\$0</u>	(elementary)
Const. Cost Allocation	<u>\$246.83</u>	x	OSPI Allowance	<u>117</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.094</u>	=	<u>\$0</u>	(middle school)
Const. Cost Allocation	<u>\$246.83</u>	x	OSPI Allowance	<u>130</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.087</u>	=	<u>\$0</u>	(high school)
TOTAL STATE MATCH CREDIT											=	<u>\$0</u>	

TAX PAYMENT CREDIT

(((1+ interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond) - 1	/	[interest rate	<u>2.45%</u>	x					
(1 + interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond]	x	<u>0.001327</u>	Property tax levy rate	x					
assessed value	<u>\$287,840</u>								=	<u>\$3,352</u>	(tax payment credit)		

IMPACT FEE CALCULATION

SITE ACQUISITION COST	<u>\$847</u>
FACILITY CONSTRUCTION COST	<u>\$10,173</u>
RELOCATABLE FACILITIES COST (PORTABLES)	<u>\$0</u>
(LESS STATE FINANCING ASSISTANCE CREDIT)	<u>\$0</u>
(LESS TAX PAYMENT CREDIT)	<u>(\$3,352)</u>
(LESS COUNTY DISCOUNT)	<u>(\$3,834)</u>
(LESS ELECTIVE DISTRICT DISCOUNT)	<u>\$0</u>

FINAL IMPACT FEE PER UNIT

\$3,834

Appendix B

Student Generation Rate Study



MEMORANDUM

To: Charles Booth
Facilities & Planning Specialist
Everett School District

Date: March 31, 2022

From: Tyler Vick
Managing Director

Benjamin Maloney
Demographer/Data Analyst

Project No.: F2253.01.001

Re: Student Generation Report— Everett School District

At the request of the Everett Public Schools (District/EPS), FLO Analytics (FLO) has prepared an analysis of the student generation rates (SGRs) as a result of recent single-family (2014–2021) and multifamily (2017–2021) construction within the district. This document details the methodology FLO used to create the SGRs for EPS; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF, 0–1 bedroom (BR) MF units, and 2+ BR MF units. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2014 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) March 2022 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was also not included in the analysis. Additional investigation into the residential data from the SCAO necessitated the removal of two residential construction developments that were erroneously listed as having been completed between 2017 and 2021. These consisted of two mobile home sites that have been present since at least 2010. The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace with 2,757 SF units and 27 MF buildings completed between 2014 and 2021 (SF) and the period between 2017 and 2021 (MF). While the majority of the SF construction consisted of units classified as "Single Family Residence – Detached" (2,440 units), a variety of units with other SF use codes were also constructed, including duplexes, condominiums, and manufactured homes (owned and leased). MF development ranged from three and four family residences to 301+ unit construction. About 66 percent (1,105 units) of these new MF units were 2+ BR units, while the remainder (577 units) were 0–1 units.

All students (grades kindergarten [K] through 12) in the March 1, 2022, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right-of-way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2014–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2014 and 2021) from the SCAO were compared with the District's March 2021 SIS, and the number of students at each grade level living in those units was determined. The 2,757 SF units were compared to the 20,608 students enrolled within the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	159	0.058
1	147	0.053
2	138	0.050
3	147	0.053
4	125	0.045
5	113	0.041
6	88	0.032
7	83	0.030
8	72	0.026
9	51	0.018
10	48	0.017
11	41	0.015
12	50	0.018
K-5	829	0.301
6-8	243	0.088
9-12	190	0.069
K-12	1,262	0.458

Multifamily Developments

While SF data are nearly completely accounted for in the SCAO data, there are significant data gaps with regard to MF construction. For instance, the SCAO MF development data do not include the number of bedrooms in the building and parcels may be layered on top of one another on occasion. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

FLO reached out to the building management at the seven projects constructed between January 2017 and December 2021 to ascertain the bedroom count of each unit that housed students. Information given to the building management consisted of only the unit identifier; no identifying information was disclosed. FLO received bedroom count information for Farm By Vintage, Gateway, Silver Creek Apartment Homes, and Riverview Apartments. Despite numerous attempts, no bedroom information could be received from Kinect at Broadway, The Landing at Port Gardner, and HopeWorks Station II for the 28 students living at units within these buildings. Based on trends within and surrounding the district, we assumed 90 percent of the students would reside within a 2+ BR unit with the remaining 10 percent residing within a 0–1 BR unit.

Multifamily 0–1 BR Rates

FLO calculated the MF 0–1 BR SGRs by comparing data on 0–1 BR MF units with the District’s March 2022 SIS and determining the number of students at each grade level living in those units. As of this writing, FLO estimates that 577 0–1 BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 0–1 BR Units

Grade	Matches	Rate
K	3	0.005
1	2	0.004
2	1	0.002
3	0	0.000
4	0	0.000
5	0	0.000
6	0	0.000
7	0	0.000
8	0	0.000
9	0	0.000
10	0	0.000
11	0	0.000
12	0	0.000
K–5	6	0.011
6–8	0	0.000
9–12	0	0.000
K–12	6	0.011

Multifamily 2+ BR Rates

FLO calculated the MF 2+ BR SGRs by comparing data on 2+ BR MF units with the District’s March 2022 SIS and determining the number of students at each grade level living in those units. It is estimated that 1,105 2+ BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 3. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	38	0.034
1	33	0.030
2	33	0.030
3	25	0.023
4	39	0.035
5	23	0.021
6	34	0.031
7	27	0.024
8	43	0.039
9	16	0.014
10	32	0.029
11	23	0.021
12	25	0.023
K-5	191	0.173
6-8	104	0.094
9-12	96	0.087
K-12	391	0.354

Summary of Student Generation Rates

Table 4. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	K-5	6-8	9-12	K-12
Single-family	0.301	0.088	0.069	0.458
Multifamily 0-1 BR	0.011	0.000	0.000	0.011
Multifamily 2+ BR	0.173	0.094	0.087	0.354

Summary of 2017–2021 Multifamily Developments

Table 5. Summary of Multifamily Developments by Elementary School Boundary

Building Name	Number of Units
The Nines	9
Kinect at Broadway	140
Marquee Apartments	77
The Landing at Port Gardner	51
Riverview Apartments	203
Gateway	177
Hamptons at Mill Creek Apartments	70
Harmony	50
Silver Creek Apartment Homes	41
North Creek Landing Apartments	19
Farm By Vintage	354
Vintage at Mill Creek	220
Koz on N Broadway	124
HopeWorks Station II	65
19th St Condos	12
Artesia Apartments	14

This table does not include three and four family residences along with a 16–20 unit unnamed garden apartment.

Summary of Single-Family Housing Built by Year

Table 6. Summary of Single-Family Housing Construction by Year

2014	2015	2016	2017	2018	2019	2020	2021
345	435	538	478	405	232	224	80

Appendix C

OSPI Enrollment Projection Methodology

OSPI PROJECTED STUDENT ENROLLMENT 2020-2027

School Type	Grade Level	School Year & Grade Progression Percentage												AVG GP%
		2022	GP%	2023	GP%	2024	GP%	2025	GP%	2026	GP%	2027	GP%	
Elementary	K	1,528	--	1,513	--	1,497	--	1,482	--	1,467	--	1,451	--	--
	1	1,599	101.5%	1,551	101.5%	1,536	101.5%	1,519	101.5%	1,504	101.5%	1,489	101.5%	101.5%
	2	1,558	100.5%	1,607	100.5%	1,559	100.5%	1,544	100.5%	1,526	100.5%	1,511	100.5%	100.5%
	3	1,582	99.4%	1,549	99.4%	1,598	99.4%	1,550	99.4%	1,535	99.4%	1,517	99.4%	99.4%
	4	1,605	98.8%	1,564	98.9%	1,531	98.8%	1,579	98.8%	1,532	98.8%	1,517	98.8%	98.8%
	5	1,547	99.3%	1,593	99.3%	1,553	99.3%	1,520	99.3%	1,567	99.2%	1,521	99.3%	99.3%
Middle	6	1,512	98.3%	1,521	98.3%	1,566	98.3%	1,527	98.3%	1,494	98.3%	1,541	98.3%	98.3%
	7	1,436	98.4%	1,488	98.4%	1,496	98.4%	1,541	98.4%	1,502	98.4%	1,470	98.4%	98.4%
	8	1,546	98.7%	1,417	98.7%	1,469	98.7%	1,477	98.7%	1,521	98.7%	1,482	98.7%	98.7%
	9	1,583	98.1%	1,516	98.1%	1,390	98.1%	1,441	98.1%	1,448	98.0%	1,491	98.0%	98.1%
High	10	1,422	97.7%	1,546	97.7%	1,481	97.7%	1,358	97.7%	1,408	97.7%	1,414	97.7%	97.7%
	11	1,328	91.6%	1,303	91.6%	1,417	91.7%	1,357	91.6%	1,244	91.6%	1,290	91.6%	91.6%
	12	1,277	96.2%	1,278	96.2%	1,254	96.2%	1,363	96.2%	1,306	96.2%	1,197	96.2%	96.2%
Elementary Middle High TOTAL		Growth%			Growth%			Growth%			Growth%			AVG%
		9,419	99.8%	9,377	99.6%	9,274	98.9%	9,194	99.1%	9,131	99.3%	9,006	98.6%	99.2%
		4,494	96.9%	4,426	98.5%	4,531	102.4%	4,545	100.3%	4,517	99.4%	4,493	99.5%	99.5%
		5,610	101.2%	5,643	100.6%	5,542	98.2%	5,519	99.6%	5,406	98.0%	5,392	99.7%	99.5%
		19,523	99.5%	19,446	99.6%	19,347	99.5%	19,258	99.5%	19,054	98.9%	18,891	99.1%	99.4%

Source: OSPI Report 1049

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

ACTUAL STUDENT ENROLLMENT 2011-2021

School Type	Grade Level	School Year & Growth Progression Percentage																						
		2011	GP%	2012	GP%	2013	GP%	2014	GP%	2015	GP%	2016	GP%	2017	GP%	2018	GP%	2019	GP%	2020	GP%	2021	GP%	AVG GP%
Elementary	K	1,566	--	1,492	--	1,592	--	1,545	--	1,464	--	1,571	--	1,623	--	1,657	--	1,624	--	1,445	--	1,576	--	--
	1	1,549	105.5%	1,547	98.8%	1,569	105.2%	1,678	105.4%	1,622	105.0%	1,519	103.8%	1,596	101.6%	1,652	101.8%	1,688	101.9%	1,542	95.0%	1,550	107.3%	102.8%
	2	1,425	89.3%	1,472	95.0%	1,517	98.1%	1,605	102.3%	1,693	100.9%	1,666	102.7%	1,524	100.3%	1,619	101.4%	1,646	99.6%	1,653	97.9%	1,591	103.2%	99.2%
	3	1,500	99.9%	1,550	108.8%	1,461	99.3%	1,530	100.9%	1,636	101.9%	1,699	100.4%	1,682	101.0%	1,549	101.6%	1,638	101.2%	1,566	95.1%	1,624	98.2%	100.7%
	4	1,445	103.0%	1,437	95.8%	1,528	98.6%	1,499	102.6%	1,585	103.6%	1,616	98.8%	1,691	99.5%	1,671	99.3%	1,567	101.2%	1,552	94.7%	1,558	99.5%	99.7%
Middle	5	1,481	103.8%	1,341	92.8%	1,419	98.7%	1,546	101.2%	1,512	100.9%	1,589	100.3%	1,620	100.2%	1,710	101.1%	1,653	98.9%	1,520	97.0%	1,538	99.1%	99.5%
	6	1,425	100.0%	1,429	96.5%	1,341	100.0%	1,400	98.7%	1,570	101.6%	1,486	98.3%	1,598	100.6%	1,593	98.3%	1,715	100.3%	1,593	96.4%	1,480	96.1%	98.8%
	7	1,380	92.1%	1,406	98.7%	1,454	101.7%	1,366	101.9%	1,380	98.6%	1,566	99.7%	1,504	101.2%	1,587	99.3%	1,564	98.2%	1,628	94.9%	1,566	98.3%	98.6%
	8	1,426	101.3%	1,437	104.1%	1,406	100.0%	1,449	99.7%	1,372	100.4%	1,424	103.2%	1,557	99.4%	1,485	98.7%	1,585	99.9%	1,507	96.4%	1,614	99.1%	100.2%
High	9	1,389	100.7%	1,440	101.0%	1,441	100.3%	1,438	102.3%	1,481	102.2%	1,375	100.2%	1,425	100.1%	1,565	100.5%	1,455	98.0%	1,508	95.1%	1,456	96.6%	99.7%
	10	1,438	100.4%	1,361	98.0%	1,422	98.8%	1,414	98.1%	1,422	98.9%	1,479	99.9%	1,366	99.3%	1,398	98.1%	1,510	96.5%	1,432	98.4%	1,449	96.1%	98.4%
	11	1,384	101.4%	1,306	90.8%	1,275	93.7%	1,346	94.7%	1,318	93.2%	1,359	95.6%	1,328	89.8%	1,273	93.2%	1,291	92.3%	1,363	90.3%	1,327	92.7%	93.4%
	12	1,421	104.1%	1,372	99.1%	1,357	103.9%	1,343	105.3%	1,398	103.9%	1,351	102.5%	1,340	98.6%	1,292	97.3%	1,207	94.8%	1,216	94.2%	1,311	96.2%	100.0%
Elementary Middle School High School			Growth%		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%	AVG %
		8,966	101.7%	8,839	98.6%	9,086	102.8%	9,403	103.5%	9,512	101.2%	9,660	101.6%	9,736	100.8%	9,858	101.3%	9,816	99.6%	9,278	94.5%	9,437	101.7%	100.6%
		4,231	98.7%	4,272	101.0%	4,201	98.3%	4,215	100.3%	4,322	102.5%	4,476	103.6%	4,659	104.1%	4,665	100.1%	4,864	104.3%	4,728	97.2%	4,640	98.1%	100.8%
		5,632	100.5%	5,479	97.3%	5,495	100.3%	5,541	100.8%	5,619	101.4%	5,564	99.0%	5,459	98.1%	5,528	101.3%	5,463	98.8%	5,519	101.0%	5,543	100.4%	99.9%
TOTAL:		18,829	100.6%	18,590	98.7%	18,782	101.0%	19,159	102.0%	19,453	101.5%	19,700	101.3%	19,854	100.8%	20,051	101.0%	20,143	100.5%	19,525	96.9%	19,620	100.5%	100.4%

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

Enrollment Forecasts OFM 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	147,361	20,051	13.61%
2019	150,119	20,143	13.42%
2020	148,194	19,525	13.18%
2021	150,347	19,620	13.05%

Population: 2010 and 2020: Federal Census.

Other: Official County Estimate Enrollment: OSPI

The official Census population count for Snohomish County in 2020 was 827,957. The official population projection 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 the 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 15 years. Enrollments as reported by the Office of the Superintendent of Public Instruction (OSPI) are shown along with the computed ratio of the two figures.

Ratio estimates have shown a continual decline since 2006, reflecting a decline in the number of students per household as the population grows. A more significant decline in the ratio occurred in 2020 and 2021, likely due to the effects of the COVID-19 pandemic with its remote teaching, homeschooling, student transfers, and other anomalies. For this reason, future ratios and enrollment estimates (Table D-2) did not rely solely on the 2020 and 2021 numbers.

For its planning purposes, the district has accepted the County's estimated population for 2044 (214,341). The 2022-2044 population estimates were prorated using that figure, an average of 2811 new residents per year. The district assumes that the student population ratio will decline to 11.00% in 2044. The resulting enrollment forecasts are presented in Table D-2.

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 the County Code (SCC 30.66C).

Table D-2 Future Enrollments - Ratio Method								
Actual		Estimated						
2020	2021	2022	2023	2024	2025	2026	2027	2044
Population								
148,194	150,347	152,500	155,311	158,122	160,933	163,744	166,555	214,341
Ratio								
13.18%	13.05%	12.90%	12.72%	12.54%	12.36%	12.20%	12.00%	11.00%
Enrollment								
19,525	19,620	19,673	19,756	19,828	19,891	19,977	19,987	23,578

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
2022-27**

Enrollment Projections by Grade

Grade Level	Actual 2021	Projections					
		2022	2023	2024	2025	2026	2027
K	1,577	1,617	1,654	1,611	1,530	1,577	1,588
1	1,550	1,651	1,667	1,684	1,650	1,546	1,611
2	1,593	1,579	1,685	1,676	1,693	1,659	1,554
3	1,625	1,609	1,602	1,684	1,676	1,692	1,659
4	1,560	1,623	1,622	1,592	1,673	1,665	1,681
5	1,540	1,558	1,637	1,612	1,582	1,663	1,654
6	1,460	1,528	1,550	1,632	1,607	1,577	1,658
7	1,567	1,449	1,529	1,551	1,633	1,608	1,578
8	1,614	1,556	1,439	1,518	1,540	1,621	1,597
9	1,456	1,602	1,544	1,421	1,499	1,521	1,601
10	1,449	1,420	1,562	1,506	1,385	1,462	1,483
11	1,330	1,336	1,309	1,440	1,388	1,277	1,348
12	1,312	1,288	1,294	1,268	1,395	1,345	1,237
Total	19,633	19,816	20,094	20,195	20,251	20,213	20,249

Enrollment Projections by Level

K-5	9,445	9,637	9,867	9,859	9,804	9,802	9,747
6-8	4,641	4,533	4,518	4,701	4,780	4,806	4,833
9-12	5,547	5,646	5,709	5,635	5,667	5,605	5,669

Appendix F

Levels of Service Report

2021-22

Levels of Service Report

(October 2021 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 2021-22 school year are shown below.

Average Class Size	
Elementary	
Kindergarten	20.0
Grades 1 - 3	20.6
Grades 4 - 5	24.2
Middle School	
Grades 6 - 8	24.1
High School	
Grades 9 - 12	24.5

Appendix G

Impact Fee Report

2020

January 1 – December 31

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.

2020

Impact Fees

Revenue:	\$ 1,489,411.00	
Expenditures:	\$ 1,411,066.17	<u>Sites</u>
	\$ 86,654.57	Emerson Elementary School
	\$ 89,565.37	Jackson Elementary School
	\$ 12,976.53	Jefferson Elementary School
	\$ 21,821.97	Lowell Elementary School
	\$ 10,334.73	Woodsied Elementary School
	\$ 4,944.57	Silver Lake Elementary School
	\$ 205,706.83	Cedar Wood Elementary School
	\$ 97,798.04	Mill Creek Elementary School
	\$ 16,186.65	Silver Firs Elementary School
	\$ 306,914.71	Forest View Elementary School
	\$ 132,445.02	Evergreen Middle School
	\$ 93,157.41	Heatherwood Middle School
	\$ 117,283.85	Gateway Middle School
	\$ 215,275.92	Cascade High School

Mitigation Fee Credit

2020 Beginning Balance:	\$ 79,750.02
2020 Ending Balance:	\$ 79,750.02

Annual School District Report of Impact Fees Collected and Spent

Reporting Year {Calendar Year}: 2021

School District Name: Everett School District #2

Date Submitted: 3/9/2022

Report Submitted By: Chuck Booth, Facilities and Planning Specialist

IMPACT FEE RECEIPTS for reporting period (calendar year)

Total Amount Received: \$444,236.00

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: \$-21.727.00

List of Capital Facilities Projects and expenditure for each:

Project Name	Expenditures for Reporting Year
Portable Classroom Garfield ES	-393.35
Portable Classroom Jackson ES	2,902.51
Portable Classroom Silver Lake ES	140.00
Portable Classroom Cedar Wood ES	-15,110.02
Portable Classroom Mill Creek ES	1,830.74
Portable Classroom Forest View ES	366.24
Portable Classroom Tambark Creek ES	4,746.12
Portable Classroom Heatherwood MS	-2,602.07
Portable Classroom Gateway MS	-9,748.44
Portable Classroom Cascade HS	-7,359.79
Merchant Fees Sno County	3,501.06

*credit amounts above are due to overstated expenditures on the 2020 year. The credits are corrections made in 2021.

