Inspiring Excellence

LAKE STEVENS
School District

2024 – 2029 CAPITAL FACILITIES PLAN
LAKE STEVENS SCHOOL DISTRICT NO. 4

prepared for:

Snohomish County

And

City of Lake Stevens
City of Marysville

Final
July 10, 2024

CAPITAL FACILITIES PLAN
LAKE STEVENS SCHOOL DISTRICT NO. 4

BOARD OF DIRECTORS

Mari Taylor, President
David Iseminger, Vice President
Nina Kim Hanson
Vildan Kirby
Paul Lund

SUPERINTENDENT

Mary Templeton, Ed.D.

This plan is not a static document. It will change as demographics, information and District plans change. It is a "snapshot" of one moment in time.

For information on the Lake Stevens School District Capital Facilities Plan contact Robb Stanton at the District (425) 335-1500

TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

APPENDICES

SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan

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

This Capital Facilities Plan (CFP) is intended to provide the Lake Stevens School District (District), Snohomish County, the City of Lake Stevens, the City of Marysville and other jurisdictions a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next twenty years (2044), with a more detailed schedule and financing program for capital improvements over the next six years (2024-2029). This CFP is based in large measure on the *2024 Facilities Needs Plan for the Lake Stevens School District*.

When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital facilities plans in Appendix F of the General Policy Plan[1]. This part of the plan establishes the criteria for all future updates of the District CFP, which is to occur every two years. This CFP updates the GMA-based Capital Facilities Plan last adopted by the District in 2022.

In accordance with GMA mandates and Chapter 30.66C SCC, this CFP contains the following required elements:

Element	See Page	Table
Future enrollment forecasts for each grade span (elementary, middle, mid-high and high).	17	5-2
An inventory of existing capital facilities owned by the District, showing the locations and student capacities of the facilities.	12	4-1
A forecast of the future needs for capital facilities and school sites; distinguishing between existing and projected deficiencies.	19 20	6-1 6-2
The proposed capacities of expanded or new capital facilities.	22	6-3

[1] See Appendix F of this CFP

Element	See Page	Table
A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that 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 that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.	22	6-3
A calculation of impact fees to be assessed and support data substantiating said fees.	Appendix A	
A report on fees collected through December 2023 and how those funds were used.	24	6-4

In developing this CFP, the guidelines of Appendix F of the General Policy Plan[2] 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 by FLO Analytics (See Appendix C).
- 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 test of RCW 82.02. Districts which 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.

Adoption of this CFP by reference by the County and cities of Marysville and Lake Stevens constitutes approval of the methodology used herein by those entities.

Overview of the Lake Stevens School District

The Lake Stevens School District is located six miles east of downtown Everett and encompasses most of the City of Lake Stevens as well as portions of unincorporated Snohomish County and a small portion of the City of Marysville. The District is located south of the Marysville School District and north of the Snohomish School District.

The District currently serves a student population of 9,423[3] with seven elementary schools, two middle schools, one mid-high school, one high school and one homeschool partnership program (HomeLink).

[2] See Appendix G of this CFP

[3] March 2024 Headcount Report

Elementary schools provide educational programs for students in kindergarten through grade five. Middle schools serve grades six and seven, the mid-high serves grades eight and nine and the high school serves grades ten through twelve. HomeLink provides programs for students from kindergarten through eighth grade. The District employs over 600 certificated staff members and over 600 classified staff for a total of over 1,200.

Significant Issues Related to Facility Planning in the Lake Stevens School District

The most significant issues facing the Lake Stevens School District in terms of providing classroom capacity to accommodate existing and projected demands are:

- Continued housing growth in the District.
- The need to have unhoused students before becoming eligible for state construction funding.
- The implementation of reduced class sizes at the K-3 level at all elementary schools.
- Uneven distribution of growth across the district and an imbalance in growth in the north and south ends of the district, requiring facilities to balance enrollment.
- Increased critical areas regulations, decreasing the amount of developable area on school sites.
- Discounted school impact fees and changes to how and when these fees are calculated and paid, none of which supports mitigating the true impact of development.
- The need for additional property and lack of suitable sites within Urban Growth Area (UGA) boundaries to accommodate school facilities.
- The elimination of the ability to develop schools outside of UGAs.
- The inability to add temporary capacity with portable classrooms on school sites without costly stormwater and infrastructure improvements.
- Aging school facilities.
- Projected permanent capacity shortfall by 2029 for K-5 of 1,249 students (with no improvements).

These issues are addressed in greater detail in this Capital Facilities Plan.

SECTION 2: DEFINITIONS

Note: Definitions of terms proceeded by an asterisk (*) are provided in Chapter 30.9SCC. They are included here, in some cases with further clarification to aid in the understanding of this CFP. Any such clarifications provided herein in no way affect the legal definitions and meanings assigned to them in Chapter 30.9 SCC.

*Appendix F means Appendix F of the Snohomish County Growth Management Act (GMA) Comprehensive Plan, also referred to as the General Policy Plan (GPP).

*Average Assessed Value average assessed value by dwelling unit type for all residential units constructed within the district. These figures are provided by Snohomish County. The current average assessed value for 2024 is $621,496 for single-family detached residential dwellings; $175,173 for one-bedroom (*Small*) multi-family units, and $242,411 for two or more bedroom *(Large)* multi-family units.

*Boeckh Index (See Construction Cost Allocation)

*Board means the Board of Directors of the Lake Stevens School District ("School Board").

Capital Bond Rate means the annual percentage rate computed against capital (construction) bonds issued by the District. For 2024, a rate of 3.48% is used. (See also "Interest Rate")

*Capital Facilities means school facilities identified in the District's capital facilities plan that are "system improvements" as defined by the GMA as opposed to localized "project improvements."

*Capital Facilities Plan (CFP) means the District's facilities plan adopted by its school board consisting of those elements required by Chapter 30.66C SCC and meeting the requirements of the GMA and Appendix F of the General Policy Plan. The definition refers to *this* document, which is consistent with the adopted *"2024 Facilities Needs Plan for the Lake Stevens School District,"* which is a separate document.

Construction Cost Allocation (formerly the Boeckh Index) means a factor used by OSPI as a guideline for determining the area cost allowance for new school construction. The Index for the 2024 Capital Facilities Plan is $375.00, as provided by OSPI.

*City means City of Lake Stevens and/or City of Marysville.

*Council means the Snohomish County Council and/or the Lake Stevens or Marysville City Council.

*County means Snohomish County.

*Commerce means the Washington State Department of Commerce.

*Developer means the proponent of a development activity, such as any person or entity that owns or holds purchase options or other development control over property for which development activity is

proposed.

*Development means all subdivisions, short subdivisions, conditional use or special use permits, binding site plan approvals, rezones accompanied by an official site plan, or building permits (including building permits for multi-family and duplex residential structures, and all similar uses) and other applications requiring land use permits or approval by Snohomish County, the City of Lake Stevens and/or City of Marysville.

*Development Activity means any residential construction or expansion of a building, structure or use of land or any other change of building, structure or land that creates additional demand and need for school facilities but excluding building permits for attached or detached accessory apartments, and remodeling or renovation permits which do not result in additional dwelling units. Also excluded from this definition is "Housing for Older Persons" as defined by 46 U.S.C. § 3607, when guaranteed by a restrictive covenant, and new single-family detached units constructed on legal lots created prior to May 1, 1991.

*Development Approval means any written authorization from the County and/or City, which authorizes the commencement of a development activity.

*Director means the Director of the Snohomish County Department of Planning and Development Services (PDS), or the Director's designee.

District means Lake Stevens School District No. 4.

*District Property Tax Levy Rate (Capital Levy) means the District's current capital property tax rate per thousand dollars of assessed value. For this Capital Facilities Plan, the assumed levy rate is .00120.

*Dwelling Unit Type means (1) single-family detached residences, (2) townhomes and multiplex units (duplexes, triplexes and quadplexes) and (3) multi-family apartment or condominium units.

*Encumbered means school impact fees identified by the District to be committed as part of the funding for capital facilities for which the publicly funded share has been assured, development approvals have been sought or construction contracts have been let.

*Estimated Facility Construction Cost means the planned costs of new schools or the actual construction costs of schools of the same grade span recently constructed by the District, including on-site and off-site improvement costs. If the District does not have this cost information available, construction costs of school facilities of the same or similar grade span within another District are acceptable.

*FTE (Full Time Equivalent) is a means of measuring student enrollment based on the number of hours per day in attendance at the District's schools. A student is considered one FTE if they are enrolled for the equivalent of a full schedule each full day.

*GFA (per student) means the Gross Floor Area per student.

*Grade Span means a category into which the District groups its grades of students (e.g., elementary, middle, mid-high and high school).

Growth Management Act (GMA) - means the Growth Management Act (RCW 36.70A).

*Interest Rate means the current interest rate as stated in the Bond Buyer Twenty Bond General Obligation Bond Index. For this Capital Facilities Plan an assumed rate of 3.48% is used, as provided by Snohomish County. (See also "Capital Bond Rate")

*Land Cost Per Acre means the estimated average land acquisition cost per acre (in current dollars) based on recent site acquisition costs, comparisons of comparable site acquisition costs in other districts, or the average assessed value per acre of properties comparable to school sites located within the District. In 2024 the District estimates land costs to average $200,000 per acre.

*Multi-Family Dwelling Unit means any residential dwelling unit that is not a single-family unit as defined by Chapter 30.66C. SCC[3]

*OFM means Washington State Office of Financial Management.

*OSPI means Washington State Office of the Superintendent of Public Instruction.

*Permanent Facilities means school facilities of the District with a fixed foundation.

*R.C.W. means the Revised Code of Washington (a state law).

*Relocatable Facilities (also referred to as temporary classrooms or portables) means factory-built structures, transportable in one or more sections, which are designed to be used as an education space and are needed:

- to prevent the overbuilding of school facilities,
- to meet the needs of service areas within the District, or
- to cover the gap between the time that families move into new residential developments and the date that construction is completed on permanent school facilities.

*Relocatable Facilities Cost means the total cost, based on actual costs incurred by the District, for purchasing and installing portable classrooms.

*Relocatable Facilities Student Capacity means the rated capacity for a typical portable classroom used for a specified grade span.

*School Impact Fee means a payment of money imposed upon development as a condition of development approval to pay for school facilities needed to serve the new growth and development. The school impact fee does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling impact fees, or the cost of reviewing independent fee calculations.

*SEPA means the State Environmental Policy Act (RCW 43.21C).

*Single-Family Dwelling Unit means any detached residential dwelling unit designed for occupancy by a single-family or household.

*Standard of Service means the standard adopted by the District which identifies the program year, the class size by grade span and taking into account the requirements of students with special needs, the number of classrooms, the types of facilities the District believes will best serve its student population and other factors as identified in the District's capital facilities plan. The District's standard of service shall not be adjusted for any portion of the classrooms housed in relocatable facilities that are used as temporary facilities or from any specialized facilities housed in relocatable facilities.

*State Match Percentage means the proportion of funds that are provided to the District for specific capital projects from the State's Common School Construction Fund. These funds are disbursed based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the maximum percentage of the total project eligible to be paid by the State.

*Student Factor (Student Generation Rate [SGR]) means the number of students of each grade span (elementary, middle, mid-high and high school) that the District determines are typically generated by different dwelling unit types within the District[4]. Each District will use a survey or statistically valid methodology to derive the specific student generation rate, provided that the survey or methodology is approved by the Snohomish County Council as part of the adopted capital facilities plan for each District. (See Appendix C)

*Subdivision means all small and large lot subdivisions as defined in Section 30.41 of the Snohomish County Code.

*Teaching Station means a facility space (classroom) specifically dedicated to implementing the District's educational program and capable of accommodating at any one time, at least a full class of up to 30 students. In addition to traditional classrooms, these spaces can include computer labs, auditoriums, gymnasiums, music rooms and other special education and resource rooms.

*Unhoused Students means District enrolled students who are housed in portable or temporary classroom space, or in permanent classrooms in which the maximum class size is exceeded.

*WAC means the Washington Administrative Code.

[4] For purposes of calculating Student Generation Rates, assisted living or senior citizen housing are not included.

SECTION 3: DISTRICT EDUCATIONAL PROGRAM STANDARDS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards that typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables). Educational Program Standards are the same as the minimum level of service as required by Appendix F of the Growth Management Comprehensive Plan.

In addition, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by nontraditional or special programs such as special education, English as a second language, remediation, alcohol and drug education, preschool and daycare programs, computer labs, music programs, etc. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Examples of special programs offered by the Lake Stevens School District at specific school sites include:

- Behavioral Program
- Bilingual Program
- Career and Technical Education
- Community Education
- Conflict Resolution
- Contract-Based Learning
- Credit Retrieval
- Drug Resistance Education
- Early Learning Center, which includes ECEAP and developmental preschool
- Full-day Kindergarten
- Highly Capable
- Home School Parent Partnership (HomeLink)
- Language Assistance Program (LAP)
- Life Skills Self-Contained Program
- Multi-Age Instruction
- Multi-tiered Systems of Support
- Occupational and Physical Therapy
- Online Distance Learning
- Running Start
- Speech and Language Pathologists
- Structured Learning Center Self-Contained Program
- Summer School
- Title 1
- Title 2

Variations in student capacity between schools are often a result of what special or nontraditional

programs are offered at specific schools. These special programs require classroom space, which can reduce the regular classroom capacity of some of the buildings housing these programs. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program requirements will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, state funding levels and use of new technology, as well as other physical aspects of the school facilities. The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this Capital Facilities Plan.

In addition, districts are wrestling with the outcomes from the McCleary decision and additional funding and requirements from OSPI and the state Legislature. Many of these outcomes, like full-day kindergarten and reduced class sizes at the elementary level and new graduation requirements at the high school level can have significant impacts to the use of facilities. These will need to be incorporated into the District's facility capacities and uses.

The District's minimum educational program requirements, which directly affect school capacity, are outlined below for the elementary, middle, mid-high and high school grade levels.

Educational Program Standards for Elementary Grades

- Average class size for kindergarten should not exceed **23** students.
- Average class size for grades 1-3 should not exceed **25** students.
- Average class size for grades 4-5 should not exceed **27** students.
- Special Education for students may be provided in a self-contained classroom. The practical capacity for these classrooms is **12** students.
- All students will be provided music instruction in a separate classroom.
- Optimum design capacity for new elementary schools is 650 students. However, the actual capacity of individual schools may vary depending on the educational programs offered.

Educational Program Standards for Middle, Mid-High and High Schools

- Class size for secondary grade (6-12) regular classrooms should not exceed **30** students.
- Special Education for students may be provided in a self-contained classroom. The practical capacity for these classrooms is 12 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of 83% at the high school, mid-high and middle school levels.
- Some Special Education services for students will be provided in a self-contained classroom.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
    - Resource Rooms (i.e., computer labs, study rooms).
    - Special Education Classrooms.

- Program Specific Classrooms:
    - Music
    - Physical Education
    - Drama
    - Family and Consumer Sciences
    - Art
    - Career and Technical Education

Optimum design capacity for new middle schools is 750 students. Optimum design capacity for new high schools is 2,000 students. The actual capacity of individual schools may vary depending on the educational programs offered.

Minimum Educational Program Standards

The Lake Stevens School District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system.

The Lake Stevens School District has set minimum educational program standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. If there are 27 or fewer students in a majority of K-5 classrooms, the standards have been met; if there are 30 or fewer students in a majority of 6-12 classrooms, the minimum standards have been met. The Lake Stevens School District meets these standards at all grade levels.

Table 3-1 – Minimum Educational Program Standards (MEPS) Met

Grade Level	Classrooms Meeting MLOS	Total Classrooms	% Meeting MEPS
Total Elementary	180	186	97%
Total Secondary	188	196	96%
District Total	368	382	96%

It should be noted that the minimum educational program standard is just that, a minimum, and not the desired or accepted operating standard. Also, portables are used to accommodate students within District standards, but are not considered a permanent solution. (See Chapter 4).

SECTION 4: CAPITAL FACILITIES INVENTORY

Capital Facilities

Under GMA, public entities are required to inventory capital facilities used to serve the existing populations. Capital facilities are defined as any structure, improvement, piece of equipment, or other major asset, including land that has a useful life of at least ten years. The purpose of the facilities inventory is to establish a baseline for determining what facilities will be required to 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 Lake Stevens 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 adopted educational program standards (see Section 3). A map showing locations of District school facilities is provided as Figure 1.

Schools

The Lake Stevens School District includes: seven elementary schools grades K-5, two middle schools grades 6-7, one mid-high school grades 8-9, one high school grades 10-12, and an alternative K-8 home school partnership program (HomeLink).

The Office of the Superintendent of Public Instruction (OSPI) calculates school capacity by dividing gross square footage of a building by a standard square footage per student. This method is used by the State as a simple and uniform approach for determining school capacity for purposes of allocating available State Match Funds to school districts for school construction. However, this method is not considered an accurate reflection of the capacity required to accommodate the adopted educational program of each individual district. For this reason, school capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted education program. These capacity calculations were used to establish the District's baseline capacity and determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Table 4-1.

Table 4-1 – School Capacity Inventory

School Name	Site Size (acres)	Bldg. Area (Sq. Ft.)	Teaching Stations - Regular	Teaching Stations - SPED	Perm. Student Capacity*	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility
Elementary Schools								
Glenwood Elementary	9.0	50,513	22	2	474	599	1992	Yes
Highland Elementary	8.7	53,725	20	2	440	590	1999	Yes
Hillcrest Elementary	15.0	55,571	22		484	779	2008	Yes
Mt. Pilchuck Elementary	22.0	55,282	22	2	490	565	2008	Yes
Skyline Elementary	15.0	52,417	19	4	439	539	1992	Yes
Stevens Creek Elementary	20.0	83,244	26	2	574	624	2018	Yes
Sunnycrest Elementary	15.0	50,592	24		519	619	2009	Yes
Elementary Total	104.7	401,344	155	12	3,420	4,315		
Middle Schools								
Lake Stevens Middle School	25.0	86,206	26	5	637	829	1996	Yes
North Lake Middle School	15.0	91,516	34	2	787	887	2001	Yes
Middle School Total	40.0	177,722	60	7	1,424	1,716		
Mid-High								
Cavelero Mid-High School	37.0	225,612	62	8	1,484	1,529	2007	Yes
Mid-High Total	37.0	225,612	62	8	1,484	1,529		
High Schools								
Lake Stevens High School	38.0	312,598	86	6	1,997	1,997	2021	Yes
High School Total	38.0	312,598	86	6	1,997	1,997		
District Totals	219.7	1,117,276	363	33	8,325	9,557		

*Note: Student Capacity is exclusive of portables and includes adjustments for special programs.

Leased Facilities

The District does not lease any permanent classrooms.

Relocatable Classrooms (Portables)

Portables are used as temporary classroom space to house students until funding can be secured to construct permanent classroom facilities. Portables are not viewed by the District as a solution for housing students on a permanent basis. The Lake Stevens School District currently uses 92 portable classrooms at various school sites throughout the District to provide temporary capacity for K-12 students. This compares with 75 portables used in 2020. A typical portable classroom can provide capacity for a full-size class of students. Current use of portables throughout the District is summarized in Table 4-2.

Table 4-2 – Portables

School Name	Portable Classrooms	Capacity in Portables	Remaining Useful Life	Portable Area (ft^2)
ELEMENTARY SCHOOLS				
Glenwood	10	125	Good/excellent	8,960
Highland	10	150	Good	8,960
Hillcrest	21	295	Good/excellent	18,816
Mt. Pilchuck	9	75	Good	8,064
Skyline	11	100	Good/excellent	9,856
Stevens Creek	2	50	Excellent	1,792
Sunnycrest	7	100	Good	6,272
Elementary Total	70	895		62,720
MIDDLE SCHOOLS				
Lake Stevens Middle	11	192	Good	9,856
North Lake Middle	9	100	Good	8,064
Middle Schools Total	20	292		17,920
MID-HIGH SCHOOL				
Cavelero Mid-High	2	45	Excellent	1,792
Mid-High Total	2	45		1,792
HIGH SCHOOL				
Lake Stevens High School	0	0		0
High School Total	0	0		0
District K-12 Total	92	1,232		82,432

The District will continue to purchase or move existing portables, as needed, to cover the gap between the time that families move into new residential developments and the time the District is able to complete construction on permanent school facilities.

Support Facilities

In addition to schools, the Lake Stevens School District owns and operates additional facilities that provide operational support functions to the schools. An inventory of these facilities is provided in Table 4-3.

Table 4-3 – Support Facilities

Facility	Site Acres	Building Area (sq.ft.)
Education Service Center	1.4	14,771
Grounds	1.0	2,788
Maintenance	1.0	5,724
Transportation	6.0	15,589
Support Facility Total	9.4	38,872

Land Inventory

The Lake Stevens School District owns four undeveloped sites described below:

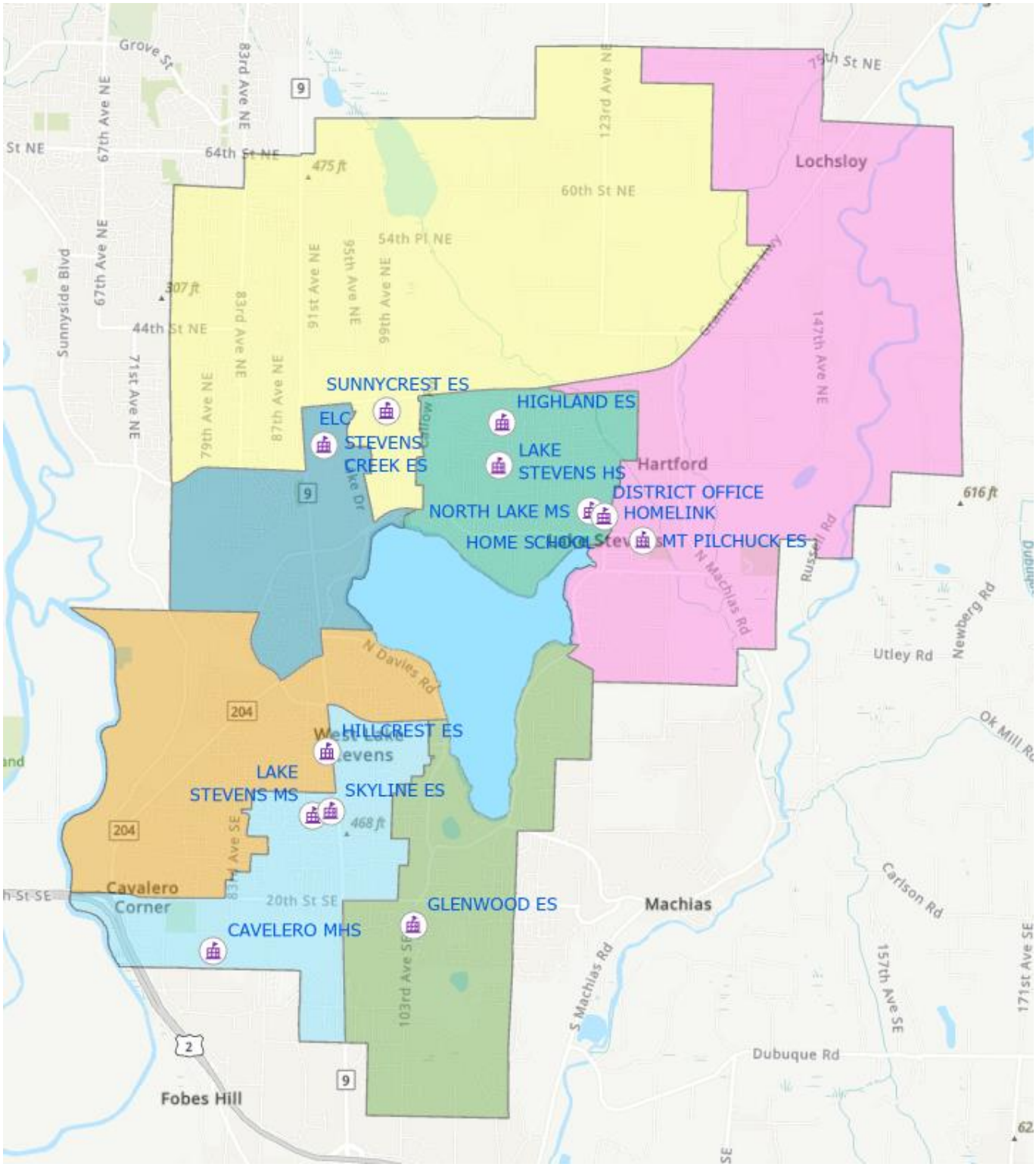
Ten acres located in the northeast area of the District (Lochsloy area), west of Highway 92. This site will eventually be used for an elementary school (beyond the year 2029). It is presently used as an auxiliary sports field.

An approximately 35-acre site northeast of the intersection of Highway 9 and Soper Hill Road bordered by Lake Drive on the east. This is the site of the district's newest elementary school and early learning center. The remainder of the site is planned for a future school.

A parcel of approximately 23 acres located at 20th Street SE and 83rd Street. This property was donated to the School District for an educational facility. The property is encumbered by wetlands and easements, leaving less than 10 available acres. It is planned to be a future elementary school.

A 2.42-acre site (Jubb Field) located in an area north of Highway #92 is used as a small softball field. It is not of sufficient size to support a school.

Figure 1 – Map of District Facilities

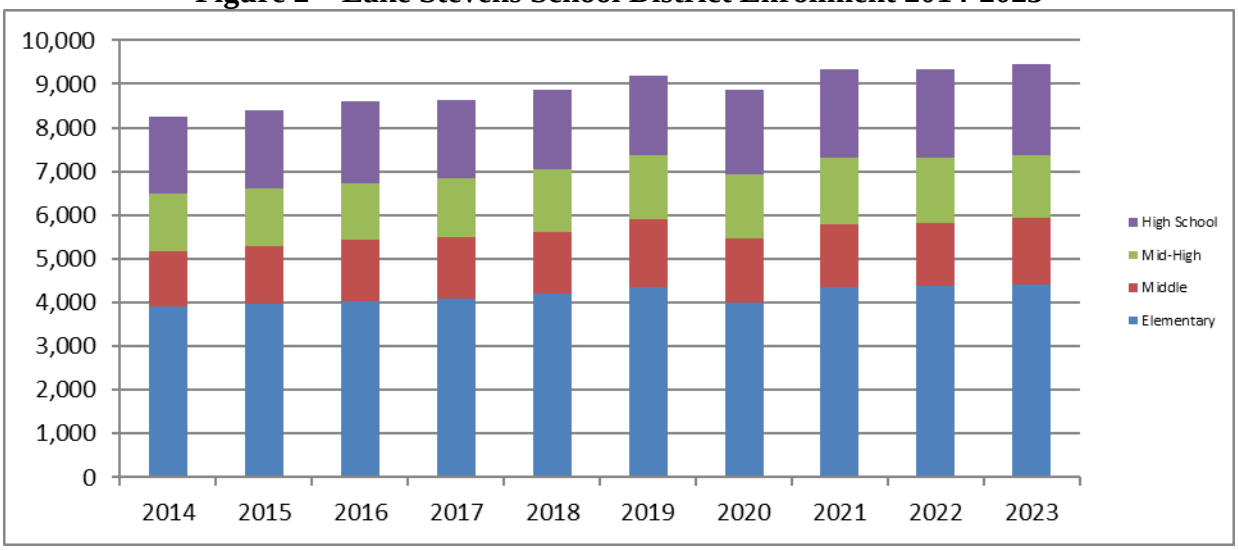


SECTION 5: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Historic Trends and Projections

Student enrollment in the Lake Stevens School District remained relatively constant between 1973 and 1985 (15%) and then grew significantly from 1985 through 2005 (approximately 120%). Between 2014 and 2023, student enrollment increased by 1,193 students, over 14%. The District has been and is projected to continue to be one of the fastest growing districts in Snohomish County based on the OFM-based population forecast. Population is estimated by the County to rise from 50,461 in 2020 to almost 67,294 in Year 2044, an increase of 33%.

Figure 2 – Lake Stevens School District Enrollment 2014-2023



Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, economic conditions and demographic trends in the area affect the estimates. Monitoring population growth for the area is an essential yearly activity in the ongoing management of the capital facilities plan. In the event enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections. Table 5-1 shows enrollment growth from 2014 to 2023 according to OSPI and District records.

Table 5-1 - Enrollment 2014-2023

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Elementary	3,917	3,971	4,030	4,083	4,207	4,362	3,998	4,354	4,372	4,397
Middle	1,261	1,314	1,398	1,405	1,414	1,556	1,468	1,426	1,450	1,527
Mid-High	1,318	1,331	1,312	1,344	1,426	1,448	1,476	1,524	1,497	1,447
High School	1,757	1,776	1,871	1,814	1,828	1,834	1,912	2,021	2,020	2,075
Total	**8,253**	**8,392**	**8,611**	**8,646**	**8,875**	**9,200**	**8,854**	**9,325**	**9,339**	**9,446**

Note that the District's enrollment dropped by 346 students (3.8%) in 2020. In 2020, education was mostly held remotely due to the COVID-19 pandemic, and many districts experienced enrollment

declines. Unlike many districts, however, enrollment in Lake Stevens bounced back up by 471 students (5.3%) in 2021 and enrollment has continued to grow since.

The District has used either a Ratio Method for its projections or accepted the projections from the State Office of the Superintendent of Public Instruction (OSPI). The Ratio Method (See Appendix C) estimates future enrollments as a percentage of total population, which is tracked for past years, with assumptions being made for what this percentage will be in future years. Between 2010-2023, the average percentage was 18.46%. For future planning, a level rate of 17.41% was used through 2029 and for Year 2044. These assumptions recognize a trend toward lower household sizes offset by significant growth anticipated in the Lake Stevens area. OSPI methodology uses a modified cohort survival method which is explained in Appendix B.

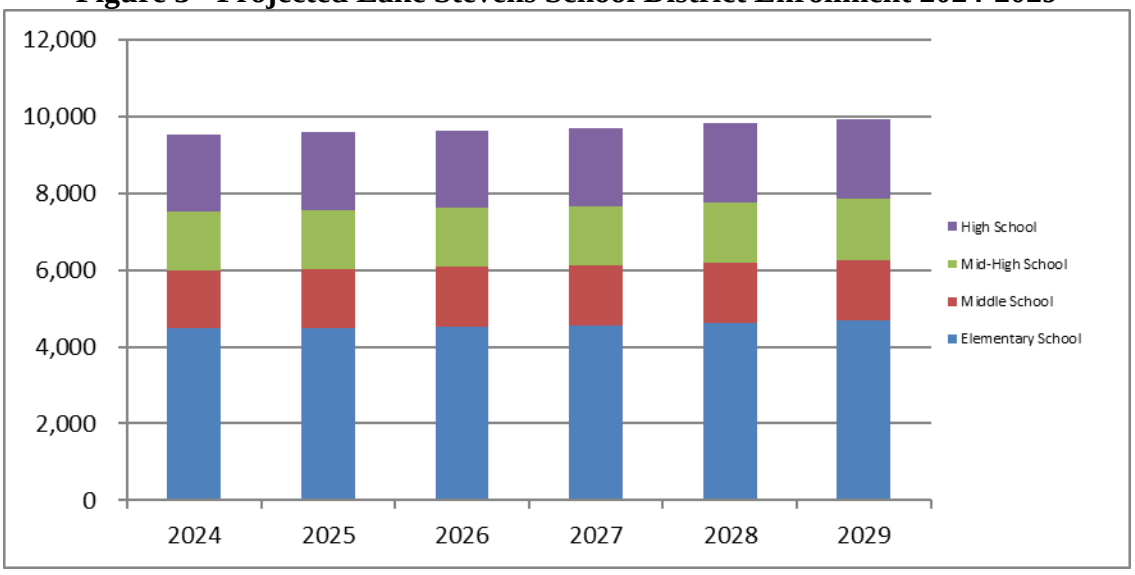
Ratio Method estimates are found in Table 5-2. These have been adopted as part of this Capital Facilities Plan.

Table 5-2 - Projected Enrollment 2024-2029

	2023*	2024	2025	2026	2027	2028	2029
Elementary School	4,397	4,469	4,499	4,528	4,557	4,613	4,669
Middle School	1,527	1,521	1,531	1,541	1,551	1,570	1,589
Mid-High School	1,447	1,521	1,531	1,541	1,551	1,570	1,589
High School	2,075	1,997	2,010	2,023	2,036	2,061	2,086
Total	9,446	9,508	9,571	9,633	9,695	9,814	9,933

*October 2023 Headcount

Figure 3 - Projected Lake Stevens School District Enrollment 2024-2029



In summary, the Ratio Method estimates that headcount enrollment will total 9,933 students in 2029. This represents a 5.2% increase over 2023. The District accepts the Ratio Method estimate for its 2024 CFP planning.

2044 Enrollment Projection

The District projects a 2044 student enrollment of 11,716 based on the Ratio method. (OSPI does not

forecast enrollments beyond 2029). The forecast is based on the County's OFM-based population forecast of 67,294 in the District. Although student enrollment projections beyond 2029 are highly speculative, they are useful for developing long-range comprehensive facilities plans. These long-range enrollment projections may also be used in determining future site acquisition needs.

Table 5-3 - Projected 2044 Enrollment

Grade Span	Projected 2044 FTE Student Enrollment
Elementary (K-5)	5,467
Middle (6-7)	1,883
Mid-High (8-9)	1,878
High (10-12)	2,488
District Total (K-12)	11,716

The 2044 estimate represents a 24% increase over 2023 enrollment levels. The total population in the Lake Stevens School District is forecasted to rise by 24%. The total enrollment estimate was broken down by grade span to evaluate long-term site acquisition needs for elementary, middle school, mid-high school and high school facilities. Enrollment by grade span was determined based on recent and projected enrollment trends at the elementary, middle, mid-high and high school levels.

Again, the 2044 estimates are highly speculative and are used only for general planning purposes. Analysis of future facilities and capacity needs is provided in Section 6 of this Capital Facilities Plan.

SECTION 6: CAPITAL FACILITIES PLAN

Existing Deficiencies

Current enrollment at each grade level is identified in Table 5-2. The District currently (2023) has 977 unhoused students at the elementary level, 103 unhoused students at the middle school level and 78 unhoused students at the high school level. It has excess capacity (37) at the mid-high school.

Facility Needs (2024-2029)

Projected available student capacity was derived by subtracting projected student enrollment from 2023 permanent school capacity (excluding portables) for each of the six years in the forecast period (2024-2029). The District's enrollment projections in Table 5-2 have been applied to the existing capacity (Table 4-1). If no capacity improvements were to be made by the year 2029 the District would be over capacity at the elementary level by 1,249 students, 165 students at the middle school level, 105 students at the mid-high school and 89 students at the high school.

These projected future capacity needs are depicted on Table 6-1. This table compares actual future space needs with the portion of those needs that are "growth related." RCW 82.02 and Chapter 30.66C SCC mandate that new developments cannot be assessed impact fees to correct existing deficiencies. Thus, any capacity deficiencies existing in the District in 2021 must be deducted from the total projected deficiencies before impact fees are assessed.

Table 6-1 - Projected Additional Capacity Needs 2024 – 2029

Grade Span	2023 *	2024	2025	2026	2027	2028	2029
Elementary (K-5)							
Permanent capacity	3,420	3,420	3,420	3,420	3,420	3,420	3,420
Enrollment	4,397	4,469	4,498	4,528	4,557	4,613	4,669
Capacity Surplus/(Deficit)	(977)	(1,049)	(1,078)	(1,108)	(1,137)	(1,193)	(1,249)
Growth Related		(72)	(101)	(131)	(160)	(216)	(272)
Middle School (6-7)							
Permanent capacity	1,424	1,424	1,424	1,424	1,424	1,424	1,424
Enrollment	1,527	1,521	1,531	1,541	1,551	1,570	1,589
Capacity Surplus/(Deficit)	(103)	(97)	(107)	(117)	(127)	(146)	(165)
Growth Related		0	(4)	(14)	(24)	(43)	(62)
Mid-High (8-9)							
Permanent capacity	1,484	1,484	1,484	1,484	1,484	1,484	1,484
Enrollment	1,447	1,521	1,531	1,541	1,551	1,570	1,589
Capacity Surplus/(Deficit)	37	(37)	(47)	(57)	(67)	(86)	(105)
Growth Related		(74)	(84)	(94)	(104)	(123)	(142)
High School (10-12)							
Permanent capacity	1,997	1,997	1,997	1,997	1,997	1,997	1,997
Enrollment	2,075	1,997	2,010	2,023	2,036	2,061	2,086
Capacity Surplus/(Deficit)	(78)	0	(13)	(26)	(39)	(64)	(89)
Growth Related		0	0	0	0	0	(11)

* October 2023 enrollment

Figures assume no capital improvements.

Forecast of Future Facility Needs through 2044

Additional elementary, middle, mid-high and high school classroom space will need to be constructed between 2022 and 2044 to meet the projected student population increase. The District will have to purchase additional school sites to facilitate growth during this time frame. By the end of the six-year forecast period (2027), additional permanent student capacity will be needed as follows:

Table 6-2 –Additional Capacity Need 2029 & 2044

Grade Level	2024 Capacity	2029 Enrollment	2029 Additional Capacity Needed	2044 Enrollment	2044 Additional Capacity Needed
Elementary	3,420	4,669	1,249	5,467	2,047
Middle School	1,424	1,589	165	1,883	459
Mid-High	1,484	1,589	105	1,878	394
High School	1,997	2,086	89	2,488	491
Total	8,325	9,933	1,608	11,716	3,391

Planned Improvements (2024-2029)

The following is a brief outline of those projects likely needed to accommodate unhoused students in the Lake Stevens School District through the Year 2029 based on OSPI enrollment projections.

Elementary Schools: Based upon current enrollment estimates, elementary student population will increase to the level of requiring two new elementary schools. The CFP reflects acquisition of land for two schools and the construction of one new elementary and expansion of two existing elementaries in 2026 and 2027, although the exact timing is unknown at this time.

Middle Schools: Based upon current enrollment estimates, middle school student population will increase to the level of requiring an expansion of an existing middle school. The CFP reflects the expansion of a middle school in 2027, although the exact timing is unknown at this time.

Interim Classroom Facilities (Portables): Additional portables will be purchased in future years, as needed. However, it remains a District goal to house all students in permanent facilities.

Site Acquisition and Improvements: Two additional elementary school sites will be needed in areas where student growth is taking place. The 10-acre Lochsloy property is in the far corner of the district, not in an area of growth and will not meet this need. Affordable land suitable for school facilities will be difficult to acquire.

Support Facilities

The District has added a satellite pupil transportation lot at Cavelero Mid High to support the growing needs for the district. This is a temporary measure until a site can be acquired and a new, larger pupil transportation center can be built.

Capital Facilities Six-Year Finance Plan

The Six Year Finance Plan shown on Table 6-3 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2024-2029. The financing components include bond issue(s), state match funds, school mitigation and impact fees.

The financing plan separates projects and portions of projects that add capacity from those that do not, since the latter are generally not appropriate for impact fee funding. The financing plan and impact fee calculation formula also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.

Table 6-3 – 2024-2029 Capital Facilities Plan

Estimated Project Cost by Year (In $Millions)	2024	2025	2026	2027	2028	2029	Total	Local Cost*	State Match
Improvements Adding Student Capacity									
Elementary									
Site Acquisition									
Acres				20			20		
Purchase Cost				$ 4.00			$ 4.00	$ 4.00	$ -
Capacity Addition				1300			1300		
Relocatable Facilities Cost							$ -	$ -	
Capacity Addition							0		
Construction Cost			$148.90	$ 70.70			$219.60	$187.10	$32.50
Capacity Addition			850	125			975		
Middle									
Site Acquisition									
Acres							-		
Purchase Cost							$ -	$ -	$ -
Capacity Addition							-		
Relocatable Facilities Cost		$ 0.25	$ 0.25				$ 0.50	$ 0.50	$ -
Capacity Addition		50	50				100		
Construction Cost				$ 98.80			$ 98.80	$ 71.50	$27.30
Capacity Addition				200			200		
Mid-High									
Site Acquisition									
Acres							-		
Purchase Cost							$ -	$ -	$ -
Capacity Addition							-		
Relocatable Facilities Cost		$ 0.25		$ 0.50			$ 0.75	$ 0.75	$ -
Capacity Addition		50		100			150		
Construction Cost							$ -	$ -	$ -
Capacity Addition							-		
High School									
Site Acquisition									
Acres							-		
Purchase Cost							$ -	$ -	$ -
Capacity Addition							-		
Relocatable Facilities Cost							$ -	$ -	$ -
Capacity Addition							0		
Construction Cost				$ 27.70			$ 27.70	$ 27.70	$ -
Capacity Addition				200			200		
Student Capacity Total Cost	$-	$ -	$ 148.9	$ 201.2	$-	$-	$ 350.1	$ 290.3	$ 59.8
Improvements Not Adding Student Capacity									
Elementary									
Construction Cost							$ -	$ -	$ -
Middle									
Construction Cost							$ -	$ -	$ -
Mid-High									
Construction Cost							$ -	$ -	$ -
High School									
Construction Cost							$ -	$ -	$ -
District-wide Improvements									
Construction Cost		$13.30	$ 7.40	$ 7.00			$ 27.70	$ 27.70	$ -
Non-Student Capacity Total Cost	$-	$13.30	$ 7.40	$ 7.00	$-	$-	$ 27.70	$ 27.70	$ -
Elementary (including land acquisition)	$-	$ -	$148.90	$ 74.70	$-	$-	$223.60	$191.10	$32.50
Middle	$-	$ 0.25	$ 0.25	$ 98.80	$-	$-	$ 99.30	$ 72.00	$27.30
Mid-High	$-	$ 0.25	$ -	$ 0.50	$-	$-	$ 0.75	$ 0.75	$ -
High School	$-	$ -	$ -	$ 27.70	$-	$-	$ 27.70	$ 27.70	$ -
District Wide	$-	$13.30	$ 7.40	$ 7.00	$-	$-	$ 27.70	$ 27.70	$ -
Annual Total	$-	$13.80	$156.55	$208.70	$-	$-	$379.05	$319.25	$59.80

*Local Costs include funds currently available, impact fees to be collected and bonds or levies not yet approved.

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 then retired through collection of property taxes. A capital improvements bond for $116,000,000 was approved by the electorate in February 2016. Funds have been used to construct a new elementary school and modernize Lake Stevens High School, as well as fund other non-growth-related projects.

The total costs of the growth-related projects outlined in Table 6-3 represent recent and current bids per information obtained through OSPI, the District's architect and neighboring school districts that have recently or are planning to construct classroom space. An escalation factor of 5.5% per year has been applied out to 2029.

State Match Funds: State Match Funds come from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominately 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 matching funds for a specific capital project. To qualify, a project must first meet State-established criteria of need. This is determined by 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 allocation of available funding resources to school districts based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percent of the total project cost to be paid by the State for eligible projects.

State Match Funds can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive matching funds from the State. Because state matching funds are dispersed after a district has paid its local share of the project, matching funds from the State may not be 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 project with local funds. When the State share is finally disbursed (without accounting for escalation) the future District project is partially reimbursed.

Because of the method of computing state match, the District has historically received approximately 30% of the actual cost of school construction in state matching funds. For its 2024 CFP, the District assumes a 30% match.

School Impact Fees: Development impact fees have been adopted by several jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time building permits or certificates of occupancy are issued.

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 temporary facilities (portables). Credits have also

been applied in the formula to account for state match funds 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 address existing deficiencies have been eliminated from the variables used in the calculations. Only capacity improvements are eligible for impact fees.

Shown on Table 6-4, since 2012 the Lake Stevens School District has collected and expended the following impact fees:

Table 6-4 – Impact Fee Revenue and Expenditures

Year	Revenue	Expenditure
2023	$ 2,782,209	$ 1,889,623
2022	$ 3,007,540	$ 2,204,707
2021	$ 3,855,167	$ 4,334,823
2020	$ 4,438,497	$ 5,235,528
2019	$ 4,483,964	$ 4,177,428
2018	$ 1,760,609	$ 4,076,918
2016	$ 1,595,840	$ 1,872,014
2014	$ 698,188	$ 1,389,784
2013	$ 1,005,470	$ 22,304
2012	$ 1,526,561	$ -
Total	**$25,154,045**	**$25,203,129**

The law allows ten years for collected dollars to be spent.

By ordinance, new developments cannot be assessed impact fees to correct existing deficiencies. Thus, existing capacity deficiencies must be deducted from the total projected deficiencies in the calculation of impact fees.

The financing plan separates projects and portions of projects that add capacity from those that do not, since non-capacity improvements are not eligible for impact fee funding. The financing plan and impact fee calculation also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs (Table 6-1). From this process, the District can develop a plan that can be translated into a bond issue package for submittal to District voters, if deemed appropriate.

Table 6-5 presents an estimate of the permanent capacity impacts of the proposed capital construction projects. This does not take into consideration temporary facilities for the reasons stated earlier.

Table 6-5 – Projected Growth-Related Capacity (Deficit) After Programmed Improvements

2023	Elementary	Middle	Mid-High	High School
Existing Capacity	3,420	1,424	1,484	1,997
Programmed Improvement Capacity				
Capacity After Improvement	3,420	1,424	1,484	1,997
Current Enrollment	4,397	1,527	1,447	2,075
Surplus (Deficit) After Improvement	(977)	(103)	37	(78)
2024	**Elementary**	**Middle**	**Mid-High**	**High School**
Existing Capacity	3,420	1,424	1,484	1,997
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	3,420	1,424	1,484	1,997
Projected Enrollment	4,469	1,521	1,521	1,997
Surplus (Deficit) After Improvement	(1,049)	(97)	(37)	0
2025	**Elementary**	**Middle**	**Mid-High**	**High School**
Existing Capacity	3,420	1,424	1,484	1,997
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	3,420	1,424	1,484	1,997
Projected Enrollment	4,498	1,531	1,531	2,010
Surplus (Deficit) After Improvement	(1,078)	(107)	(47)	(13)
2026	**Elementary**	**Middle**	**Mid-High**	**High School**
Existing Capacity	3,420	1,424	1,484	1,997
Programmed Improvement Capacity	850	200	0	0
Capacity After Improvement	4,270	1,624	1,484	1,997
Projected Enrollment	4,528	1,541	1,541	2,023
Surplus (Deficit) After Improvement	(258)	83	(57)	(26)
2027	**Elementary**	**Middle**	**Mid-High**	**High School**
Existing Capacity	4,270	1,624	1,484	1,997
Programmed Improvement Capacity	125	0	0	200
Capacity After Improvement	4,395	1,624	1,484	2,197
Projected Enrollment	4,557	1,551	1,551	2,036
Surplus (Deficit) After Improvement*	(162)	73	(67)	161
2028	**Elementary**	**Middle**	**Mid-High**	**High School**
Existing Capacity	4,395	1,624	1,484	2,197
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	4,395	1,624	1,484	2,197
Projected Enrollment	4,613	1,570	1,570	2,061
Surplus (Deficit) After Improvement*	(218)	54	(86)	136
2029	**Elementary**	**Middle**	**Mid-High**	**High School**
Existing Capacity	4,395	1,624	1,484	2,197
Programmed Improvement Capacity	0	0	0	0
Capacity After Improvement	4,395	1,624	1,484	2,197
Projected Enrollment	4,669	1,589	1,589	2,086
Surplus (Deficit) After Improvement	(274)	35	(105)	111

Impact Fee Calculation Criteria

1. Site Acquisition Cost Element

Site Size: The site size given the optimum acreage for each school type based on studies of existing school sites OSPI standards. Generally, districts will require 11-15 acres for an elementary school; 25-30 acres for a middle school or junior high school; and 40 acres or more for a high school. Actual school sites may vary in size depending on the size of parcels available for sale and other site development

constraints, such as wetlands. It also varies based on the need for athletic fields adjacent to the school along with other specific planning factors.

This space for site size on the Variable Table contains a number only when the District plans to acquire additional land during the six-year planning period, 2024 - 2029. As noted previously,the District will need to acquire two additional elementary school sites between 2024 and 2029.

Average Land Cost Per Acre: The cost per acre is based on estimates of land costs within the District, based either on recent land purchases or by its knowledge of prevailing costs in the particular real estate market. Prices per acre will vary throughout the County and will be heavily influenced by the urban vs. rural setting of the specific district and the location of the planned school site. The Lake Stevens School District estimates its vacant land costs to be $200,000 per acre. Until a site is located for acquisition, the actual purchase price is unknown. Developed sites, which sometimes must be acquired adjacent to existing school sites, can cost well over the $200,000 per acre figure.

Facility Design Capacity (Student FTE): Facility design capacities reflect the District's optimum number of students each school type is designed to accommodate. These figures are based on actual design studies of optimum floor area for new school facilities. The Lake Stevens School District designs new elementary schools to accommodate 650 students, new middle schools 750 students and new high schools 2,000 students.

Student Factor: The student factor (or student generation rate) is the average number of students generated by each housing type – in this case: single-family detached dwellings and multiple- family dwellings. Multiple-family dwellings, which may be rental or owner-occupied units within structures containing two or more dwelling units, were broken out into townhomes/multiplexes and multifamily apartment and condominium units. Pursuant to a requirement of Chapter 30.66C SCC, each school district was required to conduct student generation studies within their jurisdictions. A description of this methodology is contained in Appendix C. FLO Analytics performed the analysis. The student generation rates for the Lake Stevens School District are shown on Table 6-6.

Table 6-6 – Student Generation Rates

2024

Student Generation Rates	Elementary	Middle	Mid-High	High	Total
Single Family Detached	0.370	0.110	0.090	0.117	0.687
Townhome/Multiplex (2,3,4)	0.086	0.025	0.012	0.018	0.141
Multifamily, 0-1 bedroom	0.000	0.000	0.000	0.000	0.000
Multifamily, 2+ bedroom	0.035	0.015	0.004	0.027	0.081

2022

Student Generation Rates	Elementary	Middle	Mid-High	High	Total
Single Family	0.348	0.091	0.090	0.101	0.630
Multiple Family, 0-1 Bedroom	0.000	0.000	0.000	0.000	0.000
Multiple Family, 2+ Bedroom	0.092	0.031	0.000	0.023	0.146

Note: Townhomes were included in the Multifamily 2+ category prior to 2024.

The table also shows the Student Generation rates from the 2022 CFP. Per the report from FLO Analytics: "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." After several years of decline in the student generation rates, the 2024 report shows an increase in most grade levels for most housing types.

2. School Construction Cost Variables

Additional Building Capacity: These figures are the actual capacity additions to the Lake Stevens School District that will occur because of improvements listed on Table 6-3 (Capital Facilities Plan).

Current Facility Square Footage: These numbers are taken from Tables 4-1 and 4-2. They are used in combination with the "Existing Portables Square Footage" to apportion the impact fee amounts between permanent and temporary capacity figures in accordance with Chapter 30.66C. SCC.

Estimated Facility Construction Cost: The estimated facility construction cost is based on planned costs or on actual costs of recently constructed schools. The facility cost is the total cost for construction projects as defined on Table 6-3, including only capacity related improvements and adjusted to the "growth related" factor. Projects or portions of projects that address existing deficiencies (which are those students who are un-housed as of October 2023) are not included in the calculation of facility cost for impact fee calculation.

Facility construction costs also include the off-site development costs. Costs vary with each site and may include such items as sewer line extensions, water lines, off-site road and frontage improvements. Off-site development costs are not covered by State Match Funds. Off-site development costs vary and can represent 10% or more of the total building construction cost.

3. Relocatable Facilities Cost Element

Impact fees may be collected to allow acquisition of portables to help relieve capacity deficiencies on a temporary basis. The cost allocated to new development must be growth related and must be in proportion to the current permanent versus temporary space allocations by the district.

Existing Units: This is the total number of existing portables in use by the district as reported on Table 4-2.

New Facilities Required Through 2029: This is the estimated number of portables to be acquired.

Cost Per Unit: This is the average cost to purchase and set up a portable. It includes site preparation but does not include moveable furnishings in the unit.

Relocatable Facilities Cost: This is simply the total number of needed units multiplied by the cost per unit. The number is then adjusted to the "growth-related" factor.

For districts, such as Lake Stevens, which do not credit any portable capacity to the permanent capacity total (see Table 4-1), this number is not directly applicable to the fee calculation and is for information only. The impact fee allows a general fee calculation for portables; however, the amount is adjusted to the proportion of total square footage in portables to the total square footage of permanent and portable space in the district.

4. Fee Credit Variables

Construction Cost Allocation: This number is used by OSPI as a guideline for determining the area cost allowance for new school construction. The index is an average of a seven-city building cost index for commercial and factory buildings in Washington State and is adjusted every year for inflation. The current allocation is $375.00 (July 2024) up from $246.83 in 2022.

State Match Percentage: The State match percentage is the proportion of funds that are provided to the school districts, for specific capital projects, from the State's Common School Construction Fund. These funds are disbursed based on a formula which calculates the District's assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percentage of the total project to be paid by the State.

Because of the method of computing state match, the District has historically received approximately 30% of the actual cost of school construction in state matching funds. For its 2024 CFP, the District assumes a 30% match.

5. Tax Credit Variables

Under Chapter 30.66C SCC, a credit is granted to new development to account for taxes that will be paid to the school district over the next ten years. The credit is calculated using a "present value" formula.

Interest Rate (20-year GO Bond): This is the interest rate of return on a 20-year General Obligation Bond and is derived from the bond buyer index. The current assumed interest rate is 3.48%.

Levy Rate (in mils): The Property Tax Levy Rate (for bonds*)* is determined by dividing the District's average capital property tax rate by one thousand. The current levy rate for the Lake Stevens School District is 0.00120.

Average Assessed Value: This figure is based on the District's average assessed value for each type of dwelling unit (single-family and multiple family). The average assessed values are based on estimates made by the County's Planning and Development Services Department utilizing information from the Assessor's files. The current average assessed value for 2024 for single-family detached residential dwellings is $621,496, up from $485,760 in 2020 and $423,231 in 2020); $175,173 for one-bedroom multi-family unit ($169,461 in 2022; $125,314 in 2020), and $242,411 for townhomes/multi-plexes and two or more bedroom multi-family units (2022: $239,226; 2020: $178,051).

6. Adjustments

Growth Related Capacity Percentage: Only the portions of projects addressing new unhoused need are included in the impact fee calculations. The percentage is determined by the number of new unhoused students divided by the number of students for which the project would provide additional capacity.

Fee Discount: In accordance with Chapter 30.66C SCC, all fees calculated using the above factors are to be reduced by 50%.

Table 6-7 - Impact Fee Variables

Criteria	Elementary	Middle	Mid-High	High
Growth-Related Capacity Deficiencies	272	62	142	11
Discount (Snohomish County, Lake Stevens and Marysville)	50%	50%	50%	50%
Student Factor	**Elementary**	**Middle**	**Mid-High**	**High**
Single Family Detached	0.370	0.110	0.090	0.117
Townhome/Multiplex	0.086	0.025	0.012	0.018
Multifamily, 0-1 bedrooms	0.000	0.000	0.000	0.000
Multifamily, 2+ bedrooms	0.035	0.015	0.004	0.027
Site Acquisition Cost Element	**Elementary**	**Middle**	**Mid-High**	**High**
Site Needs (acres)	20	0	0	0
Growth Related	4.18	0	0	0
Cost Per Acre	$200,000.00	$200,000.00	$200,000.00	$200,000.00
Additional Capacity	1300	0	0	0
Growth Related	272	62	142	11
School Construction Cost Element	**Elementary**	**Middle**	**Mid-High**	**High**
Estimated Facility Construction Cost	$219,600,000	$98,800,000	$0	$27,700,000
Growth Related	$61,262,769	$30,628,000	$0	$1,523,500
Additional Capacity	975	200	0	200
Growth Related	272	62	142	11
Current Facility Square Footage	401,344	177,722	225,612	312,598
Relocatable Facilities Cost Element	**Elementary**	**Middle**	**Mid-High**	**High**
Relocatable Facilities Cost	$250,000	$250,000	$250,000	$250,000
Growth Related	$250,000	$250,000	$250,000	$250,000
Relocatable Facilities Capacity/Unit	25	27	27	27
Growth Related	25	27	27	27
Existing Portable Square Footage	62,720	17,920	1,792	0
State Match Credit	**Elementary**	**Middle**	**Mid-High**	**High**
Cost Construction Allocation	$375.00	$375.00	$375.00	$375.00
School Space per Student (OSPI)	90	117	117	130
State Match Percentage	30.0%	30.0%	30.0%	30.0%
Tax Payment Credit	**Elementary**	**Middle**	**Mid-High**	**High**
Interest Rate	3.48%	3.48%	3.48%	3.48%
Loan Payoff (Years)	10	10	10	10
Property Tax Levy Rate (Bonds)	0.00120	0.00120	0.00120	0.00120
Average AV per DU Type	**SFD**	**Small MF**	**Large MF**	
	$621,496	$175,173	$242,411	
		"small unit"	*"large unit"*	

Proposed Impact Fee Schedule

Using the variables and formula described, impact fees proposed for the Lake Stevens School District are summarized in Table 6-8 (refer to Appendix A for worksheets).

Table 6-8 - Calculated Impact Fees

Housing Type	Impact Fee Per Unit	Discounted (50%) Impact Fee Per Unit
Single Family Detached	$27,460	$13,730
Townhome/Multiplex	$5,253	$2,627
Multifamily, 0-1 bedroom	$0	$0
Multifamily, 2+ bedrooms	$1,481	$741

Appendix A
Impact Fee Calculations

IMPACT FEE WORKSHEET
LAKE STEVENS SCHOOL DISTRICT

SINGLE-FAMILY DETACHED

SITE ACQUISITION COST

acres needed	4.18	x	$ 200,000	/	capacity (# students)	1,300	x	student factor	0.370	=	$238	(elementary)
acres needed	0.00	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.110	=	$0	(middle)
acres needed	0.00	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.090	=	$0	(mid-high)
acres needed	0.00	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.117	=	$0	(high school)
TOTAL SITE ACQUISITION COST										=	$238	

SCHOOL CONSTRUCTION COST

total const. cost	$61,262,769	/		capacity (# students)	975	x	student factor	0.370	=	$23,248	(elementary)
total const. cost	$30,628,000	/		capacity (# students)	200	x	student factor	0.110	=	$16,845	(middle)
total const. cost	$0	/		capacity (# students)	0	x	student factor	0.090	=	$0	(mid-high)
total const. cost	$1,523,500	/		capacity (# students)	200	x	student factor	0.117		$891	(high school)
							Subtotal			$40,985	
Total Square Feet of Permanent Space (District)	1,117,276	/	Total Square Feet of School Facilities (000)		1,199,708				=	93.13%	
TOTAL FACILITY CONSTRUCTION COST									=	$38,169	

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	$ 250,000	/	25	facility size	x student factor	0.370		=	$3,700	(elementary)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.110		=	$1,019	(middle)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.090		=	$833	(mid-high)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.117		=	$1,083	(high school)
						Subtotal			$6,635	
Total Square Feet of Portable Space (District)	82,432	/	Total Square Feet of School Facilities (000)		1,199,708			=	6.87%	
TOTAL RELOCATABLE COST ELEMENT								=	$456	

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

CCA Index	$ 375.00	x OSPI Allowance	90.00	x	State Match %	30.00%	x	student factor	0.370	=	$3,746	(elementary)
CCA Index	$ 375.00	x OSPI Allowance	117.00	x	State Match %	30.00%	x	student factor	0.110	=	$1,448	(middle)
CCA Index	No projects	x OSPI Allowance	117.00	x	State Match %	30.00%	x	student factor	0.090	=	$0	(mid-high)
CCA Index	Not eligible	x OSPI Allowance	130.00	x	State Match %	30.00%	x	student factor	0.117	=	$0	(high school)

TOTAL STATE MATCH CREDIT = $5,194

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 0.00120 capital levy rate x

assessed value 621,496.00 tax payment credit = $ 6,209

IMPACT FEE CALCULATION

SITE ACQUISITION COST	$238
FACILITY CONSTRUCTION COST	$38,169
RELOCATABLE FACILITIES COST (PORTABLES)	$456
(LESS STATE MATCH CREDIT)	($5,194)
(LESS TAX PAYMENT CREDIT)	($6,209)

	Non-Discounted	50% Discount
SINGLE FAMILY RESIDENTIAL FINAL IMPACT FEE PER UNIT	**$27,460**	**$13,730**

IMPACT FEE WORKSHEET
LAKE STEVENS SCHOOL DISTRICT

TOWNHOMES AND MULTIPLEXES

SITE ACQUISITION COST

acres needed	4.18	x	$ 200,000	/	capacity (# students)	1300	x	student factor	0.086	=	$55	(elementary)
acres needed	0	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.025	=	$0	(middle)
acres needed	0	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.012	=	$0	(mid-high)
acres needed	0	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.018	=	$0	(high school)

TOTAL SITE ACQUISITION COST = $55

SCHOOL CONSTRUCTION COST

total const. cost	$61,262,769	/		capacity (# students)	975	x	student factor	0.086	=	$5,404	(elementary)
total const. cost	$30,628,000	/		capacity (# students)	200	x	student factor	0.025	=	$3,829	(middle)
total const. cost	$0	/		capacity (# students)	0	x	student factor	0.012	=	$0	(mid-high)
total const. cost	$1,523,500	/		capacity (# students)	200	x	student factor	0.018	=	$137	(high school)
							Subtotal			$9,369	

Total Square Feet of Permanent Space (District)	1,117,276	/ Total Square Feet of School Facilities (000)	1,199,708	=	93.13%

TOTAL FACILITY CONSTRUCTION COST = $ 8,726

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	$ 250,000	/	25	facility size	x student factor	0.086		=	$860	(elementary)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.025		=	$231	(middle)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.012		=	$111	(mid-high)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.018		=	$167	(high school)
							Subtotal		$1,369	

Total Square Feet of Portable Space (District)	82,432	/ Total Square Feet of School Facilities (000)	1,199,708	=	6.87%

TOTAL RELOCATABLE COST ELEMENT = $94

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	$ 375.00	x OSPI Allowance	90	x	State Match %	30.00%	x	student factor	0.086	=	$871	(elementary)
BOECKH Index	$ 375.00	x OSPI Allowance	117	x	State Match %	30.00%	x	student factor	0.025	=	$329	(middle)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	30.00%	x	student factor	0.012	=	$0	(mid-high)
BOECKH Index	Not eligible	x OSPI Allowance	130	x	State Match %	30.00%	x	student factor	0.018	=	$0	(high school)

TOTAL STATE MATCH CREDIT = $1,200

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 0.0012 capital levy rate

assessed value 242,411.00 tax payment credit = $ (2,422)

IMPACT FEE CALCULATION

SITE ACQUISITION COST	$55
FACILITY CONSTRUCTION COST	$8,726
RELOCATABLE FACILITIES COST (PORTABLES)	$94
(LESS STATE MATCH CREDIT)	($1,200)
(LESS TAX PAYMENT CREDIT)	($2,422)

	Non-Discounted	50% Discount
TOWNHOMES AND MULTI-PLEXES FINAL IMPACT FEE PER UNIT	**$5,253**	**$2,627**

IMPACT FEE WORKSHEET
LAKE STEVENS SCHOOL DISTRICT

MULTIPLE FAMILY RESIDENTIAL, 0-1 BEDROOMS

SITE ACQUISITION COST

acres needed	4.18	x	$ 200,000	/	capacity (# students)	1300	x	student factor	0.000	=	$0	(elementary)
acres needed	0	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.000		$0	(middle)
acres needed	0	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.000	=	$0	(mid-high)
acres needed	0	x	$ 200,000	/	capacity (# students)	0	x	student factor	0.000	=	$0	(high school)

TOTAL SITE ACQUISITION COST = $0

SCHOOL CONSTRUCTION COST

total const. cost	$61,262,769	/		capacity (# students)	975	x	student factor	0.000	=	$0	(elementary)
total const. cost	$30,628,000	/		capacity (# students)	200	x	student factor	0.000	=	$0	(middle)
total const. cost	$0	/		capacity (# students)	0	x	student factor	0.000	=	$0	(mid-high)
total const. Cost	$1,523,500	/		capacity (# students)	200	x	student factor	0.000	=	$0	(high school)
										$0	

Total Square Feet of Permanent Space (District)	1,117,276	/ Total Square Feet of School Facilities (000)	1,199,708	=	93.13%

TOTAL FACILITY CONSTRUCTION COST = $ -

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	$ 250,000	/	25	facility size	x student factor	0.000		=	$0	(elementary)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.000		=	$0	(middle)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.000		=	$0	(mid-high)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.000		=	$0	(high school)
							Subtotal		$0	

Total Square Feet of Portable Space (District)	82,432	/ Total Square Feet of School Facilities (000)	1,199,708	=	6.87%

TOTAL RELOCATABLE COST ELEMENT = $0

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	$ 375.00	x OSPI Allowance	90	x	State Match %	30.00%	x	student factor	0.000	=	$0	(elementary)
BOECKH Index	$ 375.00	x OSPI Allowance	117	x	State Match %	30.00%	x	student factor	0.000	=	$0	(middle)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	30.00%	x	student factor	0.000	=	$0	(mid-high)
BOECKH Index	Not eligible	x OSPI Allowance	130	x	State Match %	30.00%	x	student factor	0.000	=	$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

(1 + interest rate 3.48%)^ 10 years to pay off bond] x 0.00120 capital levy rate

assessed value 175,173.00 tax payment credit = $ 1,750

IMPACT FEE CALCULATION

SITE ACQUISITION COST	$0
FACILITY CONSTRUCTION COST	$0
RELOCATABLE FACILITIES COST (PORTABLES)	$0
(LESS STATE MATCH CREDIT)	$0
(LESS TAX PAYMENT CREDIT)	($1,750)

	Non-Discounted	50% Discount
MULTIPLE FAMILY RESIDENTIAL -- 0-1 BDRM FINAL IMPACT FEE PER UNIT	**$0**	**$0**

IMPACT FEE WORKSHEET
LAKE STEVENS SCHOOL DISTRICT

MULTIPLE FAMILY RESIDENTIAL, 2+ BEDROOMS

SITE ACQUISITION COST

acres needed	4.18	x	$	200,000	/	capacity (# students)	1300	x	student factor	0.035	=	$23	(elementary)
acres needed	0	x	$	200,000	/	capacity (# students)	0	x	student factor	0.015		$0	(middle)
acres needed	0	x	$	200,000	/	capacity (# students)	0	x	student factor	0.004	=	$0	(mid-high)
acres needed	0	x	$	200,000	/	capacity (# students)	0	x	student factor	0.027	=	$0	(high school)

TOTAL SITE ACQUISITION COST = $23

SCHOOL CONSTRUCTION COST

total const. cost	$61,262,769	/		capacity (# students)	975	x	student factor	0.035	=	$2,199	(elementary)
total const. cost	$30,628,000	/		capacity (# students)	200	x	student factor	0.015	=	$2,297	(middle)
total const. cost	$0	/		capacity (# students)	0	x	student factor	0.004	=	$0	(mid-high)
total const. Cost	$1,523,500	/		capacity (# students)	200	x	student factor	0.027	=	$206	(high school)
										$4,702	

Total Square Feet of Permanent Space (District)	1,117,276	/ Total Square Feet of School Facilities (000)	1,199,708	= 93.13%

TOTAL FACILITY CONSTRUCTION COST = $ 4,379

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	$ 250,000	/	25	facility size	x student factor	0.035		=	$350	(elementary)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.015		=	$139	(middle)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.004		=	$37	(mid-high)
Portable Cost	$ 250,000	/	27	facility size	x student factor	0.027		=	$250	(high school)
							Subtotal		$776	

Total Square Feet of Portable Space (District)	82,432	/ Total Square Feet of School Facilities (000)	1,199,708	= 6.87%

TOTAL RELOCATABLE COST ELEMENT = $53

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	$ 375.00	x OSPI Allowance	90	x	State Match %	30.00%	x	student factor	0.035	=	$354	(elementary)
BOECKH Index	$ 375.00	x OSPI Allowance	117	x	State Match %	30.00%	x	student factor	0.015	=	$197	(middle)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	30.00%	x	student factor	0.004	=	$0	(mid-high)
BOECKH Index	Not eligible	x OSPI Allowance	130	x	State Match %	30.00%	x	student factor	0.027	=	$0	(high school)

TOTAL STATE MATCH CREDIT = $552

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 0.00120 capital levy rate

assessed value 242,411.00 tax payment credit = $ 2,422

IMPACT FEE CALCULATION

SITE ACQUISITION COST	$23
FACILITY CONSTRUCTION COST	$4,379
RELOCATABLE FACILITIES COST (PORTABLES)	$53
(LESS STATE MATCH CREDIT)	($552)
(LESS TAX PAYMENT CREDIT)	($2,422)

MULTIPLE FAMILY RESIDENTIAL -- 2 BDRM OR MORE	Non-Discounted	50% Discount
FINAL IMPACT FEE PER UNIT	**$1,481**	**$741**

Appendix B
OSPI Enrollment Forecasting Methodology

OSPI PROJECTION OF ENROLLMENT DATA
Cohort-Survival or Grade-Succession Technique

Development of a long-range school-building program requires a careful forecast of school enrollment indicating the projected number of children who will attend school each year. The following procedures are suggested for determining enrollment projections:

1. Enter in the lower left corner of the rectangle for each year the number of pupils actually enrolled in each grade on October 1, as reported on the October Report of School District Enrollment, Form M-70, column A. (For years prior to October 1, 1965, enter pupils actually enrolled as reported in the county superintendent's annual report, Form A-1.)
2. In order to arrive at enrollment projections for kindergarten and/or grade one pupils, determine the percent that the number of such pupils each year was of the number shown for the immediately preceding year. Compute an average of the percentages, enter it in the column headed "Ave. % of Survival", and apply such average percentage in projecting kindergarten and/or grade one enrollment for the next six years.
3. For grade two and above determine the percent of survival of the enrollment in each grade for each year to the enrollment. In the next lower grade during the preceding year and place this percentage in the upper right corner of the rectangle. (For example, if there were 75 pupils in actual enrollment in grade one on October 1, 1963, and 80 pupils were in actual enrollment in grade two on October 1, 1964, the percent of survival would be 80/75, or 106.7%. If the actual enrollment on October 1, 1965, in grade three had further increased to 100 pupils, the percent of survival to grade three would be 100/80 or 125 %.). Compute an average of survival percentages for each year for each grade and enter it in the column, "Ave. % of Survival".
4. In order to determine six-year enrollment projections for grade two and above, multiply the enrollment in the next lower grade during the preceding year by 7 the average percent of survival. For example, if, on October 1 of the last year of record, there were 100 students in grade one and the average percent of survival to grade two was 105, then 105% of 100 would result in a projection of 105 students in grade two on October 1 of the succeeding year.
5. If, after calculating the "Projected Enrollment", there are known factors which will further influence the projections, a statement should be prepared showing the nature of those factors, involved and their anticipated effect upon any portion of the calculated projection.

*Kindergarten students are projected based on a regression line.

Table C-1
LAKE STEVENS SCHOOL DISTRICT
STUDENT ENROLLMENT BY GRADE SPAN 2023-2029

School Type	Grade Level	School Year						
		2023	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**
Elementary	K	672	686	683	680	677	674	671
	1	722	696	710	707	704	701	698
	2	826	736	710	724	721	718	715
	3	727	840	749	722	736	733	730
	4	699	741	856	763	736	750	747
	5	751	712	755	872	777	750	764
	K-5 Headcount	**4397**	**4411**	**4463**	**4468**	**4351**	**4326**	**4325**
Middle	6	768	767	728	772	891	794	766
	7	759	777	776	736	781	901	803
	6-7 Headcount	**1527**	**1544**	**1504**	**1508**	**1672**	**1695**	**1569**
Mid High	Grade 8	717	770	789	788	747	793	914
	Grade 9	730	716	769	788	787	746	792
	8-9 Headcount	**1447**	**1486**	**1558**	**1576**	**1534**	**1539**	**1706**
Sr. High	Grade 10	752	722	708	760	779	778	738
	Grade 11	685	694	666	653	701	719	718
	Grade 12	638	660	669	642	630	676	693
	10-12 Headcount	**2075**	**2076**	**2043**	**2055**	**2110**	**2173**	**2149**
	K-12 Headcount	**9446**	**9517**	**9568**	**9607**	**9667**	**9733**	**9749**

Source: Snohomish County, Lake Stevens School District and OSPI

Appendix C
OFM Ratio Method – 2044 Enrollment Estimate

Enrollment Forecasts
OSPI and OFM Ratio Methods

The Growth Management Act requires that capital facilities plans for schools consider enrollment forecasts that are related to official population forecasts for the district. The OFM ratio method computes past enrollment as a percentage of past population and then estimates how those percentage trends will continue.

Snohomish County prepares the population estimates by distributing official estimates from the Washington Office of Financial Management (OFM) to the school district level. SCC 30.66C requires that these official OFM/County population forecasts be used in the capital facilities plans. Each district is responsible for estimating the assumed percentage of population that, in turn, will translate into enrollments.

The District's assumed percentage trends are applied to these County population forecasts. This is known as the Ratio Method. The District then decides to use either it or the six-year forecast (2024-2029) prepared by the State Office of the Superintendent of Public Instructions (OSPI) for use in the facilities plan. Whichever is used for the 2024-2029 planning period, OSPI does not forecast enrollments for Year 2044, so the Ratio Method is used for that purpose, regardless.

2024			
Year	Population	Enrollment	Ratio
2010	**39,977**	**7,913**	19.79%
2011	*41,025*	7,985	19.46%
2012	*42,074*	7,987	18.98%
2013	*43,122*	8,126	18.84%
2014	*44,171*	8,253	18.68%
2015	*45,219*	8,392	18.56%
2016	*46,267*	8,611	18.61%
2017	*47,316*	8,646	18.27%
2018	*48,364*	8,875	18.35%
2019	*49,413*	9,200	18.62%
2020	**50,461**	**8,854**	17.55%
2021	*52,181*	9,325	17.87%
2022	*53,450*	9,339	17.47%
2023	*54,256*	9,446	17.41%
2024	*54,614*	*9,508*	17.41%
2025	*54,972*	*9,571*	17.41%
2026	*55,329*	*9,633*	17.41%
2027	*55,687*	*9,695*	17.41%
2028	*56,370*	*9,814*	17.41%
2029	*57,052*	*9,933*	17.41%
2044	*67,294*	*11,716*	17.41%

The table above shows actual enrollments and population estimates from 2010-2023, and their resulting ratio (the 2010 and 2020 population totals are official census figures).

Until 2015 the trend was a declining ratio of students to population. The ratio leveled off in the years 2016 through 2019. In 2020, school closures and online learning caused enrollment to drop. Then enrollment rebounded in 2021 and returned to pre-pandemic levels. The district projects that the ratio will level off for the projection period and average around 17.41%.

2044 Enrollment Estimate

The District's 2024 CFP ratio of 17.41% is used for the 2044 enrollment estimate. Using that number against the County's 2044 population estimate of 67,294 produces a projected enrollment number of 11,716 students in 2044.

Appendix D
Student Generation Rates

MEMORANDUM

To: Robb Stanton
Lake Stevens School District
12309 22nd Streat NE
Lake Stevens, WA 98258

From: Alex Brasch
Senior Population Geographer

Date: April 1, 2024

Project No.: F2714.01.001

Re: 2023–24 Student Generation Rates—Lake Stevens School District

At the request of the Lake Stevens School District (LSSD/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 LSSD 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, individual grade, 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 LSSD 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 same housing information as Table 1, with the number of students and SGRs by individual grade. Table 3 includes the unit counts, number of students, and SGRs for individual MF structures.

Of the 9,053 students residing within the district, 2,031 live in the 2,957 SF detached units that were built between 2015 and 2022, while 23 live in the 163 townhomes/duplexes and 21 live in the 260 MF units built in the same period. On average, each SF detached unit yields 0.687 K–12 students, each townhome/duplex yields 0.141 K–12 students, and each MF unit yields 0.081 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	6–7	8–9	10–12	K–12	K–5	6–7	8–9	10–12	K–12
Single-family Detached	2,957	1,095	325	265	346	2,031	0.370	0.110	0.090	0.117	0.687
Townhome / Duplex (a)	163	14	4	2	3	23	0.086	0.025	0.012	0.018	0.141
Multifamily (b)	260	9	4	1	7	21	0.035	0.015	0.004	0.027	0.081

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
Lake Stevens School District 2023–24 headcount enrollment, Snohomish County parcels, and Puget Sound Regional Council 2015–2022 new housing inventory.

Table 2: K–12 Students by Individual Grade per Housing Unit Built 2015–2022

Grade	Single-family Detached			Townhome / Duplex [a]			Multifamily [b]		
	Housing Units	Students	SGR	Housing Units	Students	SGR	Housing Units	Students	SGR
K		178	0.060		2	0.012		3	0.012
1		200	0.068		2	0.012		3	0.012
2		196	0.066		3	0.018		1	0.004
3		175	0.059		2	0.012		2	0.008
4		163	0.055		1	0.006		0	--
5		183	0.062		4	0.025		0	--
6	2,957	177	0.060	163	2	0.012	260	2	0.008
7		148	0.050		2	0.012		2	0.008
8		144	0.049		1	0.006		1	0.004
9		121	0.041		1	0.006		0	--
10		133	0.045		2	0.012		3	0.012
11		105	0.036		0	--		3	0.012
12		108	0.037		1	0.006		1	0.004
K–12	**2,957**	**2,031**	**0.687**	**163**	**23**	**0.141**	**260**	**21**	**0.081**

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

Lake Stevens School District 2023–24 headcount enrollment, Snohomish County parcels, and Puget Sound Regional Council 2015–2022 new housing inventory.

Appendix E
Board Resolution

LAKE STEVENS SCHOOL DISTRICT NO. 4
RESOLUTION NO. 15-24
ADOPTION OF 2024-2029 CAPITAL FACILITIES PLAN

WHEREAS, the Lake Stevens School District is required by RCW 36.70 (the Growth Management Act) and the Snohomish County General Policy Plan to adopt a Capital Facilities Plan; and

WHEREAS, development of the Capital Facilities Plan was carried out by the District in accordance with accepted methodologies and requirements of the Growth Management Act; and

WHEREAS, impact fee calculations are consistent with methodologies meeting the conditions and tests of RCW 82.02 and Snohomish County Code; and

WHEREAS, the District finds that the methodologies accurately assess necessary additional capacity which address only growth-related needs; and

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

WHEREAS, the District finds that the Plan meets the basic requirements of RCW 36.70A and RCW 82.02; and

WHEREAS, a review of the Plan was carried out pursuant to RCW 43.21C (the State Environmental Policy Act). A Determination of Non Significance has been issued.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Lake Stevens School District hereby adopts the Capital Facilities Plan for the years 2024-2029, pursuant to the requirements of RCW 36.70A and the Snohomish County General Policy Plan. The Snohomish County Council, the City of Lake Stevens and the City of Marysville are hereby requested to adopt the Plan as an element of their general policy plans and companion ordinances.

ADOPTED, by the Board of Directors of the Lake Stevens School District No. 4, Snohomish County, state of Washington, at a regular meeting thereof held this 10th day of July 2024.

LAKE STEVENS SCHOOL DISTRICT NO. 4
BOARD OF DIRECTORS

President

ATTEST:

Superintendent:

Appendix F
Determination of Nonsignificance

DETERMINATION OF NONSIGNIFICANCE

Lake Stevens School District No. 4
Capital Facilities Plan 2024-2029

DESCRIPTION OF PROPOSAL: The proposed action is the adoption of the Lake Stevens School District No. 4 Capital Facilities Plan, 2024-2029. Board adoption is scheduled to occur on July 10, 2024. This Capital Facilities Plan has been developed in accordance with the requirements of the State Growth Management Act and is a non-project proposal. It documents how the Lake Stevens School District utilizes its existing educational facilities given current district enrollment configurations and educational program standards and uses six-year enrollment projections to quantify capital facility needs for years 2024-2029.

PROPONENT: Lake Stevens School District No. 4

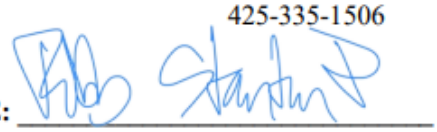
LOCATION OF PROPOSAL: Lake Stevens School District No. 4
Snohomish County, Washington

LEAD AGENCY: Lake Stevens School District No. 4

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of an environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the published date below. Comments may be submitted to the Responsible Official as named below.

RESPONSIBLE OFFICIAL: **Robb Stanton**
POSITION/TITLE: **Executive Director, Operations**
ADDRESS: Lake Stevens School District No. 4
12309 22nd Street NE
Lake Stevens, WA 98258
PHONE: 425-335-1506

SIGNATURE: 

PUBLISHED: **The Everett Herald – June 25, 2024**

There is no administrative agency appeal.

Appendix G
Snohomish County General Policy Plan -- Appendix F

Appendix F
REVIEW CRITERIA FOR SCHOOL DISTRICT CAPITAL FACILITY PLANS

Required Plan Contents

1. Future Enrollment Forecasts by Grade Span, including:
   - a 6-year forecast (or more) to support the financing program;
   - a description of the forecasting methodology and justification for its consistency with OFM population forecasts used in the county's comprehensive plan.

2. Inventory of Existing Facilities, including:
   - the location and capacity of existing schools;
   - a description of educational standards and a clearly defined minimum level of service such as classroom size, school size, use of portables, etc.;
   - the location and description of all district-owned or leased sites (if any) and properties;
   - a description of support facilities, such as administrative centers, transportation and maintenance yards and facilities, etc.; and
   - information on portables, including numbers, locations, remaining useful life (as appropriate to educational standards), etc.

3. Forecast of Future Facility Needs, including:
   - identification of new schools and/or school additions needed to address existing deficiencies and to meet demands of projected growth over the next 6 years; and
   - the number of additional portable classrooms needed.

4. Forecast of Future Site Needs, including:
   - the number, size, and general location of needed new school sites.

5. Financing Program (6-year minimum Planning Horizon)
   - estimated cost of specific construction and site acquisition and development projects proposed to address growth-related needs;
   - projected schedule for completion of these projects; and
   - proposed sources of funding, including impact fees (if proposed), local bond issues (both approved and proposed), and state matching funds.

6. Impact Fee Support Data (where applicable), including:
   - an explanation of the calculation methodology, including description of key variables and their computation;
   - definitions and sources of data for all inputs into the fee calculation, indicating that it:
     a) is accurate and reliable and that any sample data is statistically valid;
     b) accurately reflects projected costs in the 6-year financing program; and
   - a proposed fee schedule that reflects expected student generation rates from, at minimum, the following residential unit types: single-family, multifamily/studio or 1-bedroom, and multi-family/2-bedroom or more.

Plan Performance Criteria

1. School facility plans must meet the basic requirements set down in RCW 36.70A (the Growth Management Act). Districts proposing to use impact fees as a part of their financing program must also meet the requirements of RCW 82.02.

2. Where proposed, impact fees must utilize a calculation methodology that meets the conditions and tests of RCW 82.02.

3. Enrollment forecasts should utilize established methods and should produce results which are not inconsistent with the OFM population forecasts used in the county comprehensive plan. Each plan should also demonstrate that it is consistent with the 20-year forecast in the land use element of the county's comprehensive plan.

4. The financing plan should separate 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.

5 Plans should use best-available information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. District-generated data may be used if it is derived through statistically reliable methodologies.

6. Districts which propose the use of impact fees should identify in future plan updates alternative funding sources in the event that impact fees are not available due to action by the state, county or the cities within their district boundaries.

7. Repealed effective January 2, 2000.

Plan Review Procedures

1. District capital facility plan updates should be submitted to the County Planning and Development Services Department for review prior to formal adoption by the school district.

2. Each school district planning to expand its school capacity must submit to the county an updated capital facilities plan at least every 2 years. Proposed increases in impact fees must be submitted as part of an update to the capital facilities plan and will be considered no more frequently than once a year.

3. Each school district will be responsible for conducting any required SEPA reviews on its capital facilities plan prior to its adoption, in accordance with state statutes and regulations.

4. School district capital facility plans and plan updates must be submitted no later than 180 calendar days prior to their desired effective date.

5. District plans and plan updates must include a resolution or motion from the district school board adopting the plan before it will become effective.