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**GRANITE FALLS SCHOOL DISTRICT**  
**CAPITAL FACILITIES PLAN**  
**2024–2029**

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Adopted: June 26, 2024

**GRANITE FALLS SCHOOL DISTRICT**  
**CAPITAL FACILITIES PLAN**  
**2024-2029**

**BOARD OF DIRECTORS**

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Approved by the Board of Directors on June 26, 2024

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## INTRODUCTION

### *A. Purpose of the Capital Facilities Plan*

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA, and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

Granite Falls School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Snohomish County (the “County”) and the City of Granite Falls (the “City”) with a schedule and financing program for capital improvements over the next six years (2024-2029).

In accordance with the Growth Management Act, and Snohomish County Ordinance Nos. 97-095 and 99-107, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- 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 which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- A calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in the Snohomish County General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. Districts may generate their own data if it is derived through statistically reliable methodologies. The information must not be inconsistent with Office of Financial Management (“OFM”) population forecasts. Student generation rates must be independently calculated by each district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with the GMA. In the event that impact fees are not available due to action by the State of Washington (the “State”), the County or cities within the district, the district in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.
- The methodology used to calculate impact fees must comply with the criteria and the formulas established by the County and the City.

The County’s Countywide Planning Policies direct jurisdictions within the County to “ensure the availability of sufficient land and services for future K-20 school needs.” Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

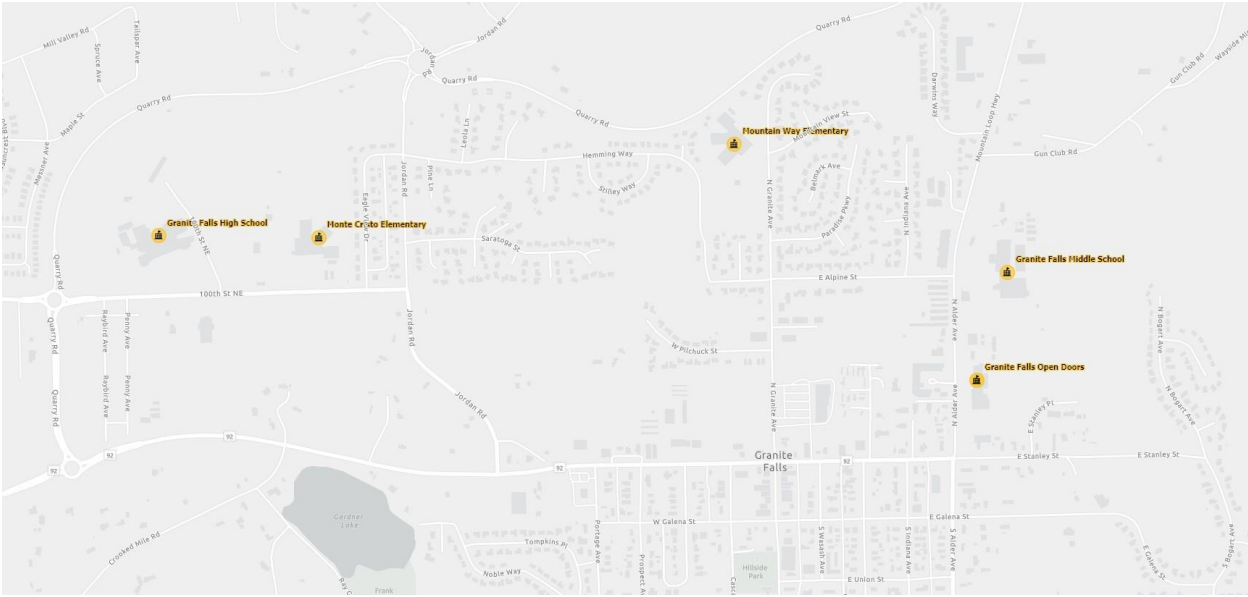
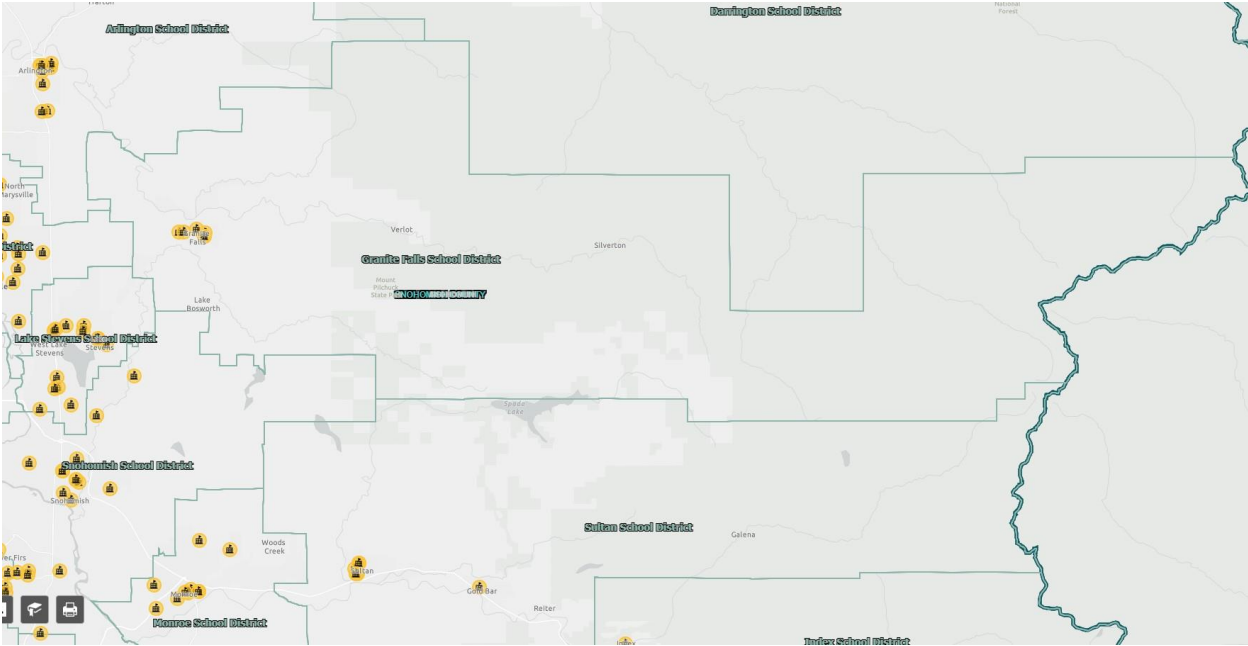
***B. Overview of the District***

The District’s service area includes 466 square miles within the County, encompassing the City of Granite Falls and portions of unincorporated Snohomish County.

The District serves a student population of 2,146 (October 1, 2023 HC enrollment) with two elementary schools (K-2 and 3-5), one middle school (grades 6-8), one high school (grades 9-12), and one alternative high school (grades 9-12). For the purposes of facility planning, this CFP considers grades K-5 as elementary, grades 6-8 as middle school, and grades 9-12 as high school. For purposes of this CFP, capacity and enrollment in the alternative high school programs at Crossroads and Open Doors Academy are not included due to the specialized program criteria and, for Crossroads, a cooperative agreement to serve students from Lake Stevens School District.

The District has experienced moderate growth in recent years. Growth has been steady in the District since 2018 and is projected to continue to increase at all grade levels over the six year planning period. The District commissioned a Long-Range Facility Planning Report in 2023 in anticipation of potential growth, enrollment increases, and future capacity needs. This CFP identifies capital projects within the six year planning period needed to meet growth-related needs. These include projects to add permanent classrooms at both District elementary schools, which would increase permanent capacity by approximately 322 student seats, and an addition at Granite Falls Middle School to increase permanent capacity by 232 student seats. The schools will also be modernized/remodeled. The District is also beginning to plan for high school capacity solutions as growth continues at those grade levels.

**FIGURE 1 - MAP OF DISTRICT AND FACILITIES**



## **SECTION 2 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 which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. Traditional educational programs are often supplemented by programs such as special education, bilingual education, preschool and daycare programs, computer labs, and music programs. These programs can have a significant impact on the available student capacity of school facilities.

### ***A. Districtwide Educational Program Standards***

Special programs offered by the District at specific school sites include, but are not limited to:

- Early Childhood Education, including ECEAP Preschool and Developmental Preschool;
- Highly Capable Program;
- English Language Learners; and
- Title 1 and Learning Assistance Programs.

District educational program standards may change in the future as a result of various external or internal changes. External changes may include mandates or needs for special programs, or use of technology. Internal changes may include modifications to the program year, class sizes, and grade span configurations. Changes in physical aspects of the school facilities could also affect educational program standards. 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 CFP.

The District educational program standards that directly affect school capacity are outlined below for the elementary, middle, and high school grade levels. Each grade span has a targeted level of service ("LOS") which is expressed as a "not to exceed" number. The minimum LOS for each grade span is expressed as "maximum average class size". This figure is used to determine when another class is added. When this average is exceeded, the District will add additional classes if space is available. Only academic classes are used to compute the maximum average class size.

The District has fully implemented full-day kindergarten and reduced K-3 class size requirements.

***B. Educational Program Standards for Elementary Schools***

- Class size for Kindergarten and grades 1-3 is targeted not to exceed 17 students, with a maximum average class size of 20 students (including for physical education, health, and library classes);
- Class size for grades 4 and 5 is targeted not to exceed 25 students, with a maximum average class size of 28 students;

***C. Educational Program Standards for Middle and High Schools***

- Class size for middle school grades 6–8 is targeted not to exceed 29 students, with a maximum average class size of 33 students
- Class size for high school grades 9-12 is targeted not to exceed 29 students, with a maximum average class size of 33 students;
- Special Education for some students will be provided in a self-contained classroom; and
- Identified students will also be provided other programs in classrooms designated as follows:
  1. Resource Rooms (i.e. computer labs, study rooms).
  2. Learning Support Rooms.
  3. Program Specific Classrooms (i.e., music, drama, art, culinary and manufacturing).

***D. Minimum Educational Service Standards***

The 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 as a whole, while meeting the District’s paramount duties under the State Constitution. A boundary change or a significant programmatic change would be made by the District’s Board of Directors following appropriate public review and comment. The District may also request that development be deferred until planned facilities can be completed to meet the needs of the incoming population; however, the District has no control over the ultimate land use decisions made by the permitting jurisdictions.

The District’s intent is to adhere to the target facility service standards noted above without making significant changes in program delivery. At a minimum, average class size in the grade K-8 classrooms will not exceed 33 students and average class size in 9-12 classrooms will not exceed 33 students. For purposes of this determination, the term “classroom” does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education, and other special program areas). Furthermore, the term “classroom” does not apply to special programs or activities that may occur in a regular classroom or to classes held in assembly halls, gyms, cafeterias, or other common areas.



The minimum educational service standards are not the District’s desired or accepted operating standard.

For the school years of 2021-22 and 2022-23, the District’s compliance with the minimum level of service was as follows:

2021-22 School Year						
LOS Standard	<b>MINIMUM LOS# Elementary</b>	<b>REPORTED LOS Elementary</b>	<b>MINIMUM LOS Middle</b>	<b>REPORTED LOS Middle</b>	<b>MINIMUM LOS High</b>	<b>REPORTED LOS High</b>
	33	21.61	33	31.06	33	26.39

\* The District determines the reported service level by adding the number of students in regular classrooms at each grade level and dividing that number by the number of teaching stations. Portables are not included in this analysis.

2022-23 School Year						
LOS Standard	<b>MINIMUM LOS# Elementary</b>	<b>REPORTED LOS Elementary</b>	<b>MINIMUM LOS Middle</b>	<b>REPORTED LOS Middle</b>	<b>MINIMUM LOS High</b>	<b>REPORTED LOS High</b>
	33	23.34	33	30.63	33	28.11

\* The District determines the reported service level by adding the number of students in regular classrooms at each grade level and dividing that number by the number of teaching stations. Portables are not included in this analysis.

### SECTION 3 CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms, 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 2. A map showing locations of District facilities is provided as Figure 1.

#### A. *Schools*

The District maintains two elementary schools, one middle school, one high school, and an alternative high school. Mountain Way Elementary currently accommodates grades K-2, Monte Cristo Elementary serves grades 3-5, Granite Falls Middle School serves grades 6-8, and Granite Falls High School and Crossroads High School each serve grades 9-12.

School capacity was determined based on the number of teaching stations within each building and the space requirements of the District’s adopted educational program. It is this capacity calculation that is used to establish the District’s baseline capacity, and to determine future capacity needs based on projected student enrollment. Special purpose program spaces are not included within the “Teaching Station” count. The school capacity inventory is summarized in Tables 1, 2, and 3.

The alternative high school (Crossroads) is housed in separate District-owned facilities, and is not included in this CFP for the purposes of measuring capacity or projecting enrollment. Relocatable classrooms are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities were not included in the school capacity calculations provided in Tables 1, 2, and 3.

**Table 1  
Elementary School Inventory**

Elementary School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Mountain Way Elementary	9.91	51,515	22	506	1989
Monte Cristo Elementary	26.0 <sup>(2)</sup>	51,530	19	485	1995
<b>TOTAL</b>	35.91	103,045	41	991	

<sup>(1)</sup> Campus includes Granite Falls High School and the District’s maintenance building.

**Table 2  
Middle School Inventory**

<b>Middle School</b>	<b>Site Size (Acres)</b>	<b>Building Area (Square Feet)</b>	<b>Teaching Stations</b>	<b>Permanent Capacity</b>	<b>Year Built or Remodeled</b>
Granite Falls Middle	24.5 <sup>(1)</sup>	80,617 <sup>(2)</sup>	16	464	1974, 2001, 2019

<sup>(1)</sup> Campus includes the District’s Administration Building and Crossroads High School.

<sup>(2)</sup> Includes main instructional building (63,091 sq. ft.), multi-purpose room (4,458 sq. ft.), and STEAM building (13,068 sq. ft.).

**Table 3  
High School Inventory**

<b>High School</b>	<b>Site Size (Acres)</b>	<b>Building Area (Square Feet)</b>	<b>Teaching Stations</b>	<b>Permanent Capacity</b>	<b>Year Built or Remodeled</b>
Granite Falls High	26.0 <sup>(1)</sup>	132,718	18	522	2008

<sup>(1)</sup> Campus includes Monte Cristo Elementary School and the District’s maintenance building.

**B. Relocatable Classrooms**

Relocatable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. The District currently uses 14 relocatable classrooms at various school sites throughout the District to provide additional interim capacity (an additional three relocatable classrooms are located at Crossroads High School). A typical relocatable classroom can provide capacity for a full-size class of students. The District’s relocatable classrooms have adequate useful remaining life and are evaluated regularly. Current use for the 2023-24 school year of relocatable classrooms throughout the District is summarized in Table 4.

**Table 4  
Relocatable Classroom (Portable) Inventory**

<b>Elementary School</b>	<b>Relocatables</b>	<b>Interim Capacity</b>
Mountain Way Elementary	4	92
Monte Cristo Elementary	4	96
<b>Middle School</b>	<b>Relocatables</b>	<b>Interim Capacity</b>
Granite Falls Middle	6	159
<b>High School</b>	<b>Relocatables</b>	<b>Interim Capacity</b>
Granite Falls High	0	0
<b>TOTAL</b>	<b>14</b>	<b>347</b>

**C. Support Facilities**

In addition to schools, the District owns and operates additional facilities, which provide operational support functions to the schools. An inventory of these facilities is provided in Table 5.

**Table 5  
Support Facility Inventory**

<b>Facility</b>	<b>Building Area (Square Feet)</b>	<b>Site Location</b>	<b>Address</b>
Administration	52,819	Administration Building	205 N. Alder Ave.
Technology Services <sup>(1)</sup>	3,200	Pop Rogers Building	307 N. Alder Ave.
Maintenance & Operations	52,819	Maintenance Building	1401 100th St. NE

<sup>(1)</sup>The Granite Falls Food Bank occupies approximately 75 percent of the building.

**D. Land Inventory**

The District owns undeveloped property adjacent to Granite Falls Middle School; the property is marshland and unsuitable for development.

**E. Leased Facilities**

The District does not lease any facilities for program needs. The District does lease space in the Pop Rogers Building to the local food bank.

**SECTION 4  
STUDENT ENROLLMENT PROJECTIONS**

**A. *Projected Student Enrollment 2024-2029***

Enrollment projections are most accurate for the initial years of the forecast period. The District has used the methodology from the Office of Superintendent of Public Instruction (OSPI) to determine enrollment projections. The cohort survival method uses historical enrollment data to forecast the number of students who will be attending school the following year, applying a weighted average from the most recent years to project future enrollment. The OSPI cohort survival projections are included in Appendix A. Using these projections, the District anticipates an increase in enrollment increase of approximately 13.4% by the 2029-30 school year, with growth occurring at all grade levels.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts as adopted by Snohomish County. Between 2018 and 2023, the District’s total enrollment constituted 13.0% of the total population in the District. Assuming that between 2024 and 2029 the District’s total enrollment will constitute 13.0% of the District’s total population and using OFM/County data, a total enrollment of 2,327 HC is projected in 2029.

**Table 6  
Projected Student Enrollment  
2023-2029**

								<b>Change</b>	<b>% Change</b>
<b>Projection</b>	<b>2023*</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>23-29</b>	<b>23-29</b>
District/OSPI	2,146	2,238	2,268	2,304	2,351	2,379	2,434	288	13.4%
OFM/County	2,146	2,176	2,206	2,236	2,266	2,296	2,327	181	8%

\* Actual October 2023 HC enrollment (including Crossroads)

For purposes of the capacity need analysis in Table 8B, the District uses the OSPI cohort survival projections as adjusted for students expected to be enrolled at Crossroads. Specifically, Table 8B uses the adjusted cohort survival projections, which figures reflect the “District/OSPI” figures in Table 6 above, with a downward adjustment for anticipated Crossroads enrollment. The District will monitor actual enrollment over the next two years and, if necessary, make appropriate adjustments in the next Plan update.

**B. 2044 Enrollment Projections**

Student enrollment projections beyond 2029 are highly speculative. Based on OFM/County data for 2044 and an estimated student-to-population ratio of 13%, 2,523 HC students are projected for 2044. The total enrollment estimate was broken down by grade span to evaluate long-term site acquisition needs for elementary, middle, and high school facilities. Enrollment by grade span was determined based on recent and projected enrollment trends at the elementary, middle school, and high school levels.

Projected enrollment by grade span for the year 2044<sup>1</sup> is provided in Table 7. Again, these estimates are highly speculative and are used only for general planning purposes.

**Table 7**  
**Projected Student Enrollment**  
**(Ratio Method – OFM/County)**  
**2044**

<b>Grade Span</b>	<b>Projected Enrollment</b>
Elementary (K-5)	1,160
Middle School (6-8)	530
High School (9-12)	833
<b>TOTAL (K-12)</b>	<b>2,523</b>

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<sup>1</sup> Snohomish County Planning & Development Services provided the underlying data for the 2044 projections.

**SECTION 5  
CAPITAL FACILITIES NEEDS**

Projected available student capacity was derived by subtracting projected student enrollment (as adjusted) from existing school capacity (excluding relocatable classrooms) for each of the six years in the forecast period (2024-2029). Capacity needs are expressed in terms of “unhoused students.” Note that the identified capacity needs do not include growth-related capacity needs from recent development.

Table 8A below shows future capacity needs assuming no new construction during the planning period.

**Table 8A  
Future Capacity Needs**

<b>Grade Span</b>	<b>2029 Projected Unhoused Students - Total</b>	<b>2029 Projected Unhoused Students – Growth Post-2023</b>
Elementary (K-5)	67	67
Middle School (6-8)	126	126
High School (9-12)	48	48
<b>TOTAL (K-12)</b>	<b>241</b>	<b>241</b>

Projected student capacity is depicted on Table 8B. This is derived by applying the projected number of students to the projected capacity. Planned improvements (if any) by the District through 2029 are included in Table 8B. It is not the District’s policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms (including additions and adjustments) is not included. Information on relocatable classrooms and interim capacity can be found in Table 4. Information on planned construction projects can be found in Section 6 and the Financing Plan, Table 9.

**Table 8B  
Projected Student Capacity  
2024 - 2029**

**Elementary School Surplus/Deficiency**

<b>Elementary</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Existing Capacity	991	991	991	991	991	991	991
Added Capacity							322
Total Capacity	991	991	991	991	991	991	1,313
Enrollment	977	989	1,003	1,040	1,041	1,057	1,074
Surplus (Deficiency)	14	2	(12)	(49)	(50)	(66)	239

**Middle School Surplus/Deficiency**

<b>Middle</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Existing Capacity	464	464	464	464	464	464	464
Added Capacity							232
Total Capacity	464	464	464	464	464	464	696
Enrollment	460	468	498	532	550	559	590
Surplus (Deficiency)	4	(4)	(34)	(68)	(86)	(95)	106

**High School Surplus/Deficiency**

<b>High</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Existing Capacity	522	522	522	522	522	522	522
Added Capacity							
Total Capacity	522	522	522	522	522	522	522
Enrollment	509	581	567	532	560	563	570
Surplus (Deficiency)	13	(59)	(45)	(10)	(38)	(41)	(48)

\*Enrollment reflects the “District/OSPI” projections in Table 6 with a downward adjustment for students expected to be enrolled at Crossroads. See page 13.



**SECTION 6**  
**CAPITAL FACILITIES FINANCING PLAN**

**A. *Planned Improvements***

After conducting a Long Range Facility Planning process (completed in July 2023), the District has identified several capacity projects within the six year planning period needed to meet growth-related needs.

Permanent Capacity Adding Projects:

- Expanding Mountain Way Elementary School by adding eight new permanent classrooms, resulting in an increase in permanent capacity of 184 student seats. (Anticipated completion in 2029.)
- Expanding Monte Cristo Elementary School by adding six new permanent classrooms, resulting in an increase in permanent capacity of 138 student seats. (Anticipated completion in 2029.)
- Expanding Granite Falls Middle School by adding eight new permanent classrooms, resulting in an increase in permanent capacity of 232 students.
- Adding a new Early Learning Center, including kindergarten, which will relieve capacity at Mountain Way Elementary School.

The classroom addition projects described above will include expansion of core facilities needed to support the expanded capacity at the subject schools.

Noncapacity Projects:

- Modernization of the existing facilities for Mountain Way Elementary School, Monte Cristo Elementary School, and Granite Falls Middle School.

The District is starting to plan for high school capacity solutions as growth continues at those grade levels. Future updates to the CFP will include any specifically planned projects.

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in the instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, state school construction assistance program funds, and impact fees. Each of these funding sources is discussed in greater detail below.

## ***B. Financing Sources***

### ***1. General Obligation Bonds/Capital Levies***

Bonds are typically used to fund construction of new schools and other capital improvement projects, and require a 60% voter approval. Capital levies require a 50% voter approval and can be used for certain capital improvement projects. In April 2022, the District presented a \$3,000,000 technology and school improvements capital levy measure to its voters. The voters approved the levy, which includes funding for, among other things, the acquisition of computers and other technology equipment for student learning, and safety, energy efficiency and other capital improvements to school facilities. Subject to future Board action, the District anticipates presenting a bond proposal to the voters in 2027, which would include the addition/modernization projects at Mountain Way Elementary School, Monte Cristo Elementary School, Granite Falls Elementary School, and a new Early Learning Center.

### ***2. State School Construction Assistance Funds***

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. The District is currently eligible for state school construction assistance funds at the 57.08% level for eligible projects. The current Construction Cost Allowance, the maximum cost/square foot recognized for SCAP funding, is established in the State's biennial budget and currently is \$375.00/eligible square foot.

### ***3. Impact Fees***

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development.

## ***C. Six-Year Financing Plan***

Table 9 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2024-2029. The anticipated financing components include future bond revenue, impact fees, and other future sources. Projects and portions of projects that remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

**Table 9  
Capital Facilities Financing Plan**

**Improvements Adding Permanent Capacity (Costs in Millions)**

Project	2024	2025	2026	2027	2028	2029	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
<b>Elementary</b>										
Mountain Way Addition					\$12.870		\$12.870	X	X	X
Monte Cristo Addition					\$11.160		\$11.160	X		X
Early Learning Center						\$35.000	\$35.000	X		X
<b>Middle School</b>										
Granite Falls MS Addition					\$14.150		\$14.150	X		X
<b>High School</b>										

**Improvements Adding Temporary Capacity (Costs in Millions)**

Project	2024	2025	2026	2027	2028	2029	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
<b>Portables</b>										
Various sites							TBD			X

**Noncapacity Improvements (Costs in Millions)**

Project	2024	2025	2026	2027	2028	2029	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
<b>Elementary</b>										
Mountain Way Modernization					\$30.430		\$30.430	X	X	
Monte Cristo Modernization					\$39.092		\$39.092	X		
<b>Middle School</b>										
Granite Falls MS Modernization					\$57.040		\$57.040	X		
<b>High School</b>										
<b>Other</b>										

## **SECTION 7 SCHOOL IMPACT FEES**

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

### ***A. School Impact Fees in Snohomish County***

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from at least the following residential dwelling unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County and the City of Granite Falls’s impact fee programs require school districts to prepare and adopt CFPs meeting the specifications of the GMA. Impact fees are calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP.

### ***B. Methodology and Variables Used to Calculate School Impact Fees***

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. 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 relocatable facilities that add interim capacity needed to serve new development.

- The Site Acquisition Cost, School Construction Cost, and Temporary/Portable Facility Cost factors are based on planned or actual costs (on/off site required improvements) of growth-related school capacity. Costs vary with each site and each facility. See Table 9, Finance Plan. The “Permanent Facility Square Footage” is used in combination with the “Temporary Facility Square Footage” to apportion the impact fee amounts between permanent and temporary capacity figures. A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of

students generated by each housing type. A description of the student factor methodology is contained in Appendix B. The District obtained for the first time a data set for multi-family dwelling units of one bedroom and less. However, the low rate of students residing in these units does not generate an impact fee.

- Where applicable, credits are applied in the formula to account for State School Construction Assistance funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit. See page 18. The tax credit uses the 20-year general obligation bond rate from the Bond Buyer index, the District’s current levy rate for bonds, and average assessed value of all residential units constructed in the District (provided by Snohomish County) by dwelling unit type to determine the corresponding tax credit.

The costs of projects that do not add capacity are not included in the impact fee calculations. Because the impact fee formula calculates a “cost per dwelling unit”, an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the District’s growth-related needs, as demonstrated in Table 8-A. For purposes of this Plan, the District’s capacity adding projects are 100% growth-related. Furthermore, impact fees will not be used to address existing deficiencies. See Table 9 for a complete identification of funding sources.

The following projects are included in the impact fee calculation:

- A capacity addition at Mountain Way Elementary School.
- A capacity addition at Granite Falls Middle School

Please see Table 11 for relevant cost data related to each capacity project. The capacity addition at Monte Cristo Elementary School is not included in the impact fee calculation (as the Mountain Way Elementary School is used as the representative K-5 capacity project) but is eligible for impact fee revenue contribution as a growth-related project.

**C. Proposed Granite Falls School District Impact Fee Schedule**

Using the variables and formula described in subsection B, impact fees proposed for the District are summarized in Table 10. See also Appendix C.

**Table 10  
School Impact Fees  
2024**

<b>Housing Type</b>	<b>Impact Fee Per Dwelling Unit</b>
Single Family	\$6,368
Townhomes/Duplex	\$3,160
Multi-Family (1 Bedroom)	No fee (\$0)
Multi-Family (2+ Bedroom)	\$3,160

*Table 10 reflects a 50% adjustment to the calculated fee as required by local ordinances.*



**APPENDIX A**

**POPULATION AND ENROLLMENT DATA**



Grade	2018 Actual	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	Survival Percentage	2024 Projected	2025 Projected	2026 Projected	2027 Projected	2028 Projected	2029 Projected
Kindergarten	158	158	124	174	165	159		164	166	168	170	173	175
Grade 1	114	171	156	136	180	163	103.76	165	170	172	174	176	180
Grade 2	123	116	167	159	141	176	100.55	164	166	171	173	175	177
Grade 3	148	132	108	163	164	141	100.23	176	164	166	171	173	175
Grade 4	151	158	134	111	178	165	104.16	147	183	171	173	178	180
Grade 5	141	155	162	143	129	173	105.05	173	154	192	180	182	187
Grade 6	169	148	157	157	152	125	101.26	175	175	156	194	182	184
Grade 7	141	175	164	171	170	157	106.96	134	187	187	167	208	195
Grade 8	126	151	163	169	168	178	101.24	159	136	189	189	169	211
Grade 9	163	120	160	172	183	169	103.11	184	164	140	195	195	174
Grade 10	129	167	128	163	177	177	102.12	173	188	167	143	199	199
Grade 11	137	132	182	131	169	190	104.93	186	182	197	175	150	209
Grade 12	153	154	213	209	177	173	125.21	238	233	228	247	219	188
Total	1,853	1,937	2,018	2,058	2,153	2,146		2,238	2,268	2,304	2,351	2,379	2,434

Source: OSPI Form 1049 - January 2024

**APPENDIX B**

**STUDENT GENERATION FACTOR REVIEW**

The District does not yet have a reliable data set for purposes of calculating student generation rates. This is due in part to recent development moratoria in the City of Granite Falls. As such, the District has calculated student generation rates using an average of the rates published in the 2022 capital facilities plans (the last County-adopted set of plans) for the four school districts immediately surrounding Granite Falls School District: Arlington School District, Lake Stevens School District, Marysville School District, and Snohomish School District. All four of those districts prepared their own student generation rates in 2022 with those rates included in the adopted capital facilities plans. These averages reflect recent development trends in this area of Snohomish County. As a comparison to Snohomish County, King County has recognized that, where there is a lack of adequate development data within a district, data from adjacent districts, districts with similar demographics, or county wide averages must be used. See KCC 21A.06.1260.

The resulting average student generation rates are as follows:

	<b>K-5</b>	<b>6-8</b>	<b>9-12</b>
<b>Single Family+</b>	<b>0.260</b>	<b>0.099</b>	<b>0.105</b>
<b>Townhome/Duplex^</b>	<b>0.096</b>	<b>0.072</b>	<b>0.062</b>
<b>Multi-Family 2+ Bedroom*</b>	<b>0.096</b>	<b>0.072</b>	<b>0.062</b>
<b>Multi-Family 1 Bdroom/less</b>	<i>see note below</i>		

Student generation rates were not calculated for multi-family dwelling units with one bedroom or less as current data is insufficient for purposes of calculating an average.

^ For Townhome/Duplex units, the District is applying the MF 2+ bedroom SGR as those units previously were included by the sample districts within the Multi-Family 2+ bedroom data set.

**APPENDIX C**

**SCHOOL IMPACT FEE CALCULATIONS**

<b>SCHOOL IMPACT FEE CALCULATIONS</b>									
DISTRICT	Granite Falls School District								
YEAR	2024								
<b>School Site Acquisition Cost:</b>									
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
	Facility	Cost/	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	TH/Duplex	MFR (2+)	SFR	TH/Duplex	MFR (2+)
Elementary	15.00	\$ -	450	0.260	0.096	0.096	\$0	\$0	\$0
Middle	20.00	\$ -	600	0.099	0.072	0.072	\$0	\$0	\$0
High	40.00	\$ -	256	0.105	0.062	0.062	\$0	\$0	\$0
						<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>School Construction Cost:</b>									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
	%Perm/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	TH/Duplex	MFR (2+)	SFR	TH/Duplex	MFR (2+)
Elementary	97.00%	\$ 12,870,000	184	0.260	0.096	0.096	\$17,640	\$6,513	\$6,513
Middle	97.00%	\$ 14,150,000	232	0.099	0.072	0.072	\$5,857	\$4,260	\$4,260
High	97.00%		256	0.105	0.062	0.062	\$0	\$0	\$0
						<b>TOTAL</b>	<b>\$23,497</b>	<b>\$10,773</b>	<b>\$10,773</b>
<b>Temporary Facility Cost:</b>									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
	%Temp/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	TH/Duplex	MFR (2+)	SFR	TH/Duplex	MFR (2+)
Elementary	3.00%	\$ -	25	0.260	0.096	0.096	\$0	\$0	\$0
Middle	3.00%	\$ -	30	0.099	0.072	0.072	\$0	\$0	\$0
High	3.00%	\$ -	32	0.105	0.062	0.062	\$0	\$0	\$0
						<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>State School Construction Funding Assistance Credit:</b>									
CCA X SPI Square Footage X District Funding Assistance % X Student Factor									
	CCA	SPI	Funding	Student	Student	Student	Cost/	Cost/	Cost/
		Footage	Asst %	Factor	Factor	Factor	SFR	TH/Duplex	MFR (2+)
Elementary	\$ 375.00	90	57.08%	0.260	0.096	0.096	\$5,009	\$1,849	\$1,849
Middle	\$ 375.00	108		0.099	0.072	0.072	\$0	\$0	\$0
High	\$ 375.00	130	0.00%	0.105	0.062	0.062	\$0	\$0	\$0
						<b>TOTAL</b>	<b>\$5,009</b>	<b>\$1,849</b>	<b>\$1,849</b>
<b>Tax Payment Credit:</b>									
Average Assessed Value							SFR	TH/Duplex	MFR (2+)
Capital Bond Interest Rate							\$535,648	\$242,411	\$242,411
Net Present Value of Average Dwelling							3.48%	3.48%	3.48%
Years Amortized							\$4,459,267	\$2,018,070	\$2,018,070
Property Tax Levy Rate							10	10	10
							\$1.29	\$1.29	\$1.29
	Present Value of Revenue Stream						\$5,752	\$2,603	\$2,603
<b>Fee Summary:</b>									
				Single	Townhome	Multi-			
				Family	Duplex	Family (2+)			
	Site Acquisition Costs			\$0	\$0	\$0			
	Permanent Facility Cost			\$23,497	\$10,773	\$10,773			
	Temporary Facility Cost			\$0	\$0	\$0			
	State SCFA Credit			(\$5,009)	(\$1,849)	(\$1,849)			
	Tax Payment Credit			(\$5,752)	(\$2,603)	(\$2,603)			
	FEE (AS CALCULATED)			\$12,736	\$6,320	\$6,320			
	<b>Fee (AS DISCOUNTED)</b>			<b>\$6,368</b>	<b>\$3,160</b>	<b>\$3,160</b>			