
Snohomish School District

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CAPITAL FACILITIES PLAN
2024 – 2029

Adopted July 24, 2024

Snohomish School District

CAPITAL FACILITIES PLAN

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SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan

The purpose of this report is to update the Capital Facilities Plan (CFP) for the Snohomish School District pursuant to the Washington State Growth Management Act (GMA). 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.

This CFP is intended to provide the Snohomish School District (District), Snohomish County and other jurisdictions a description of the facilities needed to accommodate projected student enrollment at acceptable levels of service, including a detailed schedule and financing program for capital improvements, over the six year period of 2024-2029.

The CFP for the District was first prepared in 1994 in accordance with the specifications set down by the GMA. When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital plans in Appendix F of the General Policy Plan. This part of the plan established the criteria for all future updates of the District CFP that are to occur every two years. This CFP updates the 2022 GMA-based CFP that was adopted by the District and the County in 2022.

In accordance with GMA mandates, 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 school).
- 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.
- If impact fees are requested, a calculation of impact fees to be assessed and supporting 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. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (“OFM”) population forecasts. Student generation rates must be independently calculated by each school 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, 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 complies with the criteria and the formulas established by the County.

Overview of the Snohomish School District

The Snohomish School District serves a population of about 9,192¹ students in kindergarten through grade 12. The City of Snohomish has a population of approximately 10,126² people while the County encompasses a larger population of approximately 827,957³ people. The District is located 35 miles north of Seattle in the heart of the Puget Sound region of Washington.

The District has preschool, Transition to Kindergarten, and Early Childhood Education and Assistance Program (ECEAP) programs, nine elementary schools (grades K-6), two middle schools (grades 7 and 8), two high schools (grades 9-12), and one alternative school (grades 9-12) (AIM), and a Parent Partnership Program (PPP) (grades K-12).

The District opened Glacier Peak High School in the fall of 2008. The District’s voters approved a construction bond in May 2008 to fund the renovation of Snohomish High School, the replacement of Valley View Middle School, the expansion of Centennial Middle School, the replacement/expansion of Machias and Riverview elementary schools, construction of a new aquatics center, and technology improvements. All of these projects are now complete.

The District convened a Citizens’ Facility Advisory Committee (CFAC) in 2019 to review the conditions of our school buildings, explore demographic and enrollment projections and prioritize needs. Based on this information, the CFAC recommended, and the Board authorized for the February 2020 ballot, a \$470 million bond proposal to fund six elementary school replacement

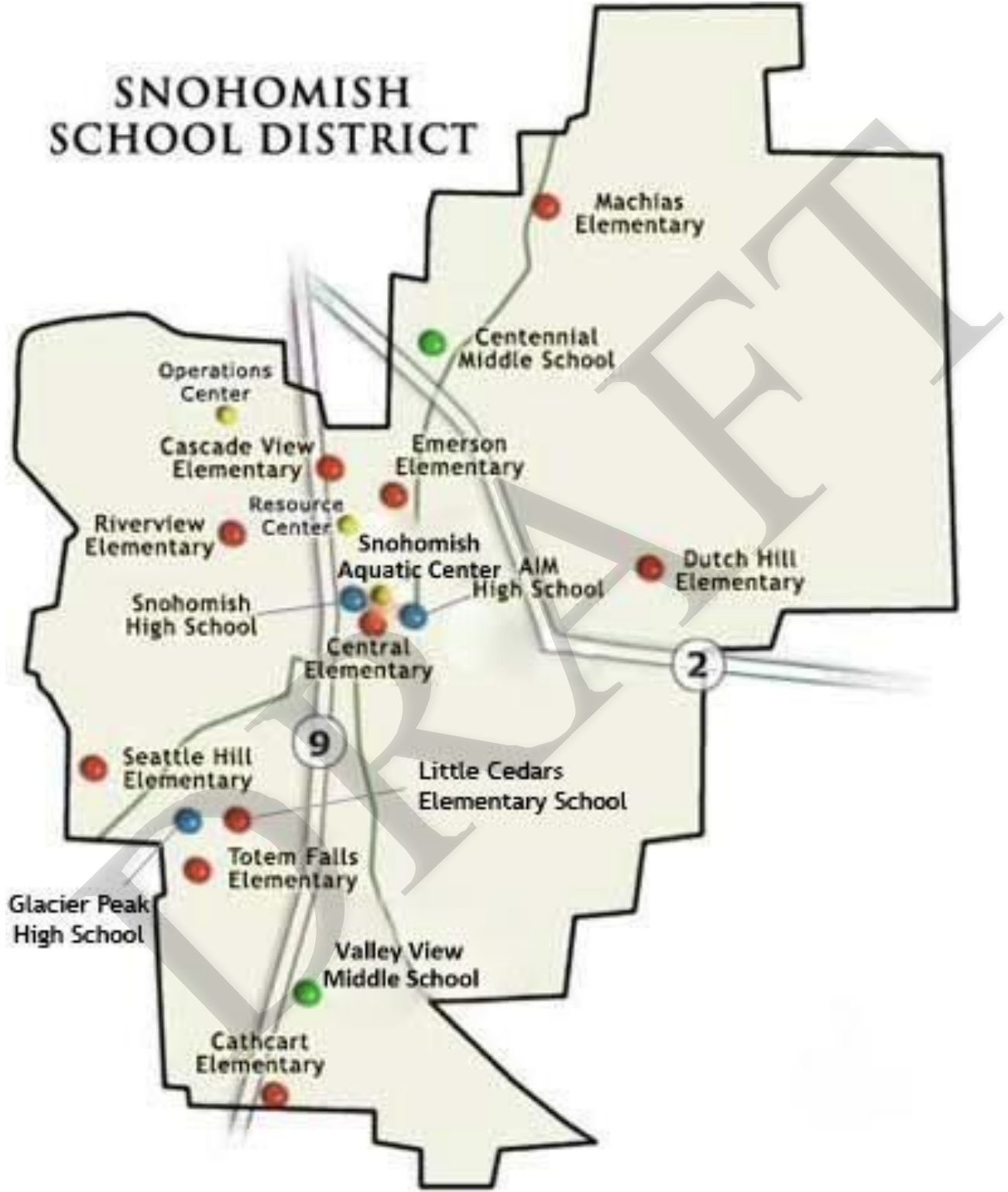
¹ October 1, 2023 FTE. Unless otherwise noted, all enrollment and student capacity data in this CFP is expressed in terms of FTE (full time equivalent).

² 2020 United States Census Bureau data

³ 2044 GMA Population Forecasts by School District – Adopted in the Snohomish County Countywide Planning Policies Appendix B (February 23, 2022).

projects (including adding capacity), added classrooms at Glacier Peak High School to reduce portable reliance, an early learning center at the existing Central Primary Center facility, and improvements at the Parkway Campus as well as the District's maintenance and transportation facilities. The bond also proposed safety and security improvements throughout the District. The District failed to achieve the required 60% margin for bond approval. The District's Board of Directors is considering options for a subsequent bond proposal but has not made any decisions relative to the six year planning period of this CFP. However, the capacity needs remain, as reflected in this CFP. The District will update the CFP as needed, including consideration of an interim update, to reflect updated planning decisions.

**FIGURE 1
MAP OF DISTRICT¹**



¹ Please contact the District's Business Office at (360) 563-7240 for a copy of the map in color.

SECTION 2: DISTRICT 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 facility standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables). The facility standards that also typically drive facility space needs include educational program offerings, classroom utilization and scheduling requirements.

Facility Standards

Creating a quality educational environment is the first priority of the Snohomish School District. It is the District's standard at this time that all students will be housed in permanent facilities and that classes will be run in one shift on a traditional school year schedule. Because of fluctuations in student population as a result of growth from new development and changing age demographics in different parts of the District, portables (temporary housing) are used in some locations. Portables will not be added if the quality of education at the facility is deemed by the District to be compromised by either total school size, impact upon core facilities such as restrooms, library space, playground space, hallways, etc. In addition, some facilities may not accommodate portables because of limitations on septic capacity. When it is not possible to increase population at a particular site, even with portables, the District will have the option of redistricting school boundaries if space is available at other facilities. 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 use of temporary housing (portables) is considered strictly temporary and this CFP outlines the future permanent facility needs of the District. Where adequate funding for new construction is not available from State match and impact fees, local bonds will be sought to construct the new facilities.

The State Legislature's implementation of requirements for full-day kindergarten and reduced K-3 class size impact school capacity and educational program standards. The District implemented full-day kindergarten in 2018 at all elementary schools. The District has also reduced K-3 class sizes in accordance with state funding and has therefore adjusted educational program standards and school capacity inventory as necessary.

Facility Standards for Elementary Schools:

- The facility standard for grades K-3 is 18 students per classroom. For grades 4-6, the facility standard is 27 students per classroom.

- Optimum design capacity for new elementary schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Facility Standards for Secondary Schools:

- The facility standard for grades 7-8 is 28 students per classroom (except PE and Music).
- The facility standard for grades 9-12 is 30 students per classroom (except PE and Music).
- Optimum design capacity for new middle schools is 900 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- Optimum design capacity for high schools is 1,500 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Educational Program Standards

In addition to factors that affect the amount of space required, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by non-traditional, or special programs, such as:

- Secondary Academy
- Special education pre-school
- Special education – inclusion, resource, moderate and profound
- Highly Capable
- Bilingual education
- Preschool and early childhood programs
- Technology education
- Title I / LAP
- Drug and alcohol education
- Vocational and career education
- Music
- Daycare – before and after school
- Primary Intervention Program
- Physical education
- Outdoor education
- Multi-age classrooms
- Secondary Academies
- Parent Partnership Program
- Alternative Education (AIM High, Re Entry Program)
- USDA Food Service Program
- Extra-Curricular, co-curricular and athletic programs

These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

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 that can reduce the permanent 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 standards will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, 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.

The District educational program standards that directly affect school capacity are outlined below for the elementary, middle and high school grade levels.

Educational Program Standards for Elementary Schools

- Educational programs will be provided in a single shift each day. The facility will be available after normal hours for extended learning opportunities (remedial education) for selected students.
- Educational programs will be provided on the traditional school year schedule.
- Special education for students may be provided in a self-contained classroom.
- All students may be provided music instruction in a separate classroom.
- All students may be provided physical education instruction outside their regular classroom and outside of the cafeteria space.
- All students may be provided technology instruction outside of their regular classroom.
- Specialized work spaces for testing, specialists (i.e. OTPT/SLP's/psychologists), remedial programs, small group tutoring, and MLL programs.

Educational Program Standards for Middle and High Schools

- Educational programs will be provided in a single shift each day. The facility will be available after normal hours for extra-curricular activities and for extended learning opportunities (remedial education) for selected students.
- Educational programs will be provided on a traditional school year schedule.
- 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 should be adjusted to reflect the use of one period per day for teacher planning.

- Special education for students may be provided in a self-contained classroom.
- Specialized work spaces for testing, specialists (i.e. OTPT/SLP's/psychologists), remedial programs, small group tutoring, and ESL programs.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
 - Vocational Classrooms (i.e. business, manufacturing, biotechnology, CAD)
 - Program Specific Classrooms (i.e. music, drama, art, physical education, technology)
 - High School Academies
 - Alternative High School Programming

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'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 35 students and average class size in 9-12 classrooms will not exceed 40 students. The foregoing average class sizes set forth the District's "minimum level of service." 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 educational service standards (as applicable for those years) is as follows:

| 2021-22 School Year | | | | | | |
|---------------------|--|--|-----------------------------------|------------------------------------|---------------------------------|----------------------------------|
| LOS Standard | MINIMUM LOS# Elementary | REPORTED LOS Elementary | MINIMUM LOS Middle | REPORTED LOS Middle | MINIMUM LOS High | REPORTED LOS High |
| *Snohomish No. 201 | 35 | 21.22 | 35 | 15.79 | 40 | 21.42 |

| 2022-23 School Year | | | | | | |
|---------------------|--|--|-----------------------------------|------------------------------------|---------------------------------|----------------------------------|
| LOS Standard | MINIMUM LOS# Elementary | REPORTED LOS Elementary | MINIMUM LOS Middle | REPORTED LOS Middle | MINIMUM LOS High | REPORTED LOS High |
| *Snohomish No. 201 | 35 | 21.92 | 35 | 15.19 | 40 | 20.98 |

*The District determines these figures by taking the sum of all students in regular classrooms at a grade level and dividing that by the number of teaching stations at that grade level.

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 of District facilities is provided as Figure 1.

Schools

The District currently has nine (9) elementary schools (K-6), two (2) middle schools (grades 7-8), and three high schools (grades 9-12) (AIM High School, Parent Partnership and the District’s Transition program housed in the Parkway Campus). Machias and Riverview Elementary Schools and Valley View and Centennial Middle Schools were renovated and expanded in 2011 and 2012. The District had an additional facility, the Maple Avenue Campus (the former “Freshman Campus”), which was used as interim capacity to accommodate the District’s renovation program, but it has been demolished and replaced by the Aquatic Center. Central Primary Campus, which used to house grades K-2 until they were moved to Emerson Elementary in 2024, currently houses only ECEAP.

School capacity is based on the number of teaching stations within each building and the space requirements of the District’s adopted educational program. The school capacity inventory is summarized in Tables 1, 2, and 3.

**Table 1
Elementary School Capacity Inventory**

| Elementary School | Site Size (acres) | Bldg Area (Sq. Ft.) | Teaching Stations(1) | Permanent Capacity (2) | Capacity with Portables | Year Built or Last Remodel | Potential for Expansion of Perm. Facility (3) |
|----------------------|-------------------------|------------------------|-------------------------|---------------------------|-------------------------------|-------------------------------------|--|
| Cascade View | 10.5 | 45,629 | 14 | 359 | 413 | 1990 | yes |
| Cathcart | 12.8 | 36,231 | 18 | 420 | 474 | 1994 | yes |
| Central Primary | 4.5 | 45,239 | 0(4) | 204 | 204 | 1994 | yes |
| Dutch Hill | 13.9 | 42,357 | 20 | 356 | 626 | 1985 | yes |
| Emerson | 6.9 | 40,038 | 19 | 375 | 375 | 1989 | yes |
| Little Cedars | 11.3 | 76,071 | 26 | 621 | 711 | 2007 | yes |
| Machias | 9.2 | 78,137 | 25 | 481 | 526 | 2011 | yes |
| Riverview | 9.6 | 78,740 | 21 | 515 | 542 | 2011 | no |
| Seattle Hill | 9.7 | 42,357 | 19 | 405 | 666 | 1982 | yes |
| Totem Falls | 10.0 | 44,877 | 17 | 376 | 376 | 1991 | yes |
| Total | | 529,676 | | 4,112 | 4,913 | | |

(1) The number of teaching stations includes stations used for teacher planning periods. Therefore, the permanent capacity figure is adjusted to reflect that a teaching station may only be used for regular student instruction for a portion of the total school day.

(2) Permanent Student Capacity figure is exclusive of Portables and is based on target class sizes.

(3) Potential for expansion is based on the size of existing site and assumes that the District could obtain land use approvals/permits for such expansion. The analysis does not take into consideration the possibility of acquiring adjacent property

(4) Central Elementary School will not have any K-6 students for the 2024-25 school year

**Table 2
Middle School Capacity Inventory**

| Middle School | Site Size (acres) | Bldg Area (Sq. Ft.) | Teaching Stations(1) | Permanent Capacity (2) | Capacity with Portables | Year Built or Last Remodel | Potential for Expansion of Perm. Facility (3) |
|----------------------|--------------------------|----------------------------|-----------------------------|-------------------------------|--------------------------------|-----------------------------------|--|
| Centennial | 19.3 | 123,744 | 45 | 900 | 900 | 2011 | yes |
| Valley View | 38.6 | 168,725 | 45 | 950 | 950 | 2012 | yes |
| Total | | 292,469 | | 1,850 | 1,850 | | |

(1) The number of teaching stations includes stations used for teacher planning periods. Therefore, the permanent capacity figure is adjusted to reflect that each teaching station is only used for regular student instruction for a portion of the total school day.

(2) Permanent Student Capacity figure is exclusive of Portables.

(3) Potential for expansion is based on the size of existing site and assumes that the District could obtain land use approvals/permits for such expansion. The analysis does not take into consideration the possibility of acquiring adjacent property

**Table 3
High School Capacity Inventory**

| High School | Site Size (acres) | Bldg Area (Sq. Ft.) | Teaching Stations (1) | Permanent Capacity (2) | Capacity with Portables | Year Built or Last Remodel | Potential for Expansion of Perm. Facility (3) |
|--------------------|--------------------------|----------------------------|------------------------------|-------------------------------|--------------------------------|-----------------------------------|--|
| Snohomish H.S. | 28.6 | 270,089 | 74 | 1,800 | 1,800 | 2012 | No |
| Glacier Peak H.S. | 50.9 | 245,229 | 74 | 1,500 | 1,692 | 2008 | Yes |
| AIM Alternative(4) | 3.25 | 13,873 | | 100 | 100 | 2008 | No |
| Total | | 529,191 | | 3,400 | 3,592 | | |

(1) The number of teaching stations includes stations used for teacher planning periods. Therefore, the permanent capacity figure is adjusted to reflect that each teaching station is only used for regular student instruction for a portion of the total school day.

(2) Permanent Student Capacity figure is exclusive of Portables.

(3) Potential for expansion is based on the size of existing site and assumes that the District could obtain land use approvals/permits for such expansion. The analysis does not take into consideration the possibility of acquiring adjacent property.

(4) Note that the AIM Alternative High School is housed in the larger Parkway Facility. The Parkway Facility has both programmatic and non-programmatic uses including the Parent Partnership Program and the transition programs. The information here is specific to the AIM Alternative High School and not the entire Parkway Facility.

Portables

Portables are used as interim classroom space to house students until permanent classroom facilities can be provided and to prevent overbuilding. Portables are not a solution for housing students on a permanent basis. The District currently uses 70 portables at various sites throughout the District. The number of portables and their capacities are summarized in Table 4.

| School Name | Table 4 Portables | | Capacity |
|--------------------|-------------------------|--------------------|--------------|
| | Portables Classrooms | Portables Other | |
| ELEMENTARY: | | | |
| Cascade View | 3 | 2 | 81 |
| Cathcart | 2 | 5 | 54 |
| Central Primary | 0 | 2 | 0 |
| Dutch Hill | 12 | 2 | 324 |
| Emerson | 3 | 1 | 81 |
| Machias | 4 | | 108 |
| Riverview | | 2 | 0 |
| Seattle Hill | 8 | 3 | 216 |
| Totem Falls | 4 | 2 | 108 |
| Little Cedars | 3 | 4 | 81 |
| Total | 39 | 23 | 1,053 |
| MIDDLE: | | | |
| Centennial | 0 | 0 | 0 |
| Valley View | 0 | 0 | 0 |
| Total | 0 | 0 | 0 |
| HIGH | | | |
| Snohomish | 0 | 0 | 0 |
| Glacier Peak | 4 | 4 | 108 |
| Total | 4 | 4 | 108 |
| GRAND TOTAL | 43 | 27 | 1,161 |

Each portable classroom is approximately 896 square feet.

The District portables identified in Table 4 have adequate useful remaining life and are evaluated regularly.

Support Facilities

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

Table 5
Support Facilities

| Facility Name | Building Area (Sq. Ft.) | Site Size (Acres) |
|--------------------------------|------------------------------------|------------------------------|
| Operations Center | 19,873 | 6.3 |
| Resource and Service Center | 22,296 | 6.0 |
| Parkway Campus | 9,536* | 3.25 |
| District Warehouse | 3,936 | ** |
| Aquatic Center | 52,023 | 21.0 |

**Does not include education-related square footage.*

***Located on the same site as Cathcart Elementary School.*

Land

The District currently owns two undeveloped sites. The District owns 15 acres in the Three Lakes area that could potentially be used as an elementary school site in the future (assuming that land use approvals/permits could be obtained); however that property does have some notable wetland concerns that are likely to limit potential use. The District also owns an additional 23 acres behind Valley View Middle School. The 23 acre site has topography concerns and accessibility issues that could limit the District's ability to use the property as an additional school site.

Leased Facilities

The District currently does not lease any facilities.

SECTION 4: STUDENT ENROLLMENT

Historical Trends

Student enrollment in the District remained relatively constant between 1973 and 1983 and increased steadily between 1984 and 1997. The growth in student enrollment leveled out in 1998 and dipped a little in 1999. Student enrollment then grew steadily and peaked in 2016. Enrollment in the 2020-21 and 2021-22 school years declined due to the impacts of COVID-19 pandemic on available school service models and related uncertainties. The district anticipates enrollment to rebound during the duration of this plan and return and exceed levels projected by our third-party demographer pre-COVID. See additional information below.

The October 1, 2023 HC enrollment was 9,373 (with 9,192 FTE students). See Appendix A. Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Monitoring birth rates in Snohomish County and population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event that 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 projection.

Six Year Enrollment Projections

The Office of the Superintendent of Public Instruction prepares cohort survival projections based upon historical enrollment trends. The OSPI projections are limited in that they fail to account for development fluctuations and other anomalies such as the COVID-19 pandemic. The OSPI projections also utilize a headcount factor that misrepresents students in Snohomish School District facilities. See Appendix A-1.

The District utilizes a third party demographer, FLO Analytics, for forecasting future enrollments. This methodology, a modified cohort survival method, considers historic enrollment, economic trends, housing projections and birth rates, among other factors. Based upon this analysis, the District expects enrollment to grow over the six year planning period to a total FTE student population of 9,694, or an increase of 5.461%. See Appendix A-2.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts for the County. In 2020, the District's enrollment constituted approximately 15.69% of the District's total population. Assuming that, between 2024 and 2029, the District's enrollment will continue to constitute 15.69% of the District's population, using OFM/County data, the District projects a total enrollment of 10,224 students in 2029. See Table 6.

| Table 6 | | | | | | | | | |
|---|--------------------------|-------------|-------------|-------------|-------------|-------------|-------------|---|---|
| Comparison of Student Enrollment Projections 2023-2029 | | | | | | | | | |
| Projection | October 2023* | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Projected Change 2023-2029 | Percent Change 2023-2029 |
| County/OFM** | 9,192 | 9,364 | 9,536 | 9,708 | 9,880 | 10,052 | 10,224 | 1,032 | 11.23% |
| District | 9,192 | 9,215 | 9,251 | 9,322 | 9,402 | 9,582 | 9,694 | 502 | 5.461% |
| Total Population Projection for District (OFM) | | | | | | | 65,167 | | |
| Student to Population Ratio | 15.69% | | | | | | | | |

*Actual Oct 2023 FTE

**Based on 2044 GMA Population Forecasts by School District (information provided by Snohomish County).

The District uses the FLO Analytics modified cohort survival projections for purposes of predicting enrollment during the six years of this Plan. As noted above, the growth factor used in the modified cohort survival projections reflects an analysis of historic average housing development and enrollment in the District within the last six years and knowledge of active known and proposed future housing developments, as well as factors in pandemic-related anomalies. The District believes this projection to be an accurate measure of future growth given that it is based upon actual circumstances within the District. The District will monitor actual enrollment over the next two years and, if necessary, make appropriate adjustments in the next Plan update.

2044 Enrollment Projections

Student enrollment projections beyond the 2029 school year are highly speculative. Using OFM/County data as a base, the District projects a 2044 student population of 11,374. This assumes that the District’s enrollment will continue to constitute 15.69% of the District’s total population through 2044.

The total enrollment estimate was broken down by grade span to evaluate long-term needs for capital facilities. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 7
Projected Student Enrollment
2044

| Grade Span | FTE Enrollment – October 2023 | Projected Enrollment 2044** |
|---------------------|----------------------------------|-----------------------------|
| Elementary (K-6) | 4,708 | 5,801 |
| Middle School (7-8) | 1,376 | 1,706 |
| High School (9-12) | 3,108 | 3,867 |
| TOTAL (K-12) | 9,192 | 11,374 |

Note: Snohomish County Planning and Development Services provided the underlying data for the 2044 projections.

**The 2044 enrollment projections assume that the percentage of students per grade level will remain consistent between 2023 and 2044.

SECTION 5: CAPITAL FACILITIES NEEDS

Facility Needs (2024-2029)

Schools

The projected available student capacity was determined by subtracting projected FTE student enrollment from permanent school capacity (i.e. excluding portables) for each of the six years in the forecast period (2024-2029).

Capacity needs are expressed in terms of “unhoused students.”

The method used to define future capacity needs assumes no new construction. For this reason, planned construction projects are not included at this point. This factor is added later (if applicable, see Table 11).

Projected future capacity needs are depicted on Table 8 and are derived by applying the District’s modified cohort projected enrollment to the permanent capacity existing in 2021. This table shows actual permanent space needs and the portion of those needs that are “growth related” for the years 2024-2029. Importantly, capacity needs existing as of the 2021 base year include impacts from recent growth within the District and should also be considered as growth-related.

**Table 8
Additional Capacity Needs
2024-2029**

| Grade Span | 2023* | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Pct. Growth Related |
|----------------------------|-------|------|------|------|------|------|------|---------------------|
| Elementary (K-6) | | | | | | | | |
| Total | 596** | 702 | 725 | 793 | 821 | 856 | 881 | |
| Growth Related | | 106 | 129 | 197 | 225 | 260 | 285 | 32.35% |
| Middle School (7-8) | | | | | | | | |
| Total | --- | --- | --- | --- | --- | --- | --- | |
| Growth Related | -- | -- | -- | -- | -- | -- | -- | --% |
| High School | | | | | | | | |
| Total | --- | --- | --- | --- | --- | --- | --- | |
| Growth Related | -- | -- | -- | -- | -- | -- | -- | --% |

* Actual 2023 FTE Enrollment

**Represents capacity needs (including those related to recent growth) existing as of the date of this Plan.

The capacity improvements that are required to meet the District’s growth-related and non-growth related capacity needs are identified in Table 9-B below.

By the end of the six-year forecast period (2028-2029), additional permanent classroom capacity will be needed as follows:

Table 9
Estimated Unhoused Students (2029-2030)*

| Grade Span | Unhoused Students (Post-2023 Growth Related) | Unhoused Students (Pre-2021 Existing and Recent-Growth Related) |
|----------------------------------|---|--|
| Elementary (K-6) | 285 | 881 |
| Middle School (7-8) | -- | -- |
| High School (9-12) | -- | -- |
| TOTAL UNHOUSED (K-12) | 285 | 881 |

*Reflects needs assuming no construction projects

It is not the District’s policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms is not included in Table 9.

Recent and Planned Improvements

To accommodate growth in previous years, the District constructed and opened in 2007 a new elementary school and constructed a second high school, Glacier Peak, which opened in 2008. The District’s voters approved a bond in May 2004 for these projects. In 2008, the District’s voters approved additional construction bonds to replace and expand Machias and Riverview elementary schools to address the need for elementary student capacity. The 2008 Bond also provided for finishing the renovation of Snohomish High School, enlarging and modernizing Valley View Middle School and enlarging Centennial Middle School, and building a new aquatics center. The District also purchased an existing building, the “Parkway Building”, and renovated it to house its AIM Alternative High School and Transition programs and the Parent Partnership Program.

The District convened a Citizens’ Facility Advisory Committee (CFAC) in 2019 to review the conditions of our school buildings, explore demographic and enrollment projections and prioritize needs. Based on this information, the CFAC recommended, and the Board authorized for the February 2020 ballot, a \$470 million bond proposal to fund six elementary school replacement projects (including adding capacity), added classrooms at Glacier Peak High School to reduce portable reliance, an early learning center at the existing Central Primary Center facility, and improvements at the Parkway Campus as well as the District’s maintenance and transportation facilities. The bond also proposed safety and security improvements throughout the District. The District failed to achieve the required 60% margin for bond approval.

The District, in view of current and anticipated capacity needs, is continuing to plan for elementary capacity additions during the six-year planning period and beyond. The District may also purchase and site new portable facilities to address capacity needs.

Elementary Schools

The District opened Little Cedars Elementary School with a permanent capacity of 621, with 27 teaching stations. The elementary was completed and put into use for the 2007-08 school year. The total cost of the new elementary school was approximately \$25.0 million excluding the land purchase.

In addition, the District requested as a component of its 2008 bond proposal to replace and expand two elementary schools, Machias and Riverview. The projects are complete and the capacity of the two schools was expanded and opened at the new capacity in January of 2011.

This CFP includes planning for classroom additions as a part of replacement projects at three elementary schools (Cathcart, Dutch Hill, and Seattle Hill) to address growth-related needs. The District is also considering replacement/addition projects at other elementary schools in the future (likely outside of the six year planning period). The replacement/addition projects are subject to funding secured through a future capital bond, all contingent on future action by the Board of Directors and ultimately the voters.

Middle Schools

To address overcrowding at the middle school level, the District constructed a new-in-lieu Valley View Middle School to house 950 students and modernized and enlarged Centennial Middle School to house 900 students. Centennial opened in 2011 and Valley View opened in fall 2012.

High Schools

The District opened Glacier Peak High School, with a capacity of 1,500 students in fall of 2008. In addition, the District recently completed modernization of the existing Snohomish High School campus. In the summer of 2012 three portables were added (total of six classrooms) at Glacier Peak. In 2017, an additional portable (two classrooms) was added at Glacier Peak.

Interim Classroom Facilities

The District added two portable classrooms at Dutch Hill in the summer of 2022 and a portable restroom in 2023. It may purchase additional portables as needed to address growth-related needs (See Table 10). As necessary, the District will also continue to utilize portables as temporary housing of students until permanent facilities are constructed. However, it remains a District goal to house all students in permanent facilities.

SECTION 6: CAPITAL FACILITIES FINANCING PLAN

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, State matching funds and development impact fees. Each of these funding sources is discussed in greater detail below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. Snohomish School District voters rejected a bond proposal in 2001 for \$14.5 million to finance the acquisition of sites, planning for a new elementary school, planning for a new high school, the acquisition of modular classrooms, and the purchase and installation of technology equipment and systems.

Voters in May of 1998 approved a \$3.9 million bond issue to construct 11 classrooms at Snohomish High School and to finance mechanical and technology improvements throughout the District. On March 14, 2000, Snohomish School District voters approved a \$6.12 million dollar bond issue to finance certain capital improvements to the District's educational facilities.

In March of 2003, the school board appointed a 35-member Citizens' Facilities Advisory Committee to complete an in-depth study of our school facilities. This committee found that Snohomish schools are overcrowded and reported that half of our school buildings are at or near the end of their useful life. The committee then created a long-range plan for school construction, modernization and renovation to address those issues.

The District's voters approved a \$141,570,000 bond issue on May 18, 2004, to fund a new high school, modernization of the existing Snohomish High School, a new elementary school, acquisition of two new school sites, and various health, safety, energy and infrastructure improvements throughout the District.

The District's voters approved a \$261.6 million bond in May 2008 to fund the renovation of Snohomish High School, the renovation/expansion of Valley View Middle School, the expansion of Centennial Middle School, the replacement/expansion of Machias and Riverview elementary schools, construction of a new aquatics center, to make District-wide capital improvements, and acquire classroom technology to improve student learning.

The District's voters considered in February 2020 but did not approve a \$470 million bond proposal to fund six elementary school replacement projects (including adding capacity), added classrooms at Glacier Peak High School to reduce portable reliance, an early learning center at the existing Central Primary Center facility, and improvements at the Parkway Campus as well as the District's maintenance and transportation facilities. The bond also proposed safety and security improvements throughout the District.

State School Construction Assistance

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 Program (SCAP) funds for specific capital projects based on a prioritization system. For eligible projects, the District's funding level under the State School Construction Assistance fund is at the 53.42% percentage level (July 2024 release). The current Construction Cost Allowance, the maximum cost per square foot recognized for SCAP funding, is set in the State's biennial budget and is currently \$375.00/eligible square foot.

Impact Fees

Development impact fees are 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 plats are approved or building permits are issued. (See additional discussion in Section 7).

Six Year Financing Plan

The Six-Year Financing Plan shown in Table 10 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2024-2029. The financing components includes bond issues, impact fees, and State School Construction Assistance funds. Projects and portions of projects which 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.

The District's six year finance plan is outlined in Table 10 below.

As previously stated, the District's CFP plans for classroom additions at three elementary schools, all subject to future funding approval. The District will update this CFP, including a potential interim update, to reflect relevant planning decisions. The District anticipates also purchasing portable facilities to address growth-related capacity needs.

Table 10
Finance Plan
(dollars in 1,000s)

| | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total Cost* | Bond/Levy/ Impact Fee | State Match | Other | Added Capacity | Growth Related |
|--|---------|-------|-------|-------|----------|----------|-------------|--------------------------|-------------|-------|-------------------|-------------------|
| Dutch Hill Elementary Replacement/Addition | | | | | \$46,300 | \$37,000 | \$83,300 | X | X | | X | X |
| Cathcart Elementary Replacement/Addition | | | | | \$45,000 | \$34,700 | \$79,700 | X | X | | X | X |
| Seattle Hill Elementary Replacement | | | | | \$45,000 | \$34,700 | \$79,700 | X | X | | X | X |
| District wide Capital Improvements (including portables) | \$1,000 | \$300 | \$500 | \$500 | \$500 | \$500 | \$3,300 | X | | | X | X |

*Reflects total project costs using 2024 estimates, subject to escalation. The impact fees are calculated based on construction costs only. The District estimates a current average construction cost of \$52,266,667. Construction costs for the impact fee calculation reflect average construction costs of the three elementary school capacity projects, with replacements average total capacity of 600 seats.

Table 11 - Projected Student Capacity (2024-2029)

Elementary School Surplus/Deficiency

| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|---|-------|-------|-------|-------|-------|-------|-------|
| Permanent Capacity | 4,112 | 4,112 | 4,112 | 4,112 | 4,112 | 4,112 | 4,731 |
| Added Capacity | | | | | | | 619^ |
| Portable Capacity** | 1,053 | 1,053 | 1,053 | 1,053 | 1,053 | 1,053 | 1,053 |
| Total Capacity | 5,165 | 5,165 | 5,165 | 5,165 | 5,165 | 5,165 | 5,784 |
| Enrollment | 4,708 | 4,814 | 4,837 | 4,905 | 4,933 | 4,968 | 4,993 |
| Surplus (Deficiency) – Permanent Capacity | (596) | (702) | (725) | (793) | (821) | (856) | (262) |
| Surplus (Deficiency) – All Capacity** | 457 | 351 | 328 | 260 | 232 | 197 | 791 |

^Capacity additions resulting from replacement and expansion of Cathcart, Dutch Hill, and Seattle Hill Elementary Schools
 **Except as specifically noted, does not reflect addition or removal of portable facilities over the planning period.

Middle School Surplus/Deficiency

| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|---|-------|-------|-------|-------|-------|-------|-------|
| Permanent Capacity | 1,850 | 1,850 | 1,850 | 1,850 | 1,850 | 1,850 | 1,850 |
| Added Capacity | | | | | | | |
| Portable Capacity** | | | | | | | |
| Total Capacity | 1,850 | 1,850 | 1,850 | 1,850 | 1,850 | 1,850 | 1,850 |
| Enrollment | 1,376 | 1,392 | 1,407 | 1,473 | 1,511 | 1,571 | 1,597 |
| Surplus (Deficiency) – Permanent Capacity | 474 | 458 | 443 | 377 | 339 | 279 | 253 |
| Surplus (Deficiency) – All Capacity*** | 474 | 458 | 443 | 377 | 339 | 279 | 253 |

**Except as specifically noted, does not reflect addition or removal of portable facilities over the planning period.

High School Surplus/Deficiency

| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|---|-------|-------|-------|-------|-------|-------|-------|
| Permanent Capacity | 3,400 | 3,400 | 3,400 | 3,400 | 3,400 | 3,400 | 3,400 |
| Added Capacity | | | | | | | |
| Portable Capacity** | 108 | 108 | 108 | 108 | 108 | 108 | 108 |
| Total Capacity | 3,508 | 3,508 | 3,508 | 3,508 | 3,508 | 3,508 | 3,508 |
| Enrollment | 3,108 | 3,009 | 3,007 | 2,944 | 2,958 | 3,043 | 3,104 |
| Surplus (Deficiency) – Permanent Capacity | 292 | 391 | 393 | 456 | 442 | 357 | 296 |
| Surplus (Deficiency) – All Capacity*** | 400 | 499 | 501 | 564 | 550 | 465 | 404 |

**Except as specifically noted, does not reflect addition or removal of portable facilities over the planning period.

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.

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 established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees 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, become effective following County Council adoption of the District’s CFP.

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, as applicable, 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 (required on-site/off-site 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.
- 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. Furthermore, 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 Districts growth-related needs, as demonstrated in Table 9. For purposes of this Plan, the District has chosen to use the full project costs in the fee formula. Furthermore, impact fees will not be used to address existing deficiencies. See Table 9 for a complete identification of funding sources.

The District’s school impact fees are calculated to include the elementary capacity additions identified in this 2024 CFP update. See discussion in Sections 5 and 6 above.

Proposed Snohomish School District Impact Fee Schedule

Using the variables on the following page and formula described above, impact fees proposed for the District are summarized in Table 12. See also Appendix C.

**Table 12
School Impact Fees
2024**

| Housing Type | Impact Fee Per Dwelling Unit |
|---------------------------|-------------------------------------|
| Single Family | \$5,361 |
| Townhome/Duplex | \$5,462 |
| Multi-Family (1 Bedroom) | \$0 |
| Multi-Family (2+ Bedroom) | \$1,357 |

**Table 12 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

| | |
|---|-------------|
| Student Generation Factors – Single Family | |
| Elementary | .330 |
| Middle | .067 |
| Senior | .108 |
| Total | .506 |

| | |
|--|-------------|
| Student Generation Factors – Townhomes/Duplexes | |
| Elementary | .333 |
| Middle | .092 |
| Senior | .057 |
| Total | .483 |

| | |
|--|-------------|
| Student Generation Factors – Multi Family (2+ Bdrm) | |
| Elementary | .094 |
| Middle | .054 |
| Senior | .053 |
| Total | .201 |

| | |
|--|-----|
| Projected Student Capacity per Facility | |
| Elementary | 600 |
| Middle | - |
| Senior | - |

| | |
|--------------------------------------|---|
| Net Site Acreage per Facility | |
| Elementary | - |

| | |
|--|--------------|
| New Facility Construction Cost/Average (Table 10) | |
| Elementary - 600 students | \$52,666,667 |
| (average construction cost of three capacity projects) | |

| | |
|--|------------------|
| Permanent Facility Square Footage (SSD Inventory) | |
| Elementary | 529,676 |
| Middle | 292,469 |
| Senior | 529,161 |
| Total | 1,351,306 |

| | |
|--|---------------|
| Temporary Facility Square Footage (SSD Inventory) | |
| Elementary | 35,100 |
| Middle | 0 |
| Senior | 3,600 |
| Total | 38,700 |

| | |
|--------------------------------------|------------------|
| Total Facility Square Footage | |
| Elementary | 564,776 |
| Middle | 292,469 |
| Senior | 532,761 |
| Total | 1,390,000 |

| | |
|-------------------------------|-----|
| Average Site Cost/Acre | |
| Elementary | \$0 |

| | |
|------------------------------------|--|
| Temporary Facility Capacity | |
| Capacity | |
| Cost | |

| | |
|----------------------------------|--------|
| State Match Credit (OSPI) | |
| Current State Match Percentage | 53.42% |

| | |
|--|--------|
| Construction Cost Allocation (OSPI) | |
| July 2024 Release | 375.00 |

| | |
|--|-----------|
| District Average Assessed Value (Sno Cty) | |
| Single Family Residence | \$770,776 |

| | |
|--|-----------|
| District Average Assessed Value (Sno Cty) | |
| Townhome/Duplex (Using SF) | \$770,776 |

| | |
|--|-----------|
| District Average Assessed Value (Sno Cty) | |
| Multi Family (2+ Bedroom) | \$242,411 |

| | |
|---|-----|
| SPI Square Footage per Student (WAC 392-343-035) | |
| Elementary | 90 |
| Middle | 117 |
| Senior | 130 |

| | |
|---|---------|
| District Debt Service Tax Rate (Sno Cty) | |
| Current/\$1,000 | \$1.791 |

| | |
|---|-------|
| General Obligation Bond Interest Rate (Bond Buyer) | |
| Bond Buyer Index (2/22 avg) | 3.48% |

| | |
|--|---|
| Developer Provided Sites/Facilities | |
| Value | 0 |
| Dwelling Units | 0 |

Note: The total costs of the school construction projects and the total capacities are shown in the fee calculations. However, new development will only be charged for the system improvements needed to serve new growth.

APPENDIX A

POPULATION AND ENROLLMENT DATA

OSPI Cohort Projections (HC)

| School District | 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 |
|-----------------|--------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Snohomish | Kindergarten | 634 | 659 | 554 | 644 | 641 | 644 | | 638 | 640 | 643 | 645 | 648 | 650 |
| Snohomish | Grade 1 | 621 | 646 | 604 | 643 | 654 | 678 | 103.38 | 666 | 660 | 662 | 665 | 667 | 670 |
| Snohomish | Grade 2 | 663 | 624 | 611 | 644 | 675 | 687 | 102.33 | 694 | 682 | 675 | 677 | 680 | 683 |
| Snohomish | Grade 3 | 675 | 689 | 583 | 654 | 657 | 701 | 102.04 | 701 | 708 | 696 | 689 | 691 | 694 |
| Snohomish | Grade 4 | 706 | 690 | 657 | 594 | 679 | 673 | 101.14 | 709 | 709 | 716 | 704 | 697 | 699 |
| Snohomish | Grade 5 | 724 | 715 | 639 | 664 | 622 | 700 | 100.54 | 677 | 713 | 713 | 720 | 708 | 701 |
| Snohomish | Grade 6 | 779 | 734 | 685 | 637 | 691 | 646 | 100.95 | 707 | 683 | 720 | 720 | 727 | 715 |
| Snohomish | Grade 7 | 724 | 790 | 726 | 700 | 649 | 721 | 101.74 | 657 | 719 | 695 | 733 | 733 | 740 |
| Snohomish | Grade 8 | 775 | 749 | 762 | 719 | 719 | 656 | 100.54 | 725 | 661 | 723 | 699 | 737 | 737 |
| Snohomish | Grade 9 | 884 | 839 | 857 | 854 | 818 | 826 | 112.67 | 739 | 817 | 745 | 815 | 788 | 830 |
| Snohomish | Grade 10 | 906 | 897 | 822 | 857 | 849 | 838 | 100.25 | 828 | 741 | 819 | 747 | 817 | 790 |
| Snohomish | Grade 11 | 839 | 841 | 821 | 776 | 828 | 787 | 93.56 | 784 | 775 | 693 | 766 | 699 | 764 |
| Snohomish | Grade 12 | 848 | 819 | 824 | 843 | 757 | 793 | 98.31 | 774 | 771 | 762 | 681 | 753 | 687 |
| Snohomish | Total | 9,780 | 9,692 | 9,145 | 9,229 | 9,239 | 9,350 | | 9,299 | 9,279 | 9,262 | 9,261 | 9,345 | 9,360 |

Source: OSPI Form 1049 (printed February 2024)

Adjusted Cohort Enrollment Projections (FTE)

| Flo Forecasts - FTE | | | | | | | | | | | |
|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 |
| K | 638.19 | 626 | 617 | 649 | 658 | 674 | 677 | 684 | 690 | 697 | 704 |
| 1 | 674.24 | 660 | 648 | 638 | 671 | 681 | 697 | 700 | 707 | 714 | 721 |
| 2 | 682 | 695 | 680 | 668 | 658 | 692 | 702 | 719 | 722 | 729 | 736 |
| 3 | 700.12 | 710 | 724 | 708 | 696 | 685 | 721 | 731 | 749 | 752 | 759 |
| 4 | 670.67 | 716 | 726 | 741 | 724 | 712 | 701 | 738 | 748 | 766 | 769 |
| 5 | 699.3 | 688 | 735 | 745 | 760 | 743 | 731 | 719 | 757 | 768 | 786 |
| 6 | 643.61 | 719 | 707 | 756 | 766 | 781 | 764 | 751 | 739 | 778 | 790 |
| 7 | 719.44 | 659 | 735 | 723 | 773 | 783 | 799 | 781 | 768 | 756 | 795 |
| 8 | 656.8 | 733 | 672 | 750 | 738 | 788 | 798 | 815 | 796 | 783 | 771 |
| 9 | 829.29 | 735 | 820 | 751 | 839 | 825 | 881 | 893 | 912 | 890 | 876 |
| 10 | 835.15 | 839 | 744 | 830 | 760 | 849 | 835 | 892 | 904 | 923 | 901 |
| 11 | 733.82 | 739 | 743 | 660 | 735 | 673 | 751 | 739 | 790 | 801 | 817 |
| 12 | 709.36 | 696 | 700 | 703 | 624 | 696 | 637 | 711 | 700 | 748 | 758 |
| K-6 | 4,708 | 4,814 | 4,837 | 4,905 | 4,933 | 4,968 | 4,993 | 5,042 | 5,112 | 5,204 | 5,265 |
| 7-8 | 1,376 | 1,392 | 1,407 | 1,473 | 1,511 | 1,571 | 1,597 | 1,596 | 1,564 | 1,539 | 1,566 |
| 9-12 | 3,108 | 3,009 | 3,007 | 2,944 | 2,958 | 3,043 | 3,104 | 3,235 | 3,306 | 3,362 | 3,352 |
| Total | 9,192 | 9,215 | 9,251 | 9,322 | 9,402 | 9,582 | 9,694 | 9,873 | 9,982 | 10,105 | 10,183 |
| Notes | Students enrolled in full-time Running Start and preschool are excluded. | | | | | | | | | | |

APPENDIX B

STUDENT GENERATION RATE REVIEW



MEMORANDUM

To: Tom Laufmann
Executive Director, Business Services
Snohomish School District
1601 Avenue D
Snohomish, WA 98290

Date: March 28, 2024

Project No.: F1371.01.005

From: Alex Brasch
Senior Population Geographer

Re: 2023–24 Student Generation Rates—Snohomish School District

At the request of the Snohomish School District (SSD/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 SSD K–12 students (October 2023 headcount) residing in new single-family (SF) detached and townhome/duplex housing units. This memo details the methodology FLO used to create the SGRs and presents the findings by grade group and housing type.

Methods

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

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

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

FLO Analytics | 1-888-847-0299 | www.flo-analytics.com

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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 and townhome/duplex units. The number of multifamily (MF) units built during the period was insufficient to produce reliable SGRs. 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 in the townhome/duplex category, the dwellings are constructed vertically from the foundation to the roof for individual occupancy by a household.

Results

Table 1 includes the number of housing units and SGRs for SF detached and townhome/duplex housing types, as well as the number of students by grade group that have addresses matching the housing units. Of the 8,409 students residing within the district, 871 live in the 1,722 SF detached units that were built between 2015 and 2022, while 42 live in the 87 townhomes/duplexes built in the same period. On average, each SF detached housing unit yields 0.506 K-12 students, while each townhome/duplex yields 0.483 K-12 students. The number of MF units built in the district between 2015 and 2022 is insufficient to produce reliable SGRs; therefore, no SGRs were calculated for that housing type.

Table 1: K-12 Students per Housing Unit Built 2015-2022

| Housing Type | Housing Units | K-6 Students | 7-8 Students | 9-12 Students | K-12 Students | K-6 SGR | 7-8 SGR | 9-12 SGR | K-12 SGR |
|----------------------------------|---------------|--------------|--------------|---------------|---------------|---------|---------|----------|----------|
| Single-family Detached | 1,722 | 569 | 116 | 186 | 871 | 0.330 | 0.067 | 0.108 | 0.506 |
| Townhome / Duplex ^(a) | 87 | 29 | 8 | 5 | 42 | 0.333 | 0.092 | 0.057 | 0.483 |

Notes

The number of MF units built in the district between 2015 and 2022 is insufficient to produce reliable SGRs; therefore, no SGRs were calculated for that housing type.

(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.

Sources

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

Multi-Family 2+ BR Rates: As noted above, the District does not have a reliable data set for purposes of calculating student generation rates for Multi-Family 2+ bedroom units (or Multi-Family units with one bedroom or less). The District calculated Multi-Family 2+ BR student generation rates using the countywide average of the corresponding rates published in the 2022 capital facilities plans (the last County-adopted set of plans) of the other school districts in Snohomish County who prepared their own rates. These averages reflect recent development trends in Snohomish County. As a comparison to Snohomish County, King County has recognized countywide averages as a reasonable approach to calculating student generation rates when there is a lack of sufficient development data. See KCC 21A.06.1260.

The District is choosing to apply the 2022 calculated average* as an estimate of student generation from new Multi-Family 2+ bedroom units within the Snohomish School District.

The resulting average student generation rates are as follows:

| | | | |
|---------------------------------|--------------|--------------|--------------|
| Multi-Family 2+ BR Rates | K-5 | 6-8 | 9-12 |
| | 0.094 | 0.054 | 0.053 |

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 a countywide average in Snohomish County.

**Excluding certain anomalies of districts with high multi-family rates (Everett, Mukilteo) or low multi-family rates (Monroe).*

APPENDIX A

SCHOOL IMPACT FEE FORMULA

| SCHOOL IMPACT FEE CALCULATIONS | | | | | | | | | |
|---|---------------------------|---------------|----------|----------------|----------------|----------------|-----------------|-----------------|----------------|
| DISTRICT | Snohomish School District | | | | | | | | |
| YEAR | 2024 | | | | | | | | |
| School Site Acquisition Cost: | | | | | | | | | |
| ((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor | | | | | | | | | |
| | Facility | Cost/ | Facility | Student | Student | Student | Cost/ | Cost/ | Cost/ |
| | Acres | Acre | Capacity | SFR | TH/Duplex | MFR (2+) | SFR | TH/Duplex | MFR (2+) |
| Elementary | 10.00 | \$ - | 600 | 0.330 | 0.333 | 0.094 | \$0 | \$0 | \$0 |
| Middle | 20.00 | \$ - | 900 | 0.067 | 0.092 | 0.054 | \$0 | \$0 | \$0 |
| High | 40.00 | \$ - | 1,800 | 0.108 | 0.057 | 0.053 | \$0 | \$0 | \$0 |
| | | | | | | TOTAL | \$0 | \$0 | \$0 |
| School Construction Cost: | | | | | | | | | |
| ((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 | 97.22% | \$ 52,666,667 | 600 | 0.330 | 0.333 | 0.094 | \$28,161 | \$28,417 | \$8,022 |
| Middle | 97.22% | | 900 | 0.067 | 0.092 | 0.054 | \$0 | \$0 | \$0 |
| High | 97.22% | \$ - | 1800 | 0.108 | 0.057 | 0.053 | \$0 | \$0 | \$0 |
| | | | | | | TOTAL | \$28,161 | \$28,417 | \$8,022 |
| Temporary Facility Cost: | | | | | | | | | |
| ((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 | 2.78% | \$ - | 25 | 0.330 | 0.333 | 0.094 | \$0 | \$0 | \$0 |
| Middle | 2.78% | \$ - | 30 | 0.067 | 0.092 | 0.054 | \$0 | \$0 | \$0 |
| High | 2.78% | \$ - | 32 | 0.108 | 0.057 | 0.053 | \$0 | \$0 | \$0 |
| | | | | | | TOTAL | \$0 | \$0 | \$0 |
| State School Construction Funding Assistance Credit: | | | | | | | | | |
| CCA X SPI Square Footage X District Funding Assistance % X Student Factor | | | | | | | | | |
| | CCA | SPI | Funding | Student | Student | Student | Cost/ | Cost/ | Cost/ |
| | | Footage | Asst % | SFR | TH/Duplex | MFR (2+) | SFR | TH/Duplex | MFR (2+) |
| Elementary | \$ 375.00 | 90 | 53.42% | 0.330 | 0.333 | 0.094 | \$5,950 | \$6,004 | \$1,695 |
| Middle | \$ 375.00 | 117 | | 0.067 | 0.092 | 0.054 | \$0 | \$0 | \$0 |
| High | \$ 375.00 | 130 | 0.00% | 0.108 | 0.057 | 0.053 | \$0 | \$0 | \$0 |
| | | | | | | TOTAL | \$5,950 | \$6,004 | \$1,695 |
| Tax Payment Credit: | | | | | | | SFR | TH/Duplex | MFR (2+) |
| Average Assessed Value | | | | | | | \$770,776 | \$770,776 | \$242,411 |
| Capital Bond Interest Rate | | | | | | | 3.48% | 3.48% | 3.48% |
| Net Present Value of Average Dwelling | | | | | | | \$6,416,707 | \$6,416,707 | \$2,018,070 |
| Years Amortized | | | | | | | 10 | 10 | 10 |
| Property Tax Levy Rate | | | | | | | \$1.79 | \$1.79 | \$1.79 |
| Present Value of Revenue Stream | | | | | | | \$11,490 | \$11,490 | \$3,614 |
| Fee Summary: | | | | Single | Townhome | Multi- | | | |
| | | | | Family | Duplex | Family (2+) | | | |
| Site Acquisition Costs | | | | \$0 | \$0 | \$0 | | | |
| Permanent Facility Cost | | | | \$28,161 | \$28,417 | \$8,022 | | | |
| Temporary Facility Cost | | | | \$0 | \$0 | \$0 | | | |
| State SCFA Credit | | | | (\$5,950) | (\$6,004) | (\$1,695) | | | |
| Tax Payment Credit | | | | (\$11,490) | (\$11,490) | (\$3,614) | | | |
| FEE (AS CALCULATED) | | | | \$10,722 | \$10,924 | \$2,713 | | | |
| Fee (AS DISCOUNTED) | | | | \$5,361 | \$5,462 | \$1,357 | | | |