ARLINGTON PUBLIC SCHOOLS

CAPITAL FACILITIES PLAN

2020-2025

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Adopted: August 10, 2020

ARLINGTON PUBLIC SCHOOLS

CAPITAL FACILITIES PLAN

2020-2025

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Judy Fay, President
Mary Levesque
Michael Ray, Vice President
Marc Rosson

SUPERINTENDENT

Dr. Chrys Sweeting

For information regarding the Arlington Public Schools Capital Facilities Plan, contact the Office of the Superintendent, District Administration Office, 315 N. French Street, Arlington, WA 98223. Telephone: (360) 618-6200; Fax: (360) 618-6221.

Approved by the Board of Directors on August 10, 2020

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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.

Arlington Public Schools (the "District") has prepared this Capital Facilities Plan (the "CFP") to provide Snohomish County (the "County") and the City of Arlington (the "City") with a schedule and financing program for capital improvements over the next six years (2020-2025).

In accordance with the Growth Management Act, the 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:

- District 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. The 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 and the City.

Snohomish County's Countywide Planning Policies direct jurisdictions in Snohomish 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.

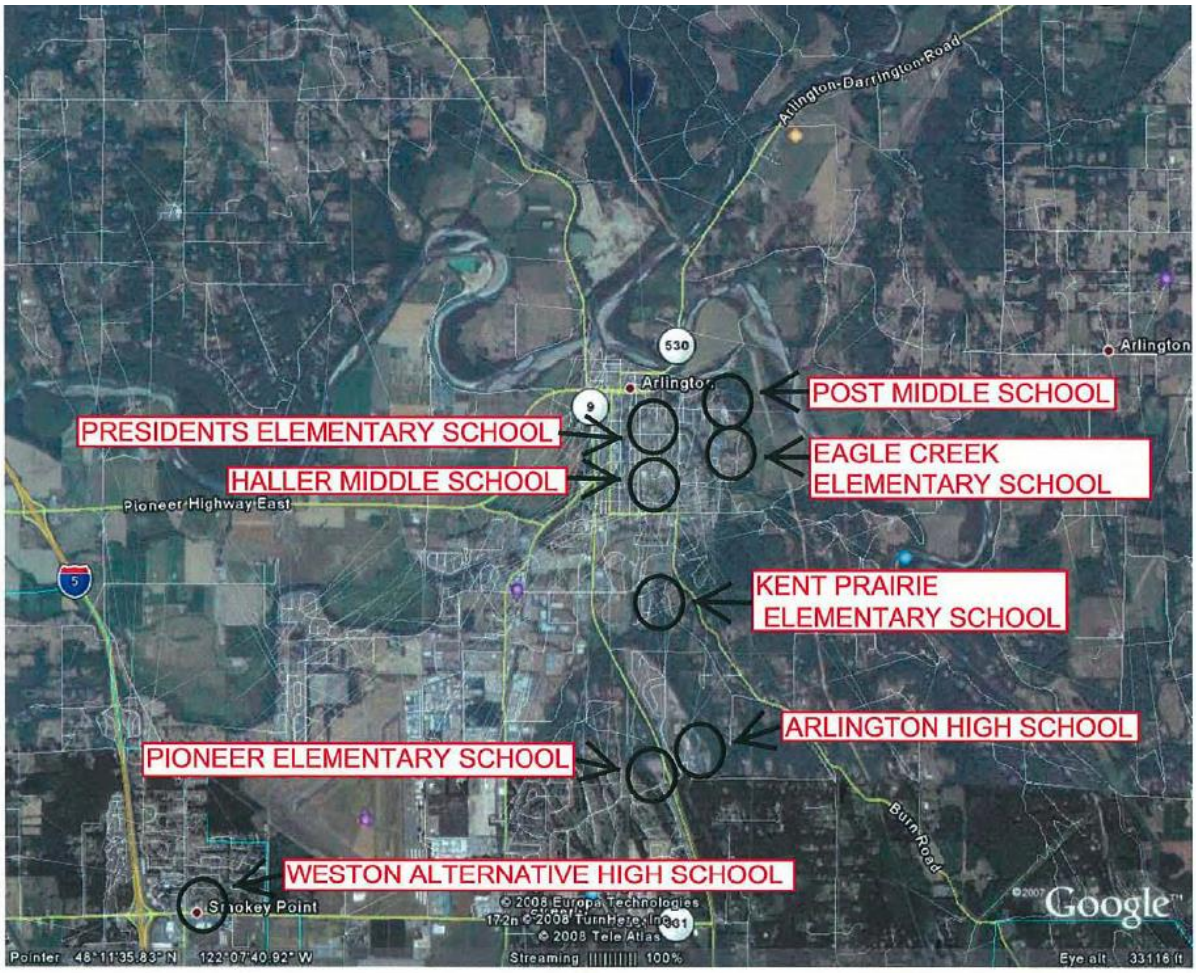
B. Overview of Arlington Public Schools

Two-hundred square miles in area, the District encompasses the City of Arlington and portions of unincorporated Snohomish County. The District is bordered by the Conway, Darrington, Granite Falls, Lakewood, Marysville, Sedro-Woolley, and Stanwood-Camano School Districts.

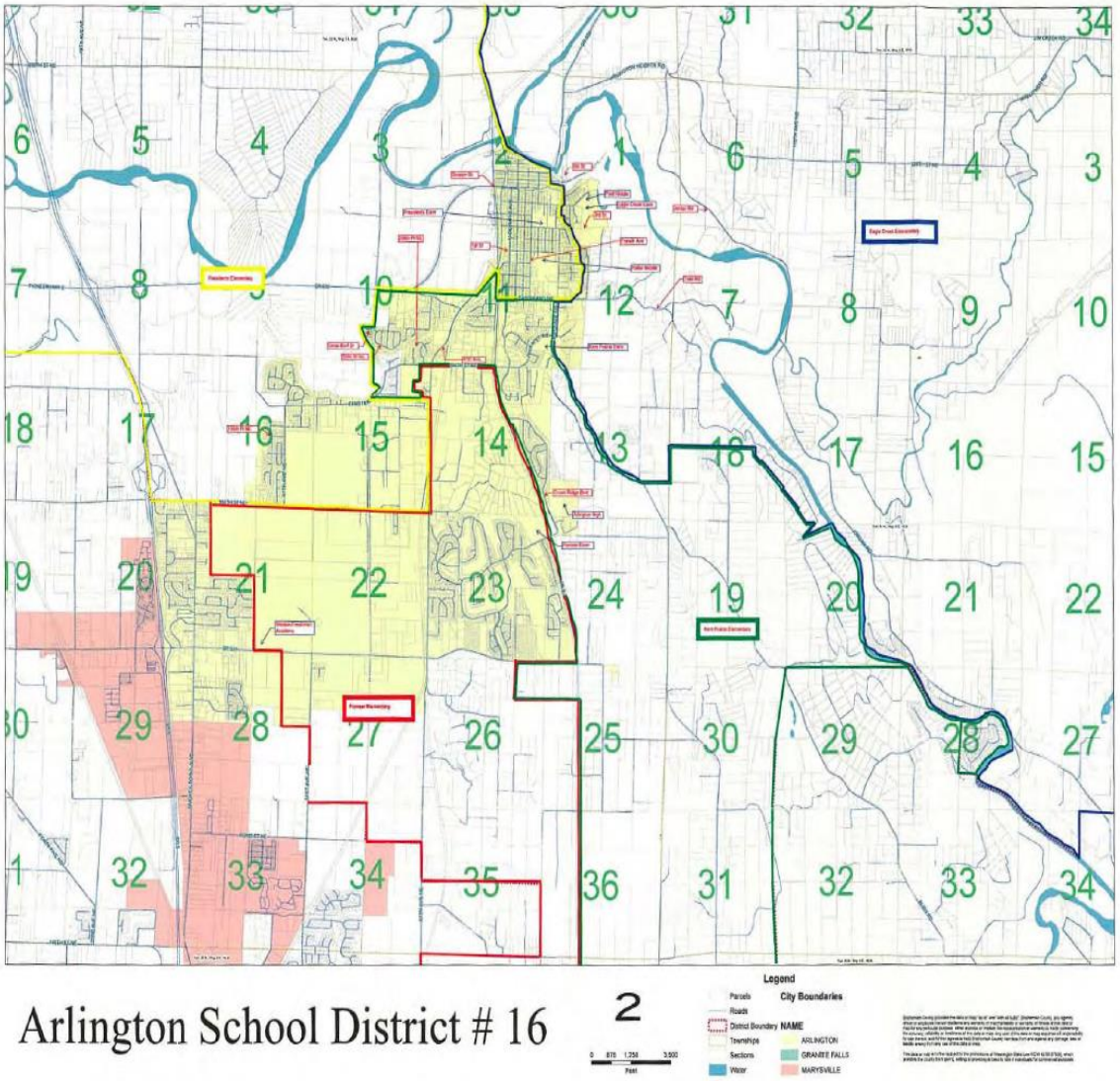
The District serves a student population of 5,581 (October 1, 2019 FTE enrollment) with four elementary schools (K-5), two middle schools (grades 6-8), one high school (grades 9-12), one alternative high school (grades 9-12), and one support facility for home schooled children (grades K-12). For the 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, neither enrollment in the Stillaguamish Valley School (a home school support facility serving grades K-12) nor enrollment in the alternative high school (Weston) are included.

The District has experienced moderate growth in recent years after a period of declining student population. For a period of years (2012-2015) the District, due to the declining student population, did not prepare an updated Capital Facilities Plan. The District prepared a CFP in 2016 in anticipation of potential growth, enrollment increases, and future capacity needs. Growth has been steady in the District since 2016 and is projected to continue to increase at all grade levels over the six year planning period. This 2020 update builds on the 2018 CFP and identifies growth-related projects at the middle and high school levels, and future planning for new capacity at the elementary level.

FIGURE 1
MAP OF FACILITIES



ARLINGTON SCHOOL DISTRICT #16 FACILITIES MAP



Arlington School District # 16

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:

- APPLE (formerly named ECEAP);
- Elementary program for handicapped students; and
- Enhanced Learning Program/Highly Capable; and
- English Language Learner Program (Eagle Creek Elementary).

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 which 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 in 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 21 students, with a maximum average class size of 21 students;
- Class size for grade 4 is targeted not to exceed 25 students, with a maximum average class size of 27 students;
- Class size for grade 5 is targeted not to exceed 27 students, with a maximum average class size of 29 students;
- Special Education for some students is provided in a self-contained classroom;
- Music instruction will be provided in a separate classroom (when available); and
- All elementary schools currently have a room dedicated as a computer lab, or have access to mobile carts with laptop computers for classroom use.

C. Educational Program Standards for Middle and High Schools

- Class size for grade 6 is targeted not to exceed 27 students, with a maximum average class size of 29 students
- Class size for middle school grades 7-8 is targeted not to exceed 29 students, with a maximum average class size of 31 students;
- Class size for high school grades 9-12 is targeted not to exceed 30 students, with a maximum average class size of 32 students;
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, high school classroom capacity has been adjusted using a utilization factor in the range of 90% to 96% (based on a regular school day). Middle school classroom capacity has been adjusted using a utilization factor of 85%;
- 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 Centers.
    3. Program Specific Classrooms (i.e., music, drama, art, home and family education).

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 26 students and average class size in 9-12 classrooms will not exceed 32 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 2017-18 and 2018-19, the District's compliance with the minimum level of service was as follows

2017-18 School Year						
LOS Standard	**MINIMUM LOS# Elementary**	**REPORTED LOS Elementary**	**MINIMUM LOS Middle**	**REPORTED LOS Middle**	**MINIMUM LOS High**	**REPORTED LOS High**
	26	21.7	26	19.4	32	32.5

* 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.

2018-19 School Year						
LOS Standard	**MINIMUM LOS# Elementary**	**REPORTED LOS Elementary**	**MINIMUM LOS Middle**	**REPORTED LOS Middle**	**MINIMUM LOS High**	**REPORTED LOS High**
	26	22.0	26	20.1	32	32.9

* 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 four elementary schools, two middle schools, one high school, an alternative high school, and the Stillaguamish Valley School (a Home-School Support center). Elementary schools currently accommodate grades K-5, the middle schools serve grades 6-8, and the high school and alternative high school provide for grades 9-12. The Stillaguamish Valley School serves grades K-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. The school capacity inventory is summarized in Tables 1, 2, and 3.

The Stillaguamish Valley School and Weston High School are housed in separate District-owned facilities and are 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
Eagle Creek	23.70	57,362	28	630	1989
Kent Prairie	10.10	57,362	28	630	1993
Presidents	12.40	60,977	31	680	2004
Pioneer	20.60	61,530	25	562	2002
TOTAL	66.62	237,231	112	2,502	

Table 2
Middle School Inventory

Middle School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations*	Permanent Capacity	Year Built or Remodeled
Post Middle	24.60	76,323	36	757	1993
Haller Middle	25.46	86,002	31	612	2006
TOTAL	50.06	162,325	67	1,369	

*Includes a total of six special education classrooms between both schools.

Table 3
High School Inventory

High School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Arlington High	54.00	256,181	53	1,780	2003

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 eleven relocatable classrooms at various school sites throughout the District to provide additional interim capacity (an additional 10 relocatables are located at Stillaguamish Valley 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 2020-19 school year of relocatable classrooms throughout the District is summarized in Table 4.

Table 4
Relocatable Classroom (Portable) Inventory

Elementary School	Relocatables	Interim Capacity
Eagle Creek	2	58
Kent Prairie	4	84
Presidents	2	58

Middle School	Relocatables	Interim Capacity
Post Middle	4	113

High School	Relocatables	Interim Capacity
Arlington High	1	32
TOTAL	13	345

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

Facility	Building Area (Square Feet)	Site Location
Administration and Special Programs	21,402	Roosevelt Building, Presidents
Transportation	41,550	Leased
Support Services	70,991	Old HS "A" Bldg

D. Land Inventory & Other Facilities

The District owns the following undeveloped sites:

- A 167-acre site ("Hwy 530 Site") located 1.5 miles from the city limits of Arlington adjacent to SR 530. The property is outside of the Urban Growth Area boundary and not serviced by municipal utilities. The District is currently negotiating a sale of this property.
- Seven sites ranging from 25 to 160 acres that are managed as forest land by a forestland manager and generally topographically unsuitable for school site development.
- An additional 58.9 acres at the Post Middle School site of farmland located in a floodplain and therefore unsuitable for development.

The District owns the "A" Building on the former high school campus. The "A" Building has been taken out of educational use and is no longer eligible (by OSPI) for use as for classroom space.

The Stillaguamish Valley School, which supports home-schooled students, is located on the Eagle Creek Elementary site. This facility consists of 10 portable classrooms and is not considered part of the District's permanent facility capacity.

Additionally, the District leases a 33,000 square foot building on a 10 acre site near the Arlington Airport. This remodeled building houses the (alternative) Weston High School. Since this site houses only alternative educational programs, the building's capacity is not included as part of the District's eligible facility inventory[1].

[1] Students enrolled in these alternative programs are not included in enrollment numbers for the purposes of this CFP update.

SECTION 4
STUDENT ENROLLMENT PROJECTIONS

A. Projected Student Enrollment 2020-2025

Enrollment projections are most accurate for the initial years of the forecast period. In the past, 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. It uses a weighted average of the most recent years to project enrollment. The District has adjusted the OSPI projections to reflect the District's full-time equivalent enrollment (reduction of students enrolled but not housed in District facilities). Based on this methodology, a total of 828 FTE students are expected to be added to the District by 2025 - an increase of 14.8% over 2019 enrollment levels.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts as adopted by Snohomish County. Between 2014 and 2019, the District's enrollment constituted 17.2% of the total population in the District. Assuming that between 2020 and 2025 the District's enrollment will constitute 17.2% of the District's total population and using OFM/County data, a total enrollment of 6,159 FTE is projected in 2025. *See Appendix A.*

Table 6
Projected Student Enrollment
2025-2025

								Change	% Change
Projection	**2019***	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**19-25**	**19-25**
District/OSPI	5,581	5,690	5,843	5,972	6,083	6,279	6,409	828	14.8%
OFM/County	5,581	5,677	5,773	5,869	5,965	6,061	6,159	578	10.4%

* Actual October 2019 FTE enrollment

The District uses the adjusted OSPI cohort survival projections for purposes of predicting enrollment during the six years of this Plan. The District will monitor actual enrollment over the next two years and, if necessary, make appropriate adjustments in the next Plan update.

B. 2035 Enrollment Projections

Student enrollment projections beyond 2025 are highly speculative. Based on OFM/County data for 2025 and an estimated student-to-population ratio of 17.2%, 6,800 FTE students are projected for 2035. 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 2035[2] 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)
2035

Grade Span	Projected Enrollment
Elementary (K-5)	3,060
Middle School (6-8)	1,632
High School (9-12)	2,108
TOTAL (K-12)	6,800

[2] Snohomish County Planning & Development Services provided the underlying data for the 2035 projections.

SECTION 5
CAPITAL FACILITIES NEEDS

Projected available student capacity was derived by subtracting projected student enrollment from existing school capacity (excluding relocatable classrooms) for each of the six years in the forecast period (2020-2025). 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

Grade Span	2025 Projected Unhoused Students - Total	2025 Projected Unhoused Students – Growth Post-2019
Elementary (K-5)	533	517
Middle School (6-8)	136	136
High School (9-12)	89	89
TOTAL (K-12)	758	742

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 2025 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
2020 - 2025

Elementary School Surplus/Deficiency

Elementary	2019	2020	2021	2022	2023	2024	2025
Existing Capacity	2,502	2,502	2,502	2,502	2,502	2,502	2,502
Added Capacity							
Total Capacity	2,502	2,502	2,502	2,502	2,502	2,502	2,502
Enrollment	2,518	2,579	2,648	2,753	2,849	2,961	3,035
Surplus (Deficiency)	(16)	(77)	(146)	(251)	(347)	(459)	(533)

Middle School Surplus/Deficiency

Middle	2019	2020	2021	2022	2023	2024	2025
Existing Capacity	1,369	1,369	1,369	1,369	1,369	1,369	1,519
Added Capacity						150^	
Total Capacity	1,369	1,369	1,369	1,369	1,369	1,519	1,519
Enrollment	1,343	1,399	1,391	1,399	1,412	1,420	1,505
Surplus (Deficiency)	26	(30)	(22)	(30)	(43)	99	14

^Replacement and Expansion of Post Middle School

High School Surplus/Deficiency

High	2019	2020	2021	2022	2023	2024	2025
Existing Capacity	1,780	1,780	1,780	1,780	1,780	2,036	2,036
Added Capacity					256^		
Total Capacity	1,780	1,780	1,780	1,780	2,036	2,036	2,036
Enrollment	1,721	1,712	1,804	1,820	1,822	1,898	1,869
Surplus (Deficiency)	59	68	(24)	(40)	214	138	167

^Arlington High School Addition

SECTION 6
CAPITAL FACILITIES FINANCING PLAN

A. Planned Improvements

The District has identified several capacity projects within the six year planning period needed to meet growth-related needs:

Permanent Capacity Adding Projects:

- Replacement of Post Middle School with the addition of 150 new student seats.
- Expansion of Arlington High School would add 256 additional student seats.

Temporary Capacity Projects:

- The District plans to add portable facilities at the elementary level and potentially at other levels during the six year planning period of this CFP.

Property Acquisition:

- The District plans to acquire land for an elementary school site.

The District is also starting to plan for elementary capacity solutions as growth continues at that grade level. 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 February 2020, the District presented a $25.1 capital levy and $107.5 million bond measure to its voters. The voters approved the capital levy, which includes, among other things, funding for the new classrooms and a science, technology, engineering, art and math (STEAM) workshop wing addition at Arlington High School. The bond proposal included funding for the construction of a new middle school to replace Post Middle School. The bond did not achieve the required 60% minimum for passage.

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 64.85% level for eligible projects.

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 2020-2025. The financing components include a capital levy funds, future bond revenue, impact fees, and other future sources. 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 Board of Directors is considering options for funding the needed Post Middle School replacement/addition but has not made any decisions relative to the six year planning period of this CFP. However, the needs remain, as reflected in this CFP, and continue in the District's planning. The District will update the CFP as needed, including consideration of an interim update, to reflect updated planning decisions.

Table 9
Capital Facilities Financing Plan

Improvements Adding Permanent Capacity (Costs in Millions)

Project	2020	2021	2022	2023	2024	2025	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
Elementary										
Potential Property Purchase							TBD	X		X
Middle School										
Post Middle School Replacement and Expansion			$27.666	$27.666	$27.666		$83.000	X	X	X
High School										
Arlington High School Expansion	$1.00	$1.00	$6.186				$8.186	X		X

Improvements Adding Temporary Capacity (Costs in Millions)

Project	2020	2021	2022	2023	2024	2025	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
Relocatables		$0.600	$0.600	$0.600			$1.800	X		X

Noncapacity Improvements (Costs in Millions)

Project	2020	2021	2022	2023	2024	2025	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
Various Schools (all grade levels)										
Security improvements; pedestrian safety improvements; energy efficiency measures; miscellaneous improvements	$5.259	$7.560	$4.298				$17.117	X		

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 the following residential unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County and the City of Arlington'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.

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 (single-family dwellings and multi-family dwellings of one bedroom and two bedrooms or more). A description of the student methodology is contained in Appendix B. The District has in recent years identified some volatility in the Multi-Family 2+ bedroom student generation rates given the small number of units in the data set. In order to control for that volatility in this CFP and until more consistent District-specific demographic information is available, the District has

calculated Multi-Family 2+ BR student generation rates using the countywide average of the corresponding rates published in the 2018 capital facilities plans (the last County-adopted set of plans) of the other school districts in Snohomish County. These averages reflect recent development trends in Snohomish County which will likely influence any multi-family construction that occurs in the District in the near term. King County recognizes countywide averages as a reasonable approach to calculating student generation rates when there is a lack of sufficient development data within a school district. See KCC 21A.06.1260.

The resulting average student generation rates are as follows:

Multi-Family 2+ BR Rates	**K-5**	**6-8**	**9-12**
	0.171	**0.099**	**0.108**

As required under the GMA, 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. 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 8-A. 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 following projects are included in the impact fee calculation:

- A capacity addition at Arlington High School.
- A capacity addition at the replacement Post Middle School

Please see Table 11 for relevant cost data related to each capacity project.

C. Proposed Arlington 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
2020

Housing Type	**Impact Fee Per Dwelling Unit**
Single Family	*$3,811*
Multi-Family (1 Bedroom)	*No fee ($0)*
Multi-Family (2+ Bedroom)	*$3,455*

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

Table 11: Impact Fee Variables

Student Generation Factors – Single Family

Elementary	.294
Middle	.126
Senior	.175
Total	**.595**

Student Generation Factors – Multi Family (1 Bdrm)

Elementary	.000
Middle	.000
Senior	.000
Total	**.000**

Student Generation Factors – Multi Family (2+ Bdrm)**

Elementary	.171
Middle	.099
Senior	.108
Total	**.378**

Projected Student Capacity per Facility

Arlington HS (expansion) - 256

Post Middle School (replacement and expansion) – 150 added capacity (for total new capacity of 907)

Required Site Acreage per Facility

Facility Construction/Cost Average

Arlington HS (expansion)	$8,186,671
Post Middle School (repl/expansion)	$83,000,0000

Permanent Facility Square Footage

Elementary		237,231
Middle		162,325
Senior		256,181
Total	**98.61%**	**655,737**

Temporary Facility Square Footage

Elementary		5,034
Middle		3,356
Senior		839
Total	**1.39%**	**9,229**

Total Facility Square Footage

Elementary		242,265
Middle		165,681
Senior		257,020
Total	**100.00%**	**664,966**

Average Site Cost/Acre

N/A

Temporary Facility Capacity

Capacity	22
Cost	$300,000

State Match Credit

Current State Match Percentage	64.85%

Construction Cost Allocation

Current CCA	238.22

District Average Assessed Value

Single Family Residence	$403,171

District Average Assessed Value

Multi Family (1 Bedroom)	$125,314
Multi Family (2+ Bedroom)	$178,051

SPI Square Footage per Student

Elementary	90
Middle	108
High	130

District Debt Service Tax Rate for Bonds

Current/$1,000	$1.039

General Obligation Bond Interest Rate

Current Bond Buyer Index	2.44%

Developer Provided Sites/Facilities

Value	0
Dwelling Units	0

**Uses 2018 Snohomish County average (see pages 19-20).

APPENDIX A

POPULATION AND ENROLLMENT DATA

School Facilities and Organization

INFORMATION AND CONDITION OF SCHOOLS

Enrollment Projections (Report 1049)

Snohomish/Arlington(31016)

	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE %	--- PROJECTED ENROLLMENTS ---					
Grade	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**SURVIVAL**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Kindergarten	353	362	355	390	386	426		426	439	453	466	480	493
Grade 1	365	385	383	375	409	403	105.95%	451	451	465	480	494	509
Grade 2	423	375	396	394	394	414	102.94%	415	464	464	479	494	509
Grade 3	392	433	381	415	423	406	103.83%	430	431	482	482	497	513
Grade 4	389	387	429	409	423	432	101.83%	413	438	439	491	491	506
Grade 5	423	401	382	452	424	437	102.82%	444	425	450	451	505	505
Grade 6	407	439	428	417	473	441	105.66%	462	469	449	475	477	534
K-6 Sub-Total	2,752	2,782	2,754	2,852	2,932	2,959		3,041	3,117	3,202	3,324	3,438	3,569
Grade 7	434	414	448	443	416	486	101.95%	450	471	478	458	484	486
Grade 8	433	429	416	440	458	416	100.18%	487	451	472	479	459	485
7-8 Sub-Total	867	843	864	883	874	902		937	922	950	937	943	971
Grade 9	434	450	453	427	457	489	104.55%	435	509	472	493	501	480
Grade 10	440	445	455	444	435	463	100.96%	494	439	514	477	498	506
Grade 11	463	427	408	429	422	402	94.09%	436	465	413	484	449	469
Grade 12	450	473	444	421	430	431	102.33%	411	446	476	423	495	459
9-12 Sub-Total	1,787	1,795	1,760	1,721	1,744	1,785		1,776	1,859	1,875	1,877	1,943	1,914
DISTRICT K-12 TOTAL	5,406	5,420	5,378	5,456	5,550	5,646		5,754	5,898	6,027	6,138	6,324	6,454

Notes: Specific subtotaling on this report will be driven by District Grade spans.

School Facilities and Organization *Printed Feb 11, 2020*

APPENDIX B

STUDENT GENERATION FACTOR REVIEW

DOYLE CONSULTING

ENABLING SCHOOL DISTRICTS TO MANAGE AND USE STUDENT ASSESSMENT DATA

Student Generation Rate Study
for the
Arlington School District

3/20/2020

This document describes the methodology used to calculate student generation rates (SGRs) for the Arlington School District, and provides results of the calculations.

SGRs were calculated for two types of residential construction: Single family detached, and multi-family with 2 or more bedrooms. Attached condominiums, townhouses and duplexes are included in the multi-family classification since they are not considered "detached". Manufactured homes on owned land are included in the single family classification.

1. Electronic records were obtained from the Snohomish County Assessor's Office containing data on all new construction within the Arlington School District from January 2012 through December 2018. As compiled by the County Assessor's Office, this data included the address, building size, assessed value, and year built for new single and multi-family construction. The data was "cleaned up" by eliminating records which did not contain sufficient information to generate a match with the District's student record data (i.e. incomplete addresses).

2. The District downloaded student records data into Microsoft Excel format. This data included the addresses and grade levels of all K-12 students attending the Arlington School District as of March 2020. Before proceeding, this data was reformatted and abbreviations were modified as required to provide consistency with the County Assessor's data.

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3. **Single Family Rates:** The data on all new single family detached residential units in County Assessor's data were compared with the District's student record data, and the number of students at each grade level living in those units was determined. The records of 635 single family detached units were compared with data on 5,748 students registered in the District, and the following matches were found by grade level(s)*:

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
K	41	0.065
1	28	0.044
2	26	0.041
3	27	0.043
4	26	0.041
5	39	0.061
6	29	0.046
7	23	0.036
8	28	0.044
9	32	0.050
10	33	0.052
11	19	0.030
12	27	0.043
K-5	187	0.294
6-8	80	0.126
9-12	111	0.175
K-12	378	0.595

4. *Large Multi-Family Developments*: Snohomish County Assessor's data does not specifically indicate the number of units or bedrooms contained in large multi-family developments. Additional research was performed to obtain this information from specific parcel ID searches, and information provided by building management, when available. Information obtained included the number of 0-1 bedroom units, the number of 2+ bedroom units, and specific addresses of 0-1 bedroom units.

   Small Multi-Family Developments: This method included all developments in the County Assessor's data containing four-plexes, tri-plexes, duplexes, condominiums and townhouses. This data contained information on the number of bedrooms for all townhouses and condominiums. Specific parcel ID searches were performed for duplex and larger units in cases where number of bedroom data was missing.

5. **Multi-Family 2+ BR Rates:** The multi-family 2+ BR SGR's were calculated by comparing data on 2+ BR multi-family units with the District's student record data, and the number of students at each grade level living in those units was determined. The records of 20 multi-family 2+ BR units were compared with data on 5,748 students registered in the District, and the following matches were found by grade level(s)*:

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
K	1	0.050
1	0	0.000
2	0	0.000
3	0	0.000
4	0	0.000
5	0	0.000
6	0	0.000
7	0	0.000
8	0	0.000
9	1	0.050
10	1	0.050
11	0	0.000
12	0	0.000
K-5	1	0.050
6-8	0	0.000
9-12	2	0.100
K-12	3	0.150

6. **Multi-Family 0-1 BR Rates:** Research indicated that 4 multi-family 0-1 BR units were constructed within District boundaries during the time period covered by this study. No specific unit number matches were made.

7. **Summary of Student Generation Rates*:**

	K-5	6-8	9-12	K-12
Single Family	.294	.126	.175	.595
Multi-Family 2+ BR	.050	.000	.100	.150

***Calculated rates for grade level groups may not equal the sum of individual grade rates due to rounding.**

**See pages 19-20 of the CFP for more information related to the Multi-Family 2+ Bedroom student generation rates used in this CFP.

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS									
DISTRICT	Arlington School District								
YEAR	2020								
School Site Acquisition Cost:									
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
				Student	Student	Student			
	Facility	Cost/	Facility	Factor	Factor	Factor	Cost/	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	10.00	$ -	550	0.294	0.000	0.171	$0	$0	$0
Middle	20.00	$ -	907	0.126	0.000	0.099	$0	$0	$0
High	40.00	$ -	256	0.175	0.000	0.108	$0	$0	$0
						TOTAL	$0	$0	$0
School Construction Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
				Student	Student	Student			
	%Perm/	Facility	Facility	Factor	Factor	Factor	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	98.61%	$ -	550	0.294	0.000	0.171	$0	$0	$0
Middle	98.61%	$ 83,000,000	907	0.126	0.000	0.099	$11,370	$0	$8,934
High	98.61%	$ 8,186,671	256	0.175	0.000	0.108	$5,519	$0	$3,406
						TOTAL	$16,889	$0	$12,339
Temporary Facility Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
				Student	Student	Student	Cost/	Cost/	Cost/
	%Temp/	Facility	Facility	Factor	Factor	Factor	SFR	MFR (1)	MFR (2+)
	Total Sq.Ft.	Cost	Size	SFR	MFR (1)	MFR (2+)			
Elementary	1.39%	$ 150,000.00	22	0.294	0.000	0.171	$28	$0	$16
Middle	1.39%	$ -	28	0.126	0.000	0.099	$0	$0	$0
High	1.39%	$ -	30	0.175	0.000	0.108	$0	$0	$0
					TOTAL		$28	$0	$16
State School Construction Funding Assistance Credit:									
CCA X SPI Square Footage X District Funding Assistance % X Student Factor									
				Student	Student	Student			
	CCA	SPI	Funding	Factor	Factor	Factor	Cost/	Cost/	Cost/
		Footage	Asst %	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	$ 238.22	90	0.00%	0.294	0.000	0.171	$0	$0	$0
Middle	$ 238.22	108	64.85%	0.126	0.000	0.099	$2,102	$0	$1,652
High	$ 238.22	130	64.85%	0.175	0.000	0.108	$3,515	$0	$2,169
					TOTAL		$5,617	$0	$3,821
Tax Payment Credit:							SFR	MFR (1)	MFR (2+)
Average Assessed Value							$403,171	$125,314	$178,051
Capital Bond Interest Rate							2.44%	2.44%	2.44%
Net Present Value of Average Dwelling							$3,539,544	$1,100,164	$1,563,156
Years Amortized							10	10	10
Property Tax Levy Rate							$1.04	$1.04	$1.04
	Present Value of Revenue Stream						$3,678	$1,143	$1,624
	Fee Summary:			Single	Multi-	Multi-			
				Family	Family (1)	Family (2+)			
	Site Acquistion Costs			$0	$0	$0			
	Permanent Facility Cost			$16,889	$0	$12,339			
	Temporary Facility Cost			$28	$0	$16			
	State SCFA Credit			($5,617)	$0	($3,821)			
	Tax Payment Credit			($3,678)	($1,143)	($1,624)			
	FEE (AS CALCULATED)			$7,622	($1,143)	$6,911			
	Fee (AS DISCOUNTED)			$3,811	$0	$3,455			