



Community and Economic Development Planning Division

18204 59th Avenue NE, Arlington, WA 98223

Planning Commission STAFF REPORT & RECOMMENDATION

To: Planning Commission

From:

Josh Grandlienard, Planner II

Date: March 21, 2019

Regarding: Arlington School District Capital Facilities Plan PLN #511

A. INTRODUCTION

The Arlington School District Capital Facilities Plan is a City-initiated project that is an amendment to the City of Arlington Comprehensive Plan. The Plan is submitted under the 2019 Comprehensive Update docket cycle.

B. GENERAL INFORMATION

Applicant: Arlington School District

Project Description: 2019 Comprehensive Plan Amendment – Arlington School District CFP

Requested Action: Make a recommendation of approval to the Arlington City Council

Exhibits: Arlington School District Capital Facilities Plan

C. DETAILED PROJECT INFORMATION

Arlington School District Capital Facilities Plan adoption by reference. School Districts are required by the Growth Management Act to provide a plan for future growth and future enrollment, and to establish impact fees consistent with the Comprehensive plan which are used to fund new facilities only.

D. REGULATORY REQUIREMENTS

1. SEPA COMPLIANCE:

The amendment of a comprehensive plan amendment is subject to provisions of the State Environmental Policy Act (SEPA) and Chapter 20.98 of the Arlington Municipal Code (AMC).

2. PUBLIC NOTIFICATION/INVOLVEMENT

- a. Presentations and/or updates to the Planning Commission will occur on March 5, 2019, March 19, 2019 and May 21, 2019.
- b. Two Public Hearings will be held at Planning Commission, located at Arlington City Chambers on the following dates, March 19, 2019 and May 21, 2019.
- c. The City will present information and advertise the Public Hearings regarding the Planning Docket in the Everett Herald, and via area wide mailing.
- d. A Notice of Public Hearing for the March 6, 2019 Planning Commission meeting was posted at the Arlington and Smokey Point Post Offices, The Arlington Library and City Hall. The Notice was also published in the Everett Herald.

3. WASHINGTON STATE DEPARTMENT OF COMMERCE NOTIFICATION

The York Rezone, along with the additional docket items will be submitted to the Washington State Department of Commerce (DOC), and the DOC will notify the City that if it is in procedural compliance with RCW 36.70A.106.

E. BACKGROUND INFORMATION

Staff has reviewed the draft findings during review of the project and finds that the applicant has met the intent of all applicable requirements and standards. The plan supplements the Comprehensive Plan, through planning goals PL-4.2 and PP-3.1, which allows the City to ensure the Capital Facilities plans are consistent with growth and development in the area.

F. ANALYSIS

Staff recommends that the Planning Commission recommend for approval and adoption of the Arlington School District Capital Facilities Plan. The proposed changes to the Comprehensive Plan adds the Arlington School District Capital Facilities Plan as a document adopted by reference.

G. FINDINGS AND CONCLUSIONS

1. Public meetings will be held on March 5, 2019, March 19, 2019, and May 21, 2019.

2. The Planning Docket and associated staff reports will be submitted to the DOC in accordance with RCW 36.70A.106 and the submittal will meet all DOC's procedural requirements.

3. On March 5, 2019, the Planning Commission will review a draft of the City of Arlington 2019 Comprehensive Plan Docket at their workshop meeting.

4. On February 19, 2019 a Notice of Public Hearing for the March 19, 2019 Planning Commission public hearing was posted at Arlington City Hall, Arlington Post Office, Smokey Point Post Office and the Arlington Public Library.

5. On May 7, 2019 a Notice of Public Hearing for the May 21, 2019 Planning Commission public hearing will be posted at Arlington City Hall, Arlington Post Office, Smokey Point Post Office and the Arlington Public Library.

6. The application for PLN#511 has been reviewed for consistency with the Arlington Comprehensive Plan and for internal consistency and the 2019 Comprehensive Plan amendments are consistent with, and internally consistent with, the Arlington Comprehensive Plan.

7. PLN#511 has been reviewed in accordance with, and is consistent with, the Snohomish County Countywide Planning Policies.

8. The proposed Comprehensive Plan Amendments were prepared in accordance with the Washington State Enabling Legislation (RCW 35A.63) and the Growth Management Act.

9. Documentation supporting the findings of fact is located in the file PLN#511, which is adopted by reference into this approval.

10. Adoption of the proposed Comprehensive Plan Amendments, PLN#511, furthers the public health, safety and general welfare.

H. RECOMMENDATION

Staff recommends that the Arlington Planning Commission make a recommendation to the Arlington City Council to adopt the Arlington School District Capital Facilities Plan, 2019 Comprehensive Plan Amendment, PLN #511.

ARLINGTON PUBLIC SCHOOLS
CAPITAL FACILITIES PLAN
2018-2023



ARLINGTON
PUBLIC SCHOOLS
EDUCATE • PREPARE • INSPIRE

JUNE 2018 DRAFT

Adopted: _____, 2018

ARLINGTON PUBLIC SCHOOLS
CAPITAL FACILITIES PLAN
2018-2023

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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 _____, 2018

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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 (2018-2023).

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.

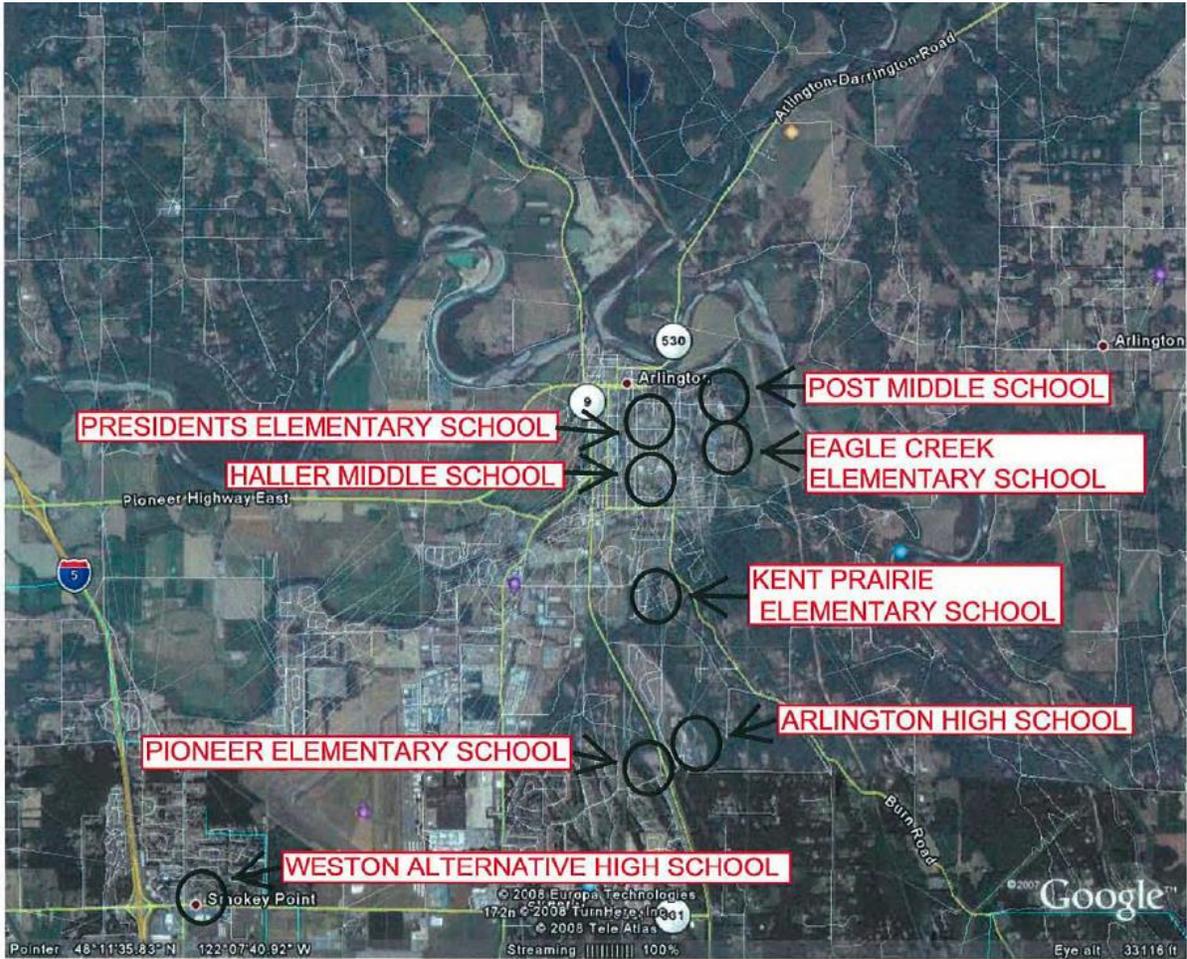
B. Overview of Arlington Public Schools

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.

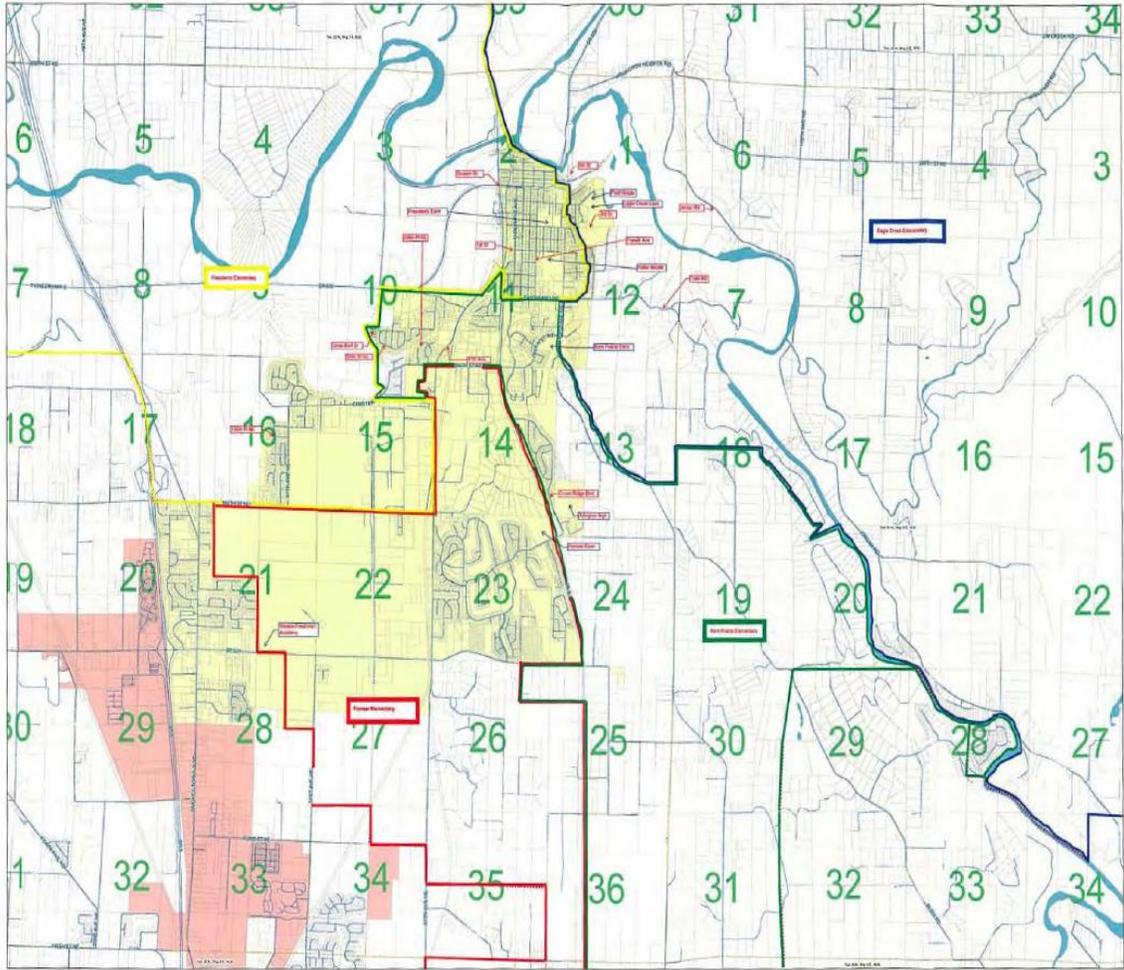
The District serves a student population of 5,394 (October 1, 2017 reported FTE enrollment) with four elementary schools (K-5), two middle schools (grades 6-8), one high school (grades 9-12), one alternative high school (grades 9-12), and one support facility for home schooled children (grades K-12). 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. This 2018 update builds on the 2016 CFP and identifies growth-related projects at the middle and high school levels.

**FIGURE 1
MAP OF FACILITIES**



ARLINGTON SCHOOL DISTRICT #16 FACILITIES MAP



Arlington School District # 16

2
0 875 1750 3500
Feet

- Legend**
- Parish
 - Roads
 - District Boundary NAME
 - Township
 - Sectors
 - Water
 - City Boundaries
 - ARLINGTON
 - GRANITE FALLS
 - MARYSVILLE

Information on this map is derived from the 2010 Census of Population and Housing, Census 2000 Summary File 3, and the 2000 Census of Population and Housing, Census 2000 Summary File 4. The data were processed by the U.S. Census Bureau. The data are subject to sampling error and other sources of error. The data are not intended to be used for any purpose other than that for which they were collected. The data are not intended to be used for any purpose other than that for which they were collected. The data are not intended to be used for any purpose other than that for which they were collected.

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 moved from half-day kindergarten to full-day kindergarten in the 2014-15 school year. Available space has been a deterrent in the past. This move doubled the kindergarten FTE. The State's implementation of reduced class sizes will further impact school capacity. Future updates to this CFP will include any necessary capacity adjustments.

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 2015-16 and 2016-17, the District’s compliance with the minimum level of service was as follows

2015-16 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	21.2	26	19	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.

2016-17 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	21	26	19.3	32	31.8

* 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.

**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 seven 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 2018-19 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
Middle School	Relocatables	Interim Capacity
Post Middle	4	113
High School	Relocatables	Interim Capacity
Arlington High	1	32
TOTAL	11	287

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 and intended for use as a school and/or sports fields. 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 inventory¹.

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 2018-2023

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 351 FTE students are expected to be added to the District by 2023 - an increase of 6.5% over 2017 enrollment levels.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts for the County. Between 2012 and 2017, the District’s enrollment constituted 17.47% of the total population in the District. Assuming that between 2018 and 2023 the District’s enrollment will constitute 17.47% of the District's total population and using OFM/County data, a total enrollment of 5,950 FTE is projected in 2023. *See Appendix A.*

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

								Change	% Change
Projection	2017*	2018	2019	2020	2021	2022	2023	17-23	17-23
OFM/County	5,394	5,486	5,578	5,670	5,762	5,854	5,950	556	10.3%
District/OSPI	5,394	5,507	5,552	5,604	5,674	5,713	5,745	351	6.5%

* Actual October 2017 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 2023 are highly speculative. Based on OFM/County data for 2023 and an estimated student-to-population ratio of 17.28%, 6,832 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 2035² 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)
2035**

Grade Span	Projected Enrollment
Elementary (K-5)	3,074
Middle School (6-8)	1,640
High School (9-12)	2,118
TOTAL (K-12)	6,832

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 (2018-2023). 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.

**Table 8A
Future Capacity Needs**

Grade Span	2023 Projected Unhoused Students	2023 Projected Unhoused Students - Growth
Elementary (K-5)	0	0
Middle School (6-8)	30	30
High School (9-12)	77	77
TOTAL (K-12)	107	107

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 2023 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 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
2018 - 2023**

Elementary School Surplus/Deficiency

Elementary	2017	2018	2019	2020	2021	2022	2023
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	2,435	2,425	2,453	2,461	2,480	2,508	2,489
Surplus (Deficiency)	67	77	49	41	22	(6)	13

Middle School Surplus/Deficiency

Middle	2017	2018	2019	2020	2021	2022	2023
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	1,300	1,345	1,344	1,391	1,364	1,367	1,399
Surplus (Deficiency)	69	24	25	(22)	5	152	120

^Replacement and Expansion of Post Middle School

High School Surplus/Deficiency

High	2017	2018	2019	2020	2021	2022	2023
Existing Capacity	1,780	1,780	1,780	1,780	1,780	1,780	2,036
Added Capacity						256^	
Total Capacity	1,780	1,780	1,780	1,780	1,780	2,036	2,036
Enrollment	1,659	1,737	1,755	1,752	1,830	1,838	1,857
Surplus (Deficiency)	121	43	25	28	(50)	198	179

^Arlington High School Addition

SECTION 6 CAPITAL FACILITIES FINANCING PLAN

In February 2018, the District presented a \$107.5 million bond measure to its voters to fund the construction of a new middle school to replace Post Middle School, expand and renovate Arlington High School, make district-wide security and safety improvements, and district-wide health, educational and infrastructure improvements. The bond did not achieve the required 60% minimum for passage. The District's Board of Directors recently voted to place the same package on the November 2018 ballot for consideration by the voters.

Permanent Capacity Adding Projects:

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

Temporary Capacity Projects:

- The District plans to add portable facilities during the six year planning period of this CFP.

Property Acquisition:

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

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 for Planned Improvements*

1. *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. In March 2000, the voters passed a \$54 million bond issue for school construction and site acquisition. The March 2000 bond issue added a replacement high school, a new elementary school, a new middle school, and a replacement elementary. The funds from this bond have been the primary source of funding for the capital improvement projects listed in previous versions of this Plan. As discussed above, the District plans to submit a bond proposal to its voters in November 2018 for a replacement/expanded middle school, high school expansion, and various district-wide projects.

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 61.75% 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.

4. *Six-Year Financing Plan*

Table 9 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2018-2023. The financing components include a bond issue, 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.

Table 9
Capital Facilities Financing Plan

Improvements Adding Permanent Capacity (Costs in Millions)

Project	2018	2019	2020	2021	2022	2023	Total Cost	Bonds/ Levy	State Match	Impact Fees
Elementary										
None										
Middle School										
Post Middle School Replacement and Expansion		\$24,279	\$24,279	\$24,279			\$72.838	X	X	X
High School										
Arlington High School Expansion		\$2.443	\$4.887	\$2.443			\$9.774	X	X	X

Improvements Adding Temporary Capacity (Costs in Millions)

Project	2018	2019	2020	2021	2022	2023	Total Cost	Bonds/ Levy	State Match	Impact Fees
Relocatables	\$2.18	\$2.18	\$2.18					X		X

Noncapacity Improvements (Costs in Millions)

Project	2018	2019	2020	2021	2022	2023	Total Cost	Bonds/ Levy	State Match	Impact Fees ¹
Elementary										
Eagle Creek El Improvements				\$2.769	\$2.769		\$5.538	X		
Kent Prairie El Improvements				\$2.012	\$2.012		\$4.024	X		
Pioneer El Improvements				\$0.950			\$0.950	X		
Presidents El Improvements				\$1.548			\$1.548	X		
Middle School										
Haller MS Improvements				\$2.372	\$2.372		\$4.744	X		
High School										
Arlington High School Renovation		\$1.394	\$1.394	\$1.394			\$4.181	X	X	
Weston High School Building Improvements		\$0.808	\$0.808	\$0.808			\$2.424	X		
SV Learning Center				\$0.046			\$0.046	X		
Transportation Center					\$1.939		\$1.939	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. 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
2018**

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$4,756
Multi-Family (1 Bedroom)	No fee (\$0)
Multi-Family (2+ Bedroom)	\$6,790

Table 11: Impact Fee Variables

Student Generation Factors – Single Family		Average Site Cost/Acre	
Elementary	.283		N/A
Middle	.157		
Senior	.166		
Total	.606		
Student Generation Factors – Multi Family (1 Bdrm)		Temporary Facility Capacity	
Elementary	.000	Capacity	22
Middle	.000	Cost	\$109,250
Senior	.000		
Total	.000	State Match Credit	
		Current State Match Percentage	61.75%
Student Generation Factors – Multi Family (2+ Bdrm)		Construction Cost Allocation	
Elementary	.000	Current CCA	225.97
Middle	.214		
Senior	.071	District Average Assessed Value	
Total	.286	Single Family Residence	\$340,872
Projected Student Capacity per Facility		District Average Assessed Value	
Arlington HS (expansion) - 256		Multi Family (1 Bedroom)	\$91,988
Post Middle School (replacement and expansion) – 150 added capacity (for total new capacity of 907)		Multi Family (2+ Bedroom)	\$136,499
Required Site Acreage per Facility		SPI Square Footage per Student	
Facility Construction/Cost Average		Elementary	90
Arlington HS (expansion)	\$9,773,649	Middle	108
Post Middle School (repl/expansion)	\$72,837,480	High	130
		District Debt Service Tax Rate for Bonds	
		Current/\$1,000	\$1.369
Permanent Facility Square Footage		General Obligation Bond Interest Rate	
Elementary	237,231	Current Bond Buyer Index	3.85%
Middle	162,325		
Senior	256,181	Developer Provided Sites/Facilities	
Total 98.61%	655,737	Value	0
		Dwelling Units	0
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		

APPENDIX A

POPULATION AND ENROLLMENT DATA



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Enrollment Projections (Report 1049)

Snohomish/Arlington(31016)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2012	2013	2014	2015	2016	2017		2018	2019	2020	2021	2022	2023
Kindergarten	393	340	353	362	355	390		369	371	372	373	374	375
Grade 1	354	426	365	385	383	375	107.24%	418	396	398	399	400	401
Grade 2	356	382	423	375	396	394	103.12%	387	431	408	410	411	412
Grade 3	399	369	392	433	381	415	103.00%	406	399	444	420	422	423
Grade 4	385	423	389	387	429	409	103.31%	429	419	412	459	434	436
Grade 5	415	392	423	401	382	452	101.79%	416	437	427	419	467	442
Grade 6	446	441	407	439	428	417	105.95%	479	441	463	452	444	495
K-6 Sub-Total	2,748	2,773	2,752	2,782	2,754	2,852		2,904	2,894	2,924	2,932	2,952	2,984
Grade 7	407	431	434	414	448	443	100.46%	419	481	443	465	454	446
Grade 8	411	432	433	429	416	440	100.82%	447	422	485	447	469	458
7-8 Sub-Total	818	863	867	843	864	883		866	903	928	912	923	904
Grade 9	463	444	434	450	453	427	104.12%	458	465	439	505	465	488
Grade 10	440	475	440	445	455	444	100.66%	430	461	468	442	508	468
Grade 11	406	426	463	427	408	429	95.45%	424	410	440	447	422	485
Grade 12	435	418	450	473	444	421	103.57%	444	439	425	456	463	437
9-12 Sub-Total	1,744	1,763	1,787	1,795	1,760	1,721		1,756	1,775	1,772	1,850	1,858	1,878
DISTRICT K-12 TOTAL	5,310	5,399	5,406	5,420	5,378	5,456		5,526	5,572	5,624	5,694	5,733	5,766

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

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

4/16/2018

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 2010 through December 2016. 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 April 2018. Before proceeding, this data was reformatted and abbreviations were modified as required to provide consistency with the County Assessor’s data.

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 459 single family detached units were compared with data on 5,566 students registered in the District, and the following matches were found by grade level(s)*:

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
K	16	0.035
1	24	0.052
2	23	0.050
3	29	0.063
4	17	0.037
5	21	0.046
6	20	0.044
7	28	0.061
8	24	0.052
9	18	0.039
10	24	0.052
11	18	0.039
12	16	0.035
K-5	130	0.283
6-8	72	0.157
9-12	76	0.166
K-12	278	0.606

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 14 multi-family 2+ BR units were compared with data on 5,566 students registered in the District, and the following matches were found by grade level(s)*:

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
K	0	0.000
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	1	0.071
8	2	0.143
9	0	0.000
10	0	0.000
11	0	0.000
12	1	0.071
K-5	0	0.000
6-8	3	0.214
9-12	1	0.071
K-12	4	0.286

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	.283	.157	.166	.606
Multi-Family 2+ BR	.000	.214	.071	.286

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

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS									
DISTRICT	Arlington School District								
YEAR	2018								
School Site Acquisition Cost:									
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
	Facility	Cost/	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	10.00	\$ -	550	0.283	0.000	0.000	\$0	\$0	\$0
Middle	20.00	\$ -	907	0.157	0.000	0.214	\$0	\$0	\$0
High	40.00	\$ -	256	0.166	0.000	0.071	\$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	Factor	Factor	Factor	SFR	MFR (1)	MFR (2+)
Elementary	98.61%	\$ -	550	0.283	0.000	0.000	\$0	\$0	\$0
Middle	98.61%	\$ 72,837,480	907	0.157	0.000	0.214	\$12,433	\$0	\$16,947
High	98.61%	\$ 9,773,649	256	0.166	0.000	0.071	\$6,250	\$0	\$2,673
						TOTAL	\$18,682	\$0	\$19,620
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	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	1.39%	\$ 109,250.00	22	0.283	0.000	0.000	\$20	\$0	\$0
Middle	1.39%	\$ -	28	0.157	0.000	0.214	\$0	\$0	\$0
High	1.39%	\$ -	30	0.166	0.000	0.071	\$0	\$0	\$0
						TOTAL	\$20	\$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	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	\$ 225.97	90	0.00%	0.283	0.000	0.000	\$0	\$0	\$0
Middle	\$ 225.97	108	61.75%	0.157	0.000	0.214	\$2,366	\$0	\$3,225
High	\$ 225.97	130	61.75%	0.166	0.000	0.071	\$3,011	\$0	\$1,288
						TOTAL	\$5,377	\$0	\$4,513
Tax Payment Credit:									
						SFR	MFR (1)	MFR (2+)	
Average Assessed Value						\$340,872	\$91,988	\$136,499	
Capital Bond Interest Rate						3.85%	3.85%	3.85%	
Net Present Value of Average Dwelling						\$2,785,538	\$751,708	\$1,115,443	
Years Amortized						10	10	10	
Property Tax Levy Rate						\$1.37	\$1.37	\$1.37	
						\$3,813	\$1,029	\$1,527	
Fee Summary:									
				Single	Multi-	Multi-			
				Family	Family (1)	Family (2+)			
Site Acquisition Costs				\$0	\$0	\$0			
Permanent Facility Cost				\$18,682	\$0	\$19,620			
Temporary Facility Cost				\$20	\$0	\$0			
State SCFA Credit				(\$5,377)	\$0	(\$4,513)			
Tax Payment Credit				(\$3,813)	(\$1,029)	(\$1,527)			
FEE (AS CALCULATED)				\$9,511	(\$1,029)	\$13,580			
Fee (AS DISCOUNTED)				\$4,756	\$0	\$6,790			

	Single Family	Multi-Family 1 Br		Multi-Family 2 Br+
Arlington	\$4,756		\$0	\$6,790
Lakewood	\$857		\$0	\$1,037
Lake Stevens	\$6,624		\$0	\$3,678

Arlington School District Calculations

Grades	Matches	Only 2 BR		Rate
K-5		0	14	0
6th - 8th		3	14	0.214285714
9th -12th		1	14	0.071428571
K - 12		4	14	0.285714286

Using 2br and 3+ Br

K-5	0	28	0
6th - 8th	3	28	0.107142857
9th -12th	1	28	0.035714286
K - 12	4	28	0.142857143

Multi-Family Impact fee Calculation using 2 Br

Construction Cost	%perm/Total sqft		Capacity		((Facility Cost/Facility Capacity)xStudent Factor)x(perm/totalsqft)
Elem	98.61%	0 /	0 x		
Mid	98.61%	72837480 /	907 x		
High	98.61%	9773649 /	256 x		

Student Factor	
0 =	\$0.00
0.107143 =	\$8,484.61
0.035714 =	\$1,344.56
total	\$9,829.17

Multi-Family Impact fee Calculation using 2+ Br

Elem	98.61%	0 /	0 x
Mid	98.61%	72837480 /	907 x
High	98.61%	9773649 /	256 x

0 =	\$0.00
0.107143 =	\$8,484.61
0.035714 =	\$1,344.56
total	\$9,829.17

State School Construction Funding Assistance Credit

SFR		Tax Payment Credit	
SFR	\$5,377.00	SFR	\$3,813.00
MF 1 BR	\$0.00	MF 1 BR	\$1,029.00
MF 2+ BR	\$4,513.00	MF 2+ BR	\$1,527.00

Total Fee = Impact Fee Calculation - (SSFAC + TPC)

2 Br only	\$3,789.17
2 Br+	\$3,789.17

With 50% State Match

2 Br only	\$1,894.58
2 Br+	\$1,894.58