



2024 ARLINGTON PUBLIC SCHOOLS CAPITAL FACILITIES PLAN

Appendix I

ARLINGTON PUBLIC SCHOOLS
CAPITAL FACILITIES PLAN
2024-2029



ARLINGTON
PUBLIC SCHOOLS
EDUCATE • PREPARE • INSPIRE

Presented for Board Approval: July 8, 2024

ARLINGTON PUBLIC SCHOOLS
CAPITAL FACILITIES PLAN
2024-2029

BOARD OF DIRECTORS

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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 Avenue, Arlington, WA 98223. Telephone: (360) 618-6200.

Presented to the Board of Directors for Approval on July 8, 2024

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INTRODUCTION

A. Purpose of the Capital Facilities Plan

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

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 (2024-2029).

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.

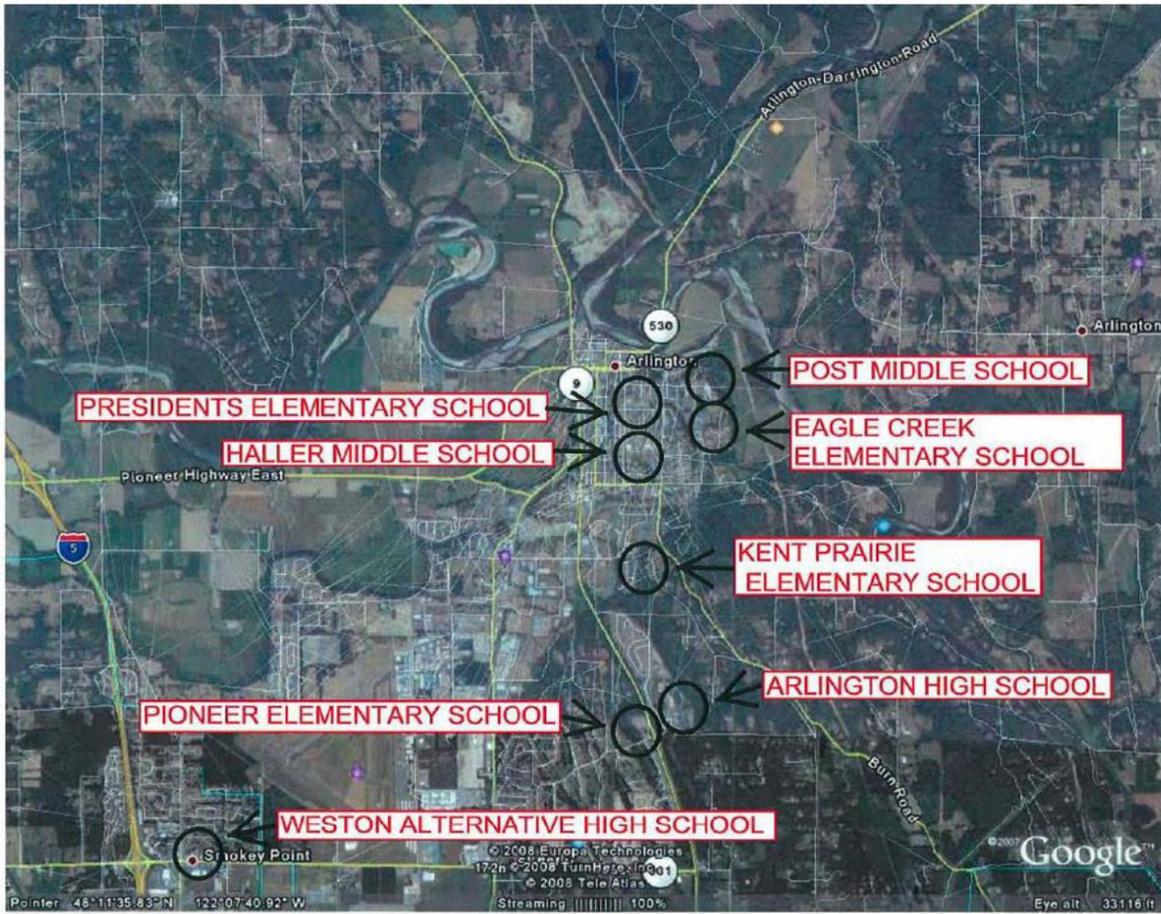
B. Overview of Arlington Public Schools

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 5,466 (October 1, 2023 HC 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, enrollment in the Stillaguamish Valley School (a home school support facility serving grades K-12), the alternative high school (Weston), and the Arlington Online Program (AOP) is not 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. Similar to school districts nationwide, the COVID-19 pandemic affected student enrollment. The District saw a drop in enrollment starting in the 2020-21 school year but enrollment has increased each year since. The District anticipates that enrollment will return to pre-pandemic projections and continue to grow over the six-year planning period. This 2024 update builds on the 2022 CFP and identifies growth-related projects at the middle school level. The District in 2022 completed construction of an addition at Arlington High School, which continues to provide new capacity needed to serve students generated from new growth.

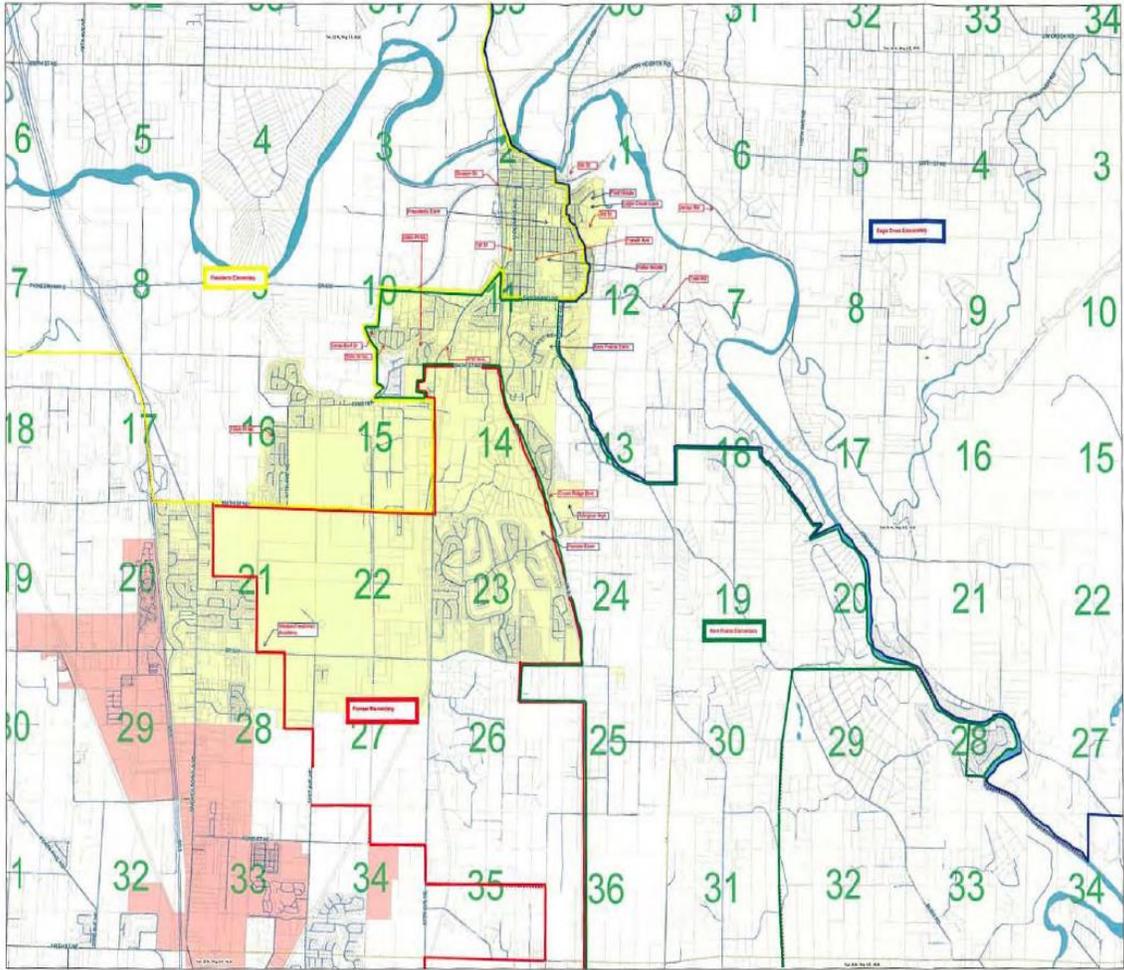
FIGURE 1 - MAP OF FACILITIES



ARLINGTON SCHOOL DISTRICT #16 FACILITIES MAP

Annotations to District Map:

Site Name	Site Type	Street Address	City	State	Zip
District Office	Support	315 N French Ave	Arlington	WA	98223
Support Services, Old High School Building	Support	135 S French Ave	Arlington	WA	98223
Transportation Center	Support	19124 63rd Ave NE	Arlington	WA	98223
Arlington High School	Instructional	18821 Crown Ridge Blvd.	Arlington	WA	98223
Weston High School	Instructional	4407 - 172nd Street NE	Arlington	WA	98223
Stillaguamish Valley Learning Center	Instructional	1215 East 5th Street	Arlington	WA	98223
Haller Middle School	Instructional	600 East 1st Street	Arlington	WA	98223
Post Middle School	Instructional	220 East 5th Street	Arlington	WA	98223
Eagle Creek Elementary	Instructional	1216 East 5th Street	Arlington	WA	98223
Kent Prairie Elementary	Instructional	8110 - 207th Street NE	Arlington	WA	98223
Pioneer Elementary	Instructional	8213 Eaglefield Drive	Arlington	WA	98223
Presidents Elementary	Instructional	505 East 3rd Street	Arlington	WA	98223



Arlington School District # 16

2

Legend

- Parish
- Road
- District Boundary NAME
- Township
- Sectors
- Water
- City Boundaries
- ARLINGTON
- GRANITE FALLS
- MARYSVILLE

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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 students with special needs; 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 2021-22 and 2022-23, the District’s compliance with the minimum level of service was as follows

2021-22 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	20.06	26	19.09	32	28.24

* 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.

2022-23 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	20.70	26	19.31	32	28.63

* 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	66.80	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	273,871	63	2,036	2003; 2022

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 seventeen 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 and a single classroom ranges in size from approximately 700 to 900 square feet. See Table 11 for total portable square footage by grade level. The District’s relocatable classrooms have adequate useful remaining life and are evaluated regularly. Current use for the 2023-24 school year of relocatable classrooms throughout the District is summarized in Table 4.

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

Elementary School	Relocatables	Interim Capacity
Eagle Creek	6	150
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	17	437

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	Address
Administration and Special Programs	21,402	Roosevelt Building, Presidents	315 N. French Ave
Transportation	41,550	Leased	19124 63 rd Ave Ne
Support Services	70,991	Old HS "A" Bldg	135 S. French Ave

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, is an alternative learning program serving on-line students and on-site K-8 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 2024-2029*

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. The cohort method has not proven to be a reliable measure for the Arlington School District. It uses a weighted average of the most recent years to project enrollment and is not designed to anticipate fluctuations in development patterns or isolated variances in student enrollment. This deficiency is exacerbated by enrollment anomalies that occurred as a result of the COVID pandemic, particularly in 2020. For information purposes only, the OSPI cohort survival projections are included in Appendix A-1.

The District prepared modified cohort survival projections using work from 2022 from an outside demographer, FLO Analytics, that considered historic enrollment patterns, demographic and land use analysis based upon information from Snohomish County and the cities of Arlington and Marysville, census data, OFM forecasts, and Washington State Department of Health birth data. It also considered the impacts of the pandemic on enrollment. The District updated that analysis with current information. See Appendix A-2. Using the District’s enrollment projections, the District anticipates an increase in enrollment of approximately 6.92% by the 2029-30 school year, with growth occurring at the elementary and high school grade levels.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts as adopted by Snohomish County. Between 2020 and 2023, the District’s enrollment constituted 15.75% of the total population in the District. Using this percentage, a total enrollment of 6,082 HC students is projected in 2029.

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

								Change	% Change
Projection	2023*	2024	2025	2026	2027	2028	2029	23-29	23-29
District	5,466	5,450	5,491	5,591	5,662	5,768	5,844	378	6.92%
OFM/County	5,466	5,569	5,672	5,775	5,878	5,981	6,082	616	11%

* Actual October 2023 HC enrollment

The District uses the adjusted District demographer’s enrollment 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. 2044 Enrollment Projections

Student enrollment projections beyond 2029 are highly speculative. Based on OFM/County data for 2029 and an estimated student-to-population ratio of 15.75%, 7,402 HC students are projected for 2044. The total enrollment estimate was broken down by grade span to evaluate long-term site acquisition needs for elementary, middle, and high school facilities. Enrollment by grade span was determined based on recent and projected enrollment trends at the elementary, middle school, and high school levels.

Projected enrollment by grade span for the year 2044² is provided in Table 7. Again, these estimates are highly speculative and are used only for general planning purposes.

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

Grade Span	Projected Enrollment
Elementary (K-5)	3,257
Middle School (6-8)	1,703
High School (9-12)	2,442
TOTAL (K-12)	7,402

² Snohomish County Planning & Development Services provided the underlying data for the 2044 projections.

**SECTION 5
CAPITAL FACILITIES NEEDS**

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

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

**Table 8A
Future Capacity Needs**

Grade Span	2029 Projected Unhoused Students - Total	2029 Projected Unhoused Students – Growth Post-2021
Elementary (K-5)	129	129
Middle School (6-8)	--	--
High School (9-12)	--**	--**
TOTAL (K-12)	129	129

**Growth continues at the 9-12 level but benefits from a recently constructed and front funded addition at Arlington High School.

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

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

Elementary School Surplus/Deficiency

Elementary	2023	2024	2025	2026	2027	2028	2029
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	2,378	2,351	2,367	2,428	2,466	2,552	2,631
Surplus (Deficiency)	124	151	135	74	36	(50)	(129)

Middle School Surplus/Deficiency

Middle	2023	2024	2025	2026	2027	2028	2029
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	1,273	1,249	1,290	1,283	1,292	1,232	1,237
Surplus (Deficiency)	96	120	79	86	77	287	282

^Replacement and Expansion of Post Middle School

High School Surplus/Deficiency

High	2023	2024	2025	2026	2027	2028	2029
Existing Capacity	2,036^	2,036	2,036	2,036	2,036	2,036	2,036
Added Capacity							
Total Capacity	2,036	2,036	2,036	2,036	2,036	2,036	2,036
Enrollment	1,815	1,850	1,835	1,880	1,905	1,984	1,975
Surplus (Deficiency)	221	186	201	156	131	52	61

^Includes Arlington High School Addition – 256 seats (complete summer 2022)

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.

Temporary Capacity Projects:

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

The District completed in 2022 an addition to Arlington High School that continues to provide capacity to serve growth projected through the six years of this planning period. 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 and the voters approved a \$25.1 million capital levy to its voters to fund, among other things, new classrooms and a science, technology, engineering, art and math (STEAM) workshop wing addition at Arlington High School. In February 2024, the District presented a six-year, \$26.3 million capital levy and \$95.0 million bond measure to its voters. The voters approved the capital levy, which will provide funding for, among other things, roofing, HVAC, and building preservation projects. 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. Subject to future Board action, the District anticipates presenting a funding proposal during the six years of this planning period, which would include the replacement/expansion of Post Middle School.

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 Program (SCAP) funds for specific capital projects based on a prioritization system. The District is currently eligible for state school construction assistance funds at the 62.00% level for eligible projects. The Construction Cost Allowance, the maximum cost/square foot recognized for SCAP funding, is established in the State's biennial budget and currently is \$375.00/eligible square foot.

3. *Impact Fees*

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

C. *Six-Year Financing Plan*

Table 9 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2024-2029. The financing components include current capital levy funds, future capital levy/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.

**Table 9
Capital Facilities Financing Plan**

Improvements Adding Permanent Capacity (Costs in Millions)

Project	2024	2025	2026	2027	2028	2029	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
Elementary										
Potential Property Purchase							TBD	X		X
Middle School										
Post Middle School Replacement and Expansion		\$15.830	\$15.830	\$15.830	\$15.830	\$15.830	\$79.150	X	X	
High School										
Arlington High School Addition	\$8.186**						\$8.186	X		X

***Project complete summer 2022; funds reflect total costs with some funds expended in previous years.

Improvements Adding Temporary Capacity (Costs in Millions)

Project	2024	2025	2026	2027	2028	2029	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
Relocatables – various schools							TBD			X

Noncapacity Improvements (Costs in Millions)

Project	2024	2025	2026	2027	2028	2029	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
Various Schools (all grade levels)										
Roofing, HVAC and paving improvements		\$6.334	\$6.492	\$6.654	\$6.821		\$26.301	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 at least the following residential dwelling unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County and the City of 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, as applicable, purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development.

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

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

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

The costs of projects that do not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a “cost per dwelling unit”, an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 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 (completed in 2022 but continuing to provide capacity for growth)

Please see Tables 9 and 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
2024**

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$544
Townhomes/Duplexes	\$441
Multi-Family (2+ Bedroom)	\$0*
Multi-Family (1 Bedroom)	No fee (\$0)

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

**The fee formula generates an \$88 fee for Multi-Family 2+ units. However, because Snohomish County charges the District an administrative fee per dwelling units that is nearly equal to this amount, the District is foregoing requesting the fee for this unit type.*

Table 11: Impact Fee Variables

Student Generation Factors – Single Family			Average Site Cost/Acre	N/A
Elementary		.265		
Middle		.112		
Senior		.168		
Total		.544		
Student Generation Factors – Townhomes/Duplexes			Temporary Facility Capacity	22
Elementary		.208	Capacity	
Middle		.104	Cost	\$300,000
Senior		.083		
Total		.396		
Student Generation Factors – Multi Family (2+ Bdrm)			SCAP Funding Credit (OSPI)	
Elementary		.106	Current State Match Percentage	62.00%
Middle		.049	Current Construction Cost Allocation (CCA)	\$375,000
Senior		.060		
Total		.215		
Projected Student Capacity per Facility			District Average Assessed Value (Snohomish Co.)	
Arlington HS (expansion) - 256			Single Family Residence	\$588,440
			Townhome/Duplex	\$242,411
			Multi Family (1 Bedroom)	\$175,133
			Multi Family (2+ Bedroom)	\$242,411
Required Site Acreage per Facility			SPI Square Footage per Student (WAC 392-343-035)	
Facility Construction/Cost Average			Elementary	90
Arlington HS (expansion)	\$8,186,671		Middle	108
			High	130
Permanent Facility Square Footage (ASD Inventory)			Debt Service Tax Rate for Bonds/Capital Levy (Sno Co.)	
Elementary		237,231	Current/\$1,000	\$0.8418972
Middle		162,325		
Senior		273,871		
Total	98.00%	673,427		
Temporary Facility Square Footage (ASD Inventory)			General Obligation Bond Interest Rate (Bond Buyer)	
Elementary		7,560	Bond Buyer Index (avg 2/24)	3.48%
Middle		3,356		
Senior		839		
Total	2.00%	11,755		
Total Facility Square Footage			Developer Provided Sites/Facilities	
Elementary		244,791	Value	0
Middle		165,681	Dwelling Units	0
Senior		274,710		
Total	100.00%	685,182		

APPENDIX A

POPULATION AND ENROLLMENT DATA

OSPI Cohort Projections
Form 1049 (Printed February 2024)

School District	Grade	2018 Actual	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	Survival Percentage	2024 Projected	2025 Projected	2026 Projected	2027 Projected	2028 Projected	2029 Projected
Arlington	Kindergarten	386	426	330	335	337	367		328	318	307	297	287	277
Arlington	Grade 1	409	403	392	350	390	367	105.55	387	346	336	324	313	303
Arlington	Grade 2	394	414	360	404	367	411	100.76	370	390	349	339	326	315
Arlington	Grade 3	423	406	385	389	421	378	102.25	420	378	399	357	347	333
Arlington	Grade 4	423	432	375	388	406	440	100.82	381	423	381	402	360	350
Arlington	Grade 5	424	437	405	381	397	415	100.63	443	383	426	383	405	362
Arlington	Grade 6	473	441	424	434	407	415	103.90	431	460	398	443	398	421
Arlington	Grade 7	416	486	398	431	433	421	99.56	413	429	458	396	441	396
Arlington	Grade 8	458	416	464	414	454	437	101.14	426	418	434	463	401	446
Arlington	Grade 9	457	489	402	495	439	474	104.10	455	443	435	452	482	417
Arlington	Grade 10	435	463	468	404	506	435	99.76	473	454	442	434	451	481
Arlington	Grade 11	422	402	430	448	400	498	95.68	416	453	434	423	415	432
Arlington	Grade 12	430	431	406	432	459	408	101.60	506	423	460	441	430	422
Arlington	Total	5,550	5,646	5,239	5,305	5,416	5,466		5,449	5,318	5,259	5,154	5,056	4,955

DISTRICT ENROLLMENT PROJECTIONS

Arlington Public Schools
Estimated October Headcount

October Headcount	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Kindergarten	372	397	391	399	405	411
1st Grade	376	411	437	431	440	446
2nd Grade	366	379	415	442	435	444
3rd Grade	414	374	388	424	452	445
4th Grade	384	414	375	389	425	453
5th Grade	439	391	422	382	396	433
6th Grade	422	448	399	430	389	403
7th Grade	409	425	451	402	433	392
8th Grade	418	417	433	460	410	442
9th Grade	441	471	471	488	518	462
10th Grade	466	444	474	474	492	522
11th Grade	437	475	452	483	483	501
12th Grade	505	445	483	460	491	491
Total FTE's	5,450	5,491	5,591	5,662	5,768	5,844

Source:

For grades 1-12: District maintained enrollment changes by grade and by month

For grades K: Flo Analytics demographic study 2022–23 to 2031–32 Enrollment Forecasts Report—Arlington Public Schools

APPENDIX B

STUDENT GENERATION FACTOR REVIEW



MEMORANDUM

To: Brian Lewis
Arlington Public Schools
315 N French Ave.
Arlington, WA 98223

Date: April 3, 2024

Project No.: F2116.01.003

From: Alex Brasch
Senior Population Geographer

Re: 2023–24 Student Generation Rates—Arlington Public Schools

At the request of the Arlington Public Schools (APS/District), FLO Analytics (FLO) estimated student generation rates (SGRs) for residential housing units built in the district boundary between 2015 and 2022. The SGRs represent the average number of APS K–12 students (October 2023 headcount) residing in new single-family (SF) detached, townhome/duplex, and multifamily (MF) housing units. This memo details the methodology FLO used to create the SGRs and presents the findings by grade group and housing type.

Methods

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

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

SGR calculations are based on housing information and student residences. FLO obtained and processed the necessary housing data from the Snohomish County Assessor’s Office and Information Technology Department, as well as the Puget Sound Regional Council, including parcel/tax lot boundaries with essential attributes—housing type, number of housing units, and year built. Housing units constructed in 2023 were excluded from the analysis, because they may not have been completed and occupied by October 2023. To link the housing information to APS students, the District provided FLO with 2023–24 headcount enrollment, which FLO geocoded to represent student residences. The student residences were then spatially matched to residential housing built in the district boundary between 2015 and 2022.

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With this combination of information, SGRs were calculated by dividing the number of students per grade group by the total number of housing units for each housing type. SGRs were calculated for the types of housing built in the district within the analysis period; namely, SF detached, townhome/duplex, and MF units. The townhome/duplex category includes the following structure types: SF attached, townhome, duplex, triplex, and fourplex. In buildings with three or more housing units in the townhome/duplex category, the dwellings are constructed vertically from the foundation to the roof for individual occupancy by a household. The MF category includes all structures with five or more housing units and structures with 3–4 housing units that are stacked. The housing inventory does not include the information needed to differentiate between MF units with 2+ bedrooms and 1 bedroom or less; therefore, the MF rate includes all MF housing units and only applies to the "Multifamily 2+ bedrooms" category in Snohomish County code.

Results

Table 1 includes the number of housing units and SGRs for SF detached, townhome/duplex, and MF housing types, as well as the number of students by grade group that have addresses matching the housing units. Table 2 includes the unit counts, number of students, and SGRs for individual MF developments. Of the 4,850 students residing within the district, 370 live in the 680 SF detached units that were built between 2015 and 2022, while 38 live in the 96 townhomes/duplexes and 140 live in the 651 MF units built in the same period. On average, each SF detached unit yields 0.544 K–12 students, each townhome/duplex yields 0.396 K–12 students, and each MF unit yields 0.215 K–12 students.

Table 1: K–12 Students by Grade Group per Housing Unit Built 2015–2022

Housing Type	Housing Units	Students				SGRs			
		K–5	6–8	9–12	K–12	K–5	6–8	9–12	K–12
Single-family Detached	680	180	76	114	370	0.265	0.112	0.168	0.544
Townhome / Duplex ^(a)	96	20	10	8	38	0.208	0.104	0.083	0.396
Multifamily ^(b)	651	69	32	39	140	0.106	0.049	0.060	0.215

Notes

Housing units built in 2023 are excluded, because they may not have been completed and occupied by October 2023.
 (a) The townhome/duplex category includes the following structure types: single-family attached, townhome, duplex, triplex, and fourplex. In buildings with three or more housing units, the dwellings are constructed vertically from the foundation to the roof for individual occupancy by a household.
 (b) The multifamily category includes all structures with five or more housing units and structures with 3–4 housing units that are stacked. The housing inventory does not include the information needed to differentiate between MF units with 2+ bedrooms and 1 bedroom or less; therefore, the MF rate includes all MF housing units and only applies to the "Multifamily 2+ bedrooms" category in Snohomish County code.

Sources

Arlington Public Schools 2023–24 headcount enrollment, Snohomish County parcels, and Puget Sound Regional Council 2015–2022 new housing inventory.



APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS									
DISTRICT	Arlington School District								
YEAR	2024								
School Site Acquisition Cost:									
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
	Facility	Cost/	Facility	Student	Student	Student			
	Acres	Acre	Capacity	Factor	Factor	Factor	Cost/	Cost/	Cost/
				SFR	TH/Duplex	MFR (2+)	SFR	TH/Duplex	MFR (2+)
Elementary	15.00	\$ -	550	0.265	0.208	0.106	\$0	\$0	\$0
Middle	20.00	\$ -	907	0.112	0.104	0.048	\$0	\$0	\$0
High	40.00	\$ -	256	0.168	0.083	0.060	\$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			
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	Factor	Cost/	Cost/	Cost/
				SFR	TH/Duplex	MFR (2+)	SFR	TH/Duplex	MFR (2+)
Elementary	97.00%	\$ -	550	0.265	0.208	0.106	\$0	\$0	\$0
Middle	97.00%	\$ -	907	0.112	0.104	0.048	\$0	\$0	\$0
High	97.00%	\$ 8,186,671	256	0.168	0.083	0.060	\$5,211	\$2,575	\$1,861
						TOTAL	\$5,211	\$2,575	\$1,861
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	Factor	Factor	Factor	SFR	TH/Duplex	MFR (2+)
				SFR	TH/Duplex	MFR (2+)			
Elementary	3.00%	\$ -	25	0.265	0.208	0.106	\$0	\$0	\$0
Middle	3.00%	\$ -	30	0.112	0.104	0.048	\$0	\$0	\$0
High	3.00%	\$ -	32	0.168	0.083	0.060	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
State School Construction Funding Assistance Credit:									
CCA X SPI Square Footage X District Funding Assistance % X Student Factor									
	CCA	SPI	Funding	Student	Student	Student			
		Footage	Asst %	Factor	Factor	Factor	Cost/	Cost/	Cost/
				SFR	TH/Duplex	MFR (2+)	SFR	TH/Duplex	MFR (2+)
Elementary	\$ 375.00	90	0.00%	0.265	0.208	0.106	\$0	\$0	\$0
Middle	\$ 375.00	108	0.00%	0.112	0.104	0.048	\$0	\$0	\$0
High	\$ 375.00	130	0.00%	0.168	0.083	0.060	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
Tax Payment Credit:									
							SFR	TH/Duplex	MFR (2+)
Average Assessed Value							\$588,440	\$242,111	\$242,411
Capital Bond Interest Rate							3.48%	3.48%	3.48%
Net Present Value of Average Dwelling							\$4,898,760	\$2,015,573	\$2,018,070
Years Amortized							10	10	10
Property Tax Levy Rate							\$0.84	\$0.84	\$0.84
	Present Value of Revenue Stream						\$4,124	\$1,693	\$1,695
Fee Summary:									
				Single	Townhome	Multi-			
				Family	Duplex	Family (2+)			
	Site Acquisition Costs			\$0	\$0	\$0			
	Permanent Facility Cost			\$5,211	\$2,575	\$1,861			
	Temporary Facility Cost			\$0	\$0	\$0			
	State SCFA Credit			\$0	\$0	\$0			
	Tax Payment Credit			(\$4,124)	(\$1,693)	(\$1,695)			
	FEE (AS CALCULATED)			\$1,087	\$882	\$166			
	Fee (AS DISCOUNTED)			\$544	\$441	\$83			