

CITY OF GRANITE FALLS

ORDINANCE NO. 709-05

AN ORDINANCE OF THE CITY OF GRANITE FALLS AMENDING SECTION 3 OF ORDINANCE NO. 639 SETTING THE COSTS FOR IMPACT FEES ON RESIDENTIAL DEVELOPMENT FOR COMMON SCHOOL FACILITIES, AND ADOPTING THE GRANITE FALLS SCHOOL DISTRICT CAPITAL FACILITIES PLAN FOR THE PERIOD OF 2004 – 2009.

THE CITY COUNCIL OF GRANITE FALLS DO ORDAIN AS FOLLOWS:

Section 1.

The impact mitigation fee is based on the Capital Facilities Plan developed and approved by the Granite Falls School District for the period of 2004 – 2009 is hereby adopted by the City of Granite Falls.

Section 2.

Assessment of Impact Fees shall be determined as follows:

1. No building permit shall be issued for a development in the City unless the impact fee is calculated and imposed pursuant to this ordinance.
2. The City shall impose and the School District shall collect impact fees, based on the schedule in Appendix A, as determined from Appendix B and C, from any applicant seeking a land use permit or approval and/or a building permit for the city for any residential development activity within the city, provided that the city shall reevaluate the fees at the time school impact fees are considered by Snohomish County for the remainder of the district.
3. Impact fees shall be paid at the time of building permit issuance, based on the fee schedule in place at the time of permit application. The city staff shall verify that all required school impact fees and/or credits have been collected prior to permit issuance.
4. The fee will be collected by the School District as per interlocal agreement on collection procedures adopted by the City and the School District on July 25, 1998, as a part of Ordinance no. 599.
5. The impact mitigation fee shall be based on a capital facilities plan approved by the District, and adopted by the City.

Ordinance No. 709-05

Page 2

This Ordinance shall be in full force and effect five days from and after its passage and publication as required by law.

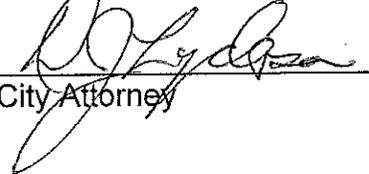
Passed by the City Council of the City of Granite Falls, Washington, at its regular meeting thereof and approved by the Mayor this 9 day of February, 2005.

  
MAYOR

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney

DATE OF READING:

DATE OF PUBLICATION:

EFFECTIVE DATE:

February 9, 2005  
February 13, 2005  
February 18, 2005

APPENDIX A

The school impact fee shall be calculated in accordance with the formula established in the Capital Facilities Plan. Such school impact fees shall be as follows:

Appendix B SINGLE FAMILY UNIT	\$1879.75
Appendix C MULTI FAMILY UNIT 2 Bedroom or more	\$2252.32

APPENDIX B

Single Family Unit

Site Acquisition Cost

	Acres						
Elem	0.00	x cost/acre	55,000.00	/ capacity of students	600 000	x student factor	0.397 = 0.00
MS	0.00		55,000.00		600,000		0.211 0.00
HS	0.00		55,000.00		800 000		0.222 0.00
							<u>0.00</u>

School Construction Cost

	Estimated Cost						
Elem	0.00			/ capacity of students	600.000	x student factor	0.397 0.00
MS	0.00			/ capacity of students	600.000	x student factor	0.211 0.00
HS	32,000,000.00			/ capacity of students	800.000	x student factor	0.222 8,880.00
							<u>8,880.00</u>
							<u>8,880.00</u>
			x Permanent Sq. Ft.		229,625.000	/Total Sq. Ft.	237,625.000
							<u>8,581.04</u>

Relocatable Facilities Cost

Elem	0.00			/facility size	-	x student factor	0.397 0.00
MS	0.00			/facility size	-	x student factor	0.211 0.00
HS	300,000.00			/facility size	88.000	x student factor	0.222 756.82
							<u>756.82</u>
							<u>756.82</u>
			x Portable Sq. Ft.		8,000.000	/Total Sq. Ft.	237,625.000
							<u>25.48</u>

CREDITS:

State Match Credit

	BOECKH Index						
Elem*	129.81	* Sq Ft Allw	80.00	* State Match %	0.671	x student factor	0.397 0.00
MS	129.81	* Sq Ft Allw	100.00	* State Match %	0.671	x student factor	0.211 0.00
HS	129.81	* Sq Ft Allw	120.00	* State Match %	0.671	x student factor	0.222 2,320.07
							<u>2,320.07</u>
							<u>2,320.07</u>

\* There is no permanent construction planned.

Tax Payment Credit

5	14%	R= Interest Rate					
7.00		Y= Years to pay off bond	$\frac{[(1+R)^Y]-1}{R(1+R)^Y}$	x district prop tax rate	0.00191	x avg assd value	172,956.00 2,526.96

Elective Adjustment

Elem							0.00
MS							0.00
HS							0.00
							<u>0.00</u>

Calculation of Total Impact Fee

Total Site Acquisition Cost Element	
Total School Construction Cost Element	8,581.04
Total Relocatable Facilities Cost Element	25.48
(Less: Total State Match Credit)	(2,320.07)
(Less: Total Tax Payment Credit)	(2,526.96)
(Less: Elective Adjustment by District)	
	<u>3,759.50</u>

TOTAL IMPACT MITIGATION FEE

\$ 3,759.50

1/2 of Total Mitigation Fee

\$ 1,879.75

IMPACT MITIGATION FEE

\$ 1,879.75

Multi-Family Unit (2 bedroom+)

Site Acquisition Cost

	Acres						
Elem	0.00	x cost/acre	55,000.00	/ capacity of students	600.00	x student factor	0.523 = 0.00
MS	0.00		55,000.00		600.00		0.279 0.00
HS	0.00		55,000.00		800.00		0.293 0.00
							<u>0.00</u>

School Construction Cost

	Estimated Cost						
Elem	0.00			/ capacity of students	600.000	x student factor	0.523 0.00
MS	0.00			/ capacity of students	600.000	x student factor	0.279 0.00
HS	32,000,000.00			/ capacity of students	800.000	x student factor	0.293 11,720.00
							<u>11,720.00</u>
							<u>11,720.00</u>
		x Permanent Sq. Ft.	229,625.00	/Total Sq. Ft.	237,625.00		<u>11,325.43</u>

Relocatable Facilities Cost

Elem	0.00	/facility size	0.00	x student factor	0.523	0.00
MS	0.00	/facility size	0.00	x student factor	0.279	0.00
HS	300,000.00	/facility size	88.00	x student factor	0.293	998.86
						<u>998.86</u>
		x Portable Sq. Ft.	8,000.00	/Total Sq. Ft.	237,625.00	<u>33.63</u>

CREDITS:

State Match Credit

	BOECKH Index						
Elem*	129.81	* Sq Ft Allw	80.00	* State Match %	0.671	x student factor	0.523 0.00
MS	129.81	* Sq Ft Allw	100.00	* State Match %	0.671	x student factor	0.279 2,429.80
HS	129.81	* Sq Ft Allw	120.00	* State Match %	0.671	x student factor	0.293 3,062.07
							<u>5,491.87</u>

\* There is no permanent construction planned.

Tax Payment Credit

5.14% R= Interest Rate							
7.00 Y= Years to pay off bond							
		$\frac{[(1+R)Y]-1}{R(1+R)Y}$	x district prop tax rate	0.00191	x avg asssd value	93,259.00	1,362.55

Elective Adjustment

Elem							0.00
MS							0.00
HS							0.00
							<u>0.00</u>

Calculation of Total Impact Fee

Total Site Acquisition Cost Element	
Total School Construction Cost Element	11,325.43
Total Relocatable Facilities Cost Element	33.63
(Less: Total State Match Credit)	(5,491.87)
(Less: Total Tax Payment Credit)	(1,362.55)
(Less: Elective Adjustment by District)	
	<u>4,504.64</u>

TOTAL IMPACT MITIGATION FEE \$ 4,504.64

1/2 of Total Mitigation Fee \$ 2,252.32

**IMPACT MITIGATION FEE \$ 2,252.32**

# County Fees

Table 30.66C.100(1)  
SCHOOL IMPACT MITIGATION FEES

SCHOOL DISTRICT	SINGLE FAMILY (per dwelling unit)	MULTI-FAMILY 2-BEDROOM (per dwelling unit)	MULTI-FAMILY 2+ BEDROOMS (per dwelling unit)	DUPLEXES AND TOWNHOMES
Arlington No. 16	<del>(((\$2310))</del> <u>\$894.00</u>	<del>(((\$2460))</del> <u>\$0.00</u>	<del>(((\$4037))</del> <u>\$1,476.00</u>	<u>\$1,476.00</u>
<del>((Darrington No. 330))</del>	<del>(((\$460))</del>	<del>(((\$107))</del>	<del>(((\$446))</del>	
Edmonds No. 15	\$0.00	\$0.00	\$0.00	<u>\$0.00</u>
Everett No. 2	<del>(((\$1010))</del> <u>\$2,124.00</u>	\$0.00	<del>(((\$632))</del> <u>\$801.00</u>	<u>\$801.00</u>
Granite Falls No. 332	<del>(((\$2321.26))</del> <u>\$1,879.75</u>	\$0.00	<del>(((\$2529.40))</del> <u>\$2,252.32</u>	<u>\$2,252.32</u>
Lake Stevens No. 4	<del>(((\$2671))</del> <u>\$3715.00</u>	\$0.00	<del>(((\$1194))</del> <u>\$1423.00</u>	<u>\$1423.00</u>
Lakewood No. 306	<del>(((\$1446))</del> <u>\$522.00</u>	\$0.00	<del>(((\$1752))</del> <u>\$1,198.00</u>	<u>\$1,198.00</u>
Marysville No. 25	<del>(((\$4174))</del> <u>\$5,975.00</u>	\$0.00	<del>(((\$3493))</del> <u>\$4,392.00</u>	<u>\$4,392.00</u>
Monroe No. 103	<del>(((\$3262))</del> <u>\$3,909.00</u>	<del>(((\$272))</del> <u>\$18.00</u>	<del>(((\$4404))</del> <u>\$3,494.00</u>	<u>\$3,494.00</u>
Mukilteo No. 6	<del>(((\$3563))</del> <u>\$3,595.00</u>	\$0.00	<del>(((\$4468))</del> <u>\$1,265.00</u>	<u>\$1,265.00</u>
Northshore No. 417	\$0.00	\$0.00	\$0.00	<u>\$0.00</u>
Snohomish No. 203	<del>(((\$3506))</del> <u>\$5,798.00</u>	\$0.00	<del>(((\$4303))</del> <u>\$2,017.00</u>	<u>\$2,017.00</u>
Stanwood No. 401	<del>(((\$0.00))</del> <u>\$2,242.00</u>	\$0.00	<del>(((\$0.00))</del> <u>\$1,042.00</u>	<del>(((\$1,249.00))</del> <u>\$1,042.00</u>
Sultan No. 311	<del>(((\$1093))</del> <u>\$2,166.00</u>	\$0.00	<del>(((\$1048))</del> <u>\$1,735.00</u>	<u>\$1,735.00</u>

AMENDED ORDINANCE NO. 04-118  
ADOPTING 2004-2009 CAPITAL FACILITIES PLANS FOR THE  
ARLINGTON, EDMONDS, EVERETT, GRANITE FALLS, LAKE STEVENS, LAKEWOOD,  
MARYSVILLE, MONROE, MUKILTEO, NORTHSHORE, SNOHOMISH, STANWOOD/CAMANO  
ISLAND AND SULTAN SCHOOL DISTRICTS AS PART OF THE GMA COMPREHENSIVE PLAN  
PURSUANT TO SCC 30.66C.020; AMENDING AMENDED ORDINANCE 94-125; AMENDING  
THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100

**Granite Falls School District**

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**Capital Facilities Plan  
2004-2009**

**Prepared for Snohomish County  
Planning Department**

**LEARNING IS**



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**August 18, 2004**

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**CAPITAL FACILITIES PLAN  
GRANITE FALLS  
SCHOOL DISTRICT NO. 332**

**BOARD OF DIRECTORS**

Rick Short  
Ross Londerville  
Becky Brown  
Siobhan Sullivan  
Bob Quarterman

**SUPERINTENDENT**

Joel Thaut

Plan adopted by Board of Directors on August 18, 2004

For information regarding the Granite Falls School District Capital Facilities plan, contact the District at (360) 691-7717.

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# Section 1 -- Introduction

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## Purpose of the Capital Facilities Plan

This Capital Facilities Plan (CFP) is intended to provide the Granite Falls School District, Snohomish County, and other jurisdictions with a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next 20 years, and a more detailed schedule and financing program for capital improvement over the next six years (2004 – 2009). In accordance with the Growth Management Act (WAC 365-195-315), this CFP contains the following required elements:

- 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 owned and operated by the District.
- The proposed locations and 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 Growth Management Act also requires reassessment of the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element and financing plan within the capital facilities plan element are

coordinated and consistent. This Capital Facilities Plan is intended to provide local jurisdictions with information on the School District's ability to accommodate projected population and enrollment demands anticipated through implementation of various comprehensive plan land use alternatives.

In addition to the elements required by the Growth Management Act, this CFP provides supporting documentation for the variables used to calculate development impact fees. The role of impact fees in funding school construction is addressed in **Section 8** of this report.

## Overview of the Granite Falls School District

The City of Granite Falls is located 14 miles east of Everett in Snohomish County, Washington. The Granite Falls School District, consisting of approximately 600 square miles, is bordered by Arlington and Darrington School Districts to the north, Lake Stevens and Marysville School Districts to the west, and Snohomish and Sultan School Districts to the south. The District currently serves a student population of 2,380 as of October 1, 2003, (headcount) with two elementary schools, one middle school, and one high school. Elementary schools provide educational programs for students in kindergarten through grade five. Middle school serves grades six through eight, and the high school serves grades nine through twelve.

## **Significant Issues Related to Facility Planning in the Granite Falls School District**

The most significant issue facing the Granite Falls School District (in terms of providing classroom capacity to accommodate existing and projected demands) is the growth of the middle and high school enrollment. A new high school is planned by the year 2007, but additional classroom space will be required prior to that time.

Facilities are inadequate in the following areas:

- Elementary classrooms;
- Middle School classrooms; and
- High School classrooms.

## Section 2 -- Definitions

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Throughout this Capital Facilities Plan a number of terms are used which are defined as follows:

**Appendix F:** Appendix F of the Snohomish County Growth Management Act (GMA) Comprehensive Plan also referred to as the General Policy Plan.

**Average Assessed Value:** Means the average assessed value by dwelling unit type of all residential units constructed within the district.

**Boeckh Index:** WAC 180-27-060 establishes guidelines for determining the per square-foot area cost allowance for new school construction. Washington State uses what is called a "Boeckh Index." The Boeckh Index is the average of a seven-city building cost index for commercial and factory buildings in Washington State, as reported by the E.H. Boeckh Company. The index is adjusted every two months from a base index of \$74.87, which was established in 1984.<sup>1</sup> The current construction trade index of construction costs for each school type.

**Capital Facilities:** School facilities identified in a school district's capital facilities plan and are "system improvements" as defined by the GMA as opposed to localized "project improvements."

**CFP:** Capital Facilities Plan - refers to this document. A district's facilities plan adopted by its school board consisting of those elements required by Chapter 30.66C.21 SCC and meeting the requirements of the GMA.

**Council:** The Snohomish County Council.

**Developer:** The proponent of a development activity, such as any person or entity who owns or holds purchase options or other development control over property for which development activity is proposed.

**Development:** All subdivisions, short subdivisions, conditional or special use permits, binding site plan approvals, rezones accompanied by an official site plan, or building permits (including building permits for multi-family and duplex residential structures, and all similar uses) and other applications requiring land use permits or approval by Snohomish County.

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<sup>1</sup>Paying For Growth's Impacts - A Guide To Impact Fees, State of Washington Department of Community Development Growth Management Division, January 1992.

**Development Activity:** Any residential construction or expansion of a building, structure or use of land, or any other change in use of a building, structure, or land that creates additional demand and need for school facilities, but excluding building permits for attached or detached accessory apartments, and remodeling or renovation permits which do not result in additional dwelling units. Also excluded from this definition is "Housing for Older Persons" as defined by 46 U.S.C. § 3607, when guaranteed by a restrictive covenant, and new single-family detached units constructed on legal lots created prior to May 1, 1991.

**Development Approval:** Any written authorization from the county which authorized the commencement of a development activity.

**Director:** The Director of Snohomish County Department of Planning and Development Services, or the directors' designee.

**District:** A school district whose geographic boundaries include areas within Snohomish County. In this document it means the Granite Falls School District #332.

**District Property Tax Levy Rate:** The district's current capital property tax rate per thousand dollars of assessed value.

**Dwelling Unit Type:** (1) Single-family residences, (2) multi-family one-bedroom apartment or condominium units, and (3) multi-family multiple-bedroom apartment or condominium units.

**DCD:** Washington State Department of Community Development

**Encumbered:** School impact fees identified by the district to be committed as part of the funding for capital facilities for which the publicly funded share has been assured, development approvals have been sought, or construction contracts have been let.

**Estimated Facility Construction Cost:** The planned costs of new schools or the actual construction costs of schools of the same grade span recently constructed by the district, including on site and off-site improvement costs. If the district does not have this cost information available, construction costs of school facilities of the same or similar grade span with another district are acceptable.

**Facility Design Capacity:** The number of students each school type is designed to accommodate based on the district's standard of service as determined by the district.

**FTE (Full Time Equivalent):** This is a means of measuring student enrollment based on the number of hours per day in attendance at schools. A student is considered an FTE if he/she is enrolled for the equivalent of a full schedule each school day. Kindergarten students, for example, attend half-day programs and therefore are counted as 0.5 FTE.

**GFA (per student):** Gross floor area per student.

**Grade Span:** A category into which a district groups its grades of students (e.g. elementary, middle, junior high and high school).

**GMA:** Washington State Growth Management Act. The Growth Management Act, Chapter 17, Laws of the State of Washington of 1990, 1<sup>st</sup> Ex. Sess., as now in existence or as hereafter amended.

**Interest Rate:** The current interest rate as stated in the Bond Buyer Twenty Bond General Obligation Bond Index.

**Land Cost per Acre:** The estimated average land acquisition cost per acre (in current dollars) based on recent site acquisition costs, comparisons of comparable site acquisition costs in other districts, or the average assessed value per acre of properties comparable to school sites located within the district.

**Multi-Family Unit:** Any residential dwelling unit that is not a single-family unit as defined by this ordinance.

**OFM:** Washington State Office of Financial Management.

**OSPI:** Washington State Office of the Superintendent of Public Instruction.

**Permanent Facilities:** School facilities of the district with a fixed foundation.

**Relocatable Facilities:** Factory-built structures, transportable in one or more sections, that are designed to be used as education spaces and are needed to prevent the overbuilding of school facilities, to meet the needs of service areas within a district, or to cover the gap between the time that families move into new residential developments and the date that construction is completed on permanent school facilities.

**Relocatable Facilities Cost:** The total cost, based on actual costs incurred by the district, for purchasing and installing portable classrooms.

**Relocatable Facilities Student Capacity:** The rated capacity for a typical portable classroom used for a specified grade span.

**SEPA:** Washington State Environmental Policy Act.

**School Impact Fee:** A payment of money imposed upon development as a condition of development approval to pay for school facilities needed to serve new growth and development. The school impact fee does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling impact fees or the cost of reviewing independent fee calculations.

**Single-Family Dwelling Unit:** Any detached residential dwelling unit designed for occupancy by a single family or household.

**Standard of Service:** The standard adopted by each district which identifies the program year, the class size by grade span and taking into account the requirements of students with special needs, the number of classrooms, the types of facilities the district believes will best serve its student population and other factors as identified in the district's capital facilities plan. The district's standard of service shall not be adjusted for any portion of the classrooms housed in relocatable facilities which are used as transitional facilities or from any specialized facilities housed in relocatable facilities.

**State Match Percentage:** The proportion of funds that are provided to the district for specific capital projects from the state's Common School Construction Fund. These funds are disbursed based on a formula which calculates district assessed valuation per pupil relative to the whole state assessed valuation per pupil to establish the maximum percentage of the total project eligible to be paid by the state.

**Student Factor or Student Generation Rate (SGR):** The numbers of students of each grade span (elementary, middle/jr. high, high school) that a district determines are typically generated by different dwelling unit types within the district. Each school district will use a survey or statistically valid methodology to derive the specific student generation rate, provided that the survey or methodology is approved by the Snohomish County Council as part of the adopted capital facilities plan for each school district.

**Teaching Station:** A facility space (classroom) specifically dedicated to implementing the District's educational program. In addition to traditional classrooms, these spaces can include computer labs, auditoriums, gymnasiums, music rooms and other special education and resource rooms.

**Unhoused Students:** District enrolled students who are housed in portable or temporary classroom space, or in permanent classrooms in which the maximum class size is exceeded.

**WAC:** Washington Administrative Code.

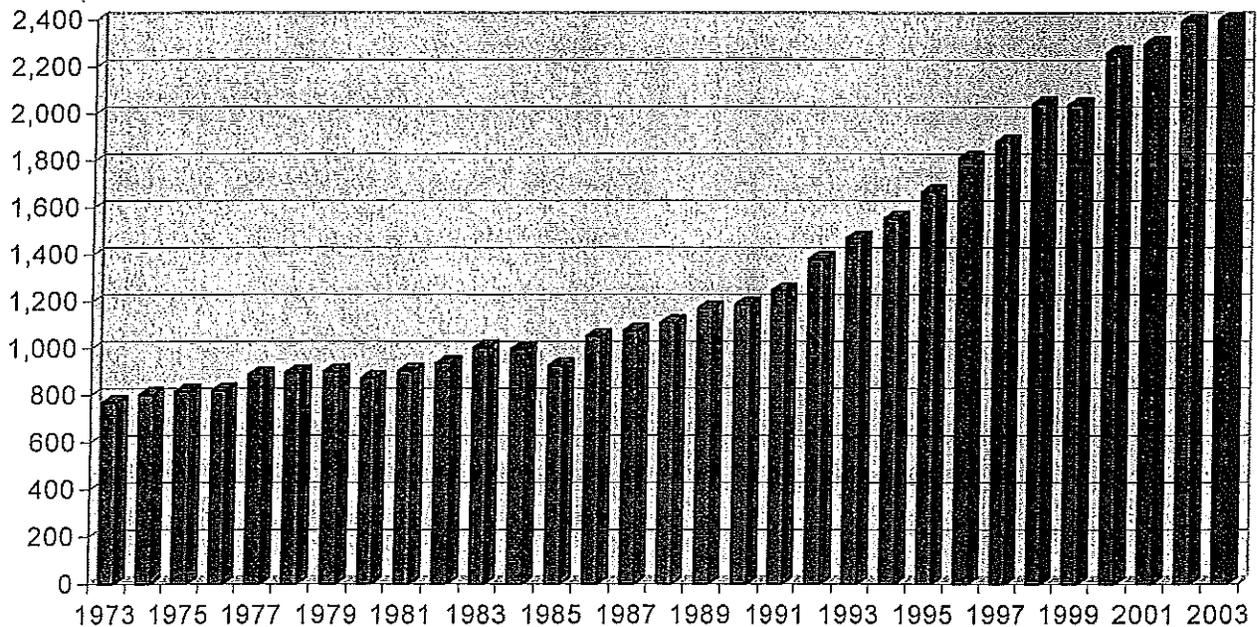
## Section 3 -- Student Enrollment Trends and Projections

### Historic Trends

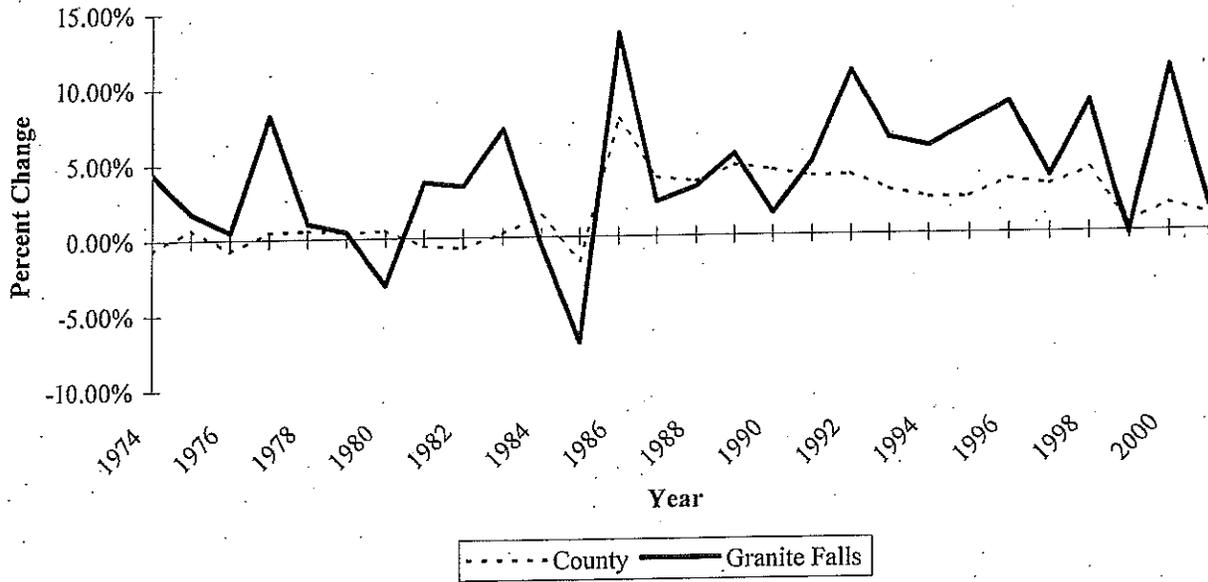
Student enrollment records dating back to 1973 were available from Snohomish County. Student enrollment in the Granite Falls School District has increased significantly since 1973. The District has encountered variable growth rates, with some years being negative (such as -3.11% in 1980 and -7.03% in 1985) and other years with high levels of growth (such as 13.5% in 1986 and 10.84% in 1992).

Current enrollment (headcount as of October 1, 2003) is 2,380 students. Actual enrollment by year is shown in **Figure 1** below. **Figure 2**, on the following page, provides a comparison of student enrollment trends over the past 30 years within the Granite Falls School District and Snohomish County. Since 1973 average enrollment growth within the District has exceeded the countywide enrollment growth rate by about 143.2%. Historical student enrollment data is provided in **Appendix A**.

**Figure 1**  
**Historical Enrollment**  
**Granite Falls School District**



**Figure 2**  
**Annual Change in Student Enrollment**  
**Granite Falls School District vs. Snohomish County**



**Recent Trends - FTE Student Enrollment**

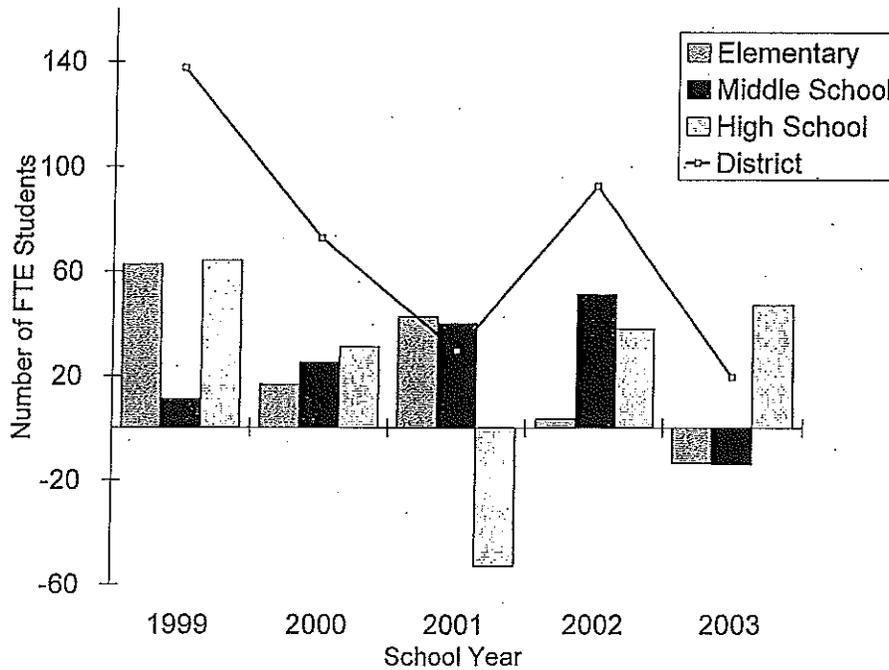
Facility needs are determined in part by evaluating recent trends in Full Time Equivalent (FTE) student enrollment. Enrollment in elementary grades K-5 increased by 112 FTE students between 1998 and 2003, an increase of 12.1%. The middle school level (grades 6-8), enrollment grew by a total of 113 FTE students, an increase of 23.5%. Enrollment at the High school level (grades 9-12) grew by 127 students, an increase of 23.3% over the six-year period. Between 1998 and 2003, total District enrollment grew by 352 FTE students, an increase of 18%. Recent enrollment trends at the elementary, middle and high school grade spans are shown on **Figure 3** on the following page.

**Projected Student Enrollment 2004-2009**

Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds projections.

Two enrollment projections were used to evaluate facility needs as part of the Capital Facilities Plan. The Granite Falls School District currently uses student enrollment projections generated by OSPI for facility planning. Enrollment projections are generated by OSPI using a

**Figure 3**  
**Granite Falls School District**  
**Actual Changes in FTE Student Enrollment 1999-2003**



6-year forecast period. OSPI uses the *cohort survival* methodology to project student enrollment for grades 1-12. Kindergarten enrollment is projected using a *linear regression analysis* of actual kindergarten enrollment over the previous 6-years. This methodology assumes that the enrollment trends which have occurred over the previous six years will likely continue through the next six years. OSPI updates these projections annually. Based on the OSPI enrollment projection, a total of 159 FTE students are expected to be added to the District by 2009, an increase of 7% over existing enrollment levels. The OSPI student enrollment projections by grade level for the 6-year forecast period (2004-2009) are provided in **Appendix A**.

Section 11 of ESHB 2929 (The Growth Management Act) requires that planning

for public facilities be based on the 20-year population projections developed by the Office of Financial Management (OFM). The Washington State Department of Community Development (DCD) has interpreted this element of the Act to mean the OFM population forecasts are minimums, which must be accommodated.

OFM population based enrollment projections have been estimated for the Granite Falls School District using the *Snohomish County Initial 2025 GMA Population Forecast by School District* prepared by the Snohomish County Planning Department (dated April 6, 2004). Based on this data and actual student enrollment figures (for 2003), 20.21% of the total District population is made up of FTE students enrolled in the Granite Falls School District. This figure

was applied to the District population forecast to derive total FTE student enrollment for the years 2004 - 2009. Using this methodology, a total of 546 FTE students are expected to be added to the District by 2009, an increase of 23.7% over existing enrollment levels. The population forecast by school district and the population based enrollment projections are provided in **Appendix A<sup>2</sup>**.

Provided in **Table 1** is a comparison of the total FTE enrollment projections derived using the two forecast methodologies discussed. **Table 2** provides a comparison of the two enrollment projections relative to the FTE student enrollment trend over the previous six years.

**Table 1  
Comparison of FTE Enrollment Projections  
Granite Falls School District 2003-2009**

								Actual Change	Percent Change
Projection	2003*	2004	2005	2006	2007	2008	2009	03-09	03-09
OSPI	2,302	2,332	2,392	2,439	2,456	2,466	2,461	159	7%
County/OFM	2,302	2,441	2,523	2,604	2,685	2,766	2,848	546	24%

Source: OSPI

Notes: \*Actual FTE student enrollment (October 1, 2003).

**Table 2  
Comparison of FTE Student Enrollment Projections  
Granite Falls School District 1998-2009**

Trend/Projection	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Actual FTE Enrollment	1,951	2,088	2,161	2,190	2,283	2,302						
OSPI						2,302	2,332	2,392	2,439	2,456	2,466	2,461
County/OFM Forecast						2,302	2,441	2,523	2,604	2,685	2,766	2,848

Source: OSPI

<sup>2</sup>This model has been developed by Shockey/Brent, Inc. for use in the Snohomish County School Districts Capital Facilities Planning Project.

The OSPI enrollment projection will be used in evaluating future facility needs as part of this Capital Facilities Plan. Based on the OSPI model, FTE student enrollment is expected to decrease by 40 students (4%) at the elementary school level, increase by 52 students (9%) at the middle school level and 147 students (22%) at the high school level by 2009. Projected FTE student enrollment by grade span based on the OSPI model is provided in **Table 3**.

**Table 4**  
**Granite Falls School District Year 2025**  
**Projected Enrollment by Grade Span**

Grade Span	Projected FTE Student Enrollment
Elementary (K-5)	1,822
Middle School (6-8)	1,102
High School (9-12)	1,278
<b>District Total (K-12)</b>	<b>4,202</b>

### Long-Term Student Enrollment Projection

Although long-term student enrollment projections are highly speculative, they are useful for developing long-range comprehensive land use plans. These long-range enrollment projections may also be used by the District in determining future site acquisition needs.

The total enrollment estimate was then 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 and high school levels. Projected enrollment by grade span for the year 2025 is provided in **Table 4**.

Student enrollment projections for the year 2025 are based on OSPI's data for 2009 and a projected 3.4% annual increase in the student population, 4,202 FTE students are projected for 2025. (3.4% is the average increase in the student FTE enrollment from 1998 to 2003).

The enrollment projections summarized in this section will be used to evaluate future school capacity needs. Analysis of future facility and capacity needs is provided in Section 6 of this Capital Facilities Plan.

**Table 3**  
**Projected FTE Student Enrollment by Grade Span**  
**Granite Falls School District 2003-2009**

Grade Span	2003*	2004	2005	2006	2007	2008	2009
Elementary	1,036	1,017	1,037	1,032	1,021	1,004	996
Middle School	594	628	615	631	619	650	646
High School	672	687	740	776	816	812	819
<b>Total</b>	<b>2,302</b>	<b>2,332</b>	<b>2,392</b>	<b>2,439</b>	<b>2,456</b>	<b>2,466</b>	<b>2,461</b>

Source: OSPI

\* Actual FTE Student Enrollment (October 1, 2003).

## Section 4 -- District Educational Programs

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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 classroom facilities (portables).

In addition to factors, which affect the amount of space required, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by Districts are often supplemented by nontraditional or special programs such as special education, expanded bilingual education, remediation, migrant education, alcohol and drug education, AIDS education, preschool and daycare programs, computer labs, music programs, etc. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Special programs offered by the Granite Falls School District at specific school sites include:

- Family Grouping
- Multi-Age
- Early Learning Center
- Intervention/Drop Out and Drug and Alcohol education
- Before and After School Programs
- Sixth Grade Outdoor School

- Traffic Safety Education
- Vocational Education
- Talented and Gifted Education

Variations in student capacity between schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space, which can reduce the permanent capacity of some of the buildings housing these programs. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations and use of new technology, as well as other physical aspects of the school facilities. The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this Capital Facilities Plan.

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

### **Educational Program Standards for Elementary Schools**

- Class size for grades K-4 should not exceed 22 students and 5<sup>th</sup> grade should not exceed 27 students per union contract, this is therefore our minimum level of service.
- Special Services for students may be provided in a self-contained classroom (including speech and physical therapy).
- All students will be provided music instruction in a separate classroom.
- All students will have scheduled time in a computer lab.
- Optimum design capacity for new elementary schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

### **Educational Program Standards for Middle and High Schools**

- Class size for middle and high school grades should not exceed 27 students per union contract, this is therefore our minimum level of service.
- As a result of scheduling conflicts for student programs (the need for specialized rooms for certain programs, and the need for teachers to have a work space during planning

periods) it is not possible to achieve 100% utilization of all regular teaching stations throughout the day.

Therefore, classroom capacity should be adjusted using a utilization factor of 80% to reflect the use of one-period per day for teacher planning.

- Special Services for students may be provided in a self-contained classroom.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
  - \* *Resource Rooms (i.e. computer labs, study rooms)*
  - \* *Special Services Classrooms*
  - \* *Program Specific Classrooms (i.e. music, drama, art, home-economics, and physical education).*
- Optimum design capacity for new middle schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- Optimum design capacity for new high schools is 800 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

## Section 5 -- Capital Facilities Inventory

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Under the Growth Management Act, public entities are required to inventory capital facilities used to serve existing development. Capital facilities are defined as any structure, improvement and piece of equipment or other major asset, including land that has a useful life of at least ten years.<sup>3</sup> The purpose of the facilities inventory is to establish a baseline for determining what facilities will be required to accommodate future demand (student enrollment) at acceptable or established levels of service. This section provides an inventory of capital facilities owned and operated by the Granite Falls School District including schools, relocatable classrooms (portables), developed school sites, 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 4). A map showing locations of District facilities is provided as **Figure 4** on the following page.

### Schools

The Granite Falls School District expanded its middle school in the 2001-2002 school year and now houses grades 6-8, however sixth grade is housed in a separate part of the building. The District's grade configurations remain as K-3 for primary, grades 4 and 5 for intermediate, and grades 6, 7 and 8 for middle school. The high school grade

configuration remained the same with grades 9 through 12. For the purposes of this CFP, only the grade configurations elementary (K-5), middle school (6-8) and high school (9-12) will be used for capacity and enrollment comparisons.

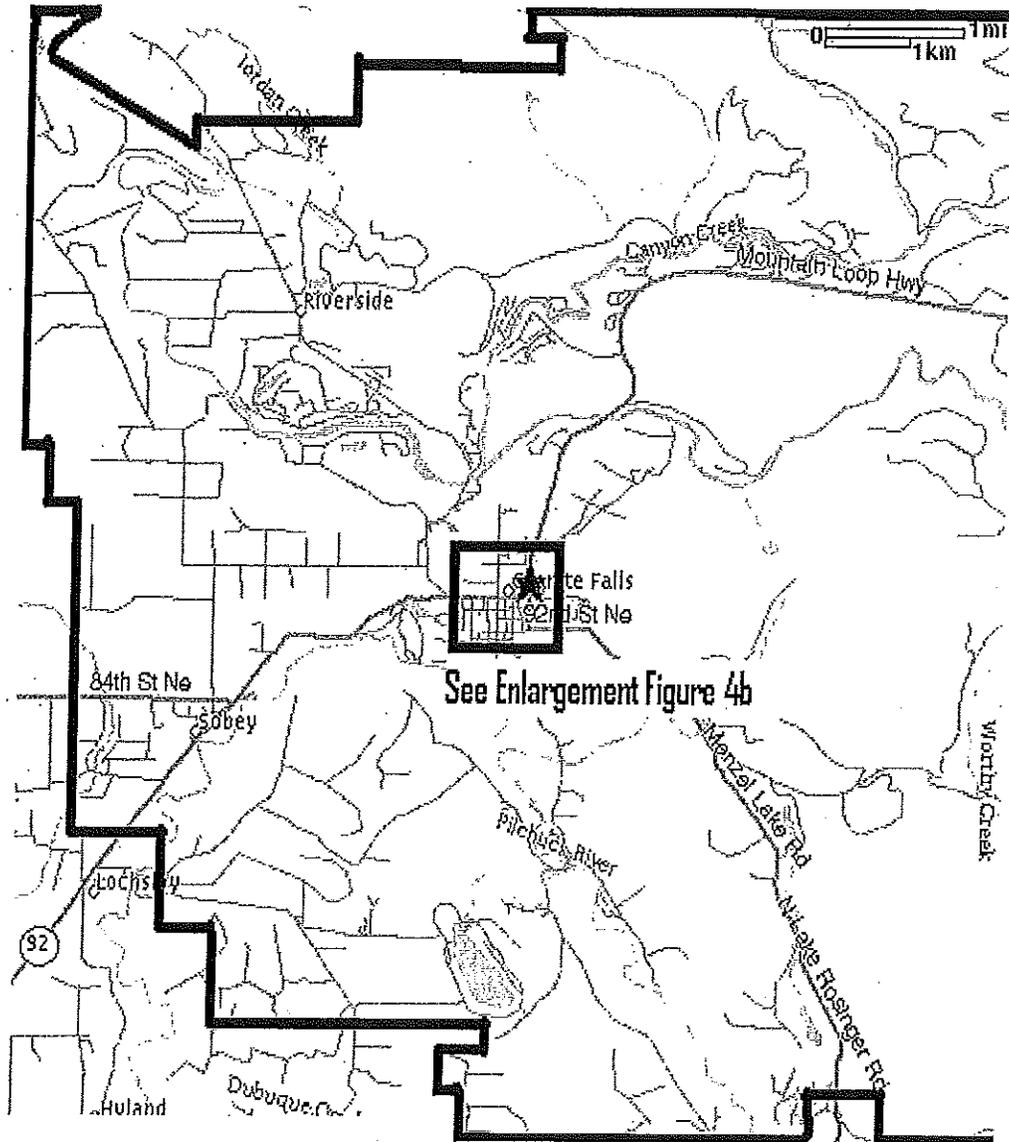
The State (OSPI) calculates school capacity by dividing gross square footage of a building by a standard square footage per student (i.e. 80 square feet per elementary student, 110 square feet per middle school student, 120 square feet per high school student, and 140 square feet per handicapped student). This method is used by the State as a simple and uniform approach to determining school capacity for purposes of allocating available State match funds to school districts for new school construction. However, this method is not necessarily considered to be an accurate reflection of the actual capacity required to accommodate the adopted educational program of each individual district.

For this reason, 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 which is used to establish the District's baseline capacity, and determine future capacity needs based on projected student enrollment. The school facility inventory is summarized in **Table 5** on page 18.

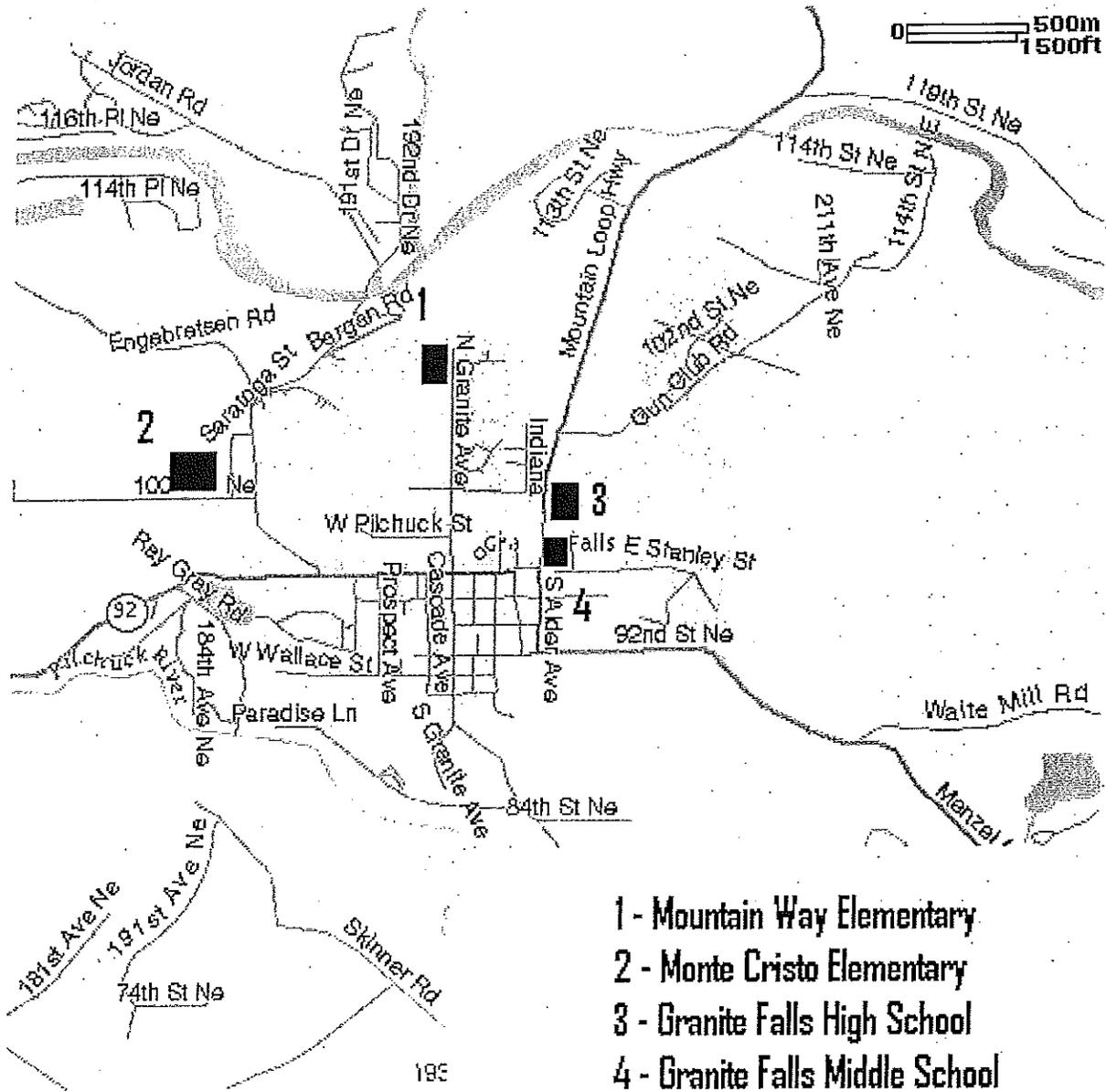
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<sup>3</sup>Making Your Comprehensive Plan A Reality - A Capital Facilities Plan Preparation Guide, State of Washington Department of Community Development Growth Management Division, June 1993, pg. 86.

**Figure 4**  
**Granite Falls School District**  
**Location Map of Facilities**



**Figure 4b**  
**Granite Falls School District**  
**Location Map of Facilities**



**Table 5  
Granite Falls School District  
School Capacity Inventory**

School Name	Site Size (acres)	Bldg. Area (Sq. Ft.)	Teaching Stations	Student Capacity	Year Built or Last Remodel	Potential for Expansion of Perm. Facility
<i>Mountain Way Elementary</i>	10.0	50,739	23	506	1989	no
<i>Monte Cristo Elementary</i>	40.0	49,995	22	484	1995	yes
<i>Granite Falls Middle School</i>	18.0	56,581	27	594	2001	no
<i>Granite Falls High School</i>	18.0	72,310	26	572	2001	no
<b>Total</b>				<b>2,156</b>		

Source: OSPI, Granite Falls School District

Notes: Mountain Way Elementary has four portables with 22 students each = 88 students  
Middle School and High School share the same campus.  
High School has six portables with 22 students each = 132 students

A detailed school capacity analysis is provided in **Appendix B**. Relocatable classrooms (Portables) 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 **Table 5**. Use of portables is discussed in more detail in the following section.

### **Relocatable Classroom Facilities (Portables)**

Relocatable classroom facilities (portables) are used as interim classroom space to house students until funding can be secured to construct permanent classroom facilities. The Granite Falls School District currently uses ten portables at the high school, 2 portables at the Middle School and five portables at Mountain Way Elementary to provide additional interim capacity for approximately 330 students total.

### **Support Facilities**

In addition to schools, the Granite Falls School District owns and operates additional facilities, which provide operational support functions to the schools. The District operates the administration building (4,890 square feet) and the multi-purpose facility (3,400), both located on the 18-acre middle/high school campus.

### **Land Inventory**

#### **Undeveloped Sites**

The Granite Falls School District currently owns one undeveloped acre along Menzel Lake Road - this site is not large enough for school facility construction.

#### **Developed Sites**

None.

## Section 6 -- Projected Facility Need

### Near-Term Facility Needs (through 2009)

Projected available student capacity was derived by subtracting projected FTE student enrollment from existing school capacity for each of the six years in the forecast period. Since this procedure is intended to establish facility needs, planned construction projects are not included at this point. Existing student capacity by grade span is shown in **Table 6**. It is not the District's policy to include portable classroom units when determining future capital facility needs;

therefore interim capacity provided by portables is not included (Information on portables and interim capacity can be found in the previous section).

By the end of the six-year forecast period (2009) additional classroom capacity will be required at grade levels 6 - 12. The greatest need will occur at the high school level where there would be a projected 247 unhoused students by 2009. Unhoused students are defined as students expected to be housed in portable classrooms or classrooms where class size exceeds State standards or contractually negotiated agreements within the local school district. The projected additional housing needs by grade span for each year in the six-year forecast period are provided in **Table 7**.

**Table 6**  
**Granite Falls School District 2003 - 2009**  
**Available Student Capacity**

Capacity Surplus or (Deficiency)							
Grade Span	2003	2004	2005	2006	2007	2008	2009
Elementary (K-5)	(46)	(27)	(47)	(42)	(31)	(14)	(6)
Middle School (6-8)	0	(34)	(21)	(37)	(25)	(56)	(52)
High School (9-12)	(100)	(115)	(168)	(204)	(244)	(240)	(247)

**Table 7**  
**Granite Falls School District 2003 - 2009**  
**Projected Additional Housing Needs**

Capacity Surplus or (Deficiency)							
Grade Span	2003	2004	2005	2006	2007	2008	2009
Elementary (K-5)	46	27	47	42	31	14	6
Middle School (6-8)	0	34	21	37	25	56	52
High School (9-12)	100	115	168	204	244	240	247

In order to house the projected number of students by 2009, the District would have to construct additional capacity at the high school grade levels. Based on the District's educational standards three middle school classrooms and 12 high school classrooms would be needed.

**Long-Range Facility Needs  
(Years 2009 - 2025)**

Between the Years 2009-2025, the Granite Falls School District is expected to have unhoused students at all grade levels. A long-range projection of unhoused students is shown in **Table 8** below.

In order to house all of the projected students, the District would have to construct an additional 11 elementary classrooms, 25 middle school classrooms and 22 high school classrooms by 2025. A detailed discussion of planned construction and improvements prior to the Year 2009 can be found in the following section of this Capital Facilities Plan.

**Table 8  
Long-Range Projection of Unhoused Students  
For Year 2025**

Grade Level	Projected Enrollment	Existing Capacity in Year 2009	Projected Unhoused Students
Elementary	1,822	1584	238
Middle School	1,102	572	530
High School	1,278	800	478

## Section 7 -- Planned Improvements

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### **New School Construction and Modernization**

Construction is planned for a new high school to be built on an existing site located adjacent to Monte Cristo Elementary by the year 2007. The current high school is to become a middle school by the year 2007. The middle school will then become an elementary school.

In 2006 the District would not have enough capacity to house all of the projected students at the high school level. **Table 9** shows the projected capacity surplus or deficiency, taking into consideration the additional capacity added by planned school construction. It is probable that the 6<sup>th</sup> grade in the Middle School may have to move back to the elementary grades since space will be available there and a deficiency will exist at the Middle School starting in 2007 when the new High School is completed.

In order to house all of the projected students, the District would have to construct an equivalent of four middle school classrooms, and four high school classrooms by 2007.

### **Relocatable Classroom**

#### **Facilities (Portables)**

A total of 15 portables are currently in use at school sites throughout the District. The District intends to purchase two additional portables to provide interim capacity during 2005-2006.

#### **School Sites**

The Granite Falls School District should pursue land acquisitions for future construction needs at the elementary school level.

**Table 9**  
**Projected Capacity Surplus or Deficiency**  
 (With Added Capacity from New High School, Movement Middle School to Current High School and  
 Movement of Current Elementary Schools to Current Middle School in 2005)

Capacity Surplus or (Deficiency)								
Grade Span	2003	2004	2005	2006	2007	2008	2009	2025
Elementary K-5								
- Enrollment	1,036	1,017	1,037	1,032	1,021	1,004	996	1,822
- Capacity	990	990	1,584	1,584	1,584	1,584	1,584	1,584
-Above/Below (-) Capacity	(46)	(27)	547	552	563	580	588	(238)
Middle School 6-8								
- Enrollment	594	628	615	631	619	650	646	1,102
- Capacity	594	594	572	572	572	572	572	572
-Above/Below (-) Capacity	0	(34)	(43)	(59)	(47)	(78)	(74)	(530)
High School 9- 12								
- Enrollment	672	687	740	776	816	812	819	1,278
- Capacity	572	572	800	800	800	800	800	800
-Above/Below (-) Capacity	(100)	(115)	60	24	(16)	(12)	(19)	(478)

## Section 8 -- Capital Facilities Financing Plan

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

### General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes.

### Limited General Obligation Bonds

Limited General Obligation Bonds are typically used to fund small sized capital improvement projects. There is no voter approval for this type of bond and it is limited to 3/8 of 1% of the total debt capacity. Repayment must be specified from other sources of income.

### State Match Funds

State Match Funds come from the State's Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects.

School districts may qualify for state matching funds for specific capital projects based on a prioritization system. This system prioritizes allocation of available funding resources to school districts statewide based on seven prioritization categories. Funds are then disbursed to the districts based on a formula which calculates district assessed valuation per pupil relative to the whole State's assessed valuation per pupil to establish the ratio of the total project cost to be paid by the State. The State contribution can range from less than half to more than seventy percent of the project's cost.<sup>4</sup>

State match funds can only be applied to school construction projects. Site acquisition and improvements are not eligible to receive matching funds from the state. Because availability of state match funds has not been able to keep pace with the rapid enrollment growth occurring in many of Washington's school districts, matching funds from the state may not be received by a school district until two to three years after a school has been constructed. In such cases, the District must "front fund" a project. That is, the District must finance the complete project with local funds (the future State's share coming from funds allocated to future District projects). When the State share is finally disbursed (without accounting for escalation) the future District project is (partially) reimbursed.

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<sup>4</sup>Paying for Growth's Impacts - A Guide To Impact Fees, State of Washington Department of Community Development Growth Management Division, January 1992, Pg. 30.

## Impact Fees

Development impact fees have recently been adopted by a number of jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time building permits or certificates of occupancy are issued. A detailed discussion on Impact fees is provided in Section 9.

The financing components include secured funding through voter approved bonds, State Match Funds, development impact fees collected under the State Growth Management Act, and voluntary mitigation fees paid pursuant to the State Environmental Policy Act (SEPA).

The new high school project is addressing future growth. The District will utilize portables at the High School and Mountain Way Elementary to help manage growth.

The proposed Six-Year Finance Plan, shown on **Table 10**, demonstrates how the Granite Falls School District intends to fund new construction and improvements to school facilities for the years 2004 through 2009.

**Table 10**  
**Granite Falls School District**  
**Six-Year Finance Plan 2002–2007**

PROJECT	ESTIMATED PROJECT COST BY YEAR - IN \$MILLIONS						TOTAL COST	BOND MONEY	STATE MATCH	UNSECURED LOCAL
	2004	2005	2006	2007	2008	2009				
<b>New Construction</b>										
High School		\$15.0	\$15.0				\$30.0	\$0.0	\$10.0	\$20.0
<b>Modernizations &amp; Additions</b>										
High School Addition/Mod										
Middle School Addition/Mod										
<b>Land Acquisitions</b>										
High School										
Elementary										
<b>Yearly Totals</b>		\$15.0	\$15.0	\$0.0	\$0.0	\$0.0	\$30.0			\$20.0
<b>Cumulative Totals</b>		\$15.0	\$30.0	\$30.0	\$30.0	\$30.0				

## Section 9 -- Impact Fees

### School Impact Fees in Snohomish County

The State Environmental Policy Act (SEPA) authorizes jurisdictions to require mitigation for impacts directly related to a proposed development. Impacts to schools resulting from new residential development have been mitigated through voluntary agreements negotiated on a case-by-case basis and most recently, under Snohomish County's school mitigation ordinance, Title 30.66C.

Title 26C became effective May 1, 1991, was revised in November 1997 and authorizes collection of impact fees from newly constructed residential developments in unincorporated Snohomish County it is now known as Title 30.66C. Title 30.66C stipulated that school impact mitigation fees must be related to a school district's expansion costs which are a local obligation and are

reasonably related to a proposed residential subdivision or development, and must be used to reduce local obligation costs. School districts may use impact fees for improvements to district-wide student housing and transportation conditions (30.66C.07.100). Section 30.66C.05.020 also required annual certification of a school district's impact fees by the Snohomish County Planning Department. Impact fees certified under Title 30.66C for the Granite Falls School District are summarized in Table 11.

### The Role of Impact Fees under the Washington State Growth Management Act

The Growth Management Act authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development.

**Table 11**  
**Granite Falls School District**  
**Impact Fees Authorized Under Snohomish County's Title 30.66C 1994-2003**

Housing Type	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Single-Family Detached	\$1,990	\$1,507	\$1,507	\$1,507	\$1,507	\$1,844	\$2,201	\$2,201	\$2,321	\$2,321
One-Bedroom Apartment	\$850	\$222	\$222	\$222	\$0	\$0	\$0	\$0	\$0	\$0
Two + Bedroom Apartment	\$850	\$1,087	\$1,087	\$1,087	\$1,087	\$1500	\$3,394	\$3,394	\$2,529	\$2,529

Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.<sup>5</sup>

**Methodology and Variables Used to Calculate School Impact Fees**

Impact fees have been calculated based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, and construct schools, and purchase/install temporary facilities (portables). As required under GMA, credits have also been applied for State Match Funds to be reimbursed to the District, property taxes and capital project funds to be proposed for future bond measures. Credit may also be given for construction projects that will be built to accommodate current unhoused students (unhoused as of October 2003) as well as a credit for land acquisition costs if the District owns adequate undeveloped sites. The District uses the formula in Table 1 of the revised Title 30.66C adopted by the council in November 1997 to calculate mitigation fees.

The formula worksheets used to calculate impact fees for residential development proposed within the Granite Falls School District are provided in **Appendix C**. The variables used to calculate the impact fees are described below. Supporting documentation for the variables used (including calculation of credit for current unhoused students) is provided in **Appendix D**.

**Population Variables**

**Survey**

In order to determine population growth, Granite Falls School District conducted a door-to-door survey. The survey involved five major housing developments (single family units) and one apartment complex (multi-family unit - 2+ bedrooms) built within district boundaries during the last five to seven years. An additional 77 single family units and 3 multi-family units were surveyed and added to the total to date in the survey results below. Staff surveyed residents of each house or apartment, asking how many school age children reside in the house or apartment.

**Table 12  
Granite Falls School District  
Population Survey Results**

Unit Type	Surveyed	Participated	Percentage Participated	No. K-12 Children	Factor
Single Family Units	304	249	81.9%	207	.831
Multi-Family Units (2br+)	34	21	61.8%	23	1.095

<sup>5</sup>Paying For Growth's Impacts - A Guide To Impact Fees, State of Washington Department

of Community Development Growth Management Division, January 1992.

For the survey, school age was defined as children attending K-12 grades. Staff recorded all addresses surveyed, whether or not they answered the survey question, and recorded the number of school age children residing in each dwelling. Table 12 on the previous page shows the results of the survey.

The dwellings that did not participate either refused to be surveyed or did not answer the door. The survey was done between 6 and 8 p.m. on weeknights. In single-family units the number of school age children per dwelling ranged from none to five. The multi-family units the number of school age children per dwelling ranged from none to four.

### **Student Factor**

The student factor (or student generation rate) is the average number of students generated by each housing type - in this case, single-family detached dwellings and multiple-family (apartment) dwellings. An actual survey of single family and multi-family dwellings with two-plus bedrooms built within the last five years was used to determine the number of school age children (ages 6 -17) by dwelling unit type (single family detached and multi-family). Based on the survey data, single-family detached dwelling units can be expected to generate an average of .831 students per dwelling unit and two-plus bedroom multi-family dwelling units can be expected to generate 1.095 students per dwelling unit. Because of the lack of one bedroom multi-family dwelling units, the 1990 census data was used for this type of unit. The 1990 census data for one-bedroom multi-family dwelling units can be expected to generate .08 students per dwelling unit. These student factors

were then proportioned between the elementary, middle and high school grade spans based on the current ratio of grade span enrollment to total enrollment. The survey figures represent average student generation rates for the Granite Falls community.

## **Site Acquisition Cost Variables**

### **Facility Design Capacity (students)**

Facility design capacities reflect the District's optimum number of students each school type is designed to accommodate. These figures are based on actual design studies of optimum floor area for new school facilities. The District designs new elementary schools to accommodate 600 students, new middle schools 600 students and new high schools 800 students.

### **Site Size**

The site size gives the optimum acreage for each school type based on studies of existing school sites and State School Board standards. Actual school sites may vary in size depending on the size of parcels available for sale and other site development constraints such as wetlands. When planning for new school sites, the District considers sites of 10 acres as optimal for construction of new elementary schools, 20 acres for new middle schools and 40 acres for new high schools.

### **Average Land Cost per Acre**

Land acquisition costs for the Granite Falls School District were based on the assessed valuation of land currently owned by the District. Assessed value is

generally considered to fall slightly below actual market value, therefore the land acquisition costs derived using this methodology are conservative. The estimated average land cost for school sites within the Granite Falls School District is \$55,000 per acre. The land value chart from the Snohomish County Assessor is contained in **Appendix D**.

### **Average Off-Site Development Cost per Acre**

The average off-site development cost gives the cost (per acre) for developing school sites, which are not directly related to construction of the school building itself. Costs vary with each site and may include such items as sewer line extensions, water lines, off-site road and frontage improvements. Off-site development costs are not covered by State Match Funds. Off-site development costs vary widely, and can represent 10% or more of the total building construction cost. Off-site development costs are included in the total cost figures.

### **School Construction Cost Variables**

#### **Estimated Facility Construction Cost**

The estimated facility construction cost is based on planned costs or on actual costs of recently constructed schools. If the District does not have this cost information available, construction costs of similar schools within another school district will be substituted.

### **Credit for Existing Capacity Deficiencies**

#### **Facility Cost**

The facility cost is the total cost for construction projects planned to accommodate existing unhoused students. Existing unhoused students are defined as those students who are unhoused as of October 2003. Facility costs may include new construction or expansion projects.

#### **Added Capacity**

The added capacity is the amount of student capacity that will be added by construction projects planned for accommodating current unhoused students.

#### **Percentage Unhoused**

This figure is calculated by dividing the number of current unhoused students by the added capacity. The percentage represents what proportion of the construction project is actually being built to accommodate current unhoused students, as opposed to new growth.

### **State Match Credit Variables**

#### **BOECKH Index**

This number is generated by the E.H. Boeckh Company and is used by OSPI as a guideline for determining the area cost allowance for new school construction. The index is an average of a seven-city building cost index for commercial and factory buildings in Washington State, and is adjusted every two months for inflation. The current BOECKH Index is \$129.81 (July 2004). The BOECKH index will no

longer be used by the state to determine the area cost allowance for new school construction. Future area cost allowance projections are not available at this time. The State Board of Education will be establishing an inflation factor to be used for projecting future area cost allowances. At this time, future State funding is being estimated using the area cost allowance of \$129.81 per square foot of eligible area

### **State Match Percentage**

The State match percentage is the proportion of funds that are provided to the school districts, for specific capital projects, from the State's Common School Construction Fund. These funds are disbursed based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percentage of the total project to be paid by the State. For new construction and additions, the Granite Falls School District is currently eligible to receive reimbursement of a matching ratio of 67.09%. However the money eventually received by the District may not actually be 67.09% of the entire project cost - historically, the District has received approximately 54.78% of total project costs.

### **Relocatable Facilities (Portables) Cost Variables**

#### **New Purchase Cost**

The new purchase cost is based on actual dollars paid by the District for portable classrooms in the past. The purchase and site installation cost of a portable classroom is estimated at \$60,000.

#### **Utilization Period (years)**

The utilization period is the amount of time that the portable classrooms are needed, usually for a period prior to construction and occupancy of a newly constructed school facility. The utilization period for portables in the Granite Falls School District is 15 years.

#### **Amortization Period (years)**

The amortization period is the fixed number of years over which the cost of the portable is depreciated until it is written off. The Granite Falls School District uses an amortization period of ten years for portables.

#### **Value as Percentage of Purchase Cost**

The value as a percentage of the purchase cost is determined by dividing the amortization period by the utilization period.

#### **Student Capacity**

Portable classrooms can provide capacity for up to 27 students. Although due to smaller class sizes funded and encouraged by the State the class sizes are kept at approximately 22 students.

#### **Tax Credit Variables**

##### **Interest Rate (20-year GO Bond)**

This is the interest rate of return on a 20-year General Obligation Bond and is derived from the bond buyer index. The interest rate as of 5/13/04 is 5.14%.

### Levy Rate

The levy rate is determined by dividing the District's average capital property tax rate by one thousand. Based on information provided in the *Snohomish County Assessor's Annual Report For 2004 Taxes*, the Granite Falls School District is collecting levy monies for existing bonds at the rate of \$1.90.

### Average Assessed Value

This figure is based on the District's average assessed value for each type of dwelling unit (single-family and multiple-family). The current average assessed value for single-family detached residential dwellings is \$172,956, the average assessed value for a large multi-family unit is \$83,683 and the average assessed value for a small multi-family unit is \$55,523.

### Time Remaining on Bonds

This is the average amount of time remaining on Capital Projects/General Obligation Bonds issued by the Granite Falls School District. The average time remaining on bonds issued by the Granite Falls School District is 7 years.

### Other District Credits

This figure represents the percentage of capital project costs that the district plans to fund with future bond revenues.

### Proposed Granite Falls School District Impact Fee Schedule

Using the variables and formula described, impact fees proposed for the Granite Falls School District are summarized in **Table 13**. See **Appendix C** for fee worksheets.

**Table 13**  
**Granite Falls School District**  
**Proposed Impact Fee Schedule**

Housing Type	Impact Fee Per Unit
Single-Family Detached	\$1,879.75
Multi-Family 1 bedroom	\$0
Multi-Family 2+ bedroom	\$2,252.32

## **Bibliography**

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Paying for Growth's Impacts - A Guide to Impact Fees, State of Washington Department of Community Development Growth Management Division, January 1992.

The Washington State Board of Education White Paper on School Construction, February 11, 1992.

Snohomish County Assessor's Annual Report For 2003 Taxes, Snohomish County Assessor's Office.



**APPENDIX A:**  
**GRANITE FALLS SCHOOL DISTRICT**  
*Population and Enrollment Data*

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Table A-1

Total Resident Student Enrollment  
 in North Carolina School Districts  
 (Based on actual student enrollment as of the first school day in October)

School District	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	
Asheboro	610	593	666	593	591	585	555	534	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	
Charlotte-Mecklenburg	718	802	816	830	837	836	860	872	884	891	901	911	921	931	941	951	961	971	981	991	1,001	1,011	1,021	1,031	1,041	1,051	1,061	1,071	1,081	1,091	1,101	
Catawba	21	12	17	9	14	15	17	20	18	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	
Clemson	1,621	1,677	1,703	1,713	1,721	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724
Crowder	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720
Currituck	2,738	2,813	2,861	2,906	2,952	2,998	3,044	3,090	3,136	3,182	3,228	3,274	3,320	3,366	3,412	3,458	3,504	3,550	3,596	3,642	3,688	3,734	3,780	3,826	3,872	3,918	3,964	4,010	4,056	4,102	4,148	4,194
Durham	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897	3,897
Edgecombe	1,775	1,777	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781
Forsyth	3,405	3,413	3,417	3,421	3,425	3,429	3,433	3,437	3,441	3,445	3,449	3,453	3,457	3,461	3,465	3,469	3,473	3,477	3,481	3,485	3,489	3,493	3,497	3,501	3,505	3,509	3,513	3,517	3,521	3,525	3,529	3,533
Gaston	4,749	4,753	4,757	4,761	4,765	4,769	4,773	4,777	4,781	4,785	4,789	4,793	4,797	4,801	4,805	4,809	4,813	4,817	4,821	4,825	4,829	4,833	4,837	4,841	4,845	4,849	4,853	4,857	4,861	4,865	4,869	4,873
Guilford	11,816	11,820	11,824	11,828	11,832	11,836	11,840	11,844	11,848	11,852	11,856	11,860	11,864	11,868	11,872	11,876	11,880	11,884	11,888	11,892	11,896	11,900	11,904	11,908	11,912	11,916	11,920	11,924	11,928	11,932	11,936	11,940
Hertford	76,030	75,566	76,078	75,517	75,062	74,607	74,152	73,697	73,242	72,787	72,332	71,877	71,422	70,967	70,512	70,057	69,602	69,147	68,692	68,237	67,782	67,327	66,872	66,417	65,962	65,507	65,052	64,597	64,142	63,687	63,232	62,777
Johnston	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050	10,050
Wake	76,030	75,566	76,078	75,517	75,062	74,607	74,152	73,697	73,242	72,787	72,332	71,877	71,422	70,967	70,512	70,057	69,602	69,147	68,692	68,237	67,782	67,327	66,872	66,417	65,962	65,507	65,052	64,597	64,142	63,687	63,232	62,777
Watauga	11,816	11,820	11,824	11,828	11,832	11,836	11,840	11,844	11,848	11,852	11,856	11,860	11,864	11,868	11,872	11,876	11,880	11,884	11,888	11,892	11,896	11,900	11,904	11,908	11,912	11,916	11,920	11,924	11,928	11,932	11,936	11,940
Yamhill	1,775	1,777	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781
<b>Total</b>	<b>127,640</b>																															

Source: North Carolina State Department of Public Instruction, North Carolina School Districts, 1973-2003.



Table A-3  
Annual Change in Total Elementary Student Enrollment  
Stonewall County School Districts  
(Based on actual student enrollment as of the first school day in October)

School District	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	% Enrollment Change 1972-2003	Total		
Districts	12	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13		
Granite Hills	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	
Lakeside	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	
Oakton	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107
Mountain View	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65
Shawnee	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252	252
Northside	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21
Stonewall	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254
Byers	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102
Northside (1)	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350
County	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293	293

(1) Mountain View District includes both Stonewall and Byers County students

Table A-4  
 Granite Falls School District  
 Actual Student Enrollment By Grade Span, 1998 - 2003  
 (Based on actual student enrollment on October 1, of each year)

School Type	Grade Level	School Year:					
		1998	1999	2000	2001	2002	2003
Elementary	K	181	148	161	162	169	156
	1	174	208	184	189	196	195
	2	172	172	203	169	183	182
	3	142	174	179	219	178	188
	4	191	155	189	190	215	174
	5	155	204	168	198	193	219
Grades K-6 Headcount		1,015	1,061	1,084	1,127	1,134	1,114
Grades K-6 FTE (1)		925	987	1,004	1,046	1,050	1,036
Middle/Jr. High	6	159	160	203	181	204	194
	7	176	162	159	209	193	205
	8	146	170	155	167	211	195
Grades 7-8 Headcount		481	492	517	557	608	594
Sr. High	9	154	164	183	174	175	202
	10	149	162	193	181	168	173
	11	144	147	143	132	148	137
	12	98	136	121	100	134	160
Grades 9-12 Headcount		545	609	640	587	625	672
Grades K-12 Headcount		2,041	2,162	2,241	2,271	2,367	2,380
Grades K-12 FTE (1)		1,951	2,088	2,161	2,190	2,283	2,302

Source: OSPI

Notes:

(1) Assumes half-day attendance for kindergarten students.

Table A-5  
 Granite Falls School District  
 Recent Enrollment Trends  
 (Based on actual student enrollment as of October 1, of each year)

School Type	School Year:										Total	Avg	
	1998	1999	2000	2001	2002	2003	2003	2003	2003	2003			
Elementary	1015	1061	1084	1127	1134	1114	1114	1114	1114	1114	1114	***	20
Actual Change	***	46	23	43	7	-20	-1.8%	-1.8%	-1.8%	-1.8%	-1.8%	99	1.9%
% Change	***	4.5%	2.2%	4.0%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	9.8%	1.9%
Elementary FTE (1)	924.5	987	1003.5	1046	1049.5	1036	1036	1036	1036	1036	1036	***	22
Actual Change	***	62.5	16.5	42.5	3.5	-13.5	-13.5	-13.5	-13.5	-13.5	-13.5	111.5	2.3%
% Change	***	6.8%	1.7%	4.2%	0.3%	-1.3%	-1.3%	-1.3%	-1.3%	-1.3%	-1.3%	12.1%	2.3%
Middle/Jr. High	481	492	517	557	608	594	594	594	594	594	594	***	23
Actual Change	***	11	25	40	51	-14	-14	-14	-14	-14	-14	113	4.4%
% Change	***	2.3%	5.1%	7.7%	9.2%	-2.3%	-2.3%	-2.3%	-2.3%	-2.3%	-2.3%	23.5%	4.4%
High School	545	609	640	587	625	672	672	672	672	672	672	***	25
Actual Change	***	64	31	-53	38	47	47	47	47	47	47	127	4.5%
% Change	***	11.7%	5.1%	-8.3%	6.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	23.3%	4.5%
District Total	2041	2162	2241	2271	2367	2380	2380	2380	2380	2380	2380	***	68
Actual Change	***	121	79	30	96	13	13	13	13	13	13	339	3.1%
% Change	***	5.9%	3.7%	1.3%	4.2%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	16.6%	3.1%
District Total FTE (1)	1950.5	2088	2160.5	2190	2282.5	2302	2302	2302	2302	2302	2302	***	70
Actual Change	***	137.5	72.5	29.5	92.5	19.5	19.5	19.5	19.5	19.5	19.5	352	3.4%
% Change	***	7.0%	3.5%	1.4%	4.2%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	18.0%	3.4%

Source: OSPI

## Notes:

(1) Assumes half-day attendance for kindergarten students.

Table A-6  
Granite Falls School District  
Projected Student Enrollment 2003 - 2009  
(OSPI - Cohort Survival Model)

School Type	Grade Level	School Year:							
		2003	2004	2005	2006	2007	2008	2009	
Elementary	K	156	157	155	153	152	150	148	
	1	195	185	186	184	181	180	178	
	2	182	186	177	178	176	173	172	
	3	188	190	194	184	186	183	180	
	4	174	195	198	202	191	193	190	
	5	219	182	204	207	211	200	202	
	Grades K-5 Headcount	1,114	1,095	1,114	1,108	1,097	1,079	1,070	
	Grades K-5 FTE (1)	1,036	1,017	1,037	1,032	1,021	1,004	996	
Middle/Jr. High	6	194	225	187	210	213	217	206	
	7	205	198	230	191	215	218	222	
	8	195	205	198	230	191	215	218	
	Grades 6-8 Headcount	594	628	615	631	619	650	646	
Sr. High	9	202	208	218	211	245	204	229	
	10	173	209	215	225	218	253	211	
	11	137	145	175	180	189	183	212	
	12	160	125	132	160	164	172	167	
	Grades 9-12 Headcount	672	687	740	776	816	812	819	
	Grades K-12 Headcount	2,380	2,410	2,469	2,515	2,532	2,541	2,535	
	Grades K-12 FTE (1)	2,302	2,332	2,392	2,439	2,456	2,466	2,461	

Source: OSPI

## Notes:

- (1) Actual student enrollment as of October 1, 2003.  
 (2) Assumes half-day attendance for kindergarten students.  
 \* Actual enrollments on October 1st

Table A-7  
 Granite Falls School District  
 Projected Annual Enrollment Change 2003-2009  
 (Based on OSPI Cohort Survival Model)

Enrollment Category	2003*	School Year						total 2003-2009
		2004	2005	2006	2007	2008	2009	
Elementary School	1,114	1,095	1,114	1,108	1,097	1,079	1,070	**
Actual Change From Previous Year	**	(19)	19	(6)	(11)	(18)	(9)	-44
Percentage Change From Previous Year	**	-2%	2%	-1%	-1%	-2%	-1%	-4%
Elementary School	1,036	1,017	1,037	1,032	1,021	1,004	996	**
Actual Change From Previous Year	**	(20)	20	(5)	(11)	(17)	(8)	-40
Percentage Change From Previous Year	**	-2%	2%	0%	-1%	-2%	-1%	-4%
Middle School	594	628	615	631	619	650	646	**
Actual Change From Previous Year	**	34	(13)	16	(12)	31	(4)	52
Percentage Change From Previous Year	**	6%	-2%	3%	-2%	5%	-1%	9%
High School	672	687	740	776	816	812	819	**
Actual Change From Previous Year	**	15	53	36	40	(4)	7	147
Percentage Change From Previous Year	**	2%	8%	5%	5%	0%	1%	22%
Total School District (K - 12)	2,380	2,410	2,469	2,515	2,532	2,541	2,535	**
Actual Change From Previous Year	**	30	59	46	17	9	(6)	155
Percentage Change From Previous Year	**	1%	2%	2%	1%	0%	0%	7%
District Total (K - 12 FTE)	2,302	2,332	2,392	2,439	2,456	2,466	2,461	**
Actual Change From Previous Year	**	30	60	47	18	10	(5)	159
Percentage Change From Previous Year	**	1%	3%	2%	1%	0%	0%	7%

Source: OSPI

\* Actual FTE Enrollment on October 1st

**Table A-8**  
**Granite Falls School District**  
**Average Percentage Enrollment By Grade Span**  
**(Based on Actual and Projected FTE Student Enrollment Trends, OSPI)**

Enrollment by Grade Span	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Elementary (K-5)	925	987	1,004	1,046	1,050	1,036	1,017	1,037	1,032	1,021	1,004	996
Middle School (6-8)	481	492	517	557	608	594	628	615	631	619	650	646
High School (9-12)	545	609	640	587	625	672	687	740	776	816	812	819
<b>Total</b>	<b>1,951</b>	<b>2,088</b>	<b>2,161</b>	<b>2,190</b>	<b>2,283</b>	<b>2,302</b>	<b>2,332</b>	<b>2,392</b>	<b>2,439</b>	<b>2,456</b>	<b>2,466</b>	<b>2,461</b>

Percentage by Grade Span	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Elementary (K-5)	47.40%	47.27%	46.45%	47.76%	45.98%	45.00%	43.60%	43.34%	42.30%	41.57%	40.71%	40.47%
Middle School (6-8)	24.66%	23.56%	23.93%	25.43%	26.64%	25.80%	26.94%	25.72%	25.88%	25.20%	26.36%	26.25%
High School (9-12)	27.94%	29.17%	29.62%	26.80%	27.38%	29.19%	29.47%	30.94%	31.82%	33.22%	32.93%	33.28%
<b>Total</b>	<b>100%</b>											

Average Percentage By Grade Span	1998
Elementary (K-5)	42.43%
Middle School (6-8)	26.02%
High School (9-12)	31.55%
<b>Total</b>	<b>100%</b>

Source: OSPI

**Table A-9**  
**Granite Falls School District**  
**Projected FTE Student Enrollment 2003 - 2009 and 2012, 2025**  
**(Based on Snohomish County Distribution of OFM Population Projection)**

Population	2,003	2,004	2,005	2,006	2,007	2,008	2,009	2,012	2025
FTE Student Enrollment	11,677	12,079	12,481	12,882	13,284	13,686	14,088	15,412	21,402
* Actual FTE student enrollment (October 1, 2003):	2,302	2,441	2,523	2,604	2,685	2,766	2,848	3,115	4,326

FTE Student:Population Ratio = 19.71% 20.21% 20.22% 20.21% 20.21% 20.21% 20.22% 20.21% 20.21%

6-Year Change in FTE Enrollment 2003- 2009:  
 Actual = 546  
 Percentage = 23.7%

**Year 2025 FTE Student Enrollment Estimated by Grade Span**

Grade Span	% of Total	FTE Enrollment County	FTE Enrollment OSPI
Elementary (K-5)	43.37%	1,876	1,822
Middle School (6-8)	26.24%	1,135	1,102
High School (9-12)	30.39%	1,315	1,278
Total		4,326	4,202

Year 2025 Projected Change Over Existing 2003 FTE Enrollment Level:  
 Actual = 2,024 1,900  
 Percentage = 87.9% 82.5%

**APPENDIX B:**  
**GRANITE FALLS SCHOOL DISTRICT**  
*School Facility Capacity Analysis*

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SCH\_CAP

Table B-1						
Granite Falls School District						
School Capacity Inventory						
School Name	Site Size (acres)	Bldg. Area (Sq. Ft.)	Teaching Stations	Student Capacity	Year Built or Last Remodel	Potential for Expansion of Perm. Facility
Mountain Way Elem	10.0	50,739	23	506	1989	no
Monte Cristo Elem	40.0	49,995	22	484	1995	yes
GF Middle	18.0	56,581	27	594	2001	no
GF High	18.0	72,310	26	572	2001	no
<b>Total</b>				<b>2,156</b>		
Source: OSPI, Granite Falls School District						
Mountain Way Elementary has 5 portables with 22 students each = 110 students						
Middle School and High School Share same campus.						
Middle School has 2 portables with 22 students each = 44 students						

**APPENDIX C:**  
**GRANITE FALLS SCHOOL DISTRICT**  
*School Impact Fee Calculations*

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Single Family Unit

Site Acquisition Cost

	Acres						
Elem	0.00	x cost/acre	55,000.00	/ capacity of students	600 000	x student factor	0.397 = 0.00
MS	0.00		55,000.00		600,000		0.211 0.00
HS	0.00		55,000.00		800 000		0.222 0.00
							<u>0.00</u>

School Construction Cost

	Estimated Cost						
Elem	0.00			/ capacity of students	600,000	x student factor	0.397 0.00
MS	0.00			/ capacity of students	600,000	x student factor	0.211 0.00
HS	32,000,000.00			/ capacity of students	800,000	x student factor	0.222 8,880.00
							<u>8,880.00</u>

Relocatable Facilities Cost

			x Permanent Sq. Ft.	229,625.00	/Total Sq. Ft.	237,625.00	<u>8,581.04</u>
Elem	0.00		/facility size	-	x student factor	0.397	0.00
MS	0.00		/facility size	-	x student factor	0.211	0.00
HS	300,000.00		/facility size	88,000	x student factor	0.222	756.82
							<u>756.82</u>
			x Portable Sq. Ft.	8,000,000	/Total Sq. Ft.	237,625.000	<u>25.48</u>

CREDITS:

State Match Credit

	BOECKH Index						
Elem*	129.81	* Sq Ft Allw	80.00	* State Match %	0.671	x student factor	0.397 0.00
MS	129.81	* Sq Ft Allw	100.00	* State Match %	0.671	x student factor	0.211 0.00
HS	129.81	* Sq Ft Allw	120.00	* State Match %	0.671	x student factor	0.222 2,320.07
							<u>2,320.07</u>

\* There is no permanent construction planned.

Tax Payment Credit

5 14% R= Interest Rate							
7.00 Y= Years to pay off bond			$\frac{[(1+R)Y]-1}{R(1+R)Y}$	x district prop tax rate	0.00191	x avg assd value	172,956.00 2,526.96

Elective Adjustment

Elem							0.00
MS							0.00
HS							0.00
							<u>0.00</u>

Calculation of Total Impact Fee

Total Site Acquisition Cost Element	-
Total School Construction Cost Element	8,581.04
Total Relocatable Facilities Cost Element	25.48
(Less: Total State Match Credit)	(2,320.07)
(Less: Total Tax Payment Credit)	(2,526.96)
(Less: Elective Adjustment by District)	-
	<u>3,759.50</u>

TOTAL IMPACT MITIGATION FEE

\$ 3,759.50

1/2 of Total Mitigation Fee

\$ 1,879.75

**IMPACT MITIGATION FEE**

**\$ 1,879.75**

Multi-Family Unit (1 bedroom)

Site Acquisition Cost

	Acres						
Elem	0.00	x cost/acre	55,000.00	/ capacity of students	600.00	x student factor	0.038 = 0.00
MS	0.00		55,000.00		600.00		0.020 0.00
HS	0.00		55,000.00		800.00		0.021 0.00
							<u>0.00</u>

School Construction Cost

	Estimated Cost						
Elem	0.00			/ capacity of students	600.000	x student factor	0.038 0.00
MS	0.00			/ capacity of students	600.000	x student factor	0.020 0.00
HS	32,000,000.00			/ capacity of students	800.000	x student factor	0.021 840.00
							<u>840.00</u>
			x Permanent Sq. Ft.		229,625.00	/Total Sq. Ft.	237,625.00
							<u>811.72</u>

Relocatable Facilities Cost

Elem	0.00			/facility size	-	x student factor	0.038 0.00
MS	0.00			/facility size	-	x student factor	0.020 0.00
HS	300,000.00			/facility size	88,000	x student factor	0.021 71.59
							<u>71.59</u>
			x Portable Sq. Ft.		8,000.00	/Total Sq. Ft.	237,625.00
							<u>2.41</u>

CREDITS:

State Match Credit

	BOECKH Index						
Elem*	129.81	* Sq Ft Allw	80.00	* State Match %	0.671	x student factor	0.038 0.00
MS	129.81	* Sq Ft Allw	100.00	* State Match %	0.671	x student factor	0.020 0.00
HS	129.81	* Sq Ft Allw	120.00	* State Match %	0.671	x student factor	0.021 219.47
							<u>219.47</u>

\* There is no permanent construction planned.

Tax Payment Credit

5.14% R= Interest Rate							
7.00 Y = Years to pay off bond		$\frac{[(1+R)^Y]-1}{R(1+R)^Y}$	x district prop tax rate		0.00191	x avg asssd value	63,211.00 923.54

Elective Adjustment

Elem							0.00
MS							0.00
HS							0.00
							<u>0.00</u>

Calculation of Total Impact Fee

Total Site Acquisition Cost Element	-
Total School Construction Cost Element	811.72
Total Relocatable Facilities Cost Element	2.41
(Less: Total State Match Credit)	(219.47)
(Less: Total Tax Payment Credit)	(923.54)
(Less: Elective Adjustment by District)	-
	<u>(328.87)</u>

TOTAL IMPACT MITIGATION FEE

\$ -

IMPACT MITIGATION FEE

\$ -

Multi-Family Unit (2 bedroom+)

Site Acquisition Cost

	Acres						
Elem	0.00	x cost/acre	55,000.00	/ capacity of students	600.00	x student factor	0.523 = 0.00
MS	0.00		55,000.00		600.00	x student factor	0.279 0.00
HS	0.00		55,000.00		800.00	x student factor	0.293 0.00
							<u>0.00</u>

School Construction Cost

	Estimated Cost						
Elem	0.00			/ capacity of students	600.000	x student factor	0.523 0.00
MS	0.00			/ capacity of students	600.000	x student factor	0.279 0.00
HS	32,000,000.00			/ capacity of students	800,000	x student factor	0.293 11,720.00
							<u>11,720.00</u>
							<u>11,720.00</u>

Relocatable Facilities Cost

			x Permanent Sq. Ft.	229,625.00	/Total Sq. Ft.	237,625.00	<u>11,325.43</u>
Elem	0.00		/facility size	0.00	x student factor	0.523	0.00
MS	0.00		/facility size	0.00	x student factor	0.279	0.00
HS	300,000.00		/facility size	88.00	x student factor	0.293	998.86
							<u>998.86</u>
			x Portable Sq. Ft.	8,000.00	/Total Sq. Ft.	237,625.00	<u>33.63</u>

CREDITS:

State Match Credit

	BOECKH Index						
Elem*	129.81	* Sq Ft Allw	80.00	* State Match %	0.671	x student factor	0.523 0.00
MS	129.81	* Sq Ft Allw	100.00	* State Match %	0.671	x student factor	0.279 2,429.80
HS	129.81	* Sq Ft Allw	120.00	* State Match %	0.671	x student factor	0.293 3,062.07
							<u>5,491.87</u>

\* There is no permanent construction planned.

Tax Payment Credit

5.14% R= Interest Rate

7.00 Y = Years to pay off bond

$$\frac{(1+R)^Y - 1}{R(1+R)^Y}$$

x district prop tax rate

0.00191	x avg asstd value	93,259.00	1,362.55
---------	-------------------	-----------	----------

Elective Adjustment

Elem			
MS			0.00
HS			0.00
			<u>0.00</u>

Calculation of Total Impact Fee

Total Site Acquisition Cost Element	-
Total School Construction Cost Element	11,325.43
Total Relocatable Facilities Cost Element	33.63
(Less: Total State Match Credit)	(5,491.87)
(Less: Total Tax Payment Credit)	(1,362.55)
(Less: Elective Adjustment by District)	-
	<u>4,504.64</u>

TOTAL IMPACT MITIGATION FEE

\$ 4,504.64

1/2 of Total Mitigation Fee

\$ 2,252.32

**IMPACT MITIGATION FEE**

**\$ 2,252.32**

**APPENDIX D:**  
**GRANITE FALLS SCHOOL DISTRICT**  
*Supporting Documentation for Impact Fee Calculations*

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<b>2004 AVERAGE ASSESSED VALUE BY SCHOOL DISTRICT:</b>			
<b>SINGLE FAMILY DETACHED USE PARCELS (1 UNIT PER PARCEL),</b>			
<b>MULTI FAMILY LARGE UNIT (2 OR MORE BEDROOMS) &amp;</b>			
<b>MULTI FAMILY SMALL UNIT (0 OR 1 BEDROOM)</b>			
<b>ENTIRE DISTRICT (INCORPORATED AND UNINCORPORATED)</b>			
	<b>AVERAGE AV</b>	<b>AVERAGE AV</b>	<b>AVERAGE AV</b>
	<b>PER SINGLE FAM.</b>	<b>PER MULTI-FAM.</b>	<b>PER MULTI-FAM.</b>
<b>SCHOOL DISTRICT</b>	<b>DET. USE PARCEL</b>	<b>LARGE UNIT</b>	<b>SMALL UNIT</b>
002 EVERETT	\$263,142	\$106,676	\$72,305
004 LAKE STEVENS	\$196,904	\$93,259	\$63,211
006 MUKILTEO	\$302,564	\$106,676	\$72,305
016 ARLINGTON	\$205,251	\$93,259	\$63,211
025 MARYSVILLE	\$188,345	\$93,259	\$63,211
103 MONROE	\$217,583	\$93,259	\$63,211
201 SNOHOMISH	\$257,389	\$93,259	\$63,211
306 LAKEWOOD	\$213,190	\$93,259	\$63,211
311 SULTAN	\$153,122	\$93,259	\$63,211
330 DARRINGTON	\$137,296	\$93,259	\$63,211
332 GRANITE FALLS	\$172,956	\$93,259	\$63,211
401 STANWOOD	\$221,892	\$93,259	\$63,211
417 NORTHSHORE	\$339,394	\$106,676	\$72,305
<b>SOURCES: Snohomish County Assessor's data extracts with Metroscan,</b>			
<b>TransAmerica Information Management Services, April, 2004</b>			
<b>Apartment Vacancy Report, Dupre and Scott, Fall 2003.</b>			
<b>NOTES: Parcel data extracted by school district includes detached single family</b>			
<b>parcels with one unit on parcel, built from 1994 through 2003. Assessed value includes</b>			
<b>land and improvements.</b>			
<b>Multi-family use includes all parcels with 2 or more units per residential structure, including</b>			
<b>attached units and attached residential condominiums.</b>			
<b>Large unit multi-family is defined as having 2 or more bedrooms.</b>			
<b>Small unit multi-family is defined as having 1 or no bedrooms.</b>			
<b>Northshore School Districts includes Snohomish County area, only.</b>			
<b>Snohomish County Planning and Development Services, Long Range Planning Division,</b>			
<b>Demographics Section, 4/30/2004</b>			

Distribution of Student Factor to Grade Span

	Elem (K-5)	MS (6-8)	HS (9-12)	Total
Enrollment 2001	1,046	557	586	2,189
% of Enrollment	47.78%	25.45%	26.77%	100.00%
Single Family	0.397	0.211	0.222	0.831
Multi-Family 1	0.038	0.020	0.021	0.080
Multi-Family 2	0.523	0.279	0.293	1.095

**Initial 2025 GMA Population Forecast by School District  
Based on Initial 2025 Population Targets Recommended by the Snohomish County Tomorrow Steering Committee on October 22, 2003  
and Adopted into Appendix B of the Countywide Planning Policies by the Snohomish County Council on February 11, 2004**

School District	1990 Census	2000 Census	2001 Estimate	NEW			NEW			Annual Population Change (Absolute):			OLD 2012 Forecast	Diff Between NEW & OLD 2012 Forecast No.	Forecast Pct.
				2009 Forecast	2010 Forecast	2012 Forecast	2012 Forecast	2025 Forecast	1990-2001 Avg Yr Inc	2000-2010 Avg Yr Inc	2000-2025 Avg Yr Inc				
Arlington #16	15,903	23,918	24,606	29,874	30,532	31,882	791	661	670	28,177	3,705	13.2%			
Darrington #330	2,371	2,633	2,845	3,192	3,235	3,347	43	60	58	2,672	675	25.3%			
Edmonds #15	125,465	141,132	142,752	155,211	156,768	160,454	1,572	1,564	1,731	167,258	(6,804)	-4.1%			
Everett #2	86,584	112,145	113,873	123,670	124,895	127,710	2,481	1,275	1,354	122,888	4,822	3.9%			
Granite Falls #332	6,742	10,416	10,873	14,088	14,490	15,412	376	407	439	11,003	4,409	40.1%			
Index #63	315	511	515	575	583	597	18	7	7	592	5	0.9%			
Lake Stevens #4	19,195	29,896	30,859	38,523	39,481	41,417	1,060	959	964	32,661	8,756	26.8%			
Lakewood #306	8,039	11,466	12,049	13,813	14,033	14,601	365	257	273	12,536	2,065	16.5%			
Marysville #25	41,235	57,485	58,949	68,698	69,917	72,440	1,610	1,243	1,254	67,444	4,996	7.4%			
Monroe #103	19,703	31,831	32,399	37,944	38,637	40,143	1,154	681	724	32,703	7,440	22.7%			
Mukilteo #6	55,004	77,097	79,216	91,374	92,894	95,967	2,201	1,380	1,554	97,789	(1,822)	-1.9%			
Northshore #417	32,219	36,556	37,336	44,480	43,373	48,235	465	882	1,211	52,398	(4,163)	-7.9%			
Snohomish #201	34,974	44,862	45,515	50,665	51,309	52,550	958	645	630	56,419	(3,869)	-6.9%			
Stanwood #401	9,977	14,472	14,781	17,529	17,872	18,720	437	340	390	16,276	2,444	15.0%			
Sultan #311	7,911	11,604	12,031	16,610	17,183	18,000	375	558	468	13,244	4,756	35.9%			
<b>Total</b>	<b>465,637</b>	<b>606,024</b>	<b>618,600</b>	<b>706,246</b>	<b>717,202</b>	<b>741,473</b>	<b>13,906</b>	<b>11,118</b>	<b>11,729</b>	<b>714,060</b>	<b>27,413</b>	<b>3.8%</b>			

Notes:

1. These initial 2025 population forecasts by school district are based on the results of an interjurisdictional review by Snohomish County Tomorrow (SCT) during 2003 of the State Office of Financial Management (OFM) new 2025 population forecasts. The SCT review was based on a low vs. high population growth allocation to cities, UGAs, and the rural/resource areas of Snohomish County. Local feedback and preliminary preferences were obtained during spring 2003 and evaluated during summer 2003, resulting in an SCT recommendation to the County Council on the initial 2025 growth targets during fall 2003.
2. These initial 2025 population forecasts by school district are based on the initial 2025 population targets as recommended by SCT and adopted into Appendix B of the Countywide Planning Policies by the County Council in February 2004, with the exception that they do not include the 15,000 population reserve established by the County Council for potential future "fully contained communities" in Snohomish County.
3. 2009 and 2012 population forecasts result from a straight-line interpolation of 2001-2010 population growth, and 2010-2025 population growth, respectively.
4. These initial 2025 growth targets are subject to further review and possible revision before being finalized after the adoption of local GMA plan updates over the next 1 to 2 years. This SCT "target reconciliation" process is expected to occur during 2005-06.
5. The "old" 2012 school district population forecasts, which were based on the 2012 GMA population targets finalized by SCT during 1995, are shown for reference purposes only.
6. For school districts which extend outside of Snohomish County's borders, the population information shown above only includes the population estimated or forecasted to reside within the Snohomish County portion of the districts.

STATE OF WASHINGTON  
SUPERINTENDENT OF PUBLIC INSTRUCTION  
OLYMPIA

REPORT NO. 1049  
RUN ON 13:47 NOV 07 '03

DETERMINATION OF PROJECTED ENROLLMENTS  
BY COHORT SURVIVAL. KK LINEAR PROJECTION

DISTRICT NO. 332	SNOWHISH	COUNTY NO. 31	ACTUAL ENROLLMENTS ON OCTOBER FIRST---										AVER. % SURVIVAL	PROJECTED ENROLLMENTS---				
			1998	1999	2000	2001	2002	2003	2004	2005	2006	2007		2008	2009			
KINDERGARTEN	181	148	161	162	169	156	157	155	153	152	150	148						
GRADE 1	174	208	184	189	196	195	185	186	184	181	180	178						
GRADE 2	172	172	203	169	183	182	186	177	178	176	173	172						
GRADE 3	142	174	179	219	178	188	190	194	184	186	183	180						
GRADE 4	191	155	189	190	215	174	195	198	202	191	193	190						
GRADE 5	155	204	168	198	193	219	182	204	207	211	200	202						
GRADE 6	159	160	203	181	204	194	225	187	210	213	217	206						
K-6 HEADCOUNT	1,174	1,221	1,287	1,308	1,338	1,308	1,320	1,301	1,318	1,310	1,296	1,276						
K-6 W/K @ 1/2	1,084	1,147	1,207	1,227	1,254	1,230	1,242	1,224	1,242	1,234	1,221	1,202						
GRADE 7	176	162	159	209	193	205	198	230	191	215	218	222						
GRADE 8	146	170	155	167	211	195	205	198	230	191	215	218						
7-8 HEADCOUNT	322	332	314	376	404	400	403	428	421	406	433	440						
GRADE 9	154	164	183	174	175	202	208	218	211	245	204	229						
GRADE 10	149	162	192	181	168	173	209	215	225	218	253	211						
GRADE 11	144	147	144	132	148	137	145	175	180	189	183	212						
GRADE 12	98	136	121	100	134	160	125	132	160	164	172	167						
9-12 HEADCOUNT	545	609	640	587	625	672	687	740	776	816	812	819						
K-12 HEADCOUNT	2,041	2,162	2,241	2,271	2,367	2,380	2,410	2,469	2,515	2,532	2,541	2,535						
K-12 W/K @ 1/2	1,951	2,088	2,161	2,190	2,283	2,302	2,332	2,392	2,439	2,456	2,466	2,461						



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## School Facilities

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### Area Cost Allowance

Projects funded as part of the July 1, 2003 release of state construction grants were funded at an area cost allowance of \$125.32 per square foot of eligible area.

Projects funded as part of the July 1, 2004 release of state construction grants will be funded at an area cost allowance of \$129.81 per square foot of eligible area.

Future area cost allowance projections are not available at this time. The State Board of Education establishes an inflation factor to be used for projecting future area cost allowances.

### Forms

- [Claim & Retainage](#)
- [D-Forms](#)

### Boards/Committees

- [GC/CM Project Review Board](#)
- [School Facilities Advisory Board](#)

### Publications

- [Non-Structural Earthquake Manual](#)
- [Health and Safety Guide](#)
- [School Facilities Manual](#)

For more information about School Facilities:

School Facilities  
360.725.6265

## 2004 State Matching Ratios

COUNTY	SCHOOL DISTRICT	MATCHING RATIO
--------	-----------------	----------------

### 01 ADAMS

109	WASHTUCNA	55.68%
122	BENGE	24.03%
147	OTHELLO	76.92%
158	LIND	40.50%
160	RITZVILLE	47.59%

### 02 ASOTIN

250	CLARKSTON	72.41%
420	ASOTIN	67.67%

### 03 BENTON

017	KENNEWICK	72.24%
050	PATERSON	20.00%
052	KIONA BENTON	78.55%
053	FINLEY	69.67%
116	PROSSER	73.45%
400	RICHLAND	63.76%

### 04 CHELAN

019	MANSON	56.40%
069	STEHEKIN	21.54%
127	ENTIAT	64.52%
129	LAKE CHELAN	40.97%
222	CASHMERE	71.30%
228	CASCADE	31.99%
246	WENATCHEE	65.09%

### 05 CLALLAM

121	PORT ANGELES	60.74%
313	CRESCENT	28.06%
323	SEQUIM	33.11%
401	CAPE FLATTERY	67.91%
402	QUILLAYUTE VALLEY	72.01%

### 06 CLARK

037	VANCOUVER	61.37%
098	HOCKINSON	70.21%
101	LA CENTER	62.31%
103	GREEN MOUNTAIN	67.29%
112	WASHOUGAL	59.02%
114	EVERGREEN	69.11%
117	CAMAS	54.57%
119	BATTLE GROUND	71.69%
122	RIDGEFIELD	51.70%

### 07 COLUMBIA

002	DAYTON	63.28%
035	STARBUCK	20.00%

### 08 COWLITZ

122	LONGVIEW	54.97%
130	TOUTLE LAKE	61.12%
401	CASTLE ROCK	69.78%
402	KALAMA	44.31%

317	CONWAY	55.17%
320	MT VERNON	63.43%

### 30 SKAMANIA

002	SKAMANIA	28.69%
029	MOUNT PLEASANT	64.19%
031	MILL A	62.43%
303	STEVENSON-CARSON	58.84%

### 31 SNOHOMISH

002	EVERETT	50.49%
004	LAKE STEVENS	70.15%
006	MUKILTEO	46.41%
015	EDMONDS	40.91%
016	ARLINGTON	61.29%
025	MARYSVILLE	63.96%
063	INDEX	20.00%
103	MONROE	61.91%
201	SNOHOMISH	59.34%
306	LAKEWOOD	58.99%
311	SULTAN	65.65%
330	DARRINGTON	66.24%
332	GRANITE FALLS	67.09%
401	STANWOOD	48.02%

### 32 SPOKANE

081	SPOKANE	65.43%
123	ORCHARD PRAIRIE	47.35%
312	GREAT NORTHERN	29.86%
325	NINE MILE FALLS	72.16%
326	MEDICAL LAKE	84.97%
354	MEAD	70.94%
356	CENTRAL VALLEY	65.99%
358	FREEMAN	68.79%
360	CHENEY	60.76%
361	EAST VALLEY	65.56%
362	LIBERTY	50.69%
363	WEST VALLEY	67.88%
414	DEER PARK	78.92%
416	RIVERSIDE	75.14%

### 33 STEVENS

030	ONION CREEK	58.56%
036	CHEWELAH	67.94%
049	WELLPINIT	100.00%
070	VALLEY	79.85%
115	COLVILLE	68.08%
183	LOON LAKE	33.62%
202	SUMMIT VALLEY	92.26%
205	EVERGREEN	42.51%
206	COLUMBIA	65.56%
207	MARY WALKER	78.46%
211	NORTHPORT	50.37%
212	KETTLE FALLS	60.44%

### 34 THURSTON

002	YELM	70.66%
003	NORTH THURSTON	60.57%
033	TUMWATER	61.72%
111	OLYMPIA	51.93%
307	RAINIER	69.33%
324	GRIFFIN	44.02%
401	ROCHESTER	70.90%

## Federal Reserve Statistical Release



H.15

## Selected Interest Rates

Release Date: May 17, 2004

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## FEDERAL RESERVE STATISTICAL RELEASE

H.15 (519)

 SELECTED INTEREST RATES  
 Yields in percent per annum

	2004 May 10	2004 May 11	2004 May 12	2004 May 13
Instruments				
Federal funds (effective) 1 2 3	1.00	0.96	0.98	1.00
Commercial paper 3 4 5				
Nonfinancial				
1-month	0.99	1.02	0.99	0.99
2-month	1.06	1.03	1.04	n.a.
3-month	n.a.	n.a.	n.a.	n.a.
Financial				
1-month	1.03	1.02	1.01	1.01
2-month	1.05	1.07	1.06	1.07
3-month	1.14	1.14	1.16	1.15
CDS (secondary market) 3 6				
1-month	1.05	1.05	1.05	1.05
3-month	1.18	1.19	1.19	1.20
6-month	1.48	1.48	1.47	1.49
Eurodollar deposits (London) 3 7				
1-month	1.03	1.03	1.03	1.02
3-month	1.14	1.18	1.17	1.17
6-month	1.42	1.46	1.44	1.46
Bank prime loan 2 3 8	4.00	4.00	4.00	4.00
Discount window primary credit 2 9	2.00	2.00	2.00	2.00
U.S. government securities				
Treasury bills (secondary market) 3 4				
4-week	0.86	0.90	0.88	0.86
3-month	1.07	1.04	1.02	0.98
6-month	1.34	1.33	1.30	1.31
Treasury constant maturities				
Nominal 10				
1-month	0.89	0.91	0.90	0.88
3-month	1.08	1.05	1.04	1.00
6-month	1.36	1.35	1.33	1.34
1-year	1.85	1.83	1.81	1.84
2-year	2.61	2.61	2.62	2.67

3-year	3.18	3.19	3.19	3.24
5-year	3.95	3.94	3.96	4.01
7-year	4.41	4.39	4.41	4.46
10-year	4.81	4.79	4.83	4.85
20-year	5.54	5.53	5.57	5.61
Inflation-indexed 11				
5-year	1.53	1.49	1.42	1.43
7-year	1.95	1.91	1.86	1.86
10-year	2.25	2.21	2.17	2.18
Treasury long-term average				
Nominal 12 13	5.54	5.53	5.57	5.61
Inflation-indexed 14	2.58	2.54	2.52	2.51
Interest rate swaps 15				
1-year	2.07	2.05	2.06	2.09
2-year	2.98	2.97	2.98	3.02
3-year	3.64	3.63	3.62	3.66
4-year	4.10	4.10	4.09	4.13
5-year	4.46	4.45	4.44	4.48
7-year	4.92	4.92	4.90	4.96
10-year	5.33	5.32	5.31	5.37
30-year	5.87	5.87	5.87	5.92
Corporate bonds				
Moody's seasoned				
Aaa 16	6.12	6.08	6.13	6.18
Baa	6.79	6.78	6.83	6.87
State & local bonds 17				5.14
Conventional mortgages 18				
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See overleaf for footnotes				
n.a. -- not available				

## FOOTNOTES

1. The daily effective federal funds rate is a weighted average of rates o
2. Weekly figures are averages of 7 calendar days ending on Wednesday of t
3. Monthly figures include each calendar day in the month.
3. Annualized using a 360-day year or bank interest.
4. On a discount basis.
5. Interest rates interpolated from data on certain commercial paper trade
- Trust Company. The trades represent sales of commercial paper by deale
- investors (that is, the offer side). The 1-, 2-, and 3-month rates are
- 90-day dates reported on the Board's Commercial Paper Web page (www.fed
6. An average of dealer offering rates on nationally traded certificates o
7. Bid rates for Eurodollar deposits collected around 9:30 a.m. Eastern ti
8. Rate posted by a majority of top 25 (by assets in domestic offices) ins

- banks. Prime is one of several base rates used by banks to price short
9. The rate charged for discounts made and advances extended under the Fed discount window program, which became effective January 9, 2003. This is an adjustment credit, which was discontinued after January 8, 2003. For further information, see [www.federalreserve.gov/boarddocs/press/bcreg/2002/200210312/default.htm](http://www.federalreserve.gov/boarddocs/press/bcreg/2002/200210312/default.htm). The rate reported is that for the Federal Reserve Bank of New York. This adjustment credit is available at [www.federalreserve.gov/releases/h15/d](http://www.federalreserve.gov/releases/h15/d)
  10. Yields on actively traded non-inflation-index issues adjusted to constant maturity Treasury.
  11. Yields on Treasury inflation protected securities (TIPS) adjusted to constant maturity Treasury. Additional information on both nominal and inflation-indexed securities is available at [www.treas.gov/offices/domestic-finance/debt-management/interest-rate/inflation](http://www.treas.gov/offices/domestic-finance/debt-management/interest-rate/inflation)
  12. Based on the unweighted average of the bid yields for all non-inflation indexed securities with remaining terms to maturity of 25 years and over.
  13. A factor for adjusting the daily long-term average in order to estimate the constant maturity Treasury yield is found at [www.treas.gov/offices/domestic-finance/debt-management/interest-rate/inflation](http://www.treas.gov/offices/domestic-finance/debt-management/interest-rate/inflation)
  14. Based on the unweighted average bid yields for all Inflation Protected Securities with remaining terms to maturity of more than 10 years.
  15. International Swaps and Derivatives Association (ISDA) mid-market par swap rates for Rate Payer in return for receiving three month LIBOR, and are based on Garban InterCapital plc and published on Reuters Page ISDAFIX1. Source: [www.isda.org](http://www.isda.org)
  16. Moody's Aaa rates through December 6, 2001 are averages of Aaa utility bonds. As of December 7, 2001, these rates are averages of Aaa industrial bond yields.
  17. Bond Buyer Index, general obligation, 20 years to maturity, mixed quality.
  18. Contract interest rates on commitments for fixed-rate first mortgages.

Note: Weekly and monthly figures on this release, as well as annual figures on the H.15 web site (see below), are averages of business days unless otherwise noted.

Current and historical H.15 data are available on the Federal Reserve website ([www.federalreserve.gov/](http://www.federalreserve.gov/)). For information about individual copies of H.15 Publications Services at the Federal Reserve Board (phone 202-452-3242). For paid electronic access to current and historical data, call STAT-202-482-1986.

#### DESCRIPTION OF THE TREASURY NOMINAL AND INFLATION-INDEXED CONSTANT MATURITY SERIES

Yields on Treasury nominal securities at "constant maturity" are interpolated from the daily yield curve for non-inflation-indexed Treasury securities. This constant maturity yield on a security to its time to maturity, is based on the closing market yields on Treasury securities in the over-the-counter market. These market yields are based on quotations obtained by the Federal Reserve Bank of New York. The constant maturity yield is read from the yield curve at fixed maturities, currently 1, 3 and 6 months and 1, 3, 5, 7, and 10 years. This method provides a yield for a 10-year maturity, for example, even if the security has exactly 10 years remaining to maturity. Similarly, yields on inflation-indexed Treasury securities at "constant maturity" are interpolated from the daily yield curve for Treasury securities in the over-the-counter market. The inflation-indexed constant maturity yield is read from the yield curve at fixed maturities, currently 5, 7, and 10 years.

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