



Evergreen Public Schools

**EVERGREEN PUBLIC SCHOOLS  
CAPITAL FACILITIES PLAN  
2019-2025**

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**Adopted by the Evergreen School District Board of Directors  
May 14, 2019**

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## I. EXECUTIVE SUMMARY

The Evergreen Public Schools Capital Facilities Plan (CFP) is a six year plan prepared by district staff as the organization's capital facility planning document, in part, to support the use of school impact fees as provided for under the Washington State Growth Management Act (the "GMA"). School districts adopt capital facilities plans to satisfy the requirements of the GMA and to provide Clark County (the "County") and the Cities of Vancouver and Camas (the "City") with a schedule and financing program for the district's capital improvement needs over the next six years (2019-2025) to ensure that adequate school facilities are available to serve new growth and development.

In accordance with the Growth Management Act and the County and City Impact Fee Ordinances, this CFP contains the following required elements:

- A description of space requirements for educational programs (Section II)
- An inventory of existing capital facilities owned by the District (Section III)
- Future enrollment projections for each grade span (Section IV)
- A forecast of proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service (Section V)
- A six-year plan for financing capital facilities within projected funding capacities, which identifies sources of public funds for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding (Section VI)
- A calculation of impact fees based on the formula in the County and City impact fee ordinances and supporting data substantiating such fees (Section VII)

In developing this CFP, the District used the following guidelines:

- The District will use information from recognized sources, such as professional demographers and planners, county and city adopted land use plans and county GIS data.
- The District will use data it generates from reasonable methodologies.
- The CFP and methodology to calculate the impact fees will comply with the GMA and county and city codes.
- The six year facility needs are based on an enrollment forecast that takes local development trends into account.
- The District plans to construct permanent/bricks and mortar facilities for its students and will develop a CFP to accomplish that objective. At the same time, the District expects there will be a time period when some of the students that the District serves will be housed in portables. Housing students in portables, temporarily, is necessary to qualify for state funds that are needed to build new schools.

The Evergreen School District is comprised of 54 square miles. It serves a significant portion of the Vancouver Urban Growth Area and smaller areas in the Camas Urban Growth Area and rural Clark County.

The District serves residents from the cities of Vancouver and Camas and from unincorporated Clark County. The District is bordered by Vancouver School District to the west, Camas School District to the east and Battle Ground and Hockinson School Districts to the north. The Columbia River and state line border the district to the south.

The District serves a population of 25,601 students (October 2018 enrollment). For purposes of facility planning, the CFP considers grades K-5 as an elementary, grades 6-8 as a middle school, and grades 9-12 as a high school.

In addition, Cascadia Technical Academy (formerly known as the Clark County Skills Center) is located in and operated by Evergreen Public Schools serving students half days from all Clark County school districts. The district serves home schooled students in grades K-8 through a supplemental program operated by Home Choice Academy and pre-school special needs students at four elementary schools. Alternative programs include 49<sup>th</sup> Street Academy, serving students with special needs in grades K-12, Transitions Program, serving students aged 18-21, and Legacy High School, an alternative program for students in grades 9-12.

In February 2018, voters approved a bond measure which includes funding for the projects noted below. Construction of the new elementary school and the addition to Heritage High School will increase capacity to serve forecast growth.

- Replacement of five elementary schools (Burton, Ellsworth, Marrion, Image, and Sifton)
- Construction of one new elementary school with capacity for 550 students
- Replacement of Wy'east Middle School
- Replacement of Mountain View High School
- A permanent addition to Heritage High School
- A new District Office
- Replacement of alternative schools, including Legacy, 49<sup>th</sup> Street Academy, and the Transitions program.

## **II. DISTRICT EDUCATIONAL PROGRAMS AND STANDARDS OF SERVICE**

The District's standard of service is based on program year, class size by grade span, number of classrooms, types of facilities, and the District's adopted educational program. Quality education plays a vital role in growing a strong local economy. To provide quality education, the District must have quality facilities to serve as the supporting space for developing the whole child within a community to prepare them for a competitive world. 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.

In addition to student population, other factors such as collective bargaining agreements, government mandates, state and federal funding requirements and community expectations affect classroom space requirements. Programs, such as special education, bilingual education, preschool and daycare programs, and other specialized programs, often supplement traditional educational programs. These programs can have a significant impact on the available student capacity of school facilities.

The District's current program and educational standards are summarized below. The program and educational standards may vary during the six year CFP planning horizon. Absent significant changes in factors that are beyond the District's control, the District will provide the following programs and standards of service in 2019 through 2025. If significant changes occur that require new facilities or improvements, beyond what is identified in this CFP, the District will prepare and submit an updated CFP.

### ***A. Elementary Educational Standards***

Elementary schools provide education in all core subject areas including reading, writing, math, social studies and science. All students receive instruction in P.E., music, art and have access to media programs. Full day kindergarten is provided at each elementary school. The District educational standards of service, which directly affect elementary school capacity, include:

- Class sizes for grades K-3 are targeted not to exceed 23 students per class.
- Class sizes for grades 4-5 are targeted not to exceed 25 students per class.
- Music instruction and physical education are provided in separate (pull-out) classrooms.
- All elementary schools have a library media resource center which includes additional space for a technology lab.
- Special education is provided for some students in self-contained classrooms are separate from regular teaching stations (pull-out program). Special education classrooms serve 5 to 15 students.

### ***B. Middle and High School Program Standards***

Middle schools provide instruction in the core disciplines of english, math, social studies, science, physical education, music and art. Students have elective offerings available including music, art and technology courses.

High schools provide course work including english, history, science, math, physical education, music and art. Additionally elective offerings include vocational technical programs.

The District educational standards of service, which directly affect middle school and high school capacity include:

- Class sizes for grades 6-8 are targeted not to exceed 25 students per class.
- Class sizes for grades 9-12 are targeted not to exceed 25 students per class.
- Special programs, such as music, art, physical education, drama, home and family education learning assistance, are provided in separate instructional space. The class size ranges from 20 to 70 students.
- The District provides science classroom space that supports advanced coursework at the secondary level that require water, sinks, gas, hoods, safety equipment, etc. Schools are working to meet expanded science standards and this will require spaces that cannot typically be met by adding portables.
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day due to schedule conflicts, the need for specialized rooms for certain programs and the need for teachers to have work space during their planning period.

**C. District-wide Educational Programs:**

In addition to Elementary, Middle, and High School program standards, the Evergreen School District's core services and program offerings include the following:

- Physical education space is provided to meet strengthened health standards. This can include covered play areas, field space, gyms and other multi-use spaces.
- Technology access is necessary and expectations are increasing. Technology (either within the classroom or in dedicated labs) takes extra space that is not calculated in current state square footage allowances, but is necessary for student learning. Technology support and infrastructure needs are also increasing, which further erodes the state square footage allowances.
- Art and music spaces are critical to the District's educational programs. As student population grows, additional support space for these essential programs is required.
- Library/Media demands are crucial. In an information driven environment, access to knowledge through appropriately sized library/media spaces is essential.
- Extra-curricular activities need space in order to be supported properly with growing student populations.

**D. District-wide Support and Special Services:**

In addition to the above core educational programs, the following support services are essential to the District's educational program:

- Food service preparation, delivery and use space. As student populations increase, cafeteria, food preparation and delivery space must be enlarged. Miscalculating the need for this core service can have significant impacts on the overall learning environment for students.

- Other support centers, including Transportation, Maintenance, Warehouse and Print Shop facilities are critical to support the educational program and the business operation.

The following special services are also necessary to meet the needs of special populations:

- Special Education programs are provided at all schools within the District. Special needs program standard change year to year as a result of various external or internal changes. External changes may include mandates or needs for special programs, or use of technology. Internal changes may include modifications to the program year, class sizes, and grade span configurations. Changes in physical aspects of the school facilities also affect special educational program standards.
- Special populations require special support, which often requires special spaces. Federal and state programs, including Title 1 reading and math, highly capable, and bilingual are required but come with limited funds that do not cover the expense of adding facilities to support the program.
- Early Childhood programs, such as new or expanded preschool programs are a vital service and an essential educational component. They place additional demands on facilities.
- Supplementary services in core academic areas and multiple pathways that prepare students for a broader range of post-secondary learning opportunities require additional space.

### III. CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities needed to accommodate future demand at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, undeveloped land and support facilities. Portable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms.

A complete listing of district facilities can be found in Appendix A.

#### A. SCHOOL SITES

Facility Type	No. of Schools	No. of Classrooms		Capacity	
		Permanent	Temporary	Permanent	Temporary
Elementary Schools	21	469	175	10,931	2,528
Middle Schools	6	230	120	4,403	1,966
High Schools	6	330	75	7,685	1,431

- (1) Capacity is based on the space requirements for the District's educational programs as outlined in Section II. Portable classrooms are excluded from capacity calculation but shown above for reference.
- (2) High schools include four comprehensive high schools and two alternative high schools. Other special programs that provide district wide support are included in Section B. Services below.

#### B. SERVICES

In addition to schools, the District owns and operates additional facilities which provide special programs and operational support functions to the schools.

SUPPORT FACILITIES	Location	Description
Administrative Service Center	13501 NE 28th Street Vancouver, WA 98682	Supports all Facilities
Maintenance Facility	3004 NE 124th Avenue Vancouver, WA 98682	Supports all Facilities
McKenzie Stadium	2205 NE 138th Avenue Vancouver, WA 98682	Supports all Facilities
Transportation	13909 NE 28th Street Vancouver, WA 98682	Supports all Facilities
Warehouse (Central Receiving & Distribution)	2205 NE 138th Avenue Vancouver, WA 98684	Supports all Facilities
Crestwood Business Park (Leased)	1168 SE Mill Plain Blvd Vancouver, WA 98684	Temporary space for Transitions Program
49th Street Academy	14619-B 49th Street Vancouver, WA 98682	Specialized services for K-12
Cascadia Technical Academy	12200 NE 28th Street Vancouver, WA 98682	Consortium program with pull-out enrollment



### **C. Land Inventory**

The District owns undeveloped sites in addition to the sites with built facilities. The sites listed below are planned to house new school facilities funded by the 2018 bond measure.

- 9.8 acres located at NE 39<sup>th</sup> Street and NE 162<sup>nd</sup> Avenue, Vancouver, WA 98682. The District will build a new elementary school on this site with funds from the 2018 bond measure approved by voters.
- 20 acres located at NE 52<sup>nd</sup> Street and NE 132<sup>nd</sup> Avenue, Vancouver WA 98682. The District will replace Image Elementary School on this site with funds from the 2018 bond measure approved by voters.
- 12.67 acres on north of NE 9<sup>th</sup> Street and west of NE 136<sup>th</sup> Avenue, Vancouver WA 98682 where the district will build the new district office, and alternative campus as part of the 2018 bond measure approved by voters.

The undeveloped sites listed below are for future growth, including:

- 6.05 acres south of NE 9<sup>th</sup> Street and east of NE 136<sup>th</sup> Avenue, Vancouver WA 98682 for a future small high school.
- 0.68 acres located at 14309 NE 28<sup>th</sup> Street, Vancouver WA 98684 for the expansion of the District's Transportation Complex.

#### IV. STUDENT ENROLLMENT PROJECTIONS

##### ***A. Projected Student Enrollment 2015-2021 (Headcount)***

The District’s six year enrollment projection is based on a forecast prepared by E.D. Hovee & Company, LLC., which considers enrollment projection models to estimate future enrollment, including cohort survival, grade progression, and population ratio. Local population and housing and development trends are also considered.

Even with renewed population growth county-wide, K-12 enrollment appears to have plateaued with lower birth projections for Clark County than previously projected. Baseline conditions indicate modest enrollment increases to less than 25,650 students by 2024-25. Using high growth conditions, it is conceivable (though less likely) that enrollment could increase by as much as 3,000 students in 6 years to a 2024-25 headcount of over 28,500, but because the transition from baseline to high growth conditions is increasingly uncertain, and because baseline conditions appear to be more likely over at least the near term, the District used baseline projections as the basis for calculating growth in the Capital Facilities Plan.

Partially offsetting these downward trends is the increase in identified planned residential projects which are up by about 50% from what was planned two years ago. Almost half (47%) of planned units are multi-family with associated lower student generation rates.

<b>Grade</b>	<b>Fall 2018</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>
Total K-5	11,027	11,010	10,996	11,019	11,037	11,167	11,261
Total 6-8	5,910	5,979	5,866	5,745	5,643	5,513	5,433
Total 9-12	8,664	8,764	8,903	8,991	9,131	9,065	8,951
<b>TOTAL</b>	<b>25,601</b>	<b>25,753</b>	<b>25,765</b>	<b>25,755</b>	<b>25,811</b>	<b>25,745</b>	<b>25,645</b>

## V. CAPITAL FACILITIES NEEDS

### A. Forecast Facility Needs

Facility needs for purposes of the Growth Management Act and impact fees are based on existing capacity and forecast enrollment. The 2025 Facility needs are shown in the table below and the amount of the facility need that is attributed to forecast growth is described under the table.

Facility	2018 Capacity	2025 Projected Enrollment	2025 Facility Need
Elementary Schools	10,931	11,261	330
Middle Schools	4,403	5,433	1,030
High Schools	7,685	8,951	1,266
<b>TOTAL</b>	<b>23,019</b>	<b>25,645</b>	<b>2,626</b>

- Elementary Schools: The baseline enrollment forecast shows an increase of 234 students. The 2018 bond funds the replacement of 5 elementary schools and construction of a new elementary school, which will add capacity for 550 students.
- Middle Schools: The baseline enrollment forecast for grades 6 through 8 shows a slight decline. The 2018 bond measure funds the replacement of an existing middle school. The replacement school will have additional classrooms in bricks and mortar, increasing the permanent capacity for another 200 students. Because the middle school enrollment forecast does not currently project an increase, the district is not treating the construction of middle school capacity as a growth related facility need.
- High Schools: The baseline enrollment forecast show an increase of 287 students. The 2018 bond will fund the expansion of Heritage High School which will add permanent capacity for 350 students.

### B. Land Acquisition

Acquisition of new school sites in advance of enrollment needs is critical to prepare to meet the challenge of potentially increasing enrollment and addressing existing needs. Since it is uncertain how or when land will ultimately be developed or how the district may deliver services in the future, the district anticipates that it may acquire more sites than the minimum supported by enrollment projections. The district currently owns one potential small high school site and one small site to accommodate the expansion of support services. As growth occurs and both development regulations and educational programming are modified over time, these sites may not be suitable for development at the time when construction is needed.

The district is committed to constructing neighborhood schools for elementary schools and maximizing the opportunity for students to walk to school. This policy supports the Clark County GMA, Chapter 10 School Element.

In addition to the walkability and neighborhood schools, in siting schools the district will look to construction and operation costs, effectiveness of site to meet educational programming

needs, and access to infrastructure. The availability of connections to public infrastructure such as water, electricity, sewer, and roads are important factors for the district in planning and siting schools.

In order to accommodate future growth, the district anticipates acquiring sites consistent with estimated maximum enrollment of proposed development. Recent development patterns show a greater degree of residential development occurring within the northern and southeast quadrants of the district which is consistent with Clark County projections.

A majority of the improvements that are planned in the 2018 bond measure do not add capacity to serve forecast growth, however, they are important capital facility improvements that must be constructed to provide the educational program described in this CFP. Only the portion of the planned improvements that add capacity to serve growth is included in the District's impact fee calculations. The capacity and cost for the planned and required improvements are shown in the table below:

<b>Project Description</b>	<b>Added Capacity</b>	<b>Estimated Cost</b>	<b>Cost for Added Capacity to Serve Forecast Growth*</b>
Elementary #22	550	\$37,280,736	\$12,561,015
Heritage HS Addition	350	\$26,939,489	\$17,249,843
Wy'east Middle School	200	\$80,012,065	\$0
<b>Transportation</b>			
Transportation	Equal to growth	\$10,000,000	N/A
<b>Land Acquisition</b>			
Land Acquisition	Equal to growth	\$12,000,000	N/A
<b>Remaining Bond Projects**</b>			
Remaining Bond Projects**	0	\$664,817,710	\$0
<b>TOTAL</b>	<b>1,100</b>	<b>\$831,050,000</b>	<b>\$29,810,858</b>

*\*Cost attributed to forecast growth is the proportionate share of the total cost to construct the improvement that is equal to forecast growth. Forecast growth at the elementary level is 234 and added capacity is 550. The percentage of cost for added elementary school capacity is .425% (234/550) and at the high school it is .82% (287/350). The estimated total costs includes all the costs to construct the improvement. Architect, engineer, professional services, furniture/fixtures/equipment, permit and owner contingency costs have been excluded from the cost allocated to serve forecast growth.*

*\*\* The majority of these improvements are replacement facilities or capital renewal projects. A detailed list of the planned bond improvements with project specific costs is on file with the district.*

## VI. CAPITAL FACILITIES FINANCE PLAN

### A. Six Year Financing Plan

Facility Capacity Need	Total	Estimated Impact Fees	State Match	Bonds
Secured	\$802,000,000	\$12,000,000	\$95,000,000	\$695,000,000
Unsecured	\$29,050,000	Source TBD		

The total cost estimate for all the planned bond projects, the transportation facility improvements and property acquisition is \$831,050,000. Funding for planned improvements is typically secured from a number of sources including voter approved bonds, state match funds, and impact fees. The following information explains each of the funding sources in greater detail.

#### 1. General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. The District must pass a bond since it is the primary source of funding for the capital improvements listed in this plan.

#### 2. State Match Funds

State match funds come from the Common School Construction Fund (“the Fund”). Bonds are sold on behalf of the Fund, and then retired from revenues accruing predominantly from the sale of timber from the common school lands. If these sources are insufficient, the Legislature can appropriate funds or the State Board of Education can change the standards. School districts may qualify for state match funds for specific capital projects based on a prioritization system.

#### 3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

Anticipated property acquisition and new construction is based on the enrollment forecast, capacity, the District's educational standards and the community's support of finance tools to fund the improvements.

In the event that planned construction projects and property acquisition does not fully address space needs for student growth and a reduction in interim student housing (portables), the Board could consider various courses of action, including, but not limited to:

- Increase class sizes;
- House students in additional portables;
- Alternative scheduling options;
- Change the instructional model, or
- Modify the school calendar

## **VII. SCHOOL IMPACT FEES**

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

### ***A. School Impact Fees***

The county's and city's impact fee programs require school districts to prepare and adopt CFPs meeting the specifications of the GMA and the county and city ordinances. Impact fees are calculated in accordance with the local jurisdiction's formula, which is based on projected school facility costs necessitated by new growth contained in the District's CFP. The formula allocates a portion of the cost for new facilities to the single family and multi-family house that create the demand (or need) based on a student factor, or the average number of students that live in new single family and multi-family homes. The formula also provides a credit for state match and Bond Proceeds (or property taxes).

### ***B. Methodology and Variables Used to Calculate School Impact Fees***

The District's impact fees have been calculated utilizing the formula in the Clark County and cities of Vancouver and Camas Impact Fee Ordinances. Application of the formula is shown in Appendix A which follows on the next page.

### ***C. Proposed Impact Fee Schedule***

In accordance with the school impact fee calculation in Appendix A, the District's school impact fees are:

\$ 6,432 per single family home (2019-25)

\$3,753 per multi-family unit (2019-25)

# Evergreen School District 2019 Impact Fee Calculation

## APPENDIX A

$$SIF = \left[ CS(SF) - (SM) - \left( \frac{(1+i)^{10} - 1}{i(1+i)^{10}} \times AAV \times TLR \right) \right] \times A - FC$$

### Single Family Residence:

Elementary	Middle School	High School	Formula
\$12,561,015.34	\$0.00	\$17,249,843.08	Facility Cost
234	1000	287	Additional Capacity
\$53,679.55	\$0.00	\$60,103.98	Cost per Student (CS)
0.200	0.102	0.122	Student Factor (SF)
\$10,735.91	\$0.00	\$7,332.69	<b>CS x SF</b>
\$225.97	\$225.97	\$225.97	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
67.75%	67.75%	67.75%	State Match Eligibility %
\$2,755.70	\$1,827.03	\$2,428.08	State Match Credit (SM)
<b>\$7,980.21</b>	<b>\$0.00</b>	<b>\$4,904.60</b>	<b>CS x SF - SM</b>
<hr/>			<b>Cost per Single Family Residence</b>
		0.00395	Average Interest Rate
		0.040209559	Tax Credit Numerator
		0.004108828	Tax Credit Denominator
		9.786138967	Tax Credit Multiplier (TCM)
		\$314,058.53	Average Assessed Value (AAV)
		3073420.418	TCM x AAV
		0.00173	Tax Levy Rate (TLR)
		5317.017324	<b>TCM x AAV x TLR = (TC)</b>
		<b>\$7,567.79</b>	<b>Cost per Single Family Residence - Tax Credit</b>
		\$1,135.17	15% reduction (A)
		<b>\$6,432.62</b>	<b>Calculated Single Family Fee Amount</b>
			<b>Recommended Fee Amount</b>

### Multi-Family Residence:

Elementary	Middle School	High School	Formula
\$12,561,015.34	\$0.00	\$17,249,843.08	Facility Cost
234	1000	287	Additional Capacity
\$53,679.55	\$0.00	\$60,103.98	Cost per Student (CS)
0.105	0.046	0.064	Student Factor (SF)
<b>\$5,636.35</b>	<b>\$0.00</b>	<b>\$3,846.65</b>	<b>CS x SF</b>
\$225.97	\$225.97	\$225.97	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
67.75%	67.75%	67.75%	State Match Eligibility %
\$1,446.74	\$823.96	\$1,273.75	State Match Credit (SM)
<b>\$4,189.61</b>	<b>\$0.00</b>	<b>\$2,572.91</b>	<b>CS x SF - SM</b>
<hr/>			<b>Cost per Multi-Family Residence</b>
		0.00395	Average Interest Rate
		0.040209559	Tax Credit Numerator
		0.004108828	Tax Credit Denominator
		9.786138967	Tax Credit Multiplier (TCM)
		\$138,615.44	Average Assessed Value (AAV)
		1356509.959	TCM x AAV
		0.00173	Tax Levy Rate (TLR)
		2346.762229	<b>TCM x AAV x TLR = (TC)</b>
		<b>\$4,415.75</b>	<b>Cost per Multi-Family Residence - Tax Credit</b>
		\$662.36	15% reduction (A)
		<b>\$3,753.39</b>	<b>Calculated Multi-Family Fee Amount</b>
			<b>Recommended Fee Amount</b>

EVERGREEN PUBLIC SCHOOLS  
APPENDIX B  
POPULATION/ENROLLMENT PROJECTIONS

**K-5 Total Headcount**

**Elementary Enrollment Scenarios**

Year	Baseline Scenario							Alternative Scenario						
	K	1	2	3	4	5	Total	K	1	2	3	4	5	Total
2007	1,775	1,937	1,969	2,019	2,032	2,007	<b>11,739</b>	1,775	1,937	1,969	2,019	2,032	2,007	<b>11,739</b>
2008	1,789	1,924	1,926	1,988	2,039	2,071	<b>11,737</b>	1,789	1,924	1,926	1,988	2,039	2,071	<b>11,737</b>
2009	1,741	1,901	1,947	1,948	2,010	2,071	<b>11,618</b>	1,741	1,901	1,947	1,948	2,010	2,071	<b>11,618</b>
2010	1,859	1,862	1,861	1,966	1,944	2,016	<b>11,508</b>	1,859	1,862	1,861	1,966	1,944	2,016	<b>11,508</b>
2011	1,927	1,948	1,867	1,885	1,995	1,961	<b>11,583</b>	1,927	1,948	1,867	1,885	1,995	1,961	<b>11,583</b>
2012	1,949	1,930	1,914	1,863	1,891	1,998	<b>11,545</b>	1,949	1,930	1,914	1,863	1,891	1,998	<b>11,545</b>
2013	1,926	1,953	1,875	1,915	1,869	1,897	<b>11,435</b>	1,926	1,953	1,875	1,915	1,869	1,897	<b>11,435</b>
2014	1,821	1,983	1,942	1,915	1,918	1,882	<b>11,461</b>	1,821	1,983	1,942	1,915	1,918	1,882	<b>11,461</b>
2015	1,838	1,864	1,967	1,963	1,937	1,956	<b>11,525</b>	1,838	1,864	1,967	1,963	1,937	1,956	<b>11,525</b>
2016	1,844	1,879	1,886	1,988	2,030	1,983	<b>11,610</b>	1,844	1,879	1,886	1,988	2,030	1,983	<b>11,610</b>
2017	1,735	1,848	1,833	1,881	1,981	1,997	<b>11,275</b>	1,735	1,848	1,833	1,881	1,981	1,997	<b>11,275</b>
2018	1,746	1,752	1,838	1,838	1,868	1,985	<b>11,027</b>	1,746	1,752	1,838	1,838	1,868	1,985	<b>11,027</b>
2019	1,864	1,795	1,742	1,856	1,867	1,886	<b>11,010</b>	1,855	1,794	1,741	1,854	1,865	1,884	<b>10,992</b>
2020	1,855	1,890	1,772	1,743	1,867	1,869	<b>10,996</b>	1,896	1,922	1,809	1,779	1,905	1,907	<b>11,218</b>
2021	1,879	1,880	1,865	1,772	1,754	1,869	<b>11,019</b>	1,973	1,960	1,934	1,845	1,825	1,944	<b>11,481</b>
2022	1,874	1,904	1,854	1,865	1,785	1,755	<b>11,037</b>	2,021	2,036	1,969	1,969	1,890	1,859	<b>11,744</b>
2023	1,870	1,899	1,877	1,854	1,878	1,789	<b>11,167</b>	2,072	2,083	2,041	2,001	2,014	1,924	<b>12,135</b>
2024	1,869	1,895	1,873	1,878	1,866	1,880	<b>11,261</b>	2,128	2,132	2,085	2,071	2,042	2,045	<b>12,505</b>
2025	1,866	1,894	1,869	1,874	1,890	1,868	<b>11,261</b>	2,150	2,151	2,096	2,078	2,078	2,037	<b>12,591</b>
2026	1,886	1,892	1,868	1,871	1,886	1,891	<b>11,294</b>	2,197	2,168	2,111	2,086	2,082	2,070	<b>12,715</b>
2027	1,905	1,912	1,866	1,870	1,883	1,887	<b>11,323</b>	2,245	2,212	2,125	2,098	2,087	2,071	<b>12,837</b>
2028	1,923	1,932	1,887	1,868	1,882	1,884	<b>11,375</b>	2,291	2,256	2,164	2,109	2,095	2,073	<b>12,988</b>



EVERGREEN PUBLIC SCHOOLS  
APPENDIX B  
POPULATION/ENROLLMENT PROJECTIONS

Year	6-8 Total Headcount				Middle School Enrollment Scenarios			
	Baseline Scenario				Alternative Scenario			
	6	7	8	Total	6	7	8	Total
2007	2,022	2,063	1,951	6,036	2,022	2,063	1,951	6,036
2008	2,040	2,122	2,143	6,305	2,040	2,122	2,143	6,305
2009	2,073	2,086	2,153	6,312	2,073	2,086	2,153	6,312
2010	2,108	2,089	2,109	6,306	2,108	2,089	2,109	6,306
2011	2,051	2,175	2,154	6,380	2,051	2,175	2,154	6,380
2012	2,045	2,053	2,200	6,298	2,045	2,053	2,200	6,298
2013	2,026	2,084	2,113	6,223	2,026	2,084	2,113	6,223
2014	1,928	2,049	2,151	6,128	1,928	2,049	2,151	6,128
2015	1,881	1,928	1,977	5,786	1,881	1,928	1,977	5,786
2016	1,959	1,932	1,941	5,832	1,959	1,932	1,941	5,832
2017	1,964	1,947	1,965	5,876	1,964	1,947	1,965	5,876
2018	1,992	1,967	1,951	5,910	1,992	1,967	1,951	5,910
2019	1,973	1,997	2,008	5,979	2,006	2,010	1,980	5,996
2020	1,889	1,977	2,000	5,866	1,928	2,055	2,058	6,041
2021	1,872	1,892	1,981	5,745	1,951	1,972	2,102	6,026
2022	1,872	1,876	1,896	5,643	1,987	1,994	2,015	5,996
2023	1,759	1,875	1,879	5,513	1,899	2,027	2,036	5,962
2024	1,794	1,761	1,879	5,433	1,964	1,935	2,068	5,968
2025	1,885	1,796	1,765	5,447	2,052	1,968	1,940	5,961
2026	1,873	1,888	1,801	5,562	2,042	2,054	1,972	6,068
2027	1,896	1,876	1,893	5,665	2,072	2,041	2,055	6,168
2028	1,892	1,899	1,881	5,671	2,071	2,068	2,041	6,180

## POPULATION/ENROLLMENT PROJECTIONS

**9-12 Total Headcount****High School Enrollment Scenarios**

Year	Baseline Scenario					Alternative Scenario				
	9	10	11	12	Total	9	10	11	12	Total
<b>2007</b>	1,926	1,919	2,029	2,115	<b>7,989</b>	1,926	1,919	2,029	2,115	<b>7,989</b>
<b>2008</b>	2,052	2,003	2,154	2,208	<b>8,417</b>	2,052	2,003	2,154	2,208	<b>8,417</b>
<b>2009</b>	2,187	2,047	2,225	2,392	<b>8,851</b>	2,187	2,047	2,225	2,392	<b>8,851</b>
<b>2010</b>	2,229	2,193	2,252	2,373	<b>9,047</b>	2,229	2,193	2,252	2,373	<b>9,047</b>
<b>2011</b>	2,191	2,184	2,350	2,322	<b>9,047</b>	2,191	2,184	2,350	2,322	<b>9,047</b>
<b>2012</b>	2,159	2,102	2,334	2,563	<b>9,158</b>	2,159	2,102	2,334	2,563	<b>9,158</b>
<b>2013</b>	2,197	2,192	2,265	2,508	<b>9,162</b>	2,197	2,192	2,265	2,508	<b>9,162</b>
<b>2014</b>	2,123	2,235	2,406	2,517	<b>9,281</b>	2,123	2,235	2,406	2,517	<b>9,281</b>
<b>2015</b>	2,074	2,059	2,400	2,535	<b>9,068</b>	2,074	2,059	2,400	2,535	<b>9,068</b>
<b>2016</b>	2,007	2,124	2,385	2,467	<b>8,983</b>	2,007	2,124	2,385	2,467	<b>8,983</b>
<b>2017</b>	1,983	2,021	2,459	2,405	<b>8,868</b>	1,983	2,021	2,459	2,405	<b>8,868</b>
<b>2018</b>	1,970	2,016	2,276	2,402	<b>8,664</b>	1,970	2,016	2,276	2,402	<b>8,664</b>
<b>2019</b>	2,135	1,975	2,343	2,312	<b>8,764</b>	2,137	1,975	2,343	2,313	<b>8,769</b>
<b>2020</b>	2,173	2,102	2,283	2,346	<b>8,903</b>	2,198	2,156	2,342	2,407	<b>9,103</b>
<b>2021</b>	2,166	2,140	2,401	2,284	<b>8,991</b>	2,282	2,217	2,525	2,402	<b>9,426</b>
<b>2022</b>	2,148	2,135	2,439	2,410	<b>9,131</b>	2,331	2,300	2,599	2,595	<b>9,826</b>
<b>2023</b>	2,065	2,115	2,437	2,448	<b>9,065</b>	2,249	2,347	2,694	2,670	<b>9,961</b>
<b>2024</b>	2,049	2,034	2,421	2,447	<b>8,951</b>	2,276	2,265	2,754	2,768	<b>10,062</b>
<b>2025</b>	2,049	2,019	2,349	2,430	<b>8,847</b>	2,277	2,252	2,648	2,781	<b>9,958</b>
<b>2026</b>	1,938	2,018	2,336	2,358	<b>8,650</b>	2,151	2,249	2,643	2,675	<b>9,718</b>
<b>2027</b>	1,976	1,909	2,338	2,345	<b>8,568</b>	2,186	2,126	2,649	2,669	<b>9,630</b>
<b>2028</b>	2,068	1,946	2,239	2,347	<b>8,600</b>	2,272	2,159	2,542	2,676	<b>9,649</b>

EVERGREEN PUBLIC SCHOOLS  
APPENDIX C  
CAPITAL FACILITIES INVENTORY

ELEMENTARY SCHOOLS	ADDRESS	SITE (ACRES)	OCCUPANCY	Building SF per WAC	Attached Covered Play SF	Detached Covered Play SF	Portable SF	Modular SF	Other	Total SF
Burnt Bridge Creek	14619-A NE 49th Street Vancouver, WA 98682	11	1988	49,414	4,230	0	6,272	0	500	60,416
Burton	14015 NE 28th Street Vancouver WA 98682	13	1970	40,642	1,500	3,634	10,976	0	200	56,952
Columbia Valley	17500 SE Sequoia Circle Vancouver, WA 98683	12	2004	60,556	2,200	0	0	0	0	62,756
Crestline	13003 SE 7th Street Vancouver, WA 98683	11	2014	60,143	3,761	3,634	0	0	0	67,538
Early Childhood Center (Operated by SWCCC)	14405 NE 28th Street Vancouver, WA 98682	20	1989	0	0	0	4,704	0	0	4,704
Ellsworth	512 SE Ellsworth Road Vancouver, WA 98664	10	1958	38,014	0	3,634	8,904	0	0	50,552
Endeavour	2701 NE Four Seasons Lane Vancouver, WA 98682	11	2008	60,556	2,200	0	6,272	0	0	69,028
Evergreen Flex Academy	13501 NE 28th Street Vancouver, WA 98682	0.88	2003	0	0	0	0	13,295	0	13,295
Fircrest	12001 NE 9th Street Vancouver, WA 98684	11	1976	54,400	4,500	0	3,136	0	500	62,536
Fisher's Landing	3800 SE Hiddenbrook Drive Vancouver, WA 98683	12	1996	49,972	4,010	0	9,408	0	500	63,890
Harmony	17404-A NE 18th Street Vancouver, WA 98684	11	1991	49,519	4,020	0	12,544	0	500	66,583
Hearthwood	801 NE Hearthwood Boulevard Vancouver, WA 98684	11	1981	49,100	4,500	0	3,136	5,040	500	62,276
Illahee	19401 SE 1st Street Camas, WA 98607	11	2001	55,699	4,016	0	4,704	0	500	64,919
Image	4400 NE 122nd Avenue Vancouver, WA 98682	15	1976	54,400	4,500	0	6,272	0	500	65,672
Marrion	10119 NE 14th Street Vancouver, WA 98664	19	1968	40,158	0	3,634	10,752	0	500	55,044
Mill Plain	400 SE 164th Avenue Vancouver, WA 98684	9	1952	48,565	3,160	0	6,496	0	0	58,221
Orchards	11405 NE 69th Street Vancouver, WA 98662	13	2004	60,556	2,200	0	3,136	5,040	0	70,932
Pioneer	7212 NE 166th Avenue Vancouver, WA 98682	11	1993	49,519	4,020	0	9,408	0	0	62,947
Riverview	12601 SE Riveridge Drive Vancouver, WA 98683	11	1976	54,400	4,500	0	3,136	0	500	62,536
Sifton	7301 NE 137th Avenue Vancouver, WA 98682	10	1958	37,822	0	3,634	11,360	0	0	52,816
Silver Star	10500 NE 86th Street Vancouver, WA 98662	12	1973	41,463	1,728	3,634	11,508	0	0	58,333
Sunset	9001 NE 95th Street Vancouver, WA 98662	14	1976	54,400	4,500	0	4,704	0	500	64,104
York	9301 NE 152nd Avenue Vancouver, WA 98682	11	2003	56,108	2,200	0	0	0	0	58,308
<b>TOTAL ELEMENTARY</b>		<b>269.88</b>		<b>1,065,406</b>	<b>61,745</b>	<b>21,804</b>	<b>136,828</b>	<b>23,375</b>	<b>5,200</b>	<b>1,314,358</b>

MIDDLE SCHOOLS	ADDRESS	SITE (ACRES)	OCCUPANCY	Building SF per WAC	Attached Covered Play SF	Detached Covered Play SF	Portable SF	Modular SF	Other	Total SF
49th Street Academy	14619-B 49th Street Vancouver, WA 98682	2.71	1988	10,799	0	0	1,568	0	0	12,367
Cascade	13900 NE 18th Street, Vancouver, WA 98684	16.4	2004	110,315	0	6,570	3,136	8,064	1,000	129,085
Covington	11200 NE Rosewood Road, Vancouver, WA 98662	21.45	2006	112,361	0	0	7,840	8,064	1,000	129,265
Frontier	7600 NE 166th Avenue, Vancouver, WA 98682	28	1996	101,046	0	0	17,248	0	2,000	120,294
Evergreen Flex Academy / IQ Academy - see ASC	13501 NE 28th Street, Vancouver, WA 98682	w/Elem	2003	w/Elem	w/Elem	w/Elem	w/Elem	w/Elem	w/Elem	0
Pacific	2017 NE 172nd Avenue, Vancouver, WA 98684	17.18	1983	106,581	0	2,946	29,792	0	500	139,819
Shahala	601 SE 192nd Avenue, Vancouver WA 98683	20	2001	104,298	0	3,224	18,816	0	720	127,058
Wy'east	1112 SE 136th Avenue, Vancouver WA 98683	29.88	1979	118,207	3,840	0	17,248	0	1,000	140,295
<b>TOTAL MIDDLE SCHOOLS</b>		<b>136</b>		<b>663,607</b>	<b>3,840</b>	<b>12,740</b>	<b>95,648</b>	<b>16,128</b>	<b>6,220</b>	<b>798,183</b>

EVERGREEN PUBLIC SCHOOLS  
APPENDIX C  
CAPITAL FACILITIES INVENTORY

HIGH SCHOOLS	ADDRESS	SITE (ACRES)	OCCUPANCY	Building SF per WAC	Attached Covered Play SF	Detached Covered Play SF	Portable SF	Modular SF	Other	Total SF
49th Street Academy	14619-B 49th Street, Vancouver, WA 98682	w/MS	1988	w/MS	w/MS	w/MS	w/MS	w/MS	w/MS	0
Crestwood Business Park	11818 SE Mill Plain Blvd, Vancouver, WA 98684	Leased	Leased	2,642	0	0	0	0	0	2,642
Evergreen	14300 NE 18th Street, Vancouver, WA 98684	34.4	1969/2007	264,354	0	0	13,748	0	0	278,102
HeLa	9105 NE 9th Street, Vancouver, WA 98664	2.89	2013	69,008	0	0	0	0	0	69,008
Heritage	7825 NE 130th Avenue, Vancouver, WA 98682	45	1999	219,841	0	0	31,360	0	1,700	252,901
IQ Academy (See ASC)	13501 NE 28th Street, Vancouver, WA 98682	w/ASC	2003	w/Elem	w/Elem	w/Elem	w/Elem	w/Elem	w/Elem	0
Legacy	2205 NE 138th Avenue, Vancouver, WA 98683	w/EHS	1987	11,554	0	0	3,144	5,180	0	19,878
Mountain View	1500 SE Blaimont Drive, Vancouver, WA 98683	41.09	1981	238,075	0	0	9,044	0	3,250	250,369
Union	6201 NW Friberg/Strunk Street, Camas, WA 98607	54.75	2007	234,900	0	0	0	11,648	0	246,548
<b>TOTAL HIGH SCHOOLS</b>		<b>178</b>		<b>1,040,374</b>	<b>0</b>	<b>0</b>	<b>57,296</b>	<b>16,828</b>	<b>4,950</b>	<b>1,119,448</b>
Cascadia Technical Academy	12200 NE 28th Street, Vancouver, WA 98682	11.92	1983 to 2014	100,704	0	0	0	0	0	100,704
<b>TOTAL CCVSC</b>		<b>12</b>		<b>100,704</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100,704</b>

Administrative Service Center	13501 NE 28th Street, Vancouver, WA 98682	16.12	1993	0	0	0	70,000	11,600	0	81,600
Maintenance	3004 NE 124th Avenue, Vancouver, WA 98682	3	1981	7,000	0	0	0	0	0	7,000
McKenzie Stadium	2205 NE 138th Avenue, Vancouver, WA 98682	6	1984	2,000	0	0	0	0	0	2,000
Transportation	13909 NE 28th Street, Vancouver, WA 98682	9	1960's	9,170	0	0	2,464	0	0	11,634
Warehouse (Central Receiving)	2205 NE 138th Avenue, Vancouver, WA 98684	1	1976	25,000	0	0	0	0	0	25,000
<b>TOTAL SUPPORT FACILITIES</b>		<b>35.12</b>		<b>43,170</b>	<b>0</b>	<b>0</b>	<b>72,464</b>	<b>11,600</b>	<b>0</b>	<b>127,234</b>

Future School Site	NE 52nd St / NE 131st Ave, Vancouver, WA 98682	20.99	N/A	0	0	0	0	0		0
Future School Site	NE 39th St / NE 162nd Ave, Vancouver, WA 98682	9.8	N/A	0	0	0	0	0		0
Future School Site	NE 9th St / NE 136nd Ave, Vancouver, WA 98682	12.67	N/A	0	0	0	0	0		0
Future School Site	NE 9th St / NE 136nd Ave, Vancouver, WA 98682	6.05	N/A	0	0	0	0	0		0
<b>TOTAL SUPPORT FACILITIES</b>		<b>49.51</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>