

Capital Facilities Plan 2026-2032 Northshore School District



CAPITAL FACILITIES PLAN

2026 - 2032

NORTHSHORE SCHOOL DISTRICT NO. 417

3330 Monte Villa Parkway, Bothell, Washington 98021-8972

STRENGTHENING OUR COMMUNITY THROUGH EXCELLENCE IN EDUCATION

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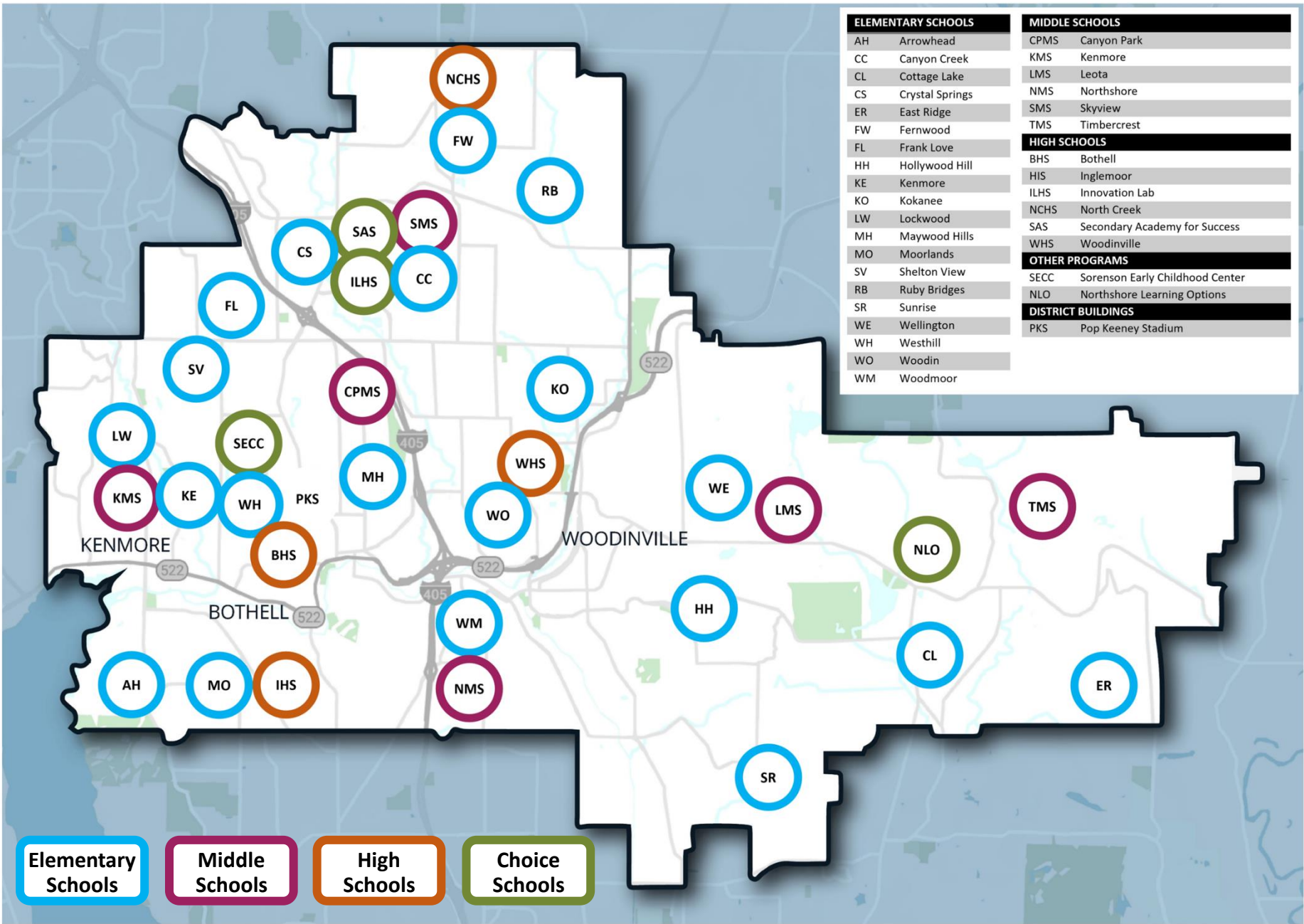
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2026 Northshore School District Map



Section 1 --- Introduction

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act outlines fifteen broad goals, including the adequate provision of necessary public facilities and services. Public schools are among these necessary facilities and services. Public school districts adopt capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities essential to meeting the educational needs of their growing student population.

The Northshore School District (NSD/District) has prepared this six-year Capital Facilities Plan (CFP) per the Washington State Growth Management Act and the codes of King and Snohomish Counties and the cities of Bothell, Kenmore, and Woodinville. This CFP is intended to provide these jurisdictions with a description of projected student enrollment and school capacities at established service levels over the six-year period 2026-2032. It also offers longer-term enrollment projections. The role of impact fees in funding school construction is addressed in **Section 6** of this report.

The District updates its Capital Facilities Plan annually. The most recent update, before this version, was adopted by the Board of Directors in October 2025.

Overview of the Northshore School District

Schools & Programs

The Northshore School District currently operates twenty elementary schools, six middle schools, and four comprehensive high schools. NSD also has one choice high school (Innovation Lab High School), one alternative high school (Secondary Academy for Success), a hybrid combination of choice school with high levels of parent involvement (Northshore Networks), a home school program (Northshore Family Partnership Program), a virtual learning school (Northshore Online Academy), and an early childhood center (Sorenson Early Childhood Center). The current grade configuration is K-5, 6-8, and 9-12.

Geographic

NSD spans 60 square miles and primarily serves five jurisdictions: King County, Snohomish County, the City of Bothell, the City of Kenmore, and the City of Woodinville. Some addresses are in Brier, Kirkland, and Redmond. Still, they are either in areas not expected to experience new residential development or in minimal areas with previously developed residential areas. For the District's CFP and long-term projections, those areas are considered to have a minimal impact on NSD's grade levels. The King-Snohomish County line divides NSD geographically; roughly two-thirds of the District is in King County and one-third is in Snohomish County.

Population

The Washington State Office of Financial Management (OFM) projects continued population growth in both King and Snohomish counties through 2030. Snohomish County's population is expected to reach 935,370, reflecting an increase of 61,570 people or 7.0 percent. King County is projected to grow to 2,487,380 residents, an increase of 75,680 people or 3.1 percent over the same period.

Within this regional context, the Northshore School District spans both counties. For forecasting purposes, the District uses the OFM projected population growth rate for Snohomish County to estimate District enrollment growth. While NSD also serves areas within King County, population projections and enrollment estimates are based solely on Snohomish County data.

Urban Growth Area & County Jurisdictions

The Urban Growth Area (UGA) boundary divides the Northshore School District (NSD), creating capacity utilization challenges. As new residential development continues, land for potential new school sites remains scarce. King County does not permit school siting outside the UGA, whereas Snohomish County allows it in certain rural zones via a Conditional Use Permit (CUP) process.

In December 2024, Snohomish County adopted the 2024 Comprehensive Plan Update, which includes Ordinance No. 24-033. This ordinance expands the Southwest County UGA by approximately 378 acres within the NSD boundary, specifically in the "43rd Avenue Area" and the "45th Avenue Area." The expansion transitions these areas from Rural Residential to urban density classifications:

43rd Avenue Area: Reclassified to Urban Medium-Density Residential (UMDR) and Urban Low-Density Residential (ULDR) to accommodate population growth.

45th Avenue Area: Reclassified to Urban Low-Density Residential (ULDR) to support anticipated population increases through strategic land use planning.

Snohomish County's Countywide Planning Policies mandate jurisdictions "ensure the availability of sufficient land and services for future K-12 school needs" (Policy ED-11). The NSD remains committed to monitoring developments resulting from the Snohomish County 2024 Comprehensive Plan Update and evaluating opportunities to accommodate anticipated growth.

The District participates in regular conversations regarding school facilities planning with jurisdictions in King County. Regular meetings are held to comply with Policy PF-22 of the King County Countywide Planning Policies. NSD appreciates any opportunity to cooperate in planning efforts with its jurisdictions.

Section 2 --- Enrollment Methodology & Data

Enrollment

Enrollment Summary

Between 2020 and 2025, Northshore School District (NSD) saw a decrease of 795 students, with enrollment declining from 22,686 to 21,891. This followed several years of growth and reflects regional shifts, including lower birth rates, limited housing turnover, and the ongoing effects of the pandemic. The rate of decline slowed from 1.2% in 2021 to 0.5% in 2022, followed by an increase of 0.3% in 2023, a decline of 1.5% in 2024, and a decline of 0.8% in 2025.

Enrollment is stabilizing, with smaller kindergarten cohorts. Growth due to development and an improving housing market is anticipated to occur over the next several years, particularly in the Snohomish County portion of the district. The southern portion of the district is expected to remain relatively stable due to demographic and housing constraints in King County. Overall, enrollment is projected to trend upward throughout the decade.

Enrollment Trends

The District continues to experience a clear enrollment pattern, with larger cohorts currently enrolled in grades 4 through 12 and smaller class sizes in kindergarten through grade 3. This trend is expected to continue as the larger cohorts move through the system, creating a sustained impact on middle and high school enrollment in the coming years.

Forecast Data Factors

Kindergarten Enrollment

Historically, kindergarten enrollment in Northshore School District has accounted for approximately 4.00 to 5.00 percent of total births in King and Snohomish counties. Despite fluctuations during the pandemic, this ratio has remained relatively stable. As of 2025, kindergarten enrollment represents 4.32 percent of combined county births, continuing the long-term trend. This consistency suggests a sustained level of family preference for the District and reflects a reliable entry point for projecting future enrollment patterns at the elementary level.

Planned Residential Development

New single-family development within Northshore School District remains slow with only 511 units planned (303 permitted and 208 applications). There are, however, 4,403 multi-family units (3,493 Apartments and 810 townhomes). The dominance of multi-family homes impacts school growth. In NSD there are less students generated via multi-family (apartment/condo) units than single-family units. These development figures exclude short plats, which are becoming more common as large parcels become scarce.

Forecasts

Cohort Survival Methodology

The cohort survival method tracks groups of students over time, applying average year-to-year changes to forecast future enrollment. OSPI commonly uses it for school construction funding decisions through the School Construction Assistance Program (SCAP).

This method is most reliable in districts with stable, gradual enrollment trends. However, its accuracy declines in areas experiencing significant shifts in housing development, birth rates, or migration patterns.

Kindergarten projections are especially sensitive to changes in regional birth rates. Recent disruptions, including the COVID-19 pandemic and broader economic and demographic shifts, have introduced new challenges to the reliability of this approach.

Modified Cohort Survival Methodology

Northshore School District (NSD) collaborates with professional demographers to enhance the traditional cohort survival method by incorporating local data on births, housing development, population trends, student mobility, and enrollment in private and homeschool settings. These projections, last updated in January 2026, are shown in **Table 2.1** below, and a complete report is maintained on file for reference.

Using a high-range projection model, the District anticipates an increase of 1,626 K–12 students over the six-year planning period. The high-range model reflects several key factors: a sustained pattern of larger incoming cohorts, the volume of approved residential development, and the projected impacts of recent Urban Growth Area (UGA) expansions. While the impact of UGA boundary changes in Snohomish County is not yet included in this projection, NSD recognizes new zoning for an additional 378 acres may further increase enrollment in future updates. A high-range forecast provides a more appropriate and conservative basis for facility planning because the District cannot construct new capacity at the same pace students may enroll. To ensure responsiveness to actual conditions, the District re-evaluates the demographer's forecast annually and adjusts planning assumptions as needed to align with enrollment trends.

The District will continue to monitor actual enrollment and adjust projections and facility planning as needed to ensure capacity keeps pace with growth.

High-Range Enrollment Forecast

Table 2.1

Grade Level	Actual	Projected Enrollment					
	25/26	26/27	27/28	28/29	29/30	30/31	31/32
K	1,419	1,484	1,484	1,470	1,521	1,539	1,561
1	1,510	1,521	1,591	1,595	1,584	1,638	1,666
2	1,561	1,573	1,585	1,662	1,670	1,658	1,723
3	1,597	1,601	1,613	1,631	1,714	1,722	1,718
4	1,756	1,637	1,641	1,660	1,681	1,766	1,782
5	1,675	1,791	1,671	1,682	1,704	1,725	1,821
6	1,794	1,707	1,825	1,710	1,724	1,747	1,777
7	1,744	1,830	1,742	1,869	1,756	1,770	1,802
8	1,746	1,765	1,851	1,770	1,902	1,787	1,811
9	1,841	1,851	1,871	1,970	1,888	2,028	1,913
10	1,839	1,886	1,896	1,924	2,030	1,946	2,097
11	1,677	1,758	1,803	1,820	1,851	1,953	1,878
12	1,732	1,675	1,755	1,807	1,828	1,859	1,968
K-12 Total	21,891	22,079	22,328	22,570	22,853	23,138	23,517
Elementary	9,518	9,607	9,585	9,700	9,874	10,048	10,271
Middle	5,284	5,302	5,418	5,349	5,382	5,304	5,390
High	7,089	7,170	7,325	7,521	7,597	7,786	7,856

Long Range Forecasts

The modified cohort methodology was extrapolated to 2035 to produce a 10-year high-range enrollment forecast (**Table 2.2**). Using this methodology, NSD's enrollment is projected to grow by 2,790 students from 2026 to 2035. This projection assumes state forecasts for births, K–12 growth, and population trends in the Puget Sound region remain on track.

A noticeable increase in enrollment is expected at the high school level, with elementary and middle school enrollment also increasing steadily through 2035. Elementary enrollment is projected to grow gradually, with accelerated increases after 2028 as larger cohorts progress through the system.

The 10-year high-range enrollment forecast (**Table 2.2**) reflects these trends and is the basis for long-term capacity planning.

10-Year High-Range Enrollment Forecast

Table 2.2

Grade Level	Oct-26	Oct-31	Oct-35	10 Year Growth
Elementary	9,607	10,271	10,814	1,207
Middle	5,302	5,390	5,932	630
High	7,170	7,856	8,123	953
K-12 Total	22,079	23,517	24,869	2,790

Enrollment projections are based on current trends in population, birth rates, housing development, and economic conditions. Future changes in these factors may impact growth.

Snohomish County/OFM Forecasts

Snohomish County requires long-term population projections as part of the biennial Capital Facilities Plan (CFP) update, while King County does not. The District acknowledges projections beyond six years become less reliable and relies on periodic updates to reflect current demographic trends.

Based on data from the Washington State Office of Financial Management (OFM) for Snohomish County, Northshore School District (NSD) projects a 2044 student FTE population of 28,468 (**Table 2.3**). For the 24-year period, NSD projected enrollment has been estimated to grow at the same rate as projected Snohomish County population growth. However, as NSD spans both King and Snohomish Counties, these figures are estimates for planning purposes. OFM's October 2031 population forecast exceeds NSD's high-range enrollment projection. These differences highlight the need for ongoing monitoring of population trends to inform long-term capacity planning.

FTE Enrollment Forecast – 2044 OFM/Snohomish County Estimate*
Table 2.3

Grade Level	Oct-20	Oct-31	Oct-44
Elementary	10,473	10,421	12,377
Middle	5,381	5,785	6,871
High	6,832	7,762	9,219
K-12 Total	22,686	23,968	28,468

*Assumes the percentage per grade level will remain constant through 2044 which aligns with the Snohomish County requirement.

Section 3 --- District Standard of Service

Primary Objective

Northshore School District prioritizes optimizing student learning by maintaining adequate permanent and portable classroom capacity. This involves continuous assessment of curriculum, instructional methods, and learning environments to ensure equitable access for all students. The District defines capacity using two key measures: design capacity, which is determined by building design educational specifications, and instructional capacity, which is based on classrooms and program needs, recognizing 15 percent of classroom spaces are needed for education support programs and teacher preparation. Factors such as state-mandated changes, including full-day kindergarten, Core 24 graduation requirements, and reduced K-3 class sizes, along with demographic projections, are considered when determining service levels.

Existing Programs and Standards of Service

Northshore School District offers traditional and non-traditional educational programs (**Table 3.1**), which are regularly reviewed to ensure optimal instructional methods, equitable access, and appropriate learning environments. Teacher-to-student ratios, privacy needs, proximity to services, noise levels, and physical activity determine program space requirements. Flexibility is essential to accommodate learning styles, program changes, and activities before and after school. Some special education programs, require specially configured classrooms and lower classroom ratios (**Table 3.2**).

Capacity and Programs

Capacity is affected at buildings that house specific special education programs. These programs require space modifications and frequently have lower class sizes than other, more traditional programs. This potentially translates into greater space requirements. These requirements affect the utilization of rooms and result in school capacities varying from year to year. (As programs move or grow, depending on space needs, capacity can change or decline in a school.)

Special instructional classrooms and programs NSD offers at specific school sites are included in **Table 3.1**.

Programs and Teaching Stations

Table 3.1

Programs	Elementary	Secondary
Early Childhood	x	
Elementary Advanced Program	x	
Advanced Academic Program		x
Parents Active Cooperative in Education	x	
Dual Language	x	
Learning Assistance Program	x	
Title I	x	
English Language Development	x	x
Northshore Learning Options	x	x
Secondary Academy for Success		x
International Baccalaureate		x
Advanced Placement		x
College in the High School		x
Running Start		x
Band & Jazz Band	x	x
Orchestra	x	x
Choir		x
Special Education	x	x
Learning Centers	x	x
Mid-Level	x	x
Mid-Level Sensory	x	
Mid-Level Social-Emotional	x	
Mid-Level Blended	x	
Aspire		x
Functional Skills & Academics	x	x
Adult Transition Pathways		x
Adult Transitioning to Independence		x
Career Technical Education		x

Standard of Service

Northshore School District has established an average class size that does not exceed the sizes listed in **Table 3.2**.

Average class sizes are based on planned utilization, which is influenced by state and/or contractual requirements, state funding, and instructional program standards.

Standard of Service

Table 3.2

Program	Average Class Size
Kindergarten –1	22
Elementary 2 – 3	23
Elementary 4 – 5	27
Secondary 6 – 12	27
Alternative Education	15

Planned utilization reserves classrooms for self-contained special education programs and 15 percent of instructional capacity for education support programs and teacher planning use. This reflects the need to maintain flexibility in space use to support various programs, scheduling requirements, and student support services across grade levels.

Snohomish County

Snohomish County requires the District’s plan include a report regarding NSD’s compliance with the District’s minimum service levels. The District’s minimum services level is the average maximum class size. **Table 3.3** shows the District’s enrollment averaged over instructional classrooms as of October 1 for each year. Current enrollment per instructional classroom is below average maximum class size demonstrating NSD meeting minimum service levels. NSD will continue to monitor and address systemwide capacity as part of its long-range planning.

Enrollment Per Instructional Classroom

Table 3.3

Grade Level	Instructional Classrooms	Average Max Class Size	Enrollment / Instructional Classrooms		
			23/24	24/25	25/26
Elementary	473	26	20.7	21.0	20.1
Middle	201	30	25.8	26.1	26.3
High	255	30	27.9	27.9	27.8

Section 4 --- Capital Facilities Inventory

Inventory History

Bothell High School is the oldest school in Northshore School District, initially constructed in 1953. It was followed by Kenmore Elementary in 1955 and Arrowhead and Crystal Springs Elementary Schools in 1956. Kenmore Middle School was built in 1961 during a growth boom from 1953 to 1964. **Table 4.1** illustrates the age of each school, the dates of modernizations and expansions, and the historical timeline.

Historical Timeline of School Construction

Table 4.1

Elementary	Year Built	Modernization or Expansion
Arrowhead	1957	1994
Canyon Creek	1977	1999/2008/2020
Cottage Lake	1958	1998/2005
Crystal Springs	1957	1990/1997/2002/2025
East Ridge	1991	
Fernwood	1988	2002/2010/2025
Frank Love	1990	
Hollywood Hill	1980	2001
Kenmore	1955	1987/1999/2025
Kokanee	1994	
Lockwood	1962	1998/2002
Maywood Hills	1961	1989/2000/2002/2025
Moorlands	1963	1994/2002
Ruby Bridges	2020	
Shelton View	1969	1992/1999
Sorenson Early Childhood Center	2002	2025
Sunrise	1985	
Wellington	1978	2000
Westhill	1960	1971/1993/1995
Woodin	1970	2003/2025
Woodmoor	1994	
Middle		
Canyon Park	1964	1979/1987/2000/2005
Kenmore	1961	1995/2004/2008/2012
Leota	1972	1995/1996/1997/2026
Northshore	1977	2004
Skyview	1992	2020
Timbercrest	1997	
High		
Bothell	1953	1997/2001/2005/2009
Inglemoor	1964	1994/1995/1997/2026
Innovation Lab	2020	
Woodinville	1983	1989/1994/2008/2011/2016
North Creek	2016	
Secondary Academy for Success	2010	

Capacity Definitions

The Growth Management Act requires a capacity analysis based on an inventory of existing capital facilities.

Instructional Classrooms are total classrooms less self-contained special education programs and 15% of classrooms reserved for education support programs and teacher preparation. Instructional Classrooms include Permanent Instructional Classrooms (contained in permanent and modular buildings) and Portable Instructional Classrooms (contained in portables).

Instructional Capacity is the number of Instructional Classrooms multiplied by Average Class Size and represents enrollment the District can serve. Instructional Capacity includes Permanent Instructional Capacity (contained in permanent and modular buildings) and Portable Instructional Capacity (contained in portables).

Design Capacity is the building design educational specification.

Inventory

Inventory of Instructional Capacity

Table 4.2 summarizes the District's current instructional capacity in permanent and portable classrooms.

2025-26 Instructional Capacity

Table 4.2*

Elementary	Instructional Capacity			Total
	Permanent	Portable	Portable %	
Arrowhead	326	82	20%	408
Canyon Creek	796	245	24%	1,041
Cottage Lake	367	0	0%	367
Crystal Springs	530	0	0%	530
East Ridge	408	0	0%	408
Fernwood	490	265	35%	755
Frank Love	326	265	45%	591
Hollywood Hill	408	41	9%	449
Kenmore	428	0	0%	428
Kokanee	428	245	36%	673
Lockwood	510	102	17%	612
Maywood Hills	490	0	0%	490
Moorlands	510	184	27%	694
Ruby Bridges	612	0	0%	612
Shelton View	367	122	25%	489
Sunrise	388	41	10%	429
Wellington	449	61	12%	510
Westhill	326	184	36%	510
Woodin	530	0	0%	530
Woodmoor	816	0	0%	816
Elementary Total	9,506	1,837	16%	11,343
Middle				
Canyon Park	872	92	10%	964
Kenmore	780	23	3%	803
Leota	734	138	16%	872
Northshore	803	92	10%	895
Skyview	1033	92	8%	1,125
Timbercrest	780	0	0%	780
Middle Total	5,003	437	8%	5,440
High				
Bothell	1,721	0	0%	1,721
Inglemoor	1,102	298	21%	1,400
North Creek	1,492	0	0%	1,492
Woodinville	1492	0	0%	1,492
Innovation Lab	390	0	0%	390
Secondary Academy for Success	217	0	0%	217
High Total	6,414	298	4%	6,712
K-12 Total	20,923	2,572	11%	23,495

- * - Table 4.2 totals reflect rounding.
- The Bear Creek campus provides programs for the Northshore Learning Options and does not provide regular capacity.
 - Sorenson Early Childhood Center serves students aged 3-5 yrs and does not provide capacity for K-12 grades.

Portable Classrooms

Purpose & Data

Portable classrooms provide temporary instructional space when permanent classrooms are unavailable. They help the District manage enrollment growth, avoid overbuilding, and support evolving or pilot programs. The District evaluates the need for portable classrooms annually as part of its instructional capacity planning.

The District aims to keep portable instructional capacity at or below 10%–15% of instructional capacity. This percentage varies based on enrollment fluctuations and program changes. As of 2025–26, portable instructional capacity comprises 11% of instructional capacity.

Condition and Replacement

Portable classrooms typically last 20 to 25 years with maintenance. Of the 132 portable classrooms the District owns, 106 are currently scheduled for classroom instruction and education support programs. Most of the inventory is aging — 86 units are over 20 years old.

Support Facilities & Underdeveloped Land

In addition to its 34 school sites, the District owns and operates properties that support transportation, administration, maintenance, and other school operations. The District also owns undeveloped sites reserved for potential future instructional use. **Table 4.3** provides a complete inventory of these facilities.

Inventory of Support Facilities & Underdeveloped Land

Table 4.3

Facilities and Property	Building Size (ft.2)	Site Size (acres)
Administrative Center	49,000	5
Support Services	41,000	5
Warehouse	44,000	2
Transportation	39,000	9
1 undeveloped parcel on Paradise Lake Road*		28
11 undeveloped parcels in Wellington Hills**		104
2 undeveloped parcels adjacent to Westhill Elementary		10
4 undeveloped parcels adjacent to Bothell High		6
1 undeveloped parcel adjacent to Ruby Bridges Elementary		7
6 undeveloped parcels adjacent to Moorlands Elementary		2

*The Paradise Lake property is in King County, outside the Urban Growth Area. Although it was purchased before the 2012 zoning change, current regulations prevent it from being used for a school site.

**The Wellington property is in Snohomish County, adjacent to the Maltby Urban Growth Area. A settlement agreement recorded under Snohomish County Recording No. 201906210221 applies to the site. The District has no current project or confirmed plans to build a school at the site.

Section 5 --- Projected Facility Needs

Planning History

In 2001, the District's Board of Directors established a standing, community-based task force by policy to study district-wide enrollment and demographic changes and the resulting impacts on school capacity needs, instructional programs, and other variables. The Enrollment Demographic Task Force (EDTF) examines enrollment projections, capacity considerations, student impacts, cost impacts, program needs, etc., and boundary adjustments based upon the above. The EDTF recommends solutions to the Board. If approved by the Board, these recommended actions are implemented by the District and incorporated into the Capital Facilities Plan.

Mitigation

Projects funded by the 2022 bond expanded permanent capacity across all grade levels, the elementary projects are complete. Phase 1 replacement of Inglemoor High School and Leota Middle school are in construction.

Between 2021 and 2025, total enrollment declined by 2.4% (530 students), while high school enrollment increased by 3.0% (204 students). Continued growth is expected in the northern and western areas of the District, while growth has slowed in the southern and eastern regions. **Table 5.1** summarizes the District's current mitigation tools for managing capacity.

Capacity Mitigation Tools

Table 5.1

Shorter Lead Time
Utilize existing spaces more efficiently
Adjust waiver policies
Adjust program placements
Move classes to schools with capacity
Move existing portables
Install new modular or portables
Lease space
Longer Lead Time
Adjust service areas
Adjust feeder patterns
New construction
Acquire new property

Planned Improvements - Construction to Accommodate New Growth

The \$698 million capital bond approved in 2026 funds four major projects to expand permanent capacity across all grade levels. These projects replace outdated portables with modern classrooms, communal spaces, and administrative areas. Each project is planned using enrollment forecasts and anticipated growth within the school's boundaries.

Inglemoor High School (IHS)

The replacement project for Inglemoor High School (IHS) is planned as a three-phase endeavor. Phase 1 will primarily entail replacing the 600 and 700 buildings and installing additional temporary classroom space. Specifically, five double portables, totaling 10 classrooms, will be installed to serve as surge space during construction. Phase 1 will replace existing classroom space and permanently add capacity for 137 students. This phase will focus on replacing classroom space, including science classrooms, expanding the school's overall instructional capacity, and involve the construction of a new commons area. It is anticipated to conclude in 2027. Phase 2, which is included in the 2026 Bond, will concentrate on rebuilding the gymnasium and additional classrooms. Phase 3 will address the remainder of the school rebuild.

Leota Middle School (LMS)

The Leota Middle School (LMS) modernization project has two phases. Phase 1 will focus on replacing all 7 existing portables with permanent classrooms and creating new classroom space, thereby transitioning the capacity currently in portables to permanent classrooms. The phase 1 project will increase permanent capacity by 159 students and is anticipated to open Fall 2026. Phase 2, included in the 2026 Bond, will address rebuilding the remaining school facilities. Upon completion of Phase 2, the capacity of Leota Middle School will be unchanged.

Shelton View Elementary School

Shelton View Elementary School Replacement Project scope includes the demolition and full replacement of the existing elementary school. Currently, the school has a capacity of 367 students, with shared space and classrooms being used for additional programs initiated long since the school's original design and construction. The replacement school will allow for a more flexible learning environment, which will incorporate break-out spaces, resource rooms, and additional programmatic spaces to be flexible with the changing needs of students. The new elementary school will be designed to accommodate a capacity of 530 students. Construction will begin in the summer of 2028, with occupancy scheduled for September 2030. The capacity of the site will increase by approximately 163 students.

Kokanee Elementary School

The Kokanee Elementary School Expansion Project includes the addition of a new classroom building to replace existing portable classrooms. It is anticipated that the scope will include twelve permanent classrooms and three flexible learning spaces for either instructional or programmatic use. The design and scope will consider the addition of a new commons and administrative space. The project will replace twelve portables with permanent classrooms. The capacity of the site will increase by approximately 245 students. Post construction capacity will be 673 students.

[Kenmore Elementary School](#)

Kenmore Elementary School has recently completed a major construction project. All instructional space is now permanent. An inclusive playground was installed, and site circulation was improved.

[Crystal Springs Elementary School](#)

Crystal Springs Elementary School has recently completed a major construction project. All instructional space is now permanent. An inclusive playground, new gym, commons, additional parking and circulation were also built. The school's permanent capacity was increased by 175 students.

[Fernwood Elementary School](#)

Fernwood Elementary School has recently completed a major construction project. All instructional space is now permanent. An inclusive playground, additional parking, improved site circulation, and administrative offices were also constructed. The school's permanent capacity in the 2026-27 school year is increased by 265 students.

[Maywood Hills Elementary School](#)

Maywood Hills Elementary School recently completed a major construction project. All instructional space is now permanent. An inclusive playground, commons, and improved site circulation were also built. The school's permanent capacity increased by 125 students.

[Woodin Elementary School](#)

Woodin Elementary School has recently completed a major construction project. All instructional space is now permanent. An inclusive playground, additional parking, improved circulation, and a new gym were also added. The school's permanent capacity was increased by 150 students.

[Sorenson Early Childhood Center \(SECC\)](#)

The Sorenson Early Childhood Center has recently completed a major construction project. All instructional space is now permanent. An inclusive playground, extra parking, and circulation improvements were also built. The school's permanent capacity was increased by 100 students.

Projections

High-range projections from 2026–2031 show an increase of 1,438 students. The District will manage this growth using a combination of permanent and portable classrooms. Ongoing monitoring of key factors—legislative changes, instructional models, economic conditions, land use plans, program mandates, permit activity, and birth rates—will guide decisions about future space and land needs. Future Capital Facilities Plan updates will reflect these changes.

Table 5.2 summarizes the school construction projects from 2026-2030. Where applicable, second-phase projected construction is included. Projects include permanent instructional capacity increases and modernization of key systems and structures.

Planned Capital Construction Projects

Table 5.2

Project	Estimated Completion	New Permanent Instructional Capacity
Fernwood Elementary Expansion	2026	265
Kokanee Elementary Expansion	2030	245
Shelton View Elementary Replacement	2030	163
Leota Middle Phase 1 Replacement	2026	159
Leota Middle Phase 2 Replacement	2030	0
Inglemoor High Phase 1 Replacement	2027	137
Inglemoor High Phase 2 Replacement	2030	0

Portable Location Adjustments

To address enrollment growth, the District may move portables between schools or purchase additional units as needed. Program spaces may also be relocated to portables to free up permanent classrooms for general education use.

Capacity Analysis

Table 5.3 shows the district's six-year capacity analysis, considering projected high-range enrollment and planned new capacity. The District uses high enrollment forecast for planning, which remains below the state's OFM projection. This supports responsible long-term planning.

Enrollment Forecast and Instructional Capacity

Table 5.3

Instructional Capacity Analysis	25-26*	26-27	27-28	28-29	29-30	30-31	31-32
Elementary							
Enrollment Forecast	9,518	9,607	9,585	9,700	9,874	10,048	10,271
New Permanent		265			408		
Permanent	9,506	9,771	9,771	9,771	10,179	10,179	10,179
Permanent Instructional Capacity surplus/(short)	(12)	164	186	71	305	131	(92)
Portable	1,837	1,572	1,572	1,572	1,205	1,205	1,205
Total Instructional Capacity	11,343	11,343	11,343	11,343	11,384	11,384	11,384
Total Instructional Capacity surplus/(short)	1,825	1,736	1,758	1,643	1,510	1,336	1,113
Middle							
Enrollment Forecast	5,284	5,302	5,418	5,349	5,382	5,304	5,390
New Permanent**		159					
Permanent	5,003	5,162	5,162	5,162	5,162	5,162	5,162
Permanent Instructional Capacity surplus/(short)	(281)	(140)	(256)	(187)	(220)	(142)	(228)
Portable	437	299	299	299	299	299	299
Total Instructional Capacity	5,440	5,461	5,461	5,461	5,461	5,461	5,461
Total Instructional Capacity surplus/(short)	156	159	43	112	79	157	71
High							
Enrollment Forecast	7,089	7,170	7,325	7,521	7,597	7,786	7,856
New Permanent**	-	-	584	-	-	-	-
Permanent	6,414	6,414	6,998	6,998	6,998	6,998	6,998
Permanent Instructional Capacity surplus/(short)	(675)	(756)	(327)	(523)	(599)	(788)	(858)
Portable	298	298	-	-	-	-	-
Total Instructional Capacity	6,712	6,712	6,998	6,998	6,998	6,998	6,998
Total Instructional Capacity surplus/(short)	(377)	(458)	(327)	(523)	(599)	(788)	(858)
K-12 Total							
Enrollment Forecast	21,891	22,079	22,328	22,570	22,853	23,138	23,517
New Permanent	-	424	584	-	408	-	-
Permanent	20,923	21,347	21,931	21,931	22,339	22,339	22,339
Permanent Instructional Capacity surplus/(short)	(968)	(732)	(397)	(639)	(514)	(799)	(1,178)
Portable	2,572	2,169	1,871	1,871	1,504	1,504	1,504
Total Instructional Capacity	23,495	23,516	23,802	23,802	23,843	23,843	23,843
Total Instructional Capacity surplus/(short)	1,604	1,437	1,474	1,232	990	705	326

*Actual October 2025 enrollment

Does not include new or relocated portable facilities over the six-year planning period or the addition of permanent capacity at Sorenson Early Childhood Center.

**New permanent capacity includes replacing classrooms demolished during ongoing construction.

Future Capacity Planning

The District will manage growth by increasing permanent capacity and using portables as needed. Capacity needs will be monitored based on legislative changes, instructional requirements, economic conditions, land use, and enrollment trends.

A 10-year capacity analysis provides projections based on the District's high enrollment forecast. **Table 5.4** outlines these projections, recognizing that long-term estimates may shift due to changes in population and development. Future updates will reflect the most current data.

2035 – Ten-Year Forecast of Enrollment and Instructional Capacity
Table 5.4

Instructional Capacity	Elementary	Middle	High	Total
Enrollment Forecast	10,814	5,932	8,123	24,869
Permanent Instructional Capacity	10,179	5,162	6,998	22,339
Permanent Instructional surplus/(short)	(635)	(770)	(1,125)	(2,530)
Portable Capacity	1,205	299	-	1,504
Total Instructional Capacity	11,384	5,461	6,998	23,843
Total Instructional Capacity surplus/(short)	570	(471)	(1,125)	(1,026)

Assumes added new capacity projects included in this CFP, but no future near-term planning in process, and no adjustment of portable facilities. Utilizes high enrollment forecast.

Planned Improvements – Existing Facilities (Building Improvement Program)

For sites not designated for capacity expansion in the 2022 Bond and 2026 Bond, the District is upgrading key building systems such as HVAC, mechanical, flooring, and roofing to extend facility life and maintain an optimal learning environment. These improvements, funded through the 2018 Bond, 2022 Bond, and 2026 Bond are in progress. See **Table 6.1** in Section 6 for details.

Section 6 --- Capital Facilities Financing Plan

School facility funding is typically secured from several sources, including voter-approved bonds, state matching funds, impact fees, and mitigation payments. Each funding source is discussed below.

General Obligation Bonds

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

In February 2022, voters approved a \$425 million 2022 Bond measure which funded construction of expansion projects at Crystal Springs Elementary (\$37 million), Fernwood Elementary (\$38 million), Woodin Elementary (\$31 million), and Sorenson Early Childhood Center (\$22 million). The 2022 Bond also funded modernization projects at Kenmore Elementary (\$39 million) and Maywood Hills Elementary (\$49 million) and phase 1 replacement projects at Leota Middle School (\$65 million) and Inglesmoor High School (\$118 million). A variety of facility improvements, security upgrades, and field and playground improvements across the District are ongoing. The District's Board of Directors, upon the recommendation of the Capital Bond Planning Task Force, sent a \$698 million bond measure to the voters in February 2026 to provide funding for growth-related projects included in this Capital Facilities Plan and other District-wide building improvement or capital infrastructure needs. The voters approved the bond measure by 61.2%. The 2026 Bond will help fund future projects, including replacement of Shelton View Elementary, expansion of Kokanee Elementary, phase 2 replacement of Leota MS, and phase 2 replacement of Inglesmoor HS. Additionally, a future 2030 Bond is anticipated to fund phase three replacement of Inglesmoor High School.

State School Construction Assistance

State financial assistance comes from the Common School Construction Fund. Bonds are sold on behalf of the fund and then retired from revenues accruing predominantly from the sale of renewable resources (e.g., 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 General Obligation funds, or the Superintendent of Public Instruction can prioritize projects for funding.

State financial assistance is available through the School Construction Assistance Program (SCAP) for qualifying school construction projects. However, these funds may not be received until 2 to 3 years after a matched project has been completed. This requires the District to finance the entire project with local funds. Site acquisition and site improvements are not eligible to receive matching funds. The District is currently eligible for state school construction assistance funds at 37.67% for eligible projects. The District expects to receive SCAP funds for some of the 2022 bond major elementary projects and the Inglesmoor school capacity projects identified in this CFP. Eligibility for SCAP funding is continually reviewed. Future updates to this plan will include updated information as it becomes available.

Impact Fees

(See Section 7 for background, detail, and methodology)

The Washington State Growth Management Act (GMA) authorizes cities and counties that plan under RCW 36.70A.040 to collect impact fees to supplement funding of additional system improvements (e.g., public facilities such as schools) needed to accommodate growth from new development. The statute clearly states the financing for needed public facilities to serve growth cannot be funded solely by impact fees. Instead, funding must be balanced with other sources of public funds.

Budget and Financing Plan

Table 6.1 is a summary of the budget supporting the Capital Facilities Plan. Each project budget represents the total project costs, which include construction, taxes, planning, architectural and engineering services, permitting, environmental impact mitigation, construction testing and inspection, furnishings and equipment, escalation, and contingency. The table identifies 2025-2026 and future planned expenditures. It does not include project expenditures from previous years.

8-Year Capital Facilities Expenditures Finance Plan

Table 6.1

Capacity Projects	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Total	Potential Funding Sources			
										Bond	Levy	SCAP	Impact
Kokanee Elem Expansion	5	20	45	5					75	X			X
Shelton View Elem Replacement	5	20	65	18					108	X			X
Inglemoor HS Replacement Phase 1	44	49	3						96	X		X	X
Inglemoor HS Replacement Phase 2			40	40	40	40			160	X		X	X
Leota MS Replacement Phase 1	31	9							40	X			X
Leota MS Replacement Phase 2		30	40	40	40				150	X			X
Crystal Springs Elem Expansion	7								7	X		X	X
Fernwood Elem Expansion	14								14	X		X	X
Kenmore Elem Modernization	4								4	X			X
Maywood Hills Elem Modernization	6								6	X			X
Woodin Elem Expansion	4								4	X		X	X
Sorenson ECC Expansion	3								3	X			X
Total Capacity Projects	113	88	83	80	80	40	-	-	484				
Non-Capacity Projects	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Total	Bond	Levy	SCAP	Impact
Building Improvement	4	3	8	8	8	8	8	8	55	X			
Technology	4	4	3	3	3	3	3	3	26	X	X		
Fields/Inclusive Learning	6	5	5	5	5	5	5	5	41	X			
Code Comp./Small Works	1	1	9	9	9	9	9	9	56	X			
Site Purchase/Circulation	1	1	1	1	1	1	1	1	8	X			
Overhead/Bond Expense	3	3	6	6	6	6	6	6	42	X			
Security	6	4	3	3	3	3	3	3	28	X			
Total Non-Capacity Projects	25	21	35	35	35	35	35	35	256				
Total Projects	138	109	118	115	115	75	35	35	740				

Section 7 --- Impact Fees

School Impact Fees under the Washington State Growth Management Act

The Growth Management Act (GMA) allows jurisdictions to collect impact fees to help fund new public facilities needed for growth. These fees cannot be used for operations, maintenance, or replacing existing facilities.

Due to enrollment declines starting in 2002 and available capacity in certain areas, NSD did not meet eligibility criteria to collect impact fees until 2016. Currently, King County and the cities of Bothell, Kenmore, and Woodinville are collecting fees based on the District's 2025 Capital Facilities Plan (CFP). Snohomish County collects fees using the 2024 CFP and is on a biennial update schedule, with the next update in 2026. We anticipate the above jurisdictions considering and adopting this 2026 CFP as part of their regular budget cycle.

Methodology and Variables Used to Calculate School Impact Fees

School impact fees are based on the cost for site acquisition, school construction, and portable installation, strictly for growth-related capacity.

The impact fee calculation applies a student factor, which reflects the number of students generated from newly constructed homes by dwelling unit type including: single family 2 bedrooms or less, single family 3 bedrooms or more, duplexes and townhomes (middle housing) 2 bedroom or less, duplexes and townhomes (middle housing) 3 bedrooms or more, multi-family (apartments/condos) 1 bedroom or less, and multi-family (apartments/condos) 2 bedrooms or more). Dwelling unit types for the City of Woodinville impact fee calculation include: single family 2 bedrooms or less, single family 3 bedrooms or more, duplexes and townhomes (middle housing) 1 bedroom or less, duplexes and townhomes (middle housing) 2 bedrooms or more, multi-family (apartments/condos) 1 bedroom or less, and multi-family (apartments/condos) 2 bedrooms or more. NSD updated these rates in early 2026 (see Appendix A).

The Growth Management Act (GMA) requires credits for potential State School Construction Assistance Program funds and future property taxes paid by each newly constructed dwelling unit. Impact fees follow formulas outlined in Snohomish County Code (30.66C) and King County Code (21A.43).

NSD reviews its Capital Facilities Plan annually and monitors enrollment and capacity trends. The school construction cost element for the 2026 fees is calculated based on design capacity of the planned project at Shelton View Elementary School. Table 6.1 lists capacity projects. Appendix B includes the fee calculation, applied credits, and 2026 proposed fees by jurisdiction and dwelling unit type.

Proposed School Impact Fees
 Snohomish County, King County, City of Bothell, City of Kenmore

Single Family 2 Bedrooms or Less	\$8,400
Single Family 3 Bedrooms or More	\$11,395
Duplexes and Townhomes (Middle Housing) 2 Bedrooms or Less	\$0
Duplexes and Townhomes (Middle Housing) 3 Bedrooms or More	\$3,577
Multi-Family (Apartments/Condos) 1 Bedroom or Less	\$0
Multi-Family (Apartments/Condos) 2 Bedrooms or More	\$255

Proposed School Impact Fees
 City of Woodinville

Single Family 2 Bedrooms or Less	\$8,400
Single Family 3 Bedrooms or More	\$11,395
Duplexes and Townhomes (Middle Housing) 1 Bedroom or Less	\$0
Duplexes and Townhomes (Middle Housing) 2 Bedrooms or More	\$3,228
Multi-Family (Apartments/Condos) 1 Bedroom or Less	\$0
Multi-Family (Apartments/Condos) 2 Bedrooms or More	\$255

School impact fee rates stated above reflect a discount of 50% as required by the King County and Snohomish County codes.

Factors for Impact Fee Calculations

Student Factors

Single Family 2 Bedrooms or Less	
Elementary	0.222
Middle	0.000
High	0.111
K-12	0.333

Single Family 3 Bedrooms or More	
Elementary	0.307
Middle	0.102
High	0.085
K-12	0.494

Duplexes and Townhomes (Middle Housing) 1 Bedroom or Less	
Elementary	0.000
Middle	0.000
High	0.000
K-12	0.000

Duplexes and Townhomes (Middle Housing) 2 Bedrooms or More	
Elementary	0.130
Middle	0.046
High	0.046
K-12	0.222

Duplexes and Townhomes (Middle Housing) 2 Bedrooms or Less	
Elementary	0.052
Middle	0.045
High	0.026
K-12	0.123

Duplexes and Townhomes (Middle Housing) 3 Bedrooms or More	
Elementary	0.145
Middle	0.047
High	0.050
K-12	0.242

Multi-Family (Apartments/Condos) 1 Bedroom or Less	
Elementary	0.014
Middle	0.001
High	0.005
K-12	0.021

Multi-Family (Apartments/Condos) 2 Bedrooms or More	
Elementary	0.061
Middle	0.029
High	0.031
K-12	0.122

Design Capacity

Elementary	530
Middle	1,000
High	1,750

Capacity/Construction Costs (in millions)

Elementary	74
Middle	170
High	330

Permanent Facility Square Footage	89.39%
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Relocatable Facility Square Footage	10.61%
--	--------

School Construction Assistance Program

Current SCAP Percentage	37.67%
Current Construction Cost Allocation	\$399.38
OSPI Square Foot Per Student	
Elementary	90
Middle	108
High	130

Average Assessed Value

Single Family 2 Bedrooms or Less	\$924,870
Single Family 3 Bedrooms or More	\$1,310,491
Duplexes and Townhomes (Middle Housing) 1 Bedroom or Less	\$719,407
Duplexes and Townhomes (Middle Housing) 2 Bedrooms or More	\$821,901
Duplexes and Townhomes (Middle Housing) 2 Bedrooms or Less	\$719,407
Duplexes and Townhomes (Middle Housing) 3 Bedrooms or More	\$924,394
Multi-Family (Apartments/Condos) 1 Bedroom or Less	\$310,140
Multi-Family (Apartments/Condos) 2 Bedrooms or More	\$605,333

District Debt Service Rate

Current Rate Per Thousand	\$1.51
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Government Obligation Bond Interest Rate

February 2026 Average	4.77%
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Developer Provided Sites/Facilities

None

APPENDIX A

2026 Student Factors from New Development

All Units Constructed 2020 - 2024 (5 years)

	Elementary	Middle	High	K-12
Single Family 2 Bedrooms or Less	0.222	0.000	0.111	0.333
Single Family 3 Bedrooms or More	0.307	0.102	0.085	0.494
Duplexes and Townhomes (Middle Housing) 1 Bedroom or Less	0.000	0.000	0.000	0.000
Duplexes and Townhomes (Middle Housing) 2 Bedrooms or More	0.130	0.046	0.046	0.222
Duplexes and Townhomes (Middle Housing) 2 Bedrooms or Less	0.052	0.045	0.026	0.123
Duplexes and Townhomes (Middle Housing) 3 Bedrooms or More	0.145	0.047	0.050	0.242
Multi-Family (Apartments/Condos) 1 Bedroom or Less	0.014	0.001	0.005	0.021
Multi-Family (Apartments/Condos) 2 Bedrooms or More	0.061	0.029	0.031	0.122

Written Summary

Students generated from new construction are calculated as follows:

33 students for every 100 single family homes with 2 bedrooms or less;

49 students for every 100 single family homes with 3 bedrooms or more;

0 students for every 100 duplexes and townhomes (middle housing) with 1 bedroom or less;

22 students for every 100 duplexes and townhomes (middle housing) with 2 bedrooms or more;

12 students for every 100 duplexes and townhomes (middle housing) with 2 bedrooms or less;

24 students for every 100 duplexes and townhomes (middle housing) with 3 bedrooms or more;

2 students for every 100 multi-family (apartment/condo) homes with 1 bedroom or less; and

12 students for every 100 multi-family (apartment/condo) homes with 2 bedrooms or more.

Methodology

Permit addresses were compared to addresses for students enrolled in October 2025 to generate student factors.

Northshore School District

Student Generation Rates by Housing Type, #Bedrooms, Grade Level

ENTIRE DISTRICT

Permit Years 2020-2024

3/16/2026

								Required Summaries		
Apartments		Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total	0-1 Bed	2+ Bed	Total
	Units→	338	767	730	84	0	1919	1105	814	1919
K-5 Students Generated		2	14	39	11	0	66	16	50	66
K-5 Generation Rate		0.006	0.018	0.053	0.131	0.000	0.034	0.014	0.061	0.034
6-8 Students Generated		1	0	17	7	0	25	1	24	25
6-8 Generation Rate		0.003	0.000	0.023	0.083	0.000	0.013	0.001	0.029	0.013
9-12 Students Generated		1	5	17	8	0	31	6	25	31
9-12 Generation Rate		0.003	0.007	0.023	0.095	0.000	0.016	0.005	0.031	0.016
K-12 Students Generated		4	19	73	26	0	122	23	99	122
K-12 Generation Rate		0.012	0.025	0.100	0.310	0.000	0.064	0.021	0.122	0.064

							Woodinville Deviation*			Required Summaries			
Townhomes & Duplexes		Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total	0-1 Bed	2+ Bed	Total	0-2 Bed	3+ Bed	Total
	Units→	0	1	153	421	352	927	1	926	927	154	773	927
K-5 Students Generated		0	0	8	63	49	120	0	120	120	8	112	120
K-5 Generation Rate		0.000	0.000	0.052	0.150	0.139	0.129	0.000	0.130	0.129	0.052	0.145	0.129
6-8 Students Generated		0	0	7	22	14	43	0	43	43	7	36	43
6-8 Generation Rate		0.000	0.000	0.046	0.052	0.040	0.046	0.000	0.046	0.046	0.045	0.047	0.046
9-12 Students Generated		0	0	4	23	16	43	0	43	43	4	39	43
9-12 Generation Rate		0.000	0.000	0.026	0.055	0.045	0.046	0.000	0.046	0.046	0.026	0.050	0.046
K-12 Students Generated		0	0	19	108	79	206	0	206	206	19	187	206
K-12 Generation Rate		0.000	0.000	0.124	0.257	0.224	0.222	0.000	0.222	0.222	0.123	0.242	0.222

* Generation rates for the City of Woodinville deviation use districtwide townhome & duplex unit counts and students generated (not just for projects within the city)

								Required Summaries		
Single Family (Excludes Mobile Homes)	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total		0-2 Bed	3+ Bed	Total
	Units→	0	2	7	123	1168	1300	9	1291	1300
K-5 Students Generated	0	0	2	22	374	398		2	396	398
K-5 Generation Rate	0.000	0.000	0.286	0.179	0.320	0.306		0.222	0.307	0.306
6-8 Students Generated	0	0	0	7	125	132		0	132	132
6-8 Generation Rate	0.000	0.000	0.000	0.057	0.107	0.102		0.000	0.102	0.102
9-12 Students Generated	0	0	1	14	96	111		1	110	111
9-12 Generation Rate	0.000	0.000	0.143	0.114	0.082	0.085		0.111	0.085	0.085
K-12 Students Generated	0	0	3	43	595	641		3	638	641
K-12 Generation Rate	0.000	0.000	0.429	0.350	0.509	0.493		0.333	0.494	0.493

Mobile Homes (Bedroom Data Not Available)	
Units→	Total
	57
K-5 Students Generated	7
K-5 Generation Rate	0.123
6-8 Students Generated	7
6-8 Generation Rate	0.123
9-12 Students Generated	10
9-12 Generation Rate	0.175
K-12 Students Generated	24
K-12 Generation Rate	0.421

APPENDIX B.1

School Impact Fee Calculation:

Single Family 2 Bedrooms or Less Dwelling Unit

Northshore School District, 2026 CFP

Site Acquisition Cost	Site Size (acres)	Per Acre Cost	Design Capacity	Cost/Student	Student Factor	Cost
Elementary	-	\$0	-	\$0	0.222	-
Middle	-	\$0	-	\$0	0.000	-
High	-	\$0	-	\$0	0.111	-
TOTAL						\$0

School Construction Cost	Construction Cost	Design Capacity	Cost/Student	Permanent Ft. ²	Student Factor	Cost
Elementary	\$74,000,000	530	\$139,623	89.39%	0.222	\$27,734
Middle	\$0	-	\$0	89.39%	0.000	-
High	\$0	-	\$0	89.39%	0.111	-
TOTAL						\$27,734

Relocatable Facilities Cost	Facility Cost	Design Capacity	Cost/Student	Relocatable Ft. ²	Student Factor	Cost
Elementary	\$0	-	\$0	10.61%	0.222	-
Middle	\$0	-	\$0	10.61%	0.000	-
High	\$0	-	\$0	10.61%	0.111	-
TOTAL						\$0

State Match Credit	Constr. Cost Alloc.	OSPI Ft. ² /Student	SCAP %	Student Factor	Credit
Elementary	\$0	90	37.67%	0.222	-
Middle	\$0	108	37.67%	0.000	-
High	\$0	130	37.67%	0.111	-
TOTAL					\$0

Tax Payment Credit					
Avg. Assessed Value					\$924,870
Debt Service Rate/\$1,000					\$1.51
Annual Tax Payment					\$1,400
Years Amortized					10
Interest Rate					4.77%
TOTAL					\$10,934

Facility Credit					
Unfunded Need					\$16,801
Developer Fee Obligation					\$8,400
TOTAL					\$8,400

SCHOOL IMPACT FEE					
					\$8,400

APPENDIX B.2

School Impact Fee Calculation:

Single Family 3 Bedrooms or More Dwelling Unit

Northshore School District, 2026 CFP

Site Acquisition Cost	Site Size (acres)	Per Acre Cost	Design Capacity	Cost/Student	Student Factor	Cost
Elementary	-	\$0	-	\$0	0.307	-
Middle	-	\$0	-	\$0	0.102	-
High	-	\$0	-	\$0	0.085	-
TOTAL						\$0

School Construction Cost	Construction Cost	Design Capacity	Cost/Student	Permanent Ft. ²	Student Factor	Cost
Elementary	\$74,000,000	530	\$139,623	89.39%	0.307	\$38,282
Middle	\$0	-	\$0	89.39%	0.102	-
High	\$0	-	\$0	89.39%	0.085	-
TOTAL						\$38,282

Relocatable Facilities Cost	Facility Cost	Design Capacity	Cost/Student	Relocatable Ft. ²	Student Factor	Cost
Elementary	\$0	-	\$0	10.61%	0.307	-
Middle	\$0	-	\$0	10.61%	0.102	-
High	\$0	-	\$0	10.61%	0.085	-
TOTAL						\$0

State Match Credit	Constr. Cost Alloc.	OSPI Ft. ² /Student	SCAP %	Student Factor	Credit
Elementary	\$0	90	37.67%	0.307	-
Middle	\$0	108	37.67%	0.102	-
High	\$0	130	37.67%	0.085	-
TOTAL					\$0

Tax Payment Credit					
Avg. Assessed Value					\$1,310,491
Debt Service Rate/\$1,000					\$1.51
Annual Tax Payment					\$1,984
Years Amortized					10
Interest Rate					4.77%
TOTAL					\$15,493

Facility Credit					
Unfunded Need					\$22,790
Developer Fee Obligation					\$11,395
TOTAL					\$11,395

SCHOOL IMPACT FEE					
					\$11,395

APPENDIX B.3

School Impact Fee Calculation:

Duplexes and Townhomes (Middle Housing) 1 Bedroom or Less Dwelling Unit (Woodinville Only)

Northshore School District, 2026 CFP

Site Acquisition Cost	Site Size (acres)	Per Acre Cost	Design Capacity	Cost/Student	Student Factor	Cost
Elementary	-	\$0	-	\$0	0.000	-
Middle	-	\$0	-	\$0	0.000	-
High	-	\$0	-	\$0	0.000	-
TOTAL						\$0

School Construction Cost	Construction Cost	Design Capacity	Cost/Student	Permanent Ft. ²	Student Factor	Cost
Elementary	\$74,000,000	530	\$139,623	89.39%	0.000	-
Middle	\$0	-	\$0	89.39%	0.000	-
High	\$0	-	\$0	89.39%	0.000	-
TOTAL						\$0

Relocatable Facilities Cost	Facility Cost	Design Capacity	Cost/Student	Relocatable Ft. ²	Student Factor	Cost
Elementary	\$0	-	\$0	10.61%	0.000	-
Middle	\$0	-	\$0	10.61%	0.000	-
High	\$0	-	\$0	10.61%	0.000	-
TOTAL						\$0

State Match Credit	Constr. Cost Alloc.	OSPI Ft. ² /Student	SCAP %	Student Factor	Credit
Elementary	\$0	90	37.67%	0.000	-
Middle	\$0	108	37.67%	0.000	-
High	\$0	130	37.67%	0.000	-
TOTAL					\$0

Tax Payment Credit					
Avg. Assessed Value					\$719,407
Debt Service Rate/\$1,000					\$1.51
Annual Tax Payment					\$1,089
Years Amortized					10
Interest Rate					4.77%
TOTAL					\$8,505

Facility Credit					
Unfunded Need					\$0
Developer Fee Obligation					\$0
TOTAL					\$0

SCHOOL IMPACT FEE					
					\$0

APPENDIX B.4

School Impact Fee Calculation:

Duplexes and Townhomes (Middle Housing) 2 Bedrooms or More Dwelling Unit (Woodinville Only)

Northshore School District, 2026 CFP

Site Acquisition Cost	Site Size (acres)	Per Acre Cost	Design Capacity	Cost/Student	Student Factor	Cost
Elementary	-	\$0	-	\$0	0.130	-
Middle	-	\$0	-	\$0	0.046	-
High	-	\$0	-	\$0	0.046	-
TOTAL						\$0

School Construction Cost	Construction Cost	Design Capacity	Cost/Student	Permanent Ft. ²	Student Factor	Cost
Elementary	\$74,000,000	530	\$139,623	89.39%	0.130	\$16,173
Middle	\$0	-	\$0	89.39%	0.046	-
High	\$0	-	\$0	89.39%	0.046	-
TOTAL						\$16,173

Relocatable Facilities Cost	Facility Cost	Design Capacity	Cost/Student	Relocatable Ft. ²	Student Factor	Cost
Elementary	\$0	-	\$0	10.61%	0.130	-
Middle	\$0	-	\$0	10.61%	0.046	-
High	\$0	-	\$0	10.61%	0.046	-
TOTAL						\$0

State Match Credit	Constr. Cost Alloc.	OSPI Ft. ² /Student	SCAP %	Student Factor	Credit
Elementary	\$0	90	37.67%	0.130	-
Middle	\$0	108	37.67%	0.046	-
High	\$0	130	37.67%	0.046	-
TOTAL					\$0

Tax Payment Credit					
Avg. Assessed Value					\$821,901
Debt Service Rate/\$1,000					\$1.51
Annual Tax Payment					\$1,244
Years Amortized					10
Interest Rate					4.77%
TOTAL					\$9,716

Facility Credit					
Unfunded Need					\$6,457
Developer Fee Obligation					\$3,228
TOTAL					\$3,228

SCHOOL IMPACT FEE					
					\$3,228

APPENDIX B.5

School Impact Fee Calculation:

Duplexes and Townhomes (Middle Housing) 2 Bedrooms or Less Dwelling Unit

Northshore School District, 2026 CFP

Site Acquisition Cost	Site Size (acres)	Per Acre Cost	Design Capacity	Cost/Student	Student Factor	Cost
Elementary	-	\$0	-	\$0	0.052	-
Middle	-	\$0	-	\$0	0.045	-
High	-	\$0	-	\$0	0.026	-
TOTAL						\$0

School Construction Cost	Construction Cost	Design Capacity	Cost/Student	Permanent Ft. ²	Student Factor	Cost
Elementary	\$74,000,000	530	\$139,623	89.39%	0.052	\$6,483
Middle	\$0	-	\$0	89.39%	0.045	-
High	\$0	-	\$0	89.39%	0.026	-
TOTAL						\$6,483

Relocatable Facilities Cost	Facility Cost	Design Capacity	Cost/Student	Relocatable Ft. ²	Student Factor	Cost
Elementary	\$0	-	\$0	10.61%	0.052	-
Middle	\$0	-	\$0	10.61%	0.045	-
High	\$0	-	\$0	10.61%	0.026	-
TOTAL						\$0

State Match Credit	Constr. Cost Alloc.	OSPI Ft. ² /Student	SCAP %	Student Factor	Credit
Elementary	\$0	90	37.67%	0.052	-
Middle	\$0	108	37.67%	0.045	-
High	\$0	130	37.67%	0.026	-
TOTAL					\$0

Tax Payment Credit					
Avg. Assessed Value					\$719,407
Debt Service Rate/\$1,000					\$1.51
Annual Tax Payment					\$1,089
Years Amortized					10
Interest Rate					4.77%
TOTAL					\$8,505

Facility Credit					
Unfunded Need					\$0
Developer Fee Obligation					\$0
TOTAL					\$0

SCHOOL IMPACT FEE					
					\$0

APPENDIX B.6

School Impact Fee Calculation:

Duplexes and Townhomes (Middle Housing) 3 Bedrooms or More Dwelling Unit

Northshore School District, 2026 CFP

Site Acquisition Cost	Site Size (acres)	Per Acre Cost	Design Capacity	Cost/Student	Student Factor	Cost
Elementary	-	\$0	-	\$0	0.145	-
Middle	-	\$0	-	\$0	0.047	-
High	-	\$0	-	\$0	0.050	-
TOTAL						\$0

School Construction Cost	Construction Cost	Design Capacity	Cost/Student	Permanent Ft. ²	Student Factor	Cost
Elementary	\$74,000,000	530	\$139,623	89.39%	0.145	\$18,083
Middle	\$0	-	\$0	89.39%	0.047	-
High	\$0	-	\$	89.39%	0.050	-
TOTAL						\$18,083

Relocatable Facilities Cost	Facility Cost	Design Capacity	Cost/Student	Relocatable Ft. ²	Student Factor	Cost
Elementary	\$0	-	\$0	10.61%	0.145	-
Middle	\$0	-	\$0	10.61%	0.047	-
High	\$0	-	\$0	10.61%	0.050	-
TOTAL						\$0

State Match Credit	Constr. Cost Alloc.	OSPI Ft. ² /Student	SCAP %	Student Factor	Credit
Elementary	\$0	90	37.67%	0.145	-
Middle	\$0	108	37.67%	0.047	-
High	\$0	130	37.67%	0.050	-
TOTAL					\$0

Tax Payment Credit					
Avg. Assessed Value					\$924,394
Debt Service Rate/\$1,000					\$1.51
Annual Tax Payment					\$1,399
Years Amortized					10
Interest Rate					4.77%
TOTAL					\$10,928

Facility Credit					
Unfunded Need					\$7,155
Developer Fee Obligation					\$3,577
TOTAL					\$3,577

SCHOOL IMPACT FEE					
					\$3,577

APPENDIX B.7

School Impact Fee Calculation:

Multi-Family (Apartments/Condos) 1 Bedroom or Less Dwelling Unit

Northshore School District, 2026 CFP

Site Acquisition Cost	Site Size (acres)	Per Acre Cost	Design Capacity	Cost/Student	Student Factor	Cost
Elementary	-	\$0	-	\$0	0.014	-
Middle	-	\$0	-	\$0	0.001	-
High	-	\$0	-	\$0	0.005	-
TOTAL						\$0

School Construction Cost	Construction Cost	Design Capacity	Cost/Student	Permanent Ft. ²	Student Factor	Cost
Elementary	\$74,000,000	530	\$139,623	89.39%	0.014	\$1,807
Middle	\$0	-	\$0	89.39%	0.001	-
High	\$0	-	\$0	89.39%	0.005	-
TOTAL						\$1,807

Relocatable Facilities Cost	Facility Cost	Design Capacity	Cost/Student	Relocatable Ft. ²	Student Factor	Cost
Elementary	\$0	-	\$0	10.61%	0.014	-
Middle	\$0	-	\$0	10.61%	0.001	-
High	\$0	-	\$0	10.61%	0.005	-
TOTAL						\$0

State Match Credit	Constr. Cost Alloc.	OSPI Ft. ² /Student	SCAP %	Student Factor	Credit
Elementary	\$0	90	37.67%	0.014	-
Middle	\$0	108	37.67%	0.001	-
High	\$0	130	37.67%	0.005	-
TOTAL					\$0

Tax Payment Credit					
Avg. Assessed Value					\$310,140
Debt Service Rate/\$1,000					\$1.51
Annual Tax Payment					\$470
Years Amortized					10
Interest Rate					4.77%
TOTAL					\$3,666

Facility Credit					
Unfunded Need					\$0
Developer Fee Obligation					\$0
TOTAL					\$0

SCHOOL IMPACT FEE					
					\$0

APPENDIX B.8

School Impact Fee Calculation:

Multi-Family (Apartments/Condos) 2 Bedrooms or More Dwelling Unit

Northshore School District, 2026 CFP

Site Acquisition Cost	Site Size (acres)	Per Acre Cost	Design Capacity	Cost/Student	Student Factor	Cost
Elementary	-	\$0	-	\$0	0.061	-
Middle	-	\$0	-	\$0	0.029	-
High	-	\$0	-	\$0	0.031	-
TOTAL						\$0

School Construction Cost	Construction Cost	Design Capacity	Cost/Student	Permanent Ft. ²	Student Factor	Cost
Elementary	\$74,000,000	530	\$139,623	89.39%	0.061	\$7,666
Middle	\$0	-	\$0	89.39%	0.029	-
High	\$0	-	\$0	89.39%	0.031	-
TOTAL						\$7,666

Relocatable Facilities Cost	Facility Cost	Design Capacity	Cost/Student	Relocatable Ft. ²	Student Factor	Cost
Elementary	\$0	-	\$0	10.61%	0.061	-
Middle	\$0	-	\$0	10.61%	0.029	-
High	\$0	-	\$0	10.61%	0.031	-
TOTAL						\$0

State Match Credit	Constr. Cost Alloc.	OSPI Ft. ² /Student	SCAP %	Student Factor	Credit
Elementary	\$0	90	37.67%	0.061	-
Middle	\$0	108	37.67%	0.029	-
High	\$0	130	37.67%	0.031	-
TOTAL					\$0

Tax Payment Credit					
Avg. Assessed Value					\$605,333
Debt Service Rate/\$1,000					\$1.51
Annual Tax Payment					\$916
Years Amortized					10
Interest Rate					4.77%
TOTAL					\$7,156

Facility Credit					
Unfunded Need					\$510
Developer Fee Obligation					\$255
TOTAL					\$255

SCHOOL IMPACT FEE					
					\$255