

## Brad Johnson

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**From:** Valori Vargas <VVargas@be.wednet.edu>  
**Sent:** Monday, April 28, 2025 3:51 PM  
**To:** Brad Johnson  
**Cc:** Miranda Sires; Chris Pearson  
**Subject:** Re: City of Burlington - Capital Improvement Plan Update (CIP)

### External

Brad,

See our responses below in blue font. If you have any questions, please let me know.

1. A list of any proposed construction projects in the City of Burlington, including new facilities, remodels, and demolitions.

None

2. Estimated costs for the identified construction projects.

None

3. A description of how the City's projected growth is expected to impact the services provided by your agency.

Based on the Enrollment Forecast Report completed by FloAnalytics in August 2024, the District is projecting a decrease in enrollment over the next several years, despite the City's projected growth. The projected decrease in enrollment has caused the District to consolidate and reconfigure our schools in the 2025-2026 school year.

In regards to our Capital planning information, we are currently working on the list provided in our 6-Year Capital Facilities Plan. Please refer to this list. We may need to add projects to our list as a result of our consolidation/reconfiguration planning. How do you want us to communicate with you when these projects come up? We don't expect big projects, but we anticipate some potential projects at West View and LU. All projects will be included in our new 6-Year Capital Facilities Plan, which we will complete in the fall of 2025 (a year earlier than required). We will send you our new plan after it has been approved by our school board.

Sincerely,  
Valori Vargas

On Mon, Apr 28, 2025 at 10:51 AM Brad Johnson <[bradmj@burlingtonwa.gov](mailto:bradmj@burlingtonwa.gov)> wrote:  
Valorie,

I the message below contains an error. Please provide us with your updated capital planning documentation by May 12, 2025.

Thanks,

Brad

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**From:** Brad Johnson  
**Sent:** Monday, April 28, 2025 10:49 AM  
**To:** Valori Vargas <[VVargas@be.wednet.edu](mailto:VVargas@be.wednet.edu)>  
**Cc:** Miranda Sires <[mirandas@burlingtonwa.gov](mailto:mirandas@burlingtonwa.gov)>  
**Subject:** City of Burlington - Capital Improvement Plan Update (CIP)

Valorie,

As required by the Washington State Growth Management Act (GMA) the City is currently preparing an updated Capital Improvement Plan (CIP). The updated CIP will cover a six-year period between 2026 and 2031. As part of this effort, we are required to coordinate with other public agencies to ensure public facilities are adequate to serve the City's projected growth. The CIP is also intended to ensure capital projects planned by agencies operating within the City of Burlington are feasible and consistent with the City's zoning and development regulations.

Importantly, under the City's adopted comprehensive plan and development regulations, all public agencies operating in the City of Burlington are required to provide capital planning information for a six-year period. Updated information must be provided on an annual basis. Consistent with Burlington Comprehensive Plan Policies (BCPP) and the Burlington Municipal Code (BMC), we are not able to issue permits or approvals to public agencies unless they have provided the required capital planning information (BCPP 6.4.1 and BMC 17.68.050).

Of particular importance for the Burlington Edison School District, capital planning information that directly relates to population growth, such as student enrollment projections, must be based on, and clearly cite, the official growth projections for the City of Burlington (BCPP 6.5.1.1). For the period between 2022 and 2045, the official adopted growth projections show Burlington will grow by 4,819 people and 2,843 housing units. Copies of the relevant growth projections have been provided below.

The City requires the following capital planning information for the six-year period between 2026 and 2031:

1. A list of any proposed construction projects in the City of Burlington, including new facilities, remodels, and demolitions.
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3. A description of how the City's projected growth is expected to impact the services provided by your agency.

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2. Estimated costs for the identified construction projects.
3. A description of how the City's projected growth is expected to impact the services provided by your agency.

Please provide the information identified above by **May 4, 2024**.

Thank you,

**Brad Johnson**  
Community Development Director  
City of Burlington  
360-755-9717 (7201)  
[bradmj@burlingtonwa.gov](mailto:bradmj@burlingtonwa.gov)

***Population projections:***

Urban Growth Areas	2022 Population Estimates	2045 Initial Population Allocations	2022-2045 Projected Population Growth		
			Amount	Percent of Total Growth	Percent Growth by Area
Anacortes	17,983	22,971	4,988	16.9%	27.7%
Burlington	12,111	16,930	4,819	16.3%	39.8%
Mount Vernon	37,679	46,460	8,781	29.7%	23.3%
Sedro-Woolley	14,096	18,582	4,486	15.2%	31.8%
Concrete	949	1,130	181	0.6%	19.1%
Hamilton	302	302	0	0.0%	0.0%
La Conner	980	1,191	211	0.7%	21.5%
Lyman	425	425	0	0.0%	0.0%
Bayview Ridge	1,694	1,694	0	0.0%	0.0%
Swinomish	2,565	2,764	199	0.7%	7.8%
<b>UGAs Subtotal</b>	<b>88,784</b>	<b>112,449</b>	<b>23,665</b>	<b>80.0%</b>	<b>N/A</b>
Rural (outside UGAs)	42,465	48,381	5,916	20.0%	13.9%
<b>Grand Total</b>	<b>131,249</b>	<b>160,830</b>	<b>29,581</b>	<b>100.0%</b>	<b>N/A</b>

***Housing projections:***

Urban Growth Areas	Initial Allocation of Net New Housing Needed (2020-2045)						Total
	0-30% AMI*	31-50% AMI	51-80% AMI	81-100% AMI	101-120% AMI	Above 120% AMI	
Anacortes	924	592	422	226	201	577	2,942
Burlington	893	572	408	218	194	558	2,843
Mount Vernon	1,627	1,043	743	398	353	1,016	5,180
Sedro-Woolley	831	533	380	203	180	519	2,646
Concrete	34	22	15	8	7	21	107
Hamilton	0	0	0	0	0	0	0
La Conner	39	25	18	10	8	24	124
Lyman	0	0	0	0	0	0	0
Bayview Ridge	0	0	0	0	0	0	0
Swinomish	37	24	17	9	8	23	118
<b>UGAs Subtotal</b>	<b>4,385</b>	<b>2,811</b>	<b>2,003</b>	<b>1,072</b>	<b>951</b>	<b>2,738</b>	<b>13,960</b>
Rural (outside UGAs)	89	57	501	268	238	2,337	3,490
<b>Grand Total</b>	<b>4,474</b>	<b>2,868</b>	<b>2,504</b>	<b>1,340</b>	<b>1,189</b>	<b>5,075</b>	<b>17,450</b>