



KENT SCHOOL DISTRICT
EQUITY | EXCELLENCE | COMMUNITY

Six-Year Capital Facilities Plan 2021-2022 through 2027-2028

June 2022

Kent School District No. 415
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Kent, Washington 98030-6643
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Six-Year Capital Facilities Plan

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I - Executive Summary

This Six-Year Capital Facilities Plan has been prepared by the Kent School District as the organization's capital facilities planning document, in compliance with the requirements of Washington's Growth Management Act, King County Code K.C.C. 21A.43 and Cities of Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac. This annual Plan update was prepared using data available in the spring of 2022 for the 2022-2023 school year. This annual update of the Plan reflects no new major capital projects, a zero-dollar impact fee rate due to declining enrollment and new capacity study.

This Plan is consistent with prior long-term capital facilities plans adopted by the Kent School District. This Plan is not intended to be the sole planning document for all the district's needs. The district may prepare interim and periodic Long-Range Capital Facilities Plans consistent with Board Policies, considering a longer or shorter period, other factors and trends in the use of facilities, and other needs of the district as may be required.

Prior Capital Facilities Plans of the Kent School District have been adopted by Metropolitan King County Council and Cities of Kent, Covington, Auburn, and Renton and included in the Capital Facilities Plan element of the Comprehensive Plans of each jurisdiction. This Plan has also been submitted to the cities of Black Diamond, Maple Valley, and SeaTac for their information and inclusion in their Comprehensive Plans.

In order for impact fees to be collected in the unincorporated areas of Kent School District, the Metropolitan King County Council must adopt this Plan and a fee- implementing ordinance for the District. For impact fees to be collected in the incorporated portions of the District, the cities of Kent, Covington, Renton and Auburn must also adopt this Plan and their own school impact fee ordinances.

This Capital Facilities Plan establishes a standard of service in order to ascertain current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for capacity, those guidelines do not account for local program needs in the District. The Growth Management Act, King County and City codes and ordinances authorize the District to make adjustments to the standard of service based on specific needs for students of the District.

This Plan includes the standard of service as established by Kent School District. Program capacity is based on an average capacity and updated to reflect changes to special programs served in each building. Portables in the capacity calculation use the same standard of service as the permanent facilities.

The capacity of each school in the District is calculated based on the District's standard of service and the existing inventory of permanent facilities. The District's program capacity of permanent facilities reflects program changes and the state's mandated reduction of class size to meet the standard of service for Kent School District. Portables provide additional interim capacity.

Kent School District is the fifth largest (FTE basis) district in the state. Enrollment is electronically reported monthly to the Office of the Superintendent of Public Instruction ("OSPI") on Form P-223. Although funding apportionment is based on Annual Average Full Time Equivalent (AAFTE), enrollment on October 1 is a widely recognized "snapshot in time" that is used to report the District's enrollment for the year as reported to OSPI.

The District's standard of service, enrollment history and projections, and use of interim facilities are reviewed in detail in various sections of this Plan. The District plans to continue to satisfy concurrency requirements through the interim use of portables.

This Plan currently represents projects in process funded primarily by the Kent School District's 2016 Bond, as well as the 2018 Capital Construction Levy. Additional information about these projects can be found on the district's capital projects homepage ([link](#)). Additionally, project updates sent to our community of stakeholders can be accessed on the KSD website ([link](#)).

Based on revised student generation rates, and district enrollment projects, the district has updated the proposed student impact fee rate for the coming year. For a short overview, see Section IX (Summary of Changes to the June 2021 Capital Facilities Plan).

II - Six - Year Enrollment Projection

For capital facilities planning, enrollment growth projections are based on cohort survival and student yield from documented residential construction projected over the next six years (*See Table 2*). For this Plan, the district relied substantially on the results from Dr. Les Kendrick's study of long-range enrollment forecasts for the Kent School District in the Winter of 2021.

King County live births and the District's relational percentage average were used to determine the number of kindergartners entering the system (*See Table 1*). 8.26% of 25,273 King County live births in 2017 is projected for 2,087 students expected in Kindergarten for October 1, 2022. This is a decrease of 738 live births in King County over the previous year (*See Table 2*).

Early Childhood Education students (also identified as "ECE"), "Early Childhood Special Education ("ECSE") students are forecast and reported to OSPI separately on Form P-223H for Special Education Enrollment. Capacity is reserved to serve students in the ECE programs at elementary schools.

In addition to live birth data, enrollment projections for October 1, 2022 going forward rely upon the results of the enrollment study by Dr. Kendrick, utilizing the "medium growth" methodology.

Within practical limits, the District has kept abreast of proposed developments. The District will continue to track new development activity to determine impact to schools. Information on new residential developments and the completion of these proposed developments in all jurisdictions will be considered in the District's future analysis of growth projections.

The Kent School District serves eight permitting jurisdictions: unincorporated King County, the cities of Kent, Covington, Renton, and Auburn and smaller portions of the cities of SeaTac, Black Diamond, and Maple Valley.

STUDENT GENERATION FACTOR

"Student Factor" is defined by King County code as "the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit" based on district records of average actual student generated rates for developments completed within the last ten years.

Following these guidelines, the student generation rate for Kent School District is as follows:

Single Family	Elementary	.270
	Middle School	.105
	Senior High	<u>.075</u>
	Total	.450
Multi-Family	Elementary	.082
	Middle School	.035
	Senior High	<u>.029</u>
	Total	.146

The student generation factor is based on 2,967 SFD (Single Family Detached) units built between 2012 and 2022. There are 801 K-6 students geocoded to those homes. Therefore, the SFD student yield for students in grades K thru 6 is 0.270, translating to 0.27 student for every new SFD unit built or 27 students for every 100. Apartments and Condos were calculated independently, then combined for the Multi-Family attached student yields.

In preparing the 2021-2022 to 2026-2027 Capital Facilities Plan the District contracted with Davis Demographics, a noted expert in demographic studies for school districts, to analyze and prepare the student generation factor. EDC included both "garden" and "urban style" apartments in the calculation for multi-family residences.

Within the district's borders there are several income-based and multi-family housing projects coming on-line in 2022/2023. Once developed with occupancy occurring the District does recognize that the student generation for multi-family housing may impact future Capital Facilities Plan updates.

**KENT SCHOOL DISTRICT No. 415
OCTOBER REPORT 1251H (HEADCOUNT) ENROLLMENT HISTORY**

For 2022 CFP - Headcount Enrollment History

LB = Live Births	LB in 2008	LB in 2009	LB in 2010	LB in 2011	LB in 2012	LB in 2013	LB in 2014	LB in 2015	LB in 2016
October HC Enrollment	2013	2014	2015	2016	2017	2018	2019	2020	2021
King County Live Births ¹	25,222	25,057	24,514	24,630	25,032	24,910	25,348	25,487	26,011
Increase / Decrease	323	-165	-543	116	402	280	316	139	524
Kindergarten / Birth % ¹	8.40%	8.34%	8.34%	8.17%	8.14%	7.98%	7.93%	6.68%	7.06%
Kindergarten	2,119	2,090	2,045	2,013	2,037	1,989	2,010	1,703	1,836
Grade 1	2,186	2,127	2,131	2,067	2,056	2,061	2,036	1,882	1,768
Grade 2	2,055	2,190	2,163	2,163	2,077	2,008	2,091	1,980	1,817
Grade 3	1,922	2,070	2,176	2,195	2,143	2,043	1,995	2,001	1,938
Grade 4	2,087	1,956	2,089	2,195	2,218	2,118	2,038	1,912	1,924
Grade 5	2,008	2,116	1,958	2,103	2,189	2,169	2,120	1,937	1,872
Grade 6	2,079	2,023	2,058	1,952	2,120	2,184	2,164	2,024	1,894
Grade 7 Middle School	2,046	2,104	1,974	2,021	1,922	2,044	2,166	2,010	1,925
Grade 8 " "	2,121	2,091	2,100	2,021	2,043	1,882	2,073	2,086	1,937
Grade 9 Senior High	2,483	2,428	2,093	2,105	2,006	2,004	1,888	2,006	2,042
Grade 10 " "	2,046	2,151	2,165	2,099	2,080	1,946	2,035	1,813	1,959
Grade 11 " "	1,873	1,802	1,818	1,865	1,823	1,732	1,663	1,744	1,583
Grade 12 " "	1,539	1,576	1,742	1,730	1,810	1,654	1,634	1,484	1,655
Total Enrollment ²	26,564	26,724	26,512	26,529	26,524	25,834	25,913	24,582	24,150
Yearly Headcount Increase / Decrease	-48	160	-212	17	-5	-690	79	-1,331	-432
Cumulative Increase	-267	-107	-319	-302	-307	-997	-918	-2,249	-2,681
<i>Change to Full Day Kindergarten for all schools</i>									
¹ This number indicates actual births in King County 5 years prior to enrollment year as updated by Washington State Department of Health, Center for Health Statistics. Kent School District percentage based on actual Kindergarten enrollment 5 years later.									
² Enrollment reported to OSPI on Form P-223 generates basic education funding and excludes Early Childhood Special Education ("ECSE" & "B2" or Birth to 2 Preschool Inclusive Education) and excludes College-only Running Start students.									

**KENT SCHOOL DISTRICT No. 415
SIX - YEAR ENROLLMENT PROJECTION**

2021 - 2027 Enrollment Projections							
Full Day Kindergarten at all Elem	LB in 2016	LB in 2017	LB in 2018	LB in 2019	LB in 2020	Est LB in 2021	Est. LB in 2022
	ACTUAL ENROLLMENT	PROJECTED ENROLLMENT					
October	2021	2022	2023	2024	2025	2026	2027
King County Live Births	26,011	25,273	24,337	24,090	24,031	24,344	24,669
Increase / Decrease	524	-738	-936	-247	-59	313	325
Kindergarten / Birth %	7.06%	8.26%	8.19%	8.22%	8.23%	8.13%	8.13%
FD Kindergarten	1,836	2,087	1,993	1,979	1,978	1,980	2,006
Grade 1	1,768	2,096	2,143	2,041	2,027	2,024	2,026
Grade 2	1,817	2,079	2,103	2,146	2,044	2,028	2,025
Grade 3	1,938	2,008	2,088	2,107	2,150	2,046	2,030
Grade 4	1,924	2,003	2,020	2,096	2,115	2,156	2,052
Grade 5	1,872	2,033	2,000	2,013	2,089	2,106	2,146
Grade 6	1,894	1,964	2,060	2,021	2,035	2,109	2,126
Grade 7 <small>Middle School</small>	1,925	2,007	1,976	2,068	2,029	2,041	2,115
Grade 8 " "	1,937	2,072	2,032	1,997	2,090	2,049	2,060
Grade 9 <small>Senior High</small>	2,042	2,274	2,263	2,216	2,178	2,276	2,232
Grade 10 " "	1,959	2,138	2,116	2,102	2,058	2,021	2,112
Grade 11 " "	1,583	1,669	1,859	1,836	1,824	1,784	1,751
Grade 12 " "	1,655	1,320	1,465	1,628	1,608	1,596	1,561
Total Enrollment Projection	24,150	25,750	26,118	26,250	26,225	26,216	26,242
Yearly Increase/Decrease	-432	1,600	368	132	-25	-9	26
Yearly Increase/Decrease %	-1.76%	6.63%	1.43%	0.51%	-0.10%	-0.03%	0.10%
Total Enrollment Projection*	24,150	25,750	26,118	26,250	26,225	26,216	26,242
<i>*Does not include iGrad, RS</i>							
Live births for King County are estimates for year 2021 & 2022 Projection Source: Les Kendrick Demographic Study 2021 ("Medium Growth Model")							

III - Current Kent School District "Standard of Service"

In order to determine the capacity of facilities in a school district, King County Code 21A.06.1225 references a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the district which would best serve the student population.

This Plan includes the standard of service as established by Kent School District. The District has identified schools with significant special needs programs as "impact" schools and the standard of service targets a lower-class size at those facilities. Portables included in the capacity calculation use the same standard of service as the permanent facilities.

The standard of service defined herein will continue to evolve in the future. Kent School District is continuing a long-term strategic planning process combined with review of changes to capacity and standard of service. This process will affect various aspects of the District's standard of service and future changes will be reflected in future capital facilities plans.

Current Standards of Service for Elementary Students

- Class size ratio for grades K - 3 is planned for an average of 23 students per class, not to exceed 26.
- Class size ratio for grades 4 - 6 is planned for an average of 27 students per class, not to exceed 29.

Some special programs require specialized classroom space and the program capacity of some of the buildings housing these programs is reduced. Some students, for example, leave their regular classroom for a short period of time to receive instruction in special programs and space must be allocated to serve these programs.

Students may also be provided music instruction and physical education in a separate classroom or facility.

Some identified students will also be provided educational opportunities in classrooms for special programs such as those designated as follows:

- English Learners (EL)
- Education for Disadvantaged Students (Title I) – Federal Program
- Learning Assisted Programs (LAP) – State Program
- Highly Capable Students – State Program
- Reading, math or science Labs
- Dual Language Programs in four elementary schools and one middle school

Inclusive Education Service for Elementary and Secondary students with disabilities may be provided in a separate or self-contained classroom sometimes with a capacity of 10-15 students, depending on the program.

Current District Standards of Service for Secondary Students

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students which directly affect the capacity of the school buildings per the negotiated collective bargaining agreement with KEA.

- The average class size ratio for grades 7–8 is 30 students per class and 143 students per day, with a maximum daily class load/enrollment of 150 based on five class periods per day.
- The average class size ratio for grades 9-12 is 32 students per class and 153 students per day, with a maximum daily class load/enrollment of 160 based on five class periods per day.

Like Inclusive Education Programs listed above, many other secondary programs require specialized classroom space which can reduce the functional capacity of the permanent school buildings, such as technology labs, performing arts activities, a variety of career and technical education programs, and other specialized programs.

Space or Classroom Utilization

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during their planning periods, it is not possible to achieve 100% utilization of regular teaching stations at secondary schools. Based on the analysis of actual utilization of classrooms, the Kent School District has determined that the standard utilization rate is 95% for secondary schools. Functional capacity at elementary schools reflects 100% utilization at the elementary level.

IV - Inventory and Capacity of Existing Schools

Currently, the District has permanent functional capacity to house 39,946 students and interim (portable) capacity to house 4,360. This capacity is based on the District's Standard of Service as set forth in Section III. Included in this Plan is an inventory of the District's schools by type, address and current capacity (*See Table 3*). The ratio between permanent capacity and portable capacity is 89.1%-10.9%.

The functional capacity is periodically updated for changes in the programs, additional classrooms, and new schools. Functional capacity has been updated in this Plan to reflect program changes implemented in the Fall of 2021.

Calculation of Elementary, Middle School and Senior High School capacities are set forth in Appendices A, B, and C. Maps of existing schools are included.

For clarification, the following is a brief description of some of the non-traditional programs for students in Kent School District:

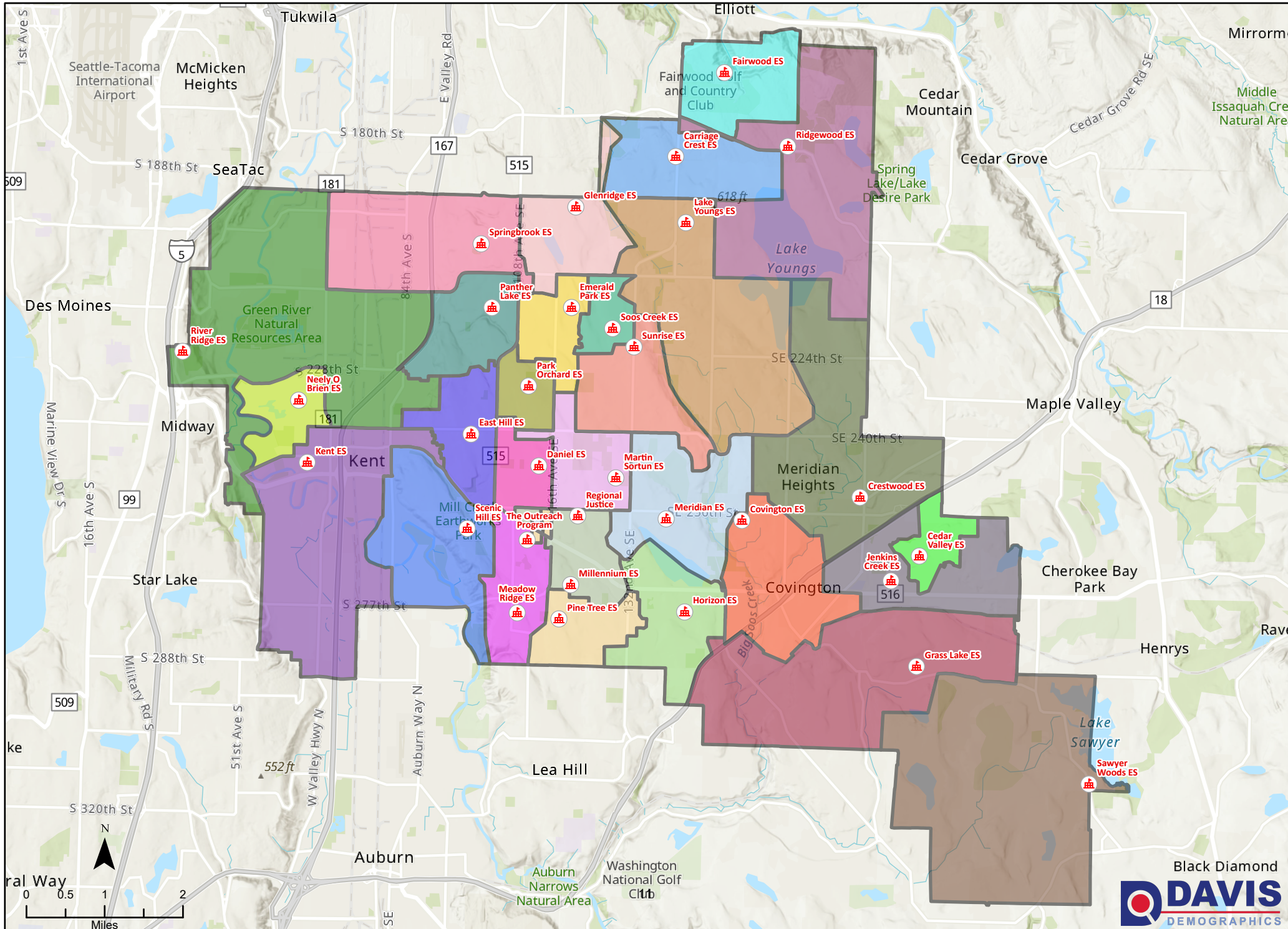
The 2021-2022 school year began with our newly branded Academy Program within the district, housed at our new Kent Laboratory Academy. The project was approved by the Kent Board of Directors in 2019 by utilizing funding from the 2016 Bond Project "20 Classrooms". The new facility has 24 classrooms and will now be utilized for many types of Academy related programs. The previous facility of this program (Kent Phoenix Academy Campus) will have the voter approved 2018 Levy Projects completed and has added to our current capacity for our District at the secondary level in the future.

iGrad - Kent School District has developed the Individualized Graduation and Degree Program or "iGrad". iGrad is an Open Door (Drop-out Reengagement) School that offers a second plus chance to students aged 16-21 who have dropped out of high school or are at risk of not earning a high school diploma by age 21. iGrad is not included in this Capital Facilities Plan, because it is served as a leased space at the Kent Hill Plaza Shopping Center. Over the past three years, enrollment in the iGrad program has averaged over 300 students.

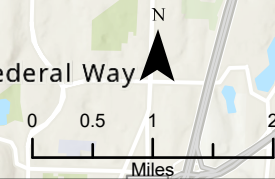
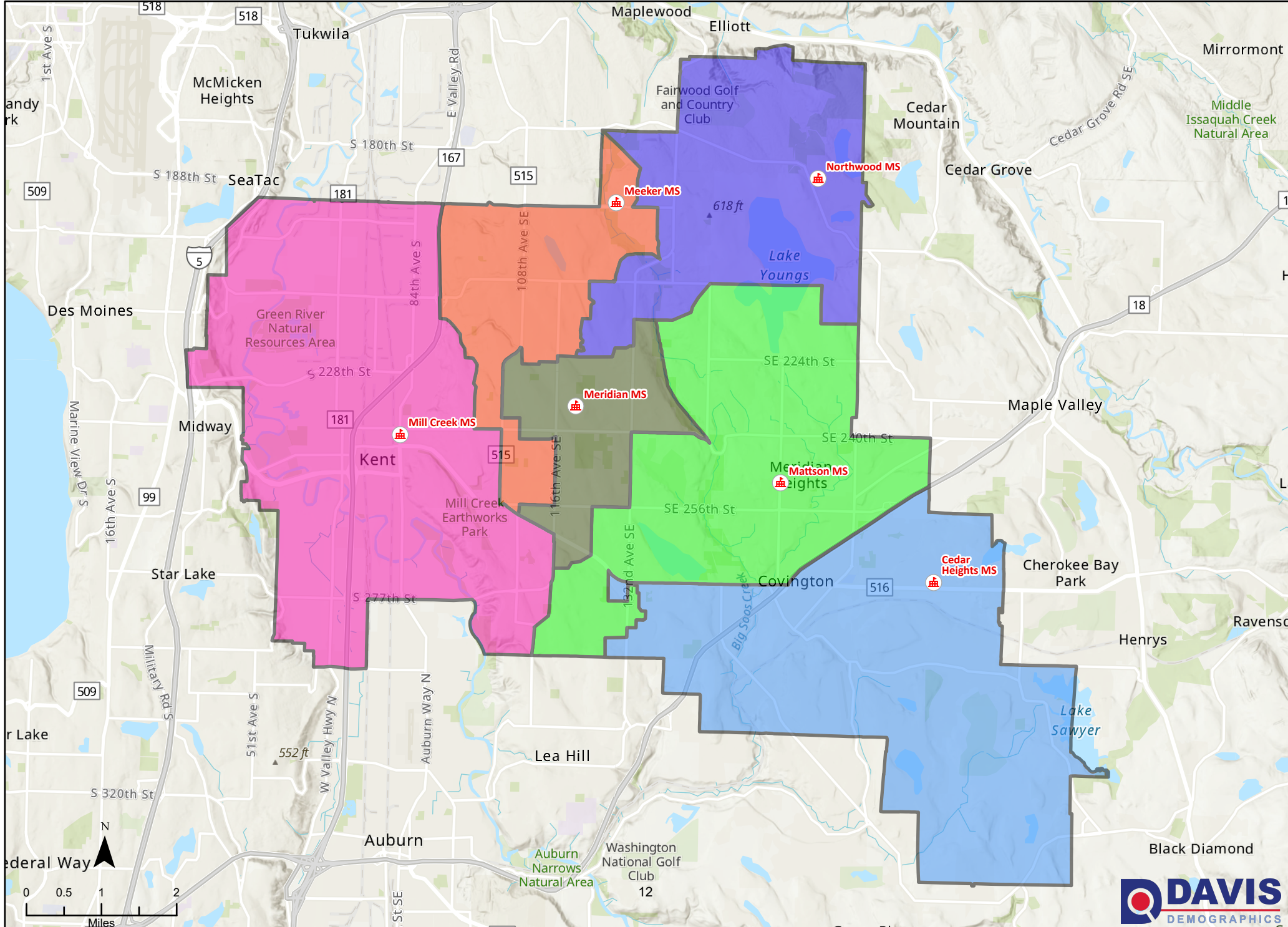
**KENT SCHOOL DISTRICT No. 415
INVENTORY and CAPACITY of EXISTING SCHOOLS**

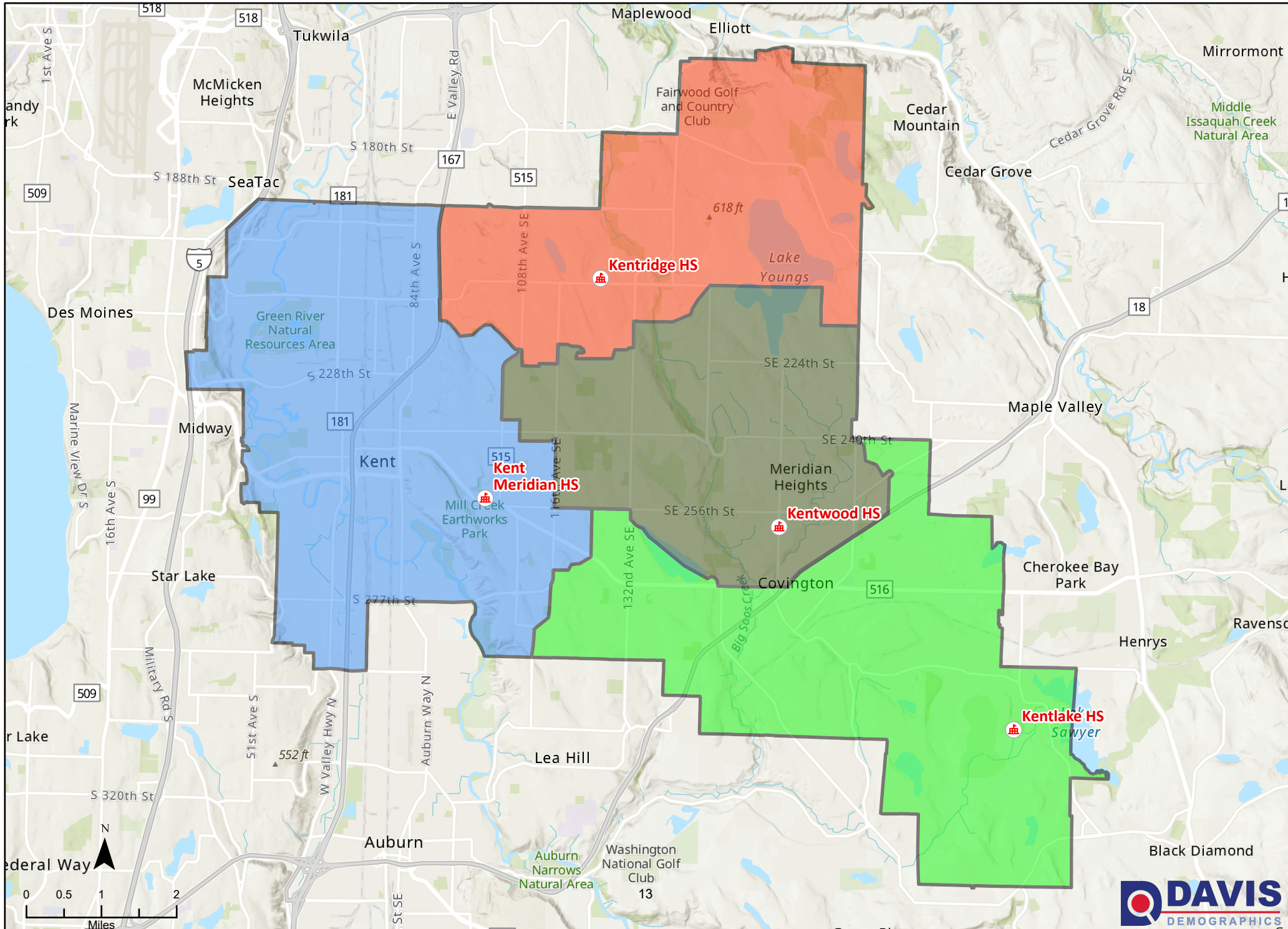
2021 - 2022				
SCHOOL	Year Opened	ABR	ADDRESS	Functional Capacity
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	626
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	568
Covington Elementary	2018	CO	25811 156th Avenue SE, Covington 98042	744
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	629
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	779
Emerald Park	1999	EP	11800 SE 216th Street, Kent 98031	653
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	528
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	640
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	591
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	595
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	634
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	668
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	760
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	725
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	768
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	706
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	820
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	688
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	864
Panther Lake Elementary	2009	PL	12022 SE 216th Street, Kent, 98031	813
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	728
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	732
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	661
River Ridge Elementary	2021	RR	00000 - 22420 Military Rd S SeaTac, WA	886
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	549
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	837
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	591
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	730
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	719
Elementary TOTAL				20,232
Cedar Heights Middle School	1993	CH	19640 SE 272 Street, Covington 98042	1,170
Mattson Middle School	1981	MA	16400 SE 251st Street, Covington 98042	1,020
Meeker Middle School	1970	MK	12600 SE 192nd Street, Renton 98058	1,170
Meridian Middle School	1958	MM	23480 - 120th Avenue SE, Kent 98031	1,110
Mill Creek Middle School	2005	MC	620 North Central Avenue, Kent 98032	1,200
Northwood Middle School	1996	NW	17007 SE 184th Street, Renton 98058	1,140
Kent Phoenix Acedamy	1966	KPA	11000 SE 264th Street, Kent 98030	1,140
Middle School TOTAL				7,950
Kent-Meridian High School	1951	KM	10020 SE 256th Street, Kent 98030	2,595
Kentlake Senior High School	1997	KL	21401 SE 300th Street, Kent 98042	2,714
Kentridge Senior High School	1968	KR	12430 SE 208th Street, Kent 98031	2,996
Kentwood Senior High School	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,917
Senior High TOTAL				11,222
Kent Laboratory Academy	2021	KLA	00000 - 208th St Kent, WA 98030	542
DISTRICT TOTAL				39,946

Elementary School Boundaries



Middle School Boundaries





V - Six-Year Planning and Construction Plan

In November [2016](#), the voters of the Kent School District approved a bond measure for \$252 million. This new bonding authority provided for the replacement for Covington Elementary school, which opened in August of 2018. The new River Ridge Elementary school and our new Kent Laboratory Academy opened August 2021.

As a critical component of capital facilities planning, county and city planners and decision-makers are encouraged to consider safe walking conditions for all students when reviewing applications and design plans for new roads and developments. This should include sidewalks for pedestrian safety to and from school and bus stops as well as bus pull-outs and turn-arounds.

Included in this Plan is an inventory of potential projects and sites identified by the District which are potentially acceptable site alternatives in the future (*See Table 4 & Sitemap*).

Voter approved bond issues have included funding for the purchase of sites for some of these and future schools, and the sites acquired to date are included in this Plan. Some funding is secured for purchase of additional sites, but some may be funded with impact fees as needed. Not all undeveloped properties meet current school construction requirements, and some property may be traded or sold to meet future facility needs.

The Board will continue an annual review of standards of service and those decisions will be reflected in each update of the Capital Facilities Plan.

Our District is in the initial stages of a future Capital Measure which is aligned to Strategic Plan and continues to make a priority to revitalize, rejuvenate and rebuild our aging schools as well as begin a process to remove interim classroom portables and find room or create permanent structures to reduce and eventually eliminate the more than 172 portable classrooms in our district. We will continue to determine capacity versus enrollment as well as programs to ensure this goal to reduce and or eliminate all portables in our district is obtained in the next several years.

As a part of the planning process, the District has been tracking a few major development projects which have affected enrollment and will continue to increase students' forecasts. On Meeker Street in Kent we have seen several major apartment complexes, ETHOS and Midtown 64 Apartments. These continue to have an impact on enrollment as they fill up their newly built facilities. Alexian Gateway Project is located on the corner of Military Road and Veterans Drive in Kent and will start occupancy in school year 2023-2024, with 283 planned units.

In Covington, we are tracking a multi-family house development which has been approved and construction has begun. The 1700-unit Lakepointe Urban Community will fall within our enrollment boundary and proposed completion of Phase 4 is shown to be 2027.

Construction in the Kent School District boundaries have been steadily rising over the last three years and planned communities are now being recognized through the planning teams in multiple city and county jurisdictions we serve.

APARTMENT PROJECTS WITH MULTIPLE BUILDINGS SHALL HAVE MONUMENT SIGNS — SHOWING THE STREET ADDRESSES OF EACH BUILDING AT EACH VEHICLE ENTRANCE TO THE SITE. EACH ETHICAL ENTRANCE SHALL ALSO HAVE AN ILLUMINATED SITE PLAN AND / OR DIRECTLY SIGNS. THE SIGNS SHALL SHOW THE LOCATION OF THE SIGN / THE VIEWER'S CURRENT LOCATION) AND ALL BUILDING ADDRESSES. DWELLING NUMBERS SHALL BE INCLUDED. THE MONUMENT SIGNS SHALL HAVE A CONTRASTING BACKGROUND COLOR. ALL SITE SIGNAGE TO BE PER OWNER'S SPECIFICATION AND DESIGN AND UNDER SEPARATE PERMIT.

* INDICATE APPROXIMATE LOCATION OF ILLUMINATED BUILDING ADDRESS SIGNAGE. SIGNAGE FOR BUILDINGS MUST INCLUDE THE ENTIRE BUILDING ADDRESS AND STREET NAME. THE BUILDING ADDRESS SHALL BE NO LESS THAN SIX (6) INCHES IN HEIGHT. THE BUILDING SIGN SHALL HAVE A CONTRASTING BACKGROUND COLOR.



542 1st AVE. SOUTH, FLOOR 4
SEATTLE, WASHINGTON 98104

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Consultant

Owner
TCR
TRAMMELL CROW RESIDENTIAL

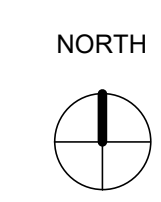


OLD MILITARY ROAD SOUTH

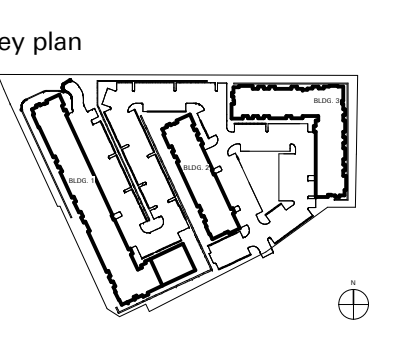
VETERANS DRIVE

AMENITY SPACE

- LEGEND**
- ONE BEDROOM UNITS
 - TWO BEDROOM UNITS
 - THREE BEDROOM UNITS
 - ♿ TYPE A UNITS
 - NO UNIT - GARAGE ONLY
 - * BUILDING SIGNAGE



1. UNIT NUMBERS READ TOP TO BOTTOM (FLOOR 1-4) AS INDICATED ON THE UNIT STACK



Professional Seal



ALEXAN GATEWAY APARTMENTS

23000 MILITARY RD S,
KENT, WA 98032

Drawn By RM
Project Manager RM
Job Number 075-18001
Date Of Original 12/13/19

Revisions

Mark	Date	Description
0	06/12/2019	PERMIT SET
2	01/09/2020	REV. 3 FTCD UPDATES
6	05/22/2020	PC1 CORRECTIONS

IFC SET
10/30/2020

UNIT NUMBERING/ ADDRESSING SHEET(1,2,3)

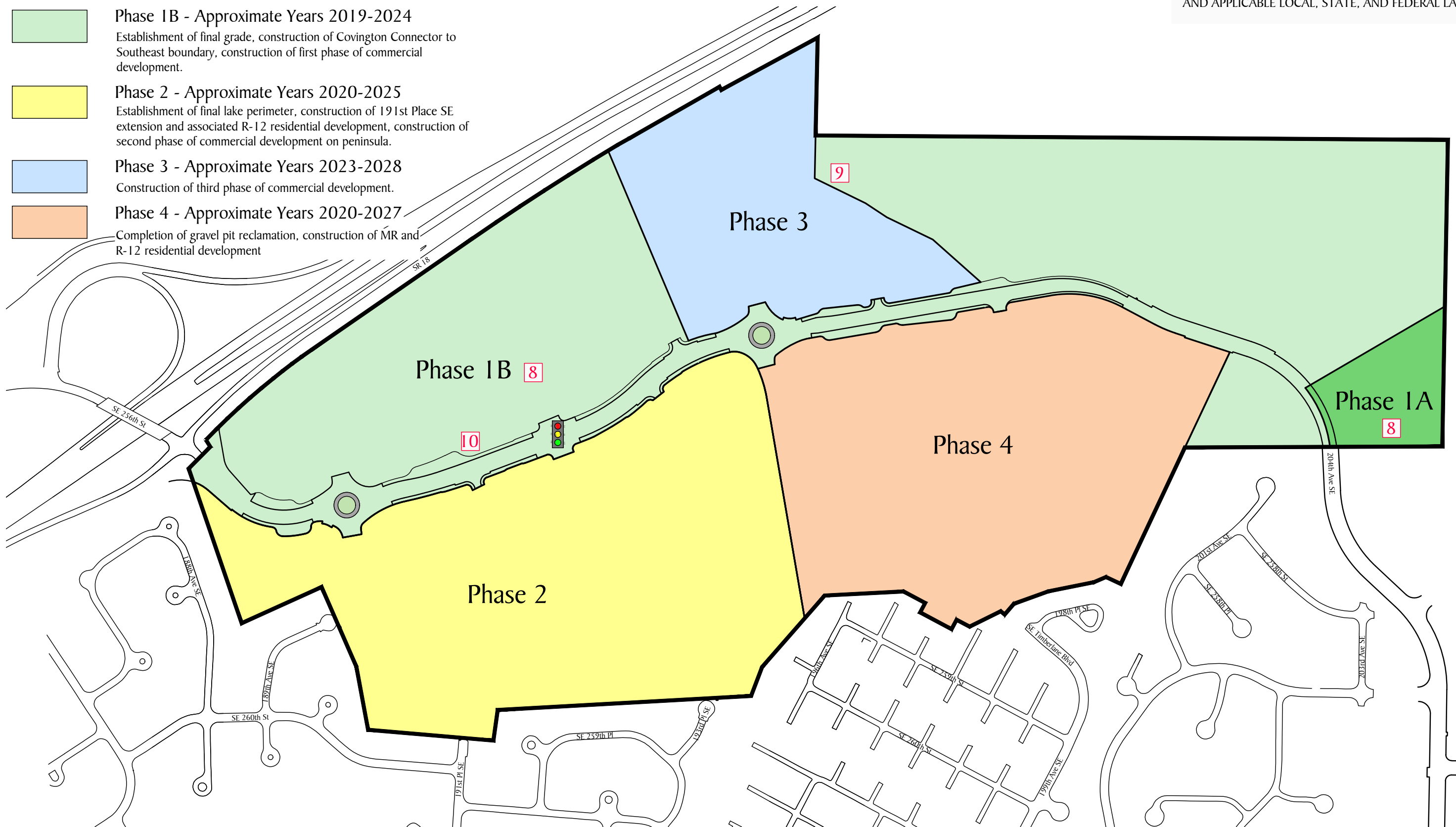
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Phasing Legend



- Phase 1A - Maple Hills Division 5**
 Preliminary Plat approval in third quarter 2021. Construction and Final Plat Recording 2022.
- Phase 1B - Approximate Years 2019-2024**
 Establishment of final grade, construction of Covington Connector to Southeast boundary, construction of first phase of commercial development.
- Phase 2 - Approximate Years 2020-2025**
 Establishment of final lake perimeter, construction of 191st Place SE extension and associated R-12 residential development, construction of second phase of commercial development on peninsula.
- Phase 3 - Approximate Years 2023-2028**
 Construction of third phase of commercial development.
- Phase 4 - Approximate Years 2020-2027**
 Completion of gravel pit reclamation, construction of MR and R-12 residential development

NOTE:
 THE LOCATION OF DEVELOPMENT, INCLUDING ROADWAYS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THEIR SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT, AND APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.



Lakepointe Urban Village



Phasing Map

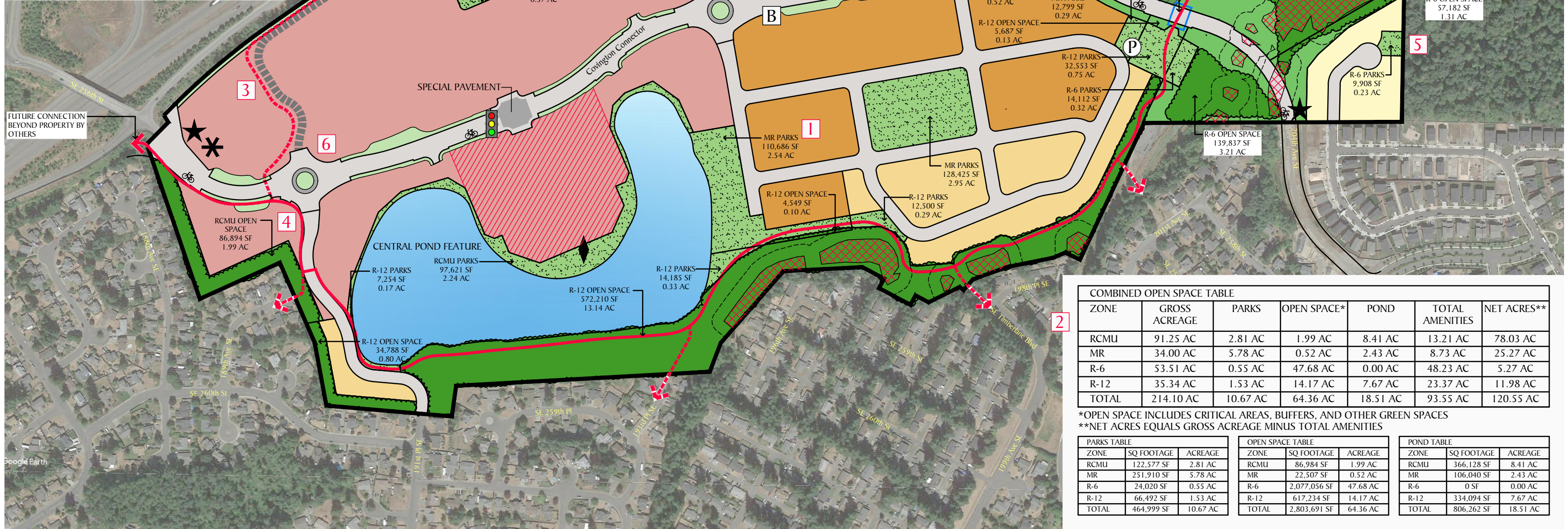


January 30, 2017
 Updated September 15, 2021

Legend

- Medium Density Residential (R-6)
- High Density Residential (R-12)
- Mixed Residential (MR)
- Mixed Use / Commercial (RCMU)
- Mix of Multi-Family and Commercial is Encouraged within Peninsula Area
- Public Streets
- Central Pond Feature
- Wetland
- Wetland Buffer
- Publicly Accessible Parks and Plazas
- Landscape Areas
- Disturbed (Graded) Open Space
- Undisturbed Open Space
- Covington Highlands Trail
- Trails / Offsite Trail Connections
- Steep Slope and Buffer
- Focal Point / Public Gathering Spot
- Gateway Element
- Proposed Park and Ride Facility
- Transit Stop
- Proposed Truck and Bus Return Route
- Stop Light
- Bike Route
- Proposed Trail Parking
- Jenkins Creek
- Pedestrian / Wildlife Undercrossing

NOTE:
 THE LOCATION OF DEVELOPMENT, INCLUDINGS ROADWAYS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THIER SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT, AND APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.



COMBINED OPEN SPACE TABLE

ZONE	GROSS ACREAGE	PARKS	OPEN SPACE*	POND	TOTAL AMENITIES	NET ACRES**
RCMU	91.25 AC	2.81 AC	1.99 AC	8.41 AC	13.21 AC	78.03 AC
MR	34.00 AC	5.78 AC	0.52 AC	2.43 AC	8.73 AC	25.27 AC
R-6	53.51 AC	0.55 AC	47.68 AC	0.00 AC	48.23 AC	5.27 AC
R-12	35.34 AC	1.53 AC	14.17 AC	7.67 AC	23.37 AC	11.98 AC
TOTAL	214.10 AC	10.67 AC	64.36 AC	18.51 AC	93.55 AC	120.55 AC

*OPEN SPACE INCLUDES CRITICAL AREAS, BUFFERS, AND OTHER GREEN SPACES
 **NET ACRES EQUALS GROSS ACREAGE MINUS TOTAL AMENITIES

PARKS TABLE

ZONE	SQ FOOTAGE	ACREAGE
RCMU	122,577 SF	2.81 AC
MR	251,910 SF	5.78 AC
R-6	24,020 SF	0.55 AC
R-12	66,492 SF	1.53 AC
TOTAL	464,999 SF	10.67 AC

OPEN SPACE TABLE

ZONE	SQ FOOTAGE	ACREAGE
RCMU	86,984 SF	1.99 AC
MR	22,507 SF	0.52 AC
R-6	2,077,056 SF	47.68 AC
R-12	617,234 SF	14.17 AC
TOTAL	2,803,691 SF	64.36 AC

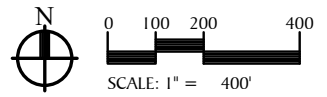
POND TABLE

ZONE	SQ FOOTAGE	ACREAGE
RCMU	366,128 SF	8.41 AC
MR	106,040 SF	2.43 AC
R-6	0 SF	0.00 AC
R-12	334,094 SF	7.67 AC
TOTAL	806,262 SF	18.51 AC

Lakepointe Urban Village



Master Development Plan



January 30, 2017
 Updated September 15, 2021

VI - Portable Classrooms

The Plan references use of portables as interim capacity for facilities.

Currently, the District utilizes portables to house students more than functional capacity and for program purposes at some school locations (*Please see Appendices A, B, C*).

Based on enrollment projections, implementation of full day kindergarten programs, lower state mandated class sizes, functional capacity, and no need for additional interim capacity, the District anticipates no need to purchase or lease additional portables during the next six-year period to ensure capacity requirement (Noted in section V. Six Yr. Planning Construction).

During the time period covered by this Plan, the District does not anticipate that all of the District's portables will be replaced by permanent facilities. During the useful life of some of the portables, the school-age population may decline in some communities and increase in others, and these portables provide the flexibility to accommodate the immediate needs of the community.

Portables may be used as interim facilities:

1. To prevent overbuilding or overcrowding of permanent school facilities.
2. To cover the gap between the times of demand for increased capacity and completion of permanent school facilities to meet that demand.
3. To meet unique program requirements.

Portables currently in the District's inventory are continually evaluated resulting in some being improved and some replaced or when possible, be removed due to life expectancy. The District's goal is to reduce and or eliminate all portables so we may provide an equitable learning environment for all.

The Plan projects that the District will use portables to accommodate interim housing needs for the next six years and beyond. The use of portables, their impacts on permanent facilities, life cycle and operational costs, and the interrelationship between portables, emerging technologies, and educational restructuring will continue to be examined.

VII - Projected Six-Year Classroom Capacity

As stated in Section IV, the functional capacity study is periodically updated for changes in special programs and reflects class size requirements, class size fluctuations etc. As shown in the Inventory and Capacity chart in Table 3, the functional capacity is also reflected in the capacity and enrollment comparison charts (*See Tables 5 & 5 a-b-c*).

Enrollment is electronically reported to OSPI on Form P-223 on a monthly basis and funding apportionment is based on Annual Average FTE (AAFTE). The first school day of October is widely recognized as the enrollment “snapshot in time” to report enrollment for the year.

Kent School District continues to be the fifth largest district (both FTE and headcount basis) in the state of Washington. The P-223 Headcount for October 2021 was 24,150 with kindergarten students counted at 1.0 and excluding ECSE and college-only Running Start students.

In October 2021, there were an additional 1,397 students in 11th and 12th grade participating in the Running Start program at different colleges and receiving credits toward both high school and college graduation. Of these students, 517 attended classes only at the college (“college-only”) and are excluded from FTE and headcount for capacity and enrollment comparisons. Kent School District has one of the highest Running Start program participation rates in the state.

Based on the enrollment forecasts, permanent facility inventory and capacity, current standard of service, portable capacity, and future additional classroom space, the District plans to continue to satisfy required capacity through the interim use of portables (*See Table 5 and Tables 5 a-b-c*).

While the district currently shows available capacity to address projected need on a purely statistical basis, there are variety of extenuating factors that need to be considered. First, the district is currently undertaking a study to understand how much of our existing physical space capacity is occupied by program needs, present and future. Our current capacity estimate is an accurate depiction of total available space; however, we are aware that it potentially overstates our ability to accommodate actual classroom growth. Our analysis of this program use will not be complete until the completion of this year’s plan, but we expect actual available classroom space to be significantly less. Secondly, the Kent School District currently makes significant use of portables, which we do not consider as part of our permanent standard of service. We have included portable space in our capacity figures, but long-term we do not consider that a permanent space solution. Thirdly, Kent is unusual in that it incorporates neighborhoods intersecting with at least 6 municipalities, including Kent, Auburn, Black Diamond, Maple Valley, Renton, and SeaTac. The district covers 73 square miles and includes over 40 schools. Within this large geographic area, we expect to have pockets of localized capacity need that are not necessarily reflected in the aggregate figures. As one example, the

Lakepointe Urban Village development in Covington may require new classroom capacity even as space may exist in schools on the far other end of the district's boundaries. Finally, COVID-19 has created significant enrollment loss in our community which we believe is temporary; a status shared by most of our neighboring districts. The district is not discontinuing its plans to accommodate for the return of those students, and future normal growth on top of that.

**KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY**

TOTAL DISTRICT

SCHOOL YEAR	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	P R O J E C T E D					
Permanent Functional Capacity 1	35,586	35,586	35,586	35,586	35,586	35,586	35,586
Changes to Permanent Capacity ¹ Capacity Increase (F)							
Additional Permanent Classrooms	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	35,586	35,586	35,586	35,586	35,586	35,586	35,586

Interim Portable Capacity							
Elementary Portable Capacity Required	3,405	3,405	3,405	3,405	3,405	3,405	3,405
Middle School Portable Capacity Required	315	315	315	315	315	315	315
Senior High School Portable Capacity Required	640	640	640	640	640	640	640
Interim Portable Capacity Total	4,360	4,360	4,360	4,360	4,360	4,360	4,360

TOTAL CAPACITY ¹	39,946	39,946	39,946	39,946	39,946	39,946	39,946
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TOTAL ENROLLMENT/ PROJECTION 2	24,150	25,750	26,118	26,250	26,225	26,216	26,242
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DISTRICT AVAILABLE CAPACITY	15,796	14,196	13,828	13,696	13,721	13,730	13,704
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1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: Les Kendrick Demographic Study, 2021 ("Medium Growth Model")

**KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY**

ELEMENTARY - Grades K - 6

SCHOOL YEAR							
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	P	R	O	J	E	C
		T	E	D			
Elementary Permanent Capacity ¹	16,827	16,827	16,827	16,827	16,827	16,827	16,827
Additional Permanent Classrooms ²	0	0	0	0	0	0	0
Subtotal	16,827	16,827	16,827	16,827	16,827	16,827	16,827
Interim Portable Capacity	3,405	3,405	3,405	3,405	3,405	3,405	3,405
TOTAL CAPACITY ^{1/2}	20,232	20,232	20,232	20,232	20,232	20,232	20,232
ENROLLMENT / PROJECTION ³	13,049	14,270	14,407	14,403	14,438	14,449	14,411
SURPLUS (DEFICIT) CAPACITY	7,183	5,962	5,825	5,829	5,794	5,783	5,821

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

² Additional classrooms will be placed at schools with the greatest need for alleviate overcrowding

³ Projection Source: Les Kendrick Demographic Study, 2021 ("Medium Growth Model")

Enrollment & Projections reflect FULL Day Kindergarten at ALL Elementary schools @ 1.0 & exclude ECSE Preschoolers.

**KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY**

MIDDLE SCHOOL - Grades 7 - 8

SCHOOL YEAR							
2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-2028	
Actual	P R O J E C T E D						

Middle School Permanent Capacity ¹	7,635	7,635	7,635	7,635	7,635	7,635	7,635
Changes to Middle School Capacity	0	0	0	0	0	0	0

Subtotal	7,635	7,635	7,635	7,635	7,635	7,635	7,635
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Portable Interim Capacity ¹

TOTAL CAPACITY ^{1 & 3}	7,635	7,635	7,635	7,635	7,635	7,635	7,635
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ENROLLMENT / PROJECTION ²	3,862	4,079	4,008	4,065	4,119	4,090	4,175
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SURPLUS (DEFICIT) CAPACITY	3,773	3,556	3,627	3,570	3,516	3,545	3,460
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No Classroom Portables required at middle schools at this time. Some Portables used for classroom and program purposes.

- 1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.
- 2 Projection Source: Les Kendrick Demographic Study, 2021 ("Medium Growth Model")
- 3 Surplus capacity due to grade level reconfiguration - All 9th grade students moved to the high schools in Fall 2004.

KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY

SENIOR HIGH - Grades 9 - 12

SCHOOL YEAR										
	2021-22	2022-23	2023-24	2024-25	2025-2026	2026-27	2027-28			
	Actual	P	R	O	J	E	C	T	E	D
Senior High Permanent Capacity ¹	10,582	10,582	10,582	10,582	10,582	10,582	10,582	10,582	10,582	10,582
Changes to High School Capacity	0	0	0	0	0	0	0	0	0	0
Subtotal	10,582	10,582	10,582	10,582	10,582	10,582	10,582	10,582	10,582	10,582
Portables Interim Capacity 1										
TOTAL CAPACITY ¹	10,582	10,582	10,582	10,582	10,582	10,582	10,582	10,582	10,582	10,582
ENROLLMENT / PROJECTION ³	7,239	7,401	7,703	7,782	7,668	7,677	7,656			
SURPLUS (DEFICIT) CAPACITY	3,343	3,181	2,879	2,800	2,914	2,905	2,926			

No Classroom Portables required at this time. Some Portables used for classroom and program purposes.

¹ Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

³ Projection Source: Les Kendrick Demographic Study, 2021 ("Medium Growth Model")

VIII - Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2021-2022 through 2027-2028. The financing components include secured and unsecured funding and impact fees. The plan is based on future bond issues, state school construction assistance, collection of impact fees under the State Growth Management Act and voluntary mitigation fees paid pursuant to State Environmental Policy Act.

In November 2016, the District held a special election to approve the authorization of \$252,000,000 in bonding authority. The projects described below are part of this authorization. The first series of bonds (\$80 million) were issued in February 2017, which funded the Covington Elementary Replacement School, as well as other infrastructure projects. Impact fees were used at both River Ridge Elementary School and Kent Laboratory Academy projects due to escalation in construction pricing across the Pacific Northwest.

According to RCW 82.02.090, the definition of an impact fee is ". . . a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. 'Impact fee' does not include a reasonable permit or application fee." Mitigation or impact fees can be calculated on the basis of "unhoused student need" or "the maintenance of a district's level of service" as related to new residential development.

A mitigation/impact fee may be imposed based upon a determination of insufficient existing permanent and/or interim portable school space or to pay for permanent and/or newly acquired interim portable school space previously constructed as a result of growth in the district. A district's School Board must first approve the application of the mitigation or impact fees and, in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district, counties, cities and towns. (Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac)

Though the current enrollment projections increase for both elementary and secondary schools are relatively flat, the ongoing need to provide permanent instructional facilities to house students is a driving need as the shifts in our family populations continue, due to ongoing development. Previously collected Impact fees may be used to support and address the challenges related to the number of interim instructional facilities currently in use, the replacement of some of these aged facilities, the maintenance of the district's level of services, and the potential expansions to existing facilities in future years.

The Kent School District 2021-2022 CFP update includes continued execution of the 2016 Capital Bond Projects and anticipation of the data collection and review of our Facility Assessment Reports within the coming months. With the opening of our River Ridge Elementary School and the Kent

Laboratory Academy, we are advancing opportunities to add capacity for our programs and student-based needs. The District Facilities and Capital Planning Teams have been preparing to complete an initial plan (Spring 2022) as we move the next steps of creating a Capital Bond Planning Task Force (CBPTF) – which will include District personnel, design professionals, teaching staff, student voice as well as community members to being well collaborated discussions to this platform. Our initial plan has revealed priorities including school replacement due to age, and the need for added permanent facilities to (1) reduce and eliminate our need for portables and (2) accommodate future growth as housing in the Kent region continues to expand. Once the CBPTF has it will be brought before the District’s Board of Directors for comments, discussion, and approval. A Capital Bond Measure would follow soon after approval. Future updates to this Capital Facilities Plan will include details of any adopted planning.

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Capital Planning Team. Please see pages 13-14 for a summary of the cost basis.

Cost Basis Summary

For impact fee calculations, construction estimated costs are based on the last elementary school built in Kent, adjusted for inflation, and projected cost future elementary school, as well as average pricing of nearby school districts recently built new middle and new high school projects.

Project	Projected Cost
New Elementary School	\$68,000,000
New Middle School	\$155,000,000
New High School	\$220,000,000

Site Acquisition Cost

The site acquisition cost is based on an average cost of sites purchased or built on within the last ten years. Please see Table 7 for a list of site acquisition costs and averages.

District Adjustment

The impact fee calculations on Appendix B & C result in a zero-dollar impact fee total for this year but may be adjusted if needed per RCW 36.70A.130(2)(b) provision.

**KENT SCHOOL DISTRICT No. 415
SIX-YEAR FINANCE PLAN**

									Secured	Unsecured	Impact	
SCHOOL FACILITIES	*	2022	2023	2024	2025	2026	2027	2028	TOTAL	Local & State	State ² or Local ³	Fees ⁵
										Estimated		Estimated
PERMANENT FACILITIES												
No School Projects at this time.									\$0			
TEMPORARY FACILITIES												
Additional portables ³⁻⁴									\$0			
OTHER												
N / A												
Totals		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* F = Funded U = Unfunded

NOTES:

- ² The District anticipates receiving some State Funding Construction Assistance for some projects.
- ³ Facility needs are pending review. Some of these projects may be funded with impact fees.
- ⁴ Cost of portables based on current cost and adjusted for inflation for future years.
- ⁵ Fees in this column are based on amount of fees collected to date and estimated fees on future units.

KENT SCHOOL DISTRICT No. 415
Site Acquisitions & Costs
Average of Sites Purchased, Sold or Built on within last 10 Years

Type & # on Map	School / Site	Year Open / Purchased Sold	Location	Acreage	Cost/Price	Avg cost-price/acre	Total Average Cost / Acre			
Elementary										
12 / Urban	Property Sale-29.7 acres of Plemons-Yeh site	2016	SSE 124th Ave and 284th ST SE	29.70	\$947,536	\$31,904				
7 / Rural	Property Sale - Scarsella site	2015	2900 Kent Black Diamond RD SE	13.25	\$330,000	\$24,906				
3 / Rural	Property Sale - Old Covington Parcel A, #362206-9081	2019	17070 SE Wax Rd, Covington	8.00	\$3,869,697	\$483,712				
3 / Rural	Property Sale - Old Covington Parcel , #362206-9081	2021	17070 SE Wax Rd, Covington	8.00	\$4,230,082	\$528,760				
6 / Rural	Property purchased for new elementary	2019	5 lots purchased Military Road South SeaTac WA	10.00	\$1,770,355	\$177,036				
			Elementary Site Subtotal	68.95	\$11,147,670		\$161,678 Elem site average			
Middle School										
	No Acquisitions for Middle School			0.00	\$0					
			Middle School Site Subtotal	0.00	\$0		\$0 Middle Schl Site Avg.			
Senior High										
	No Acquisitions for Senior Highs			0.00	\$0	\$0				
			Senior High Site Subtotal	0.00	\$0		\$0 Sr Hi Site Average			
<p align="center">Note: All rural sites were purchased prior to adoption of Urban Growth Area. Numbers correspond to locations on Site Bank & Acquisitions Map on Page 17.</p>										
	Properties purchased prior to 2010									
1 / Urban	Site - Covington area North (So of Mattson MS)	1984								
2 / Rural	Site - Ham Lake east (Pollard)	1992								
4 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)	1995								
5 / Rural	Site - SE of Lake Morton area (West property)	1993								
10 / Urban	Site - Yeh-Williams (W of 132 Ave SE at SE 288)	1999								
12 / Urban	Site - SE 256th Covington (Halleson)	2000								
12a / Urban	Site - 156th Ave. SE Covington (Wikstrom)	2004								
				<table border="1"> <tr> <th>Total Acreage & Cost</th> <th>Total Average Cost / Acre</th> </tr> <tr> <td>68.95 \$11,147,670</td> <td>\$161,678</td> </tr> </table>		Total Acreage & Cost	Total Average Cost / Acre	68.95 \$11,147,670	\$161,678	
Total Acreage & Cost	Total Average Cost / Acre									
68.95 \$11,147,670	\$161,678									

**KENT SCHOOL DISTRICT
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS**

Student Generation Factors - Single Family

Elementary (Grades K - 6)	0.270
Middle School (Grades 7 - 8)	0.105
Senior High (Grades 9 - 12)	0.075
Total	0.450

Student Generation Factors - Multi-Family

Elementary	0.082
Middle School	0.035
Senior High	0.029
Total	0.146

Projected Increased Student Capacity

Elementary	0
Middle School	850
Senior High (Academy)	0

OSPI - Square Footage per Student, see side cha

Elementary	115
Middle School	148
Senior High	173
Special Education	??

Required Site Acreage per Facility

Elementary (required)	12
Middle School (required)	25
Senior High (required)	40

Average Site Cost / Acre

Elementary	\$161,678
Middle School	\$0
Senior High	\$0

New Facility Construction Cost

Elementary	\$68,000,000
Middle School	\$155,000,000
Senior High	\$220,000,000

Temporary Facility Capacity & Cost

Elementary @ 24	\$315,000
Middle School @ 29	\$315,000
Senior High @ 31	\$315,000

Temporary Facility Square Footage

Elementary	123,702
Middle School	10,256
Senior High	21,296
Total	155,254
	4.4%

State Funding Assistance Credit

District Funding Assistance Percentage	51.86%
--	---------------

Permanent Facility Square Footage

Elementary	1,567,594
Middle School	760,483
Senior High/Other	1,077,315
Total	3,405,392
	95.6%

Construction Cost Allocation

CCA - Cost/Sq. Ft.	\$246.83
--------------------	-----------------

Total Facilities Square Footage

Elementary	1,691,296
Middle School	770,739
Senior High/Other	1,098,611
Total	3,560,646

District Average Assessed Value

Single Family Residence	\$574,784
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District Average Assessed Value

Multi-Family Residence	\$360,790
------------------------	------------------

Bond Levy Tax Rate/\$1,000

Current Rate / 1,000 Tax Rate	\$0.93
	0.0009

Developer Provided Sites / Facilities

Value	0
Dwelling Units	0

General Obligation Bond Interest Rate

Current Bond Interest Rate	2.45%
----------------------------	--------------

CPI Inflation Factor

Per OSPI Website	4.70%
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**KENT SCHOOL DISTRICT
IMPACT FEE CALCULATION for SINGLE FAMILY RESIDENCE**

Site Acquisition Cost per Single Family Residence

Formula: $((\text{Acres} \times \text{Cost per Acre}) / \text{Facility Capacity}) \times \text{Student Generation Factor}$

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	12	\$161,678	0	0.270	
A 2 (Middle School)	25	\$0	850	0.105	\$0.00
A 3 (Senior High)	40	\$0	0	0.075	
Total	77	\$161,678	850	0.450	A ⇨ \$0.00

Permanent Facility Construction Cost per Single Family Residence

Formula: $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Permanent} / \text{Total Square Footage Ratio})$

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$68,000,000	0	0.270	0.903	
B 2 (Middle School)	\$155,000,000	850	0.105	0.984	\$18,840.71
B 3 (Senior High)	\$220,000,000	0	0.075	0.998	
Total	\$443,000,000	850	0.450		B ⇨ \$18,840.71

Temporary Facility Cost per Single Family Residence (Portables)

Formula: $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Temporary} / \text{Total Square Footage Ratio})$

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$315,000	24	0.270	0.097	\$343.74
C 2 (Middle School)	\$315,000	29	0.105	0.016	\$18.25
C 3 (Senior High)	\$315,000	31	0.075	0.020	\$15.24
Total	\$945,000	84	0.450		C ⇨ \$377.23

State Funding Assistance Credit per Single Family Residence (formerly "State Match")

Formula: $\text{Area Cost Allowance} \times \text{SPI Square Feet per student} \times \text{Funding Assistance \%} \times \text{Student Factor}$

	Construction Cost Allocation	SPI Sq. Ft. / Student	Assistance %	Student Factor	
D 1 (Elementary)	\$246.83	115	0.5186	0.270	\$3,974.59
D 2 (Middle School)	\$246.83	148	0.5186	0.105	\$1,989.21
D 3 (Senior High)	\$246.83	173	0.5186	0.075	\$1,660.88
Total					D ⇨ \$7,624.68

Tax Credit per Single Family Residence

Average SF Residential Assessed Value (AAV)	\$574,784	
Net Present Value (per EQ) (NPV)	8.77	
Current Debt Service Rate / 1,000 (r)	0.09%	
<i>(Below used to calculate NPV)</i>		
Current Bond Interest Rate	2.45%	
Years Amortized (10 Years)- Used in NPV Calculation	10	
TC ⇨		\$4,675.64

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units	
0	0	FC ⇨ 0

Fee Recap **

A = Site Acquisition per SF Residence	\$0.00	
B = Permanent Facility Cost per Residence	\$18,840.71	
C = Temporary Facility Cost per Residence	\$377.23	
Subtotal		<u>\$19,217.94</u>
D = State Match Credit per Residence	\$7,624.68	
TC = Tax Credit per Residence	\$4,675.64	
Subtotal		<u>\$12,300.32</u>
Total Unfunded Need	\$6,917.62	
50% Developer Fee Obligation		\$3,459
FC = Facility Credit (if applicable)		\$0
District Adjustment		(\$3,459)
Net Fee Obligation per Residence - Single Family		\$0.00

**KENT SCHOOL DISTRICT
IMPACT FEE CALCULATION for MULTI-FAMILY RESIDENCE**

Site Acquisition Cost per Multi-Family Residence Unit

Formula: ((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	12	\$161,678	0	0.082	
A 2 (Middle School)	25	\$0	850	0.035	\$0.00
A 3 (Senior High)	40	\$0	0	0.029	
Total	77	\$161,678	850	0.146	
				A ⇨	\$0.00

Permanent Facility Construction Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Square Footage Ratio)

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$68,000,000	0	0.082	0.903	
B 2 (Middle School)	\$155,000,000	850	0.035	0.984	\$6,280.24
B 3 (Senior High)	\$220,000,000	0	0.029	0.998	
Total	\$443,000,000	850	0.146		
				B ⇨	\$6,280.24

Temporary Facility Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$315,000	24	0.082	0.097	\$104.40
C 2 (Middle School)	\$315,000	29	0.035	0.016	\$6.08
C 3 (Senior High)	\$315,000	31	0.029	0.020	\$5.89
Total	\$945,000	84	0.146		
				C ⇨	\$116.37

State Funding Assistance Credit per Multi-Family Residence (formerly "State Match")

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$246.83	115	0.5186	0.082	\$1,207.10
D 2 (Middle School)	\$246.83	148	0.5186	0.035	\$663.07
D 3 (Senior High)	\$246.83	173	0.5186	0.029	\$642.21
				D ⇨	\$2,512.37

Tax Credit per Multi Family Residence

Average MF Residential Assessed Value (AAV)	\$360,790	
Net Present Value (per EQ) (NPV)	8.77	
Current Debt Service Rate / 1,000 (r)	0.09%	
<i>(Below used to calculate NPV)</i>		
Current Bond Interest Rate	2.45%	
Years Amortized (10 Years)- Used in NPV Calculation	10	
		TC ⇨ \$2,934.88

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units	
0	0	FC ⇨ 0

Fee Recap **

A = Site Acquisition per Multi-Family Unit	\$0.00	
B = Permanent Facility Cost per MF Unit	\$6,280.24	
C = Temporary Facility Cost per MF Unit	\$116.37	
Subtotal		\$6,396.61
D = State Match Credit per MF Unit	\$2,512.37	
TC = Tax Credit per MF Unit	\$2,934.88	
Subtotal		\$5,447.26

Total Unfunded Need \$949.35

50% Developer Fee Obligation \$475

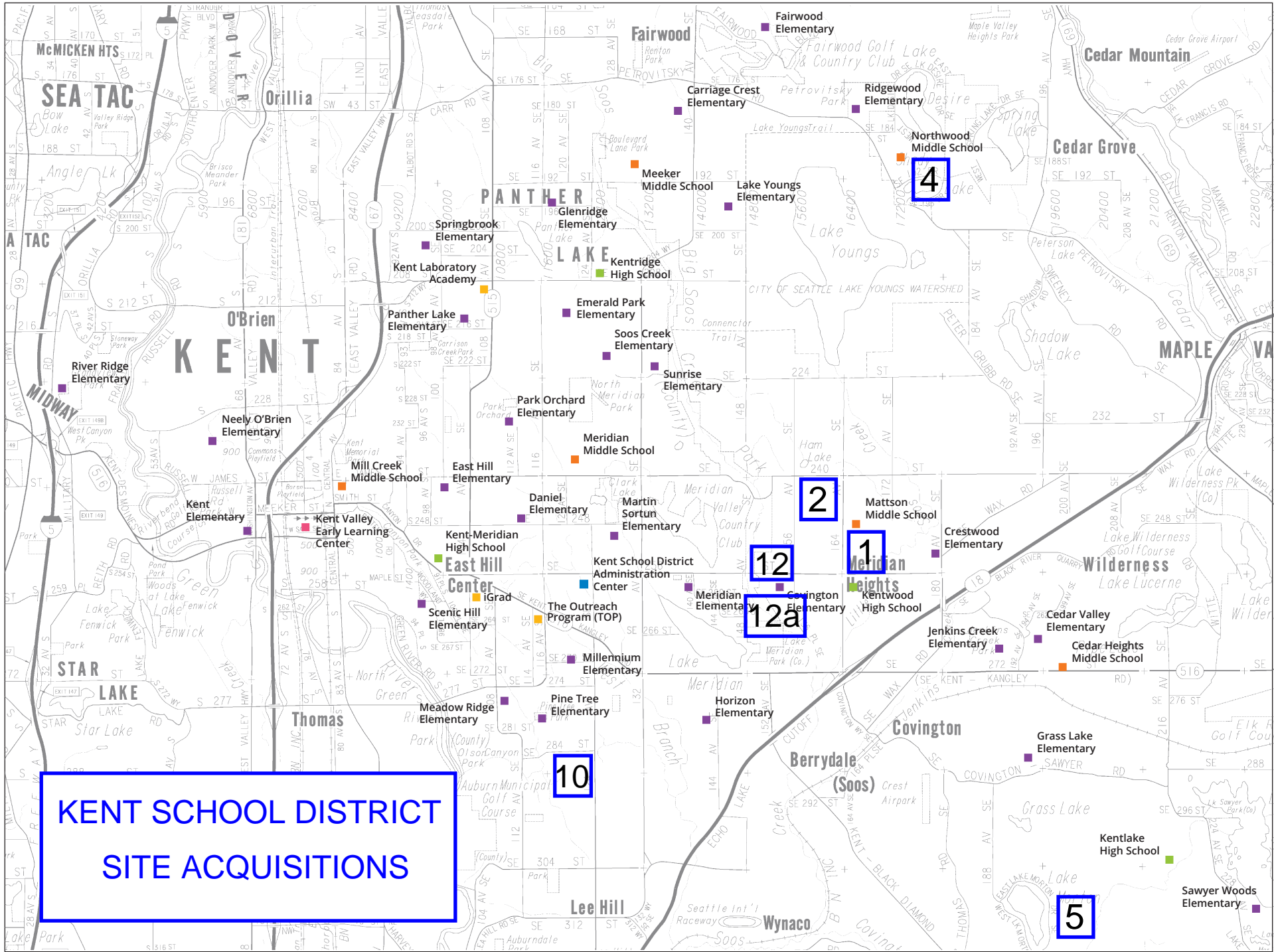
FC = Facility Credit (if applicable) 0

District Adjustment (\$475)

Net Fee Obligation per Residential Unit - Multi-family **\$0.00**

KENT SCHOOL DISTRICT No. 415
Site Acquisitions and Projects Planned to Provide Additional Capacity

				Projected Completion Date	Projected Program Capacity	% for new Growth
SCHOOL / FACILITY / SITE		LOCATION	Type	Status		
# on Map	ELEMENTARY			Approximate		Approximate
	MIDDLE SCHOOL & SENIOR HIGH					
	TEMPORARY FACILITIES			Additional Capacity		
	Portables ¹					
# on Map	2 OTHER SITES ACQUIRED			Land Use Designation	Type	Land Use Jurisdiction
12	256th - Covington (Halleson)	25435 SE 256th, Covington 98042		Rural	To be sold	King County
12a	156th - Covington (Wikstrom)	25847 156th Ave. SE, Covington 98042		Rural	To be sold	King County
Notes:						
¹ TBD - To be determined - Some sites are identified but placement, timing and/or configuration of portables has not been determined.						
² Numbers correspond to sites on Site Bank Map on Page 19. Other Map site locations are parcels identified in Table 7 on Page 29.						



IX - Summary of Changes to June 2021 Capital Facilities Plan

The Capital Facilities Plan (the "Plan") is updated annually based on previous Plans in effect since 1993. The primary changes from the June 2021 Plan are summarized here.

Changes to capacity continue to reflect fluctuations in class size ratio as well as program changes. Changes in portables or transitional capacity reflect use, lease or purchase, sale, surplus and/or movement between facilities.

The district worked with contractor Davis Demographics, LLC to update student generation factors. The updated rates are included in the body of the Plan.

The student headcount enrollment forecast is updated annually. All Elementary schools now have Full Day Kindergarten so six-year Kindergarten projections were previously modified to meet the requirements for Full Day Kindergarten programs at all elementary schools.

The district expects to receive some State Funding Assistance (formerly called "state matching funds") for projects in this Plan and tax credit factors are updated annually. Unfunded site and facility needs will be reviewed in the future.

The impact fees for 2022 calendar year will result in a zero-dollar impact fee for both Single-Family and Multi-Family due to reduced enrollment and the new capacity study completed in 2021.

X - Appendices

Changes to Impact Fee Calculation Factors Include:

ITEM	Grade/ Type	FROM	TO	Increase/ Decrease	Comments
Student Generation Factor	Elem	0.277	0.270	-0.007	
Single Family (SF)	MS	0.071	0.105	0.034	
	SH	0.086	0.075	-0.011	
	Total	0.434	0.450	0.016	Increase
Student Generation Factor	Elem	0.258	0.082	-0.176	
Multi-Family (MF)	MS	0.058	0.035	-0.023	
	SH	0.100	0.029	-0.071	
	Total	0.416	0.146	-0.270	Decrease
State Funding Assistance Ratios ("State Match")		53.79%	52.49%	-1.30%	Per OSPI Website
Area Cost Allowance		\$242.26	\$246.83	4.570	Per OSPI Website Link
Average Assessed Valuation (AV)	SF	\$268,271	\$574,784	306,513	Per King County
AV - Average of Condominiums & Apts.	MF	\$226,726	\$360,790	134,064	Per King County
Debt Service Capital Levy Rate / \$1000		\$1.41	\$0.93	(\$0.48)	Per King Co. Assessor Report
General Obligation Bond Interest Rate		2.44%	2.45%	0.01%	Bond Buyers 20 year GO Index
Impact Fee - Single Family	SF	\$5,818.06	\$0.00	(\$5,818.06)	Removed due to Capacity/Enrollment Factors
Impact Fee - Multi-Family	MF	\$2,457.53	\$0.00	(\$2,457.53)	Removed due to Capacity/Enrollment Factors