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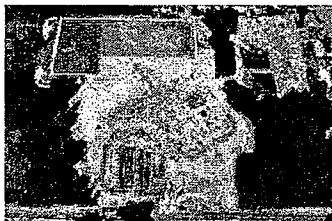
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# CAPITAL FACILITIES PLAN

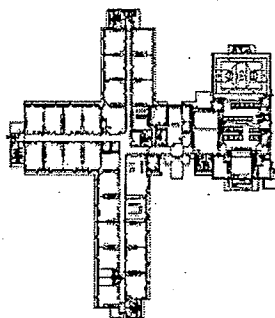
2008 - 2009 ~ 2013 - 2014



# KENT SCHOOL DISTRICT NO. 415



Emerald Park Elementary Site



Emerald Park Elementary School



Emerald Park Elementary

*Serving Unincorporated King County Residents  
And Residents of the Cities of  
Kent, Covington, Auburn, Renton  
Black Diamond, Maple Valley, and SeaTac, Washington*

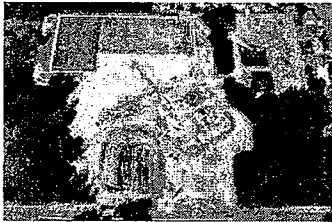
*April 2008*

# CAPITAL FACILITIES PLAN

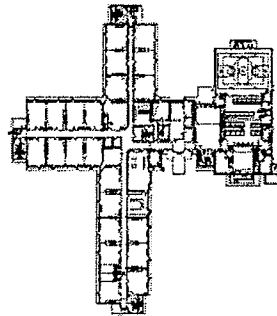
2008 - 2009 ~ 2013 - 2014



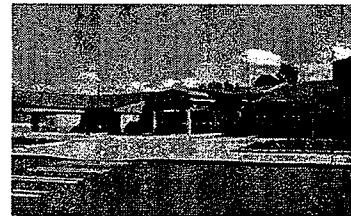
# KENT SCHOOL DISTRICT NO. 415



Emerald Park Elementary Site



Emerald Park Elementary School



Emerald Park Elementary

*Serving Unincorporated King County Residents  
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Kent, Covington, Auburn, Renton  
Black Diamond, Maple Valley, and SeaTac, Washington*

*April 2008*

# Kent School District



## SIX - YEAR CAPITAL FACILITIES PLAN

2008 - 2009 ~ 2013 - 2014

April 2008

For information on the Plan, please call the  
Finance & Planning Department at (253) 373-7295

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# Kent School District

Kent School District No. 415  
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Kent, Washington 98030-6643  
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## SIX - YEAR CAPITAL FACILITIES PLAN

2008 - 2009 ~ 2013 - 2014



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# Kent School District

## *Six-Year Capital Facilities Plan*

### *Table of Contents*

Section	Page Number
I Executive Summary	2
II Six-Year Enrollment Projection & History	4
III District Standard of Service	9
IV Inventory, Capacity & Maps of Existing Schools	12
V Six-Year Planning and Construction Plan	15
VI Relocatable Classrooms	18
VII Projected Classroom Capacity	19
VIII Finance Plan, Cost Basis and Impact Fee Schedules	24
IX Summary of Changes to Previous Plan	31
X Appendixes	32

## **I Executive Summary**

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Kent School District (the "District") as the organization's 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, Auburn, Renton, Black Diamond, Maple Valley, and SeaTac. This annual plan update was prepared using data available in the spring of 2008 for the 2007-2008 school year.

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 of the District's needs. The District may prepare interim and periodic Long Range Capital Facilities Plans consistent with Board Policies, taking into account a longer or shorter time 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. The first ordinance implementing impact fees for the unincorporated areas was effective September 15, 1993.

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, Auburn and Renton must also adopt this Plan and their own school impact fee ordinances. This Plan has also been submitted to cities of Black Diamond, Maple Valley, and SeaTac.

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. Relocatables in the capacity calculation use the same standard of service as the permanent facilities.

(continued)

## **I Executive Summary**

(continued)

The capacity of each school in the District is calculated based on the District standard of service and the existing inventory, which includes some relocatable classrooms. The District's program capacity of permanent facilities reflects program changes and the reduction of class size to meet the requirements of Student Achievement Initiative 728. Relocatables provide additional transitional capacity until permanent facilities are completed.

Kent School District is the fourth largest 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.

P-223 Headcount for October 1, 2007 was 26,862. P-223 FTE (Full Time Equivalent) enrollment was 25,745.42. (FTE reports Kindergarten at .5 and excludes Early Childhood Education [ECE] and college-only Running Start students.) The actual number of individual students per the October 2007 full head count was 27,584. (Full Headcount reports all enrolled students at 1.0 including Kindergarten, ECE and college-only Running Start students.)

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

A financing plan is included in Section V I I I which demonstrates the District's ability to implement this Plan. Pursuant to the requirements of the Growth Management Act, this Plan will be updated annually with changes in the fee schedules adjusted accordingly.

## **II Six - Year Enrollment Projection**

For capital facilities planning, growth projections are based on cohort survival and student yield from documented residential construction projected over the next six years. (See Table 2) The student generation factor, as defined on the next page, is the basis for the growth projections from new developments.

King County births and the District's relational percentage average were used to determine the number of kindergartners entering the system. (See Table 1) 8.29% of 22,431 King County live births in 2003 is projected for 1,860 students expected in Kindergarten for October 1, 2008. Together with proportional growth from new construction, 8.29% of King County births is equivalent to the number of students projected to enter kindergarten in the district for the next six-year period. (See Table 2)

State Funded Full Day Kindergarten ("FDK") programs have required a revision to the methodology for projecting Kindergarten at 1.0 FTE for qualifying schools. Schools with half-day Kindergarten programs and the optional Tuition-based FDK are projected at .50 FTE. (See Table 2 A)

Early Childhood Education students (sometimes identified as "Preschool Special Education [SE] or handicapped students") are forecast and reported separately. Capacity is reserved to serve the ECE programs at seven elementary schools.

The first grade population is traditionally 7 - 8% larger than the kindergarten population due to growth and transfers to the District from private kindergartens. Cohort survival method uses historical enrollment data to forecast the number of students projected for the following year.

Near term projections assume some growth from new developments to be offset by current local economic conditions. With notable exceptions, the expectation is that enrollment increases will occur District-wide in the long term. District projections are based on historical growth patterns combined with continuing development of projects in the pipeline dependent on market/growth conditions.

The District will continue to track new development activity to determine impact to schools and monitor conditions to reflect adjustments in this assumption. The six-year enrollment projection anticipates moderate enrollment growth from new development currently in some phase of planning or construction in the district.

Information on new residential developments and the completion of these proposed developments in all jurisdictions may be considered in the District's future analysis of growth projections.

Within practical limits, the District has kept abreast of proposed developments. The Kent School District serves seven permitting jurisdictions: unincorporated King County, the cities of Kent, Covington, and Auburn and small portions of the cities of Renton, SeaTac, and Maple Valley. The west Lake Sawyer area of Kent School District is in the city of Black Diamond.

(Continued)



## II Six - Year Enrollment Projection

(Continued)

### 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 five years. Following these guidelines, the student generation factor for Kent School District is as follows:

Single Family	Elementary	.445	
	Middle School	.118	
	Senior High	<u>.245</u>	
	Total		.808
Multi-Family	Elementary	.296	
	Middle School	.075	
	Senior High	<u>.111</u>	
	Total		.482

The student generation factor is based on a survey of 1,878 single family dwelling units and 1,283 multi-family dwelling units with no adjustment for occupancy rates. Please refer to Appendix E on Page 36 of the Capital Facilities Plan for details of the Student Generation Factor survey.

The actual number of students in those residential developments was determined using the District's Education Logistics (EDULOG) Transportation System.

**KENT SCHOOL DISTRICT No. 415  
OCTOBER P 223 FTE (Full Time Equivalent) ENROLLMENT HISTORY <sup>1</sup>**

	LB in 1985	LB in 1986	LB in 1987	LB in 1988	LB in 1989	LB in 1990	LB in 1991	LB in 1992	LB in 1993	LB in 1994	LB in 1995	LB in 1996	LB in 1997	LB in 1998	LB in 1999	LB in 2000	LB in 2001	LB in 2002	LB in 2003	LB in 2004	LB in 2005	LB in 2006	LB in 2007	
King County Live Births <sup>2</sup>	19,825	19,999	20,449	21,289	22,541	23,104	23,002	23,188	22,355	22,010	21,817	21,573	21,646	22,195	22,007	22,487	21,778	21,863						
Increase / Decrease	851	174	450	840	1,252	563	-102	186	-833	-345	-193	-244	73	549	-188	480	-709	-144						
Kindergarten / Birth % <sup>2</sup>	8.88%	9.49%	9.40%	9.07%	8.47%	8.54%	8.44%	8.38%	8.27%	8.56%	8.25%	8.41%	8.06%	8.06%	8.33%	8.41%	8.22%	8.29%						
Kindergarten <sup>1 &amp; 2</sup>	880	949	962	965	955	987	971	972	925	942	900	907	873	894	917	943	895	906						
Grade 1	1,852	1,945	2,029	2,017	1,967	1,975	2,152	2,085	2,064	1,989	2,069	1,936	1,922	1,851	1,954	1,938	2,003	1,873						
Grade 2	1,773	1,944	1,998	2,048	1,937	2,011	1,979	2,194	2,095	2,078	2,015	2,067	1,936	1,965	1,935	1,981	1,998	2,045						
Grade 3	1,824	1,866	1,950	1,972	1,965	1,959	2,025	2,058	2,208	2,111	2,098	2,040	2,055	1,975	2,020	1,962	2,026	2,033						
Grade 4	1,793	1,916	1,900	1,939	1,942	2,012	1,966	2,064	2,045	2,222	2,086	2,166	2,088	2,072	2,057	2,024	2,015	2,049						
Grade 5	1,702	1,865	1,911	1,907	1,899	1,924	1,988	2,023	2,108	2,037	2,251	2,109	2,149	2,067	2,102	2,090	2,051	2,020						
Grade 6	1,629	1,733	1,885	1,951	1,915	1,895	1,924	2,036	2,045	2,119	2,056	2,253	2,151	2,205	2,139	2,164	2,101	2,098						
Grade 7	1,624	1,720	1,812	1,915	1,946	1,925	1,899	1,982	2,063	2,081	2,208	2,127	2,380	2,209	2,243	2,200	2,205	2,130						
Grade 8	1,545	1,628	1,724	1,799	1,882	1,941	1,927	1,936	1,970	2,015	2,033	2,154	2,079	2,351	2,221	2,293	2,254	2,184						
Grade 9 - Junior High	1,483	1,612	1,689	1,716	1,800	1,894	1,963	1,931	1,925	2,102	2,208	2,246	2,404											
Grade 9 - Senior High																								
Grade 10	1,468	1,480	1,663	1,698	1,690	1,765	1,851	1,977	1,953	2,045	2,113	2,064	2,039	2,207	2,124	2,173	2,212	2,474						
Grade 11	1,360	1,400	1,409	1,537	1,529	1,606	1,681	1,797	1,849	1,782	1,770	1,835	1,823	1,787	1,907	1,799	1,881	1,882						
Grade 12	1,202	1,255	1,290	1,340	1,368	1,430	1,465	1,507	1,632	1,537	1,432	1,440	1,475	1,466	1,446	1,475	1,451	1,491						
Total Enrollment <sup>3</sup>	20,135	21,312	22,222	22,803	22,794	23,323	23,792	24,560	24,882	25,060	25,238	25,344	25,354	25,358	25,770	25,809	25,864	25,745						
Yearly FTE Increase	916	1,178	909	582	-10	529	469	768	322	178	106	9	4	412	39	55	-119							
Cumulative Increase	916	2,094	3,003	3,585	3,575	4,104	4,574	5,341	5,663	5,841	6,019	6,126	6,135	6,140	6,552	6,591	6,646	6,827						

<sup>1</sup> FTE enrollment counts have been rounded to the nearest whole number. Kindergarten students are reported at .5 FTE although most elementary schools now serve some full day Kindergarten programs.

<sup>2</sup> This number indicates actual births in King County 5 years prior to enrollment year as updated by King Co Health Dept. KSD percentage based on actual Kindergarten enrollment 5 years later.

<sup>3</sup> P-223 Enrollment Report excludes Early Childhood Education ("ECE" & "B2" or Birth to 2 Preschool Special Education) and college-only Running Start students.

October 2007 P 223 Headcount = 26,862 & Full Headcount = 27,584. Full Headcount includes Kindergarten, Early Childhood Education & college-only Running Start students at 1.0 Headcount.

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

State Funded FDK at 14 schools	LB in 2002	LB in 2003	LB in 2004	LB in 2005	LB in 2006	LB in 2007	LB in 2008
	A C T U A L	P R O J E C T I O N	P R O J E C T I O N	P R O J E C T I O N	P R O J E C T I O N	P R O J E C T I O N	P R O J E C T I O N
October	2007	2008	2009	2010	2011	2012	2013
King County Live Births <sup>1</sup>	21,863	22,431	22,874	22,680	24,244	24,250	24,300 <sup>1</sup>
Increase / Decrease	85	568	443	-194	1,564	6	50
Kindergarten / Birth % <sup>2</sup>	8.29%	8.29%	8.29%	8.29%	8.29%	8.29%	8.29%
<sup>2/3</sup> Kindergarten FTE @ .5	906	475	473	465	530	532	532
<sup>2/3</sup> FD Kindergarten @ 1.0		910	950	950	950	950	950
Grade 1	1,873	1,905	2,046	2,041	2,025	2,161	2,165
Grade 2	2,045	1,893	1,946	2,089	2,083	2,067	2,205
Grade 3	2,033	2,096	1,951	2,005	2,151	2,145	2,128
Grade 4	2,049	2,051	2,133	1,987	2,041	2,188	2,182
Grade 5	2,020	2,051	2,085	2,168	2,021	2,075	2,223
Grade 6	2,098	2,094	2,124	2,159	2,244	2,094	2,149
Grade 7	2,130	2,133	2,135	2,165	2,201	2,286	2,135
Grade 8	2,184	2,088	2,115	2,117	2,146	2,181	2,265
Grade 9	2,560	2,518	2,407	2,437	2,440	2,473	2,513
Grade 10	2,474	2,311	2,299	2,198	2,225	2,228	2,258
Grade 11	1,882	2,071	2,044	2,034	1,945	1,969	1,972
Grade 12	1,491	1,468	1,772	1,749	1,741	1,665	1,686
Total FTE Enrollment	25,745	26,064	26,480	26,564	26,743	27,014	27,363
	<small>Note: 2 / 3 / 4</small>						
Yearly Increase	-119	319	416	84	179	271	349
Yearly Increase/Decrease %	-0.46%	1.24%	1.60%	0.32%	0.67%	1.01%	1.29%
Cumulative Increase	-119	200	616	700	879	1,150	1,499

<b>Full Time Equivalent (FTE)</b>	<b>25,745</b>	<b>26,064</b>	<b>26,480</b>	<b>26,564</b>	<b>26,743</b>	<b>27,014</b>	<b>27,363</b>
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- <sup>1</sup> Kindergarten enrollment projection is based on KSD percentage of live births in King County five years previous.
- <sup>2</sup> Kindergarten FTE projection is calculated by using the District's previous year percentage of King County births 5 years earlier compared to actual kindergarten enrollment in the previous year. (Excludes ECE - Early Childhood Education)
- <sup>3</sup> Kindergarten projection is at 1.0 FTE for 14 schools qualifying for I-728 & State Apportionment Funded Full Day Kindergarten (FDK). Schools with Optional Tuition-based Full Day Kindergarten programs & 1/2 Day Kindergarten are projected at .5 FTE.
- <sup>4</sup> Oct. 2007 P223 FTE is 25,745 & Headcount is 26,862. Full student count with ECE Preschool & Running Start = 27,584.

**G R O W T H P R O J E C T I O N S - Adjustments for current economic factors**

\* For facilities planning purposes, this six-year enrollment projection anticipates moderate enrollment growth from new development currently in some phase of planning or construction in the district.



### **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 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. Relocatables included in the capacity calculation use the same standard of service as the permanent facilities. (See Appendix A, B & C)

The standard of service defined herein may continue to change 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 adjustments to meet the requirements of Student Achievement Initiative 728. This process will affect various aspects of the District's "standard of service" and future changes will be reflected in future capital facilities plans. Because the funding for Initiative 728 is incremental, implementation of the Initiative is also incremental and may result in changes to school capacity.

#### Current Standards of Service for Elementary Students

Class size for Kindergarten should not exceed an average of 22 students.  
Class size for grades 1 - 4 should not exceed an average of 23 students.  
Class size for grades 5 - 6 should not exceed an average of 29 students.

Program capacity for general education elementary classrooms is calculated at an average of 24 students per classroom because of fluctuations between primary and intermediate grade levels (i.e. third/fourth or fourth/fifth grade split classes, etc.). Most elementary schools provide full day kindergarten programs (FDK or KAI – Full Day Kindergarten or Kindergarten Academic Intervention) with the second half of the day funded by grants or tuition.

Students have scheduled time in a computer lab. Students may also be provided music instruction and physical education in a separate classroom or facility.

Special Education for students with disabilities may be provided in a self-contained classroom with a capacity of 10-15 depending on the program.

(continued)

### **III Current Kent School District "Standard of Service" (continued)**

Identified students will also be provided other educational opportunities in classrooms for programs such as those designated as follows:

- English Language Learners (E L L)
- Self-contained Special Education Support Center Programs (SC)
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Early Childhood Education (ECE) (3-4 yr. old students with disabilities)
- School Adjustment (SA) Program for severely behavior-disordered students
- Speech & Language Therapy & Programs for Hearing Impaired students
- Adaptive Support Center for Mild, Moderate & Severe Disabilities (ASC-DD)
- Occupational & Physical Therapy Programs (OT/PT)
- Developmental Kindergarten in SC Programs
- Kindergarten Academic Intervention Program (KAI-Full Day Kindergarten)
- Education for Disadvantaged Students (Title I) – Federal Program
- Learning Assisted Programs (LAP) – State Program
- District Remediation Programs
- Education for Highly Capable Students (formerly "Gifted" Program)

Some of the above special programs require specialized classroom space, as well as music and physical education classrooms, computer labs, etc.; thus, the permanent 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 these special programs and "pull-out" space must be allocated to serve these programs. Some newer buildings have been constructed to accommodate most of these programs; some older buildings have been modified, and in some circumstances, these modifications reduce the classroom capacity of the buildings. When programs change, program capacity is updated to reflect the change in program and capacity.

#### Current 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. Reductions have been made in 7<sup>th</sup> and 10<sup>th</sup> grade English classes for Initiative 728. These standards are subject to change pending annual updates based on staff and public review for changes funded by Student Achievement Initiative 728.

Class size for grades 7 - 8 should not exceed an average of 29 students.

Class size for 7<sup>th</sup> & 10<sup>th</sup> grade English class should not exceed an average of 25 students.

Class size for grades 9 - 12 should not exceed an average of 31 students.

Special Education for students with disabilities may be provided in a self-contained classroom with a capacity of 10-15 depending on the program. (cont'd.)

### **III Current Kent School District "Standard of Service" (continued)**

Identified secondary students will also be provided other educational opportunities in classrooms for programs designated as follows:

- Computer, Multi-media & Technology Labs & Programs – (Nova Net - Advanced Academics) Technology Academy programs at Kent-Meridian High School & Mill Creek Middle School
- Science Programs & Labs – Biology, Chemistry, Physics, Oceanography, Astronomy, Meteorology, Marine Biology, General Science, etc.
- English Language Learners (E L L)
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Basic Skills Programs
- Transition Outreach Program (TOP) for 18-21 year old Special Education students
- Child Development Preschool and Daycare Programs
- Music Programs – Band, Orchestra, Chorus, Jazz Band, etc.
- Art Programs – Painting, Design, Drawing, Ceramics, Pottery, Photography, etc.
- Theater Arts – Drama, Stage Tech, etc.
- Journalism and Yearbook Classes
- Highly Capable (Honors or Gifted) and Advanced Placement Programs
- International Baccalaureate Program
- Kent Phoenix Academy – Performance Learning Center, Gateway, Virtual High School & Kent Success program with evening classes designed for credit retrieval
- Traffic Safety Education
- JROTC - Junior Reserve Officers Training Corps
- Variety of Career & Technical Education Programs (CTE-Vocational Education)
  - Family & Consumer Science – Culinary Arts, Sewing, Careers w/Children/Educ., etc.
  - Health & Human Services – Sports Medicine, Sign Language, Cosmetology, etc.
  - Business Education – Word Processing, Accounting, Business Law & Math, DECA, FBLA (Future Business Leaders), Sales & Marketing, Economics, Web Design
  - Technical & Industry – Woodworking, Cabinet Making, Building Trades, Metals, Automotive & Manufacturing Technology, Welding, Machine Shop, Drafting, Drawing, CAD (Computer-aided Design), Electronics, Engineering & Design, Aviation, etc.
  - Graphic & Commercial Arts, Media, Photography, Theater & Stage, Ag & Horticulture

Many of these programs and others require specialized classroom space which can reduce the permanent capacity of the school buildings. In addition, alternative home school assistance, choice and transition programs are provided for students in grades 2 - 12 at Kent Mountain View Academy.

#### 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 work space 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 District has determined that the standard utilization rate is 85% for secondary schools. Program capacity at elementary schools reflects 100% utilization at the elementary level with adjustments for pull-out programs served in relocatables. In the future, the District will continue close analysis of actual utilization.

## **IV Inventory and Capacity of Existing Schools**

Currently, the District has permanent program capacity to house 27,150 students and transitional (relocatable) capacity to house 1,470. 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 on Page 13)

The program capacity is periodically updated for changes in programs, additional classrooms and new schools. Program capacity has been updated in this Plan to reflect program changes and new capacity for building additions at the high schools.

Program capacity also reflects adjustments for the Student Achievement Initiative 728 reduction in class size. The class size reduction received voter approval in the Educational Programs and Operations Levy as well as through funding for Student Achievement Initiative 728. The District will conduct annual public review and update class size recommendations in accordance with the requirements and incremental funding of Student Achievement Initiative 728.

Kent Mountain View Academy (formerly Kent Learning Center and Grandview Elementary) serves Grades 2 – 12 with transition, choice and home school assistance programs. It is located in the former Grandview School in the western part of the District in the city of SeaTac. This school was originally designed as an elementary school and is included in the elementary capacity for this Plan.

Kent Phoenix Academy is a new non-traditional high school which opened in Fall 2007 in the renovated site and building that formerly served Sequoia Middle School. KPA has four special programs including the Performance Learning Center, Gateway, Virtual High School and Kent Success. Kent Success replaced the former Night Academy at Kent-Meridian High School and provides afternoon and evening classes for credit retrieval.

Calculation of Elementary, Middle School and Senior High School capacities are set forth in Appendices A, B and C. A map of existing schools is included on Page 14.



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

				2007-2008
SCHOOL	Year Opened	ABR	ADDRESS	Program Capacity <sup>1</sup>
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	452
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	402
Covington Elementary	1961	CO	17070 SE Wax Road, Covington 98042	498
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	456
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	464
Emerald Park	1999	EP	11800 SE 216th Street, Kent 98031	504
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	408
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	450
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	456
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	452
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	504
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	398
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	464
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	524
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	474
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	464
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	524
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	498
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	440
Panther Lake Elementary	1938	PL	20831 - 108th Avenue SE, Kent 98031	396
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	480
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	522
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	504
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	504
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	464
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	408
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	398
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	504
<b>Elementary TOTAL</b>				<b>13,012</b>
Cedar Heights Middle School	1993	CH	19640 SE 272 Street, Covington 98042	923
Mattson Middle School	1981	MA	16400 SE 251st Street, Covington 98042	804
Meeker Middle School	1970	MK	12600 SE 192nd Street, Renton 98058	890
Meridian Middle School	1958	MJ	23480 - 120th Avenue SE, Kent 98031	790
Mill Creek MS (former Kent Jr Hi) <sup>2</sup>	2005 / 1952	MC	620 North Central Avenue, Kent 98032	828
Northwood Middle School	1996	NW	17007 SE 184th Street, Renton 98058	972
<b>Middle School TOTAL</b>				<b>5,207</b>
Kent-Meridian Senior High School	1951	KM	10020 SE 256th Street, Kent 98030	1,772
Kentlake Senior High School	1997	KL	21401 SE 300th Street, Kent 98042	1,986
Kentridge Senior High School	1968	KR	12430 SE 208th Street, Kent 98031	2,270
Kentwood Senior High School	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,137
<b>Senior High TOTAL</b>				<b>8,165</b>
Kent Mountain View Academy <sup>3</sup>	1965	LC	22420 Military Road, Des Moines 98198	416
Kent Phoenix Academy <sup>4</sup>	1966	PH	11000 SE 264th Street, Kent 98030	350
<b>DISTRICT TOTAL</b>				<b>27,150</b>

<sup>1</sup> Changes to capacity reflect program changes and new building additions at high schools.

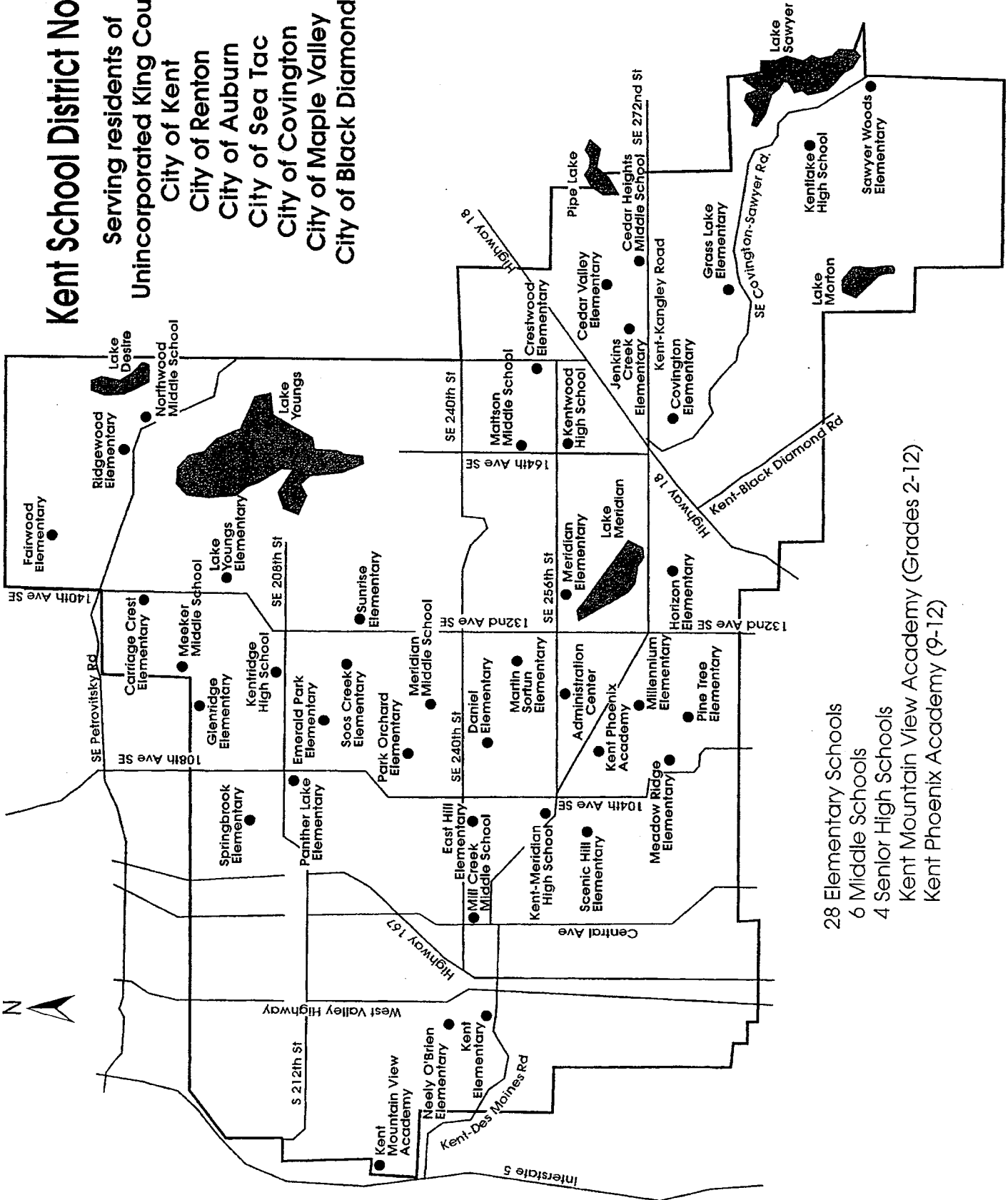
<sup>2</sup> Mill Creek Middle School and Technology Academy replaced renovated Kent Junior High in 2005.

<sup>3</sup> Kent Mountain View Academy serves grades 2-12. The school was formerly known as Kent Learning Center & Grandview Elementary.

<sup>4</sup> Kent Phoenix Academy is a new non-traditional high school which opened in Fall 2007 in the former Sequoia MS building.

# Kent School District No. 415

Serving residents of  
 Unincorporated King County  
 City of Kent  
 City of Renton  
 City of Auburn  
 City of Sea Tac  
 City of Covington  
 City of Maple Valley  
 City of Black Diamond



28 Elementary Schools  
 6 Middle Schools  
 4 Senior High Schools  
 Kent Mountain View Academy (Grades 2-12)  
 Kent Phoenix Academy (9-12)

## V Six-Year Planning and Construction Plan

At the time of preparation of this Plan in spring of 2008, the following projects are completed or in the planning phase in the District:

- Construction is in progress for additional classroom capacity at Kent-Meridian and Kentlake High Schools.
- Sequoia Middle School was renovated and reconfigured to provide capacity for approximately 350 high school students at the new non-traditional high school, Kent Phoenix Academy in 2007-08.
- Kent Junior High was renovated and renamed and opened in September 2005 as Mill Creek Middle School. Mill Creek also serves the 7-8 Kent Technology Academy program. Construction of Phase I I of the renovation of Mill Creek MS is in progress.
- In February 2006, voters approved construction funding for replacement of Panther Lake Elementary School and a future Elementary School to accommodate new growth.
- Enrollment projections reflect future need for additional capacity at the elementary and high school level. Future facility and site needs are reflected in this Plan.
- A new site was acquired for replacement of Panther Lake Elementary. Sites for potential future schools and facilities are listed in Table 4 and shown on the site map on page 17.
- Some funding is secured for purchase of additional portables and some funding may be provided by impact fees as needed. Sites are based on need for additional capacity.

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 as well as bus pull-outs and turn-arounds for school buses.

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*)

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.

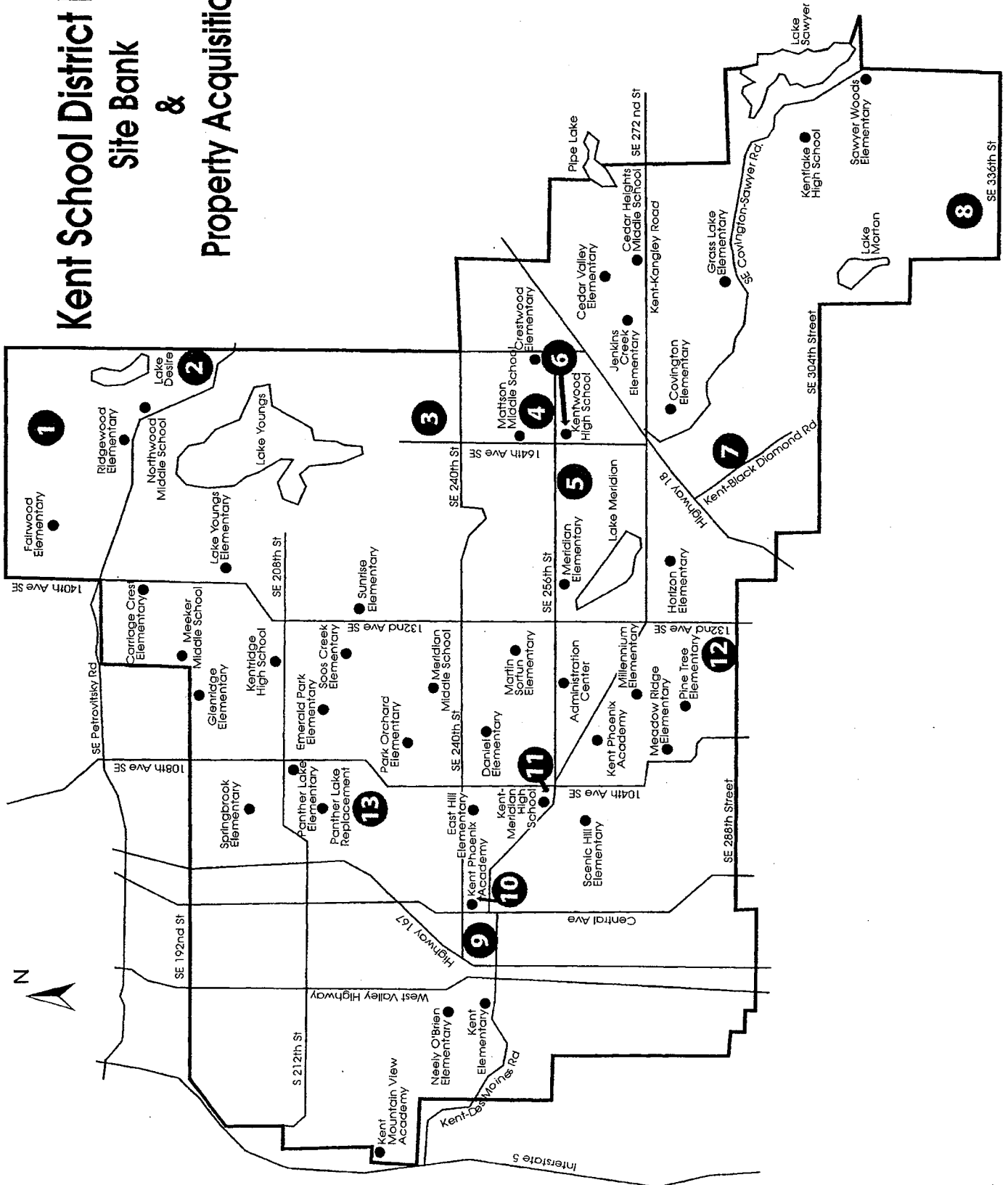
2006 voter approval of \$106M bond issue for capital improvement included the construction funding for a new elementary school, replacement of Panther Lake Elementary, and classroom additions to high schools. Some impact fees will also be applied to those projects. Student Achievement Initiative 728 funds are being utilized to reduce class size and provide extended learning opportunities. Based on community input at public hearings, the Board will continue annual review of standard of service and those decisions will be reflected in the each update of the Capital Facilities Plan.

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

# on Map	SCHOOL / FACILITY / SITE	LOCATION	Type	Status	Projected Completion Date	Projected Program Capacity	% for new Growth	Approximate	
								Additional Capacity	Approximate
<b>ELEMENTARY</b>									
<i>(Numbers assigned to future schools may not correlate with number of existing schools.)</i>									
13	Replacement for Panther Lake Elementary (F)	SE 216th Street & 102nd Ave SE	Replacement	Design	2009	500	21%		
	PL Elementary Site (F)	SE 216th Street & 102nd Ave SE	Site	Planning	2008		21%		
	Panther Lake Elementary - Replaced in 2009	SE 208 Street & 108th Ave SE	Replacement	Planning	2009	-396	N/A		
	Elementary # 31 (F)	To be determined <sup>2</sup>	New	Planning	2011-12	500	100%		
	Site for Elementary # 31 (Unfunded) <sup>1</sup>	To be determined <sup>2</sup>	Site	Planning	2011-12		100%		
<b>MIDDLE SCHOOL</b>									
	Mill Creek Middle School Phase II of Renovation	620 N. Central Avenue, Kent	Renovation	Construction	2008	828	N/A		
	Sequoia Middle School	Renovation & Reconfiguration for Kent Phoenix Academy	Renovation	Planning	2007	- 771	N/A		
<b>SENIOR HIGH</b>									
	New Non-traditional High School Kent Phoenix Academy (Funded)	Former Sequoia Middle School 11000 SE 264th Street, Kent	Renovation	Utilized	2007-08	350	100%		
	Classroom additions at Kentlake High School (F)	21401 SE 300th Street, Kent	Additions	Construction	2008	171	100%		
	Classroom additions at Kent-Meridian HS (F)	10020 SE 256th Street, Kent	Additions	Planning	2009	79	100%		
<b>TEMPORARY FACILITIES</b>									
	Relocatables	For placement as needed	New	Planning	2008 +	24 - 31 each	100%		
<b>SUPPORT FACILITIES</b>									
	Bus Facility (Unfunded) <sup>1</sup>	Near Kent-Meridian High School	New	Planning	TBD <sup>2</sup>	N / A			
# on Map	<b><sup>3</sup> OTHER SITES ACQUIRED</b>				Type	Land Use Jurisdiction			
4	Covington area North (Near Mattson MS)	SE 251 & 164 SE, Covington 98042	Elementary				City of Covington		
7	Covington area South (Scarsella)	SE 290 & 156 SE, Kent 98042	Elementary				King County		
5	Covington area West (Halleson-Wikstrom)	SE 256 & 154 SE, Covington 98042	Elementary				City of Covington		
3	Ham Lake area (Pollard)	16820 SE 240, Kent 98042	Elementary				King County		
8	SE of Lake Morton area (West property)	SE 332 & 204 SE, Kent 98042	Secondary				King County		
2	Shady Lk area (Sowers, Blaine, Drahota, Paroline)	17426 SE 192 Street, Renton 98058	Elementary				King County		
1	So. King Co. Activity Center (Nike site)	SE 167 & 170 SE, Renton 98058			TBD <sup>2</sup>		King County		
12	South Central site (Plemmons-Yeh-Wms)	SE 286th Street & 124th Ave. SE, Kent			TBD <sup>2</sup>		King County		
<b>Notes:</b>									
<sup>1</sup> Unfunded facility needs will be reviewed in the future.									
<sup>2</sup> TBD - To be determined - Some sites are acquired but placement, timing and/or configuration have not been determined.									
<sup>3</sup> Numbers correspond to sites on Map on Page 17. Other site locations are parcels identified in Table 7 on Page 27.									

# Kent School District No. 415

## Site Bank & Property Acquisitions



## **VI Relocatable Classrooms**

For the purpose of clarification, the term "portables" and the more descriptively accurate term, "relocatables" are used interchangeably in this Plan. The Plan also references use of portables or relocatables as interim or transitional capacity/facilities.

Currently, the District utilizes 131 relocatables to house students in excess of permanent capacity, for program purposes at school locations, and six for other purposes. (See Appendices A B C D)

Based on enrollment projections, program capacity and funded permanent facilities, the District anticipates the need to purchase some additional relocatables during the next six-year period. The continually escalating cost of moving relocatables will increasingly limit the choice between building new relocatables on site and relocating older ones.

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

Portables, or relocatables, may be used as interim or transitional facilities:

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

Relocatables currently in use will be evaluated resulting in some being improved and some replaced. Quality concerns will be among those addressed by the next Community Facilities Planning Committee for review of capital facilities needs for the next bond issue.

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

## VII Projected Six-Year Classroom Capacity

As stated in Section IV, the program capacity study is periodically updated for changes in special programs and reflects class size fluctuations in Grades K - 4. As shown in the Inventory and Capacity chart in Table 3 on Page 13, the program capacity is also reflected in the capacity and enrollment comparison charts. *(See Tables 5 & 5 A-B-C on pages 20 - 23)*

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.

Full Time Equivalent (FTE) student enrollment for October 2007 was 25,745.42. Kindergarten students are reported at .5 although many schools provide full day kindergarten ("FDK") with alternative funding for the second half of the day. Future State-funded Full Day Kindergarten programs will report and project some Kindergarten students at 1.00 FTE at qualifying FDK schools. P-223 FTE excludes Early Childhood Education (preschool) students and College-only Running Start students. *(See Tables 5 & 5 A-B-C on pages 20 - 23)*

In October there were 645 students in 11<sup>th</sup> and 12<sup>th</sup> grade participating in the Running Start program at 10-20 different colleges and receiving credits toward both high school and college graduation. 355 of these students attended classes only at the college ("college-only") and are excluded from FTE and headcount for capacity and enrollment comparisons.

Kent School District continues to be the fourth largest district in the state of Washington. P-223 Headcount for October 2007 was 26,862 with kindergarten students counted at 1.0 and excluding ECE and college-only Running Start students. A full headcount of all students enrolled in October 2007 totals 27,584 which includes ECE and college-only Running Start students.

Based on the enrollment forecasts, current inventory and capacity, current standard of service, relocatable capacity, and future planned additional classroom space, the District anticipates having sufficient capacity to house students over the next six years. *(See Table 5 and Tables 5 A-B-C on Pages 20 - 23)*

This does not mean that some schools will not experience overcrowding. There may be significant need for additional portables and/or new schools to accommodate growth within the District and class size reduction mandated under Student Achievement Initiative 728. Some schools, by design, may be opened with relocatables on site. Boundary changes, limited movement of relocatables, zoning changes, market conditions, and educational restructuring will all play a major role in addressing overcrowding and underutilization of facilities in different parts of the District.

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

**TOTAL DISTRICT**

SCHOOL YEAR	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014		
	Actual	P	R	O	J	E	C	T	E

<b>Permanent Program Capacity <sup>1</sup></b>	26,743	27,150	27,321	27,504	27,504	28,004	28,004
--	--------	--------	--------	--------	--------	--------	--------

**Changes to Permanent Capacity <sup>1</sup>**

- <sup>4</sup> Sequoia Middle School renovated & reconfigured as Kent Phoenix Academy High School
- <sup>3/4</sup> Change to Middle School Capacity -771
- <sup>4</sup> Kent Phoenix Academy High School replaced Sequoia Middle School
- <sup>4</sup> High School Program Capacity added 350
- <sup>5</sup> Mill Creek MS Renovation - Phase 2 828

Classroom additions at Kentlake High School (F) 171

Classroom additions at Kent-Meridian High School (F) 79

Replacement with increased capacity for Panther Lake Elementary (Funded) -396  
500

Elementary # 31 (Funded) 500

<b>Permanent Program Capacity Subtotal</b>	27,150	27,321	27,504	27,504	28,004	28,004	28,004
--	--------	--------	--------	--------	--------	--------	--------

**Interim Relocatable Capacity**

Elementary Relocatable Capacity Required	0	48	192	336	24	192	504
Middle School Relocatable Capacity Required <sup>3</sup>	0	0	0	0	0	0	0
Senior High Relocatable Capacity Required	0	0	0	0	0	0	0

<b>Total Relocatable Capacity Required <sup>1 &amp; 6</sup></b>	0	48	192	336	24	192	504
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<b>TOTAL CAPACITY <sup>1</sup></b>	27,150	27,369	27,696	27,840	28,028	28,196	28,508
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<b>TOTAL FTE ENROLLMENT/ PROJECTION <sup>2</sup></b>	25,745	26,064	26,480	26,564	26,743	27,014	27,363
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<b>DISTRICT AVAILABLE CAPACITY</b>	1,405	1,305	1,216	1,276	1,285	1,182	1,145
------------------------------------	-------	-------	-------	-------	-------	-------	-------

<sup>1</sup> Capacity is based on standard of service for program capacity and updated periodically to reflect program changes.  
<sup>2</sup> FTE = Full Time Equivalent Enrollment (i.e. 1/2 day Kindergarten student = .5 & Full Day Kindergarten student = 1.0 FTE).  
<sup>3</sup> In Fall 2004, 9th grade moved to the high schools which increased capacity available at Middle School level.  
<sup>4</sup> Sequoia Middle School was renovated and reconfigured as Kent Phoenix Academy High School in Fall 2007.  
<sup>5</sup> Phase II of renovation continues for Mill Creek Middle School & Kent Technology Academy.  
<sup>6</sup> 2007-2008 total classroom relocatable capacity is 1,470.



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

**SENIOR HIGH - Grades 9 - 12**

SCHOOL YEAR	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014		
	Actual	P	R	O	J	E	C	T	E

Senior High Permanent Capacity <sup>1</sup>	8,165	8,515	8,686	8,765	8,765	8,765	8,765
---	-------	-------	-------	-------	-------	-------	-------

Changes to High School Capacity							
<sup>4</sup> Kent Phoenix Academy - Replaced Sequoia Middle School Estimated program capacity		350					
Classroom additions at Kentlake HS (F)		171					
Classroom additions at Kent-Meridian HS and KM Technology Academy <sup>4</sup> (F)			79				
Subtotal	8,515	8,686	8,765	8,765	8,765	8,765	8,765

Relocatable Capacity Required <sup>1</sup>	0	0	0	0	0	0	0
--	---	---	---	---	---	---	---

<b>TOTAL CAPACITY <sup>1</sup></b>	<b>8,515</b>	<b>8,686</b>	<b>8,765</b>	<b>8,765</b>	<b>8,765</b>	<b>8,765</b>	<b>8,765</b>
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FTE ENROLLMENT / PROJECTION <sup>2</sup>	8,407	8,368	8,522	8,418	8,351	8,335	8,429
--	-------	-------	-------	-------	-------	-------	-------

<b>SURPLUS (DEFICIT) CAPACITY</b>	<b>108</b>	<b>318</b>	<b>243</b>	<b>347</b>	<b>414</b>	<b>430</b>	<b>336</b>
-----------------------------------	------------	------------	------------	------------	------------	------------	------------

Number of Relocatables Required                    0                    0                    0                    0                    0                    0                    0

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

<sup>1</sup> Capacity is based on standard of service for program capacity and updated periodically to reflect program changes.

<sup>2</sup> FTE = Approximate Full Time Equivalent Enrollment, excluding College-only Running Start students.

<sup>3</sup> Grade level reconfiguration - All 9th grade students moved to the high schools in Fall 2004.

<sup>4</sup> Sequoia Middle School was renovated and reconfigured as a new non-traditional high school, Kent Phoenix Academy, and KM added a new Technology Academy program in 2007-08.





## VIII Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2008 - 2009 through 2013 - 2014. The financing components include secured and unsecured funding and impact fees. The plan is based on voter approval of future bond issues, collection of impact fees under the State Growth Management Act and voluntary mitigation fees paid pursuant to State Environmental Policy Act.

Kent Elementary #27a, which opened in January 1999 as a replacement for the original Kent Elementary School, was the last elementary school for which the District received state matching funds under the state funding formula. Millennium Elementary #30 which opened in the fall of 2000 was the last elementary school constructed in the District.

Voters approved a \$69.5 million bond issue for Capital Construction and Improvements in February 2002. The bond issue partially funded building additions at three high schools which coincided with moving 9<sup>th</sup> grade students to the senior high in September 2004. The District received some state matching funds and has utilized impact fees for the senior high school additions.

In February 2006, voters approved a \$106 million bond issue for replacement of Panther Lake Elementary School with increased capacity to be built on a new site, as well as construction of a new elementary school to accommodate growth.

The bond issue also funded Phase II of the renovation for Mill Creek Middle School and renovation of Sequoia Middle School for reconfiguration as a new non-traditional high school. Kent Phoenix Academy opened at the former Sequoia Middle School site in September 2007.

2006 construction funding approval will also provide some additional classrooms to be constructed at Kentlake and Kent-Meridian High Schools. Some impact fees will be utilized for the new construction that will increase capacity.

Enrollment projections reflect future need for additional capacity at the elementary and high school level and unfunded facility needs will be reviewed in the future.

Some funding is secured for additional portables and some will be funded from impact fees.

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Facilities Department. Please see pages 26-27 for a summary of the cost basis.

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

SCHOOL FACILITIES	*	2008	2009	2010	2011	2012	2013	TOTAL	Secured Local & State	Unsecured State <sup>2</sup> or Local <sup>3</sup>	Impact Fees <sup>5</sup>	
		Estimated										Estimated
<b>PERMANENT FACILITIES</b>												
Renovation for Kent Phoenix Academy <sup>1</sup>	F	\$1,650,000						\$1,650,000	\$825,000		\$825,000	
Addition to Kentlake HS <sup>1-2</sup>	F	\$5,700,000						\$5,700,000	\$1,700,000		\$4,000,000	
Addition to Kent-Meridian HS <sup>1-2</sup>	F		\$2,500,000					\$2,500,000	\$1,000,000		\$1,500,000	
Panther Lake Elem Replacement <sup>1</sup>	F		\$25,500,000					\$25,500,000	\$20,145,000		\$5,355,000	
Panther Lake Elementary Site <sup>3</sup>	F	\$4,500,000						\$4,500,000	\$3,555,000		\$945,000	
Elementary # 31 <sup>1-2-3</sup>	F				\$29,750,000			\$29,750,000	\$14,000,000	\$5,600,000	\$10,150,000	
Elementary Site <sup>3</sup>	U		\$2,500,000					\$2,500,000			\$2,500,000	
<b>TEMPORARY FACILITIES</b>												
Additional Relocatables <sup>3-4</sup>	F		\$258,600	\$284,460				\$543,060	\$300,000		\$243,060	
	U		2 relocatables	2 relocatables								
OTHER												
N/A												
<b>Totals</b>		\$11,850,000	\$30,758,600	\$284,460	\$29,750,000	\$0	\$0	\$72,643,060	\$41,525,000	\$5,600,000	\$25,518,060	

\* F = Funded U = Unfunded

<sup>1</sup> Based on estimates of actual or future construction costs from Facilities Department. (See Page 25 for Cost Basis Summary)

<sup>2</sup> The District anticipates receiving some state matching funds for these projects.

<sup>3</sup> Facility needs are pending review. Some of these projects may be funded with impact fees.

<sup>4</sup> Cost of Relocatables based on current cost of \$117,550 in 2008 and adjusted for 10% inflation for future years.

<sup>5</sup> Fees in this column are based on amount of fees collected to date and estimated fees on future units.

### VIII Finance Plan - Cost Basis Summary

For impact fee calculations, construction costs are based on cost of the last elementary school, adjusted for inflation, and projected cost of the next elementary school.

Elementary School	Cost	Projected Cost
Millennium Elementary #30 Opened in 2000	\$12,182,768	
Cost of Panther Lake Elementary Replacement (To open in 2009)		\$25,500,000
Projected cost of Elementary #31 in 2012		\$29,750,000

Construction cost of the additions to high schools:

Senior High School Additions	Projected Cost	Total
Kent Phoenix Academy Renovations	\$1,650,000	
2008 Addition to Kentlake High School	\$5,700,000	
2009 Addition to Kent-Meridian HS	\$2,500,000	
Construction cost of new HS capacity		\$9,850,000

#### 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 on page 27 for a list of site acquisition costs and averages.

#### District Adjustment

The impact fee calculations on pages 29 and 30 include a "District Adjustment" which is equal to the amount of increase that the impact fee formulas drive out for this year and adjusted for increase in the Consumer Price Index.

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

Type & # on Map	School / Site	Year Open / Purchased	Location	Acreage	Cost	Avg cost/acre	Total Average Cost / Acre																
<b>Elementary</b>																							
13 / Urban	Panther Lake Elementary Replacement Site	2008	102xx SE 216, Kent 98031	9.40	\$4,500,000	\$478,723																	
5 / Urban	Elementary Site (Halleason & Wikstrom)	2004	15435 SE 256 St, Covington 98042	10.00	\$1,093,910	\$109,391																	
	Elementary Site Subtotal			19.40	\$5,593,910		\$288,346 Elem site average																
<b>Middle School</b>																							
Urban	Northwood Middle School	1996	17007 SE 184 St, Renton 98058	24.42	\$655,138	\$26,828																	
10 / Urban	Mill Creek MS (Kent JH) / McMillan St. assemblage	2002	411-432 McMillan St., Kent 98032	1.23	\$844,866	\$686,883																	
12 / Urban	So Central Site - Unincorp KC (Plemmons, Yeh, Wrms)	1999	E of 124 SE btw 286-288 PI (UKC)	39.36	\$1,936,020	\$49,188																	
	Middle School Site Subtotal			65.01	\$3,436,024		\$52,854 Middle Schl Site Avg.																
<b>Senior High</b>																							
11 / Urban	K-M High School Addition (Kent 6 & Britt Smith)	2002 & 2003	10002 SE 256th Street	6.31	\$3,310,000	\$524,564																	
Senior High	Kentlake High School (Kombol Morris)	1997	21401 SE 300 St, Kent 98042	40.00	\$537,534	\$13,438																	
6 / Urban	Kentwood Sr Hi Addition (Sandhu)	1998	16807 SE 256th Street	3.83	\$302,117	\$78,882																	
	Senior High Site Subtotal			50.14	\$4,149,651		\$82,761 Sr Hi Site Average																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td align="right" colspan="2"><b>Total Acreage &amp; Cost</b></td> </tr> <tr> <td align="right">134.55</td> <td align="right">\$13,179,585</td> </tr> <tr> <td align="right" colspan="2"><b>Total Average Cost / Acre</b></td> </tr> <tr> <td align="right" colspan="2">\$97,953</td> </tr> </table>							<b>Total Acreage &amp; Cost</b>		134.55	\$13,179,585	<b>Total Average Cost / Acre</b>		\$97,953										
<b>Total Acreage &amp; Cost</b>																							
134.55	\$13,179,585																						
<b>Total Average Cost / Acre</b>																							
\$97,953																							
<p>Note: All rural sites were purchased prior to adoption of Urban Growth Area.  Numbers correspond to locations on Site Bank Map on Page 17.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td align="center" colspan="2">Properties purchased prior to 1996</td> </tr> <tr> <td>1</td> <td>So. King County Activity Center (Nike site) purchased prior to 1996.</td> </tr> <tr> <td>4 / Urban</td> <td>Site - Covington area North (So of Mattson MS)</td> </tr> <tr> <td>3 / Rural</td> <td>Site - Ham Lake east (Pollard)</td> </tr> <tr> <td>7 / Rural</td> <td>Site - South of Covington (Scarsella)</td> </tr> <tr> <td>8 / Rural</td> <td>Site - SE of Lake Morton area (West)</td> </tr> <tr> <td>2 / Urban</td> <td>Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)</td> </tr> <tr> <td>9</td> <td>Old Kent Elementary replaced and currently leased out.</td> </tr> </table>								Properties purchased prior to 1996		1	So. King County Activity Center (Nike site) purchased prior to 1996.	4 / Urban	Site - Covington area North (So of Mattson MS)	3 / Rural	Site - Ham Lake east (Pollard)	7 / Rural	Site - South of Covington (Scarsella)	8 / Rural	Site - SE of Lake Morton area (West)	2 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)	9	Old Kent Elementary replaced and currently leased out.
Properties purchased prior to 1996																							
1	So. King County Activity Center (Nike site) purchased prior to 1996.																						
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8 / Rural	Site - SE of Lake Morton area (West)																						
2 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)																						
9	Old Kent Elementary replaced and currently leased out.																						

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

**Student Generation Factors - Single Family**

x Elementary (Grades K - 6)	0.445
x Middle School (Grades 7 - 8)	0.118
x Senior High (Grades 9 - 12)	<u>0.245</u>
x Total	<u><u>0.808</u></u>

**Student Generation Factors - Multi-Family**

Elementary	0.296
Middle School	0.075
Senior High	<u>0.111</u>
Total	<u><u>0.482</u></u>

**Projected Increased Student Capacity**

x Elementary	<u>500</u>
x Middle School	<u>1,065</u>
x Senior High	<u>550</u>

**OSPI - Square Footage per Student**

Elementary	<u>90</u>
Middle School	<u>117</u>
Senior High	<u>130</u>
Special Education	<u>144</u>

**Required Site Acreage per Facility**

x Elementary (required)	<u>11</u>
x Middle School (required)	<u>21</u>
x Senior High (required)	<u>32</u>

**Average Site Cost / Acre**

Elementary	<u>\$288,346</u>
Middle School	<u>\$0</u>
Senior High	<u>\$0</u>

**New Facility Construction Cost**

x Elementary *	<u>\$29,750,000</u>
x Middle School	<u>\$0</u>
x Senior High *	<u>\$9,850,000</u>

\* See cost basis on Pg. 26

**Temporary Facility Capacity & Cost**

Elementary @ 24	<u>\$117,550</u>
Middle School @ 29	<u>\$0</u>
Senior High @ 31	<u>\$0</u>

**Temporary Facility Square Footage**

x Elementary	<u>74,340</u>
x Middle School	<u>22,128</u>
x Senior High	<u>22,960</u>
x Total 4%	<u><u>119,428</u></u>

**State Match Credit**

Current State Match Percentage	<u>57.06%</u>
--------------------------------	---------------

**Permanent Facility Square Footage**

x Elementary	<u>1,475,936</u>
x Middle School	<u>660,904</u>
x Senior High	<u>1,107,101</u>
x Total 96%	<u><u>3,243,941</u></u>

**Area Cost Allowance ACA - Cost/Sq. Ft.**

Area Cost Allowance (Effective July 08)	<u>\$168.79</u>
---	-----------------

**Total Facilities Square Footage**

x Elementary	<u>1,550,276</u>
x Middle School	<u>683,032</u>
x Senior High	<u>1,130,061</u>
x Total	<u><u>3,363,369</u></u>

**District Average Assessed Value**

Single Family Residence	<u>\$316,091</u>
-------------------------	------------------

**District Average Assessed Value**

Multi-Family Residence	<u>\$102,465</u>
Apartments 72% Condos 28%	

**Capital Levy Tax Rate/\$1,000**

Current / \$1,000 Tax Rate (1.73255)	<u>\$1.73</u>
--------------------------------------	---------------

**Developer Provided Sites / Facilities**

Value	<u>0</u>
Dwelling Units	<u>0</u>

**General Obligation Bond Interest Rate**

Current Bond Interest Rate	<u>5.11%</u>
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**KENT SCHOOL DISTRICT  
IMPACT FEE CALCULATION for SINGLE FAMILY RESIDENCE**

**Site Acquisition Cost per Single Family Residence**

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)	11	\$288,346	500	0.445	\$2,822.91
A 2 (Middle School)	21	\$0	1,065	0.118	\$0
A 3 (Senior High)	32	\$0	1,000	0.245	\$0
				0.808	
				A ⇒	<u>\$2,822.91</u>

**Permanent Facility Construction Cost per Single Family Residence**

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)	\$29,750,000	500	0.445	0.96	\$25,418.40
B 2 (Middle School)	\$0	1,065	0.118	0.96	\$0
B 3 (Senior High)	\$9,850,000	550	0.245	0.96	\$4,212.22
			0.808		
				B ⇒	<u>\$29,630.62</u>

**Temporary Facility Cost per Single Family Residence**

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)	\$117,550	24	0.445	0.04	\$87.18
C 2 (Middle School)	\$0	29	0.118	0.04	\$0
C 3 (Senior High)	\$0	31	0.245	0.04	\$0
			0.808		
				C ⇒	<u>\$87.18</u>

**State Match Credit per Single Family Residence**

Formula: Area Cost Allowance x SPI Square Feet per student x District Match % x Student Factor

	Area Cost Allowance	SPI Sq. Ft. / Student	District Match %	Student Factor	
D 1 (Elementary)	\$168.79	90	0.5706	0.445	\$3,857.28
D 2 (Middle School)	\$168.79	117	0	0.118	\$0
D 3 (Senior High)	\$168.79	130	0.5706	0.245	\$3,067.52
				D ⇒	<u>\$6,924.80</u>

**Tax Credit per Single Family Residence**

Average SF Residential Assessed Value	\$316,091		
Current Capital Levy Rate / \$1,000	\$1.73		
Current Bond Interest Rate	5.11%		
Years Amortized (10 Years)	10		
		TC ⇒	\$4,205.56

**Developer Provided Facility Credit**

Facility / Site Value	Dwelling Units	
0	0	FC ⇒ 0

**Fee Recap**

A = Site Acquisition per SF Residence	\$2,822.91	
B = Permanent Facility Cost per Residence	\$29,630.62	
C = Temporary Facility Cost per Residence	\$87.18	
Subtotal	\$32,540.71	
D = State Match Credit per Residence	\$6,924.80	
TC = Tax Credit per Residence	\$4,205.56	
Subtotal	\$11,130.36	
Total Unfunded Need	\$21,410.35	
50% Developer Fee Obligation	\$10,705	
FC = Facility Credit (if applicable)	0	
District Adjustment (See Page 26 for explanation)	(\$5,401)	
Net Fee Obligation per Single Family Residence	<b>\$5,304</b>	

**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)	11	\$288,346	500	0.296	\$1,877.71
A 2 (Middle School)	21	\$0	1,065	0.075	\$0
A 3 (Senior High)	32	\$0	1,000	<u>0.111</u>	\$0
				0.482	
				A →	<u>\$1,877.71</u>

**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)	\$29,750,000	500	0.296	0.96	\$16,907.52
B 2 (Middle School)	\$0	1,065	0.075	0.96	\$0
B 3 (Senior High)	\$9,850,000	550	<u>0.111</u>	0.96	\$1,908.39
			0.482		
				B →	<u>\$18,815.91</u>

**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)	\$117,550	24	0.296	0.04	\$57.99
C 2 (Middle School)	\$0	29	0.075	0.04	\$0
C 3 (Senior High)	\$0	31	<u>0.111</u>	0.04	\$0
			0.482		
				C →	<u>\$57.99</u>

**State Match Credit per Multi-Family Residence Unit**

Formula: Area Cost Allowance x SPI Square Feet per student x District Match % x Student Factor

	Area Cost Allowance	SPI Sq. Ft. / Student	District Match %	Student Factor	
D 1 (Elementary)	\$168.79	90	0.5706	0.296	\$2,565.74
D 2 (Middle School)	\$168.79	117	0	0.075	\$0
D 3 (Senior High)	\$168.79	130	0.5706	<u>0.111</u>	\$1,389.78
				D →	<u>\$3,955.52</u>

**Tax Credit per Multi-Family Residence Unit**

Average MF Residential Assessed Value	\$102,465		
Current Capital Levy Rate / \$1,000	\$1.73		
Current Bond Interest Rate	5.11%		
Years Amortized (10 Years)	10	TC →	\$1,363.29

**Developer Provided Facility Credit**

Facility / Site Value	Dwelling Units	
0	0	FC → 0

**Fee Recap**

A = Site Acquisition per Multi-Family Unit	\$1,877.71	
B = Permanent Facility Cost per MF Unit	\$18,815.91	
C = Temporary Facility Cost per MF Unit	\$57.99	
Subtotal		\$20,751.61
D = State Match Credit per MF Unit	\$3,955.52	
TC = Tax Credit per MF Unit	\$1,363.29	
Subtotal		\$5,318.80

Total Unfunded Need	\$15,432.81	
50% Developer Fee Obligation		\$7,716
FC = Facility Credit (if applicable)		0
District Adjustment (See Page 26 for explanation)		(\$4,450)
Net Fee Obligation per Multi-Family Residence Unit		<b>\$3,266</b>

## IX Summary of Changes to April 2007 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 April 2007 Plan are summarized here.

Voters approved funding for replacement and expansion of Panther Lake Elementary School on a new site, a future new elementary school, classroom additions at high schools to accommodate new growth, Phase II of the renovation at Mill Creek Middle School and renovation of Sequoia Middle School reconfigured as new non-traditional high school named Kent Phoenix Academy.

Changes to capacity continue to reflect fluctuations in class size as well as program changes. Reduction in class size and extended learning opportunities for Student Achievement Initiative 728 are reflected in this update. Changes in relocatables (portables) or transitional capacity reflect use, purchase, sale, surplus and/or movement between facilities.

The student enrollment forecast is updated annually. Methodology for six-year Kindergarten projections was modified to meet the requirements for State Funded Full Day Kindergarten programs.

The district expects to receive state matching funds for projects in this Plan and tax credit factors are updated annually. Student generation factors were updated this year. Unfunded site and facility needs will be reviewed in the future.

Changes to Impact Fee Calculation Factors include:

ITEM	Grade/Type	FROM	TO	Comments
Student Generation Factor	Elem	0.444	0.445	
Single Family (SF)	MS	0.148	0.118	
	SH	0.252	0.245	
	Total	0.844	0.808	Biennial Update
Student Generation Factor	Elem	0.293	0.296	
Multi-Family (MF)	MS	0.058	0.075	
	SH	0.094	0.111	
	Total	0.445	0.482	Biennial Update
State Match Credit		55.94%	57.06%	Per OSPI Website
Area Cost Allowance (former Boeckh Index)		\$162.43	\$168.79	Per OSPI Website
Average Assessed Valuation (AV)	SF	\$282,605	\$316,091	Per Puget Sound ESD
AV - Average of Condominiums & Apts.	MF	\$89,689	\$102,465	Per Puget Sound ESD
Debt Service Capital Levy Rate / \$1000		\$1.28	\$1.73	Per King Co. Assessor Report
General Obligation Bond Interest Rate		4.08%	5.11%	Market Rate
Impact Fee - Single Family	SF	\$5,110	\$5,304	Change to fee + \$194
Impact Fee - Multi-Family	MF	\$3,146	\$3,266	Change to fee + \$120

## X

### Appendixes

**Appendix A: Calculations of Capacities for Elementary Schools**

**Appendix B: Calculations of Capacities for Middle Schools**

**Appendix C: Calculations of Capacities for Senior High Schools**

**Appendix D: Use of Relocatables**

**Appendix E: Student Generation Factor Survey**

**KENT SCHOOL DISTRICT No. 415**  
**STANDARD of SERVICE - PROGRAM CAPACITY - INVENTORY of RELOCATABLES - FTE and HEADCOUNT ENROLLMENT**

K.S.D. ELEMENTARY SCHOOL	ABR	Number of Std or High Cap Classrooms	Std/High Cap Capacity at 24 average <sup>1</sup>	SE / IP ELL CR	Special Program Capacity <sup>2</sup>	2007-2008 Program Capacity <sup>2</sup>	Program Use Relocatables	Classroom Use Relocatables	Relocatable Capacity at 24 average <sup>1</sup>	10/1/2007 P-223 FTE <sup>4</sup> Enrollment	10/1/2007 P-223 Hdcount Enrollment	F D K <sup>5</sup>
Carriage Crest	CC	18	432	5	20	452	1	0	0	416.14	444	T
Cedar Valley	CV/e	16	384	6	18	402	2	0	0	367.00	395	I
Covington	CO/e	20	480	5	18	498	1	0	0	508.50	543	H
Crestwood	CW	19	456	2	0	456	4	1	24	483.00	516	T
East Hill	EH	17	408	7	56	464	3	2	48	543.50	577	I
Emerald Park	EP	21	504	2	0	504	2	0	0	494.03	530	T
Fainwood	FW/e	17	408	3	0	408	3	0	0	389.16	418	T
George T. Daniel Elem	DE	18	432	5	18	450	1	0	0	453.11	494	A
Glenridge	GR	19	456	4	0	456	2	0	0	375.00	398	T
Grass Lake	GL/h	18	432	4	20	452	1	0	0	414.73	437	H
Horizon	HE	21	504	2	0	504	3	0	0	527.17	560	H
Jenkins Creek	JC	15	360	7	38	398	3	1	24	366.43	392	I
Kent Elem.	KE/eh	17	408	6	56	464	2	2	48	491.50	528	A
Lake Youngs	LY/h	21	504	7	20	524	0	0	0	490.11	516	H
Martin Sortun	MS	19	456	3	18	474	1	1	24	499.50	534	I
Meadow Ridge	MR/e	17	408	6	56	464	0	4	96	453.62	498	A
Meridian Elementary	ME/h	21	504	3	20	524	3	2	48	526.61	560	T
Millennium Elementary	ML	20	480	3	18	498	0	0	0	506.50	550	K
Neely-O'Brien	NO	16	384	5	56	440	5	5	120	621.05	676	I
Panther Lake	PL	15	360	3	36	396	7	0	0	490.50	531	K
Park Orchard	PO	18	432	7	48	480	2	0	0	438.05	477	A
Pine Tree	PT/h	21	504	4	18	522	3	0	0	477.58	503	K
Ridgewood	RW/h	21	504	1	0	504	1	2	48	495.75	534	T
Sawyer Woods	SW	21	504	2	0	504	0	0	0	410.50	435	H
Scenic Hill	SH	17	408	6	56	464	3	1	24	461.00	499	A
Soos Creek	SC/e	17	408	4	0	408	3	0	0	352.00	378	T
Springbrook	SB	15	360	5	38	396	2	0	0	376.00	401	I
Sunnise	SR/h	21	504	2	0	504	3	0	0	521.28	557	T
Kent Min. View Academy	MV	14	356	3	60	416	0	0	0	75.29	77	
<b>Elementary TOTAL<sup>3</sup></b>		<b>530</b>	<b>12,740</b>	<b>122</b>	<b>688</b>	<b>13,428</b>	<b>61</b>	<b>21</b>	<b>504</b>	<b>13,024.61</b>	<b>13,958</b>	

<sup>1</sup> Elementary classroom capacity is based on average of 24; 16-22 in K-3, 23 in Grade 4 & 29 in Grades 5-6. Includes adjustments for class size reduction or program changes.  
<sup>2</sup> Kent School District Standard of Service reserves some rooms for pull-out programs. ie. 20 Total = 17 Standard + 1 Computer Lab + 1 Music + 1 Integrated Program classroom.  
<sup>3</sup> Elementary schools have 100% space utilization rate. <sup>4</sup> Elementary FTE reports Kindergarten @ .5 - P-223 Headcount reports Kindergarten @ 1.0. Excludes ECE preschoolers.  
<sup>5</sup> FDK = Full Day Kindergarten T = Tuition-based I = I-728 Funded Schoolwide K = KAI Title I Funded A = State Apportionment Funded H = Half Day Kindergarten only

**KENT SCHOOL DISTRICT No. 415  
STANDARD of SERVICE - PROGRAM CAPACITY - INVENTORY of RELOCATABLES - FTE and HEADCOUNT ENROLLMENT**

K S D MIDDLE SCHOOL	ABR	# of Std Clsrms	Standard Capacity <sup>2</sup> at 25-29 Cls		Special Ed ELL Capacity		Spec Prgm Clsrms		Special <sup>1</sup> Program Capacity		2007-2008 Program Capacity <sup>2</sup>		Program Use Relocatables		Classroom Use Relocatables	Relocatable Capacity at 29 ea.	10/1/2007	
			SE / IP ELL Cls	ELL Capacity	ELL Capacity	Spec Prgm Clsrms	Special <sup>1</sup> Program Capacity	2007-2008 Program Capacity <sup>2</sup>	Program Use Relocatables	Program Use Relocatables	P223 FTE <sup>3</sup> Enrollment	10/1/2007 Headcount <sup>3</sup> Enrollment						
Cedar Heights Middle School	CH	32	782	9	93	2	48	923	0	5	145	835.06	837					
Mattson Middle School	MA	24	585	6	59	7	160	804	9	0	0	665.20	666					
Meeker Middle School	MK	33	807	4	59	1	24	890	0	0	0	651.20	653					
Meridian Middle School	MJ	26	631	5	64	4	95	790	3	6	174	711.60	713					
Mill Creek Middle School	MC	30	729	5	51	2	48	828	0	2	58	775.19	776					
Northwood Middle School	NW	33	807	4	46	5	119	972	0	0	0	617.20	618					
Kent Mountain View Academy (Grades 2 - 12)												58.00	58					
<b>Middle School TOTAL</b>		<b>178</b>	<b>4,341</b>	<b>33</b>	<b>372</b>	<b>21</b>	<b>494</b>	<b>5,207</b>	<b>12</b>	<b>13</b>	<b>377</b>	<b>4,313.45</b>	<b>4,321</b>					

**APPENDIX B**

K S D SENIOR HIGH SCHOOL	ABR	# of Std Clsrms	Standard Capacity <sup>2</sup> at 25-31 Cls		Special Ed ELL Capacity		Spec Prgm Clsrms		Special <sup>1</sup> Program Capacity		2007-2008 Program Capacity <sup>2</sup>		Program Use Relocatables		Classroom Use Relocatables	Relocatable Capacity at 31 ea.	10/1/2007	
			SE / IP ELL Cls	ELL Capacity	ELL Capacity	Spec Prgm Clsrms	Special <sup>1</sup> Program Capacity	2007-2008 Program Capacity <sup>2</sup>	Program Use Relocatables	Program Use Relocatables	P223 FTE <sup>3</sup> Enrollment	10/1/2007 Headcount <sup>3</sup> Enrollment						
Kent-Meridian Senior High	KM	53	1,376	8	110	12	286	1,772	1	5	155	1,759.80	1,790					
Kentlake Senior High	KL	58	1,508	12	145	14	333	1,986	0	5	155	1,791.40	1,829					
Kentridge Senior High	KR	69	1,766	11	123	16	381	2,270	0	4	124	2,197.80	2,229					
Kentwood Senior High	KW	65	1,692	5	51	17	394	2,137	4	5	155	2,160.76	2,230					
Kent Mountain View Academy (Grades 2 - 12)									See Elem			150.20	158					
Kent Phoenix Academy	PH								350			324.40	324					
Regional Justice Center	RJ	N/A							N/A			23.00	23					
<b>Senior High TOTAL</b>		<b>245</b>	<b>6,342</b>	<b>36</b>	<b>429</b>	<b>59</b>	<b>1,394</b>	<b>8,515</b>	<b>5</b>	<b>19</b>	<b>589</b>	<b>8,407.36</b>	<b>8,583</b>					

**APPENDIX C**

K S D MIDDLE SCHOOL	ABR	# of Std Clsrms	Standard Capacity <sup>2</sup> at 25-29 Cls		Special Ed ELL Capacity		Spec Prgm Clsrms		Special <sup>1</sup> Program Capacity		2007-2008 Program Capacity <sup>2</sup>		Program Use Relocatables		Classroom Use Relocatables	Relocatable Capacity at 29 ea.	10/1/2007	
			SE / IP ELL Cls	ELL Capacity	ELL Capacity	Spec Prgm Clsrms	Special <sup>1</sup> Program Capacity	2007-2008 Program Capacity <sup>2</sup>	Program Use Relocatables	Program Use Relocatables	P223 FTE <sup>3</sup> Enrollment	10/1/2007 Headcount <sup>3</sup> Enrollment						
<b>DISTRICT TOTAL</b>		<b>953</b>	<b>23,423</b>	<b>191</b>	<b>1,489</b>	<b>80</b>	<b>1,888</b>	<b>27,150</b>	<b>78</b>	<b>53</b>	<b>1,470</b>	<b>25,745.42</b>	<b>26,862</b>					

<sup>1</sup> Special Program capacity includes classrooms requiring specialized use such as Special Education, Career & Technical Education Programs, Computer Labs, etc.

<sup>2</sup> Secondary school capacity is adjusted for 85% utilization rate and 1-728 class size reduction in 7th & 10th grade English classes. 9th grade moved to HS in 2004.

<sup>3</sup> Enrollment is reported on FTE & Headcount basis. P223 Headcount excludes ECE & College-only Running Start students. Full headcount including ECE & RS = 27,584. Some totals may be slightly different due to rounding.

KENT SCHOOL DISTRICT No. 415

USE of RELOCATABLES

Relocatable Use	2007-2008		2008-2009		2009-2010		2010-2011		2011-2012		2012-2013		2013-2014	
	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity
Relocatables for classroom use	53		53		53		53		53		53		53	
Relocatables for program use (ie. Computer labs, music, etc.)	78		78		78		78		78		78		78	
Elementary Capacity Required @ 24	0	0	2	48	8	192	14	336	1	24	8	192	21	504
Middle School Capacity Required @ 29 *	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior High Capacity Required @ 31	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b># of Relocatables Utilized</b>	131		131		131		131		131		131		131	
Classroom Relocatable/Capacity Required	0	0	2	48	8	192	14	336	1	24	8	192	21	504
<b>Plan for Allocation of Required Classroom Relocatable Facilities included in Finance Plan:</b>														
Elementary	0		2		8		14		1		8		21	
Middle School	0		0		0		0		0		0		0	
Senior High	0		0		0		0		0		0		0	
<b>Total</b>	0	*	2		8		14		1		8		21	

\* Use of additional relocatables for classrooms or special programs is based on need and fluctuations of enrollment at each school.

Grade Level Reconfiguration - In 2004, 9th grade students moved to high schools creating sufficient permanent capacity at middle schools.

Although relocatables are utilized for a wide variety of purposes, new construction and boundary adjustments have been timed to minimize the requirement for relocatables.

**KENT SCHOOL DISTRICT No. 415**  
Student Generation Factor Survey

Edulog #	Single Family Developments	Elementary Area	Total Units	S t u d e n t s				Student Generation Factor			
				Total	Elem	MS	HS	Total	Elem	MS	HS
78	Crofton Hills / Savana / The Reserve / Stonefield - Covington	CO	351	360	169	62	129	1,026	0.481	0.177	0.368
187	Eastland Meadows - Kent	SC	13	21	9	2	10	1,815	0.692	0.154	0.769
399	Fern Crest East - Kent	SR	171	132	86	20	26	0,772	0.503	0.117	0.152
400	Fern Crest West - Kent	SR	130	79	47	10	22	0,608	0.362	0.077	0.169
228	Kentlake Highlands - Kent	SW	97	87	47	13	27	0,897	0.485	0.134	0.278
389	Parke Meadows & North Parke Meadows - Covington	CW	106	117	70	15	32	1,104	0.660	0.142	0.302
410	Rhododendron Estates - Kent	ML	16	37	24	6	7	2,313	1,500	0.375	0.438
419	Southridge - Eagle Crest - Park View - Kent	HE	219	164	99	24	41	0,749	0.452	0.110	0.187
420	Tamarack Ridge - Covington	CW	134	78	40	12	26	0,582	0.299	0.090	0.194
179	The Parks - Renton	RW	172	153	71	21	61	0,890	0.413	0.122	0.355
337	The Parks at Riverview - Kent	NO	148	38	20	9	9	0,257	0.135	0.061	0.061
416	Troivitsky Park - Renton	RW	167	124	81	11	32	0,743	0.485	0.066	0.192
417	Wood Creek - Covington	CW	154	128	73	16	39	0,831	0.474	0.104	0.253
<b>Total</b>			<b>1,878</b>	<b>1,518</b>	<b>836</b>	<b>221</b>	<b>461</b>	<b>0.808</b>	<b>0.445</b>	<b>0.118</b>	<b>0.245</b>

Edulog #	Multi-Family Developments	Elementary Area	Total Units	S t u d e n t s				Student Generation Factor			
				Total	Elem	MS	HS	Total	Elem	MS	HS
418	Adagio Apartments - Covington	CO	200	61	28	12	21	0,305	0.140	0.060	0.105
412	Alderbrook Apartments - Kent	EH	207	118	78	18	22	0,570	0.377	0.087	0.106
156	Brentwood Townhomes - Kent	SH	81	51	25	14	12	0,630	0.309	0.173	0.148
146	Fairwood Pond Apartments - Renton	FW	194	33	21	7	5	0,170	0.108	0.036	0.026
414	Park Place Apartments - Kent	SH	51	88	62	9	17	1,725	1,216	0.176	0.333
102	Rock Creek Landing - Kent	PL	211	77	41	14	22	0,365	0.194	0.066	0.104
413	Silver Springs Apartments - Kent	PL	251	163	108	21	34	0,649	0.430	0.084	0.135
192	Sunrise at Benson Condos - Kent	GR	88	27	17	1	9	0,307	0.193	0.011	0.102
<b>Total</b>			<b>1,283</b>	<b>618</b>	<b>380</b>	<b>96</b>	<b>142</b>	<b>0.482</b>	<b>0.296</b>	<b>0.075</b>	<b>0.111</b>