



Attachment H Ordinance 19695

KENT SCHOOL DISTRICT
EQUITY | EXCELLENCE | COMMUNITY

Six-Year Capital Facilities Plan 2022-2023 through 2028-2029

June 2023

Kent School District No. 415
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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 2023 for the 2023-2024 school year. This annual update of the Plan reflects no new major capital projects.

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. Functional capacity is based on an average capacity and updated to reflect changes to special programs served in each building. Portables in the interim 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 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, our capacity and enrollment projections, the District will stay current with non-collection of student impact fee rate for the coming year. For a short overview, see Section IX (Summary of Changes to the June 2022 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 2022.

King County live births and the District's relational percentage average were used to determine the number of kindergartners entering the system (*See Table 2*). 7.49% of 24,337 King County live births in 2018 is projected for 1,824 students expected in Kindergarten for October 1, 2023. This is a decrease of 937 live births in King County over the previous year.

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, 2023 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	.248
	Middle School	.085
	Senior High	<u>.107</u>
	Total	.440
Multi-Family	Elementary	.130
	Middle School	.049
	Senior High	<u>.056</u>
	Total	.235

The student generation factor is based on 1,728 new SFD (Single Family Detached) units built between 2017 and 2021. The student generation factor is based on 1,526 new MF (Multi-Family) units built during the same period. The multi-family units consisted of 1,222 apartment units and 340 townhome units.

The District sees an average of 44 students for every 100 single family units that are built and an average of 24 students for every 100 multi-family units that are built. The rate for apartment units is higher than for townhome units. The District sees an average of 29 students for every 100 apartment units.

The student generation rate also varies among apartment developments, based on the number of bedrooms in the unit. Units with three plus bedrooms have much higher student generation rates than units that have two or fewer bedrooms. Noting these differences can help the District when planning for future growth from housing.

In preparing the 2022-2023 to 2028-2029 Capital Facilities Plan the District contracted with Educational Data Solutions, LLC led by Dr. Les Kendricks, a noted expert in demographic studies for school districts, to analyze and prepare the student generation factor.

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. One multi-family project worth noting, Covington Commons which appears to have many units with three-plus bedrooms and is likely to show better student growth than the medium project once completed.

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

For 2023 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	LB in 2017
October HC Enrollment	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
King County Live Births ¹	25,222	25,057	24,514	24,630	25,032	24,910	25,348	25,487	26,011	25,274
Incr/(Decr)	323	(165)	(543)	116	402	(122)	438	139	524	(737)
Kindergarten / Birth % ¹	8.40%	8.34%	8.34%	8.17%	8.14%	7.98%	7.93%	6.68%	7.06%	7.42%
Kindergarten	2,119	2,090	2,045	2,013	2,037	1,989	2,010	1,703	1,837	1,875
Grade 1	2,186	2,127	2,131	2,067	2,056	2,061	2,036	1,882	1,768	1,945
Grade 2	2,055	2,190	2,163	2,163	2,077	2,008	2,091	1,980	1,817	1,840
Grade 3	1,922	2,070	2,176	2,195	2,143	2,043	1,995	2,001	1,938	1,887
Grade 4	2,087	1,956	2,089	2,195	2,218	2,118	2,038	1,912	1,924	1,953
Grade 5	2,008	2,116	1,958	2,103	2,189	2,169	2,120	1,937	1,872	1,953
Grade 6	2,079	2,023	2,058	1,952	2,120	2,184	2,164	2,024	1,894	1,962
Grade 7 Middle School	2,046	2,104	1,974	2,021	1,922	2,044	2,166	2,010	1,925	1,906
Grade 8 " "	2,121	2,091	2,100	2,021	2,043	1,882	2,073	2,086	1,937	1,956
Grade 9 Senior High	2,483	2,428	2,093	2,105	2,006	2,004	1,888	2,006	2,043	2,011
Grade 10 " "	2,046	2,151	2,165	2,099	2,080	1,946	2,035	1,813	1,959	2,050
Grade 11 " "	1,873	1,802	1,818	1,865	1,823	1,732	1,663	1,744	1,583	1,677
Grade 12 " "	1,539	1,576	1,742	1,730	1,810	1,654	1,634	1,484	1,656	1,467
Total Enrollment ²	26,564	26,724	26,512	26,529	26,524	25,834	25,913	24,582	24,153	24,482
Yearly Headcount Incr/(Decr)	(48)	160	(212)	17	(5)	(690)	79	(1,331)	(429)	329
Cumulative Incr/(Decr)	(267)	(107)	(319)	(302)	(307)	(997)	(918)	(2,249)	(2,678)	(2,349)
<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**

2022 - 2028 Enrollment Projections							
Full Day Kindergarten at all Elem	LB in 2017	LB in 2018	LB in 2019	LB in 2020	LB in 2021	Est LB in 2022	Est. LB in 2023
	ACTUAL ENROLLMENT	PROJECTED ENROLLMENT					
October	2022	2023	2024	2025	2026	2027	2028
King County Live Births	25,274	24,337	24,090	23,686	23,428	23,583	23,973
Incr/(Decr)	(213)	(937)	(247)	(404)	(258)	155	390
Kindergarten / Birth %	7.42%	7.49%	7.53%	7.60%	7.60%	7.75%	7.75%
FD Kindergarten	1,875	1,824	1,814	1,801	1,781	1,827	1,858
Grade 1	1,945	1,937	1,893	1,902	1,888	1,849	1,897
Grade 2	1,840	1,967	1,960	1,945	1,954	1,930	1,890
Grade 3	1,887	1,871	2,003	2,016	2,000	2,009	1,985
Grade 4	1,953	1,874	1,861	2,012	2,025	2,009	2,018
Grade 5	1,953	1,964	1,887	1,893	2,047	2,060	2,044
Grade 6	1,962	1,995	2,008	1,949	1,955	2,114	2,128
Grade 7 <small>Middle School</small>	1,906	1,939	1,975	2,007	1,948	1,954	2,113
Grade 8 " "	1,956	1,903	1,936	1,991	2,024	1,964	1,970
Grade 9 <small>Senior High</small>	2,011	1,993	1,941	1,995	2,051	2,085	2,024
Grade 10 " "	2,050	2,009	1,991	1,959	2,013	2,070	2,104
Grade 11 " "	1,677	1,798	1,763	1,765	1,736	1,784	1,834
Grade 12 " "	1,467	1,585	1,691	1,675	1,677	1,649	1,695
Total Enrollment Projection	24,482	24,659	24,723	24,910	25,099	25,304	25,560
Yearly Incr/(Decr)	(100)	177	64	187	189	205	256
Yearly Incr/(Decr) %	-0.41%	0.72%	0.26%	0.76%	0.76%	0.82%	1.01%
Total Enrollment Projection*	24,482	24,659	24,723	24,910	25,099	25,304	25,560

**Does not include iGrad, RS*

Live births for King County are estimates for year 2022 & 2023
Projection Source: Les Kendrick Demographic Study Dec '22 ("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 with 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:

Multilingual Learner Education (MLE)
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 33,847 students and interim (portable) capacity to house 4,161. 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 87.8% - 12.2%.

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 2022.

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:

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 250 students.

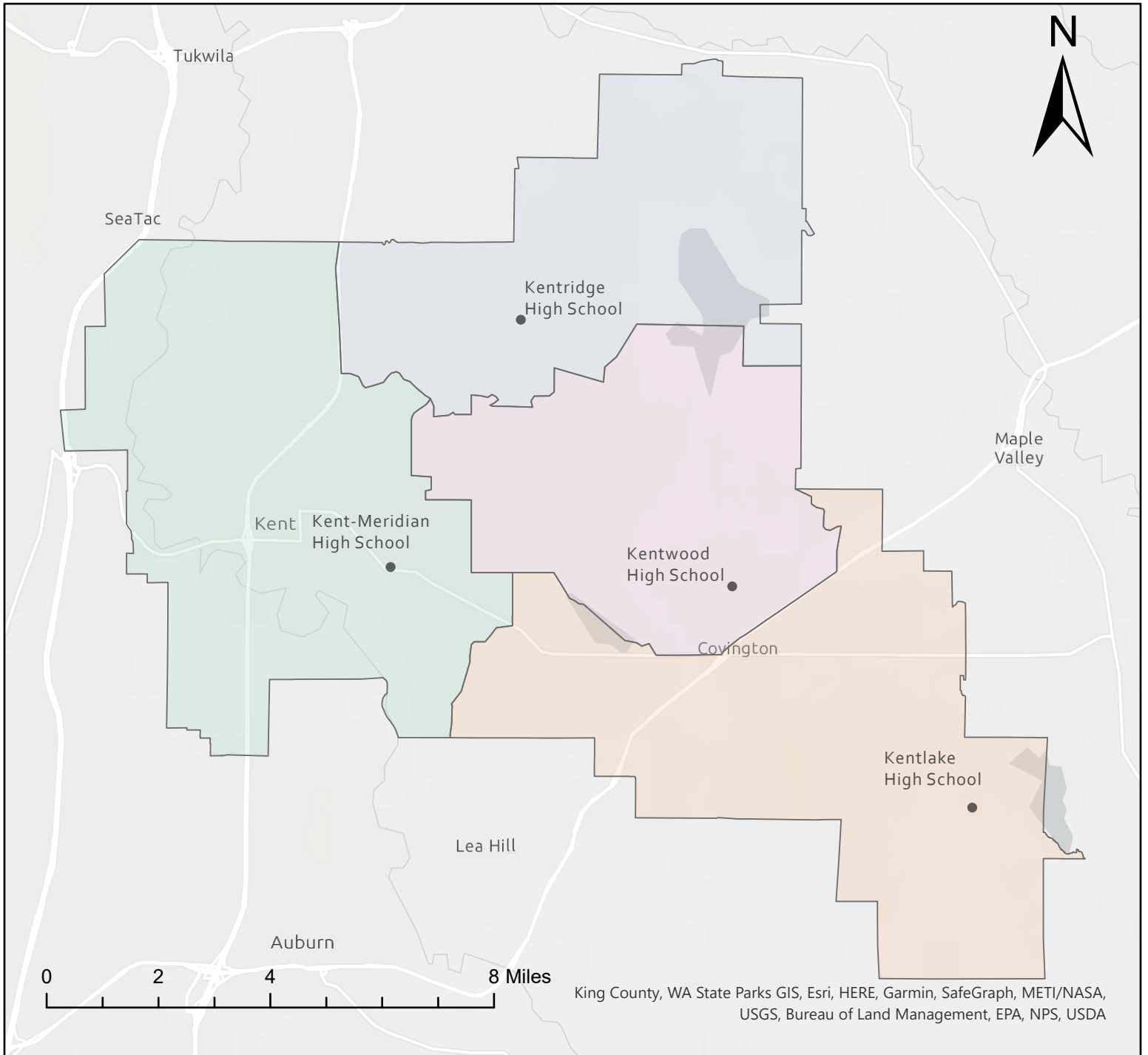
Kent Virtual Academy - The Kent Virtual Academy is open to grades 6-12 and is currently serving 171 students. The virtual school offers a flexible learning experience designed to engage students when and where they work best. Each school day will include a combination of live (synchronous) virtual instruction and on-demand (asynchronous) learning opportunities outside of a traditional bell schedule. Students can attend live virtual lessons with their teachers and classmates, participate in live virtual class or small group discussions, check-in or meet with teachers, watch recorded video lessons, work independently on projects and lessons, participate in learning experiences outside the school setting for credit or to meet competencies. Virtual school students may also attend their boundary school for select classes and services.

2022 - 2023

Functional Capacity

SCHOOL	Year Opened	ABR	ADDRESS	Functional Capacity
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	550
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	576
Covington Elementary	2018	CO	25811 156th Avenue SE, Covington 98042	620
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	504
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	626
Emerald Park	1999	EP	11800 SE 216th Street, Kent 98031	602
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	490
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	446
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	602
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	564
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	578
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	596
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	550
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	658
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	580
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	522
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	608
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	580
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	522
Panther Lake Elementary	2009	PL	12022 SE 216th Street, Kent, 98031	546
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	642
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	648
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	578
River Ridge Elementary	2021	RR	00000 - 22420 Military Rd S SeaTac, WA	858
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	554
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	600
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	508
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	564
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	578
Elementary TOTAL				16,850
Cedar Heights Middle School	1993	CH	19640 SE 272 Street, Covington 98042	1,112
Mattson Middle School	1981	MA	16400 SE 251st Street, Covington 98042	922
Meeker Middle School	1970	MK	12600 SE 192nd Street, Renton 98058	1,154
Meridian Middle School	1958	MM	23480 - 120th Avenue SE, Kent 98031	884
Mill Creek Middle School	2005	MC	620 North Central Avenue, Kent 98032	1,058
Northwood Middle School	1996	NW	17007 SE 184th Street, Renton 98058	1,090
Canyon Ridge Middle School	1966	CR	11000 SE 264th Street, Kent 98030	0
Middle School TOTAL				6,220
Kent-Meridian High School	1951	KM	10020 SE 256th Street, Kent 98030	2,211
Kentlake Senior High School	1997	KL	21401 SE 300th Street, Kent 98042	2,516
Kentridge Senior High School	1968	KR	12430 SE 208th Street, Kent 98031	2,940
Kentwood Senior High School	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,608
Senior High TOTAL				10,275
Kent Laboratory Academy	2021	KA	00000 - 208th St Kent, WA 98030	502
Kent Virtual Academy		KVA	No hard Building	
i-Grad Program		IG	Not a KSD Building	
DISTRICT TOTAL				33,847

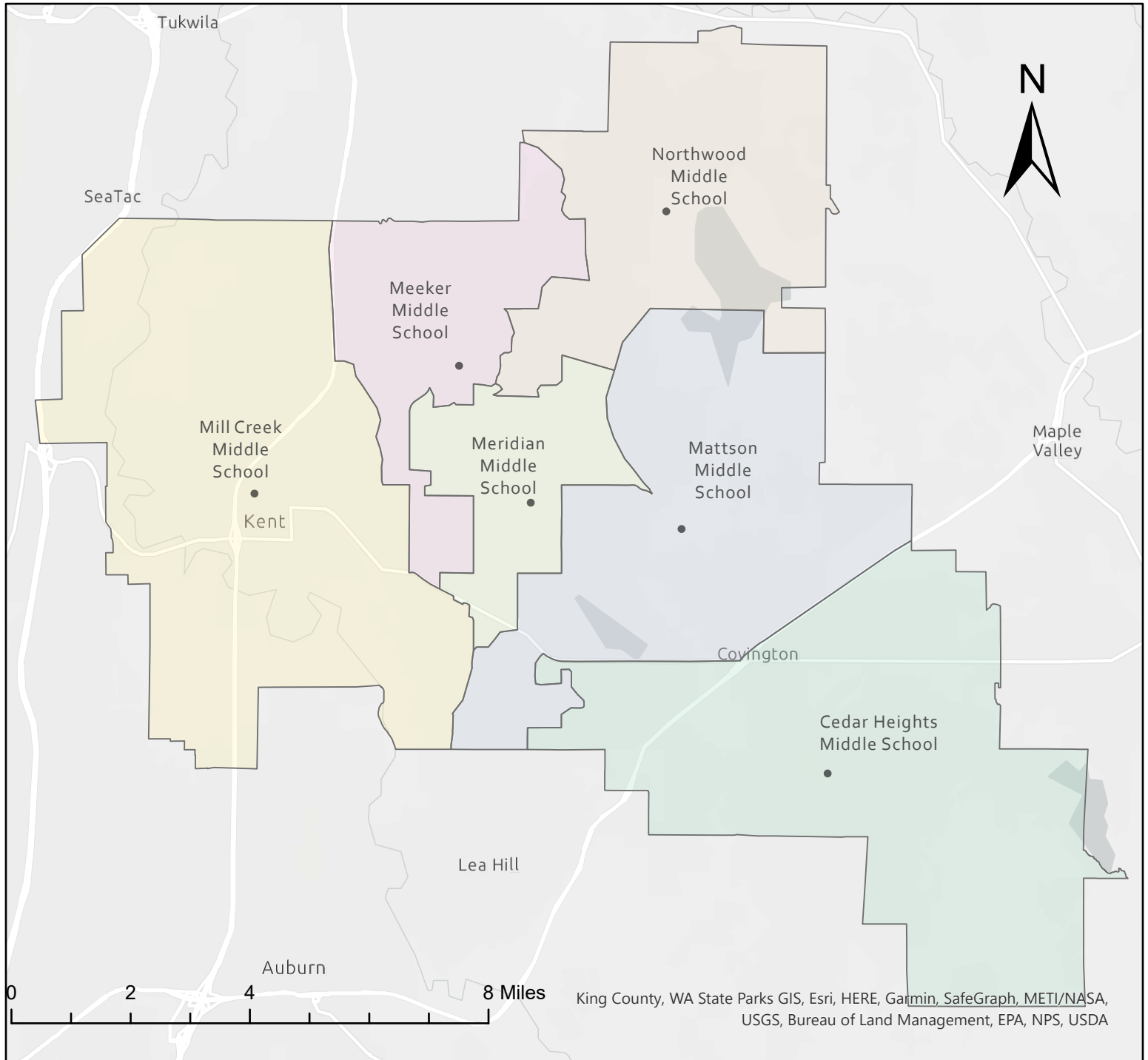
Kent School District 2022/23 School Year High School Boundaries









Legend

- | | |
|-----------------------------|-------------------------|
| ● High School Buildings | □ Kentridge High School |
| □ Kent-Meridian High School | □ Kentwood High School |
| □ Kentlake High School | |

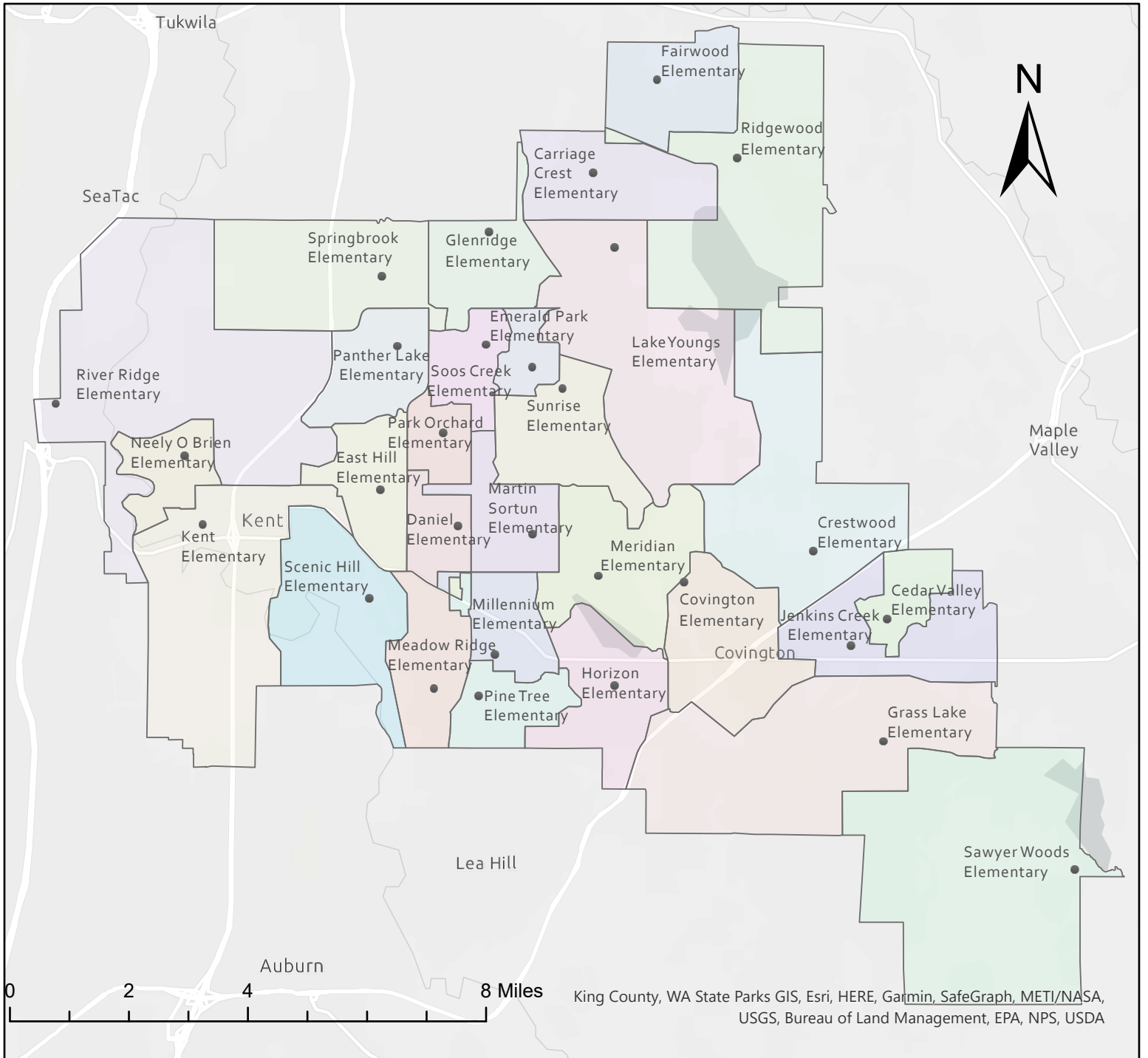
Kent School District 2022/23 School Year Middle School Boundaries



Legend

- | | | |
|--|--|--|
|  Cedar Heights Middle School |  Meeker Middle School |  Mill Creek Middle School |
|  Mattson Middle School |  Meridian Middle School |  Northwood Middle School |
| | | • Middle Schools |

Kent School District 2022/23 School Year Elementary School Boundaries



- Legend**
- | | | | | | |
|---------------------------|-------------------------|--------------------------|--------------------------|-------------------------|------------------------|
| Carriage Crest Elementary | East Hill Elementary | Horizon Elementary | Meadow Ridge Elementary | Park Orchard Elementary | Scenic Hill Elementary |
| Cedar Valley Elementary | Emerald Park Elementary | Jenkins Creek Elementary | Meridian Elementary | Pine Tree Elementary | Soos Creek Elementary |
| Covington Elementary | Fairwood Elementary | Kent Elementary | Millennium Elementary | Ridgewood Elementary | Springbrook Elementary |
| Crestwood Elementary | Glenridge Elementary | Lake Youngs Elementary | Neely O'Brien Elementary | River Ridge Elementary | Sunrise Elementary |
| Daniel Elementary | Grass Lake Elementary | Martin Sortun Elementary | Panther Lake Elementary | Sawyer Woods Elementary | ● Elementary Schools |

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 bonding authority provided for the replacement of Covington Elementary school, which opened in August of 2018, the new River Ridge Elementary school, and our new Kent Laboratory Academy, which both opened in 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 the 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 went out for a Bond Measure in April of 2023 and did not receive enough votes for approval. We are currently re-evaluating district needs and looking at next steps that align with the Strategic Plan which 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 166 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 begin occupying its 283 planned units in 2023-2024.

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 four 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 OWNERS 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.



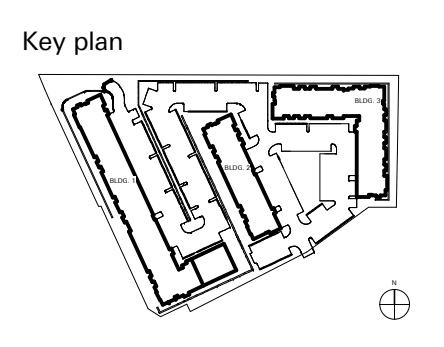
542 1st AVE. SOUTH, FLOOR 4
SEATTLE, WASHINGTON 98104

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Consultant

Owner
TCR
TRAMMELL CROW RESIDENTIAL



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)

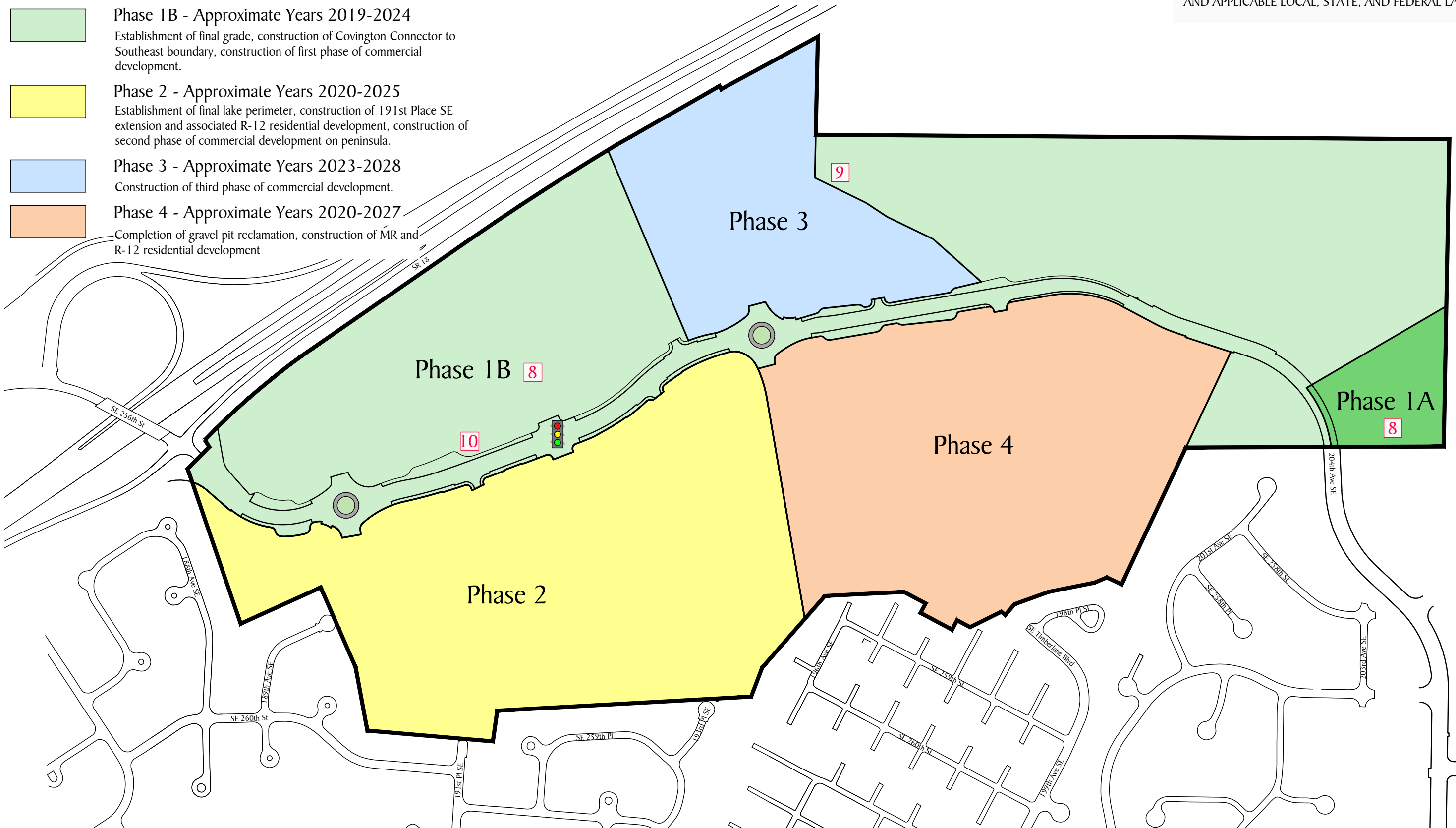
G.00.014

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

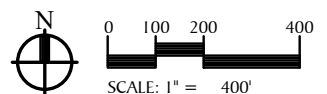
NOTE:
 THE LOCATION OF DEVELOPMENT, INCLUDING ROADWAYS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THEIR SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT, AND APPLICABLE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



Lakepointe Urban Village



Phasing Map

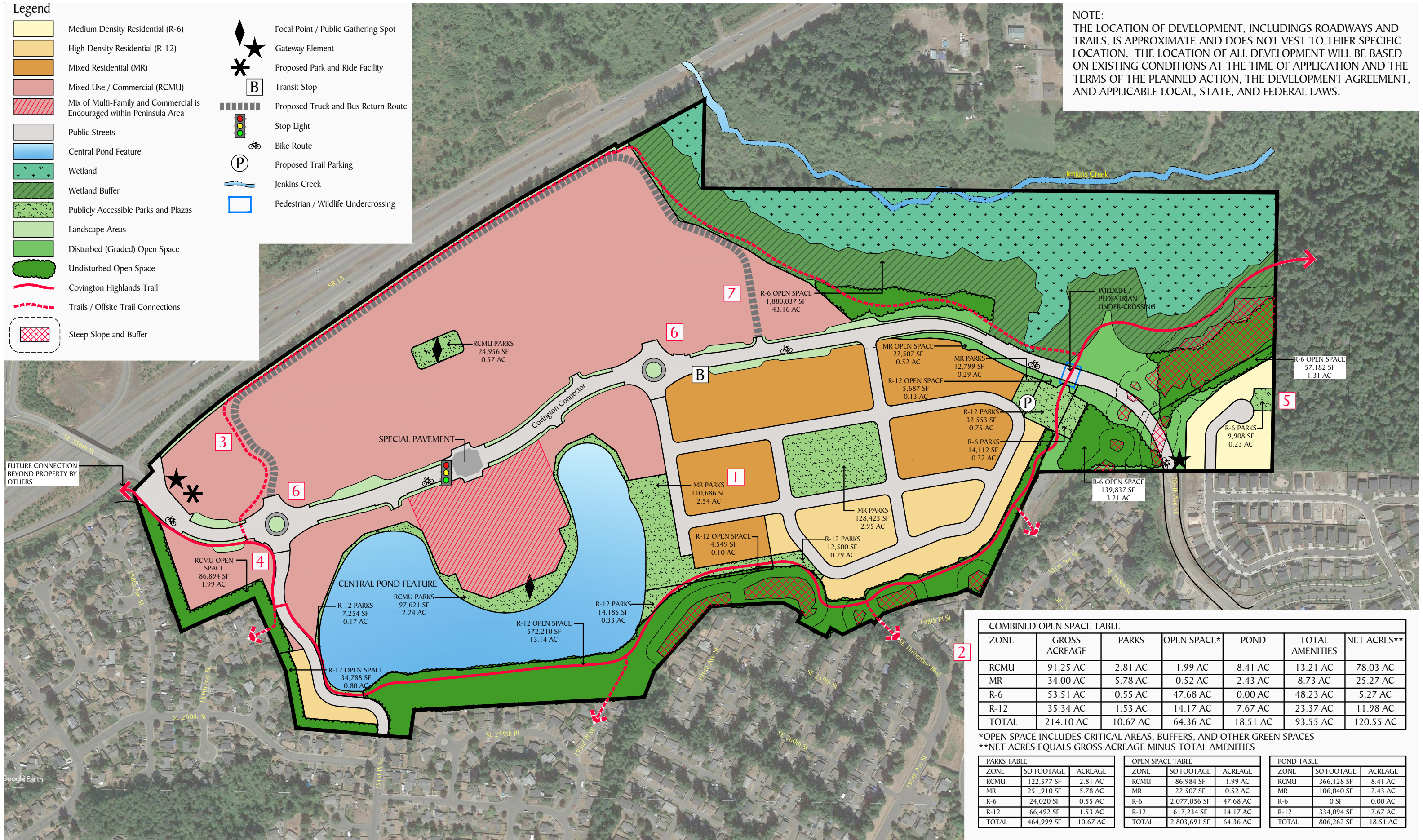


January 30, 2017
 Updated September 15, 2021

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
- B Transit Stop
- P Proposed Trail Parking
- Proposed Truck and Bus Return Route
- Stop Light
- Bike Route
- 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

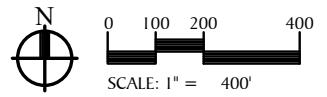
OPEN SPACE TABLE		
ZONE	SQ FOOTAGE	ACREAGE
RCMU	86,984 SF	1.99 AC
MR	22,507 SF	0.52 AC
R-6	2,077,056 SF	47.68 AC
R-12	617,234 SF	14.17 AC
TOTAL	2,803,691 SF	64.36 AC

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 2022 was 24,150 with kindergarten students counted at 1.0 and excluding ECSE and college-only Running Start students.

In October 2022, there were an additional 877 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, 486 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. 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 interim capacity figures, and we do not count that as a permanent space solution. 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.

**PROJECTED ENROLLMENT and CAPACITY
TOTAL DISTRICT**

SCHOOL YEAR	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29			
	Actual	P	R	O	J	E	C	T	E	D
Permanent Functional Capacity 1	33,847	34,529	34,529	34,529	34,529	34,529	34,529	34,529	34,529	34,529
Changes to Permanent Capacity 1										
Capacity Increase (F)										
Additional Permanent Classrooms	0	0	0	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	33,847	34,529	34,529	34,529	34,529	34,529	34,529	34,529	34,529	34,529
Interim Portable Capacity										
Elementary Portable Capacity Required	3,240	3,192	3,192	3,192	3,192	3,192	3,192	3,192	3,192	3,192
Middle School Portable Capacity Required	336	308	308	308	308	308	308	308	308	308
Senior High School Portable Capacity Required	654	540	540	540	540	540	540	540	540	540
Interim Portable Capacity Total	4,230	4,040	4,040	4,040	4,040	4,040	4,040	4,040	4,040	4,040
TOTAL CAPACITY 1	38,077	38,569	38,569	38,569	38,569	38,569	38,569	38,569	38,569	38,569
TOTAL ENROLLMENT/ PROJECTION 2	24,482	24,659	24,723	24,910	25,099	25,304	25,560	25,560	25,560	25,560
DISTRICT AVAILABLE CAPACITY	13,595	13,910	13,846	13,659	13,470	13,265	13,009	13,009	13,009	13,009

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, 2022 ("Medium Growth Model")

KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY

ELEMENTARY: Grades K - 6 Thru 2022-23

ELEMENTARY: Grades K - 5 2023-24 and Beyond

K-6		Elementary Grade K-5							
SCHOOL YEAR	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29		
	Actual	P	R	O	J	E	C	T	E
Elementary Permanent Capacity ¹	16,850	16,696	16,696	16,696	16,696	16,696	16,696	16,696	16,696
Additional Permanent Classrooms ²	0	0	0	0	0	0	0	0	0
Subtotal	16,850	16,696	16,696	16,696	16,696	16,696	16,696	16,696	16,696
Interim Portable Capacity	3,240	3,192	3,192	3,192	3,192	3,192	3,192	3,192	3,192
TOTAL CAPACITY ^{1/2}	20,090	19,888	19,888	19,888	19,888	19,888	19,888	19,888	19,888
ENROLLMENT / PROJECTION ³	13,415	11,437	11,418	11,569	11,695	11,684	11,692	11,692	11,692
SURPLUS (DEFICIT) CAPACITY	6,675	8,451	8,470	8,319	8,193	8,204	8,196	8,196	8,196

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

- 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, 2022 ("Medium Growth Model")

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

MIDDLE SCHOOL: Grades 7 - 8 2022-23

Middle School: Grades 6-8 2023-24 and Beyond

7-8		Middle School Grade 6-8					
SCHOOL YEAR	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
	Actual	P R O J E C T E D					
Middle School Permanent Capacity ¹	6,220	7,216	7,216	7,216	7,216	7,216	7,216
Changes to Middle School Capacity	0	0	0	0	0	0	0
Subtotal	6,220	7,216	7,216	7,216	7,216	7,216	7,216
Portable Interim Capacity ¹	336	308	308	308	308	308	308
TOTAL CAPACITY ^{1 & 3}	6,556	7,524	7,524	7,524	7,524	7,524	7,524
ENROLLMENT / PROJECTION ²	3,862	5,837	5,919	5,947	5,927	6,032	6,211
SURPLUS (DEFICIT) CAPACITY	2,694	1,687	1,605	1,577	1,597	1,492	1,313

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, 2022 ("Medium Growth Model")

KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY

SENIOR HIGH SCHOOLS: Grades 9 - 12

SCHOOL YEAR										
	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29			
	Actual	P	R	O	J	E	C	T	E	D
Senior High Permanent Capacity ¹	10,275	10,097	10,097	10,097	10,097	10,097	10,097	10,097	10,097	10,097
Changes to High School Capacity	0	0	0	0	0	0	0	0	0	0
Subtotal	10,275	10,097	10,097	10,097	10,097	10,097	10,097	10,097	10,097	10,097
Portables Interim Capacity ¹	654	540	540	540	540	540	540	540	540	540
TOTAL CAPACITY ¹	10,929	10,637	10,637	10,637	10,637	10,637	10,637	10,637	10,637	10,637
ENROLLMENT / PROJECTION ³	7,205	7,385	7,386	7,394	7,477	7,588	7,588	7,588	7,657	7,657
SURPLUS (DEFICIT) CAPACITY	3,724	3,252	3,251	3,243	3,160	3,049	3,049	3,049	2,980	2,980

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, 2022 ("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 2022-2023 through 2028-2029. 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, SeaTac, and Unincorporated King County)

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 2022-2023 CFP update includes continued execution of the 2016 Capital Bond Projects, the 2018 Levy Projects, and the data collection and review of our Facility Assessment Reports. The District Facilities and Capital Planning Teams have come together and joined the Capital

Bond Planning Task Force (CBPTF) which included District personnel, design professionals, teaching staff, student voices, as well as community members who collaborated and discussed district needs. Our initial plan 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. We started with a list of 2 billion in needs and through itemizing and prioritizing, we brought the list of essential projects to 495 million. This list was brought before the District’s Board of Directors for comments, discussion, and approval. A Capital Bond Measure followed and went out to vote in April 2023 and did not pass with voter approval. We are now re-evaluating needs and figuring out next steps. Future updates to this Capital Facilities Plan will include details of any adopted planning. With the opening of Canyon Ridge Middle School, our sixth grade moving from elementary to middle school, and our boundary change, we are advancing opportunities to even out capacity at each site to accommodate our programs and student-based needs.

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**

SCHOOL FACILITIES	*	2022	2023	2024	2025	2026	2027	2028	TOTAL	Secured Local & State	Unsecured State ² or Local ³	Impact 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	No Acquisitions for Elementary Schools			0.00	\$0		
			Elementary Site Subtotal	0.00	\$0		\$0 Elem site average
Middle School	No Acquisitions for Middle Schools			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		
			Senior High Site Subtotal	0.00	\$0	\$0	\$0 Sr Hi Site Average
Note: All rural sites were purchased prior to adoption of Urban Growth Area. Numbers correspond to locations on Site Bank & Acquisitions Map on Page 35.							
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					
9 / Rural	Site - McMillan Assemblage (South of MC)	98 - 04					
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					
12b / Urban	Site - SE 256th St. Covington (West of CO)	2004					
				Total Acreage & Cost		Total Average Cost / Acre	
				0.00	\$0	#DIV/0!	
				0	0	0	

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

Student Generation Factors - Single Family

Elementary (Grades K - 6)	0.248
Middle School (Grades 7 - 8)	0.085
Senior High (Grades 9 - 12)	0.107
Total	0.440

Student Generation Factors - Multi-Family

Elementary	0.130
Middle School	0.049
Senior High	0.056
Total	0.235

Projected Increased Student Capacity

Elementary	<u>0</u>
Middle School	<u>850</u>
Senior High (Academy)	<u>0</u>

OSPI - Square Footage per Student, see side char

Elementary	<u>115</u>
Middle School	<u>148</u>
Senior High	<u>173</u>
Special Education	<u>??</u>

Required Site Acreage per Facility

Elementary (required)	<u>12</u>
Middle School (required)	<u>25</u>
Senior High (required)	<u>40</u>

Average Site Cost / Acre

Elementary	<u>\$161,678</u>
Middle School	<u>\$0</u>
Senior High	<u>\$0</u>

New Facility Construction Cost

Elementary	<u>\$68,000,000</u>
Middle School	<u>\$155,000,000</u>
Senior High	<u>\$220,000,000</u>

Temporary Facility Capacity & Cost

Elementary @ 24	<u>\$315,000</u>
Middle School @ 29	<u>\$315,000</u>
Senior High @ 31	<u>\$315,000</u>

Temporary Facility Square Footage

Elementary	<u>123,702</u>
Middle School	<u>10,256</u>
Senior High	<u>21,296</u>
Total	<u>155,254</u>

4.4%

State Funding Assistance Credit

District Funding Assistance Percentage	<u>51.86%</u>
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Construction Cost Allocation

CCA - Cost/Sq. Ft.	<u>\$246.83</u>
--------------------	-----------------

Permanent Facility Square Footage

Elementary	<u>1,567,594</u>
Middle School	<u>760,483</u>
Senior High/Other	<u>1,077,315</u>
Total	<u>3,405,392</u>

95.6%

District Average Assessed Value

Single Family Residence	<u>\$653,485</u>
-------------------------	------------------

Total Facilities Square Footage

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

District Average Assessed Value

Multi-Family Residence	<u>\$220,293</u>
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Bond Levy Tax Rate/\$1,000

Current Rate / 1,000 Tax Rate	<u>\$1.02</u>
	<u>0.0010</u>

Developer Provided Sites / Facilities

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

General Obligation Bond Interest Rate

Current Bond Interest Rate	<u>3.58%</u>
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CPI Inflation Factor

<u>5.20%</u>

[Budget Preparations | OSPI \(www.k12.wa.us\)](http://www.k12.wa.us)

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)	12	\$161,678	0	0.248	
A 2 (Middle School)	25	\$0	850	0.085	\$0.00
A 3 (Senior High)	40	\$0	0	0.107	
Total	77	\$161,678	850	0.440	
				A ⇨	\$0.00

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)	\$68,000,000	0	0.248	0.903	
B 2 (Middle School)	\$155,000,000	850	0.085	0.984	\$15,252.00
B 3 (Senior High)	\$220,000,000	0	0.107	0.998	
Total	\$443,000,000	850	0.440		
				B ⇨	\$15,252.00

Temporary Facility Cost per Single Family Residence (Portables)

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	0.248	0.097	\$315.74
C 2 (Middle School)	\$315,000	29	0.085	0.016	\$14.77
C 3 (Senior High)	\$315,000	31	0.107	0.020	\$21.75
Total	\$945,000	84	0.440		
				C ⇨	\$352.25

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

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

	Construction Cost Allocation	SPI Sq. Ft. / Student	Assistance %	Student Factor	
D 1 (Elementary)	\$246.83	115	0.5186	0.248	\$3,650.73
D 2 (Middle School)	\$246.83	148	0.5186	0.085	\$1,610.32
D 3 (Senior High)	\$246.83	173	0.5186	0.107	\$2,369.52
				D ⇨	\$7,630.57

Tax Credit per Single Family Residence

Average SF Residential Assessed Value (AAV)	\$653,485	
Net Present Value (per EQ) (NPV)	8.77	
Current Debt Service Rate / 1,000 (r)	0.10%	
<i>(Below used to calculate NPV)</i>		
Current Bond Interest Rate	3.58%	
Years Amortized (10 Years)- Used in NPV Calculation	10	
		TC ⇨ \$5,848.83

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	\$15,252.00	
C = Temporary Facility Cost per Residence	\$352.25	
Subtotal	\$15,604.25	
D = State Match Credit per Residence	\$7,630.57	
TC = Tax Credit per Residence	\$5,848.83	
Subtotal	\$13,479.40	
Total Unfunded Need	\$2,124.85	
50% Developer Fee Obligation		\$1,062
FC = Facility Credit (if applicable)		\$0
District Adjustment		(\$1,062)
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: $((\text{Acres} \times \text{Cost per Acre}) / \text{Facility Capacity}) \times \text{Student Generation Factor}$

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	12	\$161,678	0	0.13	
A 2 (Middle School)	25	\$0	850	0.049	\$0.00
A 3 (Senior High)	40	\$0	0	0.056	
Total	77	\$161,678	850	0.235	
					A ⇒ \$0.00

Permanent Facility Construction Cost per Multi-Family Residence Unit

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	0.13	0.903	
B 2 (Middle School)	\$155,000,000	850	0.049	0.984	\$8,792.33
B 3 (Senior High)	\$220,000,000	0	0.056	0.998	
Total	\$443,000,000	850	0.235		
					B ⇒ \$8,792.33

Temporary Facility Cost per Multi-Family Residence Unit

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	0.13	0.097	\$165.51
C 2 (Middle School)	\$315,000	29	0.049	0.016	\$8.52
C 3 (Senior High)	\$315,000	31	0.056	0.020	\$11.38
Total	\$945,000	84	0.235		
					C ⇒ \$185.40

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

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

	Area Cost Allowance	SFI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$246.83	115	0.5186	0.13	\$1,913.69
D 2 (Middle School)	\$246.83	148	0.5186	0.049	\$928.30
D 3 (Senior High)	\$246.83	173	0.5186	0.056	\$1,240.12
					D ⇒ \$4,082.11

Tax Credit per Multi Family Residence

Average MF Residential Assessed Value (AAV)	\$220,293	
Net Present Value (per EQ) (NPV)	8.77	
Current Debt Service Rate / 1,000 (r)	0.10%	
<i>(Below used to calculate NPV)</i>		
Current Bond Interest Rate	3.58%	
Years Amortized (10 Years)- Used in NPV Calculation	10	
		TC ⇒ \$1,971.67

Developer Provided Facility Credit

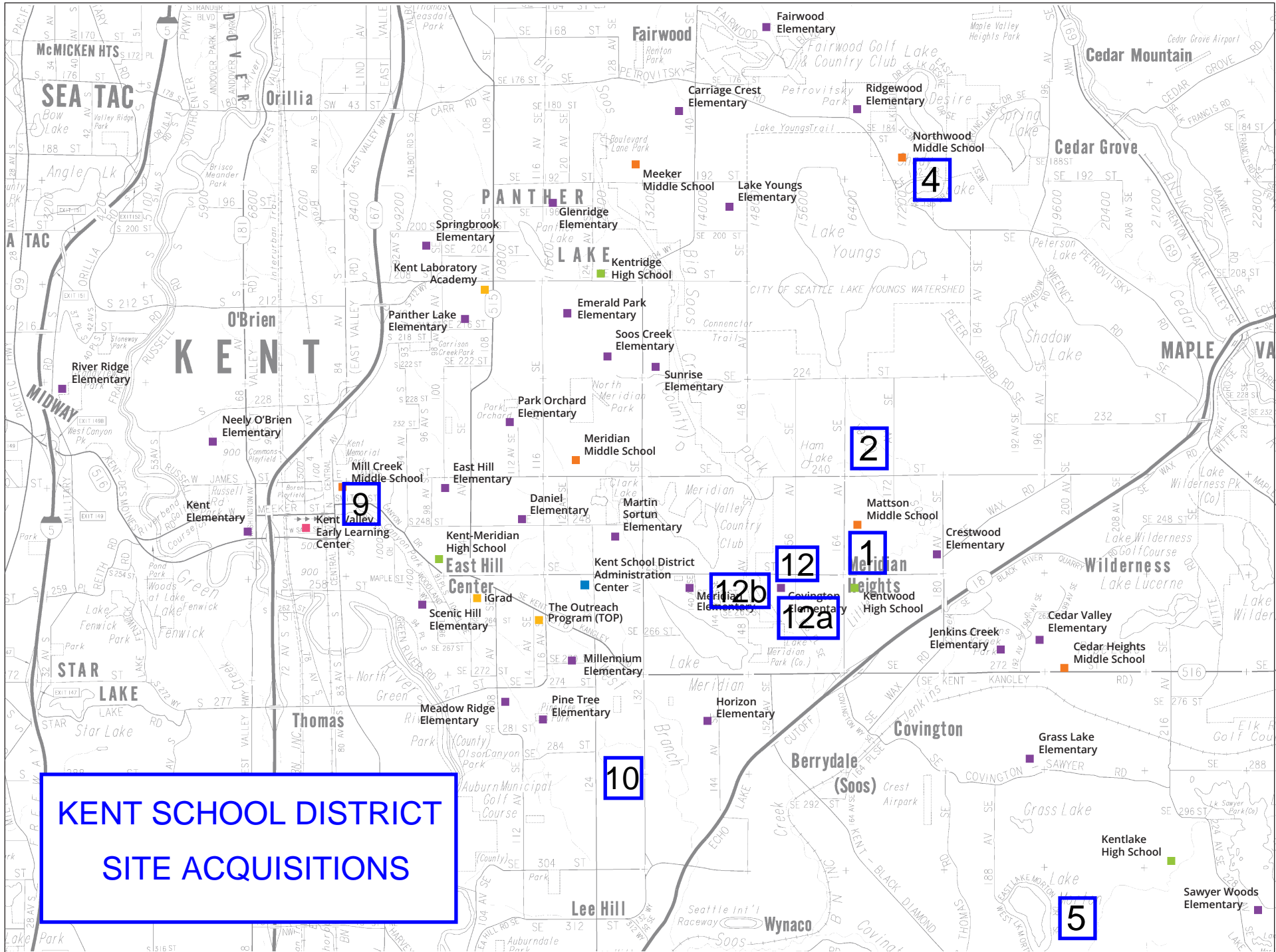
Facility / Site Value	Dwelling Units	
0	0	FC ⇒ 0

Fee Recap **

A = Site Acquisition per Multi-Family Unit	\$0.00	
B = Permanent Facility Cost per MF Unit	\$8,792.33	
C = Temporary Facility Cost per MF Unit	\$185.40	
Subtotal		\$8,977.73
D = State Match Credit per MF Unit	\$4,082.11	
TC = Tax Credit per MF Unit	\$1,971.67	
Subtotal		\$6,053.78
Total Unfunded Need		\$2,923.95
50% Developer Fee Obligation		\$1,462
FC = Facility Credit (if applicable)		0
District Adjustment		(\$1,462)
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	
# 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:						
None						



IX - Summary of Changes to June 2022 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 2022 Plan are summarized here.

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

The District will be moving to a K-5 Elementary and 6-8 Middle School model beginning the 2023-2024 school year. Capacity has been added at the middle school level by reopening the former Sequoia Junior High (now Canyon Ride Middle School).

The district worked with Educational Data Solutions, 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 need will be reviewed in the future.

The impact fees for 2024 calendar year will result in no collection of impact fees for both Single-Family and Multi-Family due to the capacity study completed in Spring 2023.

X - Appendices

Changes to Impact Fee Calculation Factors Include:

ITEM	Grade /Type	FROM	TO	Increase/ Decrease	Comments
Student Generation Factor	Elem	0.27	0.248	-0.022	
Single Family (SF)	MS	0.105	0.085	-0.020	
	SH	0.075	0.107	0.032	
	Total	0.45	0.440	-0.010	Decrease
Student Generation Factor	Elem	0.082	0.130	0.048	
Multi-Family (MF)	MS	0.035	0.049	0.014	
	SH	0.029	0.056	0.027	
	Total	0.146	0.235	0.089	Increase
State Funding Assistance Ratios ("State Match")		52.49%	51.86%	-0.63%	Per OSPI Website
Area Cost Allowance		\$242.26	\$246.83	4.570	Per OSPI Website Link
Average Assessed Valuation (AV)	SF	\$574,784	\$653,485	78,701	Per King County
AV - Average of Condominiums & Apts.	MF	\$360,790	\$220,293	(140,497)	Per King county
Debt Service Capital Levy Rate / \$1000		\$0.93	\$1.02	\$0.09	Per King Co. Assessor Report
General Obligation Bond Interest Rate		2.45%	3.58%	1.13%	Bond Buyers 20 year GO Index
Impact Fee - Single Family	SF	\$0.00	\$0.00	\$0.00	No Change
Impact Fee - Multi-Family	MF	\$0.00	\$0.00	\$0.00	No Change