



**KENT SCHOOL DISTRICT**  
EQUITY | EXCELLENCE | COMMUNITY

## **Six-Year Capital Facilities Plan 2024-2025 through 2030-2031**

**June 2025**

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 2025 for the 2024-2025 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 (*See Table 1*).

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 progress funded primarily by the Kent School District's 2016 Bond, the 2018 Capital Levy, and our newly passed 2024 Capital and Tech 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 2025 Capital Facilities Plan).

# KENT SCHOOL DISTRICT No. 415

## ENROLLMENT HISTORY

### King County Live Births

Description/Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
King County Live Births	24,630	25,032	24,910	25,348	25,487	26,011	25,274	24,337	24,090	23,638
Increase/(Decrease)		402	(122)	438	139	524	(737)	(937)	(247)	(452)
Kindergarten/Birth (%)	8.3%	8.0%	8.2%	7.8%	7.9%	6.5%	7.3%	7.7%	7.3%	7.7%

Source: <https://doh.wa.gov/data-and-statistical-reports/washington-tracking-network-wtn/county-all-births-dashboard>

### Enrollment

Grade/Fiscal Year	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	
K	2,045	2,013	2,037	1,989	2,010	1,703	1,836	1,874	1,761	1,811	
1	2,131	2,067	2,056	2,061	2,036	1,882	1,768	1,945	1,931	1,793	
2	2,163	2,163	2,077	2,008	2,091	1,980	1,818	1,840	1,965	1,958	
3	2,176	2,195	2,143	2,043	1,995	2,001	1,938	1,887	1,878	1,970	
4	2,089	2,195	2,218	2,118	2,038	1,912	1,924	1,953	1,924	1,945	
5	1,958	2,103	2,189	2,170	2,120	1,937	1,872	1,953	1,973	1,924	
6	2,058	1,952	2,119	2,184	2,164	2,024	1,893	1,962	1,948	1,928	
7	1,974	2,021	1,922	2,044	2,166	2,010	1,925	1,906	1,949	1,951	
8	2,100	2,021	2,043	1,882	2,073	2,086	1,937	1,956	1,922	1,936	
9	2,093	2,105	2,006	2,003	1,888	2,001	2,042	2,010	1,955	1,922	
10	2,165	2,099	2,080	1,946	2,034	1,811	1,959	2,048	2,000	1,947	
11	1,818	1,865	1,823	1,732	1,663	1,743	1,584	1,679	1,729	1,782	
12	1,742	1,730	1,810	1,653	1,634	1,453	1,655	1,467	1,500	1,565	
<b>Total Enrollment</b>	<b>26,512</b>	<b>26,529</b>	<b>26,523</b>	<b>25,833</b>	<b>25,912</b>	<b>24,543</b>	<b>24,151</b>	<b>24,480</b>	<b>24,435</b>	<b>24,432</b>	
Yearly Increase/ (Decrease)		(211)	17	(6)	(690)	79	(1,369)	(392)	329	(45)	(3)
Cumulative Increase/ (Decrease)		(211)	(194)	(200)	(890)	(811)	(2,180)	(2,572)	(2,243)	(2,288)	(2,291)

Source: <https://ospi.k12.wa.us/policy-funding/school-apportionment/safs-report> (1251H Headcount.pdf)

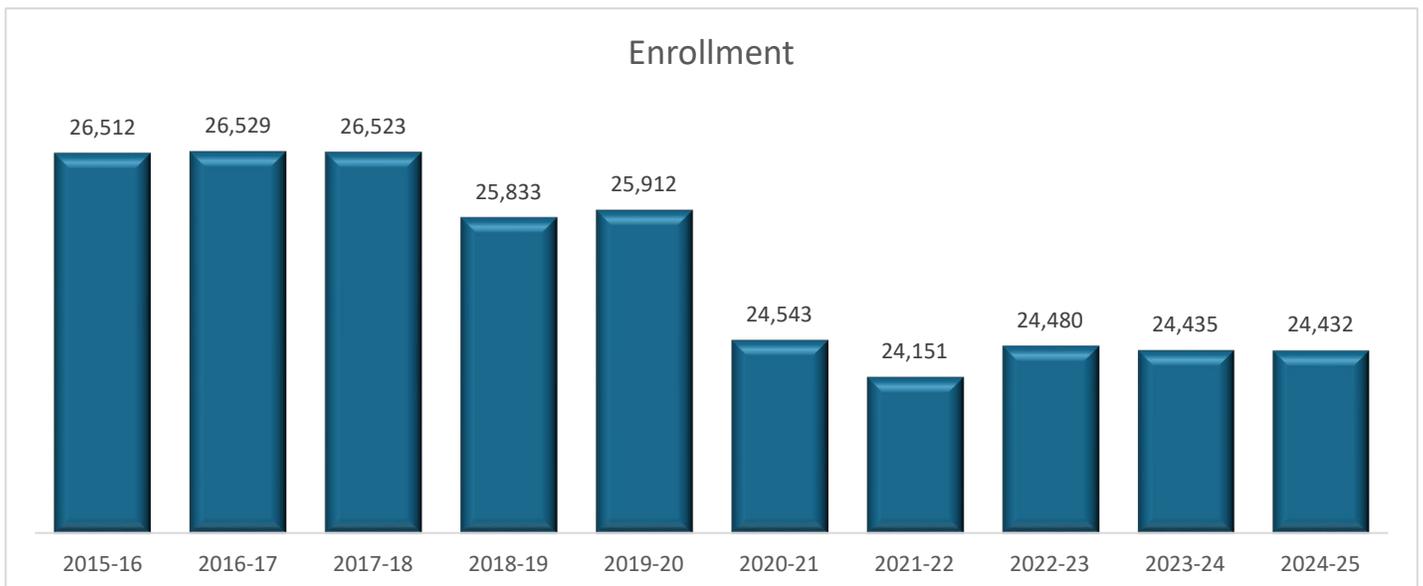


TABLE 1

## II - Six - Year Enrollment Projection

For capital facilities planning, enrollment 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 used data from OSPI Information and Condition of Schools (ICOS), Report 1049.

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*). 7.5% of 23,390 King County live births in 2021 is projected for 1,755 students expected in Kindergarten for October 1, 2025. This is a decrease of 248 live births in King County over the previous year. The District's enrollment from 2025-26 to 2030-31 is projected to decrease by an average of 1.5% each year or a total of 2,089 students. The projected enrollment for 2030-31 is 22,343.

Early Childhood Education students (also identified as "ECE"), "Early Childhood Special Education ("ECSE") students are forecasted 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.

Within practical limits, the District has kept abreast of proposed developments. The District will continue to track new development activity to determine impact on 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 Generation 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:

<b>Single Family</b>	Elementary	0.222
	Middle	0.092
	High	<u>0.116</u>
	<b>Total</b>	<b>0.430</b>
<b>Multi-Family</b>	Elementary	0.075
	Middle	0.030
	High	<u>0.032</u>
	<b>Total</b>	<b>0.137</b>

The student generation factor is based on 1,927 new SFD (Single Family Detached) units built between 2018 and 2023. The student generation factor is based on 1,908 new MF (Multi-Family) units built during the same period. The multi-family units consisted of 1,590 apartment units and 318 townhome units.

The District sees an average of 43 students for every 100 single family units that are built and an average of 14 students for every 100 multi-family units that are built. The rate for apartment units is higher than for townhome units.

The rate for apartments can vary, depending on the affordability of the units and the number of bedrooms per unit for specific buildings. Many of the apartment units built between 2018 and 2023 have market rate rents and they tend to have fewer bedrooms per unit than some of the buildings that were completed in 2016 and 2017. The multi-family rate is lower this year than it was in March 2024 because the date range used in the analysis includes fewer affordable units and fewer multiple bedroom units.

In preparing the 2024-2025 to 2030-2031 Capital Facilities Plan the District contracted with Educational Data Solutions, LLC led by Dr. Les Kendrick, a noted expert in demographic studies for school districts, to analyze and prepare the student generation factor.

# KENT SCHOOL DISTRICT No. 415 ENROLLMENT PROJECTION

## King County Live Births

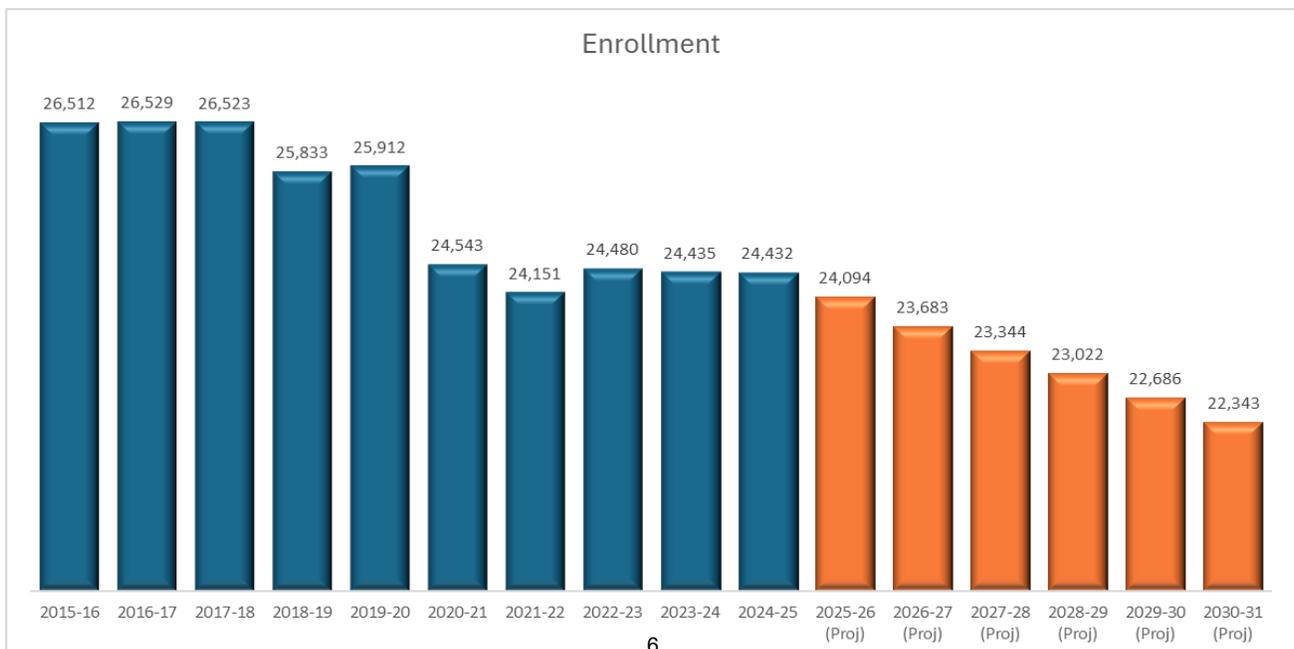
Description/Year	2021	2022	2023	2024 (Proj)	2025 (Proj)	2026 (Proj)
King County Live Births	23,390	23,012	22,408	22,236	22,065	21,896
Increase/(Decrease)	(248)	(378)	(604)	(172)	(171)	(169)
Kindergarten/Birth (%)	7.5%	7.5%	7.6%	7.6%	7.5%	7.5%

Source: <https://doh.wa.gov/data-and-statistical-reports/washington-tracking-network-wtn/county-all-births-dashboard>

## Enrollment Projection

Grade/Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	1,755	1,732	1,710	1,687	1,665	1,643
1	1,841	1,784	1,760	1,738	1,714	1,692
2	1,794	1,842	1,785	1,761	1,739	1,715
3	1,956	1,793	1,841	1,784	1,760	1,738
4	1,963	1,949	1,787	1,834	1,778	1,754
5	1,928	1,946	1,932	1,771	1,818	1,762
6	1,906	1,910	1,928	1,914	1,755	1,801
7	1,882	1,861	1,865	1,882	1,868	1,713
8	1,929	1,861	1,840	1,844	1,861	1,847
9	1,930	1,924	1,856	1,835	1,839	1,856
10	1,895	1,902	1,896	1,829	1,808	1,812
11	1,684	1,639	1,645	1,639	1,582	1,563
12	1,631	1,540	1,499	1,504	1,499	1,447
<b>Total Enrollment</b>	<b>24,094</b>	<b>23,683</b>	<b>23,344</b>	<b>23,022</b>	<b>22,686</b>	<b>22,343</b>
Yearly Increase/Decrease	(338)	(411)	(339)	(322)	(336)	(343)
Cumulative Increase/Decrease	(338)	(749)	(1,088)	(1,410)	(1,746)	(2,089)

Source: School Facilities Organization, Information and Condition of Schools (Report 1049)



6  
TABLE 2

### **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 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 24 students per class, not to exceed 26.
- Class size ratio for grades 4 - 5 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:

Career and Technical Education (CTE) – State Program  
Closing Educational Achievement Gaps (Title I – Part A) - Federal Program  
Highly Capable Students (HiCap) - State Program

Learning Assistance Program (LAP) – State Program  
Multilingual Education (MLE) - State Program

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 6–8 is 28 students per class and 135 students per day, with a maximum daily class load/enrollment of 142 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 64% for secondary schools. Functional capacity at elementary schools reflects 56% utilization at the elementary level.

## IV - Inventory and Capacity of Existing Schools

Currently, the District has a total functional capacity to house 39,705 students, which consists of a permanent functional capacity of 35,494 and interim (portable) capacity of 4,211. This capacity is based on the District's Standard of Service as set forth in Section III. Included in this Plan is an inventory of the District's schools by type, address and current capacity (*See Table 3*). The ratio between permanent capacity and portable capacity is 89% - 11%.

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 2024.

Calculations of Elementary, Middle School and High School capacities are set forth in Table 3. 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:

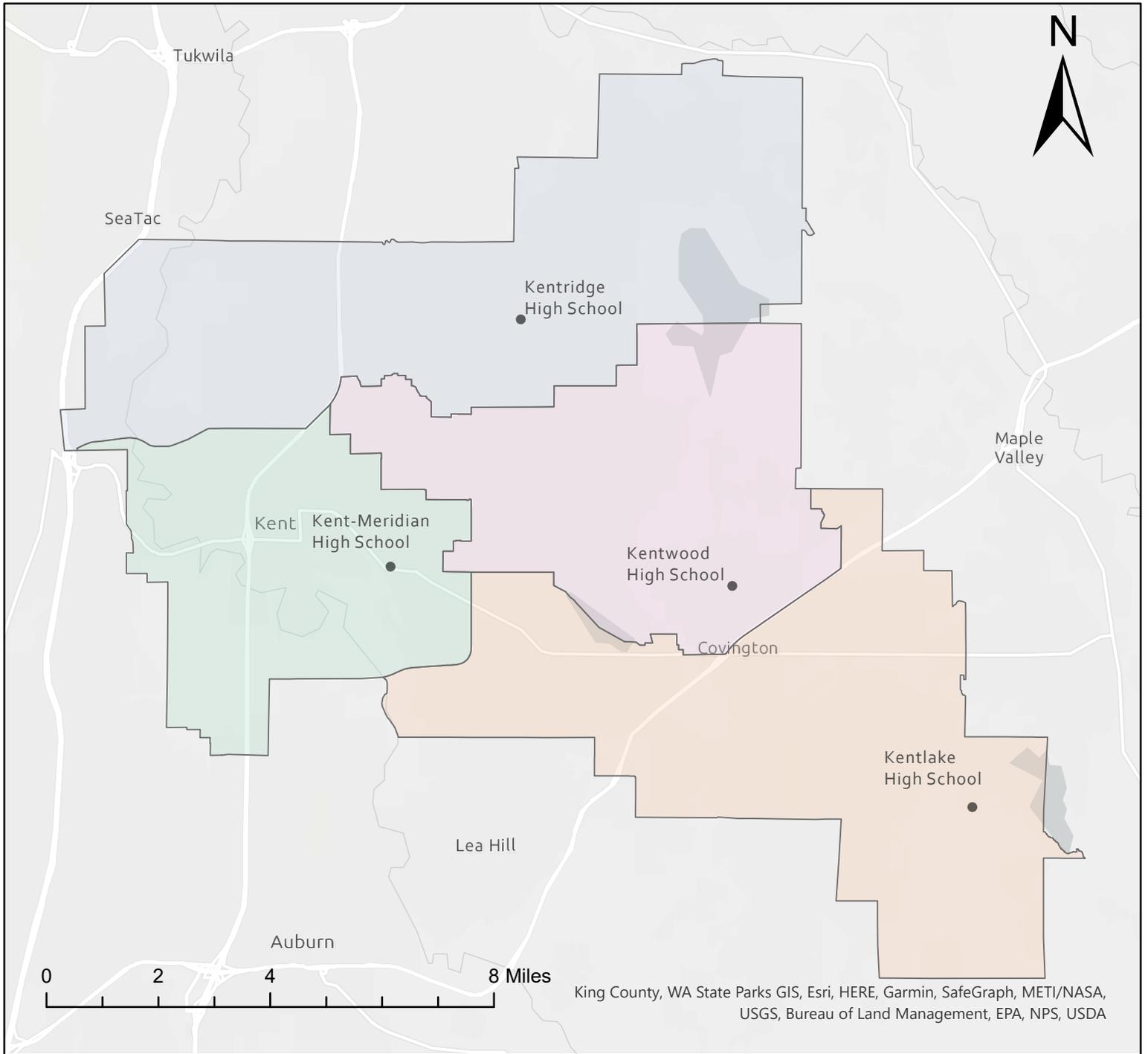
iGrad - Kent School District has developed the Individualized Graduation and Degree Program or "iGrad". iGrad is an Open Door (Drop-out Reengagement) School that offers a second plus chance to students aged 16-21 who have dropped out of high school or are at risk of not earning a high school diploma 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 340 students.

Kent Virtual Academy - The Kent Virtual Academy is open to grades 6-12 and is currently serving 167 students. The virtual school offers a flexible learning experience designed to engage students when and where they work best. Each school day includes 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.

SCHOOL	Year Opened	ABR	ADDRESS	2024-2025 Functional
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	626
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	541
Covington Elementary	2018	CO	25811 156th Avenue SE, Covington 98042	744
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	602
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	779
Emerald Park Elementary	1999	EP	11800 SE 216th Street, Kent 98031	653
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	528
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	640
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	591
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	595
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	634
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	641
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	760
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	725
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	768
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	706
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	793
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	688
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	864
Panther Lake Elementary	2009	PL	12022 SE 216th Street, Kent, 98031	744
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	728
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	732
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	661
River Ridge Elementary	2021	RR	22420 Military Rd. S., SeaTac, WA 98198	886
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	549
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	837
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	591
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	730
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	719
<b>Elementary TOTAL</b>				<b>20,055</b>
Canyon Ridge Middle	1966	CR	11000 SE 264th Street, Kent 98030	1,110
Cedar Heights Middle	1993	CH	19640 SE 272nd Street, Covington 98042	1,140
Mattson Middle	1981	MA	16400 SE 251st Street, Covington 98042	1,020
Meeker Middle	1970	MK	12600 SE 192nd Street, Renton 98058	1,230
Meridian Middle	1958	MM	23480 - 120th Avenue SE, Kent 98031	1,110
Mill Creek Middle	2005	MC	620 North Central Avenue, Kent 98032	1,200
Northwood Middle	1996	NW	17007 SE 184th Street, Renton 98058	1,140
<b>Middle TOTAL</b>				<b>7,950</b>
Kent-Meridian High	1951	KM	10020 SE 256th Street, Kent 98030	2,595
Kentlake High	1997	KL	21401 SE 300th Street, Kent 98042	2,714
Kentridge High	1968	KR	12430 SE 208th Street, Kent 98031	2,932
Kentwood High	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,917
<b>High TOTAL</b>				<b>11,158</b>
Kent Laboratory Academy	2021	KLA	105 SE 208th St., Kent, WA 98031	542
<b>DISTRICT TOTAL</b>				<b>39,705</b>

Table 3

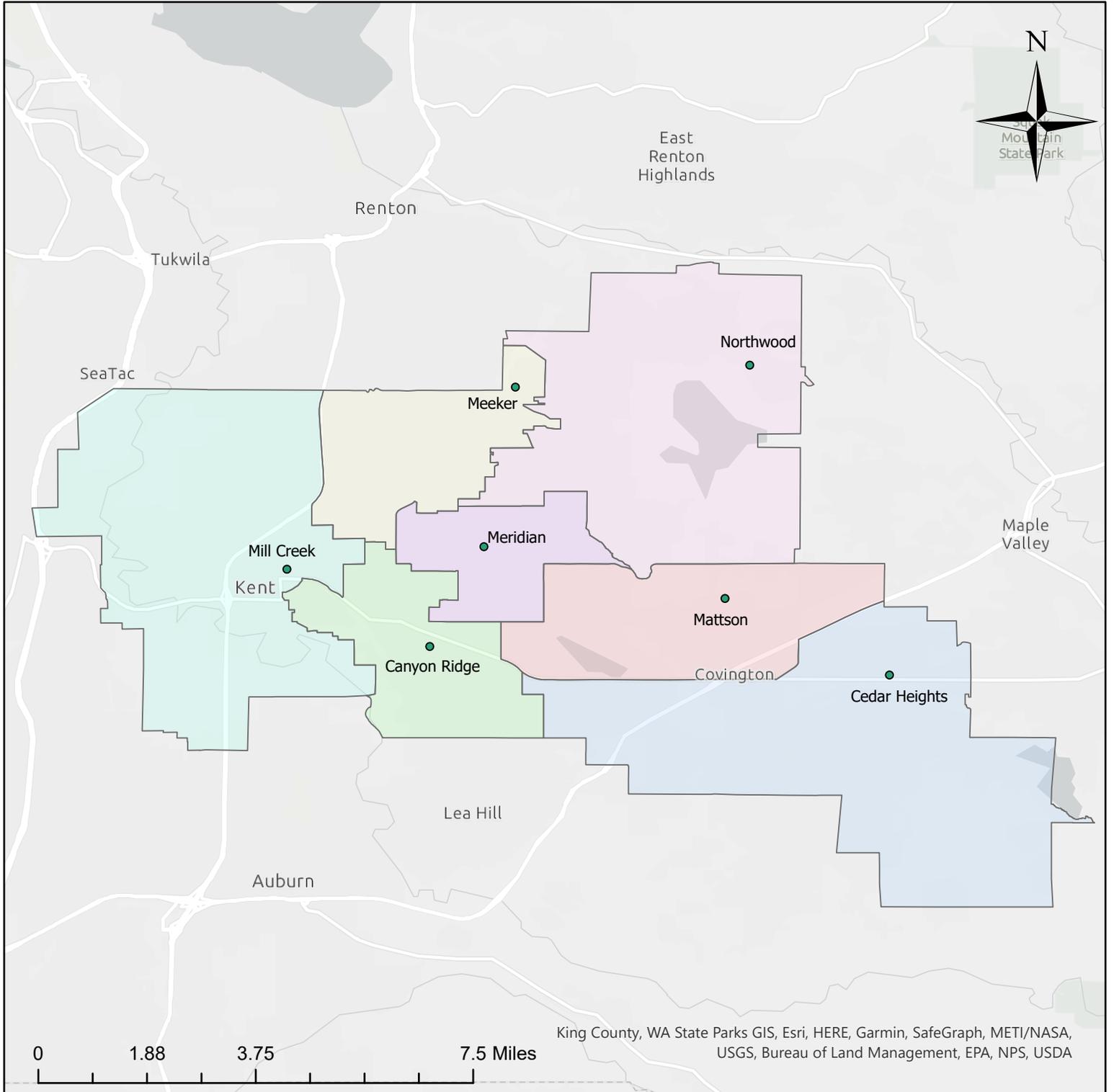
# Kent School District 2024/2025 School Year High School Boundaries



## Legend

- High School Buildings
- Kentridge High School
- Kent-Meridian High School
- Kentwood High School
- Kentlake High School

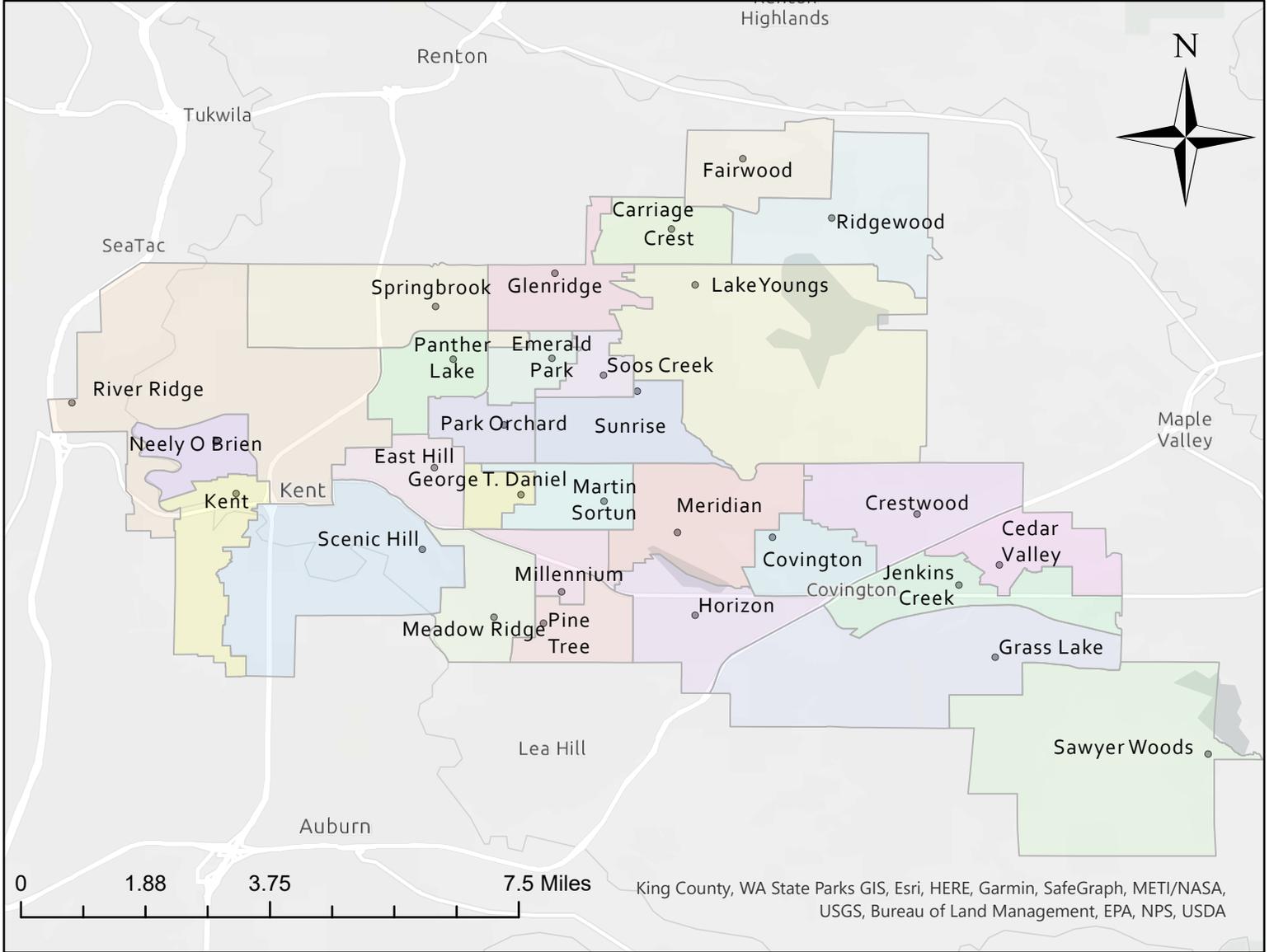
# Kent School District 2024/2025 School Year Middle School Boundaries



- Middle Schools
- Cedar Heights Middle School
- Canyon Ridge Middle School
- Meeker Middle School
- Meridian Middle School
- Mattson Middle School
- Northwood Middle School
- Mill Creek Middle School

King County, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

# Kent School District 2024/2025 School Year Elementary School Boundaries



- |  |  |  |   |
|--|--|--|---|
|  Carriage Crest Elementary |  Fairwood Elementary      |  Meadow Ridge Elementary  |  Ridgewood Elementary    |
|  Cedar Valley Elementary   |  Glenridge Elementary     |  Meridian Elementary      |  River Ridge Elementary  |
|  Covington Elementary      |  Grass Lake Elementary    |  Millennium Elementary    |  Sawyer Woods Elementary |
|  Crestwood Elementary      |  Horizon Elementary       |  Neely O Brien Elementary |  Scenic Hill Elementary  |
|  Daniel Elementary         |  Jenkins Creek Elementary |  Panther Lake Elementary  |  Soos Creek Elementary   |
|  East Hill Elementary      |  Kent Elementary          |  Park Orchard Elementary  |  Springbrook Elementary  |
|  Emerald Park Elementary   |  Lake Youngs Elementary   |  Pine Tree Elementary     |  Sunrise Elementary      |
|  |  Martin Sortun 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 schools 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 future schools and district use; the sites acquired to date are included in this Plan. Some funding is secured for the purchase of additional sites but may also 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.

The Kent School District continues to make improvements to the facilities through completion of the 2016 Bond, 2018 Levy, and the recent voter approved 2024 Levy. At this moment the standing of the current measures are as follows:

<b>Measure</b>	<b>Complete</b>	<b>In Progress</b>	<b>Not Started</b>
2016 Bond	85%	13%	2%
2018 Levy	72%	13%	15%
2024 Levy	0%	14%	86%

The Kent School District anticipates and is planning to run a Bond in 2028 for additional emergent needs, differed maintenance, tenant improvement projects, and possible facility replacement.

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. The Alexian Gateway Project is located on the corner of Military Road

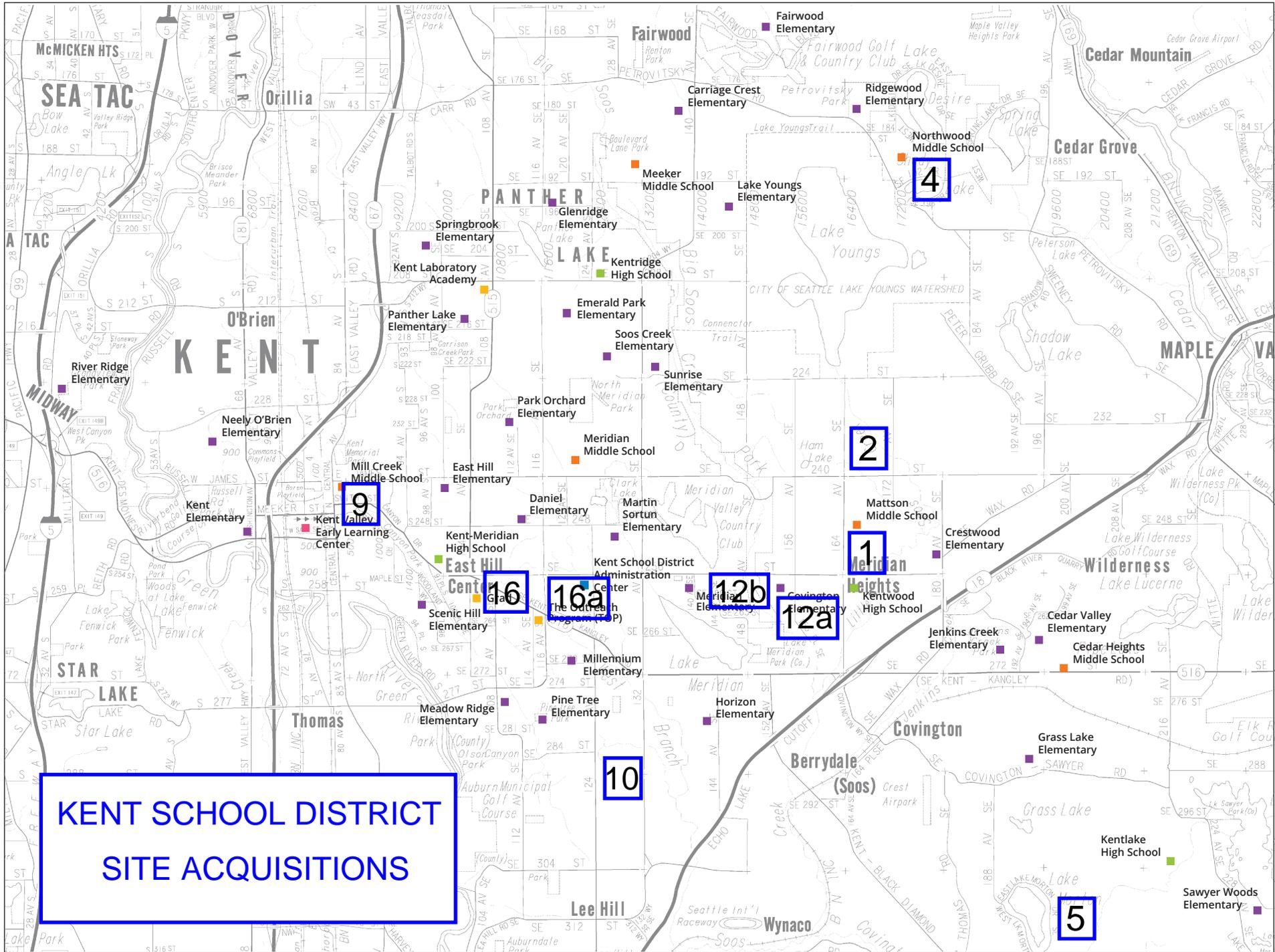
and Veterans Drive in Kent and began occupying its 283 units in 2023-2024.

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 five years and planned communities are now being recognized through the planning teams in multiple city and county jurisdictions we serve.

**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			
						Approximate    Approximate
# on Map	<b>ELEMENTARY</b>					
	<b>MIDDLE &amp; HIGH</b>					
	<b>TEMPORARY FACILITIES</b>					Additional Capacity
# on Map	<b>2 OTHER SITES ACQUIRED</b>					
				Land Use Designation	Type	Land Use Jurisdiction
16	White House - Kent	11027 SE Kent-Kangley Kent, WA 98030		<b>Commercial</b>	Purchased	King County
16a	Green Building - Kent	11109 SE Kent-Kangley Kent, WA 98030		<b>Commercial</b>	Purchased	King County
	<b>Notes:</b>					
	None					



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.



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



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



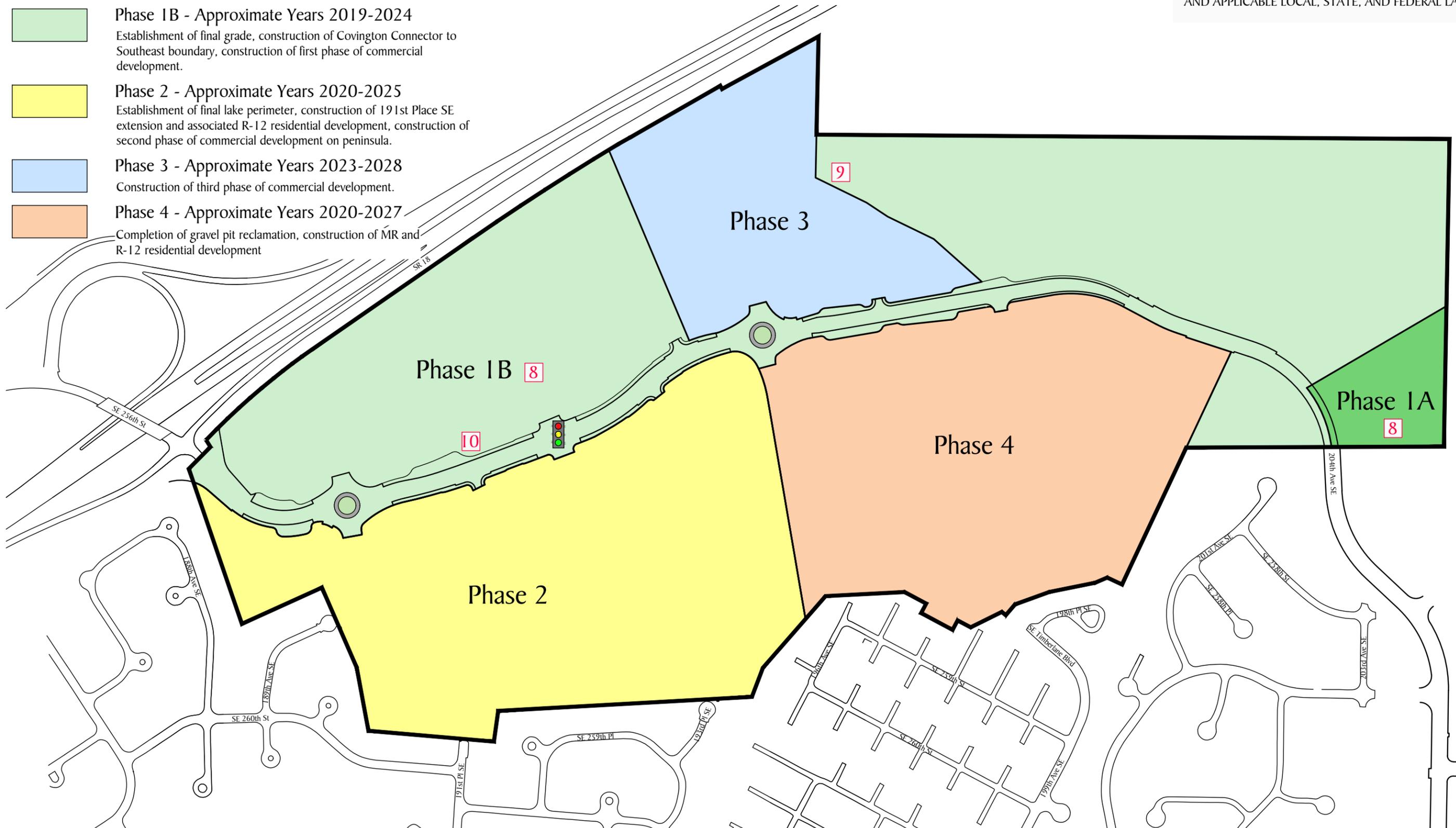
1. UNIT NUMBERS READ TOP TO BOTTOM (FLOOR 1-4) AS INDICATED ON THE UNIT STACK

# 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

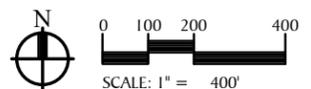
NOTE:  
 THE LOCATION OF DEVELOPMENT, INCLUDING ROADWAYS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THEIR SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT, AND APPLICABLE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



# Lakepointe Urban Village



## Phasing Map

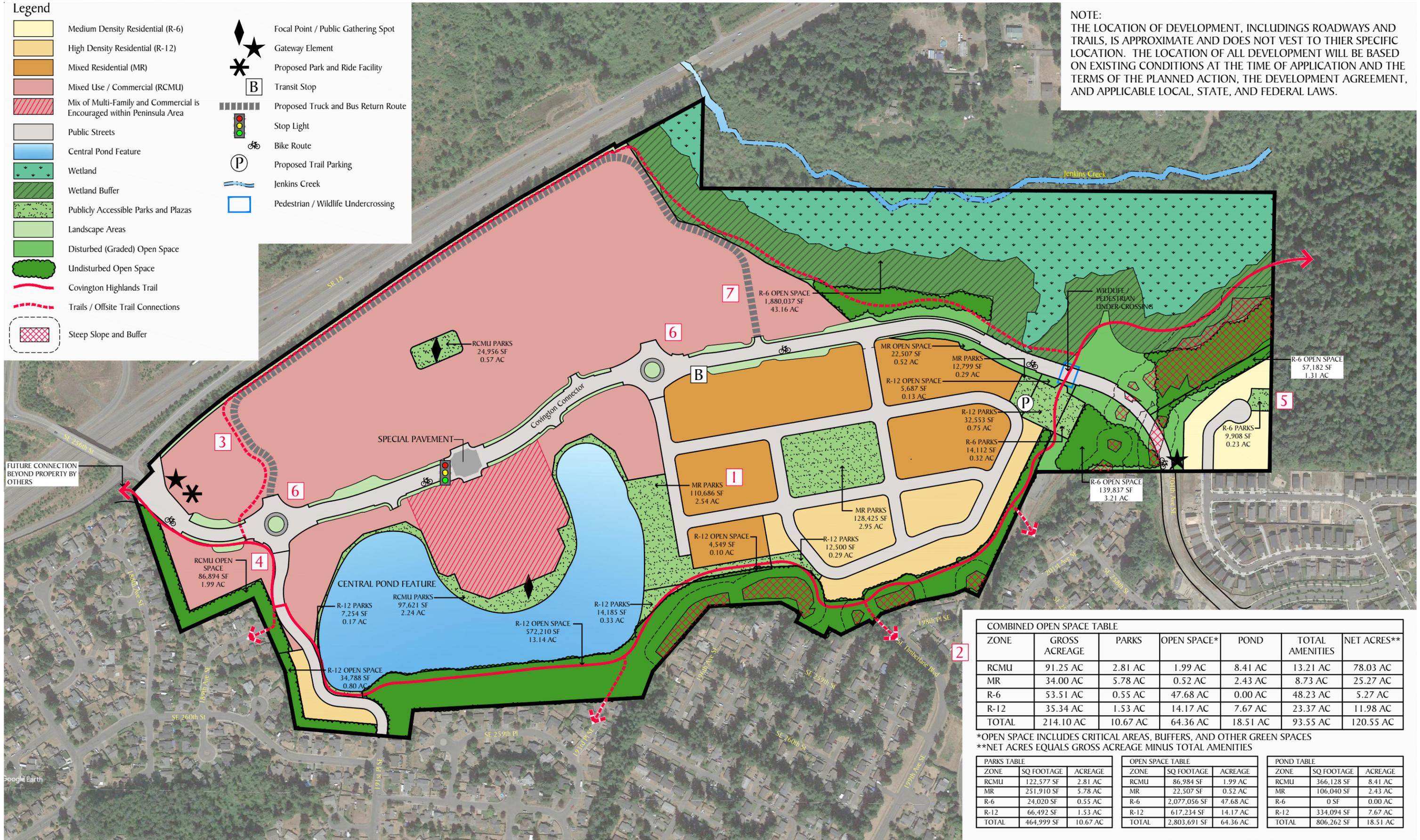


January 30, 2017  
 Updated September 15, 2021

### 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, 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.



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
<b>TOTAL</b>	<b>214.10 AC</b>	<b>10.67 AC</b>	<b>64.36 AC</b>	<b>18.51 AC</b>	<b>93.55 AC</b>	<b>120.55 AC</b>

\*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
<b>TOTAL</b>	<b>464,999 SF</b>	<b>10.67 AC</b>

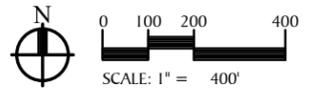
OPEN SPACE TABLE		
ZONE	SQ FOOTAGE	ACREAGE
RCMU	86,984 SF	1.99 AC
MR	22,507 SF	0.52 AC
R-6	2,077,056 SF	47.68 AC
R-12	617,234 SF	14.17 AC
<b>TOTAL</b>	<b>2,803,691 SF</b>	<b>64.36 AC</b>

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
<b>TOTAL</b>	<b>806,262 SF</b>	<b>18.51 AC</b>

# 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 in excess of 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 and maintained. The District's goal is to reduce the number of 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.

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

**Student Generation Factors - Single Family**

Elementary	(Grades K - 5)	0.222
Middle	(Grades 6- 8)	0.092
Senior High	(Grades 9 - 12)	0.116
<b>Total</b>		<b>0.430</b>

**Student Generation Factors - Multi-Family**

Elementary	(Grades K - 5)	0.075
Middle	(Grades 6- 8)	0.030
Senior High	(Grades 9 - 12)	0.032
<b>Total</b>		<b>0.137</b>

**Projected Increased Student Capacity**

Elementary	0
Middle	0
Senior High (Academy)	0

**OSPI - Square Footage per Student**

Elementary	110
Middle	134
Senior High	144
Special Education	153

**Required Site Acreage per Facility**

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

**Average Site Cost / Acre**

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

**New Facility Construction Cost**

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

**Temporary Facility Capacity & Cost**

Elementary	@ 24	\$315,000
Middle	@ 28	\$315,000
Senior High	@ 32	\$315,000

**Temporary Facility Square Footage**

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

**State Funding Assistance Credit**

District Funding Assistance Percentage	<b>54.31%</b>
--	---------------

**Permanent Facility Square Footage**

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

**Construction Cost Allocation**

CCA - Cost/Sq. Ft.	<b>\$375.00</b>
--------------------	-----------------

**Total Facilities Square Footage**

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

**District Average Assessed Value**

Single Family Residence	<b>\$657,970</b>
-------------------------	------------------

**District Average Assessed Value**

Multi-Family Residence	<b>\$320,116</b>
------------------------	------------------

**Developer Provided Sites / Facilities**

Value	0
Dwelling Units	0

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

Current Rate / 1,000 Tax Rate	<b>\$0.46</b>
	<b>0.0005</b>

**General Obligation Bond Interest Rate**

Current Bond Interest Rate	<b>4.37%</b>
----------------------------	--------------

**CPI Inflation Factor**

<a href="http://www.k12.wa.us">Budget Preparations   OSPI (www.k12.wa.us)</a>	<b>5.80%</b>
---	--------------

\* Reflects current facility construction

(APPENDIX A)

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

**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	0.222	
A 2 (Middle)	25	\$0	0	0.092	
A 3 (Senior High)	40	\$0	0	0.116	
<b>Total</b>	<b>77</b>	<b>\$161,678</b>	<b>0</b>	<b>0.430</b>	<b>A ⇨ \$0.00</b>

**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	0.222	0.903	
B 2 (Middle)	\$155,000,000	0	0.092	0.984	
B 3 (Senior High)	\$220,000,000	0	0.116	0.998	
<b>Total</b>	<b>\$443,000,000</b>	<b>0</b>	<b>0.430</b>		<b>B ⇨ \$0.00</b>

**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	0.222	0.097	\$282.63
C 2 (Middle)	\$315,000	28	0.092	0.016	\$15.99
C 3 (Senior High)	\$315,000	32	0.116	0.020	\$23.57
<b>Total</b>	<b>\$945,000</b>	<b>84</b>	<b>0.430</b>		<b>C ⇨ \$322.20</b>

**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 Allocated	SPI Sq. Ft. / Student	Assistance %	Student Factor	
D 1 (Elementary)	\$375.00	110	0.5431	0.222	\$4,973.44
D 2 (Middle)	\$375.00	134	0.5431	0.092	\$2,510.75
D 3 (Senior High)	\$375.00	144	0.5431	0.116	\$3,401.98
					<b>D ⇨ \$10,886.17</b>

**Tax Credit per Single Family Residence**

Average SF Residential Assessed Value (AAV)	<b>\$657,970</b>
Net Present Value (per EQ) (NPV)	<b>8.32</b>
Current Debt Service Rate / 1,000 ( r )	0.05%
<i>(Below used to calculate NPV)</i>	
Current Bond Interest Rate	4.37%
Years Amortized (10 Years)- Used in NPV Calculation	10

TC ⇨ \$2,534.98

**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	\$0.00
C = Temporary Facility Cost per Residence	\$322.20
<b>Subtotal</b>	<u>\$322.20</u>

D = State Match Credit per Residence	\$10,886.17
TC = Tax Credit per Residence	\$2,534.98
<b>Subtotal</b>	<u>\$13,421.15</u>

Total Unfunded Need (\$13,098.95)

50% Developer Fee Obligation (\$6,549)

FC = Facility Credit (if applicable) \$0

District Adjustment \$6,549

Net Fee Obligation per Residence - **Single Family** **\$0.00**

(APPENDIX B)

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

**Site Acquisition Cost per Multi-Family Residence Unit**

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

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	12	\$161,678	0	0.075	
A 2 (Middle)	25	\$0	0	0.030	
A 3 (Senior High)	40	\$0	0	0.032	
Total	77	\$161,678	0	0.137	
			2	A ⇒	<u>\$0.00</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)	\$68,000,000	0	0.075	0.903	
B 2 (Middle)	\$155,000,000	0	0.030	0.984	
B 3 (Senior High)	\$220,000,000	0	0.032	0.998	
Total	\$443,000,000	0	0.137		
				B ⇒	<u>\$0.00</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)	\$315,000	24	0.075	0.097	\$95.48
C 2 (Middle)	\$315,000	28	0.030	0.016	\$5.21
C 3 (Senior High)	\$315,000	32	0.032	0.020	\$6.50
Total	\$945,000	84	0.137		
				C ⇒	<u>\$107.20</u>

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

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

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$375.00	110	0.5431	0.075	\$1,680.22
D 2 (Middle)	\$375.00	134	0.5431	0.030	\$818.72
D 3 (Senior High)	\$375.00	144	0.5431	0.032	\$938.48
				D ⇒	<u>\$3,437.42</u>

**Tax Credit per Multi Family Residence**

Average MF Residential Assessed Value (AAV)	<b>\$320,116</b>	
Net Present Value (per EQ) (NPV)	<b>8.32</b>	
Current Debt Service Rate / 1,000 ( r )	0.05%	
<i>(Below used to calculate NPV)</i>		
Current Bond Interest Rate	4.37%	
Years Amortized (10 Years)- Used in NPV Calcula	10	
		TC ⇒ <u>\$1,233.32</u>

**Developer Provided Facility Credit**

Facility / Site Value	Dwelling Units	
0	0	FC ⇒ <u>0</u>

**Fee Recap \*\***

A = Site Acquisition per Multi-Family Unit	\$0.00	
B = Permanent Facility Cost per MF Unit	\$0.00	
C = Temporary Facility Cost per MF Unit	<u>\$107.20</u>	
Subtotal		\$107.20
D = State Match Credit per MF Unit	\$3,437.42	
TC = Tax Credit per MF Unit	<u>\$1,233.32</u>	
Subtotal		<u>\$4,670.73</u>
Total Unfunded Need		(\$4,563.53)
50% Developer Fee Obligation		(\$2,282)
FC = Facility Credit (if applicable)		0
District Adjustment		\$2,282
Net Fee Obligation per Residential Unit - Multi-family		<u>\$0.00</u>

## 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 2024 was 24,432, excluding ECSE and college-only Running Start students.

In October 2024, there were 1,159 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, 629 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 the 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 a 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 School District is unusual in that it incorporates neighborhoods intersecting with 8 jurisdictions, including Kent, Covington, Auburn, Black Diamond, Maple Valley, Renton, unincorporated King County and SeaTac. The district covers 72 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	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31			
	Actual	P	R	O	J	E	C	T	E	D
Permanent Functional Capacity <sup>1</sup>	35,494	35,494	35,494	35,494	35,494	35,494	35,494	35,494	35,494	35,494
Changes to Permanent Capacity <sup>1</sup>										
Capacity Increase (F)										
Additional Permanent Classrooms	0	0	0	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	35,494	35,494	35,494	35,494	35,494	35,494	35,494	35,494	35,494	35,494
<b>Interim Portable Capacity</b>										
Elementary Portable Capacity Required	3,228	3,228	3,228	3,228	3,228	3,228	3,228	3,228	3,228	3,228
Middle School Portable Capacity Required	375	375	375	375	375	375	375	375	375	375
High School Portable Capacity Required	608	608	608	608	608	608	608	608	608	608
Interim Portable Capacity Total	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211
<b>TOTAL CAPACITY <sup>1</sup></b>	<b>39,705</b>									
<b>Total Enrollment/Projection <sup>2</sup></b>	24,432	24,094	23,683	23,344	23,022	22,686	22,343	22,004	21,665	21,326
<b>DISTRICT AVAILABLE CAPACITY</b>	<b>15,246</b>	<b>15,584</b>	<b>15,995</b>	<b>16,334</b>	<b>16,656</b>	<b>16,992</b>	<b>17,335</b>	<b>17,665</b>	<b>17,999</b>	<b>18,335</b>

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

2 Projection Source: School Facilities Organization, Information and Condition of Schools (Report 1049)

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

**ELEMENTARY: Grades K - 5**

SCHOOL YEAR	Elementary Grade K-5									
	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31			
	Actual	P	R	O	J	E	C	T	E	D
Elementary Permanent Capacity <sup>1</sup>	16,696	16,696	16,696	16,696	16,696	16,696	16,696	16,696	16,696	16,696
Additional Permanent Classrooms <sup>2</sup>	0	0	0	0	0	0	0	0	0	0
<b>Permanent Program Capacity Subtotal</b>	<b>16,696</b>	<b>16,696</b>	<b>16,696</b>	<b>16,696</b>	<b>16,696</b>	<b>16,696</b>	<b>16,696</b>	<b>16,696</b>	<b>16,696</b>	<b>16,696</b>
Interim Portable Capacity	3,228	3,228	3,228	3,228	3,228	3,228	3,228	3,228	3,228	3,228
<b>TOTAL CAPACITY <sup>1</sup></b>	<b>19,924</b>	<b>19,924</b>	<b>19,924</b>	<b>19,924</b>	<b>19,924</b>	<b>19,924</b>	<b>19,924</b>	<b>19,924</b>	<b>19,924</b>	<b>19,924</b>
ENROLLMENT / PROJECTION <sup>2</sup>	11,401	11,237	11,046	10,815	10,575	10,474	10,304			
<b>SURPLUS (DEFICIT) CAPACITY</b>	<b>8,496</b>	<b>8,660</b>	<b>8,851</b>	<b>9,082</b>	<b>9,322</b>	<b>9,423</b>	<b>9,593</b>			

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

<sup>2</sup> Projection Source: School Facilities Organization, Information and Condition of Schools (Report 1049)

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

**MIDDLE SCHOOL: Grades 6 - 8**

SCHOOL YEAR	Middle School Grade 6-8						
	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
	Actual	P R O J E C T E D					
Middle School Permanent Capacity <sup>1</sup>	7,216	7,216	7,216	7,216	7,216	7,216	7,216
Changes to Middle School Capacity	0	0	0	0	0	0	0
<b>Permanent Program Capacity Subtotal</b>	<b>7,216</b>	<b>7,216</b>	<b>7,216</b>	<b>7,216</b>	<b>7,216</b>	<b>7,216</b>	<b>7,216</b>

Portable Interim Capacity <sup>1</sup>	375	375	375	375	375	375	375
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<b>TOTAL CAPACITY <sup>1</sup></b>	<b>7,591</b>						
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ENROLLMENT / PROJECTION <sup>2</sup>	5,815	5,717	5,632	5,633	5,640	5,484	5,361
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<b>SURPLUS (DEFICIT) CAPACITY</b>	<b>1,776</b>	<b>1,874</b>	<b>1,959</b>	<b>1,958</b>	<b>1,951</b>	<b>2,107</b>	<b>2,230</b>
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1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: School Facilities Organization, Information and Condition of Schools (Report 1049)

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

**HIGH SCHOOL: Grades 9 - 12**

SCHOOL YEAR	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
	Actual	P R O J E C T E D					
Senior High Permanent Capacity <sup>1</sup>	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
Permanent Program Capacity Subtotal	10,097	10,097	10,097	10,097	10,097	10,097	10,097
Portables Interim Capacity <sup>1</sup>	608	608	608	608	608	608	608
<b>TOTAL CAPACITY <sup>1</sup></b>	<b>10,705</b>	<b>10,705</b>	<b>10,705</b>	<b>10,705</b>	<b>10,705</b>	<b>10,705</b>	<b>10,705</b>
ENROLLMENT / PROJECTION <sup>2</sup>	7,216	7,140	7,005	6,896	6,807	6,728	6,678
<b>SURPLUS (DEFICIT) CAPACITY</b>	<b>3,489</b>	<b>3,565</b>	<b>3,700</b>	<b>3,809</b>	<b>3,898</b>	<b>3,977</b>	<b>4,027</b>

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

2 Projection Source: School Facilities Organization, Information and Condition of Schools (Report 1049)

## VIII - Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2024-2025 through 2030-2031. 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 2024-2025 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 had 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 the District’s needs. The 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.

After the failure to pass the 2023 Bond, we re-evaluated needs as well as next steps. Surveys went out to the community to see what people would like to prioritize from the list of needed projects. A new list of projects was presented through the 2023 Levy in November. This levy did not pass. This list was again taken and revised to prioritize projects that are critical to operations and life safety within our buildings. In April we set forth our 2024 Levy to a vote, which also did not receive the needed support to pass. We once again reduced the Levy list to include only emergent needs to critical building operations, and the measure was approved by voters in November of 2024.

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 have advanced opportunities to even out capacity at each site to accommodate our programs, district-wide site capacity, 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**

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

\* F = Funded U = Unfunded

**NOTES:**

- <sup>2</sup> The District anticipates receiving some State Funding Construction Assistance for some projects.
- <sup>3</sup> Facility needs are pending review. Some of these projects may be funded with impact fees.
- <sup>4</sup> Cost of portables based on current cost and adjusted for 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.

**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		<b>\$0</b> Elem site average
Middle School	No Acquisitions for Middle Schools			0.00	\$0		
			Middle School Site Subtotal	0.00	\$0		<b>\$0</b> Middle SchI Site Avg.
Senior High	No Acquisitions for High Schools			0.00	\$0		\$0
			Senior High Site Subtotal	0.00	\$0		<b>\$0</b> 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 17.							
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					
12a / Urban	Site - 156th Ave. SE Covington (Wikstrom)	2004					
12b / Urban	Site - SE 256th St. Covington (West of CO)	2004					
16	Site - 11027 SE Kent-Kangley, WA 98030	2023	Site - 11027 SE Kent-Kangley, WA 98030	0.9	\$1,382,696.90		Land included building
16a	Site - 11109 SE Kent-Kangley, WA 98030	2023	Site - 11109 SE Kent-Kangley, WA 98030	0.84	\$1,744,009.52		Land included building
				<b>Total Acreage &amp; Cost</b> <b>0.00      \$0</b>		<b>Total Average Cost / Acre</b> <b>#DIV/0!</b>	
				0	0	0	

**Table 7**

## **IX - Summary of Changes to June 2025 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 2024 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 worked with Educational Data Solutions, LLC to update student generation factors. The updated rates are included in the body of the Plan.

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 2025 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 2025.

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

**X - Appendices**

Changes to Impact Fee Calculation Factors Include:

ITEM	Grade /Type	FROM	TO	Increase/ Decrease	Comments
Student Generation Factor	Elem	0.229	0.222	-0.007	
Single Family (SF)	MS	0.087	0.092	0.005	
	SH	0.113	0.116	0.003	
	Total	0.429	0.430	0.001	
Student Generation Factor	Elem	0.109	0.075	-0.034	
Multi-Family (MF)	MS	0.037	0.030	-0.007	
	SH	0.054	0.032	-0.022	
	Total	0.200	0.137	-0.063	
State Funding Assistance Ratios ("State Match")		52.88%	54.31%	1.43%	<a href="#">Per OSPI Website</a>
Area Cost Allowance		\$375.00	\$375.00	0.000	<a href="#">Per OSPI Website Link</a>
Average Assessed Valuation (AV)	SF	\$594,679	\$657,970	63,291	King County
AV - Average of Condominiums & Apts.	MF	\$310,811	\$320,116	9,305	King County
Debt Service Capital Levy Rate / \$1000		\$1.11	\$0.46	(\$0.65)	<a href="#">Per King Co. Assessor Report</a>
General Obligation Bond Interest Rate		3.48%	4.37%	0.89%	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