

ORDINANCE NO. 18-2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, ADOPTING THE KENT SCHOOL DISTRICT SIX-YEAR CAPITAL FACILITIES PLAN FOR 2017-2022 AMENDING THE CAPITAL FACILITIES AND UTILITIES ELEMENT, APPENDIX, AND EXISTING CONDITIONS REPORT OF THE COVINGTON COMPREHENSIVE PLAN TO INCLUDE THE SAME; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Kent School District (“District”) has prepared a capital facilities plan in compliance with the Growth Management Act that has previously been adopted by the City of Covington (“City”) within the Capital Facilities and Utilities Element of the City’s Comprehensive Plan; and

WHEREAS, Section 18.120.020 of the Covington Municipal Code (“CMC”) authorizes the City to adopt a district’s capital facilities plan by reference as part of the Capital Facilities and Utilities Element of the City’s Comprehensive Plan; and

WHEREAS, the District has recently adopted an updated Six-Year Capital Facilities Plan for 2017-2022 (the “Plan”) and submitted their updated Plan to the City; and

WHEREAS, the Plan contains the elements required by Section 18.120 CMC; and

WHEREAS, RCW 36.70A.130 (2)(a)(iv) allows amendment of the capital facilities and utilities element of a comprehensive plan, if done concurrently with the adoption or amendment of a city’s budget; and

WHEREAS, upon providing appropriate public notice, the Covington City Council conducted a public hearing on October 25, 2016, to receive testimony regarding the proposed amendment to the Capital Facilities and Utilities Element of the City’s Comprehensive Plan, and the proposed City 2017 budget; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Adoption. The City hereby adopts the Kent School District Six-Year Capital Facilities Plan for 2017-2022, as set forth in Exhibit A attached and incorporated herein by this reference.

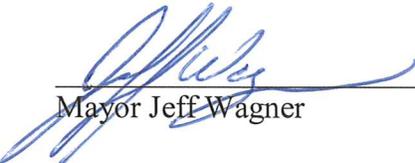
Section 2. Amendment. The City hereby amends the Capital Facilities and Utilities Element, Appendix, and Existing Conditions Report of the City’s Comprehensive Plan to include the updated Kent School District Six-Year Capital Facilities Plan for 2017-2022, replacing the District’s previously adopted capital facilities plan.

Section 3. Severability. If any provision of this ordinance, or ordinance modified by it, is determined to be invalid or unenforceable for any reason, the remaining provisions of this ordinance and ordinances and/or resolutions modified by it shall remain in force and effect.

Section 4. Corrections. Upon approval of the city attorney, the city clerk and/or code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 5. Effective Date. This ordinance shall be in full force and effect on December 31, 2016. A summary of this ordinance may be published in lieu of publishing the ordinance in its entirety.

PASSED by the City Council of the City of Covington on the 25th day of October, 2016.



Mayor Jeff Wagner

ATTESTED:



Sharon Scott, City Clerk

PUBLISHED: 10-28-16
EFFECTIVE: 12-31-16

APPROVED AS TO FORM:



Sara Springer, City Attorney

EXHIBIT A

Kent School District

Capital Facilities Plan

2016-2017 - 2021-2022



May 2016

Kent School District

Six-Year Capital Facilities Plan

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I Executive Summary

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Kent School District (the "District") as the organization's 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 2016 for the 2015-2016 school year.

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

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

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

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

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

(continued)

I Executive Summary (continued)

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 transitional capacity.

Kent School District is the fourth 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 Board of Directors approved Full Day Kindergarten ("FDK") for all Elementary Schools in 2011-12 and FDK projections are used to forecast kindergarten enrollment in future years. The state plans to fully fund FDK for all the district's elementary schools in 2016-2017.

The District received authorization from the Office of Superintendent of Public Instruction to temporarily re-open the former Kent Elementary School at 317 Fourth Ave South in Kent. This facility will be used to house the kindergarten and early child education classes for both Kent and Neely-O'Brien Elementary Schools to alleviate overcrowding at those schools. This building re-opened in fall 2014 as the Kent Valley Early Learning Center.

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

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

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, page 8 and map 38)*. The student generation factor is the basis for the growth projections from new developments. *(See Page 5)*

King County live births and the District's relational percentage average were used to determine the number of kindergartners entering the system. *(See Table 1, page 7)* 8.80% of 24,630 King County live births in 2011 is projected for 2,167 students expected in Kindergarten for October 1, 2016. This is an increase of 116 live births in King County over the previous year. *(See Table 2, page 8)*

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.

The first grade population of Kent School District is traditionally 2-3% larger than the kindergarten population due to growth and transfers to the District. Cohort survival method uses historical enrollment data to forecast the number of students projected for the following year. Projections for October 1, 2016-2021 are from OSPI Report 1049 – Determination of Projected Enrollments.

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. *(see map page 38)*

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

(Continued)

II Six - Year Enrollment Projection (Continued)

STUDENT GENERATION FACTOR

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

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

Single Family	Elementary	.257	
	Middle School	.070	
	Senior High	<u>.138</u>	
	Total		.465
Multi-Family	Elementary	.111	
	Middle School	.022	
	Senior High	<u>.039</u>	
	Total		.172

The student generation factor is based on a survey of 3,867 single family dwelling units and 966 multi-family dwelling units with no adjustment for occupancy rates. Please refer to Appendix E on Page 38 of the Capital Facilities Plan for details of the Student Generation Factor survey.

In preparing the 2016-2017 to 2021-2022 Capital Facilities Plan the District contracted with Davis Demographics and Planning (DDP) of Riverside California, a noted expert in demographic studies for school districts, to analyze and prepare the student generation factor. DDP used a larger sample of single family residences than the district did in previous plans and included both "garden" and "urban style" apartments in the calculation for multi-family residences.

Urban style apartments typically have four stories, a central lobby and entrance, elevator access to all floors and have a central corridor with apartments on each side. These apartments have little or no surface street parking, with parking located beneath the building, retail may or may not be included with the building. If there is retail it will generally be located on the first floor. These apartments seldom have swimming pools and do not have playgrounds for children.

II Six - Year Enrollment Projection *(Continued)*

Garden style apartments will have very little studio apartments and will have more three bedroom apartments than the urban style and in theory generate more students enrolled in school. These apartments will also have lawns, club houses, swimming pools and places for children to play.

The District felt that it is important to include both styles of apartments for the student generation factor. Though it is anticipated that few students will come from the urban style, they are now part of the mix in Kent and thus should be included in mix of multi-family housing units.

Within the district's borders there are several low-income and multi-family housing projects coming on-line during 2015-17. Once developed and occupancy occurring the District does recognize that the student generation for multi-family housing will likely increase for the 2017 Capital Facilities Plan.

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

LB = Live Births LB in 1999 LB in 2000 LB in 2001 LB in 2002 LB in 2003 LB in 2004 LB in 2005 LB in 2006 LB in 2007 LB in 2008

October HC Enrollment	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
King County Live Births ¹	21,778	21,863	22,431	22,874	22,680	24,244	24,899	25,222	25,057	24,514
Increase / Decrease	0	85	568	443	-194	1,564	655	323	-165	-543
Kindergarten / Birth % ¹	8.23%	8.30%	8.47%	8.33%	8.13%	8.18%	8.57%	8.40%	8.34%	8.34%
Kindergarten	1793	1815	1901	1905	1845	1983	2134	2119	2090	2045
Grade 1	2009	1876	1923	1961	1996	1888	2017	2186	2127	2131
Grade 2	2001	2051	1918	1966	1942	2016	1905	2055	2190	2163
Grade 3	2031	2036	2087	1977	2002	1983	2082	1922	2070	2176
Grade 4	2017	2052	2066	2052	1956	2024	2000	2087	1956	2089
Grade 5	2057	2023	2050	2091	2086	1974	2044	2008	2116	1958
Grade 6	2108	2105	2082	2075	2135	2135	2026	2079	2023	2058
Grade 7 ^{Middle School}	2208	2136	2122	2117	2095	2105	2139	2046	2104	1974
Grade 8 "	2257	2185	2148	2173	2153	2111	2139	2121	2091	2100
Grade 9 - Senior High	2782	2564	2579	2472	2440	2471	2455	2483	2428	2093
Grade 10	2216	2481	2248	2217	2238	2272	2092	2046	2151	2165
Grade 11	1962	1962	2059	2046	2048	1995	1933	1873	1802	1818
Grade 12	1555	1576	1648	1712	1694	1658	1646	1539	1576	1742
Total Enrollment ²	26,996	26,862	26,831	26,764	26,630	26,615	26,612	26,564	26,724	26,512

Yearly Headcount Increase / Decrease 0 -134 -31 -67 -134 -15 -3 -48 160 -212

Cumulative Increase 0 -134 -165 -232 -366 -381 -384 -432 -272 -484

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 the state on Form P-223 generates basic education funding and excludes Early Childhood Special Education ("ECSE" & "E2" or Birth to 2 Preschool Inclusive Education) and college-only Running Start students.

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

Full Day Kindergarten at all Elem	LB in 2010	LB in 2011	LB in 2012	LB in 2013	LB in 2014	LB Est. 2015	LB Est. 2016
	ACTUAL	P R	O J	E	C T	I	O N
October	2015	2016	2017	2018	2019	2020	2021
King County Live Births ¹	24,514	24,630	25,032	25,890	26,490	26,998	27,277 ¹
Increase / Decrease	0	116	402	858	600	508	279
Kindergarten / Birth % ²	8.34%	8.80%	8.80%	8.66%	8.60%	8.58%	8.63%
FD Kindergarten @ 1.0	2045	2,167	2,204	2,242	2,279	2,317	2,354
Grade 1	2131	2,082	2,205	2,243	2,282	2,319	2,358
Grade 2	2163	2,155	2,106	2,230	2,268	2,308	2,345
Grade 3	2176	2,191	2,182	2,133	2,258	2,297	2,337
Grade 4	2089	2,198	2,212	2,203	2,154	2,280	2,319
Grade 5	1958	2,105	2,214	2,229	2,220	2,170	2,297
Grade 6	2058	1,977	2,125	2,235	2,250	2,241	2,191
Grade 7	1974	2,052	1,971	2,118	2,228	2,243	2,234
Grade 8	2100	1,988	2,066	1,985	2,133	2,243	2,258
Grade 9	2093	2,360	2,234	2,322	2,231	2,397	2,521
Grade 10	2165	1,828	2,061	1,951	2,028	1,949	2,094
Grade 11	1818	1,889	1,595	1,798	1,702	1,770	1,701
Grade 12	1742	1,541	1,601	1,352	1,524	1,443	1,500
Total Enrollment Projection ³	26,512	26,533	26,776	27,041	27,557	27,977	28,509
Yearly Increase/Decrease ³		21	243	265	516	420	532
Yearly Increase/Decrease %		0.08%	0.92%	0.99%	1.91%	1.52%	1.90%

Total Enrollment Projection	26,512	26,533	26,776	27,041	27,557	27,977	28,509
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¹ Kindergarten enrollment projection for 2016 is based on Kent SD percentage of live births in King County five years previous.
² Kindergarten projection is calculated by using the District's previous year percentage of King County births five years earlier compared to actual kindergarten enrollment in the previous year. (Excludes ECSE - Early Childhood Special Education preschoolers)
³ Headcount Projections for 2016 - 2021 from OSPI Report 1049 - Determination of Projected Enrollments
⁴ Oct. 2015 P223 Headcount is 26,516 & FTE 25,980.33. Full Headcount with ECE Preschool & Running Start students = 28,031

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

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

III Current Kent School District "Standard of Service"

In order to determine the capacity of facilities in a school district, King County Code 21A.06 references a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the district which would best serve the student population.

This Plan includes the standard of service as established by Kent School District. The District has identified schools with significant special needs programs as "impact" schools and the standard of service targets a lower class size at those facilities. Portables included in the capacity calculation use the same standard of service as the permanent facilities. (See *Appendix A, B & C*)

The standard of service defined herein 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 for Kindergarten is planned for an average of 23 or fewer students.
Class size for grades 1 - 3 is planned for an average of 23 or fewer students.
Class size for grades 4 - 6 is planned for an average of 27 or fewer students.

Class size for Kindergarten and grades 1, 2 and 3 for schools that qualify for high poverty funding (16 elementary schools for 2016-17) is planned for an average of 18 or fewer students.

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.

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

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

- English Language Learners (E L L)
- 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 4 elementary schools

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 depending on the program:

- Early Childhood Special Education (ECSE) -3-4 yr. old students with disabilities
- Tiered Intervention in Inclusive Education Support Center Programs
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Self-contained Inclusive Education Support Center Programs (SC)
- School Adjustment Programs for students with behavioral disorders (SA)
- Adaptive Support Center for Mild, Moderate & Severe Disabilities (ASCDD)
- Speech & Language Therapy & Programs for Hearing Impaired students
- Occupational & Physical Therapy Programs (OT/PT)
- The Outreach Program (TOP) for 18-21 year old secondary students

Some newer buildings have been constructed to accommodate most of these programs; some older buildings have been modified, and in some circumstances, these modifications reduce the classroom capacity of the buildings. When programs change, program capacity is updated to reflect the change in program and capacity.

Current Standards of Service for Secondary Students

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students which directly affect the capacity of the school buildings.

Class size for grades 7 – 8 is planned for an average of 28.6 or fewer students.
Class size for grades 9 – 12 is planned for an average of 30.6 or fewer students.

Similar to Inclusive Education Programs listed above, many other secondary programs require specialized classroom space which can reduce the program capacity of the permanent school buildings.

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

Computer, Multi-Media & Technology Labs & Programs
Technology Academy at Kent-Meridian High School & Mill Creek Middle School
Science Programs & Labs – Biology, Chemistry, Physics, Oceanography,
Astronomy, Meteorology, Marine Biology, General Science, etc.
English Language Learners (E L L)
Music Programs – Band, Orchestra, Chorus, Jazz Band, etc.
Art Programs – Painting, Design, Drawing, Ceramics, Pottery, Photography, etc.
Theater Arts – Drama, Stage Tech, etc.
Journalism and Yearbook Classes
Highly Capable (Honors or Gifted) and Advanced Placement Programs
International Baccalaureate (“I B”) Program
JROTC - Junior Reserve Officers Training Corps

Career & Technical Education Programs (CTE - Vocational Education)
Family & Consumer Science – Culinary Arts, Sewing, Careers
w/Children/Educ., etc.
Child Development Preschool and Daycare Programs
Health & Human Services – Sports Medicine, Sign Language,
Cosmetology, etc.

Business Education – Word Processing, Accounting, Business Law &
Math, Marketing, Economics, Web Design, DECA, FBLA (Future
Business Leaders).

Technical & Industry – Woodworking, Cabinet Making, Building
Trades, Metals, Automotive & Manufacturing Technology, Welding,
Drafting, Drawing, CAD (Computer-aided Design), Electronics,
Engineering & Design, Aviation, ASL, etc.

Graphic & Commercial Arts, Media, Photography, Theater & Stage, Ag
& Horticulture.

Kent Phoenix Academy- Performance Learning Center, Gateway, Virtual High
School and Kent Success 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 work space during their planning periods, it is not possible to achieve 100% utilization of regular teaching stations at secondary schools. Based on the analysis of actual utilization of classrooms, the District has determined that the standard utilization rate is 85% for secondary schools. Program capacity at elementary schools reflects 100% utilization at the elementary level.

IV Inventory and Capacity of Existing Schools

Currently, the District has permanent program capacity to house 27,103 students and transitional (portable) capacity to house 2,204. This capacity is based on the District's Standard of Service as set forth in Section III. Included in this Plan is an inventory of the District's schools by type, address and current capacity. (See *Table 3 on Page 13*). The ratio between permanent capacity and portable capacity is 95.5%-4.5%.

The program capacity is periodically updated for changes in programs, additional classrooms and new schools. Program capacity has been updated in this Plan to reflect program changes implemented in the Fall of 2015.

For the 2015-2016 school year and beyond the state has a mandated lower class size in 16 elementary schools that are classified as high poverty. The new class size in grades K-1, 2 and 3 will be 18.24 students for every teacher.

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 on Pages 14-16.

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

Kent Mountain View Academy serves Grades 3 – 12 with transition, choice and home school assistance programs. It is located in the former Grandview School in the western part of the district in Des Moines. This school was originally designed as an elementary school and is included in the elementary capacity for this Plan.

Kent Phoenix Academy is a non-traditional high school which opened in Fall 2007 in the renovated site and building that formerly served Sequoia Middle School. Kent Phoenix Academy has four special programs including the Performance Learning Center, Gateway, Virtual High School and Kent Success.

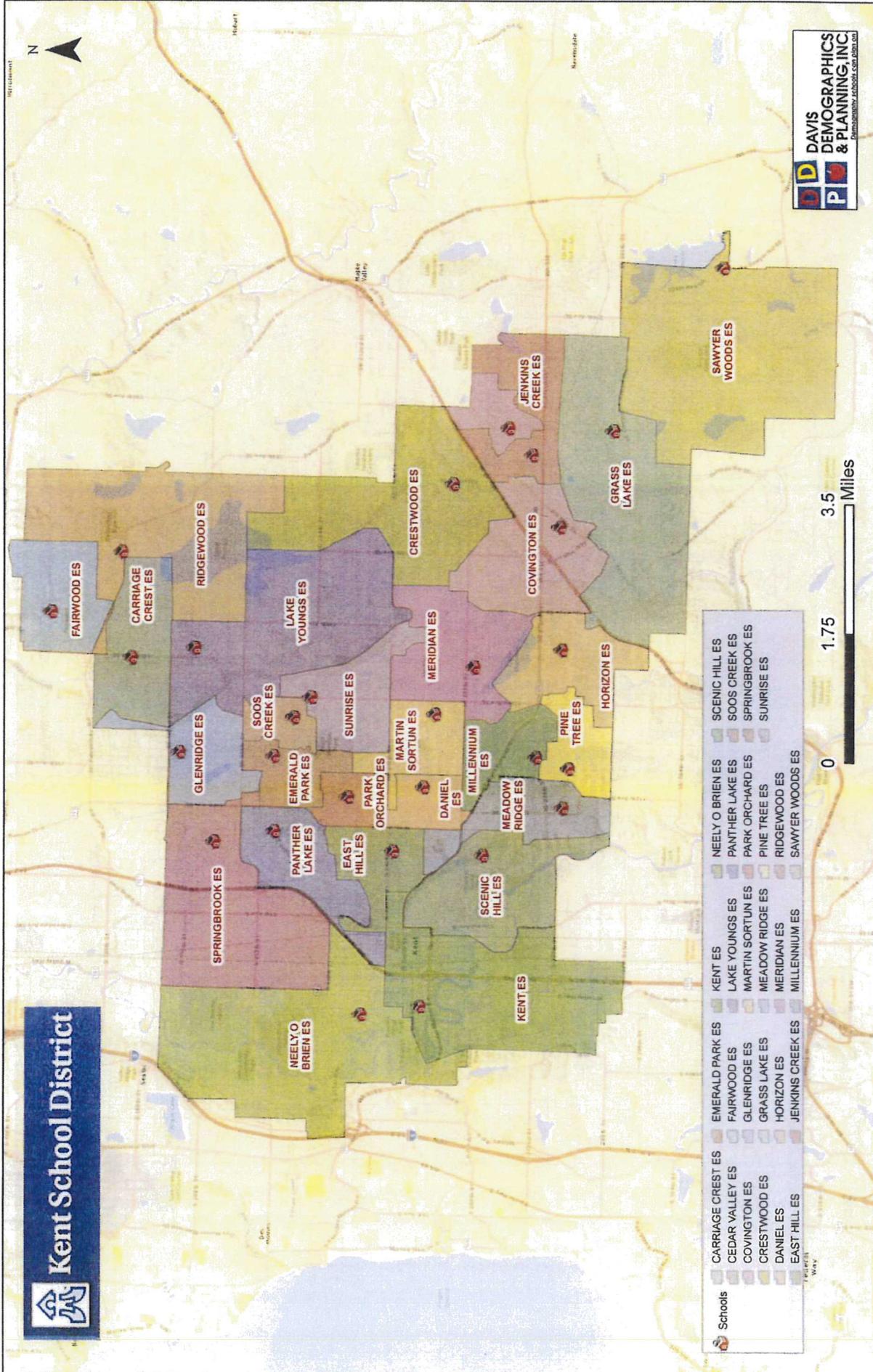
iGrad - In partnership with Green River College, Kent School District has pioneered the Individualized Graduation and Degree Program or "iGrad". iGrad offers a second chance to students age 16-21 who have dropped out of high school and want to earn a high school diploma. iGrad is not included in this Capital Facilities Plan because it is served in leased space at the Kent Hill Plaza Shopping Center. Over the past three years, enrollment in the iGrad program has averaged over 300 students.

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

				2015-16
SCHOOL	Year Opened	ABR	ADDRESS	Program Capacity
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	452
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	350
Covington Elementary	1961	CO	17070 SE Wax Road, Covington 98042	464
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	432
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	450
Emerald Park	1999	EP	11800 SE 216th Street, Kent 98031	462
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	408
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	420
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	418
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	452
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	462
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	404
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	440
Kent Valley Early Learning Center	2014	KV	317 --4th Ave S, Kent, WA 98032	308
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	524
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	442
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	440
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	524
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	464
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	440
Panther Lake Elementary	2009	PL	20831 - 108th Avenue SE, Kent 98031	482
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	450
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	472
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	504
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	504
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	442
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	350
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	384
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	504
Elementary TOTAL				12,848
Cedar Heights Middle School	1993	CH	19640 SE 272 Street, Covington 98042	895
Mattson Middle School	1981	MA	16400 SE 251st Street, Covington 98042	787
Meeker Middle School	1970	MK	12600 SE 192nd Street, Renton 98058	832
Meridian Middle School	1958	MM	23480 - 120th Avenue SE, Kent 98031	792
Mill Creek Middle School	2005	MC	620 North Central Avenue, Kent 98032	916
Northwood Middle School	1996	NW	17007 SE 184th Street, Renton 98058	926
Middle School TOTAL				5,148
Kent-Meridian High School	1951	KM	10020 SE 256th Street, Kent 98030	1,904
Kentlake Senior High School	1997	KL	21401 SE 300th Street, Kent 98042	1,957
Kentridge Senior High School	1968	KR	12430 SE 208th Street, Kent 98031	2,277
Kentwood Senior High School	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,159
Senior High TOTAL				8,297
Kent Mountain View Academy	1997	MV/LC	22420 Military Road, Des Moines 98198	396
Kent Phoenix Academy	2007	PH	11000 SE 264th Street, Kent 98030	414
DISTRICT TOTAL				27,103

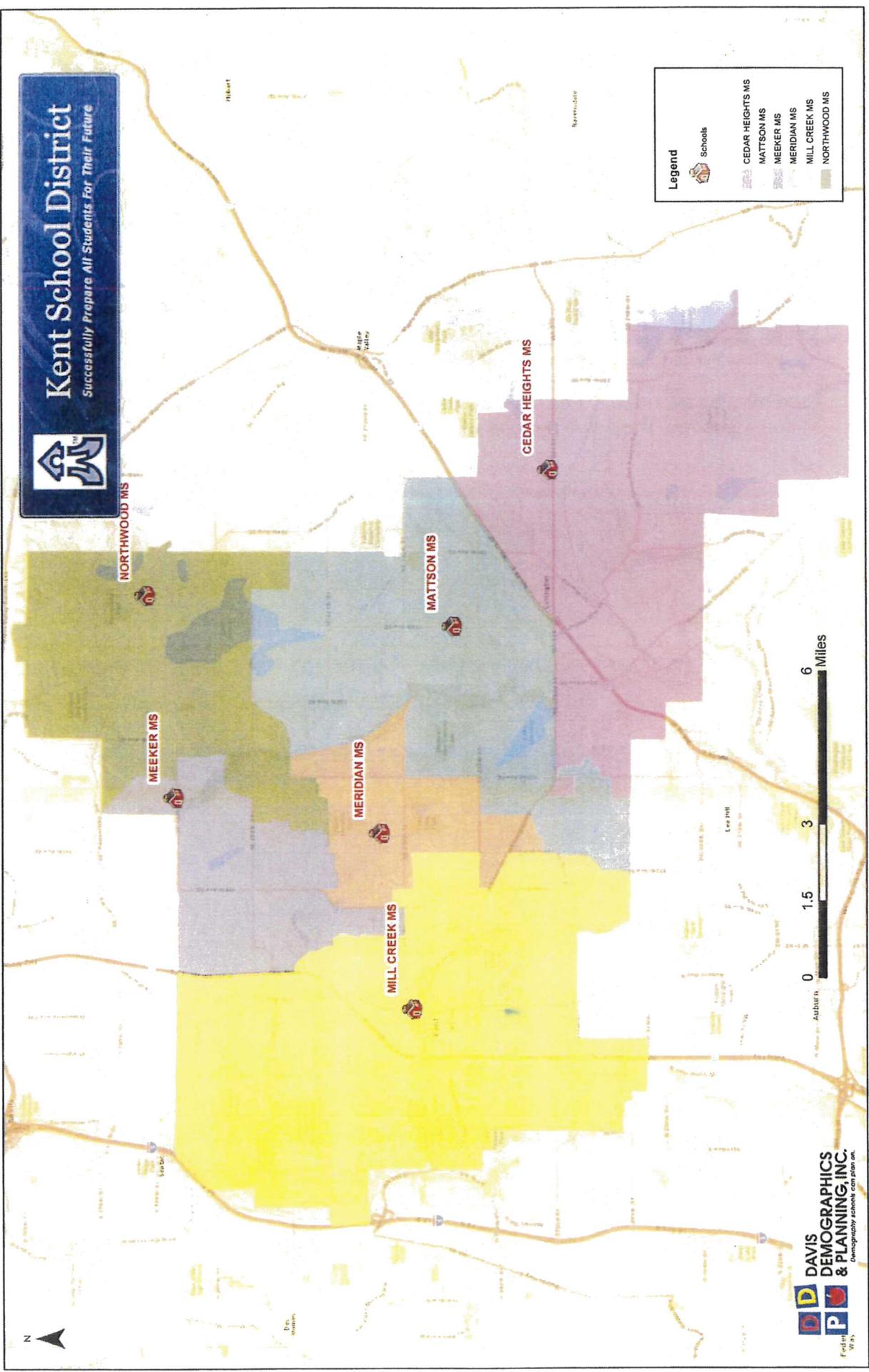


Kent School District



- Schools**
-  CARRIAGE CREST ES
 -  CEDAR VALLEY ES
 -  COVINGTON ES
 -  CRESTWOOD ES
 -  DANIEL ES
 -  EAST HILL ES
 -  EMERALD PARK ES
 -  FAIRWOOD ES
 -  GLENRIDGE ES
 -  GRASS LAKE ES
 -  CRESTWOOD ES
 -  HORIZON ES
 -  JENKINS CREEK ES
 -  EAST HILL ES
 -  KENT ES
 -  LAKE YOUNGS ES
 -  MARTIN SORTUN ES
 -  MEADOW RIDGE ES
 -  MERIDIAN ES
 -  MILLENNIUM ES
 -  NEELY O BRIEN ES
 -  PANTHER LAKE ES
 -  PARK ORCHARD ES
 -  PINE TREE ES
 -  RIDGEBROOK ES
 -  SUNRISE ES
 -  SPRINGBROOK ES
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Kent School District
 Successfully Prepare All Students For Their Future



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V Six-Year Planning and Construction Plan

At the time of preparation of this Plan in spring of 2016, the following projects to increase capacity are in the planning phase in Kent School District:

- Planning is in progress for a replacement school for Covington Elementary School in 2018 or beyond. The project is pending satisfactory financial resources to fund the project.
- Planning is in progress for an additional elementary school in the Kent Valley in 2020 or beyond. The project is pending satisfactory financial resources to fund the project.
- Planning is in progress to add an additional 20 classrooms to elementary schools. The locations will be determined by need. The project is pending satisfactory financial resources to fund the project.
- Enrollment projections reflect future need for additional capacity at the elementary school level. Future facility and site needs are reflected in this Plan.
- Some funding for lease or purchase of additional portables may be provided by impact fees as needed. Sites are based on need for additional capacity.

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

Included in this Plan is an inventory of potential projects and sites identified by the District which are potentially acceptable site alternatives in the future. (See *Table 4 on Page 19 & Site map on Page 20*).

Voter approved bond issues have included funding for the purchase of sites for some of these and future schools, and the sites acquired to date are included in this Plan. Some funding is secured for purchase of additional sites but some may be funded with impact fees as needed. Not all undeveloped properties meet current school construction requirements and some property may be traded or sold to meet future facility needs. The Board of Directors has started the process to sell surplus property in the spring of 2015.

2006 voter approval of \$106M bond issue for capital improvement included the construction funding for a new elementary school, replacement of Panther Lake Elementary, and classroom additions to high schools. Some impact fees have been utilized for those projects.

(Continued)

In March 2013 the Board of Directors reallocated the funding for the new elementary school to capital projects for safety and security.

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

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

SCHOOL / FACILITY / SITE	LOCATION	Type	Status	Projected	Projected	% for		
				Completion Date	Program Capacity	new Growth		
							Approximate	Approximate
# on Map	ELEMENTARY							
5	Replacement for Covington Elementary (U)	SE 256th Street & 154th Ave SE	Replacement Elementary	Planning	2018-19	600	19%	
	Covington Elem - Capacity to be replaced	17070 SE Wax Road, Covington	Elementary	Utilized		-504		
	New Elementary School	Kent Valley	Elementary Addition	Planning	2020-2021	600	100%	
	20 Additional Permanent Classrooms	Various schools where needed	Elementary Addition	Planning	2019-2022	480	100%	
MIDDLE SCHOOL & SENIOR HIGH								
No new projects required for Secondary Schools at this time & Secondary Schools are excluded from Impact Fee formula.								
TEMPORARY FACILITIES							Additional Capacity	
	Portables ²	TBD - For placement as needed	New	Planning	2016+	24 - 31 each	100%	
# on Map	³ OTHER SITES ACQUIRED							
4	Covington area North (Near Mattson MS)	SE 251 & 164 SE, Covington 98042	Urban	Elementary		City of Covington		
5	Covington area West (Halleson-Wikstrom)	SE 256 & 154 SE, Covington 98042	Urban	Elementary		y of Covington		
3	Ham Lake area (Pollard)	16820 SE 240, Kent 98042	Rural	Elementary		King County		
8	SE of Lake Morton area (West property)	SE 332 & 204 SE, Kent 98042	Rural	Secondary		King County		
2	Shady Lk area (Sowers, Blaine, Drahota, Paroline)	17426 SE 192 Street, Renton 98058	Urban	Elementary		King County		
1	So. King Co. Activity Center (former Nike site)	SE 167 & 170 SE, Renton 98058	Rural	TBD ²		King County		
12	South Central site (Plemmons-Yeh-Wms)	SE 286th St & 124th Ave SE, Auburn 98092	Urban	TBD ²		King County		
Notes:								
¹ Unfunded facility needs will be reviewed in the future.								
² TBD - To be determined - Some sites are identified but placement, timing and/or configuration of portables has not been determined.								
³ Numbers correspond to sites on Site Bank Map on Page 20. Other Map site locations are parcels identified in Table 7 on Page 30.								

VI Portable Classrooms

The Plan references use of portable as interim or transitional capacity and facilities.

Currently, the District utilizes portables to house students in excess of permanent capacity and for program purposes at some school locations. *(Please see Appendices A B C D)*

Based on enrollment projections, implementation of full day kindergarten programs, lower state mandated class size, program capacity and the need for additional permanent capacity, the District anticipates the need to purchase or lease additional portables during the next six-year period.

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 or transitional facilities:

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

Portables currently in the District's inventory are continually evaluated resulting in some being improved and some replaced.

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 program 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 on Page 13, the program capacity is also reflected in the capacity and enrollment comparison charts. *(See Tables 5 & 5 A-B-C on pages 23-26).*

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 fourth largest district (fte basis) in the state of Washington. P-223 Headcount for October 2015 was 26,512 with kindergarten students counted at 1.0 and excluding ECSE and college-only Running Start students. A full headcount of all students enrolled in October 2015 totals 28,031 which include ECSE and college-only Running Start students.

In October there were 1,015 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. 570 of these students attended classes only at the college (“college-only”) and are excluded from FTE and headcount for capacity and enrollment comparisons. Kent School District 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 concurrency requirements through the transitional use of portables. *(See Table 5 and Tables 5 A-B-C on Pages 23-26).*

This does not mean that some schools will not experience overcrowding. There may be a need for additional portables and/or new schools to accommodate growth within the District. New schools may be designed to accommodate placement of future portables. School attendance area changes, limited and costly movement of portables, zoning changes, market conditions, and educational restructuring will all play a major role in addressing overcrowding and underutilization of facilities in different parts of the District.

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

TOTAL DISTRICT

SCHOOL YEAR	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22		
	Actual	P	R	O	J	E	C	T	E
Permanent Program Capacity ¹	27,105	27,105	27,105	27,105	27,321	27,441	28,161		
Changes to Permanent Capacity ¹									
Capacity Increase (F)									
Replacement school with projected increase in capacity:									
Covington Elementary Replacement (U) ²				600					
To Replace current Covington Elementary capacity				-504					
 New Elementary School in Kent Valley ³						600			
 Additional Permanent Classrooms				120	120	120	120		
Permanent Program Capacity Subtotal	27,105	27,105	27,105	27,321	27,441	28,161	28,281		
Interim Portable Capacity ⁴									
Elementary Portable Capacity Required	1,400	1,633	2,025	2,071	2,139	1,633	1,795		
Middle School Portable Capacity Required ⁷	0	0	0	0	0	0	0		
Senior High School Portable Capacity Required ⁷	0	0	0	0	0	0	0		
	1,400	1,633	2,025	2,071	2,139	1,633	1,795		
TOTAL CAPACITY ¹	28,505	28,738	29,130	29,392	29,580	29,794	30,076		
TOTAL ENROLLMENT/ PROJECTION ⁵	26,516	26,533	26,776	27,041	27,557	27,977	28,509		
DISTRICT AVAILABLE CAPACITY ⁶	1,989	2,205	2,354	2,351	2,023	1,817	1,567		

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

² Replacement school for Covington Elementary will increase capacity and will be built on a different existing urban site.

³ New Elementary School on site in Kent Valley to be determined.

⁴ 2016-17 total classroom portable capacity is 1633. Some additional relocatable used for program purposes.

⁵ Actual October Headcount Enrollment with Projections from OSPI Report 1049 - Determination of Projected Enrollments.

⁶ School capacity meets concurrency requirements and no impact fees are proposed for secondary schools.

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

ELEMENTARY - Grades K - 6

SCHOOL YEAR	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22		
	Actual	P	R	O	J	E	C	T	E
Elementary Permanent Capacity ¹	12,848	13,244	13,244	13,244	13,460	13,580	14,300		
Kent Mountain View Academy ²	396								
Changes to Elementary Capacity									
Covington Elementary Replacement (U) ³ Will replace current Covington Elementary capacity				600	-504				
New Elementary School in Kent Valley						600			
Additional Permanent Classrooms ⁴				120	120	120	120		
Subtotal	13,244	13,244	13,244	13,460	13,580	14,300	14,420		
Portable Capacity Required ¹	1,400	1633	2025	2071	2139	1,633	1,795		
TOTAL CAPACITY ^{1/2}	14,644	14,877	15,269	15,531	15,719	15,933	16,215		
Adjusted for FULL Day Kindergarten Headcount									
ENROLLMENT / PROJECTION ⁵	14,623	14,875	15,248	15,515	15,711	15,932	16,201		
SURPLUS (DEFICIT) CAPACITY	21	2	21	16	8	1	14		
Number of Portables Required	58	68	84	86	89	68	74		

74 Classroom Portables required in 2021-22. Some additional portables used for program purposes.

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

² Kent Mountain View Academy is a special program at the former Grandview School serving students in Grades 3 - 12. The school building (formerly Kent Learning Center & Grandview Elem.) was designed as an elementary school.

³ Replacement school for Covington Elementary will increase capacity and is planned for a different existing urban site.

⁴ Additional classrooms will be placed at schools with the greatest need for alleviating overcrowding.

⁵ Actual October Headcount Enrollment with Projections from OSPI Report 1049 - Determination of Projected Enrollments. Enrollment & Projections reflect FULL Day Kindergarten at ALL Elementary schools @ 1.0 & exclude ECSE Preschoolers.

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

SENIOR HIGH - Grades 9 - 12

SCHOOL YEAR	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
	Actual	P R O J E C T E D					

Senior High Permanent Capacity ¹	8,713	8,713	8,713	8,713	8,713	8,713	8,713
---	-------	-------	-------	-------	-------	-------	-------

Includes Kent Phoenix Academy ²

No Changes to High School Capacity

Subtotal	8,713	8,713	8,713	8,713	8,713	8,713	8,713
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Portables Capacity Required ¹	0	0	0	0	0	0	0
--	---	---	---	---	---	---	---

TOTAL CAPACITY ¹	8,713						
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ENROLLMENT / PROJECTION ³	7,819	7,618	7,491	7,423	7,485	7,559	7,816
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SURPLUS (DEFICIT) CAPACITY	894	1,095	1,222	1,290	1,228	1,154	897
----------------------------	-----	-------	-------	-------	-------	-------	-----

Number of Portables Required	0	0	0	0	0	0	0
------------------------------	---	---	---	---	---	---	---

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.

² Kent Phoenix Academy opened in Fall 2007 serving grades 9 - 12 with four special programs.

³ Actual October Enrollment with Projections from OSPI Report 1049 - Determination of Projected Enrollments.

VIII Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2016-2017 through 2021-2022. The financing components include secured and unsecured funding and impact fees. The plan is based on voter approval of future bond issues, collection of impact fees under the State Growth Management Act and voluntary mitigation fees paid pursuant to State Environmental Policy Act.

The plan calls for the replacement of Covington Elementary in 2018-19 or beyond which will increase the capacity of the current school by approximately 20%. Some impact fees will be utilized as part of the finance plan.

The plan also includes an additional elementary school in the Kent Valley and the siting will be determined at a later date. The district does have two sites where the school could be placed and a decision has not been made. This new school will increase the capacity at the elementary level by 600 students. Some impact fees are scheduled to be part of the overall finance plan.

To address overcrowding at our elementary schools, the plan also includes twenty additional permanent classrooms at the schools of the greatest need. A decision as to the placing of these classroom has not been made. These classrooms will be at the schools with the most overcrowding. Some impact fees are scheduled to be part of the overall finance plan.

In April 2016 the District held a special election to approve the authorization of \$252,000,000 in bonding authority. The projects described above are part of this authorization. The election results were not favorable and the District is weighing its options as to when the issue will be put to the voters again. If a special election is held in 2016 the finance plan schedule can still be met, however, if the election is held in 2017 or beyond, then the schedule of projects will be delayed.

The Finance Plan includes new portables to be purchased or leased to provide additional capacity and some may be funded from impact fees.

Enrollment projections reflect future need for additional capacity at the elementary level and unfunded facility needs will be reviewed in the future and reported in annual updates of the Capital Facilities Plan. No impact fees are requested for secondary schools in this Plan.

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Facilities Department. Please see pages 28-29 for a summary of the cost basis.

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

SCHOOL FACILITIES	*	2016	2017	2018	2019	2020	2021	TOTAL	Estimated			Impact Fees ⁵ Estimated
									Secured Local & State	Unsecured State ² or Local ³	Unsecured State ² or Local ³	
PERMANENT FACILITIES												
Covington Elementary Replacement ¹	U			\$46,077,470				\$46,077,470		\$39,165,850		\$6,911,620
New Elementary School-Kent Valley	U					\$46,000,000		\$46,000,000		\$39,100,000		\$6,900,000
20 Additional Permanent Classrooms	U			\$4,207,250	\$4,207,250	\$4,207,250	\$4,207,250	\$16,829,000		\$15,146,100		\$1,682,900
NO Secondary School Projects at this time.												
TEMPORARY FACILITIES												
Additional portables ³⁻⁴	U	\$2,800,000 14 portables	\$2,520,000 12 portables	\$441,000 2 portables	\$694,575 3 portables			\$6,455,575				\$6,455,575
OTHER												
N/A												
Totals		\$2,800,000	\$2,520,000	\$50,725,720	\$4,901,825	\$50,207,250	\$4,207,250	\$115,362,045	\$0	\$93,411,950		\$21,950,095

* F = Funded U = Unfunded

NOTES:

¹ Based on estimates of actual or future construction costs from Facilities Department. (See Page 26 for Cost Basis Summary)

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.

VIII Finance Plan - Cost Basis Summary

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

Elementary School	Cost	Projected Cost
Cost of Panther Lake Elementary Replacement (Opened in Fall 2009)	\$26,700,000	
Projected cost - Covington Elementary Replacement (Projected to open in 2018)		\$46,077,470
Projected cost of New Elementary School Kent Valley (Projected to open in 2020)		\$46,000,000
20 Additional permanent Classrooms		\$16,829,000

Site Acquisition Cost

The site acquisition cost is based on an average cost of sites purchased or built on within the last ten years. Please see Table 7 on page 30 for a list of site acquisition costs and averages.

District Adjustment

The impact fee calculations on pages 32 and 33 include a "District Adjustment" which is equal to the amount of increase that the impact fee formulas total for this year and adjusted for the increase in the Consumer Price Index (2.2%) for the Seattle metropolitan area.

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

Student Generation Factors - Single Family

Elementary (Grades K - 6)	0.257
Middle School (Grades 7 - 8)	0.070
Senior High (Grades 9 - 12)	<u>0.138</u>
Total	<u><u>0.465</u></u>

Student Generation Factors - Multi-Family

Elementary	0.111
Middle School	0.022
Senior High	<u>0.039</u>
Total	<u><u>0.172</u></u>

Projected Increased Student Capacity

Elementary	<u>1633</u>
Middle School	<u>0</u>
Senior High Addition	<u>0</u>

OSPI - Square Footage per Student

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

Required Site Acreage per Facility

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

Average Site Cost / Acre

Elementary	<u>\$477,129</u>
Middle School	<u>\$0</u>
Senior High	<u>\$0</u>

New Facility Construction Cost

Elementary *	<u>\$46,077,470</u>
Middle School	<u>\$0</u>
Senior High *	<u>\$0</u>

Temporary Facility Capacity & Cost

Elementary @ 24	<u>\$200,000</u>
Middle School @ 29	<u>\$0</u>
Senior High @ 31	<u>\$0</u>

* See cost basis on Pg. 26

Temporary Facility Square Footage

Elementary	<u>120,455</u>
Middle School	<u>10,736</u>
Senior High	<u>22,192</u>
Total	<u>4.5% 153,383</u>

State Funding Assistance Credit (formerly "State Match")

District Funding Assistance Percentage	<u>56.96%</u>
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Permanent Facility Square Footage

Elementary (Includes KMVA)	<u>1,470,543</u>
Middle School	<u>660,904</u>
Senior High	<u>1,110,415</u>
Total	<u>95.5% 3,241,862</u>

Construction Cost Allocation

CCA - Cost/Sq. Ft. (Effective July 2014)	<u>\$213.23</u>
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Total Facilities Square Footage

Elementary	<u>1,590,998</u>
Middle School	<u>667,829</u>
Senior High	<u>1,132,607</u>
Total	<u><u>3,391,434</u></u>

District Average Assessed Value

Single Family Residence	<u>\$307,784</u>
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District Average Assessed Value

Multi-Family Residence	<u>\$123,109</u>
------------------------	------------------

Developer Provided Sites / Facilities

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

Bond Levy Tax Rate/\$1,000

Current / \$1,000 Tax Rate	<u>\$1.40</u>
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General Obligation Bond Interest Rate

Current Bond Interest Rate	<u>3.27%</u>
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CPI Inflation Factor

<u>2.20%</u>

**KENT SCHOOL DISTRICT
IMPACT FEE CALCULATION for SINGLE FAMILY RESIDENCE**

Site Acquisition Cost per Single Family Residence

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

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	11	\$477,129	600	0.257	\$2,248.07
A 2 (Middle School)	21	\$0	1,065	0.070	\$0
A 3 (Senior High)	32	\$0	1,000	<u>0.138</u>	\$0
				0.465	
				A ⇒	<u>\$2,248.07</u>

Permanent Facility Construction Cost per Single Family Residence

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

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$46,077,470	600	0.257	0.966	\$19,065.47
B 2 (Middle School)	\$0	900	0.070	0.966	\$0
B 3 (Senior High)	\$0	1,600	<u>0.138</u>	0.966	\$0
			0.465		
				B ⇒	<u>\$19,065.47</u>

Temporary Facility Cost per Single Family Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$200,000	24	0.257	0.034	\$72.82
C 2 (Middle School)	\$0	29	0.070	0.034	\$0
C 3 (Senior High)	\$0	31	<u>0.138</u>	0.034	\$0
			0.465		
				C ⇒	<u>\$72.82</u>

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)	\$213.23	90	0.5696	0.257	\$2,809.27
D 2 (Middle School)	\$213.23	117	0	0.070	\$0
D 3 (Senior High)	\$213.23	130	0	<u>0.138</u>	\$0
				D ⇒	<u>\$2,809.27</u>

Tax Credit per Single Family Residence

Average SF Residential Assessed Value	\$307,784		
Current Debt Service Rate / \$1,000	\$1.40		
Current Bond Interest Rate	3.27%		
Years Amortized (10 Years)	10	TC ⇒	\$3,379.62

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units		
0	0	FC ⇒	0

Fee Recap

A = Site Acquisition per SF Residence	\$2,248.07		
B = Permanent Facility Cost per Residence	\$19,065.47		
C = Temporary Facility Cost per Residence	<u>\$72.82</u>		
Subtotal		\$21,386.36	
D = State Match Credit per Residence	\$2,809.27		
TC = Tax Credit per Residence	<u>\$3,379.62</u>		
Subtotal		-	<u>\$6,188.89</u>
Total Unfunded Need		\$15,197.47	
50% Developer Fee Obligation		\$7,599	
FC = Facility Credit (if applicable)		0	
District Adjustment (see page 28 for explanation)		(2,499)	
Net Fee Obligation per Residence - Single Family		\$5,100	

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

Site Acquisition Cost per Multi-Family Residence Unit

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

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	11	\$477,129	600	0.111	\$970.96
A 2 (Middle School)	21	\$0	1,065	0.022	\$0
A 3 (Senior High)	32	\$0	1,000	<u>0.039</u>	\$0
				0.172	
				A ⇒	<u>\$970.96</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)	\$46,077,470	600	0.111	0.964	\$8,217.46
B 2 (Middle School)	\$0	1,065	0.022	0.964	\$0
B 3 (Senior High)	\$0	1,600	<u>0.039</u>	0.964	\$0
			0.172		
				B ⇒	<u>\$8,217.46</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)	\$200,000	24	0.111	0.034	\$31.45
C 2 (Middle School)	\$0	29	0.022	0.034	\$0
C 3 (Senior High)	\$0	31	<u>0.039</u>	0.034	\$0
			0.172		
				C ⇒	<u>\$31.45</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)	\$213.23	90	0.5696	0.111	\$1,213.34
D 2 (Middle School)	\$213.23	117	0	0.022	\$0
D 3 (Senior High)	\$213.23	130	0	<u>0.039</u>	\$0
				D ⇒	<u>\$1,213.34</u>

Tax Credit per Multi-Family Residence Unit

Average MF Residential Assessed Value	\$123,109		
Current Debt Service Rate / \$1,000	\$1.40		
Current Bond Interest Rate	3.27%		
Years Amortized (10 Years)	10	TC ⇒	\$1,352.32

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units
0	0

FC ⇒ 0

Fee Recap

A = Site Acquisition per Multi-Family Unit	\$970.96	
B = Permanent Facility Cost per MF Unit	\$8,217.46	
C = Temporary Facility Cost per MF Unit	\$31.45	
Subtotal		\$9,219.86
D = State Match Credit per MF Unit	\$1,213.34	
TC = Tax Credit per MF Unit	\$1,352.32	
Subtotal	-	\$2,565.66
Total Unfunded Need		\$6,654.20
50% Developer Fee Obligation		\$3,327
FC = Facility Credit (if applicable)		0
District Adjustment (see page 28 for explanation)		(\$1,117)
Net Fee Obligation per Residential Unit - Multi-family		\$2,210

IX Summary of Changes to June 2016 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 2015 Plan are summarized here.

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

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

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

The impact fees for 2017 will increase by the percentage increase of the consumer price index for the Seattle metropolitan area in. For 2015 the increase was 2.2%. For single family residences the fee will increase by \$110 to \$5,100. The impact fee for multi-family units will increase by \$47 to \$2,210.

(Continued)

Changes to Impact Fee Calculation Factors include:

ITEM	Grade/Type	FROM	TO	Comments
Student Generation Factor	Elem	0.257	0.257	
Single Family (SF)	MS	0.070	0.070	
	SH	0.138	0.138	
	Total	0.465	0.465	No change
Student Generation Factor	Elem	0.111	0.111	
Multi-Family (MF)	MS	0.022	0.022	
	SH	0.039	0.039	
	Total	0.172	0.172	.No change
State Funding Assistance Ratios ("State Match")		57.47%	57.47%	Per OSPI Website
Area Cost Allowance (former Boeckh Index)		\$200.40	\$213.23	Per OSPI Website
Average Assessed Valuation (AV)	SF	\$285,605	\$307,784	Puget Sound ESD
AV - Average of Condominiums & Apts.	MF	\$114,153	\$123,109	Puget Sound ESD
Debt Service Capital Levy Rate / \$1000		\$1.41	\$1.398	Per King Co. Assessor Report
General Obligation Bond Interest Rate		4.68%	3.27%	Bond Buyers 20 year GO Index
Impact Fee - Single Family	SF	\$4,990	\$5,100	Increase of \$110 or 2.2%
Impact Fee - Multi-Family	MF	\$2,163	\$2,210	Increase of \$47 or 2.2%

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

K S D ELEMENTARY SCHOOL	ABR	Number of Std or High Cap Classrooms	Std/High Cap Capacity at 24 average ¹	SE / IP	Special Program Capacity	2015-16 Program Capacity ²	Program Use Portables	Classroom Use Portables	Relocatable Capacity at 24 average ¹	10/1/2015 P223 FTE ³ Enrollment	10/1/2015 P223 Hdcount Enrollment	HI POV ⁵
Carriage Crest	CC	18	432	5	20	452	1	0	0	385.88	422	N
Cedar Valley	CV	15	330	6	20	360	2	1	24	294.00	294	Y
Covington	CO	20	440	5	24	464	1	0	0	484.00	484	N
Crestwood	CW	18	432	4	0	432	1	4	96	458.00	488	N
East Hill	EH	20	440	5	10	460	0	5	120	586.00	586	Y
Emerald Park	EP	21	462	2	0	462	0	2	48	494.45	495	Y
Fairwood	FW	17	408	3	0	408	1	2	48	412.00	412	N
George T. Daniel Elem	DE	18	396	5	24	420	0	4	96	520.00	520	Y
Glenridge	GR	19	418	4	0	418	1	1	24	448.00	448	Y
Grass Lake	GL	18	432	4	20	452	1	0	0	384.00	411	N
Horizon	HE	21	462	2	0	462	0	2	48	446.00	446	N
Jenkins Creek	JC	15	360	7	44	404	1	0	0	414.03	415	N
Kent Elementary	KE	20	440	3	0	440	2	3	72	592.00	592	Y
Kent Valley Early Learn. CTR	KV	14	308	0	0	308	0	0	0	205.00	205	Y
Lake Youngs	LY	21	504	7	20	524	0	0	0	495.00	523	N
Martin Sortun	MS	19	418	3	24	442	0	4	96	676.00	676	Y
Meadow Ridge	MIR	17	372	6	68	440	0	4	96	552.00	552	Y
Meridian Elementary	ME	21	504	3	20	524	1	6	144	632.00	632	N
Millennium Elementary	ML	20	440	3	24	464	0	3	72	566.00	566	Y
Neely-O'Brien	NO	20	440	5	0	440	1	8	192	640.00	640	Y
Panther Lake	PL	21	462	5	20	482	2	5	120	653.00	653	Y
Park Orchard	PO	18	396	7	54	450	1	3	72	545.95	547	Y
Pine Tree	PT	21	462	4	10	472	1	3	72	491.00	491	Y
Ridgewood	RW	21	504	1	0	504	1	2	48	470.75	505	N
Sawyer Woods	SW	21	504	2	0	504	0	0	0	413.50	446	N
Scenic Hill	SH	17	374	6	68	442	4	4	96	618.00	618	Y
Soos Creek	SC	15	330	4	20	350	2	2	48	336.76	337	Y
Springbrook	SB	17	374	4	10	384	2	3	72	533.00	533	Y
Sunnise	SR	21	504	2	0	504	0	3	72	561.05	562	N
Kent Mfn. View Academy	MV	14	336	3	60	396	0	0	0	121.00	121	N
Elementary TOTAL ^{1/2}		558	12,684	120	560	13,244	26	74	1,776	14,428.37	14,620	

¹ Elementary classroom capacity is based on average of 24; 23 in K-3 & 27 in Grades 4-6. Includes adjustments for class size reduction or special program changes.

² Kent School District Standard of Service reserves some rooms for pull-out programs. ie. 20 Total = 16 Standard + 1 Computer Lab + 1 Music + 1 Integrated Program classroom.

³ All elementary schools have Full Day Kindergarten

⁴ Elementary schools have 100% space utilization rate with no adjustments for part-time use of classrooms. Counts exclude ECSE Preschoolers & space is reserved for ECE classrooms.

⁵ Elementary Schools in bold type are classified as High Poverty and class size in grades K-3 is 18:1

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

K S D MIDDLE SCHOOL	ABR	@ 85% Utilization			@ 85% Utilization			@ 85% Utilization			@ 85% Utilization			10/1/2015	
		# of Std Cisrms	Standard Capacity ² at 25-29 Cis	SE /IP ELL Cis	Special Ed Capacity	Spec Prgm Cisrms	Special ¹ Program Capacity	2015-16 Program Capacity ²	Program Use Portables	Classroom Use Portables	Relocatable Capacity at 29 ea.	10/1/2015 P223 FTE ³ Enrollment	10/1/2015 Headcount ³ Enrollment		
Cedar Heights Middle School	CH	30	740	8	84	3	71	895	2	0	0	673.20	674		
Mattson Middle School	MA	24	592	6	76	5	119	787	4	0	0	621.00	621		
Meeker Middle School	MK	29	715	8	93	1	24	832	0	0	0	630.00	630		
Meridian Middle School	MJ	26	641	5	56	4	95	792	4	1	29	624.40	625		
Mill Creek Middle School	MC	33	813	5	55	2	48	916	0	2	58	820.40	821		
Northwood Middle School	NW	33	813	2	18	4	95	926	0	0	0	644.00	644		
Kent Mountain View Academy (Grades 3 - 12)			Middle School Grade 7 - 8 Enrollment				See Elem								
Middle School TOTAL		175	4,314	34	382	19	452	5,148	10	3	87	4,072.00	4,074		

APPENDIX B

K S D SENIOR HIGH SCHOOL	ABR	@ 85% Utilization			@ 85% Utilization			@ 85% Utilization			@ 85% Utilization			10/1/2015	
		# of Std Cisrms	Standard Capacity ² at 25-31 Cis	SE /IP ELL Cis	Special Ed Capacity	Spec Prgm Cisrms	Special ¹ Program Capacity	2015-16 Program Capacity ²	Program Use Portables	Classroom Use Portables	Relocatable Capacity at 31 ea.	10/1/2015 P223 FTE ³ Enrollment	10/1/2015 Headcount ³ Enrollment		
Kent-Meridian Senior High	KM	56	1,476	12	157	12	271	1,904	0	4	124	1,954.20	2,041		
Kentlake Senior High	KL	58	1,423	13	153	16	381	1,957	0	0	0	1,333.80	1,404		
Kentridge Senior High	KR	65	1,713	13	136	18	428	2,277	1	2	62	1,973.60	2,051		
Kentwood Senior High	KW	60	1,581	9	102	20	476	2,159	2	5	155	1,810.41	1,909		
Kent Mountain View Academy (Grades 3 - 12)			Senior High Grade 9 - 12 Enrollment				See Elem								
Kent Phoenix Academy	PH		414				414					107.65	109		
Regional Justice Center ⁴	RJ	N/A					N/A					298.30	302		
Senior High TOTAL		239	6,607	47	548	66	1,556	8,711	3	11	341	7,479.96	7,818		

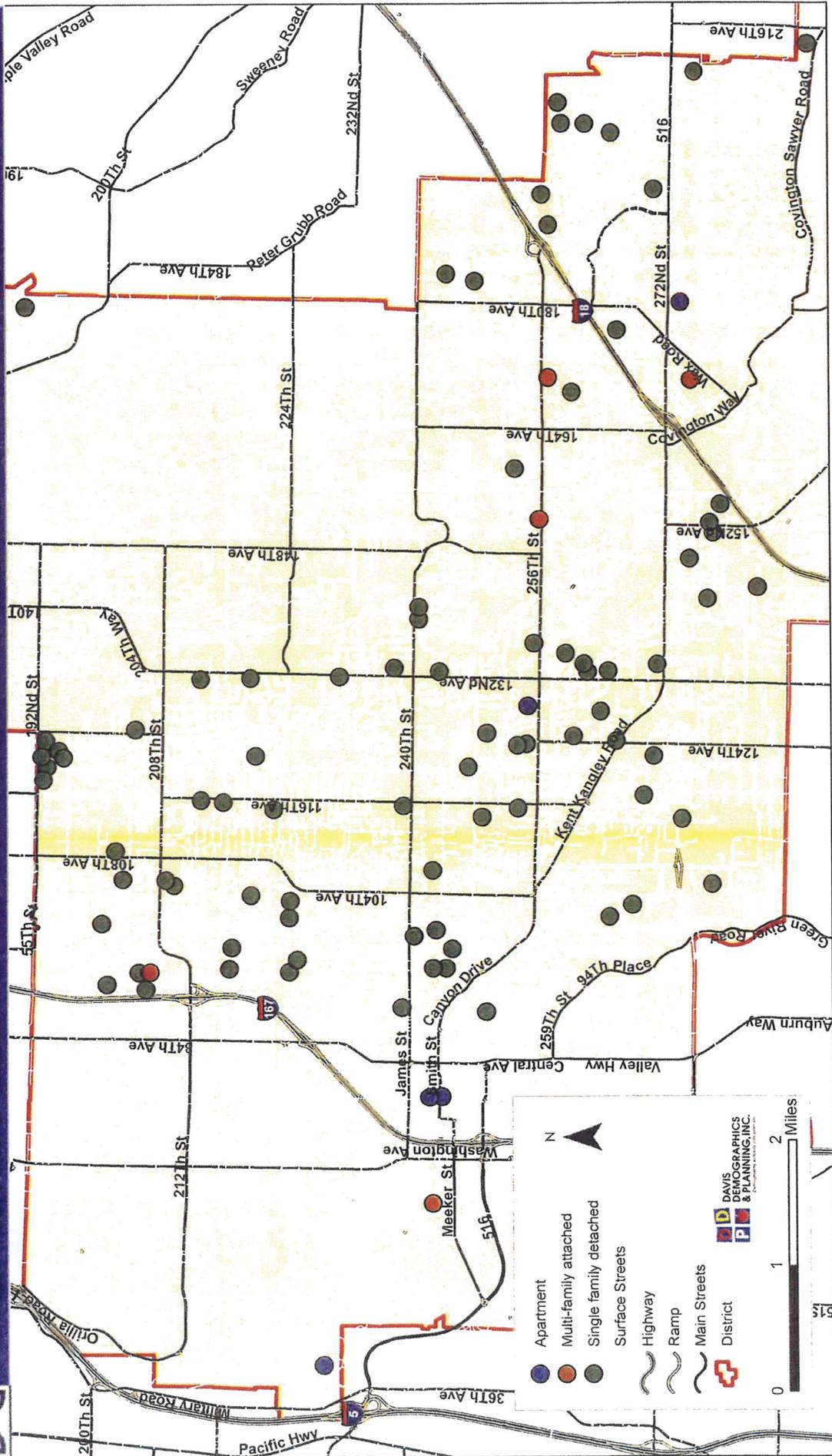
APPENDIX C

DISTRICT TOTAL	972	23,605	201	1,490	85	2,008	27,103	39	88	2,204	25,980.33	26,512.00
											Excludes Running Start & Early Childhood Ed students	

¹ Special Program capacity includes classrooms requiring specialized use such as Special Education, Career & Technical Education Programs, Computer Labs, etc.
² Secondary school capacity is adjusted for 85% utilization rate. Facility Use Study was updated for program changes in 2015-16
³ Enrollment is reported on FTE & Headcount basis. P223 Headcount excludes ECSE & College-only Running Start students. Full headcount including ECE & RS = 28,090.
 Some totals may be slightly different due to rounding.
⁴ 13 Juveniles served at King County Regional Justice Center are reported separately for Institutional Funding on Form E-672. Total RJ count in October 2015 is 8



Kent School District Current and Planned Residential Development



KENT SCHOOL DISTRICT No. 415
Survey for Student Generation Factor

Single Family Developments	STUDENTS					Student Generation Factor				
	Units	Total	Elem	MS	HS	Total	Elem	MS	HS	
Adler's Cove	87	37	27	3	7	0.425	0.310	0.034	0.080	
Alyssa Lane	1	0	0	0	0	0.000	0.000	0.000	0.000	
Annamdale	24	5	0	3	2	0.208	0.000	0.125	0.083	
Aqua Vista Estates	2	0	0	0	0	0.000	0.000	0.000	0.000	
Avalon Court	26	10	8	0	2	0.385	0.308	0.000	0.077	
Battisti	1	0	0	0	0	0.000	0.000	0.000	0.000	
Benchmark	54	19	9	4	6	0.352	0.167	0.074	0.111	
Benson Hills Div No. 01	1	0	0	0	0	0.000	0.000	0.000	0.000	
Benson Place	1	0	0	0	0	0.000	0.000	0.000	0.000	
Big K	5	6	4	0	2	1.200	0.800	0.000	0.400	
Birdsong Meadows	3	7	1	2	4	2.333	0.333	0.667	1.333	
Blair Lane	1	0	0	0	0	0.000	0.000	0.000	0.000	
Bollman	10	11	5	4	2	1.100	0.500	0.400	0.200	
Braun The	17	2	1	1	0	0.118	0.059	0.059	0.000	
Brookfield	2	0	0	0	0	0.000	0.000	0.000	0.000	
Brookside Court	25	6	4	1	1	0.240	0.160	0.040	0.040	
Canary Hill	16	2	2	0	0	0.125	0.125	0.000	0.000	
Cartera	75	39	26	4	9	0.520	0.347	0.053	0.120	
Cedar Point	41	18	10	4	4	0.439	0.244	0.098	0.098	
Cedar Terrace	1	0	0	0	0	0.000	0.000	0.000	0.000	
Chancellor Crest	1	2	0	0	2	2.000	0.000	0.000	2.000	
Chateau Meridian	1	0	0	0	0	0.000	0.000	0.000	0.000	
Cherry Terrace	1	0	0	0	0	0.000	0.000	0.000	0.000	
City View	2	1	0	0	1	0.500	0.000	0.000	0.500	
Clark Lake Estates Div No. 01 & No. 02	32	20	12	1	7	0.625	0.375	0.031	0.219	
Coates	5	0	0	0	0	0.000	0.000	0.000	0.000	
Copper Hill	19	8	4	1	3	0.421	0.211	0.053	0.158	
Cornerstone	104	68	41	8	19	0.654	0.394	0.077	0.183	
Cottonwood	2	0	0	0	0	0.000	0.000	0.000	0.000	
Cottonwood Court	6	1	1	0	0	0.167	0.167	0.000	0.000	
Covington Plat	8	0	0	0	0	0.000	0.000	0.000	0.000	
Covington Pointe	11	1	1	0	0	0.091	0.091	0.000	0.000	
Crestview Tracts Div No. 03	1	1	1	0	0	1.000	1.000	0.000	0.000	
Crofton Hills	4	0	0	0	0	0.000	0.000	0.000	0.000	
Crowes	28	18	6	3	9	0.643	0.214	0.107	0.321	
Crown Terrace	1	0	0	0	0	0.000	0.000	0.000	0.000	
Crows 1st	1	0	0	0	0	0.000	0.000	0.000	0.000	
Diamond Acres	1	0	0	0	0	0.000	0.000	0.000	0.000	
Eagle Creek	48	12	6	3	3	0.250	0.125	0.063	0.063	
East Coffield	3	0	0	0	0	0.000	0.000	0.000	0.000	

KENT SCHOOL DISTRICT No. 415
Survey for Student Generation Factor

Single Family Developments	STUDENTS				Student Generation Factor				
	Units	Total	Elem	MS	HS	Total	Elem	MS	HS
East Hill Gardens	1	0	0	0	0	0.000	0.000	0.000	0.000
Eastmont	25	3	1	0	2	0.120	0.040	0.000	0.080
El Cove	3	0	0	0	0	0.000	0.000	0.000	0.000
Erwin Estates	1	0	0	0	0	0.000	0.000	0.000	0.000
Fairhaven Div No. 3	2	0	0	0	0	0.000	0.000	0.000	0.000
Fairwood Park Div No. 06	1	0	0	0	0	0.000	0.000	0.000	0.000
Fern Crest Div No. 1	96	81	41	11	29	0.844	0.427	0.115	0.302
Fern Crest Div No. 2	75	78	42	15	21	1.040	0.560	0.200	0.280
Fern Crest Div No. 3	20	18	12	2	4	0.900	0.600	0.100	0.200
Fern Crest West	129	80	49	12	19	0.620	0.380	0.093	0.147
Fieldstone Div 02	26	13	7	4	2	0.500	0.269	0.154	0.077
Fisher Estates	2	1	0	0	1	0.500	0.000	0.000	0.500
Flower Court	31	6	3	0	3	0.194	0.097	0.000	0.097
Forest Ridge Court	13	1	1	0	0	0.077	0.077	0.000	0.000
Framar	2	0	0	0	0	0.000	0.000	0.000	0.000
Gage's Grove	22	12	5	1	6	0.545	0.227	0.045	0.273
Garrison Glen	6	1	1	0	0	0.167	0.167	0.000	0.000
Garrison Greens	17	7	1	3	3	0.412	0.059	0.176	0.176
Glenwood	3	2	0	1	1	0.667	0.000	0.333	0.333
Gunn Crest No. 02	2	0	0	0	0	0.000	0.000	0.000	0.000
Haley's Ridge	19	9	2	2	5	0.474	0.105	0.105	0.263
Hawkesbury Div No. 01	18	7	2	1	4	0.389	0.111	0.056	0.222
Highland Estates South	24	4	3	0	1	0.167	0.125	0.000	0.042
Highland Park Townhouses BSP	16	1	1	0	0	0.063	0.063	0.000	0.000
Highridge Terrace	3	0	0	0	0	0.000	0.000	0.000	0.000
Hill's Evergreen Estates	2	0	0	0	0	0.000	0.000	0.000	0.000
Hollywood	1	0	0	0	0	0.000	0.000	0.000	0.000
Homestead Acres Div No. 02 & 03	2	1	0	0	1	0.500	0.000	0.000	0.500
Homestead Hills Estates	1	0	0	0	0	0.000	0.000	0.000	0.000
Jerry's Place	1	0	0	0	0	0.000	0.000	0.000	0.000
Johnson Neils	4	1	0	0	1	0.250	0.000	0.000	0.250
Kam Singh	11	0	0	0	0	0.000	0.000	0.000	0.000
Kameloch	1	0	0	0	0	0.000	0.000	0.000	0.000
Kara III	7	3	3	0	0	0.429	0.429	0.000	0.000
Kent	1	0	0	0	0	0.000	0.000	0.000	0.000
Kent Scenic Park	1	0	0	0	0	0.000	0.000	0.000	0.000
Kent View	1	0	0	0	0	0.000	0.000	0.000	0.000
Kentara	43	7	4	3	0	0.163	0.093	0.070	0.000
Kentlake Highlands Div 1A	114	80	55	8	17	0.702	0.482	0.070	0.149
Kentlake Highlands Div 1B	123	68	52	6	10	0.553	0.423	0.049	0.081

KENT SCHOOL DISTRICT No. 415
Survey for Student Generation Factor

Single Family Developments	STUDENTS					Student Generation Factor				
	Units	Total	Elem	MS	HS	Total	Elem	MS	HS	
Kentlake Highlands Div 2	10	7	0	4	3	0.700	0.000	0.400	0.300	
Kentlake Highlands Div 3	63	40	28	4	8	0.635	0.444	0.063	0.127	
Kingsley Glen	1	3	1	0	2	3.000	1.000	0.000	2.000	
Kneils Knoll	1	0	0	0	0	0.000	0.000	0.000	0.000	
Lake Desire Summer Home Trs	7	0	0	0	0	0.000	0.000	0.000	0.000	
Lake Desire View	4	1	1	0	0	0.250	0.250	0.000	0.000	
Lake Meridian Grove	1	0	0	0	0	0.000	0.000	0.000	0.000	
Lake Meridian Point	30	17	7	3	7	0.567	0.233	0.100	0.233	
Lake Morton Trs	12	3	0	1	2	0.250	0.000	0.083	0.167	
Laurel Glen	17	16	4	3	9	0.941	0.235	0.176	0.529	
Lexi's Landing	22	17	10	2	5	0.773	0.455	0.091	0.227	
Littles	1	0	0	0	0	0.000	0.000	0.000	0.000	
Lochows Lake Sawyer Trs	3	2	2	0	0	0.667	0.667	0.000	0.000	
Maclyn	1	0	0	0	0	0.000	0.000	0.000	0.000	
Malik Ridge	4	0	0	0	0	0.000	0.000	0.000	0.000	
Manz	1	0	0	0	0	0.000	0.000	0.000	0.000	
Maple Creek	17	0	0	0	0	0.000	0.000	0.000	0.000	
Meadows at Lake Sawyer	20	6	2	1	3	0.300	0.100	0.050	0.150	
Medallion of Kent	18	4	1	0	3	0.222	0.056	0.000	0.167	
Meridian Pointe 12	12	4	0	0	4	0.333	0.000	0.000	0.333	
Meridian Ridge Div 02	14	5	3	1	1	0.357	0.214	0.071	0.071	
Meridian Trace	1	0	0	0	0	0.000	0.000	0.000	0.000	
Meridian Valley Country Club	4	0	0	0	0	0.000	0.000	0.000	0.000	
Meridiana No. 02 & No. 03	3	1	0	1	0	0.333	0.000	0.333	0.000	
Millbrook Heights	16	19	11	4	4	1.188	0.688	0.250	0.250	
Millers Northern View 3rd	1	2	2	0	0	2.000	2.000	0.000	0.000	
Misty Meadows	1	0	0	0	0	0.000	0.000	0.000	0.000	
Morford Meadows South	5	0	0	0	0	0.000	0.000	0.000	0.000	
Morgan's Creek	13	10	6	2	2	0.769	0.462	0.154	0.154	
Morgan's Place	45	22	14	1	7	0.489	0.311	0.022	0.156	
Mountain View Vista	21	2	1	1	0	0.095	0.048	0.048	0.000	
Mountaintop Lane	1	0	0	0	0	0.000	0.000	0.000	0.000	
Mulder Plat	25	31	18	4	9	1.240	0.720	0.160	0.360	
North Park	1	0	0	0	0	0.000	0.000	0.000	0.000	
North Parke Meadows	46	36	19	9	8	0.783	0.413	0.196	0.174	
North Shore of Lake Sawyer	8	0	0	0	0	0.000	0.000	0.000	0.000	
Oakleigh Div 1 & Div 2	43	3	3	0	0	0.070	0.070	0.000	0.000	
Olympic Peak Estates	27	6	4	0	2	0.222	0.148	0.000	0.074	
Panther Glen	10	8	5	1	2	0.800	0.500	0.100	0.200	
Panther Lake Garden Trs	3	0	0	0	0	0.000	0.000	0.000	0.000	

KENT SCHOOL DISTRICT No. 415
Survey for Student Generation Factor

Single Family Developments	STUDENTS					Student Generation Factor				
	Units	Total	Elem	MS	HS	Total	Elem	MS	HS	
Parkview	44	19	12	2	5	0.432	0.273	0.045	0.114	
Pierces First	1	0	0	0	0	0.000	0.000	0.000	0.000	
Pine Lake South	3	0	0	0	0	0.000	0.000	0.000	0.000	
Pine Tree Farms	9	2	0	1	1	0.222	0.000	0.111	0.111	
Plateau at Panther Lake	101	87	49	16	22	0.861	0.485	0.158	0.218	
Rainier Vista at Jenkins Creek	137	48	24	11	13	0.350	0.175	0.080	0.095	
Reserve at Maple Valley	60	5	5	0	0	0.083	0.083	0.000	0.000	
Reserve	1	0	0	0	0	0.000	0.000	0.000	0.000	
Ridge at Garrison Creek	22	16	6	4	6	0.727	0.273	0.182	0.273	
Ridge at Lake Sawyer Div II	21	5	2	1	2	0.238	0.095	0.048	0.095	
Ridge at Lake Sawyer	20	5	5	0	0	0.250	0.250	0.000	0.000	
Ridge at Panther Lake Div I	80	53	26	8	19	0.663	0.325	0.100	0.238	
Roses Meadow	2	0	0	0	0	0.000	0.000	0.000	0.000	
Royal Crest Estates	16	12	8	1	3	0.750	0.500	0.063	0.188	
Ruddell's 3rd	1	0	0	0	0	0.000	0.000	0.000	0.000	
Schurer Estates	13	2	0	1	1	0.154	0.000	0.077	0.077	
Selbourne Lane	15	0	0	0	0	0.000	0.000	0.000	0.000	
Shady Lake	17	5	2	2	1	0.294	0.118	0.118	0.059	
Smiths R O Orchard Trs	2	0	0	0	0	0.000	0.000	0.000	0.000	
Soos Creek Five Acre Tracts	3	1	1	0	0	0.333	0.333	0.000	0.000	
Soos Creek Park	2	0	0	0	0	0.000	0.000	0.000	0.000	
Sophia Glenn	57	16	12	2	2	0.281	0.211	0.035	0.035	
Spring Brook Five-Acre Trs	24	13	8	3	2	0.542	0.333	0.125	0.083	
Starcrest 2nd	1	0	0	0	0	0.000	0.000	0.000	0.000	
Starmeadow	1	0	0	0	0	0.000	0.000	0.000	0.000	
Suncrest	1	0	0	0	0	0.000	0.000	0.000	0.000	
Sunnifjord	55	38	25	5	8	0.691	0.455	0.091	0.145	
Sunny Hill No. 02	2	0	0	0	0	0.000	0.000	0.000	0.000	
Tahoma Vista	19	6	4	1	1	0.316	0.211	0.053	0.053	
Talbot Ridge Estates	22	1	1	0	0	0.045	0.045	0.000	0.000	
Terrace Park 10-Acre Trs	2	0	0	0	0	0.000	0.000	0.000	0.000	
Timberlane Estates Div No. 01	1	0	0	0	0	0.000	0.000	0.000	0.000	
Troivitsky Park Div 01 & Div 02	19	27	11	7	9	1.421	0.579	0.368	0.474	
Uneedan Orchard Trs	31	6	2	3	1	0.194	0.065	0.097	0.032	
Verde Mesa	1	0	0	0	0	0.000	0.000	0.000	0.000	
Vila Real	128	38	23	5	10	0.297	0.180	0.039	0.078	
Village Creek Estates	31	24	15	3	6	0.774	0.484	0.097	0.194	
Vista Park	2	0	0	0	0	0.000	0.000	0.000	0.000	
Walther's	2	5	3	1	1	2.500	1.500	0.500	0.500	
Washington Central Imp	17	2	1	0	1	0.118	0.059	0.000	0.059	

KENT SCHOOL DISTRICT No. 415
Survey for Student Generation Factor

Single Family Developments	STUDENTS					Student Generation Factor				
	Units	Total	Elem	MS	HS	Total	Elem	MS	HS	
Watermans Acre Trs	4	1	0	0	1	0.250	0.000	0.000	0.250	
Watertree Place	42	9	8	0	1	0.214	0.190	0.000	0.024	
West Creek Court	11	2	0	1	1	0.182	0.000	0.091	0.091	
West Shore of Lake Sawyer	8	1	0	1	0	0.125	0.000	0.125	0.000	
Westmont Vista Ph 2	25	4	0	0	4	0.160	0.000	0.000	0.160	
Wildwood Ridge One & Two	24	2	0	0	2	0.083	0.000	0.000	0.083	
Wilson	1	0	0	0	0	0.000	0.000	0.000	0.000	
Wingfield	118	56	28	8	20	0.475	0.237	0.068	0.169	
Wingfield North	45	15	9	1	5	0.333	0.200	0.022	0.111	
Winterwood Estates Div No. 06	1	0	0	0	0	0.000	0.000	0.000	0.000	
Wood Crest	15	24	15	0	9	1.600	1.000	0.000	0.600	
Woodbridge I	6	1	1	0	0	0.167	0.167	0.000	0.000	
Wooddale & Woodgrove at Fairwood	55	14	11	0	3	0.255	0.200	0.000	0.055	
Woodford Place	12	11	5	2	4	0.917	0.417	0.167	0.333	
Woodside at McGarvey Park Div 3, 5, 6	4	3	3	0	0	0.750	0.750	0.000	0.000	
Unnamed - Single Family Developments	435	172	71	26	75	0.395	0.163	0.060	0.172	
Totals	3,867	1,794	992	269	533	0.464	0.257	0.070	0.138	
Multi-Family Developments	STUDENTS					Student Generation Factor				
Units	Total	Elem	MS	HS	Total	Elem	MS	HS		
East Point	97	38	20	8	10	0.392	0.206	0.082	0.103	
Fir Acres No. 1	1	0	0	0	0	0.000	0.000	0.000	0.000	
Grand Design	2	3	2	0	1	1.500	1.000	0.000	0.500	
Heights at Ridgeview	70	4	3	0	1	0.057	0.043	0.000	0.014	
Laurel Court Townhomes	16	0	0	0	0	0.000	0.000	0.000	0.000	
Laurel Lane Homes	27	0	0	0	0	0.000	0.000	0.000	0.000	
Maplewood Grove	17	7	4	1	2	0.412	0.235	0.059	0.118	
Parks at Kent	145	35	25	4	6	0.241	0.172	0.028	0.041	
Riverview North	187	30	20	3	7	0.160	0.107	0.016	0.037	
Stonebridge Village	32	5	3	1	1	0.156	0.094	0.031	0.031	
Viewcrest	190	12	9	1	2	0.063	0.047	0.005	0.011	
Platform Apartments	176	0	0	0	0	0.000	0.000	0.000	0.000	
Unnamed - Apartments	6	32	21	3	8	5.333	3.500	0.500	1.333	
Totals	966	166	107	21	38	0.172	0.111	0.022	0.039	

EXHIBIT B
ORDINANCE NO. 18-2016

2017 KENT SCHOOL DISTRICT IMPACT FEE SCHEDULE

Single-family, per dwelling unit	\$5,100.00
Multi-family, per dwelling unit	\$2,210.00