

ORDINANCE NO. 06-2018

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 2018-19 TO 2023-24 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, Chapter 19.40 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 adopted an updated Six-Year Capital Facilities Plan for 2018-19 to 2023-24 (the “Plan”) and submitted their updated Plan to the City; and

WHEREAS, the Plan contains the elements required by Chapter 19.40 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 September 25, 2018, to receive testimony regarding the proposed amendment to the Capital Facilities and Utilities Element of the City’s Comprehensive Plan, and the proposed City 2019 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 2018-19 to 2023-24, as set forth in Exhibit A to Attachment 1, 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 2018-19 to 2023-24, 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, 2018. 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 September 2018.

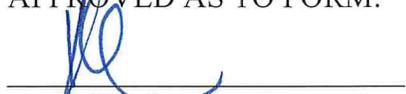


Mayor Jeff Wagner

ATTESTED:


Sharon Scott, City Clerk

PUBLISHED: 09-28-18
EFFECTIVE: 12-31-18

APPROVED AS TO FORM:


Kathy Hardy, City Attorney

Kent School District Capital Facilities Plan

2018-2019 - 2023-2024



April 2018

Kent School District

SIX - YEAR CAPITAL FACILITIES PLAN

2018-2019 ~ 2023-2024

May 2018

Kent School District No. 415
12033 SE 256th Street
Kent, Washington 98030-6643
(253) 373-7295



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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 2018 for the 2018-2019 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.

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

The District 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 page 37)*. 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)* 8.19% of 25,032 King County live births in 2012 is projected for 2,050 students expected in Kindergarten for October 1, 2017. This is an increase of 402 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 1-3% 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, 2017-2022 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 37)*

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

STUDENT GENERATION FACTOR

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

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

Single Family	Elementary	.398	
	Middle School	.096	
	Senior High	<u>.185</u>	
	Total		.679
Multi-Family	Elementary	.117	
	Middle School	.028	
	Senior High	<u>.029</u>	
	Total		.174

The student generation factor is based on a survey of 2,757 single-family dwelling units and 1,831 multi-family dwelling units with no adjustment for occupancy rates. Please refer to Appendix D on Page 37 of the Capital Facilities Plan for details of the Student Generation Factor survey.

In preparing the 2017-2018 to 2022-2023 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.

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 2017-2018. Once developed and occupancy occurring the District does recognize that the student generation for multi-family housing will likely increase for future Capital Facilities Plan updates.

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

LB = Live Births LB in 2003 LB in 2004 LB in 2005 LB in 2006 LB in 2007 LB in 2008 LB in 2009 LB in 2010 LB in 2011 LB in 2012

October HC Enrollment	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
King County Live Births ¹	22,431	22,874	22,680	24,244	24,899	25,222	25,057	24,514	24,630	25,032
Increase / Decrease	219	443	-194	1,564	655	323	-165	-543	116	402
Kindergarten / Birth % ¹	8.47%	8.33%	8.13%	8.18%	8.57%	8.40%	8.34%	8.34%	8.17%	8.14%
Kindergarten	1901	1905	1845	1983	2134	2119	2090	2045	2,013	2,037
Grade 1	1923	1961	1996	1888	2017	2186	2127	2131	2,067	2,056
Grade 2	1918	1966	1942	2016	1905	2055	2190	2163	2,163	2,077
Grade 3	2087	1977	2002	1983	2082	1922	2070	2176	2,195	2,143
Grade 4	2066	2052	1956	2024	2000	2087	1956	2089	2,195	2,218
Grade 5	2050	2091	2086	1974	2044	2008	2116	1958	2,103	2,189
Grade 6	2082	2075	2135	2135	2026	2079	2023	2058	1,952	2,119
Grade 7 Middle School	2122	2117	2095	2105	2139	2046	2104	1974	2,021	1,922
Grade 8 "	2148	2173	2153	2111	2139	2121	2091	2100	2,021	2,043
Grade 9 - Senior High	2579	2472	2440	2471	2455	2483	2428	2093	2,105	2,006
Grade 10	2248	2217	2238	2272	2092	2046	2151	2165	2,099	2,080
Grade 11	2059	2046	2048	1995	1933	1873	1802	1818	1,865	1,823
Grade 12	1648	1712	1694	1658	1646	1539	1576	1742	1,730	1,810
Total Enrollment ²	26,831	26,764	26,630	26,615	26,612	26,564	26,724	26,512	26,529	26,523

Yearly Headcount Increase / Decrease	0	-67	-134	-15	-3	-48	160	-212	17	-6
Cumulative Increase	0	-67	-201	-216	-219	-267	-107	-319	-302	-308

Change to Full Day Kindergarten for all schools

¹ This number indicates actual births in King County 5 years prior to enrollment year as updated by Washington State Department of Health, Center for Health Statistics. Kent School District percentage based on actual Kindergarten enrollment 5 years later.

² Enrollment reported to OSPI on Form P-223 generates basic education funding and excludes Early Childhood Special Education ("ECSE" & "B2" or Birth to 2 Preschool Inclusive Education) and excludes College-only Running Start students.

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

Full Day Kindergarten at all Elem	LB in 2012	LB in 2013	LB in 2014	LB in 2015	LB Est. 2016	LB Est. 2017	LB Est. 2018
	ACTUAL	P R	O J	E	C T	I O	N
October	2017	2018	2019	2020	2021	2022	2023
King County Live Births ¹	25,032	24,910	25,348	25,487	26,011	26,011	26,011 ¹
Increase / Decrease	402	-122	438	139	524	0	0
Kindergarten / Birth % ²	8.14%	8.17%	8.07%	8.01%	7.84%	7.82%	7.80%
FD Kindergarten @ 1.0	2037	2,036	2,046	2,042	2,038	2,034	2,030
Grade 1	2056	2,065	2,081	2,077	2,073	2,069	2,065
Grade 2	2077	2,084	2,068	2,107	2,103	2,098	2,094
Grade 3	2143	2,093	2,116	2,092	2,131	2,127	2,122
Grade 4	2218	2,173	2,208	2,135	2,111	2,150	2,146
Grade 5	2189	2,228	2,230	2,223	2,150	2,126	2,165
Grade 6	2119	2,191	2,219	2,239	2,232	2,159	2,135
Grade 7	1922	2,120	2,104	2,210	2,230	2,223	2,151
Grade 8	2043	1,945	1,964	2,125	2,233	2,253	2,246
Grade 9	2006	2,134	2,236	2,150	2,326	2,445	2,467
Grade 10	2080	2,097	1,966	1,985	1,909	2,065	2,171
Grade 11	1823	1,929	1,620	1,704	1,720	1,655	1,790
Grade 12	1810	1,870	1,594	1,420	1,493	1,507	1,450
Total Enrollment Projection ³	26,523	26,965	26,452	26,509	26,749	26,911	27,032
Yearly Increase/Decrease ³	-6	442	-513	57	240	162	121
Yearly Increase/Decrease %		1.67%	-1.90%	0.22%	0.91%	0.61%	0.45%

Total Enrollment Projection	26,523	26,965	26,452	26,509	26,749	26,911	27,032
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¹ Kindergarten enrollment projection for 2018 is based on Kent SD percentage of live births in King County five years previous.

Live births for King County are estimates for years 2022-2023.

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 2019 - 2023 from OSPI Report 1049 - Determination of Projected Enrollments

⁴ Oct. 2017 P223 Headcount is 26,523 & FTE 26,113.47. Full Headcount with ECE Preschool & Running Start students = 28,192

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 (14 elementary schools for 2017-18) is planned for an average of 17 or fewer students. The state legislature has provided a one year delay in compliance with the requirement to have class sizes of 17 or smaller for grades K-3.

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 (“IB”) 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 2,085. 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 94.9%-5.1%.

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 14 elementary schools that are classified as high poverty. The new class size in grades K-1, 2 and 3 will be 17 students for every teacher. Compliance with this new state class size requirement has been delayed to the 2019-20 school year.

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:

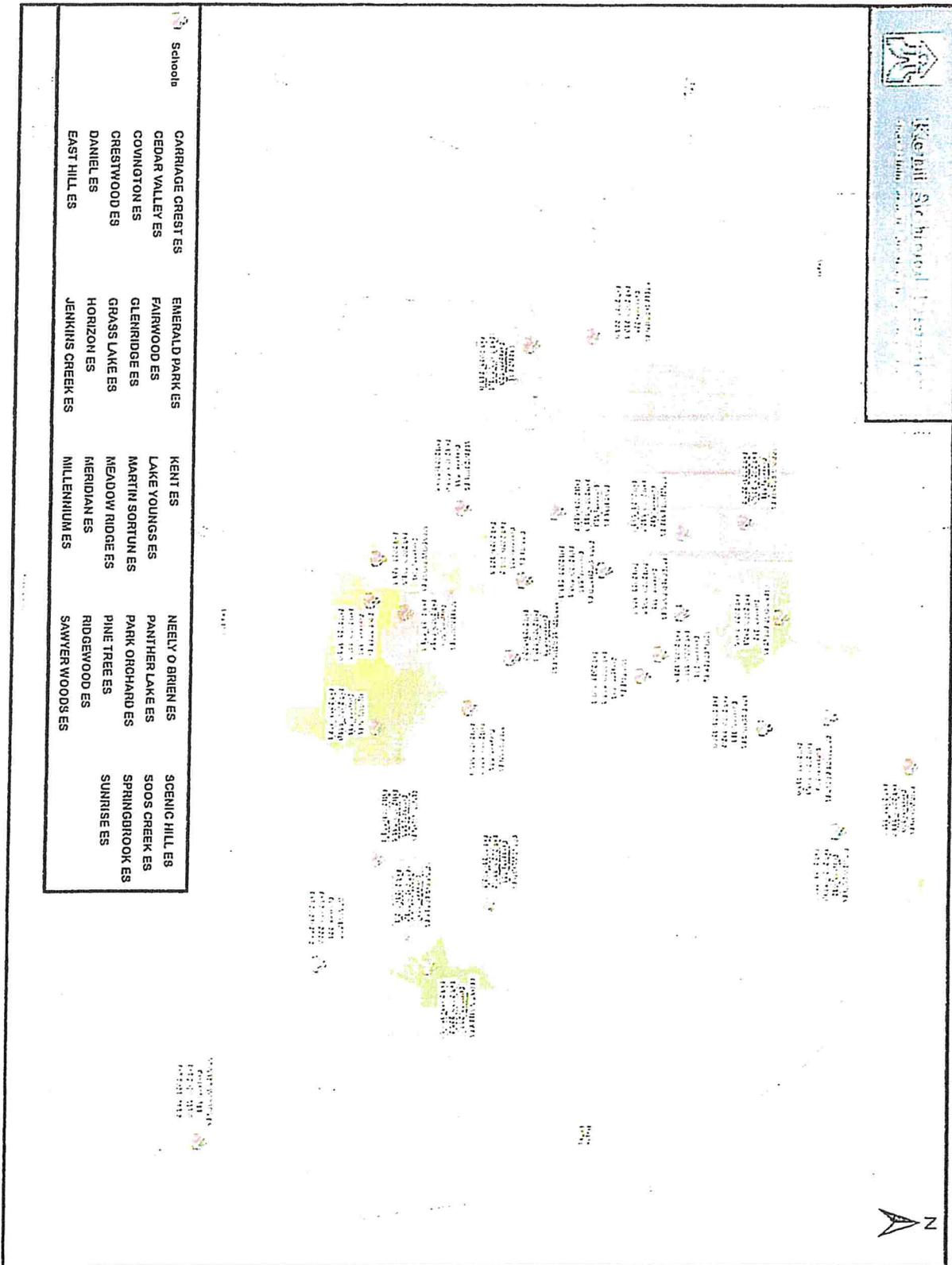
Kent Mountain View Academy serves Grades 3 – 12 with transition, choice and home school assistance programs. It is located in the former Grandview School in the western part of the district in Des Moines. This school was originally designed as an elementary school and is included in the elementary capacity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

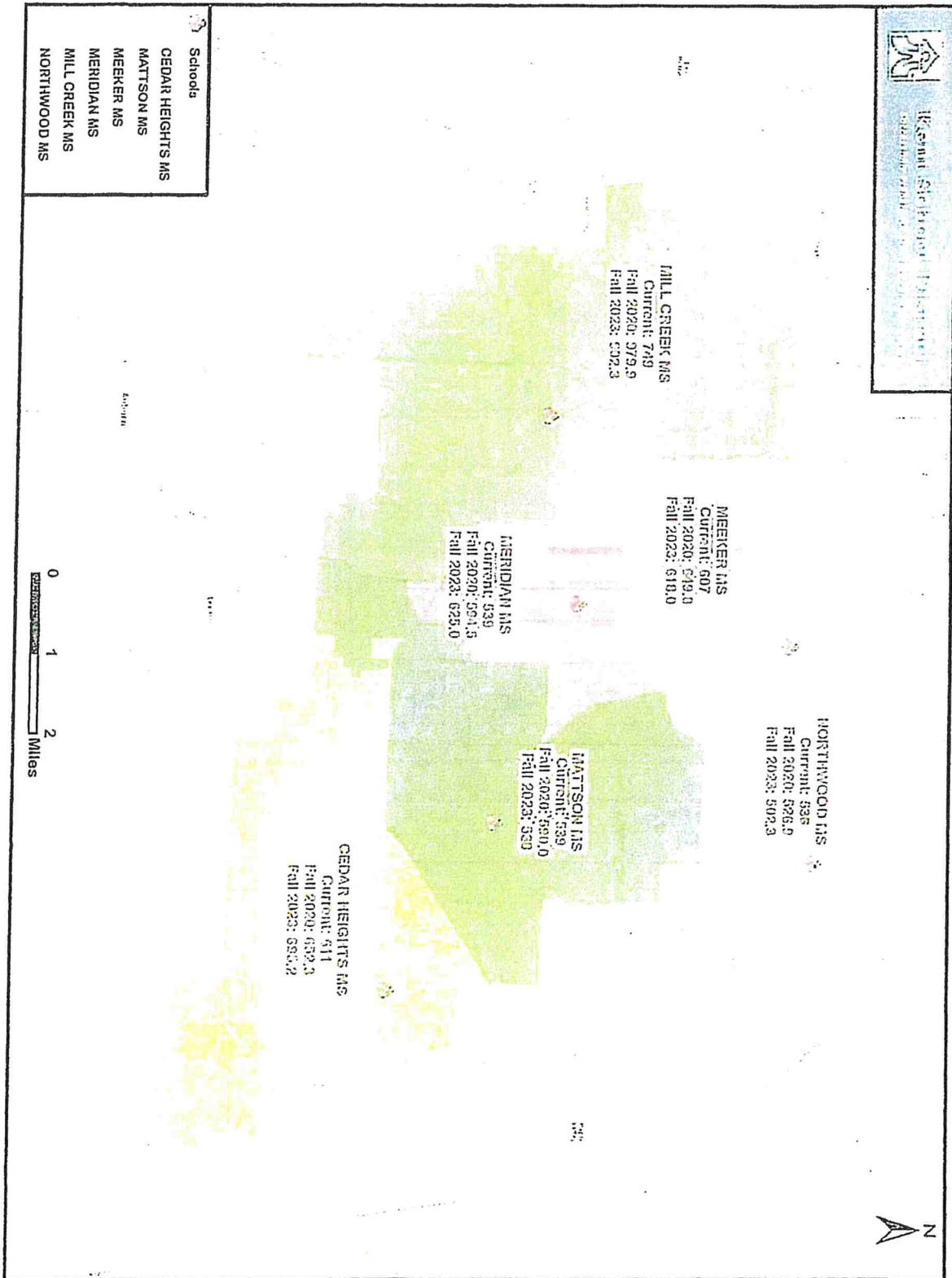
Kent Phoenix Academy is a non-traditional high school opened in fall 2007 in the renovated site and building that formerly served Sequoia Middle School. Kent Phoenix Academy has four special programs including the Performance Learning Center, Gateway, Virtual High School and Kent Success.

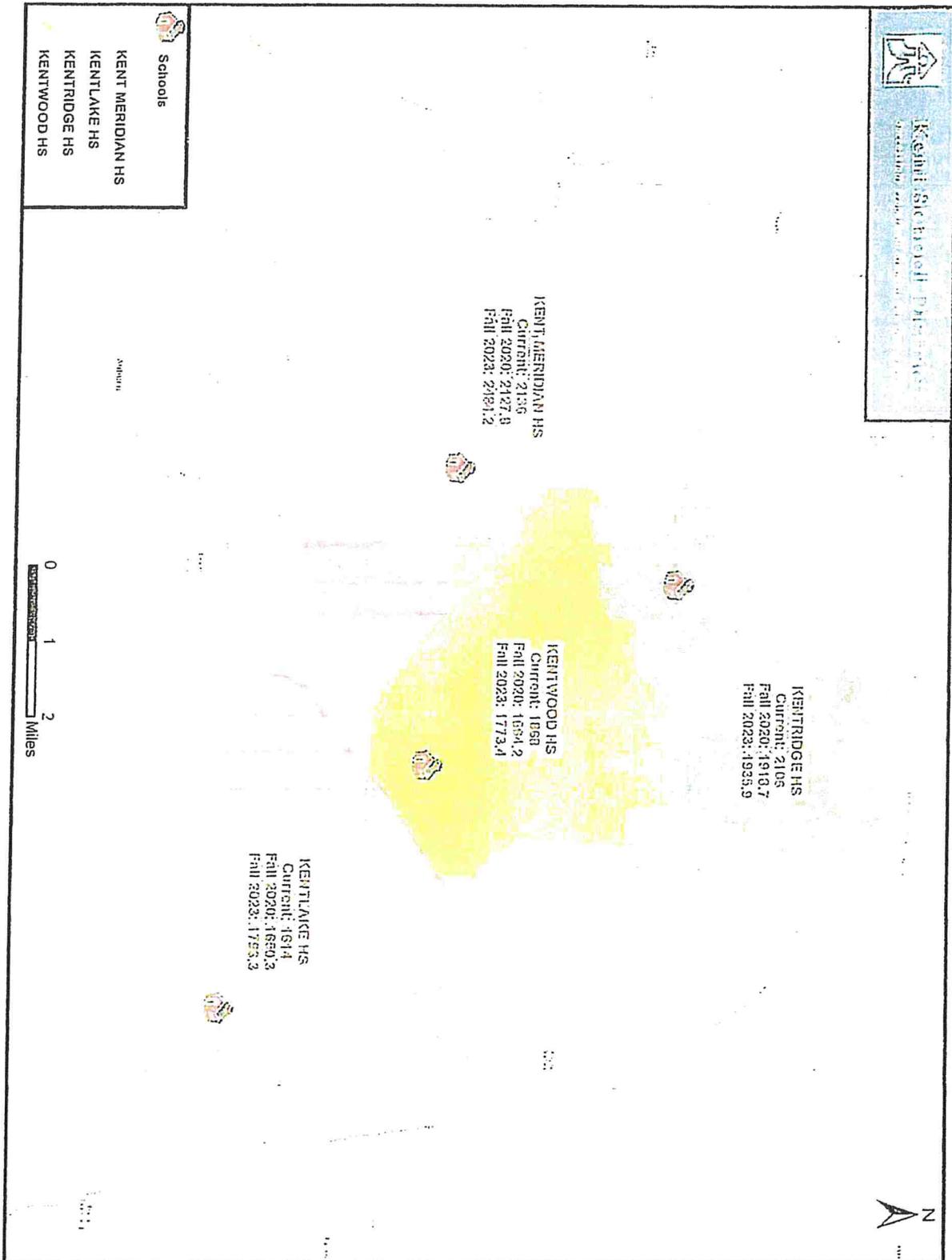
iGrad - In partnership with Green River College, Kent School District has pioneered the Individualized Graduation and Degree Program or "iGrad". iGrad offers a second chance to students age 16-21 who have dropped out of high school and want to earn a high school diploma. iGrad is not included in this 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**

				2017-18 Program Capacity
SCHOOL	Year Opened	ABR	ADDRESS	
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	428
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	360
Covington Elementary	1961	CO	17070 SE Wax Road, Covington 98042	478
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	408
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	464
Emerald Park	1999	EP	11800 SE 216th Street, Kent 98031	477
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	386
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	432
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	431
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	428
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	477
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	384
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	454
Kent Valley Early Learning Center	2014	KV	317 —4th Ave S, Kent, WA 98032	318
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	497
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	455
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	454
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	497
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	478
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	454
Panther Lake Elementary	2009	PL	20831 - 108th Avenue SE, Kent 98031	497
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	463
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	487
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	477
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	477
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	454
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	360
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	396
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	477
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







V Six-Year Planning and Construction Plan

In November 2017, the voters of the Kent School District approved a bond measure for \$252 million. This new bonding authority will provide for a replacement for Covington Elementary school (with increased capacity due to growth), a new elementary school in the Kent Valley (site to be determined), twenty additional classrooms throughout the district as well as other infrastructure projects.

At the time of preparation of this Plan in spring of 2017, the following projects to increase capacity either are in the planning phase or will start in spring 2017.

- Planning is complete for a replacement school for Covington Elementary School in first quarter of 2019. The project will start in spring of 2017 with planned completion in fall 2018. The project is funded with a combination of bond funds (bonds issued in February 2017), state assistance and impact fees.
- Planning is in progress for an additional elementary school in the Kent Valley in 2020 or beyond. The project will be funded with bonds funds and impact fees.
- Planning is in progress to add an additional 20 classrooms to elementary schools. The locations will be determined by need. The project will be funded with bonds funds and impact fees.
- 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 18 & Site map on Page 19).

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

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

SCHOOL / FACILITY / SITE				LOCATION	Type	Status	Projected Completion Date	Projected Program Capacity	% for new Growth
							Approximate	Approximate	
# on Map	ELEMENTARY								
5	Replacement for Covington Elementary	SE 256th Street & 154th Ave SE	Replacement Elementary	Construction in Progress		Fall 2018	630	24%	
	Covington Elem - Capacity to be replaced 9/18	17070 SE Wax Road, Covington	Elementary	Utilized			-478		
	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.									
							Additional Capacity		
	TEMPORARY FACILITIES								
	Portables ¹	TBD - For placement as needed	New	Planning	2018+		24 - 31 each	100%	
# on Map	² OTHER SITES ACQUIRED			Land Use Designation	Type	Land Use Jurisdiction			
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	City 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, Drahot, Paroline)	17426 SE 192 Street, Renton 98058	Urban	Elementary	King County				
12	South Central site (Yeh-Wms)	SE 286th St & 124th Ave SE, Auburn 98092	Urban	TBD	King County				
Notes:									
¹ TBD - To be determined - Some sites are identified but placement, timing and/or configuration of portables has not been determined.									
² Numbers correspond to sites on Site Bank Map on Page 19. Other Map site locations are parcels identified in Table 7 on Page 29.									

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.

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.

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)*

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 times of demand for increased capacity and completion of permanent school facilities to meet that demand.
3. To meet unique program requirements.

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

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 22-25).*

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. Kent School District continues to be the fifth largest district (both fte and headcount basis) in the state of Washington. P-223 Headcount for October 2017 was 26,523 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 2017 totals 28,192, which include ECSE and college-only Running Start students.

In October 2017, there were 1,118 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. Five hundred ninety-three 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 22-25).*

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	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23				
	Actual	P	R	O	J	E	C	T	E	D
Permanent Program Capacity ¹	27,103	27,103	27,103	27,103	27,103	27,323	27,443			
Changes to Permanent Capacity ¹										
Capacity Increase (F)										
Replacement school with projected increase in capacity:										
Covington Elementary Replacement (U) ²										630
To Replace current Covington Elementary capacity										-478
New Elementary School in Kent Valley ³										600
Additional Permanent Classrooms										120
				120	120	120	120	120	120	120
Permanent Program Capacity Subtotal	27,103	27,103	27,375	27,223	28,043	27,563				
Interim Portable Capacity ⁴										
Elementary Portable Capacity Required	1,656	1,728	1,440	1,248	456	336				
Middle School Portable Capacity Required ⁷	0	0	0	0	0	0				
Senior High School Portable Capacity Required ⁷	0	0	0	0	0	0				
	1,656	1,728	1,440	1,248	456	336				
TOTAL CAPACITY ¹	28,759	28,831	28,815	28,471	28,499	27,899				
TOTAL ENROLLMENT/ PROJECTION ⁵	26,523	26,965	26,452	26,509	26,749	26,911				
DISTRICT AVAILABLE CAPACITY ⁶	2,236	1,866	2,363	1,962	1,750	988				

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 1440. 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	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24		
	Actual	P	R	O	J	E	C	T	E

Elementary Permanent Capacity ¹	13,244	13,244	13,244	13,516	13,636	14,356	14,476
---	--------	--------	--------	--------	--------	--------	--------

Changes to Elementary Capacity

Covington Elementary Replacement (U) ³	630
Will replace current Covington Elementary capacity	-478

New Elementary School in Kent Valley	600
--------------------------------------	-----

Additional Permanent Classrooms ⁴	120	120	120	120	120
--	-----	-----	-----	-----	-----

Subtotal	13,244	13,244	13,516	13,636	14,356	14,476	14,596
----------	--------	--------	--------	--------	--------	--------	--------

Portable Capacity Required ¹	1656	1728	1440	1248	456	336	336
--	------	------	------	------	-----	-----	-----

TOTAL CAPACITY ^{1/2}	14,900	14,972	14,956	14,884	14,812	14,812	14,932
--------------------------------------	--------	--------	--------	--------	--------	--------	--------

Adjusted for FULL Day Kindergarten Headcount

ENROLLMENT / PROJECTION ⁵	14,910	14,968	14,915	14,838	14,763	14,757	14,757
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SURPLUS (DEFICIT) CAPACITY	-10	4	41	46	49	55	175
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Number of Portables Required	69	72	60	52	19	14	14
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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 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**

MIDDLE SCHOOL - Grades 7 - 8

SCHOOL YEAR	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23		
	Actual	P	R	O	J	E	C	T

Middle School Permanent Capacity ¹	5,148	5,148	5,148	5,148	5,148	5,148	5,148
---	-------	-------	-------	-------	-------	-------	-------

No Changes to Middle School Capacity							
--------------------------------------	--	--	--	--	--	--	--

Subtotal	5,148	5,148	5,148	5,148	5,148	5,148	5,148
----------	-------	-------	-------	-------	-------	-------	-------

Portable Capacity Required ¹	0	0	0	0	0	0	0
---	---	---	---	---	---	---	---

TOTAL CAPACITY ^{1&3}	5,148						
--	--------------	--------------	--------------	--------------	--------------	--------------	--------------

ENROLLMENT / PROJECTION ²	3,986	4,068	4,335	4,463	4,476	4,397	
---	--------------	--------------	--------------	--------------	--------------	--------------	--

SURPLUS (DEFICIT) CAPACITY	1,162	1,080	813	685	672	751	
-----------------------------------	--------------	--------------	------------	------------	------------	------------	--

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

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

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

² Actual October Headcount Enrollment with Projections from OSPI Report 1049 - Determination of Projected Enrollment.

³ Surplus capacity due to grade level reconfiguration - All 9th grade students moved to the high schools in Fall 2017.

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

SENIOR HIGH - Grades 9 - 12

SCHOOL YEAR	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	
	Actual	P	R	O	J	E	C

Senior High Permanent Capacity ¹	8,711	8,711	8,711	8,711	8,711	8,711
---	-------	-------	-------	-------	-------	-------

Includes Kent Phoenix Academy ²

No Changes to High School Capacity

Subtotal	8,711	8,711	8,711	8,711	8,711	8,711
----------	-------	-------	-------	-------	-------	-------

Portables Capacity Required ¹	0	0	0	0	0	0
--	---	---	---	---	---	---

TOTAL CAPACITY ¹	8,711	8,711	8,711	8,711	8,711	8,711
------------------------------------	--------------	--------------	--------------	--------------	--------------	--------------

ENROLLMENT / PROJECTION ³	7,536	7,416	7,259	7,448	7,672	7,878
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SURPLUS (DEFICIT) CAPACITY	1,175	1,295	1,452	1,263	1,039	833
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Number of Portables Required	0	0	0	0	0	0
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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 2017-2018 through 2022-2023. 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.

The plan calls for the replacement of Covington Elementary in 2018-19 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 classrooms 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 November 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 first series of bonds (\$80 million) were issued in February 2017, which will fund the replacement of Covington Elementary as well as other infrastructure projects.

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 27-28 for a summary of the cost basis.

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 29 for a list of site acquisition costs and averages.

District Adjustment

The impact fee calculations on pages 31 and 32 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 (2.6%) for the Seattle metropolitan area.

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

SCHOOL FACILITIES	*	2018	2019	2020	2021	2022	TOTAL	Secured Local & State	Unsecured State ² or Local ³	Impact Fees ⁵
PERMANENT FACILITIES										
Covington Elementary Replacement ¹	F	\$46,077,470					\$46,077,470	\$37,777,470		\$8,300,000
New Elementary School-Kent Valley	F			\$46,000,000			\$46,000,000	\$46,000,000		\$1,840,000
Elementary Site Acquisition (10 acres)			\$1,100,000				\$1,100,000	\$1,056,000		\$44,000
20 Additional Permanent Classrooms	F	\$4,207,250	\$4,207,250	\$4,207,250	\$4,207,250		\$16,829,000	\$15,146,100		\$605,000
NO Secondary School Projects at this time.										
TEMPORARY FACILITIES										
Additional portables ³⁻⁴	U	\$1,125,000 9 portables	\$393,750 3 portables				\$1,518,750			\$1,518,750
OTHER										
N/A										
Totals		\$51,409,720	\$5,701,000	\$50,207,250	\$4,207,250	\$0	\$111,525,220	\$63,979,570	\$46,000,000	\$12,307,750

* 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.

KENT SCHOOL DISTRICT No. 415
Site Acquisitions & Costs
Average of Sites Purchased, Sold or Built on within last 15 Years

Type & # on Map	School / Site	Purchased Sold	Location	Acreage	Cost/Price	Avg cost-price/acre	Total Average Cost / Acre	
Elementary								
13 / Urban	Panther Lake Elementary Replacement Site	2008	10200 SE 216 St, Kent 98031	9.40	\$4,485,013	\$477,129		
12 / Urban	Property Sale-29.7 acres of Plemons-Yeh site	2016	SSE 124th Ave and 284th ST SE	29.70	\$947,536	\$31,904		
5 / Urban	Elementary Site (Halleson & Wikstrom)	2004	15435 SE 256 St, Covington 98042	10.00	\$1,093,910	\$109,391		
7 / Rural	Property Sale - Scarsella site	2015	2900 Kent Black Diamond RD SE	13.25	\$330,000	\$24,906		
	Elementary Site Subtotal			62.35	\$6,856,459		\$109,967 Elem site average	
Middle School								
10 / Urban	Mill Creek MS (Kent JH) / McMillan St. assemblage	2002	411-432 McMillan St., Kent 98032	1.23	\$844,866	\$686,883		
	Middle School Site Subtotal			1.23	\$844,866		\$686,883 Middle Schl Site Avg.	
Senior High								
11 / Urban	K-M High School Addition (Kent 6 & Britt Smith)	2002 & 2003	10002 SE 256th Street	6.31	\$3,310,000	\$524,564		
	Senior High Site Subtotal			6.31	\$3,310,000		\$524,564 Sr HI Site Average	
<p>Note: All rural sites were purchased prior to adoption of Urban Growth Area. Numbers correspond to locations on Site Bank & Acquisitions Map on Page 17.</p>								
Properties purchased prior to 2000								
4 / Urban	Site - Covington area North (So of Mattson MS)	1984						
3 / Rural	Site - Ham Lake east (Pollard)	1992						
8 / Rural	Site - SE of Lake Morton area (West property)	1993						
2 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)	1995						
12 / Urban	Site - Yeh-Williams (W of 132 Ave SE at SE 288)	1999						
<p>Total Acreage & Cost</p>							Total Average Cost / Acre	
69.89							\$11,011,325	\$157,552

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

Student Generation Factors - Single Family

Elementary (Grades K - 6)	0.398
Middle School (Grades 7 - 8)	0.096
Senior High (Grades 9 - 12)	<u>0.185</u>
Total	<u><u>0.679</u></u>

Student Generation Factors - Multi-Family

Elementary	0.117
Middle School	0.028
Senior High	<u>0.029</u>
Total	<u><u>0.174</u></u>

Projected Increased Student Capacity

Elementary	<u>2,516</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>\$109,967</u>
Middle School	<u>\$686,883</u>
Senior High	<u>\$524,564</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>\$125,000</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>142,980</u>
Middle School	<u>10,736</u>
Senior High	<u>22,192</u>
Total	<u>5.1%</u> <u>175,908</u>

State Funding Assistance Credit

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>94.9%</u> <u>3,241,862</u>

Construction Cost Allocation

CCA - Cost/Sq. Ft. (Effective July 2016)	<u>\$213.23</u>
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Total Facilities Square Footage

Elementary	<u>1,613,523</u>
Middle School	<u>671,640</u>
Senior High	<u>1,132,607</u>
Total	<u>3,417,770</u>

District Average Assessed Value

Single Family Residence	<u>\$328,047</u>
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District Average Assessed Value

Multi-Family Residence	<u>\$143,332</u>
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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>\$1.03</u>
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General Obligation Bond Interest Rate

Current Bond Interest Rate	<u>3.95%</u>
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CPI Inflation Factor

<u>2.60%</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	\$109,967	630	0.398	\$764.19
A 2 (Middle School)	21	\$0	1,065	0.070	\$0
A 3 (Senior High)	32	\$0	1,000	0.138	\$0
				0.606	
				A ⇒	<u>\$764.19</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	630	0.398	0.903	\$26,285.66
B 2 (Middle School)	\$0	900	0.096	0.984	\$0
B 3 (Senior High)	\$0	1,600	0.185	0.998	\$0
			0.679		
				B ⇒	<u>\$26,285.66</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)	\$125,000	24	0.398	0.097	\$201.07
C 2 (Middle School)	\$0	29	0.070	0.016	\$0
C 3 (Senior High)	\$0	31	0.138	0.02	\$0
			0.606		
				C ⇒	<u>\$201.07</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)	\$225.97	90	0.5696	0.398	\$4,610.48
D 2 (Middle School)	\$225.97	117	0	0.096	\$0
D 3 (Senior High)	\$225.97	130	0	0.185	\$0
				D ⇒	<u>\$4,610.48</u>

Tax Credit per Single Family Residence

Average SF Residential Assessed Value	\$366,437		
Current Debt Service Rate / \$1,000	\$1.03		
Current Bond Interest Rate	3.95%		
Years Amortized (10 Years)	10	TC ⇒	\$2,220.95

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units	
0	0	FC ⇒ 0

Fee Recap

A = Site Acquisition per SF Residence	\$764.19	
B = Permanent Facility Cost per Residence	\$26,285.66	
C = Temporary Facility Cost per Residence	\$201.07	
Subtotal		\$27,250.92
D = State Match Credit per Residence	\$4,610.48	
TC = Tax Credit per Residence	\$2,220.95	
Subtotal		<u>\$6,831.44</u>
Total Unfunded Need	\$20,419.48	
50% Developer Fee Obligation		\$10,210
FC = Facility Credit (if applicable)		0
District Adjustment (see page 28 for explanation)		(4,813)
Net Fee Obligation per Residence - Single Family		<u>\$5,397</u>

**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	\$109,967	630	0.117	\$224.65
A 2 (Middle School)	21	\$0	1,065	0.028	\$0
A 3 (Senior High)	32	\$0	1,000	<u>0.029</u>	\$0
				0.174	
				A ⇨	<u>\$224.65</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	630	0.117	0.903	\$7,727.19
B 2 (Middle School)	\$0	1,065	0.028	0.984	\$0
B 3 (Senior High)	\$0	1,600	<u>0.029</u>	0.998	\$0
			0.174		
				B ⇨	<u>\$7,727.19</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)	\$125,000	24	0.117	0.097	\$59.11
C 2 (Middle School)	\$0	29	0.028	0.016	\$0
C 3 (Senior High)	\$0	31	0.029	0.02	\$0
			0.174		
				C ⇨	<u>\$59.11</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)	\$225.97	90	0.5696	0.117	\$1,355.34
D 2 (Middle School)	\$225.97	117	0	0.022	\$0
D 3 (Senior High)	\$225.97	130	0	<u>0.039</u>	\$0
				D ⇨	<u>\$1,355.34</u>

Tax Credit per Multi-Family Residence Unit

Average MF Residential Assessed Value	\$143,332		
Current Debt Service Rate / \$1,000	\$1.03		
Current Bond Interest Rate	3.95%		
Years Amortized (10 Years)	10	TC ⇨	\$1,156.85

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units		
0	0	FC ⇨	0

Fee Recap

A = Site Acquisition per Multi-Family Unit	\$224.65	
B = Permanent Facility Cost per MF Unit	\$7,727.19	
C = Temporary Facility Cost per MF Unit	\$59.11	
Subtotal		\$8,010.95
D = State Match Credit per MF Unit	\$1,355.34	
TC = Tax Credit per MF Unit	\$1,156.85	
Subtotal		<u>\$2,512.19</u>

Total Unfunded Need	\$5,498.76	
50% Developer Fee Obligation		\$2,749
FC = Facility Credit (if applicable)		0
District Adjustment (see page 28 for explanation)		(\$412)
Net Fee Obligation per Residential Unit - Multi-family		<u>\$2,279</u>

IX Summary of Changes to June 2018 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 May 2018 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 2018 will increase by the percentage increase of the consumer price index for the Seattle metropolitan area in. For 2017, the increase was 3.1%. For single-family residences, the fee will increase by \$162 to \$5,397. The impact fee for multi-family units will increase by \$69 to \$2,279.

Changes to Impact Fee Calculation Factors include:

ITEM	Grade/Type	FROM	TO	Comments
Student Generation Factor	Elem	0.257	0.398	
Single Family (SF)	MS	0.070	0.096	
	SH	0.138	0.185	
	Total	0.465	0.679	0.214 Increase
Student Generation Factor	Elem	0.111	0.117	
Multi-Family (MF)	MS	0.022	0.028	
	SH	0.039	0.029	
	Total	0.172	0.174	0.002 Increase
State Funding Assistance Ratios ("State Match")		56.96%	56.96%	Per OSPI Website
Area Cost Allowance		\$213.23	\$225.97	Per OSPI Website
Average Assessed Valuation (AV)	SF	\$307,784	\$366,437	Puget Sound ESD
AV - Average of Condominiums & Apts.	MF	\$123,109	\$143,332	Puget Sound ESD
Debt Service Capital Levy Rate / \$1000		\$1.398	\$1.0269	Per King Co. Assessor Report
General Obligation Bond Interest Rate		3.27%	3.95%	Bond Buyers 20 year GO Index
Impact Fee - Single Family	SF	\$5,235	\$5,397	Increase of \$162 or 3.1%
Impact Fee - Multi-Family	MF	\$2,210	\$2,279	Increase of \$69 or 3.1%

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

KSD ELEMENTARY SCHOOL	ABR	Number of Std or High Cap Classrooms	Std/High Cap Capacity at 22.69 average ¹	2 SE/IP CR	2 Special Program Capacity	2016-17 Program Capacity ²	Program Use Portables	Classroom Use Portables	Relocatable Capacity at 24 average ¹	10/1/2016	10/1/2016	HI POV ⁵
										P223 FTE ³ Enrollment	P223 Hdcount Enrollment	
Carriage Crest	CC	18	409	5	20	429	0	0	0	469.03	470	N
Cedar Valley	CV	15	340	6	20	360	2	1	24	283.00	283	Y
Covington	CO	20	454	5	24	478	2	1	24	546.00	546	N
Crestwood	CW	18	409	4	0	409	3	2	48	481.25	483	N
East Hill	EH	20	454	5	10	464	4	3	72	652.00	552	Y
Emerald Park	EP	21	477	2	0	477	2	1	24	486.00	486	Y
Fairwood	FW	17	386	3	0	386	2	1	24	363.00	363	N
George T. Daniel Elem	DE	18	409	5	24	433	3	2	48	508.00	508	Y
Glenridge	GR	19	431	4	0	431	1	1	24	458.96	459	Y
Grass Lake	GL	18	409	4	20	429	2	0	0	407.00	407	N
Horizon	HE	21	477	2	0	477	1	1	24	466.00	466	N
Jenkins Creek	JC	15	340	7	44	384	3	2	48	417.28	421	N
Kent Elementary	KE	20	454	3	0	454	4	2	48	609.80	610	Y
Kent Valley Early Learn. CTR	KV	14	318	0	0	318	0	0	0	207.00	207	Y
Lake Youngs	LY	21	477	7	20	497	2	0	0	491.25	492	N
Marlin Sortun	MS	19	431	3	24	455	3	4	96	687.00	687	Y
Meadow Ridge	MR	17	386	6	68	454	4	2	48	508.00	508	Y
Meridian Elementary	ME	21	477	3	20	497	4	3	72	645.00	645	N
Millennium Elementary	ML	20	454	3	24	478	2	1	24	599.00	599	Y
Neely-O'Brien	NO	20	454	5	0	454	4	6	144	653.00	653	Y
Panther Lake	PL	21	477	5	20	497	4	5	120	675.00	675	Y
Park Orchard	PO	18	409	7	54	463	3	2	48	529.25	530	Y
Pine Tree	PT	21	477	4	10	487	1	3	72	421.00	421	Y
Ridgewood	RW	21	477	1	0	477	1	2	48	492.03	493	N
Sawyer Woods	SW	21	477	2	0	477	0	0	0	459.00	459	N
Scenic Hill	SH	17	386	6	68	454	5	7	168	606.03	607	Y
Soos Creek	SC	15	340	4	20	360	2	2	48	363.03	364	Y
Springbrook	SB	17	386	4	10	396	3	4	96	544.00	544	Y
Sunrise	SR	21	477	2	0	477	3	2	48	625.05	626	N
Kent Min. View Academy	MV	14	336	3	60	396	0	0	0	124.00	124	N
Elementary TOTAL^{1/2}		558	12,684	120	560	13,244	70	60	1,440	14,675.96	14,688	

¹ Elementary classroom capacity is based on average of 22.69; 17 in K-3 & 25 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 17:1

**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			Special ¹ Program Capacity	2016-17 Program Capacity ²	Program Use Portables	Classroom Use Portables	Relocatable Capacity at 29 ea.	10/1/2016 P223 FTE ³ Enrollment	10/1/2016 Headcount ³ Enrollment
		# of Std Clsrms	Standard Capacity ² at 25-29 Cls	SE/IP ELL Cis	Special Ed Capacity	Spec Prgm Clsrms	Special ¹ Program Capacity	2016-17 Program Capacity ²									
Cedar Heights Middle School	CH	30	740	8	84	3	71	895	2	0	0	662.60	663				
Mattson Middle School	MA	24	592	6	76	5	119	787	4	0	0	632.42	633				
Meeker Middle School	MK	29	715	8	93	1	24	832	0	0	0	609.00	609				
Meridian Middle School	MJ	26	641	5	56	4	95	792	4	1	29	597.00	597				
Mill Creek Middle School	MC	33	813	5	55	2	48	916	0	2	58	825.40	826				
Northwood Middle School	NW	33	813	2	18	4	95	926	0	0	0	648.80	649				
Kent Mountain View Academy (Grades 3 - 12)								See Elem					65				
Middle School TOTAL		175	4,314	34	382	19	452	5,148	10	3	87	4,040.22	4,042				

APPENDIX B

K S D SENIOR HIGH SCHOOL	ABR	85% Utilization			85% Utilization			85% Utilization			Special ¹ Program Capacity	2016-17 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
		# of Std Clsrms	Standard Capacity ² at 25-31 Cls	SE/IP ELL Cis	Special Ed Capacity	Spec Prgm Clsrms	Special ¹ Program Capacity	2016-17 Program Capacity ²									
Kent-Meridian Senior High	KM	56	1,476	12	157	12	271	1,904	1	10	310	1,907.60	1,998				
Kentlake Senior High	KL	58	1,423	13	153	16	381	1,957	0	0	0	1,343.45	1,400				
Kentridge Senior High	KR	65	1,713	13	136	18	428	2,277	1	2	62	2,006.00	2,076				
Kentwood Senior High	KW	60	1,581	9	102	20	476	2,159	2	6	186	1,862.61	1,962				
Kent Mountain View Academy (Grades 3 - 12)								See Elem					90				
Kent Phoenix Academy	PH		414					414				86.86	90				
Regional Justice Center ⁴	RJ	N/A						N/A				264.40	273				
Senior High TOTAL		239	6,607	47	548	66	1,556	8,711	4	18	558	7,470.92	7,799				

APPENDIX C

DISTRICT TOTAL	972	23,605	201	1,490	85	2,008	27,103	84	81	2,085	26,187.10	26,529.00
											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 12 Juveniles served at King County Regional Justice Center are reported separately for Institutional Funding on Form E-672.

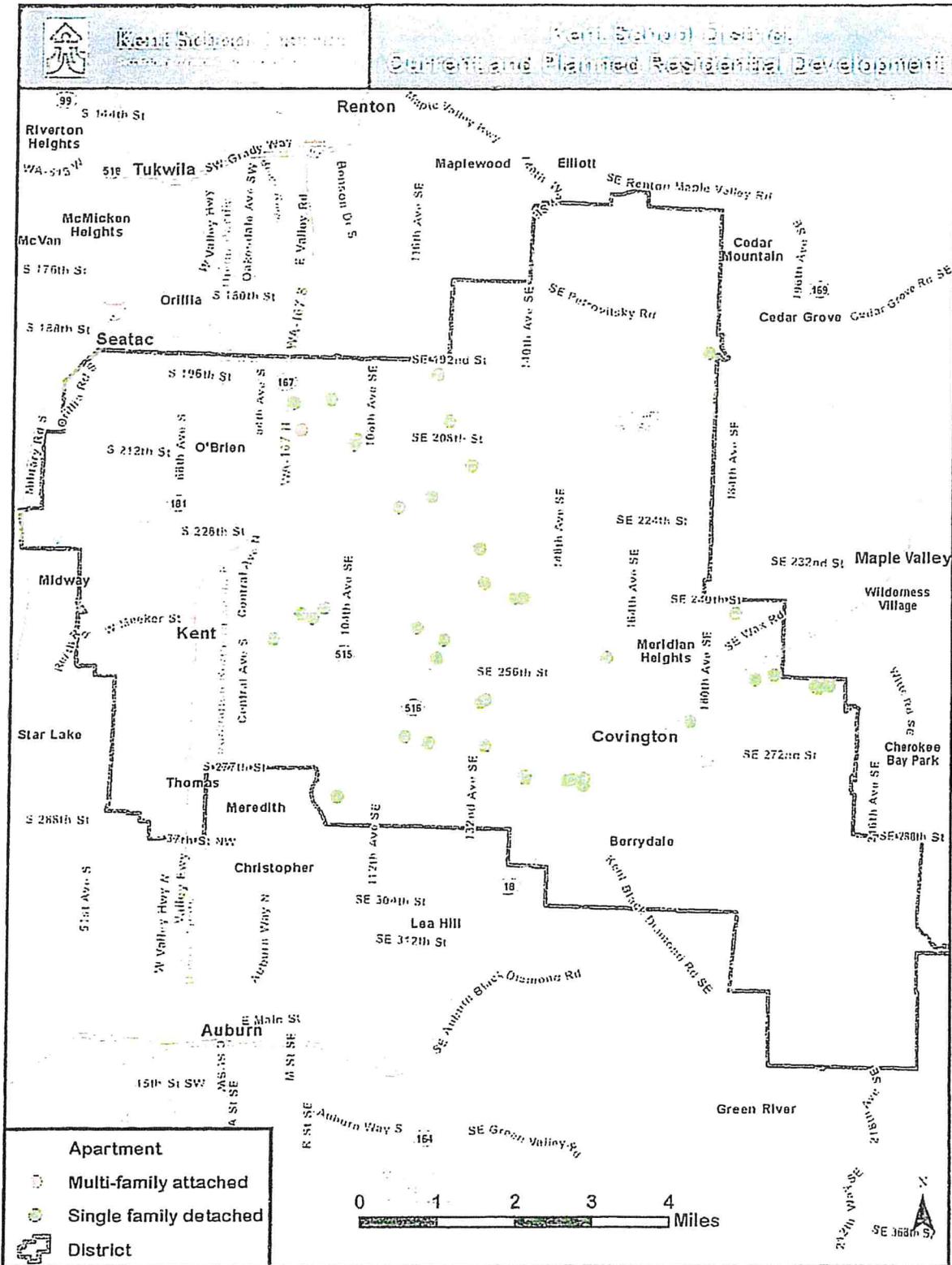


EXHIBIT B
ORDINANCE NO. 06-2018

2019 KENT SCHOOL DISTRICT IMPACT FEE SCHEDULE

Single-family, per dwelling unit	\$5,397.00
Multi-family, per dwelling unit	\$2,279.00