

# Kent School District

## Capital Facilities Plan

2015-2016 - 2020-2021



*June 2015*

# Kent School District

## SIX - YEAR CAPITAL FACILITIES PLAN

2015-2016 ~ 2020-2021

June 2015

Kent School District No. 415  
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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 2015 for the 2014-2015 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 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 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 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) 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) 8.98% of 24,514 King County live births in 2010 is projected for 2,202 students expected in Kindergarten for October 1, 2015. This is an decrease of 543 live births in King County over the previous year. (See Table 2, page 8)

Full Day Kindergarten ("FDK") programs at all 28 elementary schools require an adjustment to the Kindergarten forecast for projecting FDK at 1.0 FTE for capital facilities planning. P-223 Reports will continue to include FDK students at 1.0 for twelve schools with FDK funded by state apportionment, and all other kindergarten students will be reported at .50 FTE for state funding in 2014-2015.

Early Childhood Education students (also identified as "ECE"), "Preschool Inclusive Education ("IE") 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 from private kindergartens. Cohort survival method uses historical enrollment data to forecast the number of students projected for the following year. Projections for October 1, 2015-2020 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.

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 36 of the Capital Facilities Plan for details of the Student Generation Factor survey.

In preparing the 2015-2016 to 2020-2021 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.

(Continued)

## 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.



**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	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
King County Live Births <sup>1</sup>	22,487	21,778	21,863	22,431	22,874	22,680	24,244	24,899	25,222	25,057
Increase / Decrease	-480	-709	85	568	443	-194	1,564	655	323	-165
Kindergarten / Birth % <sup>1</sup>	8.41%	8.23%	8.30%	8.47%	8.33%	8.13%	8.18%	8.57%	8.40%	8.34%
Kindergarten	1892	1793	1815	1901	1905	1845	1983	2134	2119	2090
Grade 1	1,939	2009	1876	1923	1961	1996	1888	2017	2186	2127
Grade 2	1,985	2001	2051	1918	1966	1942	2016	1905	2055	2190
Grade 3	1,967	2031	2036	2087	1977	2002	1983	2082	1922	2070
Grade 4	2,031	2017	2052	2066	2052	1956	2024	2000	2087	1956
Grade 5	2,097	2057	2023	2050	2091	2086	1974	2044	2008	2116
Grade 6	2,173	2108	2105	2082	2075	2135	2135	2026	2079	2023
Grade 7 <sup>middle school</sup>	2,206	2208	2136	2122	2117	2095	2105	2139	2046	2104
Grade 8 "	2,297	2257	2185	2148	2173	2153	2111	2139	2121	2091
Grade 9 - Senior High	2,774	2782	2564	2579	2472	2440	2471	2455	2483	2428
Grade 10	2,179	2216	2481	2248	2217	2238	2272	2092	2046	2151
Grade 11	1,870	1962	1962	2059	2046	2048	1995	1933	1873	1802
Grade 12	1,560	1555	1576	1648	1712	1694	1658	1646	1539	1576
Total Enrollment <sup>2</sup>	26,970	26,996	26,862	26,831	26,764	26,630	26,615	26,612	26,564	26,724

Yearly Headcount Increase / Decrease	442	26	-134	-31	-67	-134	-15	-3	-48	160
Cumulative Increase	442	468	334	303	236	102	87	84	36	196

<sup>1</sup> 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.

<sup>2</sup> Enrollment reported to the state on Form P-223 generates basic education funding and excludes Early Childhood Education ("ECE" & "B2" 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 2008	LB in 2009	LB in 2010	LB in 2011	LB in 2012	LB Est. 2013	LB Est. 2014
	ACTUAL	P R	O J	E	C T	I O	N
October	2014	2015	2016	2017	2018	2019	2020
King County Live Births <sup>1</sup>	25,057	24,514	24,630	25,032	25,890	26,490	26,998 <sup>1</sup>
Increase / Decrease	323	-543	116	402	858	600	508
Kindergarten / Birth % <sup>2</sup>	8.34%	8.98%	9.16%	9.23%	9.13%	9.13%	9.16%
FD Kindergarten @ 1.0	2090	2,202	2,256	2,310	2,364	2,419	2,473
Grade 1	2127	2,139	2,253	2,309	2,364	2,419	2,475
Grade 2	2190	2,140	2,152	2,266	2,323	2,378	2,433
Grade 3	2070	2,229	2,178	2,190	2,306	2,364	2,420
Grade 4	1956	2,082	2,241	2,190	2,202	2,319	2,377
Grade 5	2116	1,977	2,104	2,265	2,213	2,225	2,343
Grade 6	2023	2,155	2,015	2,144	2,308	2,255	2,267
Grade 7	2104	2,030	2,163	2,022	2,152	2,317	2,263
Grade 8	2091	2,127	2,052	2,186	2,044	2,175	2,342
Grade 9	2428	2,401	2,442	2,356	2,510	2,347	2,497
Grade 10	2151	2,129	2,104	2,140	2,065	2,200	2,057
Grade 11	1802	1,911	1,891	1,869	1,901	1,835	1,954
Grade 12	1576	1,478	1,567	1,551	1,533	1,559	1,505
Total Enrollment Projection <sup>3</sup>	26,724	27,000	27,418	27,798	28,285	28,812	29,406
Yearly Increase/Decrease <sup>3</sup>		276	418	380	487	527	594
Yearly Increase/Decrease %		1.03%	1.55%	1.39%	1.75%	1.86%	2.06%

Total Enrollment Projection	26,724	27,000	27,418	27,798	28,285	28,812	29,406
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- <sup>1</sup> Kindergarten enrollment projection for 2015 is based on Kent SD percentage of live births in King County five years previous.
- <sup>2</sup> 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 ECE - Early Childhood Education preschoolers)
- <sup>3</sup> Headcount Projections for 2015 - 2020 from OSPI Report 1049 - Determination of Projected Enrollments
- <sup>4</sup> Oct. 2014 P223 Headcount is 26,724 & FTE 25,888.84. Full Headcount with ECE Preschool & Running Start students = 28,090

<b>G R O W T H P R O J E C T I O N S - Adjustments for current economic factors</b>
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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 and 2, for schools that qualify for high poverty funding (18 elementary schools for 2015-16) is planned for an average of 20 or fewer students.

All elementary schools meet the criteria required to provide full day kindergarten programs (FDK = Full Day Kindergarten) with the second half of the day funded by state apportionment or the Educational Programs and Operations Levy. Twelve schools with FDK Programs have state apportionment funding.

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 Education (ECE) -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 (ASC-DD)
- 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 & Kent Success program with evening classes for credit retrieval.

**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 27,489 students and transitional (portable) capacity to house 2,539. 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 96.6%-3.4%.

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 2014.

For the 2014-15 school year and beyond the state has mandated lower class sizes in 18 elementary schools that are classified as high poverty. The new class size in grades K-1 and 2 will be 20 students for every teacher.

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

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.

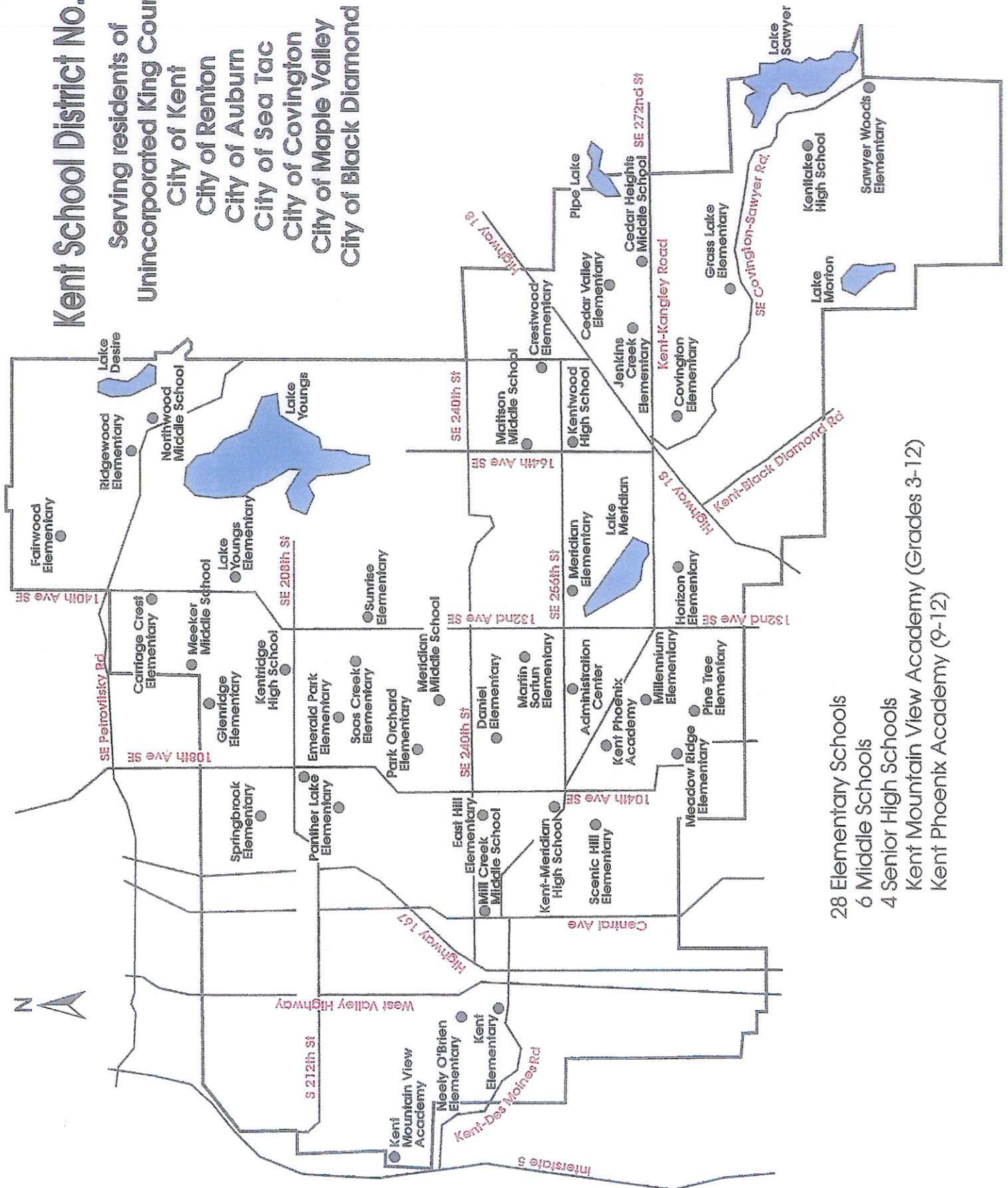
iGrad - In partnership with Green River College, Kent School District has pioneered the Individualized Graduation and Degree Program or "iGrad". iGrad offers a second chance to students age 16-21 who have dropped out of high school and want to earn a high school diploma. iGrad is not included in this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

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

				2014-2015	
SCHOOL	Year Opened	ABR	ADDRESS	Program Capacity	
Carrige Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	456	
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	364	
Covington Elementary	1961	CO	17070 SE Wax Road, Covington 98042	488	
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	432	
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	466	
Emerald Park	1999	EP	11800 SE 216th Street, Kent 98031	484	
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	408	
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	428	
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	436	
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	438	
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	477	
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	459	
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	460	
Kent Valley Early Learning Center	2014	KV	317 --4th Ave S, Kent, WA 98032	336	
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	524	
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	452	
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	484	
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	460	
Panther Lake Elementary	2009	PL	20831 - 108th Avenue SE, Kent 98031	504	
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	476	
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	477	
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	504	
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	486	
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	448	
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	342	
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	418	
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	543	
<b>Elementary TOTAL</b>				<b>13,214</b>	
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	
<b>Middle School TOTAL</b>				<b>5,148</b>	
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	
<b>Senior High TOTAL</b>				<b>8,297</b>	
Kent Mountain View Academy	1997	MV/LC	22420 Military Road, Des Moines 98198	414	
Kent Phoenix Academy	2007	PH	11000 SE 264th Street, Kent 98030	416	
<b>DISTRICT TOTAL</b>				<b>27,489</b>	

# Kent School District No. 415

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



- 28 Elementary Schools
- 6 Middle Schools
- 4 Senior High Schools
- Kent Mountain View Academy (Grades 3-12)
- Kent Phoenix Academy (9-12)



## V Six-Year Planning and Construction Plan

At the time of preparation of this Plan in spring of 2015, 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 additional classroom space for Neely-O'Brien Elementary School. This addition will add approximately 25% to building capacity and is expected to come online in fall of 2019 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 16 & Site map on Page 17)*

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.

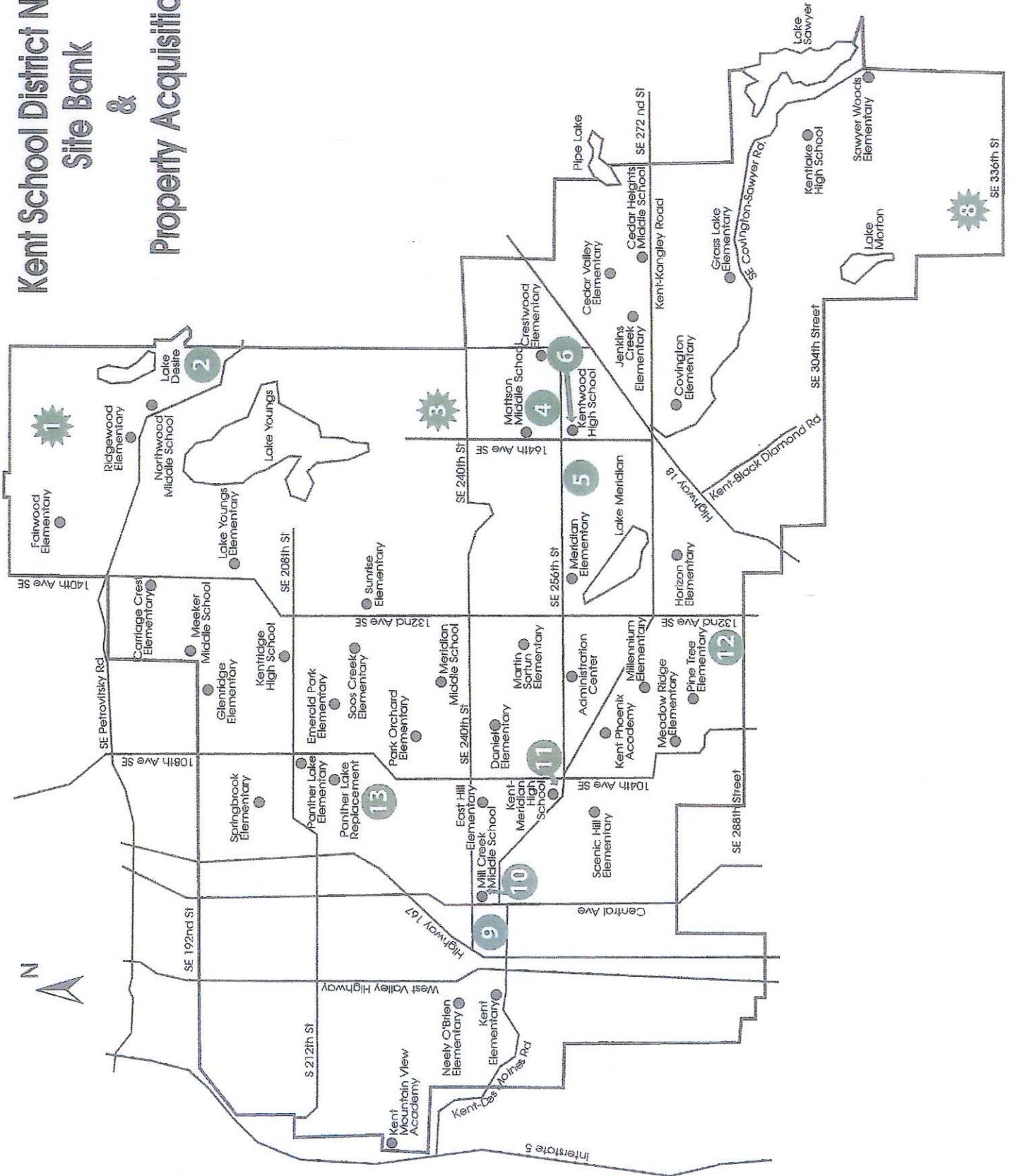
In March 2013 the Board of Directors reallocated the funding for the new elementary school to capital projects for safety and security.

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**

# on Map	SCHOOL / FACILITY / SITE	LOCATION	Type	Status	Projected Completion Date	Projected Program Capacity	% for new Growth
<b>ELEMENTARY</b>							
5	Replacement for Covington Elementary (U)	SE 256th Street & 154th Ave SE	Replacement Elementary	Planning	2018-19	600	16%
	Covington Elem - Capacity to be replaced	17070 SE Wax Road, Covington	Elementary	Utilized		-504	
	Neely-O'Brien Elementary School - Addition (U)	6300 S 236th Street, Kent 98032	Elementary Addition	Planning	2019-20	600	25%
	Classrooms added to provide New Capacity	Current Capacity 480 + 120 New = 600		Planning			
<b>MIDDLE SCHOOL &amp; SENIOR HIGH</b>							
No new projects required for Secondary Schools at this time & Secondary Schools are excluded from Impact Fee formula.							
<b>TEMPORARY FACILITIES</b>							
	Portables <sup>2</sup>	TBD - For placement as needed	New	Planning	2015+	24 - 31 each	100%
<b>OTHER SITES ACQUIRED</b>							
4	Covington area North (Near Matson 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 <sup>2</sup>			King County
12	South Central site (Plemmons-Yeh-Wms)	SE 286th St & 124th Ave SE, Auburn 98092	Urban	TBD <sup>2</sup>			King County
<b>Notes:</b>							
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 17. Other Map site locations are parcels identified in Table 7 on Page 28.							

# Kent School District No. 415 Site Bank & Property Acquisitions



## 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, 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 fluctuations, grade level splits, 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 20-23)*

Enrollment is electronically reported to OSPI on Form P-223 on a monthly basis and funding apportionment is based on Annual Average FTE (AAFTE). The first school day of October is widely recognized as the enrollment "snapshot in time" to report enrollment for the year.

Kent School District continues to be the fourth largest district in the state of Washington. P-223 Headcount for October 2014 was 26,724 with kindergarten students counted at 1.0 and excluding ECE and college-only Running Start students. A full headcount of all students enrolled in October 2014 totals 28,090 which includes ECE and college-only Running Start students.

In October there were 826 students in 11<sup>th</sup> and 12<sup>th</sup> grade participating in the Running Start program at different colleges and receiving credits toward both high school and college graduation. 459 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 20-23)*

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 relocatables, zoning changes, market conditions, and educational restructuring will all play a major role in addressing overcrowding and underutilization of facilities in different parts of the District.

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

**TOTAL DISTRICT**

SCHOOL YEAR	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21		
	Actual	P	R	O	J	E	C	T	E
Permanent Program Capacity <sup>1</sup>	27,489	27,489	27,489	27,489	27,489	27,585	27,705		
Changes to Permanent Capacity <sup>1</sup>									
Capacity Increase (F)									
Replacement school with projected increase in capacity:									
Covington Elementary Replacement (U) <sup>2</sup>						600			
To Replace current Covington Elementary capacity						-504			
Neely-O'Brien Elementary Addition - Capacity Increase (U) <sup>3</sup>							120		
Permanent Program Capacity Subtotal	27,489	27,489	27,489	27,489	27,585	27,705	27,705		
Interim Portable Capacity <sup>4</sup>									
Elementary Portable Capacity Required	936	1,632	1,896	2,376	2,688	2,856	3,264		
Middle School Portable Capacity Required <sup>7</sup>	0	0	0	0	0	0	0		
Senior High School Portable Capacity Required <sup>7</sup>	0	0	0	0	0	0	0		
	936	1,632	1,896	2,376	2,688	2,856	3,264		
<b>TOTAL CAPACITY <sup>1</sup></b>	<b>28,425</b>	<b>29,121</b>	<b>29,385</b>	<b>29,865</b>	<b>30,273</b>	<b>30,561</b>	<b>30,969</b>		
<b>TOTAL ENROLLMENT/ PROJECTION <sup>6</sup></b>	<b>26,566</b>	<b>27,000</b>	<b>27,418</b>	<b>27,798</b>	<b>28,285</b>	<b>28,812</b>	<b>29,406</b>		
<b>DISTRICT AVAILABLE CAPACITY</b>	<b>1,859</b>	<b>2,121</b>	<b>1,967</b>	<b>2,067</b>	<b>1,988</b>	<b>1,749</b>	<b>1,563</b>		

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

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

<sup>3</sup> Addition to Neely-O'Brien Elementary will increase capacity approximately 25%.

<sup>4</sup> 2014-15 total classroom portable capacity is 936. Some additional relocatables used for program purposes.

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

Enrollment counts and projections have been adjusted for Full Day Kindergarten at all Elementary Schools.

<sup>6</sup> 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	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21		
	Actual	P	R	O	J	E	C	T	E
Elementary Permanent Capacity <sup>1</sup>	13,214	13,286	13,286	13,286	13,286	13,382	13,502		
Kent Mountain View Academy <sup>2</sup>	414								
Changes to Elementary Capacity									
Kent Valley Early Learning Center Capacity Increase (F)									
Covington Elementary Replacement (U) <sup>3</sup> Will replace current Covington Elementary capacity					600	-504			
Neely-O'Brien Elementary Addition Capacity Increase (U) <sup>4</sup>						120			
Subtotal	13,628	13,286	13,286	13,286	13,382	13,502	13,502		
Portable Capacity Required <sup>1</sup>	936	1632	1896	2376	2688	2,856	3,264		
TOTAL CAPACITY <sup>1/2</sup>	14,564	14,918	15,182	15,662	16,070	16,358	16,766		
Adjusted for FULL Day Kindergarten Headcount									
ENROLLMENT / PROJECTION	14,572	14,924	15,199	15,674	16,080	16,379	16,788		
SURPLUS (DEFICIT) CAPACITY	-8	-6	-17	-12	-10	-21	-22		
Number of Portables Required	39	68	79	99	112	119	136		

125 Classroom Portables required in 2019-20. Some additional portables used for program purposes.

- <sup>1</sup> Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.
- <sup>2</sup> 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.
- <sup>3</sup> Replacement school for Covington Elementary will increase capacity and is planned for a different existing urban site.
- <sup>4</sup> Addition to Neely-O'Brien Elementary will increase capacity approximately 25%.
- <sup>5</sup> 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 ECE Preschoolers.





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

**SENIOR HIGH - Grades 9 - 12**

SCHOOL YEAR	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21		
	Actual	P	R	O	J	E	C	T	E

Senior High Permanent Capacity <sup>1</sup>	8,713	8,713	8,713	8,713	8,713	8,713	8,713	8,713
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Includes Kent Phoenix Academy <sup>2</sup>

No Changes to High School Capacity
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Subtotal	8,713	8,713	8,713	8,713	8,713	8,713	8,713	8,713
----------	-------	-------	-------	-------	-------	-------	-------	-------

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

<b>TOTAL CAPACITY <sup>1</sup></b>	<b>8,713</b>	<b>8,713</b>	<b>8,713</b>	<b>8,713</b>	<b>8,713</b>	<b>8,713</b>	<b>8,713</b>	<b>8,713</b>
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ENROLLMENT / PROJECTION <sup>3</sup>	7,958	7,919	8,004	7,916	8,009	7,941	8,013
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SURPLUS (DEFICIT) CAPACITY	755	794	709	797	704	772	700
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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.

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

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

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

<sup>4</sup> High School capacity meets concurrency requirements and no impact fees are collected for high schools.

## VIII Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2015-16 through 2020-21. 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.

In February 2006, voters approved a \$106 million bond issue that included funds for replacement of Panther Lake Elementary School with increased capacity, as well as construction of a new Elementary School to accommodate growth. The new Panther Lake Elementary School replaced the previous Panther Lake Elementary in Fall of 2009.

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

2006 construction funding also provided for additional classrooms at Kentlake High School and two projects at Kent-Meridian HS. The projects at Kent-Meridian provide additional capacity with several new classrooms and gymnasium space. The projects at K-M are completed and the new Main Gym added capacity for two more PE classrooms. Some impact fees were utilized for new construction that increased capacity.

Originally, the district designated \$16 million of the 2006 bond authorization toward the construction of an additional elementary school, identified as Elementary #31 in previous Plans. Due to a change in circumstances, the Board of Directors reallocated the \$16 million for capital projects for safety and security.

Replacement of Covington Elementary School in 2018-19 or beyond will increase capacity of their current school by approximately 16%. Some impact fees will be utilized as part of the Finance Plan.

A building addition is also planned to provide approximately 25% additional classroom capacity at Neely-O'Brien Elementary School in 2019-20. Some impact fees will be utilized as part of the Finance Plan.

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

## VIII Finance Plan

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 26-27 for a summary of the cost basis.

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

SCHOOL FACILITIES	*	2015	2016	2017	2018	2019	2020	TOTAL	Secured Local & State Estimated	Unsecured State <sup>2</sup> or Local <sup>3</sup> Estimated	Impact Fees <sup>5</sup> Estimated
<b>PERMANENT FACILITIES</b>											
	F										\$0
Covington Elementary Replacement <sup>1</sup>	U		\$35,025,000					\$35,025,000		\$29,421,000	\$5,604,000
Addition to Neely-O'Brien Elementary <sup>1</sup>	U			\$15,500,000				\$15,500,000		\$11,625,000	\$3,875,000
NO Secondary School Projects at this time.											
<b>TEMPORARY FACILITIES</b>											
Additional portables <sup>3-4</sup>	U	\$600,000 3 portables	\$824,000 4 portables	\$3,182,700 15 portables	\$3,059,635 14 portables	\$1,575,712 7 portables	\$3,941,530 17 portables	\$13,183,577			\$13,183,577
OTHER											
N/A											
<b>Totals</b>		\$600,000	\$824,000	\$3,182,700	\$38,084,635	\$17,075,712	\$3,941,530	\$63,708,577	\$0	\$41,046,000	\$22,662,577

\* F = Funded U = Unfunded

**NOTES:**

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

<sup>2</sup> The District anticipates receiving some State Funding Construction Assistance for some projects.

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

<sup>4</sup> Cost of portables based on current cost and adjusted for inflation for future years.

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

## VIII Finance Plan - Cost Basis Summary

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

Elementary School	Cost	Projected Cost
Cost of Panther Lake Elementary Replacement (Opened in Fall 2009)	\$26,700,000	
Projected cost - Covington Elementary Replacement (Projected to open in 2018)		\$35,025,000
Projected cost of Neely-O'Brien Addition (Projected to open in 2018)		\$15,500,000
Elementary Cost based on Covington Elementary Replacement		\$35,025,000

### 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 28 for a list of site acquisition costs and averages.

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

Type & # on Map	School / Site	Year Open / Purchased	Location	Acreage	Cost	Avg cost/acre	Total Average Cost / Acre
<b>Elementary</b>							
13 / Urban	Panther Lake Elementary Replacement Site	2008	10200 SE 216 St, Kent 98031	9.40	\$4,485,013	\$477,129	
5 / Urban	Elementary Site (Halleson & Wikstrom)	2004	15435 SE 256 St, Covington 98042	10.00	\$1,093,910	\$109,391	
	Elementary Site Subtotal			19.40	\$5,578,923		\$287,573 Elem site average
<b>Middle School</b>							
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.
<b>Senior High</b>							
11 / Urban	K-M High School Addition (Kent 6 & Britt Smith)	2002 & 2003	10002 SE 256th Street	6.31	\$3,310,000	\$524,564	
	Senior High Site Subtotal			6.31	\$3,310,000		\$524,564 Sr HI Site Average
				<b>Total Acreage &amp; Cost</b>			<b>Total Average Cost / Acre</b>
				26.94	\$9,733,789		\$361,314

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.

Properties purchased prior to 1996	
1 / Rural	So. King County Activity Center (Nike site) purchased prior to 1996.
4 / Urban	Site - Covington area North (So of Mattison 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

**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)	0.138
<b>Total</b>	<u><u>0.465</u></u>

**Student Generation Factors - Multi-Family**

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

**Projected Increased Student Capacity**

Elementary	1632
Middle School	0
Senior High Addition	0

**OSPI - Square Footage per Student**

Elementary	90
Middle School	117
Senior High	130
Special Education	144

**Required Site Acreage per Facility**

Elementary (required)	11
Middle School (required)	21
Senior High (required)	32

**Average Site Cost / Acre**

Elementary	\$287,573
Middle School	\$0
Senior High	\$0

**New Facility Construction Cost**

Elementary *	\$35,025,000
Middle School	\$0
Senior High *	\$0

\* See cost basis on Pg. 26

**Temporary Facility Capacity & Cost**

Elementary @ 24	\$200,000
Middle School @ 29	\$0
Senior High @ 31	\$0

**Temporary Facility Square Footage**

Elementary	85,615
Middle School	8,064
Senior High	20,400
<b>Total</b>	<u><u>114,079</u></u>

**State Funding Assistance Credit** (formerly "State Match")

District Funding Assistance Percentage	<u>57.47%</u>
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**Permanent Facility Square Footage**

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

**Construction Cost Allocation**

CCA - Cost/Sq. Ft. (Effective July 2014)	<u>\$200.40</u>
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**Total Facilities Square Footage**

Elementary	1,556,158
Middle School	667,829
Senior High	1,130,815
<b>Total</b>	<u><u>3,354,802</u></u>

**District Average Assessed Value**

Single Family Residence	<u>\$288,605</u>
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**District Average Assessed Value**

Multi-Family Residence	<u>\$114,153</u>
------------------------	------------------

**Developer Provided Sites / Facilities**

Value	0
Dwelling Units	0

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

Current / \$1,000 Tax Rate (1.6842)	<u>\$1.41</u>
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**General Obligation Bond Interest Rate**

Current Bond Interest Rate	<u>3.68%</u>
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**KENT SCHOOL DISTRICT  
IMPACT FEE CALCULATION for SINGLE FAMILY RESIDENCE**

**Site Acquisition Cost per Single Family Residence**

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

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	11	\$287,573	600	0.257	\$1,354.95
A 2 (Middle School)	21	\$0	1,065	0.070	\$0
A 3 (Senior High)	32	\$0	1,000	0.138	\$0
				0.465	
				A ⇒	<u>\$1,354.95</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)	\$35,025,000	600	0.257	0.966	\$14,492.29
B 2 (Middle School)	\$0	900	0.070	0.966	\$0
B 3 (Senior High)	\$0	1,600	0.138	0.966	\$0
			0.465		
				B ⇒	<u>\$14,492.29</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	0.138	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)	\$200.40	90	0.5747	0.257	\$2,663.88
D 2 (Middle School)	\$200.40	117	0	0.070	\$0
D 3 (Senior High)	\$200.40	130	0	0.138	\$0
				D ⇒	<u>\$2,663.88</u>

**Tax Credit per Single Family Residence**

Average SF Residential Assessed Value	\$288,605		
Current Debt Service Rate / \$1,000	\$1.41		
Current Bond Interest Rate	3.68%		
Years Amortized (10 Years)	10	TC ⇒	\$3,276.08

**Developer Provided Facility Credit**

Facility / Site Value	Dwelling Units	
0	0	FC ⇒ 0

**Fee Recap**

A = Site Acquisition per SF Residence	\$1,354.95	
B = Permanent Facility Cost per Residence	\$14,492.29	
C = Temporary Facility Cost per Residence	\$72.82	
Subtotal		\$15,920.06
D = State Match Credit per Residence	\$2,663.88	
TC = Tax Credit per Residence	\$3,276.08	
Subtotal	-	<u>\$5,939.96</u>

Total Unfunded Need	\$9,980.10	
50% Developer Fee Obligation		\$4,990
FC = Facility Credit (if applicable)		0
Net Fee Obligation per Residence - Single Family		<u>\$4,990</u>



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

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

Formula:  $((\text{Acres} \times \text{Cost per Acre}) / \text{Facility Capacity}) \times \text{Student Generation Factor}$

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	11	\$287,573	600	0.111	\$585.21
A 2 (Middle School)	21	\$0	1,065	0.022	\$0
A 3 (Senior High)	32	\$0	1,000	0.039	\$0
				0.172	
				A ⇒	\$585.21

**Permanent Facility Construction Cost per Multi-Family Residence Unit**

Formula:  $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Permanent} / \text{Total Square Footage Ratio})$

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$35,025,000	600	0.111	0.964	\$6,246.36
B 2 (Middle School)	\$0	1,065	0.022	0.964	\$0
B 3 (Senior High)	\$0	1,600	0.039	0.964	\$0
			0.172		
				B ⇒	\$6,246.36

**Temporary Facility Cost per Multi-Family Residence Unit**

Formula:  $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Temporary} / \text{Total Square Footage Ratio})$

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$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	0.039	0.034	\$0
			0.172		
				C ⇒	\$31.45

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

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

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$200.40	90	0.5747	0.111	\$1,150.55
D 2 (Middle School)	\$200.40	117	0	0.022	\$0
D 3 (Senior High)	\$200.40	130	0	0.039	\$0
				D ⇒	\$1,150.55

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

Average MF Residential Assessed Value	\$114,153		
Current Debt Service Rate / \$1,000	\$1.41		
Current Bond Interest Rate	3.68%		
Years Amortized (10 Years)	10	TC ⇒	\$1,386.90

**Developer Provided Facility Credit**

Facility / Site Value	Dwelling Units	
0	0	FC ⇒ 0

**Fee Recap**

A = Site Acquisition per Multi-Family Unit	\$585.21	
B = Permanent Facility Cost per MF Unit	\$6,246.36	
C = Temporary Facility Cost per MF Unit	\$31.45	
Subtotal		\$6,863.02
D = State Match Credit per MF Unit	\$1,150.55	
TC = Tax Credit per MF Unit	\$1,386.90	
Subtotal		\$2,537.45
Total Unfunded Need		\$4,325.57
50% Developer Fee Obligation		\$2,163
FC = Facility Credit (if applicable)		0
Net Fee Obligation per Residential Unit - Multi-family		<b>\$2,163</b>

## IX Summary of Changes to April 2015 Capital Facilities Plan

The Capital Facilities Plan (the "Plan") is updated annually based on previous Plans in effect since 1993. The primary changes from the April 2014 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.

Due to the decrease in the student generation factor for both single family and multi-family housing the District is reducing the impact fees for both classes. For single family housing the fee will be \$4,990 from \$5,486 a decrease of \$496 or 9%. For multi-family the fee will be \$2,163 from \$3,378 a decrease of \$1,215 or 36%.

Changes to Impact Fee Calculation Factors include:

ITEM	Grade/Type	FROM	TO	Comments
Student Generation Factor	Elem	0.484	0.257	
Single Family (SF)	MS	0.129	0.070	
	SH	0.249	0.138	
	Total	0.866	0.465	-.401
Student Generation Factor	Elem	0.324	0.111	
Multi-Family (MF)	MS	0.066	0.022	
	SH	0.118	0.039	
	Total	0.522	0.172	-.350
State Funding Assistance Ratios ("State Match")		58.14%	57.47%	Per OSPI Website
Area Cost Allowance (former Boeckh Index)		\$200.40	\$200.40	Per OSPI Website
Average Assessed Valuation (AV)	SF	\$245,871	\$288,605	Puget Sound ESD
AV - Average of Condominiums & Apts.	MF	\$87,880	\$114,153	Puget Sound ESD
Debt Service Capital Levy Rate / \$1000		\$1.68	\$1.41	Per King Co. Assessor Report
General Obligation Bond Interest Rate		4.04%	4.68%	Bloomberg Bond Buyer Index
Impact Fee - Single Family	SF	\$5,486	\$4,990	Decrease of \$496 or 9%
Impact Fee - Multi-Family	MF	\$3,378	\$2,163	Decrease of \$1,215 or 36%

**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 <sup>1</sup>	SE / IP CR	Special Program Capacity	2014-2015 Program Capacity <sup>2</sup>	Program Use Portables	Classroom Use Portables	Relocatable Capacity at 24 average <sup>1</sup>	10/1/2014	10/1/2014	HI POV <sup>5</sup>
										P223 FTE <sup>3</sup> Enrollment	P223 Hdcount Enrollment	
Cairage Crest	CC	18	436	5	20	456	1	0	0	386.88	424	N
Cedar Valley	CV	15	344	6	20	364	2	1	24	292.00	292	Y
Covington	CO	20	464	5	24	488	1	0	0	434.50	466	Y
Crestwood	CW	18	432	4	0	432	1	4	96	456.00	489	N
East Hill	EH	20	456	5	10	466	0	7	168	592.00	592	Y
Emerald Park	EP	21	484	2	0	484	0	2	48	449.50	487	Y
Fairwood	FW	17	408	3	0	408	1	2	48	397.50	424	N
George T. Daniel Elem	DE	18	404	5	24	428	0	1	24	566.00	566	Y
Glenridge	GR	19	436	4	0	436	1	1	24	428.50	458	Y
Grass Lake	GL	18	418	4	20	438	1	1	24	396.10	423	N
Horizon	HE	21	477	2	0	477	0	3	72	416.50	447	Y
Jenkins Creek	JC	15	415	7	44	459	4	0	0	343.03	378	N
Kent Elementary	KE	20	460	3	0	460	2	3	72	574.00	574	Y
Kent Valley Early Learn. CTR	KV	14	336	0	0	336	0	0	0	184.00	184	Y
Lake Youngs	LY	21	504	7	20	524	0	0	0	458.00	481	N
Martin Sortun	MS	19	428	3	24	452	0	3	72	570.50	612	Y
Meadow Ridge	MR	17	372	6	68	440	0	4	96	561.00	561	Y
Meridian Elementary	ME	21	504	3	20	524	1	4	96	588.50	641	N
Millennium Elementary	ML	20	460	3	24	484	0	2	48	573.00	573	Y
Neely-O'Brien	NO	20	460	5	0	460	1	10	240	651.00	651	Y
Panther Lake (New)	PL	21	484	5	20	504	2	7	168	655.00	655	Y
Park Orchard	PO	18	422	7	54	476	1	4	96	553.00	553	Y
Pine Tree	PT	21	467	4	10	477	1	5	120	530.00	530	Y
Ridgewood	RW	21	504	1	0	504	1	2	48	475.03	508	N
Sawyer Woods	SW	21	486	2	0	486	0	0	0	417.78	455	N
Scenic Hill	SH	17	380	6	68	448	4	6	144	610.00	610	Y
Soos Creek	SC	15	322	4	20	342	2	2	48	310.50	335	Y
Springbrook	SB	17	408	4	10	418	2	2	48	533.00	533	Y
Sunrise	SR	21	543	2	0	543	0	3	72	515.55	553	N
Kent Mtn. View Academy	MV	14	356	3	60	416	0	0	0	114.30	116	N
<b>Elementary TOTAL<sup>1/2</sup></b>		<b>558</b>	<b>13,070</b>	<b>120</b>	<b>560</b>	<b>13,630</b>	<b>29</b>	<b>79</b>	<b>1,896</b>	<b>14,032.67</b>	<b>14,571</b>	

<sup>1</sup> Elementary classroom capacity is based on average of 24; 20-22 in K-3 & 29 in Grades 4-6. Includes adjustments for class size reduction or special program changes.

<sup>2</sup> 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.

<sup>3</sup> All elementary schools have Full Day Kindergarten - 12 FDK programs are State-funded. FTE reports Kind @ .5 & SF-FDK @ 1.0 - P223 Headcount reports Kindergarten @ 1.0.

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

<sup>5</sup> Elementary Schools in bold type are classified as High Poverty and class size in grades K-1 is 20:1

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

K S D MIDDLE SCHOOL	ABR	# of Std Cisrms	Standard Capacity <sup>2</sup> @ 85% Utilization		SE / IP ELL Cis	Special Ed Capacity @ 85% Utilization		Spec Prgm Cisrms	Special <sup>1</sup> Program Capacity @ 85% Utilization		2014-15 Program Capacity <sup>2</sup>	Program Use Portables	Classroom Use Portables	Relocatable Capacity at 29 ea.	10/1/2014	
			at 25-29 Cis	Capacity		Capacity	Capacity		P223 FTE <sup>3</sup> Enrollment	Headcount <sup>3</sup> Enrollment						
Cedar Heights Middle School	CH	30	740	8	84	3	71	895	2	0	0	645.40	647			
Matson Middle School	MA	24	592	6	76	5	119	787	5	1	29	605.02	606			
Meeker Middle School	MK	29	715	8	93	1	24	832	0	0	0	681.60	683			
Meridian Middle School	MJ	26	641	5	56	4	95	792	4	1	29	682.00	682			
Mill Creek Middle School	MC	33	813	5	55	2	48	916	0	2	58	878.00	878			
Northwood Middle School	NW	33	813	2	18	4	95	926	0	0	0	639.80	640			
Kent Mountain View Academy (Grades 3 - 12)			Middle School Grade 7 - 8 Enrollment					See Elem				58.15	59			
<b>Middle School TOTAL</b>		<b>175</b>	<b>4,314</b>	<b>34</b>	<b>382</b>	<b>19</b>	<b>452</b>	<b>5,148</b>	<b>11</b>	<b>4</b>	<b>116</b>	<b>4,189.97</b>	<b>4,195</b>			

**APPENDIX B**

K S D SENIOR HIGH SCHOOL	ABR	# of Std Cisrms	Standard Capacity <sup>2</sup> @ 85% Utilization		SE / IP ELL Cis	Special Ed Capacity @ 85% Utilization		Spec Prgm Cisrms	Special <sup>1</sup> Program Capacity @ 85% Utilization		2013-2014 Program Capacity <sup>2</sup>	Program Use Portables	Classroom Use Portables	Relocatable Capacity at 31 ea.	10/1/2014	
			at 25-31 Cis	Capacity		Capacity	Capacity		P223 FTE <sup>3</sup> Enrollment	Headcount <sup>3</sup> Enrollment						
Kent-Meridian Senior High	KM	56	1,476	12	157	12	271	1,904	0	9	279	2,007.80	2,076			
Kentlake Senior High	KL	58	1,423	13	153	16	381	1,957	2	0	0	1,371.00	1,425			
Kentridge Senior High	KR	65	1,713	13	136	18	428	2,277	1	2	62	2,025.00	2,087			
Kentwood Senior High	KW	60	1,581	9	102	20	476	2,159	2	6	186	1,815.20	1,914			
Kent Mountain View Academy (Grades 3 - 12)			Senior High Grade 9 - 12 Enrollment					See Elem				148.20	153			
Kent Phoenix Academy	PH		414					414				291.00	295			
Regional Justice Center <sup>4</sup>	RJ	N/A						N/A				8.00	8			
<b>Senior High TOTAL</b>		<b>239</b>	<b>6,607</b>	<b>47</b>	<b>548</b>	<b>66</b>	<b>1,566</b>	<b>8,711</b>	<b>5</b>	<b>17</b>	<b>527</b>	<b>7,666.20</b>	<b>7,958</b>			

**APPENDIX C**

DISTRICT TOTAL	972	23,991	201	1,490	85	2,008	27,489	45	100	2,539	25,888.84	26,724.00
											Excludes Running Start & Early Childhood Ed students	

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

<sup>2</sup> Secondary school capacity is adjusted for 85% utilization rate. Facility Use Study was updated for program changes in 2014-15

<sup>3</sup> Enrollment is reported on FTE & Headcount basis. P223 Headcount excludes ECE & College-only Running Start students. Full headcount including ECE & RS = 28,090. Some totals may be slightly different due to rounding.

<sup>4</sup> 13 Juveniles served at King County Regional Justice Center are reported separately for Institutional Funding on Form E-672. Total RJ count in October 2013 is 10.

**KENT SCHOOL DISTRICT No. 415  
USE of PORTABLES**

School Year	2014-2015		2015-2016		2016-2017		2017-2018		2018-2019		2019-2020		2020-2021	
	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity
Relocatables for classroom use	39	936	79	1,896	83	1,992	99	2,376	112	2,688	119	2,856	136	3,264
Relocatables for program use (ie. Computer labs, music, etc.)	45		45		45		45		45		45		45	
Elementary Capacity Required @ 24 <sup>2</sup>	39	936	79	1,896	83	1,992	99	2,376	112	2,688	119	2,856	136	3,264
Middle School Capacity Required @ 29 <sup>3</sup>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior High Capacity Required @ 31	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b># of Relocatables Utilized</b>	<b>84</b>		<b>124</b>		<b>128</b>		<b>144</b>		<b>157</b>		<b>164</b>		<b>181</b>	
Classroom Relocatable/Capacity Required	39	936	79	1,896	83	1,992	99	2,376	112	2,688	119	2,856	136	3,264
<b>Plan for Allocation of Required Classroom Relocatable Facilities included in Finance Plan:</b>														
Elementary <sup>1/2</sup>	39		79		83		99		112		119		136	
Middle School	0		0		0		0		0		0		0	
Senior High <sup>3</sup>	0		0		0		0		0		0		0	
<b>Total</b>	<b>39</b>		<b>79</b>		<b>83</b>		<b>99</b>		<b>112</b>		<b>119</b>		<b>136</b>	

<sup>1</sup> Use of additional portable for classrooms or special programs is based on need and fluctuations of enrollment at each school.  
<sup>2</sup> Full Day Kindergarten at all Elementary schools will increase the need for portables at the elementary level until permanent capacity can be provided.  
<sup>3</sup> Although portables are utilized for a wide variety of purposes, new construction and boundary adjustments are timed to minimize the requirement for relocatables.

KENT SCHOOL DISTRICT No. 415  
Survey for Student Generation Factor

Single Family Developments	Units	STUDENTS				Student Generation Factor			
		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
Annandale	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
Cantera	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	Units	STUDENTS				Student Generation Factor			
		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
Glennwood	3	2	0	1	1	0.667	0.000	0.333	0.333
Guinn 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	Units			STUDENTS					Student Generation Factor			
	Total	Elem	MS	HS	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			
Kneifs 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	Units	STUDENTS					Student-Generation Factor		
		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
Schurver 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
Sunniford	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
Troviatsky 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
Villa 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  
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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
Waterman 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
<b>Totals</b>	<b>3,867</b>	<b>1,794</b>	<b>992</b>	<b>269</b>	<b>533</b>	<b>0.464</b>	<b>0.257</b>	<b>0.070</b>	<b>0.138</b>
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
<b>Totals</b>	<b>966</b>	<b>166</b>	<b>107</b>	<b>21</b>	<b>38</b>	<b>0.172</b>	<b>0.111</b>	<b>0.022</b>	<b>0.039</b>