

Attachment H



KENT SCHOOL DISTRICT
EQUITY | EXCELLENCE | COMMUNITY

Ordinance 19859

Six-Year Capital Facilities Plan 2023-2024 through 2029-2030

June 2024

Kent School District No. 415
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Six-Year Capital Facilities Plan

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I - Executive Summary

This Six-Year Capital Facilities Plan has been prepared by the Kent School District as the organization's capital facilities planning document, in compliance with the requirements of Washington's Growth Management Act, King County Code K.C.C. 21A.43 and Cities of Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac. This annual Plan update was prepared using data available in the spring of 2024 for the 2023-2024 school year. This annual update of the Plan reflects no new major capital projects.

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

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

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

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

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

The capacity of each school in the District is calculated based on the District's standard of service and the existing inventory of permanent facilities. The District's program capacity of permanent facilities reflects program changes and the state's mandated reduction of class size to meet the standard of service for Kent School District. Portables provide additional interim capacity.

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

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

This Plan currently represents projects in process funded primarily by the Kent School District's 2016 Bond, as well as the 2018 Capital Levy. Additional information about these projects can be found on the District's capital projects homepage ([link](#)). Additionally, project updates sent to our community of stakeholders can be accessed on the KSD website ([link](#)).

Based on revised student generation rates, our capacity and enrollment projections, the District will stay current with non-collection of student impact fee rate for the coming year. For a short overview, see Section IX (Summary of Changes to the June 2024 Capital Facilities Plan).

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

For 2024 CFP - Headcount Enrollment History								
LB = Live Births	LB in 2011	LB in 2012	LB in 2013	LB in 2014	LB in 2015	LB in 2016	LB in 2017	LB in 2018
October HC Enrollment	2016	2017	2018	2019	2020	2021	2022	2023
King County Live Births ¹	24,630	25,032	24,910	25,348	25,487	26,011	25,274	24,337
Incr/(Decr)	116	402	(122)	438	139	524	(737)	(937)
Kindergarten / Birth % ¹	8.17%	8.14%	7.98%	7.93%	6.68%	7.06%	7.41%	7.24%
Kindergarten	2,013	2,037	1,989	2,010	1,703	1,836	1,874	1,761
Grade 1	2,067	2,056	2,061	2,036	1,882	1,768	1,945	1,931
Grade 2	2,163	2,077	2,008	2,091	1,980	1,818	1,840	1,966
Grade 3	2,195	2,143	2,043	1,995	2,001	1,938	1,887	1,878
Grade 4	2,195	2,218	2,118	2,038	1,912	1,924	1,953	1,924
Grade 5	2,103	2,189	2,170	2,120	1,937	1,872	1,953	1,973
Grade 6 Middle	1,952	2,119	2,184	2,164	2,024	1,893	1,962	1,948
Grade 7 " "	2,021	1,922	2,044	2,166	2,010	1,925	1,906	1,949
Grade 8 " "	2,021	2,043	1,882	2,073	2,086	1,937	1,956	1,922
Grade 9 High	2,105	2,006	2,003	1,888	2,001	2,042	2,010	1,958
Grade 10 " "	2,099	2,080	1,946	2,034	1,811	1,959	2,048	2,001
Grade 11 " "	1,865	1,823	1,732	1,663	1,743	1,584	1,679	1,729
Grade 12 " "	1,730	1,810	1,653	1,634	1,453	1,655	1,467	1,502
Total Enrollment ²	26,529	26,523	25,833	25,912	24,543	24,151	24,480	24,442
Yearly Headcount Incr/(Decr)	17	(6)	(690)	79	(1,369)	(392)	329	(38)
Cumulative Incr/(Decr)	(302)	(308)	(998)	(919)	(2,288)	(2,680)	(1,959)	(2,718)
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.								

II - Six - Year Enrollment Projection

For capital facilities planning, enrollment growth projections are based on cohort survival and student yield from documented residential construction projected over the next six years (*See Table 2*). For this Plan, the District relied substantially on the results from Dr. Les Kendrick's study of long-range enrollment forecasts for the Kent School District in the winter of 2022.

King County live births and the District's relational percentage average were used to determine the number of kindergartners entering the system (*See Table 2*). 7.24% of 24,337 King County live births in 2018 is projected for 1,761 students expected in Kindergarten for October 1, 2023. This is a decrease of 937 live births in King County over the previous year.

Early Childhood Education students (also identified as "ECE"), "Early Childhood Special Education ("ECSE") students are forecast and reported to OSPI separately on Form P-223H for Special Education Enrollment. Capacity is reserved to serve students in the ECE programs at elementary schools.

In addition to live birth data, enrollment projections for October 1, 2024 going forward rely upon the results of the enrollment study by Dr. Kendrick, utilizing the "low growth" methodology.

Within practical limits, the District has kept abreast of proposed developments. The District will continue to track new development activity to determine impact to schools. Information on new residential developments and the completion of these proposed developments in all jurisdictions will be considered in the District's future analysis of growth projections.

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

STUDENT GENERATION FACTOR

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

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

Single Family	Elementary	.229
	Middle	.087
	High	<u>.113</u>
	Total	.429
Multi-Family	Elementary	.109
	Middle	.037
	High	<u>.054</u>
	Total	.200

The student generation factor is based on 2,062 new SFD (Single Family Detached) units built between 2017 and 2022. The student generation factor is based on 1,709 new MF (Multi-Family) units built during the same period. The multi-family units consisted of 1,379 apartment units and 330 townhome units.

The District sees an average of 43 students for every 100 single family units that are built and an average of 20 students for every 100 multi-family units that are built. The rate for apartment units is higher than for townhome units. The District sees an average of 23 students for every 100 apartment units and only 6 students for every 100 townhome units.

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

In preparing the 2023-2024 to 2029-2030 Capital Facilities Plan the District contracted with Educational Data Solutions, LLC led by Dr. Les Kendrick, a noted expert in demographic studies for school districts, to analyze and prepare the student generation factor.

Within the District's borders there are several income-based and multi-family housing projects coming on-line in 2023/2024. Once developed with occupancy occurring the District does recognize that the student generation for multi-family housing may impact future Capital Facilities Plan updates. At the start of the 2023-24 school year, 2 apartment complexes; Alexan Gateway and Station by Vintage have been excluded from the available multi-family units because the units have not been completed and/or have not been released to be rented.

KENT SCHOOL DISTRICT No. 415 SIX - YEAR ENROLLMENT PROJECTION

2023 - 2029 Enrollment Projections							
Full Day Kindergarten at all Elem	LB in 2018	LB in 2019	LB in 2020	LB in 2021	LB in 2022	LB in 2023	Est. LB in 2024
	ACTUAL ENROLLMENT	PROJECTED ENROLLMENT					
October	2023	2024	2025	2026	2027	2028	2029
King County Live Births	24,337	24,090	23,686	23,390	23,012	23,973	24,428
Incr/(Decr)	(937)	(247)	(404)	(296)	(378)	961	455
Kindergarten / Birth %	7.24%	7.53%	7.60%	7.61%	7.94%	7.75%	7.60%
FD Kindergarten	1,761	1,814	1,801	1,781	1,827	1,857	1,857
Grade 1	1,931	1,893	1,902	1,888	1,849	1,897	1,918
Grade 2	1,966	1,961	1,946	1,955	1,931	1,891	1,930
Grade 3	1,878	2,004	2,017	2,002	2,011	1,986	1,936
Grade 4	1,924	1,861	2,013	2,026	2,010	2,019	1,985
Grade 5	1,973	1,887	1,893	2,047	2,060	2,044	2,043
Grade 6 Middle	1,948	2,009	1,950	1,955	2,114	2,128	2,101
Grade 7 " "	1,949	1,973	2,005	1,946	1,952	2,111	2,114
Grade 8 " "	1,922	1,937	1,991	2,024	1,965	1,970	2,120
Grade 9 High	1,958	1,939	1,993	2,049	2,083	2,022	2,018
Grade 10 " "	2,001	1,990	1,958	2,012	2,069	2,103	2,031
Grade 11 " "	1,729	1,754	1,755	1,726	1,774	1,824	1,845
Grade 12 " "	1,502	1,695	1,678	1,680	1,652	1,698	1,737
Total Enrollment Projection	24,442	24,717	24,902	25,091	25,297	25,550	25,635
Yearly Incr/(Decr)	(38)	275	185	189	206	253	85
Yearly Incr/(Decr) %	-0.16%	1.13%	0.75%	0.76%	0.82%	1.00%	0.33%
Total Enrollment Projection*	24,442	24,717	24,902	25,091	25,297	25,550	25,635
<i>*Does not include iGrad, RS</i>							
Projection Source: Les Kendrick Demographic Study Dec '22 ("Preferred Forecast")							

III - Current Kent School District “Standard of Service”

In order to determine the capacity of facilities in a school district, King County Code 21A.06.1225 references a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the district which would best serve the student population.

This Plan includes the standard of service as established by Kent School District. The District has identified schools with significant special needs programs as “impact” schools and the standard of service targets a lower-class size at those facilities. Portables included in the capacity calculation use the same standard of service as the permanent facilities.

The standard of service defined herein will continue to evolve in the future. Kent School District is continuing a long-term strategic planning process combined with review of changes to capacity and standard of service. This process will affect various aspects of the District's standard of service and future changes will be reflected in future capital facilities plans.

Current Standards of Service for Elementary Students

- Class size ratio for grades K - 3 is planned for an average of 23 students per class, not to exceed 26.
- Class size ratio for grades 4 - 5 is planned for an average of 27 students per class, not to exceed 29.

Some special programs require specialized classroom space and the program capacity of some of the buildings housing these programs is reduced. Some students, for example, leave their regular classroom for a short period of time to receive instruction in special programs and space must be allocated to serve these programs.

Students may also be provided with music instruction and physical education in a separate classroom or facility.

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

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

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

Inclusive Education Service for Elementary and Secondary students with disabilities may be provided in a separate or self-contained classroom sometimes with a capacity of 10-15 students, depending on the program.

Current District Standards of Service for Secondary Students

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students which directly affect the capacity of the school buildings per the negotiated collective bargaining agreement with KEA.

- The average class size ratio for grades 6–8 is 30 students per class and 143 students per day, with a maximum daily class load/enrollment of 150 based on five class periods per day.
- The average class size ratio for grades 9-12 is 32 students per class and 153 students per day, with a maximum daily class load/enrollment of 160 based on five class periods per day.

Like Inclusive Education Programs listed above, many other secondary programs require specialized classroom space which can reduce the functional capacity of the permanent school buildings, such as technology labs, performing arts activities, a variety of career and technical education programs, and other specialized programs.

Space or Classroom Utilization

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during their planning periods, it is not possible to achieve 100% utilization of regular teaching stations at secondary schools. Based on the analysis of actual utilization of classrooms, the Kent School District has determined that the standard utilization rate is 66% for secondary schools. Functional capacity at elementary schools reflects 56% utilization at the elementary level.

IV - Inventory and Capacity of Existing Schools

Currently, the District has permanent functional capacity to house 35,494 students and interim (portable) capacity to house 4,238. This capacity is based on the District's Standard of Service as set forth in Section III. Included in this Plan is an inventory of the District's schools by type, address and current capacity (*See Table 3*). The ratio between permanent capacity and portable capacity is 89% - 11%.

The functional capacity is periodically updated for changes in the programs, additional classrooms, and new schools. Functional capacity has been updated in this Plan to reflect program changes implemented in the fall of 2023.

Calculation of Elementary, Middle School and High School capacities are set forth in Appendices A, B, and C. Maps of existing schools are included.

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

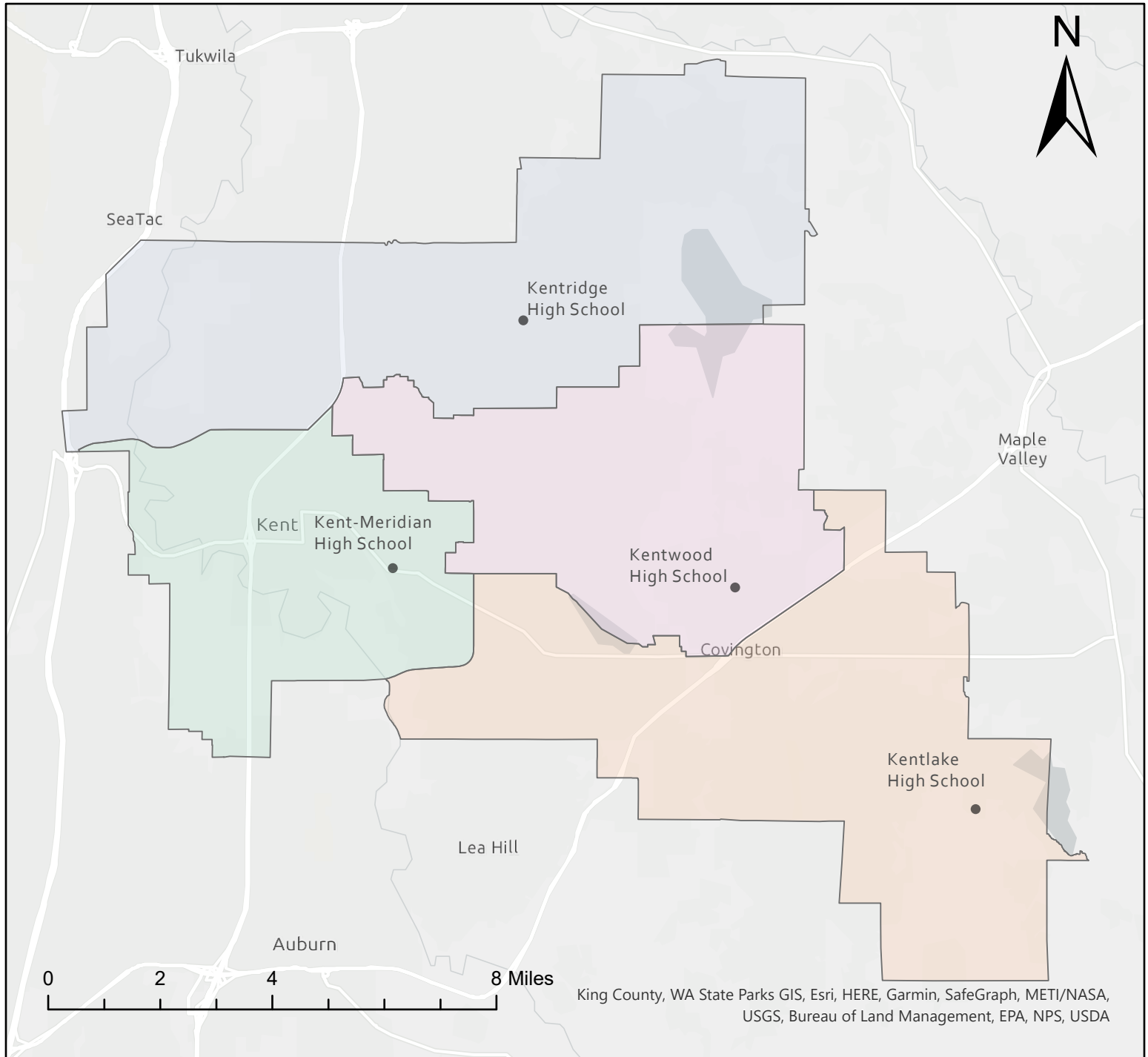
iGrad - Kent School District has developed the Individualized Graduation and Degree Program or "iGrad". iGrad is an Open Door (Drop-out Reengagement) School that offers a second plus chance to students aged 16-21 who have dropped out of high school or are at risk of not earning a high school diploma by age 21. iGrad is not included in this Capital Facilities Plan, because it is served as a leased space at the Kent Hill Plaza Shopping Center. Over the past three years, enrollment in the iGrad program has averaged over 434 students.

Kent Virtual Academy - The Kent Virtual Academy is open to grades 6-12 and is currently serving 108 students. The virtual school offers a flexible learning experience designed to engage students when and where they work best. Each school day includes a combination of live (synchronous) virtual instruction and on-demand (asynchronous) learning opportunities outside of a traditional bell schedule. Students can attend live virtual lessons with their teachers and classmates, participate in live virtual class or small group discussions, check-in or meet with teachers, watch recorded video lessons, work independently on projects and lessons, participate in learning experiences outside the school setting for credit or to meet competencies. Virtual school students may also attend their boundary school for select classes and services.

SCHOOL	Year Opened	ABR	ADDRESS	2023-2024 Functional
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	626
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	568
Covington Elementary	2018	CO	25811 156th Avenue SE, Covington 98042	744
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	629
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	779
Emerald Park Elementary	1999	EP	11800 SE 216th Street, Kent 98031	653
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	528
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	640
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	591
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	595
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	634
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	641
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	760
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	725
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	768
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	706
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	793
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	688
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	864
Panther Lake Elementary	2009	PL	12022 SE 216th Street, Kent, 98031	744
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	701
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	732
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	661
River Ridge Elementary	2021	RR	22420 Military Rd. S., SeaTac, WA 98198	886
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	549
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	837
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	591
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	730
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	719
Elementary TOTAL				20,082
Canyon Ridge Middle	1966	CR	11000 SE 264th Street, Kent 98030	1,110
Cedar Heights Middle	1993	CH	19640 SE 272nd Street, Covington 98042	1,140
Mattson Middle	1981	MA	16400 SE 251st Street, Covington 98042	1,020
Meeker Middle	1970	MK	12600 SE 192nd Street, Renton 98058	1,224
Meridian Middle	1958	MM	23480 - 120th Avenue SE, Kent 98031	1,110
Mill Creek Middle	2005	MC	620 North Central Avenue, Kent 98032	1,200
Northwood Middle	1996	NW	17007 SE 184th Street, Renton 98058	1,140
Middle TOTAL				7,950
Kent-Meridian High	1951	KM	10020 SE 256th Street, Kent 98030	2,595
Kentlake High	1997	KL	21401 SE 300th Street, Kent 98042	2,714
Kentridge High	1968	KR	12430 SE 208th Street, Kent 98031	2,932
Kentwood High	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,917
High TOTAL				11,158
Kent Laboratory Academy	2021	KLA	105 SE 208th St., Kent, WA 98031	542
DISTRICT TOTAL				39,732

Table 3

Kent School District 2023/24 School Year High School Boundaries

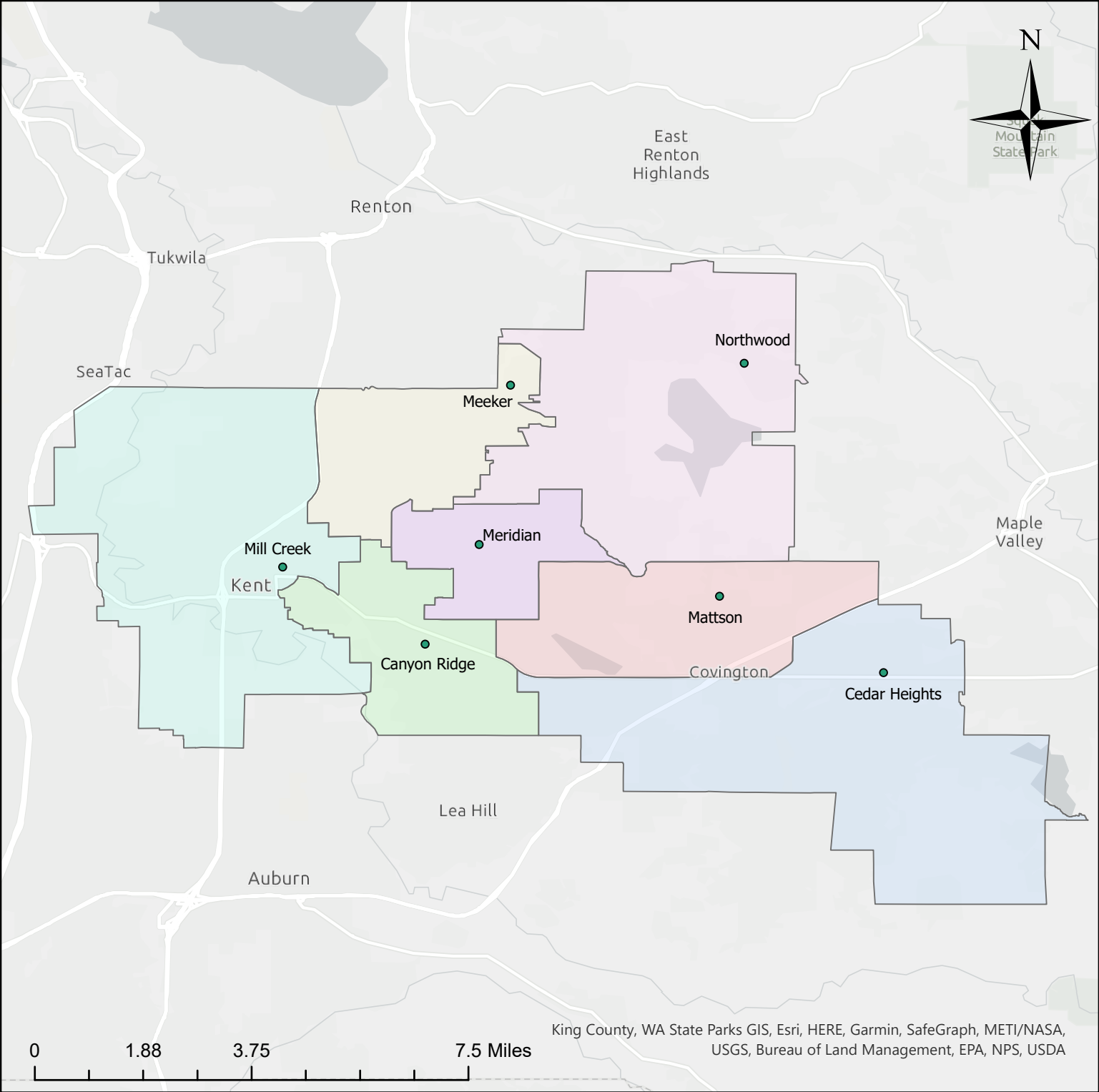


Legend

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

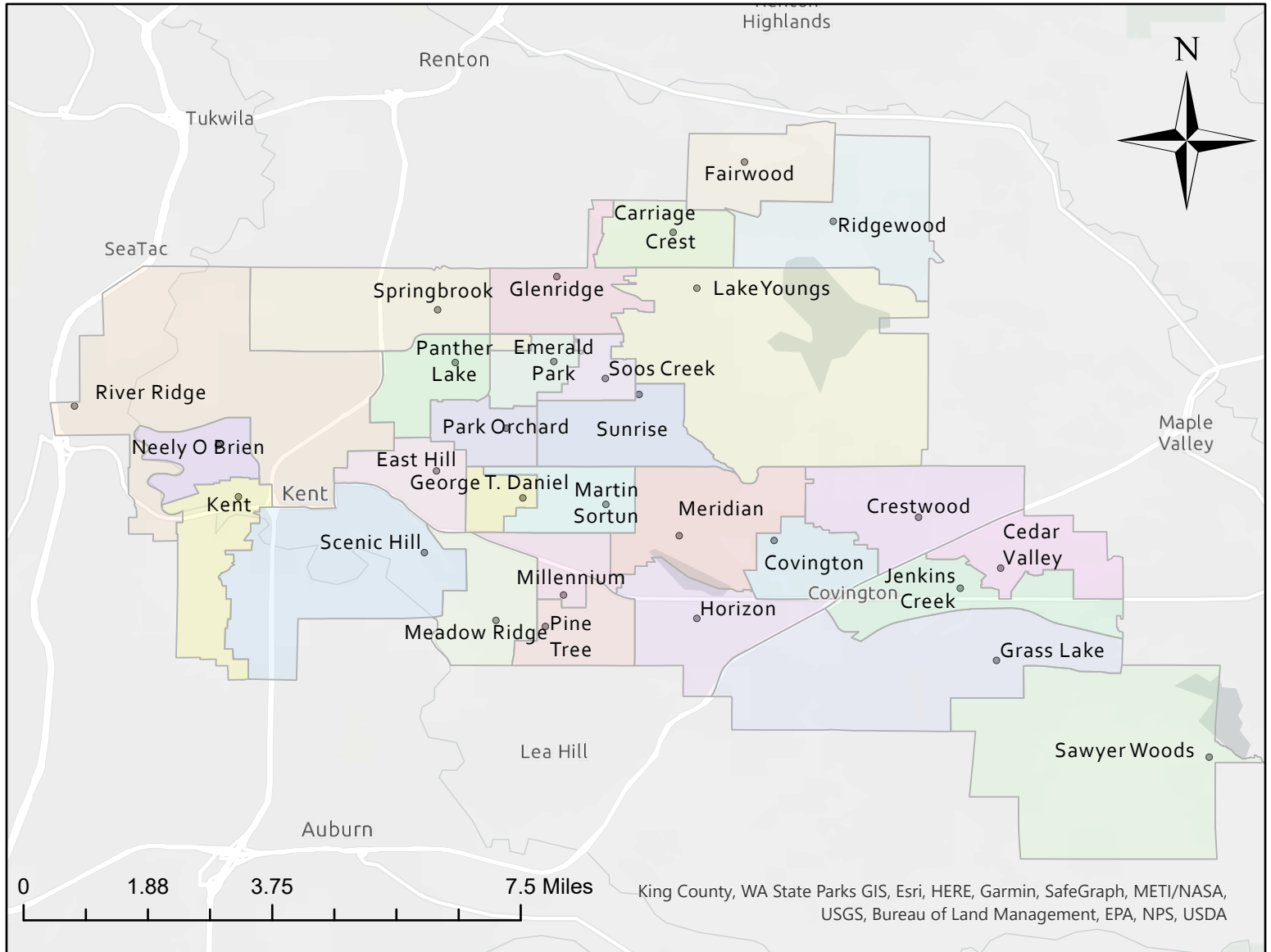
Kent School District 2023/2024 School Year

Middle School Boundaries



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

Kent School District 2023/2024 School Year Elementary Boundaries



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

V - Six-Year Planning and Construction Plan

In November [2016](#), the voters of the Kent School District approved a bond measure for \$252 million. This bonding authority provided for the replacement of Covington Elementary school, which opened in August of 2018, the new River Ridge Elementary school, and our new Kent Laboratory Academy, which both opened in August 2021.

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

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

Voter approved bond issues have included funding for the purchase of sites for future schools and district use; the sites acquired to date are included in this Plan. Some funding is secured for the purchase of additional sites but may also be funded with impact fees as needed. Not all undeveloped properties meet current school construction requirements, and some property may be traded or sold to meet future facility needs.

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

Our District went out for a Bond Measure in April of 2023 and did not receive enough votes for approval. We reevaluated the District needs and looked at next steps to align with the Strategic Plan which continues to make it a priority to revitalize, rejuvenate and rebuild our aging schools as well as begin a process to remove interim classroom portables and find room or create permanent structures to reduce and eventually eliminate the more than 166 portable classrooms in our District. We will continue to determine capacity versus enrollment as well as programs to ensure this goal to reduce and or eliminate all portables in our District is obtained in the next several years.

As a part of the planning process, the District has been tracking a few major development projects which have affected enrollment and will continue to increase students' forecasts. On Meeker Street in Kent, we have seen several major apartment complexes, ETHOS and Midtown 64 Apartments. These continue to have an impact on enrollment as they fill up their newly built facilities. The Alexian Gateway Project is located on the corner of Military Road and Veterans Drive in Kent and has begun occupying its 283 units in 2023-2024.

In Covington, we are tracking a multi-family house development which has been approved and construction has begun. The 1700-unit Lakepointe Urban Community will fall within our

enrollment boundary and proposed completion of Phase 4 is shown to be 2027. Construction in the Kent School District boundaries have been steadily rising over the last four years and planned communities are now being recognized through the planning teams in multiple city and county jurisdictions we serve.

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

SCHOOL / FACILITY / SITE							LOCATION		Type	Status	Projected Completion Date	Projected Program Capacity	% for new Growth			
													Approximate	Approximate		
# on Map	ELEMENTARY															
MIDDLE & HIGH																
TEMPORARY FACILITIES																
Additional Capacity																
# on Map	2 OTHER SITES ACQUIRED													Land Use Designation	Type	Land Use Jurisdiction
12	256th - Covington (Halleson)			25435 SE 256th, Covington 98042			Rural	Sold	King County							
12a	156th - Covington (Wikstrom)			25847 156th Ave. SE, Covington 98042			Rural	To be sold	King County							
16	White House - Kent (Top)			11027 SE Kent-Kangley Kent, WA 98030			Commercial	Purchased	King County							
16a	Green Building - Kent (iGrad)			11109 SE Kent-Kangley Kent, WA 98030			Commercial	Purchased	King County							
Notes:																
None																



APARTMENT PROJECTS WITH MULTIPLE BUILDINGS SHALL HAVE MONUMENT SIGNS ----- SHOWING THE STREET ADDRESSES OF EACH BUILDING AT EACH VEHICLE ENTRANCE TO THE SITE. EACH ETHICAL ENTRANCE SHALL ALSO HAVE AN ILLUMINATED SITE PLAN AND / OR DIRECTLY SIGNS. THE SIGNS SHALL SHOW THE LOCATION OF THE SIGN (THE VIEWER'S CURRENT LOCATION) AND ALL BUILDING ADDRESSES. DWELLING NUMBERS SHALL BE INCLUDED. THE MONUMENT SIGNS SHALL HAVE A CONTRASTING BACKGROUND COLOR. ALL SITE SIGNAGE TO BE PER OWNERS SPECIFICATION AND DESIGN AND UNDER SEPARATE PERMIT.

* INDICATE APPROXIMATE LOCATION OF ILLUMINATED BUILDING ADDRESS SIGNAGE. SIGNAGE FOR BUILDINGS MUST INCLUDE THE ENTIRE BUILDING ADDRESS AND STREET NAME. THE BUILDING ADDRESS SHALL BE NO LESS THAN SIX (6) INCHES IN HEIGHT. THE BUILDING SIGN SHALL HAVE A CONTRASTING BACKGROUND COLOR.



KATERRA

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

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Consultant

Owner

TCR
TRAMMELL CROW RESIDENTIAL



1 UNIT NUMBERING PLAN
SCALE: 3/64" = 1'-0"

- LEGEND**
- ONE BEDROOM UNITS
 - TWO BEDROOM UNITS
 - THREE BEDROOM UNITS
 - TYPE A UNITS
 - NO UNIT - GARAGE ONLY
 - BUILDING SIGNAGE
1. UNIT NUMBERS READ TOP TO BOTTOM (FLOOR 1-4) AS INDICATED ON THE UNIT STACK

Key plan

Professional Seal

5356 REGISTERED ARCHITECT
Craig Curtis
STATE OF WASHINGTON

ALEXAN
GATEWAY
APARTMENTS

23000 MILITARY RD S,
KENT, WA 98032

Drawn By RM
Project Manager RM
Job Number 075-18001
Date Of Original 12/13/19

Revisions

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

IFC SET
10/30/2020

UNIT
NUMBERING/
ADDRESSING
SHEET(1,2,3)

G.00.014

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

Phase 1A - Maple Hills Division 5

Preliminary Plat approval in third quarter 2021. Construction and Final Plat Recording 2022.

Phase 1B - Approximate Years 2019-2024

Establishment of final grade, construction of Covington Connector to Southeast boundary, construction of first phase of commercial development.

Phase 2 - Approximate Years 2020-2025

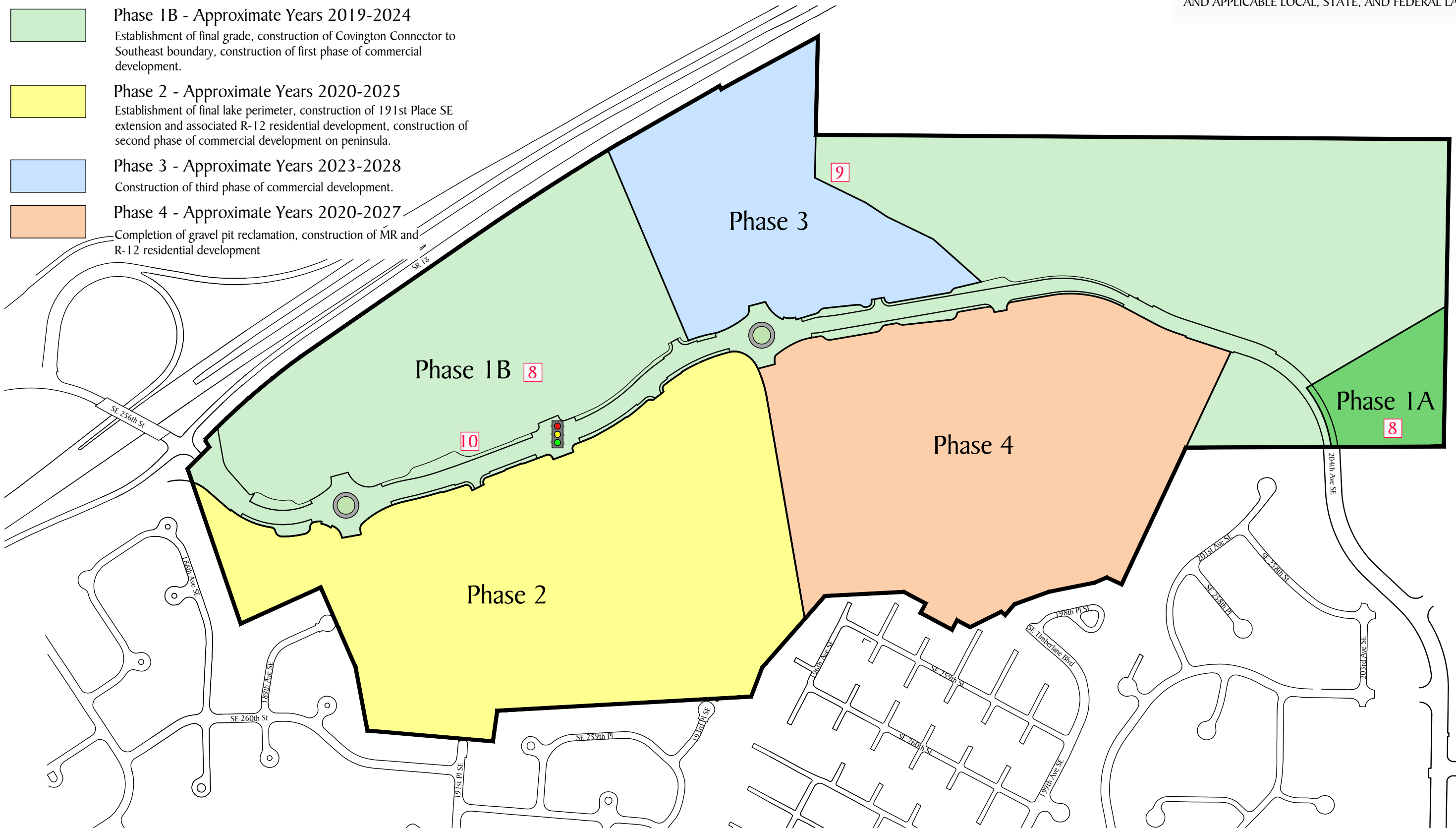
Establishment of final lake perimeter, construction of 191st Place SE extension and associated R-12 residential development, construction of second phase of commercial development on peninsula.

Phase 3 - Approximate Years 2023-2028

Construction of third phase of commercial development.

Phase 4 - Approximate Years 2020-2027

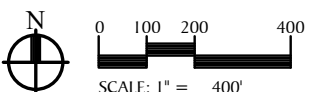
Completion of gravel pit reclamation, construction of MR and R-12 residential development



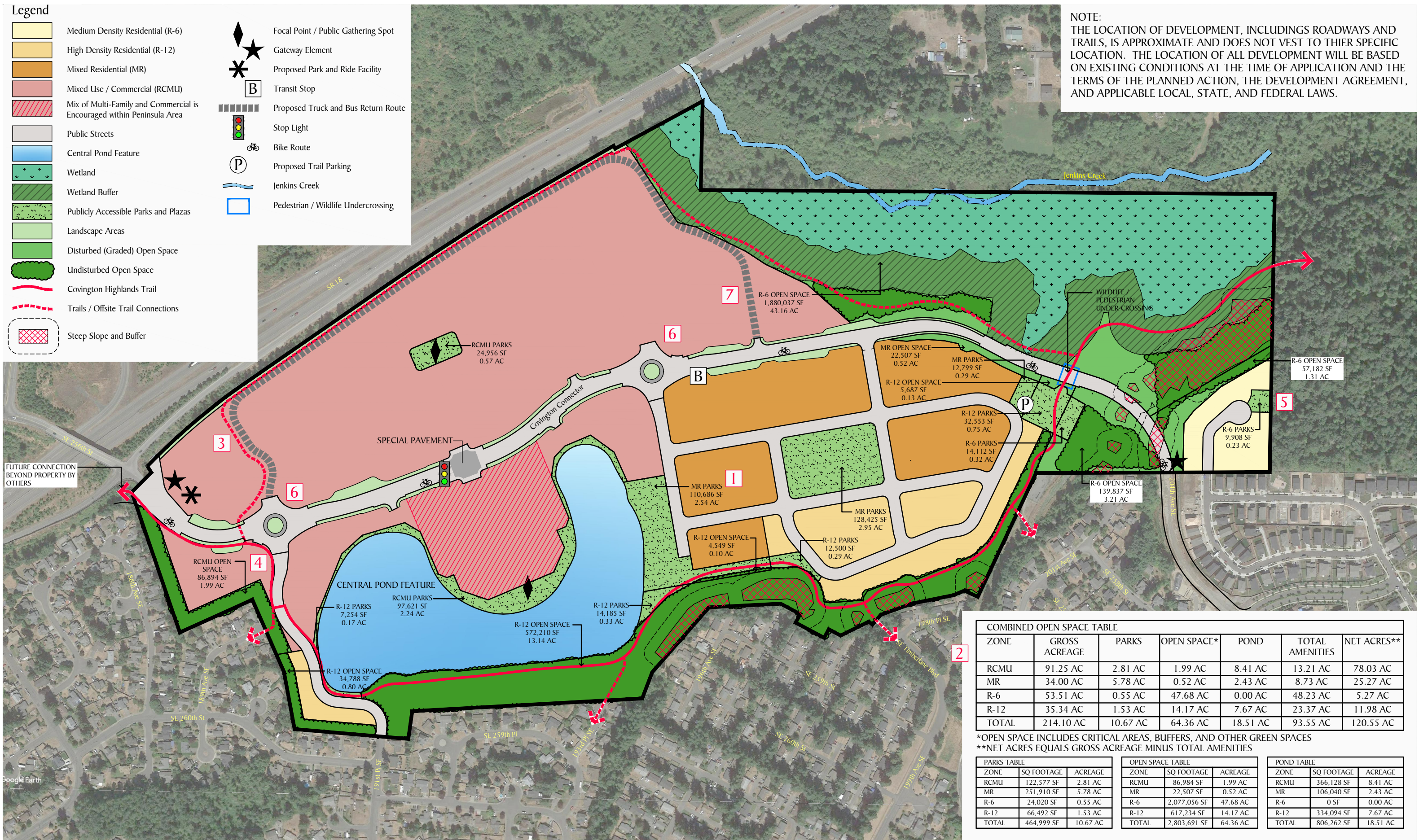
Lakepointe Urban Village



Phasing Map



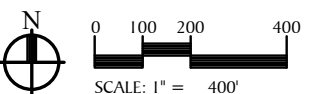
January 30, 2017
Updated September 15, 2021



Lakepointe Urban Village



Master Development Plan



January 30, 2017
Updated September 15, 2021

VI - Portable Classrooms

The Plan references use of portables as interim capacity for facilities.

Currently, the District utilizes portables to house students more than functional capacity and for program purposes at some school locations (*Please see Appendices A, B, C*).

Based on enrollment projections, implementation of full day kindergarten programs, lower state mandated class sizes, functional capacity, and no need for additional interim capacity, the District anticipates no need to purchase or lease additional portables during the next six-year period to ensure capacity requirement (Noted in section V. Six Yr. Planning Construction).

During the time period covered by this Plan, the District does not anticipate that all of the District's portables will be replaced by permanent facilities. During the useful life of some of the portables, the school-age population may decline in some communities and increase in others, and these portables provide the flexibility to accommodate the immediate needs of the community.

Portables may be used as interim facilities:

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

Portables currently in the District's inventory are continually evaluated and maintained. The District's goal is to reduce the number of portables so we may provide an equitable learning environment for all.

The Plan projects that the District will use portables to accommodate interim housing needs for the next six years and beyond. The use of portables, their impacts on permanent facilities, life cycle and operational costs, and the interrelationship between portables, emerging technologies, and educational restructuring will continue to be examined.

KENT SCHOOL DISTRICT
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors - Single Family

Elementary	(Grades K- 5)	0.229
Middle	(Grades 6- 8)	0.087
High	(Grades 9-12)	0.113
Total		0.429

Student Generation Factors - Multi-Family

Elementary	(Grades K-5)	0.109
Middle	(Grades 6- 8)	0.037
High	(Grades 9-12)	0.054
Total		0.200

Projected Increased Student Capacity

Elementary	0
Middle	0
High (Academy)	0

OSPI - Square Footage per Student, see side chart

Elementary	90
Middle	117
High	130
Special Education	144

Required Site Acreage per Facility

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

Average Site Cost / Acre

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

New Facility Construction Cost

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

Temporary Facility Capacity & Cost

Elementary	@ 24	\$315,000
Middle	@ 29	\$315,000
High	@ 31	\$315,000

Temporary Facility Square Footage

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

State Funding Assistance Credit

District Funding Assistance Percentage	52.88%
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Construction Cost Allocation

CCA - Cost/Sq. Ft.	\$375.00
--------------------	-----------------

Permanent Facility Square Footage

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

District Average Assessed Value

Single Family Residence	\$594,679
-------------------------	------------------

Total Facilities Square Footage

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

District Average Assessed Value

Multi-Family Residence	\$310,811
------------------------	------------------

Bond Levy Tax Rate/\$1,000

Current Rate / 1,000 Tax Rate	\$1.11
	0.0011

Developer Provided Sites / Facilities

Value	0
Dwelling Units	0

General Obligation Bond Interest Rate

Current Bond Interest Rate	3.48%
----------------------------	--------------

CPI Inflation Factor

5.80%

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

KENT SCHOOL DISTRICT

IMPACT FEE CALCULATION for SINGLE FAMILY RESIDENCE

Site Acquisition Cost per Single Family Residence

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

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	12	\$161,678	0	0.229	
A 2 (Middle)	25	\$0	0	0.087	
A 3 (High)	40	\$0	0	0.113	
Total	77	\$161,678	0	0.429	
					A ⇒ <u>\$0.00</u>

Permanent Facility Construction Cost per Single Family Residence

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

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$68,000,000	0	0.229	0.903	
B 2 (Middle)	\$155,000,000	0	0.087	0.984	
B 3 (High)	\$220,000,000	0	0.113	0.998	
Total	\$443,000,000	0	0.429		
					B ⇒ <u>\$0.00</u>

Temporary Facility Cost per Single Family Residence (Portables)

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$315,000	24	0.229	0.097	\$291.55
C 2 (Middle)	\$315,000	29	0.087	0.016	\$15.12
C 3 (High)	\$315,000	31	0.113	0.020	\$22.96
Total	\$945,000	84	0.429		
					C ⇒ <u>\$329.63</u>

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

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

	Construction Cost Allocation	SFI Sq. Ft. / Student	Assistance %	Student Factor	
D 1 (Elementary)	\$375.00	115	0.5288	0.229	\$5,222.23
D 2 (Middle)	\$375.00	148	0.5288	0.087	\$2,553.31
D 3 (High)	\$375.00	173	0.5288	0.113	\$3,876.57
					D ⇒ <u>\$11,652.11</u>

Tax Credit per Single Family Residence

Average SF Residential Assessed Value (AAV)	\$594,679
Net Present Value (per EQ) (NPV)	8.32
Current Debt Service Rate / 1,000 (r)	0.11%

(Below used to calculate NPV)

Current Bond Interest Rate	3.48%
Years Amortized (10 Years)- Used in NPV Calculation	10

TC ⇒ \$5,473.99

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units
0	0

FC ⇒ 0

Fee Recap **

A = Site Acquisition per SF Residence	\$0.00	
B = Permanent Facility Cost per Residence	\$0.00	
C = Temporary Facility Cost per Residence	\$329.63	
Subtotal		\$329.63
D = State Match Credit per Residence	\$11,652.11	
TC = Tax Credit per Residence	\$5,473.99	
Subtotal		\$17,126.10
Total Unfunded Need		(\$16,796.47)
50% Developer Fee Obligation		(\$8,398)
FC = Facility Credit (if applicable)		\$0
District Adjustment		\$8,398
Net Fee Obligation per Residence - Single Family		(\$0.00)

KENT SCHOOL DISTRICT

IMPACT FEE CALCULATION for MULTI-FAMILY RESIDENCE

Site Acquisition Cost per Multi-Family Residence Unit

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

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	12	\$161,678	0	0.109	
A 2 (Middle)	25	\$0	0	0.037	
A 3 (High)	40	\$0	0	0.054	
Total	77	\$161,678	0	0.200	
					A ⇒ <u>\$0.00</u>

Permanent Facility Construction Cost per Multi-Family Residence Unit

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

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$68,000,000	0	0.109	0.903	
B 2 (Middle)	\$155,000,000	0	0.037	0.984	
B 3 (High)	\$220,000,000	0	0.054	0.998	
Total	\$443,000,000	0	0.200		
					B ⇒ <u>\$0.00</u>

Temporary Facility Cost per Multi-Family Residence Unit

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$315,000	24	0.109	0.097	\$138.77
C 2 (Middle)	\$315,000	29	0.037	0.016	\$6.43
C 3 (High)	\$315,000	31	0.054	0.020	\$10.97
Total	\$945,000	84	0.200		
					C ⇒ <u>\$156.18</u>

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

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

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$375.00	115	0.5288	0.109	\$2,485.69
D 2 (Middle)	\$375.00	148	0.5288	0.037	\$1,085.89
D 3 (High)	\$375.00	173	0.5288	0.054	\$1,852.52
					D ⇒ <u>\$5,424.10</u>

Tax Credit per Multi Family Residence

Average MF Residential Assessed Value (AAV)	\$310,811	
Net Present Value (per EQ) (NPV)	8.32	
Current Debt Service Rate / 1,000 (r)	0.11%	
(Below used to calculate NPV)		
Current Bond Interest Rate	3.48%	
Years Amortized (10 Years)- Used in NPV Calculation	10	
		TC ⇒ <u>\$2,861.00</u>

Developer Provided Facility Credit

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

Fee Recap **

A = Site Acquisition per Multi-Family Unit	\$0.00	
B = Permanent Facility Cost per MF Unit	\$0.00	
C = Temporary Facility Cost per MF Unit	\$156.18	
Subtotal		\$156.18
D = State Match Credit per MF Unit	\$5,424.10	
TC = Tax Credit per MF Unit	\$2,861.00	
Subtotal		\$8,285.10
Total Unfunded Need		(\$8,128.92)
50% Developer Fee Obligation		(\$4,064)
FC = Facility Credit (if applicable)		0
District Adjustment		\$4,064
Net Fee Obligation per Residential Unit - Multi-family		(\$0.00)

VII - Projected Six-Year Classroom Capacity

As stated in Section IV, the functional capacity study is periodically updated for changes in special programs and reflects class size requirements, class size fluctuations etc. As shown in the Inventory and Capacity chart in Table 3, the functional capacity is also reflected in the capacity and enrollment comparison charts (*See Tables 5 & 5 a-b-c*).

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

Kent School District continues to be the fifth largest district (both FTE and headcount basis) in the State of Washington. The P-223 Headcount for October 2023 was 24,442 with kindergarten students counted at 1.0 and excluding ECSE and college-only Running Start students.

In October 2023, there were 1087 students in 11th and 12th grade participating in the Running Start program at different colleges and receiving credits toward both high school and college graduation. Of these students, 560 attended classes only at the college (“college-only”) and are excluded from FTE and headcount for capacity and enrollment comparisons. Kent School District has one of the highest Running Start program participation rates in the state.

Based on the enrollment forecasts, permanent facility inventory and capacity, current standard of service, portable capacity, and future additional classroom space, the District plans to continue to satisfy required capacity through the interim use of portables (*See Table 5 and Tables 5 a-b-c*).

While the District currently shows available capacity to address projected need on a purely statistical basis, there are variety of extenuating factors that need to be considered. The Kent School District currently makes significant use of portables, which we do not consider as part of our permanent standard of service. We have included portable space in our interim capacity figures, and we do not count that as a permanent space solution. Kent is unusual in that it incorporates neighborhoods intersecting with at least 6 municipalities, including Kent, Auburn, Black Diamond, Maple Valley, Renton, and SeaTac. The district covers 73 square miles and includes over 40 schools. Within this large geographic area, we expect to have pockets of localized capacity need that are not necessarily reflected in the aggregate figures. As one example, the Lakepointe Urban Village development in Covington may require new classroom capacity even as space may exist in schools on the far other end of the District’s boundaries.

PROJECTED ENROLLMENT and CAPACITY TOTAL DISTRICT

SCHOOL YEAR	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
	Actual	P R O J E C T E D					
Permanent Functional Capacity ¹	35,494	35,494	35,494	35,494	35,494	35,494	35,494
Changes to Permanent Capacity ¹							
Capacity Increase (F)							
Additional Permanent Classrooms	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	35,494	35,494	35,494	35,494	35,494	35,494	35,494
Interim Portable Capacity							
Elementary Portable Capacity Required	3,255	3,201	3,201	3,201	3,201	3,201	3,201
Middle School Portable Capacity Required	375	375	375	375	375	375	375
High School Portable Capacity Required	608	608	608	608	608	608	608
Interim Portable Capacity Total	4,238	4,184	4,184	4,184	4,184	4,184	4,184
TOTAL CAPACITY ¹	39,732	39,678	39,678	39,678	39,678	39,678	39,678
Total Enrollment/Projection ²	24,385	24,225	24,197	24,201	24,265	24,378	24,348
DISTRICT AVAILABLE CAPACITY	15,347	15,453	15,481	15,477	15,413	15,300	15,330

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

2 Projection Source: Les Kendrick Demographic Study, 2022 ("Low Growth Model")

KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY

ELEMENTARY: Grades K - 5

	Elementary Grade K-5									
SCHOOL YEAR	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30			
	Actual	P	R	O	J	E	C	T	E	D
Elementary Permanent Capacity ¹	16,827	16,696	16,696	16,696	16,696	16,696	16,696	16,696	16,696	
Additional Permanent Classrooms ²	0	0	0	0	0	0	0	0	0	
Permanent Program Capacity Subtotal	16,827	16,696	16,696	16,696	16,696	16,696	16,696	16,696	16,696	
Interim Portable Capacity	3,255	3,201	3,201	3,201	3,201	3,201	3,201	3,201	3,201	
TOTAL CAPACITY ¹	20,082	19,897	19,897	19,897	19,897	19,897	19,897	19,897	19,897	
ENROLLMENT / PROJECTION ²	11,433	11,420	11,572	11,699	11,688	11,688	11,694	11,694	11,669	
SURPLUS (DEFICIT) CAPACITY	8,649	8,477	8,325	8,198	8,209	8,209	8,203	8,203	8,228	

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

² Projection Source: Les Kendrick Demographic Study, 2022 ("Low Growth Model")

KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY

MIDDLE SCHOOL: Grades 6 - 8

	Middle School Grade 6-8						
SCHOOL YEAR	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
	Actual	P R O J E C T E D					
Middle School Permanent Capacity ¹	7,575	7,216	7,216	7,216	7,216	7,216	7,216
Changes to Middle School Capacity	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	7,575	7,216	7,216	7,216	7,216	7,216	7,216

Portable Interim Capacity ¹	375	375	375	375	375	375	375
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TOTAL CAPACITY ¹	7,950	7,591	7,591	7,591	7,591	7,591	7,591
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ENROLLMENT / PROJECTION ²	5,819	5,919	5,946	5,925	6,032	6,209	6,335
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SURPLUS (DEFICIT) CAPACITY	2,131	1,672	1,645	1,666	1,559	1,382	1,256
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1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: Les Kendrick Demographic Study, 2022 ("Low Growth Model")

KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY

HIGH SCHOOLS: Grades 9 - 12

SCHOOL YEAR	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30			
	Actual	P	R	O	J	E	C	T	E	D
High Permanent Capacity ¹	10,550	10,097	10,097	10,097	10,097	10,097	10,097	10,097	10,097	
Changes to High School Capacity	0	0	0	0	0	0	0	0	0	
Permanent Program Capacity Subtotal	10,550	10,097	10,097	10,097	10,097	10,097	10,097	10,097	10,097	

Portables Interim Capacity ¹	608	608	608	608	608	608	608	608	608	608
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TOTAL CAPACITY ¹	11,158	10,705	10,705	10,705	10,705	10,705	10,705	10,705	10,705	10,705
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ENROLLMENT / PROJECTION ²	7,195	7,378	7,384	7,467	7,578	7,647	7,631	7,631	7,631	7,631
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SURPLUS (DEFICIT) CAPACITY	3,963	3,327	3,321	3,238	3,127	3,058	3,074	3,074	3,074	3,074
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¹ Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

² Projection Source: Les Kendrick Demographic Study, 2022 ("Low Growth Model")

VIII - Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2023-2024 through 2029-2030. The financing components include secured and unsecured funding and impact fees. The plan is based on future bond issues, state school construction assistance, collection of impact fees under the State Growth Management Act and voluntary mitigation fees paid pursuant to State Environmental Policy Act.

In November 2016, the District held a special election to approve the authorization of \$252,000,000 in bonding authority. The projects described below are part of this authorization. The first series of bonds (\$80 million) were issued in February 2017, which funded the Covington Elementary Replacement School, as well as other infrastructure projects. Impact fees were used at both River Ridge Elementary School and Kent Laboratory Academy projects due to escalation in construction pricing across the Pacific Northwest.

According to RCW 82.02.090, the definition of an impact fee is ". . . a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. 'Impact fee' does not include a reasonable permit or application fee." Mitigation or impact fees can be calculated on the basis of "unhoused student need" or "the maintenance of a district's level of service" as related to new residential development.

A mitigation/impact fee may be imposed based upon a determination of insufficient existing permanent and/or interim portable school space or to pay for permanent and/or newly acquired interim portable school space previously constructed as a result of growth in the district. A district's School Board must first approve the application of the mitigation or impact fees and, in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district, counties, cities and towns (Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, SeaTac, and Unincorporated King County).

Though the current enrollment projections increase for both elementary and secondary schools are relatively flat, the ongoing need to provide permanent instructional facilities to house students is a driving need as the shifts in our family populations continue, due to ongoing development. Previously collected impact fees may be used to support and address the challenges related to the number of interim instructional facilities currently in use, the replacement of some of these aged facilities, the maintenance of the district's level of services, and the potential expansions to existing facilities in future years.

The Kent School District 2023-2024 CFP update includes continued execution of the 2016 Capital Bond Projects, the 2018 Levy Projects, and the data collection and review of our Facility Assessment Reports. The District Facilities and Capital Planning Teams had come together and joined the Capital

Bond Planning Task Force (CBPTF) which included District personnel, design professionals, teaching staff, student voices, as well as community members who collaborated and discussed the District's needs. The initial plan revealed priorities including school replacement due to age, and the need for added permanent facilities to (1) reduce and eliminate our need for portables and (2) accommodate future growth as housing in the Kent region continues to expand. We started with a list of 2 billion in needs and through itemizing and prioritizing, we brought the list of essential projects to 495 million. This list was brought before the District's Board of Directors for comments, discussion, and approval. A Capital Bond Measure followed and went out to vote in April 2023 and did not pass with voter approval.

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

Future updates to this Capital Facilities Plan will include details of any adopted planning. With the opening of Canyon Ridge Middle School, our sixth grade moving from elementary to middle school, and our boundary change, we have advanced opportunities to even out capacity at each site to accommodate our programs, district-wide site capacity, and student-based needs.

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Capital Planning Team. Please see pages 13-14 for a summary of the cost basis.

Cost Basis Summary

For impact fee calculations, construction estimated costs are based on the last elementary school built in Kent, adjusted for inflation, and projected cost future elementary school, as well as average pricing of nearby school districts recently built new middle and new high school projects.

Project	Projected Cost
New Elementary School	\$68,000,000
New Middle School	\$155,000,000
New High School	\$220,000,000

Site Acquisition Cost

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

District Adjustment

The impact fee calculations on Appendix B & C result in a zero-dollar impact fee total for this year but may be adjusted if needed per RCW 36.70A.130(2)(b) provision.

KENT SCHOOL DISTRICT No. 415

SIX-YEAR FINANCE PLAN

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

* F = Funded U = Unfunded

NOTES:

² The District anticipates receiving some State Funding Construction Assistance for some projects.

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

⁴ Cost of portables based on current cost and adjusted for inflation for future years.

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

KENT SCHOOL DISTRICT No. 415
Site Acquisitions & Costs
Average of Sites Purchased, Sold or Built on within last 10 Years

Type & # on Map	School / Site	Year Open / Purchased Sold	Location	Acreage	Cost/Price	Avg cost-price/acre	Total Average Cost / Acre
Elementary	No Acquisitions for Elemenary Schools			0.00	\$0		
			Elementary Site Subtotal	0.00	\$0		\$0 Elem site average
Middle School	No Acquisitions for Middle Schools			0.00	\$0		
			Middle School Site Subtotal	0.00	\$0		\$0 Middle Schl Site Avg.
High	No Acquisitions for High			0.00	\$0		\$0
			Senior High Site Subtotal	0.00	\$0		\$0 Sr Hi Site Average
Note: All rural sites were purchased prior to adoption of Urban Growth Area.							
Numbers correspond to locations on Site Bank & Acquisitions Map on Page 17							
1 / Urban	Site - Covington area North (So of Mattson MS)	1984					
2 / Rural	Site - Ham Lake east (Pollard)	1992					
4 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)	1995					
5 / Rural	Site - SE of Lake Morton area (West property)	1993					
9 / Rural	Site - McMillan Assemblage (South of MC)	98 - 04					
10 / Urban	Site - Yeh-Williams (W of 132 Ave SE at SE 288)	1999					
12a / Urban	Site - 156th Ave. SE Covington (Wikstrom)	2004					
12b / Urban	Site - SE 256th St. Covington (West of CO)	2004					
16	Site - 11027 SE Kent-Kangley Kent, WA 98030	2023					
16a	Site - 11109 SE Kent-Kangley Kent, WA 98030	2023					
				Total Acreage & Cost		Total Average Cost / Acre	
				0.00 \$0		#DIV/0!	
				0 0		0	

IX - Summary of Changes to June 2024 Capital Facilities Plan

The Capital Facilities Plan (the "Plan") is updated annually based on previous Plans in effect since 1993. The primary changes from the June 2023 Plan are summarized here.

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

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

The District worked with Educational Data Solutions, LLC to update student generation factors. The updated rates are included in the body of the Plan.

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

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

X - Appendices

Changes to Impact Fee Calculation Factors Include:

ITEM	Grade /Type	FROM	TO	Increase/ Decrease	Comments
Student Generation Factor	Elem	0.248	0.229	-0.019	
Single Family (SF)	MS	0.085	0.087	0.002	
	SH	0.107	0.113	0.006	
	Total	0.440	0.429	-0.011	
Student Generation Factor	Elem	0.130	0.109	-0.021	
Multi-Family (MF)	MS	0.049	0.037	-0.012	
	SH	0.056	0.054	-0.002	
	Total	0.235	0.200	-0.035	
State Funding Assistance Ratios ("State Match")		51.86%	52.88%	1.02%	Per OSPI Website
Area Cost Allowance		\$246.83	\$375.00	128.170	Per OSPI Website Link
Average Assessed Valuation (AV)	SF	\$653,485	\$594,679	(58,806)	King County
AV - Average of Condominiums & Apts.	MF	\$290,599	\$310,811	20,212	King County
Debt Service Capital Levy Rate / \$1000		\$1.02	\$1.11	\$0.09	Per King Co. Assessor Report
General Obligation Bond Interest Rate		3.58%	3.48%	-0.10%	Bond Buyers 20 year GO Index
Impact Fee - Single Family	SF	\$0.00	\$0.00	\$0.00	No Change
Impact Fee - Multi-Family	MF	\$0.00	\$0.00	\$0.00	No Change