

# Kent School District

## Capital Facilities Plan

2013 – 2014 - 2018 – 2019



*April 2013*

# Kent School District

## SIX - YEAR CAPITAL FACILITIES PLAN

2013 - 2014 ~ 2018 - 2019

**April 2013**

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 2013 for the 2012-2013 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 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'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 V I I I 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, growth projections are based on cohort survival and student yield from documented residential construction projected over the next six years. *(See Table 2)* 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)* 8.52% of 25,222 King County live births in 2008 is projected for 2,150 students expected in Kindergarten for October 1, 2013. This is an increase of 323 live births in King County over the previous year. *(See Table 2)*

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 five schools with FDK funded by state apportionment, and all other kindergarten students will be reported at .50 FTE for state funding in 2012-13. *(See Table 2 A)*

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 7 - 8% 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 2014-2018 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. The west Lake Sawyer area of Kent School District is in the city of Black Diamond.

*(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 five years.

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

Single Family	Elementary	.484	
	Middle School	.129	
	Senior High	<u>.249</u>	
	Total		.862
Multi-Family	Elementary	.324	
	Middle School	.066	
	Senior High	<u>.118</u>	
	Total		.508

The student generation factor is based on a survey of 2,163 single family dwelling units and 1,478 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.

The actual number of students in those residential developments was determined using the District's Education Logistics (EDULOG) Transportation System which provides a count of enrolled students in identifiable new development areas.

**KENT SCHOOL DISTRICT No. 415  
OCTOBER P 223 F T E (Full Time Equivalent) ENROLLMENT HISTORY <sup>1</sup>**

LB = Live Births LB in 1985 LB in 1986 LB in 1987 LB in 1988 LB in 1989 LB in 1990 LB in 1991 LB in 1992 LB in 1993 LB in 1994 LB in 1995 LB in 1996 LB in 1997 LB in 1998 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

October FTE Enrollment	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
King County Live Births <sup>2</sup>	19,825	19,999	20,449	21,289	22,541	23,104	23,002	23,188	22,355	22,010	21,817	21,573	21,646	22,212	22,007	22,487	21,778	21,863	22,431	22,874	22,680	24,244	24,899
Increase / Decrease	851	174	450	840	1,252	563	-102	186	-833	-345	-193	-244	73	566	-205	480	-709	85	568	443	-194	1,564	655
Kindergarten / Birth % <sup>2</sup>	8.88%	9.49%	9.40%	9.07%	8.47%	8.54%	8.44%	8.38%	8.27%	8.56%	8.25%	8.41%	8.06%	8.05%	8.33%	8.41%	8.22%	8.29%	8.47%	8.32%	8.13%	8.18%	8.57%
Kindergarten <sup>1-2-3</sup>	880	949	962	965	955	987	971	972	925	942	900	907	873	894	917	943	895	906	768	758	749	767	831
State Apportionment-funded Full Day Kindergarten <sup>1-2-3</sup> (In 2008 P-223 Report is at 1.0 FTE for State Apportionment-funded Full Day K)																			365	386	343	447	471
Grade 1	1,852	1,945	2,029	2,017	1,967	1,975	2,152	2,085	2,064	1,989	2,069	1,936	1,922	1,851	1,954	1,938	2,003	1,873	1,920	1,958	1,992	1,885	2,013
Grade 2	1,773	1,944	1,998	2,048	1,937	2,011	1,979	2,194	2,095	2,078	2,015	2,067	1,936	1,965	1,935	1,981	1,998	2,045	1,916	1,962	1,939	2,014	1,904
Grade 3	1,824	1,866	1,950	1,972	1,965	1,959	2,025	2,058	2,208	2,111	2,098	2,040	2,055	1,975	2,020	1,962	2,026	2,033	2,081	1,976	2,000	1,981	2,078
Grade 4	1,793	1,916	1,900	1,939	1,942	2,012	1,966	2,064	2,045	2,222	2,086	2,166	2,068	2,072	2,057	2,024	2,015	2,049	2,060	2,044	1,954	2,021	1,999
Grade 5	1,702	1,865	1,911	1,907	1,899	1,924	1,988	2,023	2,108	2,037	2,251	2,109	2,149	2,067	2,102	2,090	2,051	2,020	2,044	2,086	2,082	1,973	2,041
Grade 6	1,629	1,733	1,885	1,951	1,915	1,895	1,924	2,036	2,045	2,119	2,056	2,253	2,151	2,205	2,139	2,164	2,101	2,098	2,081	2,070	2,130	2,132	2,021
Grade 7 <sup>Middle School</sup>	1,624	1,720	1,812	1,915	1,946	1,925	1,899	1,982	2,063	2,081	2,208	2,127	2,380	2,209	2,243	2,200	2,205	2,130	2,117	2,115	2,092	2,102	2,136
Grade 8 " "	1,545	1,628	1,724	1,799	1,882	1,941	1,927	1,936	1,970	2,015	2,033	2,154	2,079	2,351	2,221	2,293	2,254	2,184	2,143	2,168	2,151	2,108	2,136
Grade 9 - Junior High	1,483	1,612	1,689	1,716	1,800	1,894	1,963	1,931	1,925	2,102	2,208	2,246	2,404	2,309									
Grade 9 - Senior High															2,705	2,767	2,772	2,560	2,573	2,467	2,434	2,468	2,452
Grade 10	1,468	1,480	1,663	1,698	1,690	1,765	1,851	1,977	1,953	2,045	2,113	2,064	2,039	2,207	2,124	2,173	2,212	2,474	2,245	2,213	2,233	2,267	2,088
Grade 11	1,360	1,400	1,409	1,537	1,529	1,606	1,681	1,797	1,849	1,782	1,770	1,835	1,823	1,787	1,907	1,799	1,881	1,882	1,966	1,956	1,949	1,882	1,790
Grade 12	1,202	1,255	1,290	1,340	1,368	1,430	1,465	1,507	1,632	1,537	1,432	1,440	1,475	1,466	1,446	1,475	1,451	1,491	1,549	1,619	1,573	1,543	1,521
Total Enrollment <sup>4</sup>	20,135	21,312	22,222	22,803	22,794	23,323	23,792	24,560	24,882	25,060	25,238	25,344	25,354	25,358	25,770	25,809	25,864	25,745	25,828	25,778	25,621	25,590	25,481
Yearly FTE Increase / Decrease	916	1,178	909	582	-10	529	469	768	322	178	178	106	9	4	412	39	55	-119	83	-50	-157	-31	-109
Cumulative Increase	916	2,094	3,003	3,585	3,575	4,104	4,574	5,341	5,663	5,841	6,019	6,126	6,135	6,140	6,552	6,591	6,646	6,527	6,610	6,560	6,403	6,372	6,263

<sup>1</sup> FTE enrollment counts have been rounded to the nearest whole number. Most Kindergarten students are reported at .5 FTE per State Funding formula even though ALL elementary schools now have Full Day Kindergarten programs.

<sup>2</sup> This number indicates actual births in King County 5 years prior to enrollment year as updated by Washington State website or King County Health Dept. Kent School District percentage based on actual Kindergarten enrollment 5 years later.

<sup>3</sup> Starting in 2008, some Kindergarten students are reported at 1.0 (same as headcount) at 5 schools which qualified for Full Day Kindergarten (FDK) funded through State Apportionment.

For Full Day Kindergarten at other schools, the second half of the day is funded by the Educational Programs & Operations Levy \$ & students are reported at .5 FTE on the P-223 Enrollment Report which generates state funding.

<sup>4</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.

October 2012 P-223 Headcount = 26,611 & Full Headcount = 27,732. Full Headcount includes Kindergarten, Early Childhood Education & college-only Running Start students at 1.0 Headcount.

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

Full Day Kindergarten at all Elem	LB in 2007	LB in 2008	LB in 2009	LB in 2010	LB in 2011	LB Est. 2012	LB Est. 2013
	ACTUAL	P R	O J	E	C T	I O	N
October	2012	2013	2014	2015	2016	2017	2018
King County Live Births <sup>1</sup>	24,899	25,222	25,057	24,514	24,630	24,750	24,850 <sup>1</sup>
Increase / Decrease	655	323	-165	-543	116	120	100
Kindergarten / Birth % <sup>2</sup>	8.57%	8.52%	8.62%	9.02%	9.18%	9.35%	9.51%
<sup>2/3</sup> Kindergarten FTE @ .5	0	0	0	0	0	0	0
<sup>2/3</sup> FD Kindergarten @ 1.0	2134	2,150	2,160	2,211	2,262	2,313	2,364
Grade 1	2017	2,173	2,185	2,238	2,290	2,343	2,396
Grade 2	1905	2,038	2,235	2,208	2,262	2,315	2,368
Grade 3	2082	1,969	2,088	2,289	2,261	2,316	2,371
Grade 4	2000	2,102	1,954	2,091	2,292	2,264	2,319
Grade 5	2044	2,023	2,104	1,972	2,110	2,313	2,285
Grade 6	2026	2,099	2,065	2,152	2,017	2,158	2,365
Grade 7	2139	2,033	2,099	2,073	2,161	2,025	2,167
Grade 8	2138	2,176	2,062	2,128	2,102	2,191	2,053
Grade 9	2452	2,490	2,501	2,377	2,453	2,423	2,526
Grade 10	2088	2,081	2,179	2,211	2,101	2,168	2,142
Grade 11	1790	1,682	1,913	1,920	1,948	1,851	1,910
Grade 12	1521	1,467	1,524	1,581	1,587	1,610	1,530
Total Enrollment Projection <sup>4</sup>	26,336	26,483	27,069	27,451	27,846	28,290	28,796

Yearly Increase/Decrease <sup>3</sup>	See Notes	147	586	382	395	444	506
Yearly Increase/Decrease %	2 / 3 / 4	0.56%	2.21%	1.41%	1.44%	1.59%	1.79%

Notes: 2 / 3 / 4 with Adjustment for Full Day Kindergarten & change from FTE History to Headcount Projections with High School @ FTE due to Running Start.

Total Enrollment Projection	26,336	26,483	27,069	27,451	27,846	28,290	28,796
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<sup>1</sup> Kindergarten enrollment projection for 2013 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> Kindergarten projection is at 1.0 for Full Day Kindergarten (FDK) at all 28 Elementary schools.

<sup>4</sup> Headcount Projections for 2014 - 2018 from OSPI Report 1049 - Determination of Projected Enrollments

<sup>5</sup> Oct. 2012 P223 FTE is 25,481 & Headcount is 26,611. Full Headcount with ECE Preschool & Running Start students = 27,732.

<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 25 or fewer students.  
Class size for grades 1 - 3 is planned for an average of 25 or fewer students.  
Class size for grades 4 - 6 is planned for an average of 29 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 local levy. Five schools with FDK Programs have state apportionment funding and 23 others are funded through Basic Ed and the local Educational Programs and Operations Levy.

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.

*(continued)*

### **III Current Kent School District "Standard of Service" *(continued)***

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
- Education for Highly Capable Students
- Reading, Math or Science Labs

Inclusive Education Services (“IES”) 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 29 or fewer students.  
Class size for grades 9 – 12 is planned for an average of 31 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.

*(continued)*

### **III Current Kent School District "Standard of Service" *(continued)***

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 27,475 students and transitional (portable) capacity to house 1,023. 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 12*)

The ratio between permanent capacity and portable capacity is 97% - 3%.

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 2012.

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 13.

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. Kent Success replaced the former Night Academy at Kent-Meridian High School and provides afternoon and evening classes for credit retrieval.

iGrad - In partnership with Green River Community College, Kent School District has pioneered the Individualized Graduation and Degree Program or "iGrad". The iGrad Program is the first official Dropout Reengagement Program in the state made possible under the provisions of ESHB 1418. 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 via web-based instruction or get their GED and go on to achieve an AA degree or certificate through Green River Community College.

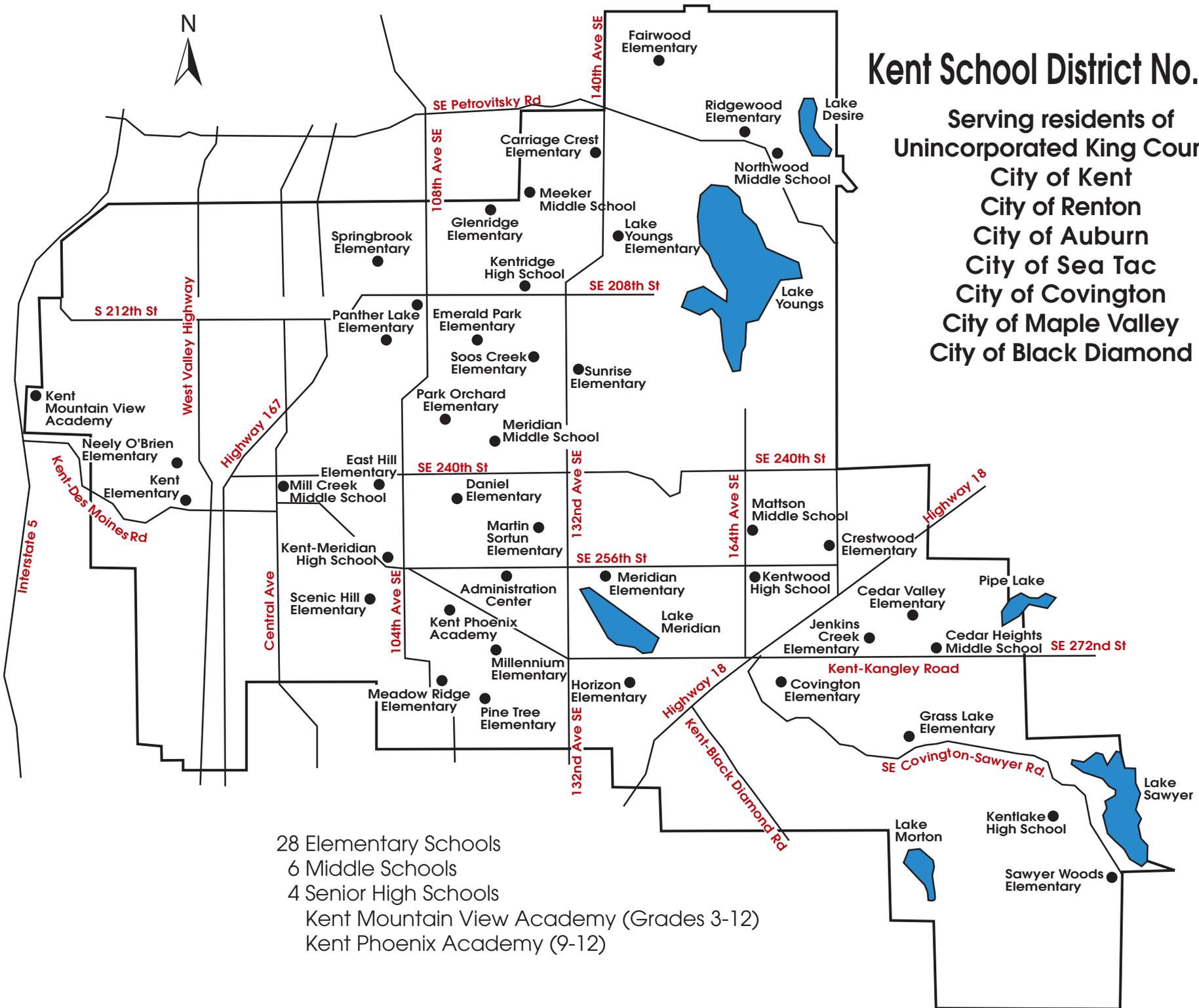
iGrad is not included in this Capital Facilities Plan because it is served in leased space at the Kent Hill Plaza Shopping Center. iGrad is also reported separately to OSPI and the counts are not included in the P-223 Enrollment Reports for 2012-13. In less than a year, enrollment in the iGrad program has grown to over 400 students.

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

				2012-2013	
SCHOOL	Year Opened	ABR	ADDRESS		
				Program Capacity <sup>1</sup>	
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	452	
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	380	
Covington Elementary	1961	CO	17070 SE Wax Road, Covington 98042	504	
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	432	
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	<b>490</b>	
Emerald Park	1999	EP	11800 SE 216th Street, Kent 98031	504	
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	408	
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	456	
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	456	
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	452	
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	504	
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	404	
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	<b>480</b>	
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	510	
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	480	
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	476	
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	524	
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	504	
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	<b>480</b>	
Panther Lake Elementary	2009	PL	20831 - 108th Avenue SE, Kent 98031	<b>524</b>	
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	486	
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	<b>514</b>	
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	504	
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	504	
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	476	
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	<b>380</b>	
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	<b>418</b>	
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	504	
<b>Elementary TOTAL</b>				<b>13,206</b>	
Cedar Heights Middle School	1993	CH	19640 SE 272 Street, Covington 98042	<b>895</b>	
Mattson Middle School	1981	MA	16400 SE 251st Street, Covington 98042	<b>787</b>	
Meeker Middle School	1970	MK	12600 SE 192nd Street, Renton 98058	<b>832</b>	
Meridian Middle School	1958	MM	23480 - 120th Avenue SE, Kent 98031	<b>792</b>	
Mill Creek Middle School	2005	MC	620 North Central Avenue, Kent 98032	<b>916</b>	
Northwood Middle School	1996	NW	17007 SE 184th Street, Renton 98058	<b>926</b>	
<b>Middle School TOTAL</b>				<b>5,148</b>	
Kent-Meridian High School	1951	KM	10020 SE 256th Street, Kent 98030	<b>1,904</b>	
Kentlake Senior High School	1997	KL	21401 SE 300th Street, Kent 98042	<b>1,957</b>	
Kentridge Senior High School	1968	KR	12430 SE 208th Street, Kent 98031	<b>2,277</b>	
Kentwood Senior High School	1981	KW	25800 - 164th Avenue SE, Covington 98042	<b>2,159</b>	
<b>Senior High TOTAL</b>				<b>8,297</b>	
Kent Mountain View Academy	1997	MV/LC	22420 Military Road, Des Moines 98198	410	
Kent Phoenix Academy	2007	PH	11000 SE 264th Street, Kent 98030	414	
<b>DISTRICT TOTAL</b>				<b>27,475</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 2013, the following projects to increase capacity are in the planning phase in Kent School District:

- Planning is in progress for construction of additional capacity for Pre-school and Kindergarten students at Kent Elementary School in 2015. The project, which is one of four in the country known as “Green Schoolhouse”, will be largely funded and donated by Brighten A Life Foundation. The District will fund ~\$3M for the site preparation and does not expect to utilize impact fees to fund the project which will be built to LEED Platinum standard. (LEED = Leadership in Energy & Environmental Design)
- Planning is in progress for a replacement school for Covington Elementary School in 2016 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 2017.
- 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 15 & Site map on Page 16)*

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.

2006 voter approval of \$106M bond issue for capital improvement included the construction funding for proposed Elementary School #31 (actual #29), replacement of Panther Lake Elementary, and classroom additions to high schools. Some impact fees have been utilized for those projects.

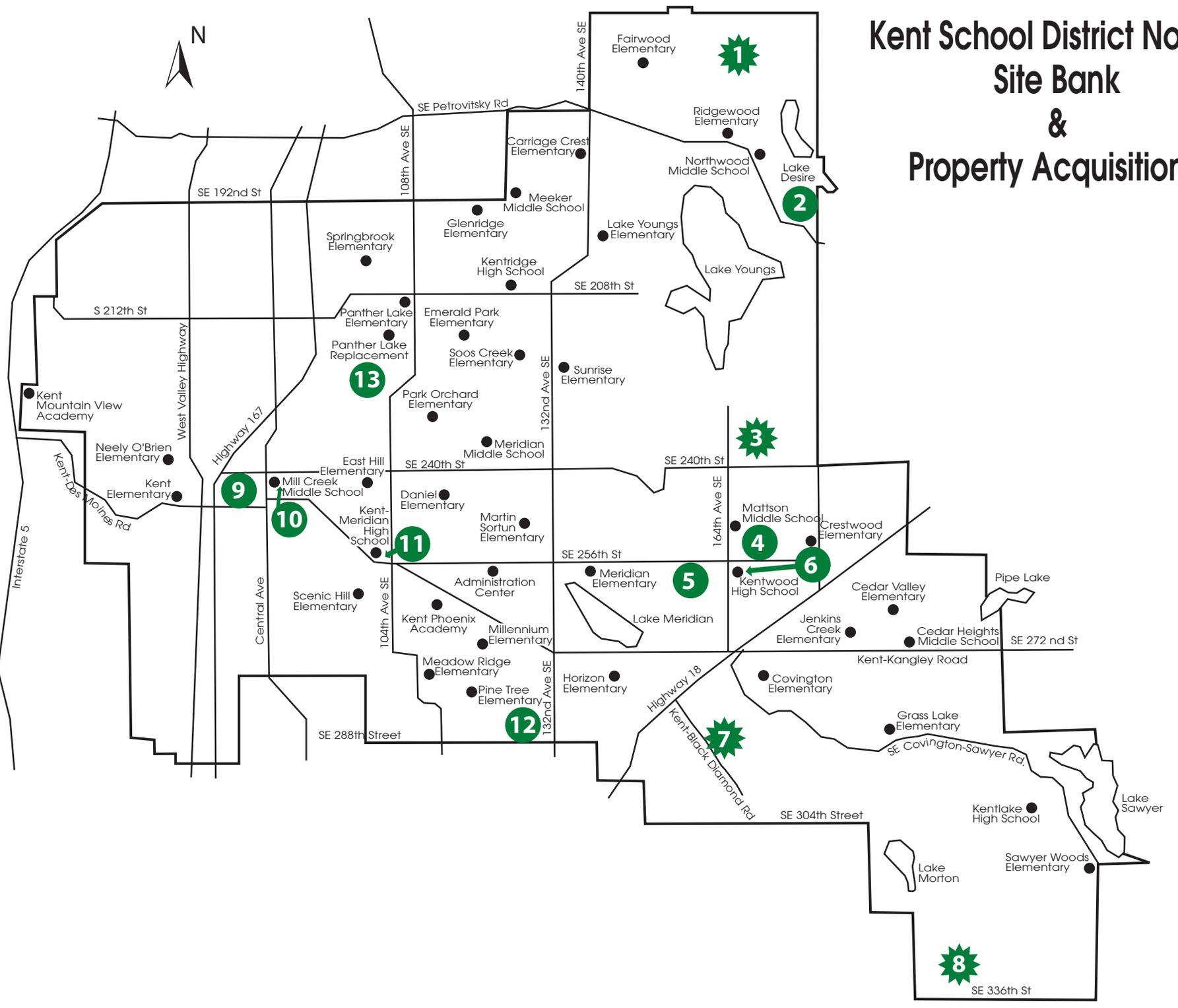
In March 2013 the Board of Directors reallocated the funding for proposed Elementary #31 to capital projects for safety and security.

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

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

SCHOOL / FACILITY / SITE				LOCATION	Type	Status	Projected Completion Date	Projected Program Capacity	% for new Growth
							Approximate	Approximate	
# on Map	<b>ELEMENTARY</b>			<i>(Numbers to identify future schools may not correlate with number of existing schools.)</i>					
	Kent Elementary School - Addition (F)	24700 - 64th Avenue S, Kent	Elementary Addition	Planning	2015-16	672	100%		
	8 Classrooms added to provide New Capacity	Special LEED Platinum Donation Project - No Impact Fees				Current Capacity 480 (+192)			
5	Replacement for Covington Elementary (U)	SE 256th Street & 154th Ave SE	Replacement Elementary	Planning	2016-17	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	2017-18	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>								<b>Additional Capacity</b>	
	Relocatables	TBD - For placement as needed	New	Planning	2013 +	24 - 31 each	100%		
# on Map	<b><sup>3</sup> OTHER SITES ACQUIRED</b>			Land Use Designation	Type	Land Use Jurisdiction			
4	Covington area North (Near Mattson MS)	SE 251 & 164 SE, Covington 98042	Urban	Elementary	City of Covington				
7	Covington area South (Scarsella)	SE 290 & 156 SE, Kent 98042	Rural	Elementary	King County				
5	Covington area West (Halleson-Wikstrom)	SE 256 & 154 SE, Covington 98042	Urban	Elementary	City of Covington				
3	Ham Lake area (Pollard)	16820 SE 240, Kent 98042	Rural	Elementary	King County				
8	SE of Lake Morton area (West property)	SE 332 & 204 SE, Kent 98042	Rural	Secondary	King County				
2	Shady Lk area (Sowers, Blaine, 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>									
<sup>1</sup> Unfunded facility needs will be reviewed in the future.									
<sup>2</sup> TBD - To be determined - Some sites are identified but placement, timing and/or configuration of Relocatables has not been determined.									
<sup>3</sup> Numbers correspond to sites on Site Bank Map on Page 16. Other Map site locations are parcels identified in Table 7 on Page 26.									

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



## **VI Portable Classrooms**

For the purpose of clarification, the term "portables" and the more descriptively accurate term, "relocatables" are occasionally used interchangeably in this Plan. The Plan also references use of portables or relocatables 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 some 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 12, the program capacity is also reflected in the capacity and enrollment comparison charts. *(See Tables 5 & 5 A-B-C on pages 19 - 22)*

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.

Full Time Equivalent (FTE) student enrollment for October 2012 was 25,481.09. Kindergarten students are reported at .5 although all schools provide full day kindergarten ("FDK") with alternative funding for the second half of the day. State Apportionment-funded Full Day Kindergarten programs report and project Kindergarten students at 1.00 FTE at qualifying FDK schools. The P-223 FTE Report excludes Early Childhood Education ("ECE" preschool) students and College-only Running Start students. *(See Tables 5 & 5 A-B-C on pages 19 - 22)*

In October there were 761 students in 11<sup>th</sup> and 12<sup>th</sup> grade participating in the Running Start program at 10-21 different colleges and receiving credits toward both high school and college graduation. 378 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.

Kent School District continues to be the fourth largest district in the state of Washington. P-223 Headcount for October 2012 was 26,611 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 2012 totals 27,732 which includes ECE and college-only Running Start students.

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 19 - 22)*

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. Boundary 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	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019		
	Actual	P	R	O	J	E	C	T	E
Permanent Program Capacity <sup>1</sup>	27,475	27,475	27,475	27,475	27,667	27,763	27,883		
Changes to Permanent Capacity <sup>1</sup>									
Kent Elementary Addition - Capacity Increase (F) <sup>2</sup>				192					
Replacement school with projected increase in capacity:									
Covington Elementary Replacement (U) <sup>3</sup>					600				
To Replace current Covington Elementary capacity					-504				
Neely-O'Brien Elementary Addition - Capacity Increase (U) <sup>4</sup>						120			
Permanent Program Capacity Subtotal	27,475	27,475	27,475	27,667	27,763	27,883	27,883		
Interim Relocatable Capacity <sup>5</sup>									
Elementary Relocatable Capacity Required	600	936	1,176	1,368	1,608	2,016	2,448		
Middle School Relocatable Capacity Required <sup>7</sup>	0	0	0	0	0	0	0		
Senior High School Relocatable Capacity Required <sup>7</sup>	0	0	0	0	0	0	0		
	600	936	1,176	1,368	1,608	2,016	2,448		
TOTAL CAPACITY <sup>1</sup>	28,075	28,411	28,651	29,035	29,371	29,899	30,331		
		w/Kind @ .5 25,590							
TOTAL ENROLLMENT/ PROJECTION <sup>6</sup>	26,336	26,483	27,069	27,451	27,846	28,290	28,796		
DISTRICT AVAILABLE CAPACITY <sup>7</sup>	1,739	1,928	1,582	1,584	1,525	1,609	1,535		

<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 Elementary Addition reflects 8 classroom capacity increase for Green Schoolhouse LEED Platinum project.

<sup>3</sup> Replacement school for Covington Elementary will increase capacity and will be built on a different existing urban site.

<sup>4</sup> Addition to Neely-O'Brien Elementary will increase capacity approximately 25%.

<sup>5</sup> 2012-2013 total classroom relocatable capacity is 1,023. Some additional relocatables used for program purposes.

<sup>6</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>7</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	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
	Actual	P R O J E C T E D					

Elementary Permanent Capacity <sup>1</sup>	13,206	13,620	13,620	13,620	13,812	13,908	14,028
--	--------	--------	--------	--------	--------	--------	--------

Kent Mountain View Academy <sup>2</sup> 414

**Changes to Elementary Capacity**

Kent Elementary Addition Capacity Increase (F) <sup>3</sup> 192

Covington Elementary Replacement (U) <sup>4</sup> 600  
Will replace current Covington Elementary capacity -504

Neely-O'Brien Elementary Addition Capacity Increase (U) <sup>5</sup> 120

Subtotal 13,620 13,620 13,620 13,812 13,908 14,028 14,028

Relocatable Capacity Required <sup>1</sup>	600	936	1176	1368	1608	2,016	2,448
--	-----	-----	------	------	------	-------	-------

<b>TOTAL CAPACITY <sup>1/2</sup></b>	14,220	14,556	14,796	15,180	15,516	16,044	16,476
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w/Kind @ .5  
13,220 Adjusted for FULL Day Kindergarten Headcount

<b>ENROLLMENT / PROJECTION <sup>6</sup></b>	14,208	14,554	14,791	15,161	15,494	16,022	16,468
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<b>SURPLUS (DEFICIT) CAPACITY</b>	12	2	5	19	22	22	8
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Number of Relocatables Required 25 39 49 57 67 84 102

102 Classroom Relocatables required in 2018-19. Some additional Relocatables 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> Kent Elementary Addition reflects 8 classroom capacity increase for Green Schoolhouse LEED Platinum project.

<sup>4</sup> Replacement school for Covington Elementary will increase capacity and is planned for a different existing urban site.

<sup>5</sup> Addition to Neely-O'Brien Elementary will increase capacity approximately 25%.

<sup>6</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**

**MIDDLE SCHOOL - Grades 7 - 8**

SCHOOL YEAR	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
	Actual	P R O J E C T E D					

Middle School Permanent Capacity <sup>1</sup>	5,148	5,148	5,148	5,148	5,148	5,148	5,148
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No Changes to Middle School Capacity

Mill Creek MS & Technology Academy  
Phase 2 of Renovation completed in 2010  
(No new capacity added in renovation)  
Mill Creek Tech Academy serves students from all areas of Kent SD

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

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

<b>TOTAL CAPACITY</b> <sup>1&amp;3</sup>	5,148	5,148	5,148	5,148	5,148	5,148	5,148
--	-------	-------	-------	-------	-------	-------	-------

<b>ENROLLMENT / PROJECTION</b> <sup>2</sup>	4,277	4,209	4,161	4,201	4,263	4,216	4,220
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<b>SURPLUS (DEFICIT) CAPACITY</b> <sup>4</sup>	871	939	987	947	885	932	928
--	-----	-----	-----	-----	-----	-----	-----

Number of Relocatables Required                    0                    0                    0                    0                    0                    0                    0

No Classroom Relocatables required at middle schools at this time. Some Relocatables 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> Actual October Headcount Enrollment with Projections from OSPI Report 1049 - Determination of Projected Enrollments.
- <sup>3</sup> Surplus capacity due to grade level reconfiguration - All 9th grade students moved to the high schools in Fall 2004.
- <sup>4</sup> Middle School capacity meets concurrency requirements and no impact fees are collected for middle schools.

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

**SENIOR HIGH - Grades 9 - 12**

SCHOOL YEAR	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019		
	Actual	P	R	O	J	E	C	T	E

Senior High Permanent Capacity <sup>1</sup>	8,707	8,707	8,707	8,707	8,707	8,707	8,707	8,707
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Includes Kent Phoenix Academy <sup>2</sup>

No Changes to High School Capacity
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Kent-Meridian HS & Technology Academy  
Classroom Additions completed in 2012 (F)  
KM Tech Academy & International Baccalaureate Program  
serve students from all areas of Kent SD

Subtotal	8,707	8,707	8,707	8,707	8,707	8,707	8,707	8,707
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Relocatable Capacity Required <sup>1</sup>	0	0	0	0	0	0	0	0
--	---	---	---	---	---	---	---	---

<b>TOTAL CAPACITY <sup>1</sup></b>	<b>8,707</b>							
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ENROLLMENT / PROJECTION <sup>3</sup>	7,851	7,720	8,117	8,089	8,089	8,052	8,108
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SURPLUS (DEFICIT) CAPACITY	856	987	590	618	618	655	599
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Number of Relocatables Required	0	0	0	0	0	0	0
---------------------------------	---	---	---	---	---	---	---

No Classroom Relocatables required at this time. Some Relocatables 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 2013 - 2014 through 2018 - 2019. 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 for 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.

The Greenhouse School LEED project is planned to provide additional capacity at Kent Elementary School for 2015-16. No Impact Fees will be used for the project.

Replacement of Covington Elementary School in 2016-17 or beyond will increase capacity 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 2017-18.

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

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

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Facilities Department. Please see pages 25-26 for a summary of the cost basis.

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

SCHOOL FACILITIES	*	2013	2014	2015	2016	2017	2018	TOTAL	Secured	Unsecured	Impact
									Local & State	State <sup>2</sup> or Local <sup>3</sup>	Fees <sup>5</sup>
									Estimated	Estimated	
<b>PERMANENT FACILITIES</b>											
Addition to Kent Elem - LEED Project <sup>1</sup>	F			\$9,000,000				\$9,000,000	\$9,000,000		\$0
Covington Elementary Replacement <sup>1</sup>	U				\$31,840,000			\$31,840,000		\$26,745,000	\$5,095,000
Addition to Neely-O'Brien Elementary <sup>1</sup>	U					\$14,100,000		\$14,100,000		\$10,600,000	\$3,500,000
NO Secondary School Projects at this time.											
<b>TEMPORARY FACILITIES</b>											
Additional Relocatables <sup>3-4</sup>	U	\$277,000	\$290,000	\$305,000	\$320,000	\$504,000	\$705,000	\$2,401,000			\$2,401,000
		2 relocatables	2 relocatables	2 relocatables	2 relocatables	3 relocatables	4 relocatables				
<b>OTHER</b>											
N / A											
<b>Totals</b>		\$277,000	\$290,000	\$9,305,000	\$32,160,000	\$14,604,000	\$705,000	\$57,341,000	\$9,000,000	\$37,345,000	\$10,996,000

\* F = Funded U = Unfunded

**NOTES:**

- <sup>1</sup> Based on estimates of actual or future construction costs from Facilities Department. (See Page 25 for Cost Basis Summary)
- <sup>2</sup> The District anticipates receiving some State Funding Construction Assistance (formerly known as "matching funds") 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 Relocatables 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 2016)		\$31,840,000
Projected cost of Neely-O'Brien Addition (Projected to open in 2017)		\$14,100,000
Elementary Cost based on Covington Elementary Replacement		<b>\$31,840,000</b>

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

### District Adjustment

The impact fee calculations on pages 28 and 29 include a "District Adjustment" to reduce the fees calculated by the impact fee formulas. Based on current economic conditions, the District has adjusted the impact fees to keep the same rates as those currently in place and made no adjustment for increase in the Consumer Price Index.

**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>							
Urban	Northwood Middle School	1996	17007 SE 184 St, Renton 98058	24.42	\$655,138	\$26,828	
10 / Urban	Mill Creek MS (Kent JH) / McMillan St. assemblage	2002	411-432 McMillan St., Kent 98032	1.23	\$844,866	\$686,883	
12 / Urban	So Central Site - Unincorp KC (Plemmons, Yeh, Wms)	1999	E of 124 SE btw 286-288 PI (UKC)	39.36	\$1,936,020	\$49,188	
	Middle School Site Subtotal			65.01	\$3,436,024		\$52,854 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	Kentlake High School (Kombol Morris)	1997	21401 SE 300 St, Kent 98042	40.00	\$537,534	\$13,438	
6 / Urban	Kentwood Sr Hi Addition (Sandhu)	1998	16807 SE 256th Street	3.83	\$302,117	\$78,882	
	Senior High Site Subtotal			50.14	\$4,149,651		\$82,761 Sr Hi Site Average
<p>Note: All rural sites were purchased prior to adoption of Urban Growth Area.</p> <p>Numbers correspond to locations on Site Bank &amp; Acquisitions Map on Page 17.</p>							
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 Mattson MS)	1984					
3 / Rural	Site - Ham Lake east (Pollard)	1992					
7 / Rural	Site - South of Covington (Scarsella)	1993					
8 / Rural	Site - SE of Lake Morton area (West property)	1993					
2 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)	1995					
9 / Urban	Old Kent Elementary replaced and currently leased out.						
				Total Acreage & Cost		Total Average Cost / Acre	
				134.55    \$13,164,598		\$97,842	

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

**Student Generation Factors - Single Family**

Elementary (Grades K - 6)	0.484
Middle School (Grades 7 - 8)	0.129
Senior High (Grades 9 - 12)	0.249
<b>Total</b>	<b><u>0.862</u></b>

**Student Generation Factors - Multi-Family**

Elementary	0.324
Middle School	0.066
Senior High	0.118
<b>Total</b>	<b><u>0.508</u></b>

**Projected Increased Student Capacity**

Elementary	<u>600</u>
Middle School	<u>0</u>
Senior High Addition	<u>0</u>

**OSPI - Square Footage per Student**

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

**Required Site Acreage per Facility**

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

**Average Site Cost / Acre**

Elementary	<u>\$287,573</u>
Middle School	<u>\$0</u>
Senior High	<u>\$0</u>

**New Facility Construction Cost**

Elementary *	<u>\$31,840,000</u>
Middle School	<u>\$0</u>
Senior High *	<u>\$0</u>

\* See cost basis on Pg. 25

**Temporary Facility Capacity & Cost**

Elementary @ 24	<u>\$138,500</u>
Middle School @ 29	<u>\$0</u>
Senior High @ 31	<u>\$0</u>

**Temporary Facility Square Footage**

Elementary	<u>70,892</u>
Middle School	<u>16,376</u>
Senior High	<u>22,064</u>
<b>Total</b>	<b><u>109,332</u></b>

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

District Funding Assistance Percentage	<u><b>57.89%</b></u>
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**Permanent Facility Square Footage**

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

**Construction Cost Allocation**

CCA - Cost/Sq. Ft. (Effective July 11-12)	<u><b>\$188.55</b></u>
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**Total Facilities Square Footage**

Elementary	<u>1,541,435</u>
Middle School	<u>667,829</u>
Senior High	<u>1,132,479</u>
<b>Total</b>	<b><u>3,341,743</u></b>

**District Average Assessed Value**

Single Family Residence	<u><b>\$228,242</b></u>
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**District Average Assessed Value**

Multi-Family Residence	<u><b>\$85,802</b></u>
Apartments 70% Condos 30%	

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

Current / \$1,000 Tax Rate (1.8607)	<u><b>\$1.86</b></u>
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**Developer Provided Sites / Facilities**

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

**General Obligation Bond Interest Rate**

Current Bond Interest Rate	<u><b>3.74%</b></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	0.484	\$2,551.73
A 2 (Middle School)	21	\$0	1,065	0.129	\$0
A 3 (Senior High)	32	\$0	1,000	<u>0.249</u>	\$0
				0.862	
				A ⇒	<u>\$2,551.73</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)	\$31,840,000	600	0.484	0.97	\$24,913.74
B 2 (Middle School)	\$0	900	0.129	0.97	\$0
B 3 (Senior High)	\$0	1,600	<u>0.249</u>	0.97	\$0
			0.862		
				B ⇒	<u>\$24,913.74</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)	\$138,500	24	0.484	0.03	\$83.79
C 2 (Middle School)	\$0	29	0.129	0.03	\$0
C 3 (Senior High)	\$0	31	<u>0.249</u>	0.03	\$0
			0.862		
				C ⇒	<u>\$83.79</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)	\$188.55	90	0.5789	0.484	\$4,754.64
D 2 (Middle School)	\$188.55	117	0	0.129	\$0
D 3 (Senior High)	\$188.55	130	0	<u>0.249</u>	\$0
				D ⇒	<u>\$4,754.64</u>

**Tax Credit per Single Family Residence**

Average SF Residential Assessed Value	\$228,242		
Current Debt Service Rate / \$1,000	\$1.86		
Current Bond Interest Rate	3.74%		
Years Amortized (10 Years)	10	TC ⇒	\$3,489.63

**Developer Provided Facility Credit**

Facility / Site Value	Dwelling Units	
0	0	FC ⇒ 0

**Fee Recap**

A = Site Acquisition per SF Residence	\$2,551.73	
B = Permanent Facility Cost per Residence	\$24,913.74	
C = Temporary Facility Cost per Residence	<u>\$83.79</u>	
Subtotal		\$27,549.26
D = State Match Credit per Residence	\$4,754.64	
TC = Tax Credit per Residence	<u>\$3,489.63</u>	
Subtotal		<u>\$8,244.28</u>

Total Unfunded Need	\$19,304.98	
50% Developer Fee Obligation		\$9,652
FC = Facility Credit (if applicable)		0
District Adjustment (See Page 26 for explanation)		<u>(\$4,166)</u>
<b>Net Fee Obligation per Residence - Single Family</b>		<b>\$5,486</b>

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

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

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

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	11	\$287,573	500	0.324	\$2,049.82
A 2 (Middle School)	21	\$0	1,065	0.066	\$0
A 3 (Senior High)	32	\$0	1,000	<u>0.118</u>	\$0
				0.508	
				A ⇒	<u><u>\$2,049.82</u></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)	\$31,840,000	600	0.324	0.97	\$16,677.79
B 2 (Middle School)	\$0	900	0.066	0.97	\$0
B 3 (Senior High)	\$0	1,600	<u>0.118</u>	0.97	\$0
			0.508		
				B ⇒	<u><u>\$16,677.79</u></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)	\$138,500	24	0.324	0.03	\$56.09
C 2 (Middle School)	\$0	29	0.066	0.03	\$0
C 3 (Senior High)	\$0	31	<u>0.118</u>	0.03	\$0
			0.508		
				C ⇒	<u><u>\$56.09</u></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)	\$188.55	90	0.5789	0.324	\$3,182.86
D 2 (Middle School)	\$188.55	117	0	0.066	\$0
D 3 (Senior High)	\$188.55	130	0	<u>0.118</u>	\$0
				D ⇒	<u><u>\$3,182.86</u></u>

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

Average MF Residential Assessed Value	\$85,802		
Current Debt Service Rate / \$1,000	\$1.86		
Current Bond Interest Rate	3.74%		
Years Amortized (10 Years)	10	TC ⇒	\$1,311.84

**Developer Provided Facility Credit**

Facility / Site Value	Dwelling Units	
0	0	FC ⇒ 0

**Fee Recap**

A = Site Acquisition per Multi-Family Unit	\$2,049.82	
B = Permanent Facility Cost per MF Unit	\$16,677.79	
C = Temporary Facility Cost per MF Unit	<u>\$56.09</u>	
Subtotal		\$18,783.70
D = State Match Credit per MF Unit	\$3,182.86	
TC = Tax Credit per MF Unit	<u>\$1,311.84</u>	
Subtotal	-	<u>\$4,494.70</u>

Total Unfunded Need	\$14,289.00	
50% Developer Fee Obligation		<b>\$7,347</b>
FC = Facility Credit (if applicable)		0
District Adjustment (See Page 26 for explanation)		<b>(\$3,969)</b>
<b>Net Fee Obligation per Residential Unit - Multi-family</b>		<b>\$3,378</b>

## IX Summary of Changes to April 2012 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 2012 Plan are summarized here.

Board of Directors re-allocated funds for previously proposed Elementary 31 to capital projects for safety and security.

Future projects include proposed replacement and expansion of Covington Elementary, and additions to Kent Elementary & Neely O'Brien. Project that increased capacity at Kent-Meridian HS was completed and removed from Finance Plan & Fee Charts.

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

The student 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.

Based on current economic conditions, the District Adjustment results in no change to the current impact fees.

Changes to Impact Fee Calculation Factors include:

ITEM	Grade/Type	FROM	TO	Comments
Student Generation Factor	Elem	0.486	0.484	
Single Family (SF)	MS	0.130	0.129	
	SH	0.250	0.249	
	Total	0.866	0.862	- .04
Student Generation Factor	Elem	0.331	0.324	
Multi-Family (MF)	MS	0.067	0.066	
	SH	0.124	0.118	
	Total	0.522	0.508	- .14
State Funding Assistance Ratios ("State Match")		56.65%	57.89%	Per OSPI Website
Area Cost Allowance (former Boeckh Index)		\$188.55	\$188.55	Per OSPI Website
Average Assessed Valuation (AV)	SF	\$249,981	\$228,242	Puget Sound ESD
AV - Average of Condominiums & Apts.	MF	\$95,379	\$85,802	Puget Sound ESD
Debt Service Capital Levy Rate / \$1000		\$1.75	\$1.86	Per King Co. Assessor Report
General Obligation Bond Interest Rate		3.84%	3.74%	Market Rate
Impact Fee - Single Family	SF	\$5,486	\$5,486	No Change to Impact Fee
Impact Fee - Multi-Family	MF	\$3,378	\$3,378	No Change to Impact Fee

## **X**

### **Appendixes**

**Appendix A: Calculations of Capacities for Elementary Schools**

**Appendix B: Calculations of Capacities for Middle Schools**

**Appendix C: Calculations of Capacities for Senior High Schools**

**Appendix D: Use of Relocatables**

**Appendix E: Student Generation Factor Survey**

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

K S D ELEMENTARY SCHOOL	ABR	Number of	Std/High Cap	<sup>2</sup> SE / IP	<sup>2</sup> Special	2012-2013	Program	Classroom	Relocatable	10/1/2012	10/1/2012	F
		Std or High Cap Classrooms	Capacity at 24 average <sup>1</sup>	ELL CR	Program Capacity	Program Capacity <sup>2</sup>	Use Relocatables	Use Relocatables	Capacity at 24 average <sup>1</sup>	P223 FTE <sup>3</sup> Enrollment	P223 Hdcount Enrollment	D K <sup>3</sup>
Carriage Crest	CC	18	432	5	20	452	1	0	0	392.48	424	F
Cedar Valley	CV/e	15	360	6	20	380	2	0	0	270.50	298	F
Covington	CO/e	20	480	5	24	504	1	0	0	427.00	463	F
Crestwood	CW	18	432	4	0	432	4	1	24	439.38	484	F
East Hill	EH	20	480	5	10	490	3	3	72	474.53	516	F
Emerald Park	EP	21	504	2	0	504	2	0	0	449.00	486	F
Fairwood	FW/e	17	408	3	0	408	3	0	0	415.66	454	F
George T. Daniel Elem	DE	18	432	5	24	456	1	0	0	499.00	499	SF
Glenridge	GR	19	456	4	0	456	2	0	0	447.50	479	F
Grass Lake	GL/h	18	432	4	20	452	1	0	0	404.50	425	F
Horizon	HE	21	504	2	0	504	3	0	0	473.50	501	F
Jenkins Creek	JC	15	360	7	44	404	3	1	24	286.00	312	F
Kent Elementary	KE/eh	20	480	3	0	480	2	4	96	626.00	626	SF
Lake Youngs	LY/h	21	504	7	20	510	0	0	0	420.50	445	F
Martin Sortun	MS	19	456	3	24	480	1	1	24	563.50	611	F
Meadow Ridge	MR/e	17	408	6	68	476	0	4	96	546.68	548	SF
Meridian Elementary	ME/h	21	504	3	20	524	3	2	48	539.00	581	F
Millennium Elementary	ML	20	480	3	24	504	0	0	0	531.05	583	F
Neely-O'Brien	NO	20	480	5	0	480	7	5	120	680.52	744	F
Panther Lake (New)	PL	21	504	5	20	524	4	0	0	564.70	609	F
Park Orchard	PO	18	432	7	54	486	2	0	0	477.03	478	SF
Pine Tree	PT/h	21	504	4	10	514	3	0	0	462.50	493	F
Ridgewood	RW/h	21	504	1	0	504	1	2	48	519.30	558	F
Sawyer Woods	SW	21	504	2	0	504	0	0	0	424.76	457	F
Scenic Hill	SH	17	408	6	68	476	4	3	72	605.00	605	SF
Soos Creek	SC/e	15	360	4	20	380	3	0	0	312.50	341	F
Springbrook	SB	17	408	4	10	418	2	0	0	490.60	536	F
Sunrise	SR/h	21	504	2	0	504	3	0	0	512.03	549	F
Kent Mtn. View Academy	MV	14	356	3	60	410	0	0	0	103.00	103	0
Elementary TOTAL <sup>1/2</sup>		544	13,076	120	560	13,616	61	26	624	13,357.72	14,208	

e = ECE & h = Highly Capable Programs

0 ECE & K @ .5 or 1.0 0 ECE & K @ 1.0

<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 ELL + 1 Integrated Program classroom.

<sup>3</sup> All elementary schools have Full Day Kindergarten - 5 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.

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

K S D MIDDLE SCHOOL	ABR	# of	Standard	SE / IP	Special Ed	Spec	Special <sup>1</sup>	2012-2013	Program	Classroom	Relocatable	10/1/2012	10/1/2012
		Std	Capacity <sup>2</sup>	ELL	ELL	Prgm	Program	Program	Use	Use	Capacity	P223 FTE <sup>3</sup>	Headcount <sup>3</sup>
		Clsrms	at 25-29	Cls	Capacity	Clsrms	Capacity	Capacity <sup>2</sup>	Relocatables	Relocatables	at 29 ea.	Enrollment	Enrollment
		@ 85% Utilization		@ 85% Utilization		@ 85% Utilization		@ 85% Utilization					
Cedar Heights Middle School	CH	30	740	8	84	3	71	895	2	0	0	673.00	673
Mattson Middle School	MA	24	592	6	76	5	119	787	4	0	0	648.40	649
Meeker Middle School	MK	29	715	8	93	1	24	832	0	0	0	679.00	679
Meridian Middle School	MJ	26	641	5	56	4	95	792	8	0	0	650.65	653
Mill Creek Middle School	MC	33	813	5	55	2	48	916	0	2	58	872.00	872
Northwood Middle School	NW	33	813	2	18	4	95	926	0	0	0	671.44	673
Kent Mountain View Academy (Grades 3 - 12) Middle School Grade 7 - 8 Enrollment								See Elem				77.55	78
<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>14</b>	<b>2</b>	<b>58</b>	<b>4,272.04</b>	<b>4,277</b>

**APPENDIX B**

K S D SENIOR HIGH SCHOOL	ABR	# of	Standard	SE / IP	Special Ed	Spec	Special <sup>1</sup>	2012-2013	Program	Classroom	Relocatable	10/1/2012	10/1/2012	
		Std	Capacity	ELL	ELL	Prgm	Program	Program	Use	Use	Capacity	P223 FTE <sup>3</sup>	Headcount <sup>3</sup>	
		Clsrms	at 25-31	Cls	Capacity	Clsrms	Capacity	Capacity <sup>2</sup>	Relocatables	Relocatables	at 31 ea.	Enrollment	Enrollment	
		@ 85% Utilization		@ 85% Utilization		@ 85% Utilization		@ 85% Utilization						
Kent-Meridian Senior High	KM	56	1,476	12	157	12	271	1,904	6	3	93	1,987.40	2,051	
Kentlake Senior High	KL	58	1,423	13	153	16	381	1,957	2	0	0	1,567.60	1,606	
Kentridge Senior High	KR	65	1,713	13	136	18	428	2,277	0	4	124	2,028.40	2,092	
Kentwood Senior High	KW	60	1,581	9	102	20	476	2,159	5	4	124	1,797.22	1,886	
Kent Mountain View Academy (Grades 3 - 12) Senior High Grade 9 - 12 Enrollment								See Elem				149.51	152	
Kent Phoenix Academy	PH	Non-traditional High School						414					317.20	335
Regional Justice Center <sup>4</sup>	RJ	N/A						N/A					4.00	4
<b>Senior High TOTAL</b>		<b>239</b>	<b>6,193</b>	<b>47</b>	<b>548</b>	<b>66</b>	<b>1,556</b>	<b>8,711</b>	<b>13</b>	<b>11</b>	<b>341</b>	<b>7,851.33</b>	<b>8,126</b>	

**APPENDIX C**

<b>DISTRICT TOTAL</b>	<b>958</b>	<b>23,583</b>	<b>201</b>	<b>1,490</b>	<b>85</b>	<b>2,008</b>	<b>27,475</b>	<b>88</b>	<b>39</b>	<b>1,023</b>	<b>25,481.09</b>	<b>26,611</b>
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<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. 9th grade moved to HS in 2004. Facility Use Study was updated for program changes in 2012-13.  
<sup>3</sup> Enrollment is reported on FTE & Headcount basis. P223 Headcount excludes ECE & College-only Running Start students. Full headcount including ECE & RS = 27,732.  
 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 2012 is 17.

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

School Year Relocatable Use <sup>1</sup>	2012-2013		2013-2014		2014-2015		2015-2016		2016-2017		2017-2018		2018-2019	
	No. of	Student												
	Relocatables	Capacity												
Relocatables for classroom use	39		39		39		39		39		39		39	
Relocatables for program use (ie. Computer labs, music, etc.)	88		88		88		88		88		88		88	
Elementary Capacity Required @ 24 <sup>2</sup>	25	600	39	936	49	1,176	57	1,368	67	1,608	84	2,016	102	2,448
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
# of Relocatables Utilized <sup>4</sup>	127		127		127		127		127		127		127	
Classroom Relocatable/Capacity Required	25	600	39	936	49	1,176	57	1,368	67	1,608	84	2,016	102	2,448
Plan for Allocation of Required Classroom Relocatable Facilities included in Finance Plan:														
Elementary <sup>1/2</sup>	25		39		49		57		67		84		102	
Middle School <sup>3</sup>	0		0		0		0		0		0		0	
Senior High <sup>4</sup>	0		0		0		0		0		0		0	
Total	25		39		49		57		67		84		102	

<sup>1</sup> Use of additional relocatables 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 relocatables at the elementary level until permanent capacity can be provided.

<sup>3</sup> Grade Level Reconfiguration - In 2004, 9th grade students moved to high schools creating sufficient permanent capacity at middle schools.

<sup>4</sup> Although relocatables 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

Edulog #	Single Family Developments	Elementary Area	Total Units	S t u d e n t s				Student Generation Factor			
				Total	Elem	MS	HS	Total	Elem	MS	HS
516	Adler's Cove	SW	92	75	50	13	12	0.815	0.543	0.141	0.130
510	Canterra	PT	14	11	6	2	3	0.786	0.429	0.143	0.214
512	Creekside at Riverview	NO	81	44	36	2	6	0.543	0.444	0.025	0.074
419	Eagle Crest - Park View - Southridge	HE	219	203	124	27	52	0.927	0.566	0.123	0.237
187	Eastland Meadows - Kent	SC	13	20	8	5	7	1.538	0.615	0.385	0.538
395	Eastpointe	MS	99	56	39	7	10	0.566	0.394	0.071	0.101
399	Fern Crest East - Kent	SR	171	156	92	21	43	0.912	0.538	0.123	0.251
410	Highland & Rhododendron Estates	ML	41	39	23	7	9	0.951	0.561	0.171	0.220
228	Kentlake Highlands	SW	177	144	89	20	35	0.814	0.503	0.113	0.198
431	Meridian Ridge	HE	70	45	32	5	8	0.643	0.457	0.071	0.114
389	North Parke Meadows & Parke Meadows South	CW	106	112	59	22	31	1.057	0.557	0.208	0.292
422	Panther Meadows	GR	32	32	22	3	7	1.000	0.688	0.094	0.219
514	Rainier Vista	CW	92	43	25	8	10	0.467	0.272	0.087	0.109
139	Rose's Meadow	ML	37	24	12	5	7	0.649	0.324	0.135	0.189
78	Savana / The Reserve / Stonefield / Crofton Hills	CO	351	365	172	54	139	1.040	0.490	0.154	0.396
400	Shadow Brook Ridge (FCWest) - Kent	SR	128	114	69	14	31	0.891	0.539	0.109	0.242
420	Tamarack Ridge	CW	134	78	41	10	27	0.582	0.306	0.075	0.201
179	The Parks - Fairwood/Renton	RW	172	159	71	29	59	0.924	0.413	0.169	0.343
416	Trovitsky Park - Renton	RW	167	140	94	20	26	0.838	0.563	0.120	0.156
417	Wood Creek - Covington	CW	154	134	74	22	38	0.870	0.481	0.143	0.247
<b>Total</b>			<b>2,163</b>	<b>1,864</b>	<b>1,046</b>	<b>279</b>	<b>539</b>	<b>0.862</b>	<b>0.484</b>	<b>0.129</b>	<b>0.249</b>
Edulog #	Multi-Family Developments	Elementary Area	Total Units	S t u d e n t s				Student Generation Factor			
				Total	Elem	MS	HS	Total	Elem	MS	HS
418	Adagio Apartments - Covington	CO	200	78	45	8	25	0.390	0.225	0.040	0.125
412	Alderbrook Apartments - Kent	EH	207	141	94	22	25	0.681	0.454	0.106	0.121
156	Arterra Apartments - Kent	SH	81	65	43	11	11	0.802	0.531	0.136	0.136
146	Fairwood Pond Apartments - Renton	FW	194	72	47	8	17	0.371	0.242	0.041	0.088
147	Red Mill at Fairwood - Renton	CC	96	29	18	3	8	0.302	0.188	0.031	0.083
337	Riverview - The Parks - Kent	NO	150	59	36	6	17	0.393	0.240	0.040	0.113
102	Rock Creek Landing - Kent	SB	211	103	72	13	18	0.488	0.341	0.062	0.085
413	Silver Springs Apartments - Kent	PL	251	171	112	20	39	0.681	0.446	0.080	0.155
192	Sunrise at Benson Condos - Kent	GR	88	33	12	7	14	0.375	0.136	0.080	0.159
<b>Total</b>			<b>1,478</b>	<b>751</b>	<b>479</b>	<b>98</b>	<b>174</b>	<b>0.508</b>	<b>0.324</b>	<b>0.066</b>	<b>0.118</b>