

HIGHLINE SCHOOL DISTRICT NO. 401

CAPITAL FACILITIES PLAN

2017-2022



Board Introduction: June 21, 2017

Adoption: July 26, 2017

HIGHLINE SCHOOL DISTRICT NO. 401

CAPITAL FACILITIES PLAN

2017-2022



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SECTION ONE: INTRODUCTION

Purpose of the Capital Facilities Plan

This Six-Year Capital Facilities Plan has been prepared by the Highline School District (the “District”) as the District’s primary facility planning document, in compliance with the requirements of Washington’s Growth Management Act (the “GMA”) and King County Council Code Title 21A. The Plan was prepared using data available in May 2017. The GMA outlines 13 broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Highline School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide King County (the “County”) and the cities of Burien, Des Moines, Kent, Normandy Park, SeaTac, and Tukwila with a schedule and financing program for capital improvements over the next six years (2017-2022).

This Plan will be updated annually with any changes to the impact fee schedule adjusted accordingly.

Executive Summary

After a period of low enrollment growth, the District has experienced steady and significant enrollment increases since 2010. The District currently serves an approximate student population of 19,199 (October 1, 2016 enrollment) with 18 elementary schools (grades K-6), five middle level schools (grades 7-8), and five high schools (grades 9-12). In addition, the District has alternative programs: Big Picture (MS and HS) at the Manhattan site; CHOICE Academy (MS and HS) at the Woodside site; New Start (9-12) at the Salmon Creek Site; and Puget Sound Skills Center (“PSSC”).

Over the last 14 years the District has embarked on a major capital improvement effort to enhance its facilities to meet current educational and life-safety standards. Since 2002 the District has passed three major capital bonds: one in 2002 for approximately \$189,000,000, one in 2006 for approximately \$148,000,000, and one in 2016 for approximately \$299,850,000. The 2002 and 2006 bonds were used for replacement of existing facilities and not to accommodate increased enrollment. The 2016 bonds are earmarked for a combination of improvements to/replacement of existing facilities and the provision of new capacity.

With the approved capital bond funds and reimbursements from the Office of the Superintendent of Public Instruction, the State of Washington, the Port of Seattle, the Federal Aviation Administration and private donations for a new Raisbeck Aviation High School the District has designed, permitted and constructed 13 new elementary schools, 1 new high school, renovated 3

schools as interim facilities, and renovated portions of Memorial Field and Camp Waskowitz. All of this work has been done since March 2002.

The District's 2016 bond proposal was based on the recommendations of a Capital Facilities Advisory Committee ("CFAC"), a citizens' committee representing every part the District. The committee met for a year to study the District's facilities needs, review data, such as enrollment projections and building conditions, and analyze various solutions. CFAC developed a long-term facilities plan, which includes the 2016 bond as the first phase of a four-phase plan to meet students' needs over the next 20 years.

As the District looks ahead it recognizes that anticipated enrollment growth, some of which will be caused by new development, and implementation of recent legislation will require the District either to add new facilities, add additions to existing facilities, renovate existing facilities, or add portables to existing facilities.

This CFP identifies the current enrollment, the current capacity of each educational facility, the projected enrollment over the six-year planning period and how the District plans to accommodate this growth. It also includes a schedule of impact fees that should be charged to new development.

Based on current projections, the District needs to add capacity at the elementary and middle school levels to accommodate projected enrollment and implementation of recent legislation. To address these needs, the District plans to build a new elementary to replace Des Moines Elementary School to increase its student capacity, add classrooms at existing elementary schools, and build one new middle school. In addition, new modular or portables may need to be added at individual elementary schools and middle schools to accommodate future enrollment. At this time it has been assumed that additional land will not be needed to accommodate the new schools; however, land will be necessary in the future to support the District's long range facilities plan and the Educational Strategic Plan.

SECTION 2 – STANDARD OF SERVICE

King County Code 21A.06 refers to a “Standard of Service” that each school district must establish in order to ascertain its overall capacity. School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District’s adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables).

District educational program standards may change in the future as a result of changes in the education program, special programs class sizes, grade span configurations, and use of new technology, as well as other physical aspects of the school facilities. In addition, the State Legislature’s implementation of requirements for reduced K-3 class size will also impact school capacity and educational program standards. (The District currently offers full-day kindergarten.) The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this CFP.

The Standard of Service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of school buildings. The special programs listed below require classroom space, thus the permanent capacity of some buildings housing these programs has been reduced.

Table 1
Class Size – Standard of Service

| <i>Grade Level</i> | <i>Average Class Size Based on Standard of Service</i> |
|--------------------|--|
| Kindergarten | 24* |
| Grades 1 – 3 | 25* |
| Grades 4 – 6 | 27 |
| Grades 7 – 8 | 30 |
| Grades 9 – 12 | 32 |

*The District standard for K-3 will change to 17:1 in 2019 (see Table 7).

It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of available teaching stations depending on the physical characteristics of the facility and educational program needs.

Elementary School Standard of Service Models

- Special education for students with disabilities may be provided in self-contained classrooms.
- All students are provided music instruction in a separate classroom.
- All students will have scheduled time in a special classroom.
- Identified students will also be provided other educational opportunities in classrooms designated as follows:
 - Resource Rooms
 - English Language Learners (ELL)
 - Education for Disadvantaged Students (Title I)
 - Gifted Education
 - Learning Assisted Programs
 - Severely Behavior Disorder
 - Transition Rooms
 - Mild, Moderate, and Severe Disabilities
 - Developmental Kindergarten
 - Extended Daycare Programs and Preschool Programs

Secondary School Standard of Service Models

- Identified students will also be provided other educational opportunities in classrooms designated as follows:
 - Resource Rooms
 - English Language Learners (ELL)
 - Computer Labs
 - Science Labs
 - Career and Vocational Rooms
 - Daycare Programs
 - Alternative Program Spaces

SECTION THREE: CAPITAL FACILITIES INVENTORY

This section provides an inventory of capital facilities owned and operated by the District including schools and relocatable classrooms (modulars or portables). School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards. *See Section Two: Standard of Service.* A map showing locations of District facilities is provided in Appendix A.

Schools

See *Section One* for a description of the District's schools and programs.

School capacity was determined based on the number of teaching stations (or general classrooms) within each building and the space requirements of the District's currently adopted current educational program and internal targets as reported in ICOS with the Office of the Superintendent of Public Instruction. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 2, 3, and 4.

As the District implements reduced K-3 class size requirements and grade reconfiguration, the inventory will reflect adjustments in the Standard of Service (see Tables 7-B and 7-C).

Relocatable Classrooms (Portables)

Relocatable classrooms (portables) are used as interim classroom space to house students until funding can be secured to construct permanent classrooms. The District currently uses 27 relocatable classrooms at various school sites throughout the District to provide additional interim general classroom capacity. A typical relocatable classroom can provide capacity for a full-size class of students. Current use of relocatable classrooms throughout the District is summarized in Table 5.

Table 2
Elementary School Level Inventory

| <i>Elementary School</i> | <i>Building Area (sq. ft.)</i> | <i>Teaching Stations*</i> | <i>Permanent Capacity**</i> |
|-----------------------------|------------------------------------|-------------------------------|---------------------------------|
| Beverly Park at Glendale ES | 58,145 | 22 | 514 |
| Bow Lake ES | 76,108 | 30 | 666 |
| Cedarhurst ES | 68,916 | 26 | 619 |
| Des Moines ES | 41,766 | 19 | 471 |
| Gregory Heights ES | 65,978 | 27 | 585 |
| Hazel Valley ES | 65,346 | 26 | 452 |
| Hilltop ES | 51,532 | 24 | 594 |
| Madrona ES | 69,240 | 25 | 598 |
| Marvista ES | 68,462 | 27 | 621 |
| McMicken Heights ES | 69,979 | 25 | 582 |
| Midway ES | 66,096 | 25 | 610 |
| Mount View ES | 67,783 | 26 | 628 |
| North Hill ES | 65,665 | 27 | 636 |
| Parkside ES | 68,857 | 26 | 622 |
| Seahurst ES | 59,967 | 27 | 585 |
| Shorewood ES | 60,326 | 22 | 483 |
| Southern Heights ES | 32,942 | 15 | 336 |
| White Center ES | 65,654 | 26 | 622 |
| TOTAL | 1,122,762 | 445 | 10,231 |

* Teaching Station definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.

** General classrooms

Table 3
Middle School Level Inventory***

| <i>Middle School</i> | <i>Building Area (sq. ft.)</i> | <i>Teaching Stations*</i> | <i>Permanent Capacity**</i> |
|--------------------------------|------------------------------------|---------------------------|---------------------------------|
| Cascade MS | 90,582 | 34 | 986 |
| Chinook MS | 87,476 | 27 | 783 |
| Pacific MS | 73,941 | 24 | 696 |
| Sylvester MS | 92,617 | 30 | 870 |
| Big Picture MS (at Manhattan)^ | | 2 | 58 |
| Choice (at Woodside) ^ | | 2 | 58 |
| TOTAL | 344,616 | 119 | 3,451 |

* Teaching Station Definition: A space designated as a general classroom. Other stations include spaces designated for special education and pull-out programs.

** General classrooms.

***Does not include alternative programs: CHOICE Academy MS/HS at Woodside site.

^The District anticipates that the Big Picture and Choice programs will be relocated in the 2019-20 school year to another District facility or leased space. Inventory adjustments will be reflected in future updates to this Capital Facilities Plan.

Table 4
High School Level Inventory***

| <i>High School</i> | <i>Building Area (sq. ft.)</i> | <i>Teaching Stations*</i> | <i>Permanent Capacity**</i> |
|--------------------------------|------------------------------------|-------------------------------|---------------------------------|
| Raisbeck Aviation HS | 87,934 | 14 | 448 |
| Big Picture HS (at Manhattan)^ | 29,141 | 10 | 320 |
| Evergreen HS | 161,456 | 48 | 1,536 |
| Highline HS | 214,919 | 70 | 2,240 |
| Mount Rainier HS | 205,159 | 47 | 1,504 |
| Tyee HS | 143,101 | 38 | 1,216 |
| TOTALS | 841,710 | 227 | 7,264^^ |

* Teaching Station definition: A space designated as a general classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms.

***Does not include alternative programs: CHOICE Academy MS/HS at Woodside site;

New Start HS at Salmon Creek site; and Puget Sound Skills Center.

^ The District anticipates that the Big Picture program will be relocated in the 2019-20 school year to another District facility or leased space. Inventory adjustments will be reflected in future updates to this Capital Facilities Plan.

^^Total capacity at the high school level may be affected as the District makes programmatic changes in its small school high schools: Tyee HS and Evergreen HS. For example, spaces currently identified as teaching stations may be needed to serve special programs.

Table 5
Relocatable Classrooms (Portable) Inventory

| <i>Elementary School</i> | <i>Relocatables**</i> | <i>Other***</i> | <i>Interim Capacity</i> |
|--------------------------|-----------------------|-----------------|-------------------------|
| Beverly Park at Glendale | 0 | 2 | 0 |
| Bow Lake | 0 | 4 | 0 |
| Cedarhurst | 1 | 3 | 25 |
| Des Moines | 0 | 1 | 0 |
| Gregory Heights | 0 | 0 | 0 |
| Hazel Valley | 3 | 1 | 75 |
| Hilltop | 5 | 1 | 125 |
| Madrona | 2 | 0 | 50 |
| Marvista | 2 | 0 | 50 |
| McMicken Heights | 0 | 0 | 0 |
| Midway | 4 | 0 | 100 |
| Mount View | 4 | 0 | 100 |
| North Hill | 0 | 0 | 0 |
| Parkside | 0 | 0 | 0 |
| Seahurst | 2 | 2 | 50 |
| Shorewood | 1 | 3 | 25 |
| Southern Heights | 2 | 1 | 50 |
| White Center | 1 | 3 | 25 |
| TOTAL | 27 | 21 | 675 |

| <i>Middle School</i> | <i>Relocatables**</i> | <i>Other***</i> | <i>Interim Capacity</i> |
|----------------------|-----------------------|-----------------|-------------------------|
| Cascade | 0 | 3 | 0 |
| Chinook | 5 | 1 | 145 |
| Pacific | 4 | 0 | 116 |
| Sylvester | 2 | 2 | 58 |
| Big Picture MS | 4 | 7 | 116 |
| TOTAL | 15 | 13 | 435 |

| <i>High School</i> | <i>Relocatable**</i> | <i>Other***</i> | <i>Interim Capacity</i> |
|----------------------|----------------------|-----------------|-------------------------|
| Raisbeck Aviation HS | 0 | 0 | 0 |
| Big Picture HS | 0 | 0 | 0 |
| Evergreen HS | 3 | 2 | 96 |
| Highline HS | 0 | 0 | 0 |
| Mount Rainier HS | 0 | 0 | 0 |
| Tyee HS | 0 | 1 | 0 |
| TOTALS | 3 | 3 | 96 |

**Used for regular classroom capacity.

***The relocatables referenced under "other relocatables" are used for special pull-out programs, storage, community use, etc.

SECTION FOUR: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Generally, enrollment projections using historical calculations are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions, land use, and demographic trends in the area affect the projection. Monitoring birth rates in the County and population growth for the area are essential yearly activities in the ongoing management of the CFP. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or expedite projects in the event enrollment growth exceeds the projections.

With the assistance of a professional demographer, the District has developed its own methodology for forecasting future enrollments. This methodology, a modified cohort survival method, considers a variety of factors to evaluate the potential student population growth for the years 2017 through 2022. These factors include: projected births, projected growth in the K-12 population, and a model which considers growth in population and housing within the District's boundaries. The methodology also considers the potential impacts on enrollment due to the recent opening of a charter school within the District's boundaries. Certain assumptions are made regarding the continued enrollment at the charter school. Therefore, the methodology and the resulting projections should be considered conservative.

District enrollment has increased in recent years, including a 7.2% increase since 2009. Using the modified cohort survival projections, a total enrollment of 20,236 students is expected in 2022. In other words, the District projects an increase of 5.4% in student enrollment (or 1,037 students) between 2016 and 2022. See Appendix B (Enrollment projections from Les Kendrick, January 2017.)

***Table 6
Projected Student Enrollment
2017-2022***

| <i>Projection</i> | <i>2016*</i> | <i>2017</i> | <i>2018</i> | <i>2019</i> | <i>2020</i> | <i>2021</i> | <i>2022</i> | <i>Actual Change</i> | <i>Percent Change</i> |
|--------------------------|---------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-----------------------------|------------------------------|
| | 19,199 | 19,344 | 19,390 | 19,512 | 19,653 | 19,918 | 20,236 | 1,037 | 5.4% |

*Actual October 2016 enrollment.

SECTION FIVE: CAPITAL FACILITIES PROJECTIONS FOR FUTURE NEEDS

Projected future capacity needs, shown in Tables 7-A through 7-C, are derived by applying the projected number of students to the projected permanent capacity. It is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore, interim capacity provided by relocatable classrooms is not included in this analysis. The District will utilize relocatables as necessary to address interim capacity needs. Information on relocatable classrooms by grade level and interim capacity can be found in Table 5. Information on planned construction projects can be found in the Financing Plan, Table 8.

Recent state-level policy decisions impact the District's capacity analysis. Engrossed Senate House Bill 2261, adopted in 2009, requires school districts to implement full-day kindergarten by 2018. SHB 2776, passed in 2010, requires school districts to reduce K-3 class sizes to 17 students per teacher. Finally, in November 2015, the voters passed Initiative 1351, which requires reduced class sizes across all grades (K-12). The District has proactively implemented full day kindergarten, which reduced the number of available regular classrooms in elementary schools districtwide.

Table 7 assumes that K-3 class size reduction is implemented by 2019 and that grade levels are reconfigured to K-5, 6-8, and 9-12 in 2020. All scenarios include the capacity related projects the District is planning during the six-year planning period.

Future updates to this Plan will incorporate any funded implementation of Initiative 1351.

Table 7
Projected Student Capacity – 2017 through 2022

Elementary School Level -- Surplus/Deficiency

| | 2016* | 2017 | 2018 | 2019^ | 2020^^ | 2021 | 2022 |
|--|--------|--------|--------|---------|--------|-------|-------|
| Existing Permanent Capacity | 10,231 | 10,231 | 10,231 | 9,034 | 9,264 | 9,576 | 9,576 |
| Added Permanent Capacity | 0 | 0 | 0 | 230' | 312'' | 0 | 0 |
| Total Permanent Capacity** | 10,231 | 10,231 | 10,231 | 9,264 | 9,576 | 9,576 | 9,576 |
| Enrollment | 10,671 | 10,801 | 10,983 | 11,119 | 9,476 | 9,562 | 9,626 |
| Surplus (Deficiency)** Permanent Capacity | (440) | (570) | (752) | (1,855) | 100 | 14 | (50) |

*Actual October 2016 enrollment

**Does not include portable capacity

^Implementation of reduced K-3 class size and adjusted Standard of Service

^^Movement of 6th grade to middle school level and adjusted Standard of Service

'Addition of new classrooms at existing elementary schools

''New Des Moines Elementary School opens at the Zenith site with added capacity

Middle School Level -- Surplus/Deficiency

| | 2016* | 2017 | 2018 | 2019 | 2020^^ | 2021 | 2022 |
|--|-------|-------|-------|-------|--------|-------|-------|
| Existing Permanent Capacity | 3,451 | 3,451 | 3,451 | 3,451 | 4,401 | 4,401 | 4,401 |
| Added Permanent Capacity | 0 | 0 | 0 | 950' | 0 | 0 | 0 |
| Total Permanent Capacity** | 3,451 | 3,451 | 3,451 | 4,401 | 4,401 | 4,401 | 4,401 |
| Enrollment | 2,517 | 2,584 | 2,711 | 2,792 | 4,581 | 4,596 | 4,484 |
| Surplus (Deficiency)** Permanent Capacity | 934 | 867 | 740 | 1,609 | (180) | (195) | (83) |

*Actual October 2016 enrollment

**Does not include portable capacity

^^Movement of 6th grade to middle school level and adjusted Standard of Service

'New middle school capacity added

High School Level -- Surplus/Deficiency

| | 2016* | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|--|-------|-------|-------|-------|-------|---------|-------|
| Existing Permanent Capacity | 7,264 | 7,264 | 7,264 | 7,264 | 7,264 | 6,524'' | 6,524 |
| Added Permanent Capacity | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Permanent Capacity** | 7,264 | 7,264 | 7,264 | 7,264 | 7,264 | 6,524 | 6,524 |
| Enrollment | 6,011 | 5,959 | 5,696 | 5,601 | 5,596 | 5,759 | 6,126 |
| Surplus (Deficiency)** Permanent Capacity | 1,253 | 1,305 | 1,568 | 1,663 | 1,668 | 765 | 398 |

*Actual October 2016 enrollment

**Does not include portable capacity.

''Highline High School re-opens with adjusted capacity.

SECTION SIX: FINANCING PLAN

Planned Improvements

The Finance Plan focuses on capacity related projects needed to accommodate recent and projected growth in the District.

Based upon the scenario presented in Table 3, the District will need to add permanent classroom capacity at both the elementary school and middle school grade levels. Pursuant to the Board's approval of the Capital Facilities Advisory Committee's final recommendations and the voters' approval of the 2016 bond, the District will: (1) add space to the new Des Moines Elementary School (replacement school at the Zenith site); (2) construct new elementary school classrooms at various sites, and (3) construct a new middle school. All new schools will be located on land currently owned by the District.

In addition, new relocatable classrooms (portables) may need to be added at individual elementary schools and middle schools to accommodate future enrollment or to provide interim classrooms until permanent classroom capacity is built.

The District has identified "non-capacity" capital needs at existing schools including the replacement of Highline High School and safety/security improvements at various schools.

Financing for Planned Improvements

Funding for planned improvements is typically secured from a number of sources including voter-approved bonds, State match funds, and impact fees.

General Obligation Bonds: Bonds are typically used to fund construction of new schools and other capital improvement projects, and require a 60% voter approval. The District's voters in November 2016 approved by 66.99% a \$299.85 million school construction bond to fund the projects identified in this Plan.

State School Construction Assistance Program Funds: State School Construction Assistance Program ("SCAP") Funds come from the Common School Construction Fund, which is composed of revenues accruing predominantly from the sale of renewable resources (i.e., timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects. School districts may qualify for State School Construction Assistance Funds for specific capital projects based on a prioritization system.

The District received funding in the amount of \$6.27 million from Senate Bill 6080 to address a portion of the classrooms needed for implementation of reduced K-3 class sizes.

Impact Fees: Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. *See Section 7 School Impact Fees.*

The District also receives some funding toward school construction from the Port of Seattle/Federal Aviation Administration. This funding applies to the Des Moines Elementary Replacement and Addition project.

The Six-Year Financing Plan shown on Table 8 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2017-2022. The financing components include bonds, SCAP funds, Port/FAA funds, and impact fees. The Financing Plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.

Table 8
Capital Facilities Financing Plan

Improvements Adding Permanent Capacity Costs (in Millions)**

| Project | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | Total Cost | Bonds/ Local Funds | State Funds | Impact Fees | Port/FAA *** |
|--|--------|--------|--------|------|------|----------|------------|--------------------|---------------|-------------|--------------|
| Elementary Schools | | | | | | | | | | | |
| Des Moines Elementary Replacement and Addition | | 30.000 | 25.325 | | | | \$55.323 | X | X | X | X |
| Elementary School Classrooms – various sites | 3.00 | 5.00 | | | | | \$8.000 | X | SB 6080 Funds | X | |
| | | | | | | | | | | | |
| Middle Schools | | | | | | | | | | | |
| New Middle School (950 capacity) | 14.000 | 39.650 | 30.126 | | | | \$83.776 | X | X | X | |
| | | | | | | | | X | X | X | |
| | | | | | | | | | | | |
| Portables | | | | | | | | | | | |
| Portables at Various Sites | | .200 | .200 | .200 | | | | X | | X | |
| | | | | | | | | | | | |
| High Schools | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Land Purchase (elementary site for future growth) | | | | | | \$20.000 | | X | | X | |

**All projects are growth-related.

***Construction costs used in impact fee formula are adjusted to recognize Port/FAA funding.

SECTION SEVEN: SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

Impact fees in Appendix C have been calculated utilizing the formula in the King County Code. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable classrooms (portables). As required under the GMA, credits have also been applied in the formula to account for State Match Funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit.

The District's cost per dwelling unit is derived by multiplying the cost per student by the applicable student generation rate per dwelling unit. The student generation rate is the average number of students generated by each housing type; in this case, single family dwellings and multi-family dwellings. Multi-family dwellings were broken out into one-bedroom and two-plus bedroom units. The District has developed its own student generation rate data based on actual permit data from local jurisdictions. *See Appendix D.*

Using the variables and formula described, and applying the 50% discount rate required by the King County School Impact Fee Ordinance, impact fees proposed as a part of this CFP, are summarized in Table 9 below. *See also Appendix C.*

King County and the City of Kent currently have adopted school impact fee ordinances and collect school impact fees on behalf of the District. The District is requesting that the other cities that it serves consider adoption of a school impact fee ordinance.

Table 9
School Impact Fees
2017

| <i>Housing Type</i> | <i>Impact Fee Per Dwelling Unit</i> |
|---------------------|-------------------------------------|
| Single Family | \$2,290 |
| Multi-Family | \$3,162 |

APPENDIX A
DISTRICT MAP



HIGHLINE
PUBLIC SCHOOLS
A path to success for every student

**SERVICE AREA MAP
2016-2017**

ELEMENTARY SCHOOLS

- BERNIE PARK**
1001 South 10th Street
Burien, WA 98148
206.831.3670
- BOW LAKE**
3227 - 2nd Avenue South
Tacoma, WA 98406
206.831.3000
- CELANO MOUNT**
611 South 12th Street
Burien, WA 98148
206.831.8500
- DEL MONTE**
2040 1 - 8th Avenue South
Tacoma, WA 98406
206.831.3300
- EMERALD HEIGHTS**
7327 - 10th Avenue SW
Burien, WA 98148
206.831.3500
- HADY VALLEY**
402 SW 12th Street
Burien, WA 98148
206.831.3500
- HILLEN**
17386 - 24th Avenue South
Burien, WA 98148
206.831.4000
- MADEIRA**
2227 - 22nd Avenue South
Tacoma, WA 98406
206.831.4100
- MARVOT**
1960 Marina View Drive SW
Burien, WA 98148
206.831.4300
- MARSHOON HEIGHTS**
3320 South 88th Street
Tacoma, WA 98406
206.831.4300
- MERRY**
22417 - 7th Avenue South
Tacoma, WA 98406
206.831.4300
- MEANT VIEW**
3811 - 12th Avenue SW
Burien, WA 98148
206.831.4500
- NORTH HILL**
3820 - 8th Avenue South
Tacoma, WA 98406
206.831.4500
- PARADE**
1740 South 24th Street
Tacoma, WA 98406
206.831.4700
- SEAWIND**
4822 - 14th Avenue SW
Burien, WA 98148
206.831.4800
- SHADWOOD**
2125 SW 14th Street
Burien, WA 98148
206.831.4800
- SEASIDE HEIGHTS**
1148 - 14th Avenue South
Tacoma, WA 98406
206.831.5000
- WHITE CENTER HEIGHTS**
100 E. 4th Avenue SW
Tacoma, WA 98406
206.831.5200

HIGH SCHOOLS

- 80 PICTURE**
6140 Madison Ave
445 South 39th Street
Burien, WA 98148
206.831.2700
- GRACE ACADEMY**
3087 - 8th Avenue South
Tacoma, WA 98406
206.831.7100
- EVERGREEN CAMPUS**
825 SW 11th Street
Tacoma, WA 98406
- ARTS & ACADEMIES ACADEMY**
246 67th Street
206.831.8300
- HEALTH SCIENCES & HEALTH SERVICES**
2208 - 11th Avenue South
Tacoma, WA 98406
206.831.8300
- TECHNOLOGY, ENGINEERING & CONSTRUCTION**
3045 1st Avenue
206.831.8300
- ROSELAND**
275 South 12th Street
Burien, WA 98148
206.831.8300
- MOUNT PEARL**
2208 - 11th Avenue South
Tacoma, WA 98406
206.831.8300
- NEW START**
3145 17th Street
Tacoma, WA 98406
206.831.8300
- PUGET SOUND SKILLS CENTER**
1600 - 1st Avenue South
Tacoma, WA 98406
206.831.8300
- FRASER CENTER**
Near The Museum of Flight
1600 1st Avenue South
Tacoma, WA 98406
206.831.8300
- TYNE CAMPUS**
442 South 11th Street
Tacoma, WA 98406
206.831.8300
- ACADEMY OF CITIZENSHIP AND EMPLOYMENT**
1600 1st Avenue South
Tacoma, WA 98406
206.831.8300
- GLOBAL CONNECTIONS**
246 67th Street
206.831.8300

CENTRAL OFFICE

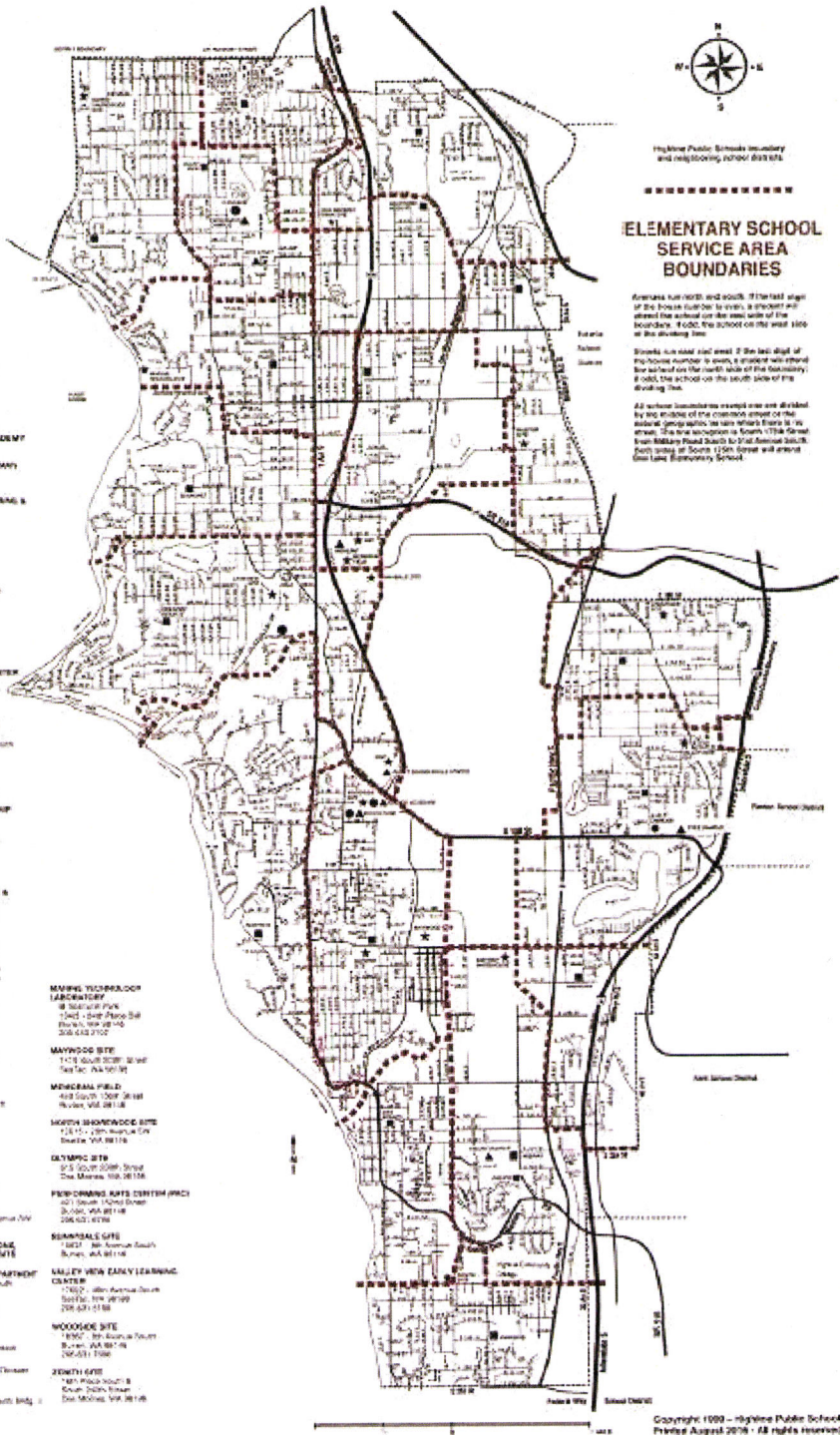
- EDUCATIONAL RESOURCES & ADMINISTRATIVE CENTER**
3015 1st Avenue SW
Burien, WA 98148
206.831.2800

OTHER LOCATIONS

- TOLLS (BERNIE PARK SITE)**
1427 - 2nd Avenue South
Tacoma, WA 98406
- EMERALD HEIGHTS SITE**
1718 SW 12th Street
Burien, WA 98148
- CAMP ASHLEIGH**
1001 1st Avenue SW
Tacoma, WA 98406
- DRISPER SITE**
1450 - 4th Avenue SW
Tacoma, WA 98406
- DISTRICT WAREHOUSE**
181 South 10th Street
Tacoma, WA 98406
- CRACKER SITE**
2192 South 12th Street
Tacoma, WA 98406
- LAFAYETTE SITE**
300 1st Avenue SW
Tacoma, WA 98406
- MAINTENANCE OPERATIONS (M&O) SITE**
1001 1st Avenue SW
Tacoma, WA 98406
- PACKAGES SERVICES DEPARTMENT**
118 E. 8th Avenue South
Tacoma, WA 98406
- BLD. A**
Capital Facilities Dept
Tacoma, WA 98406
- B.L.C. O.**
Construction Services Division
Tacoma, WA 98406
- TRANSPORTATION**
118 E. 8th Avenue South Bldg. 1
Tacoma, WA 98406

MIDDLE SCHOOLS

- 80 PICTURE**
6140 Madison Ave
445 South 39th Street
Burien, WA 98148
206.831.2700
- GRACE ACADEMY**
3087 - 8th Avenue South
Tacoma, WA 98406
206.831.7100
- EVERGREEN CAMPUS**
825 SW 11th Street
Tacoma, WA 98406
- ARTS & ACADEMIES ACADEMY**
246 67th Street
206.831.8300
- HEALTH SCIENCES & HEALTH SERVICES**
2208 - 11th Avenue South
Tacoma, WA 98406
206.831.8300
- TECHNOLOGY, ENGINEERING & CONSTRUCTION**
3045 1st Avenue
206.831.8300
- ROSELAND**
275 South 12th Street
Burien, WA 98148
206.831.8300
- MOUNT PEARL**
2208 - 11th Avenue South
Tacoma, WA 98406
206.831.8300
- NEW START**
3145 17th Street
Tacoma, WA 98406
206.831.8300
- PUGET SOUND SKILLS CENTER**
1600 - 1st Avenue South
Tacoma, WA 98406
206.831.8300
- FRASER CENTER**
Near The Museum of Flight
1600 1st Avenue South
Tacoma, WA 98406
206.831.8300
- TYNE CAMPUS**
442 South 11th Street
Tacoma, WA 98406
206.831.8300
- ACADEMY OF CITIZENSHIP AND EMPLOYMENT**
1600 1st Avenue South
Tacoma, WA 98406
206.831.8300
- GLOBAL CONNECTIONS**
246 67th Street
206.831.8300



Highline Public Schools boundary and neighboring school districts

ELEMENTARY SCHOOL SERVICE AREA BOUNDARIES

Boundaries are shown in solid lines. The last digit of the house number is even, a student will attend the school on the west side of the boundary. If odd, the school on the east side of the boundary line.

Boundaries are shown in dashed lines. The last digit of the house number is even, a student will attend the school on the north side of the boundary. If odd, the school on the south side of the boundary line.

All school boundaries except one are divided by the middle of the cross-street or the nearest group of streets, as shown in this map. The last exception is South 17th Street from Military Road South to 2nd Avenue South. Each side of South 17th Street will attend East Lake Elementary School.



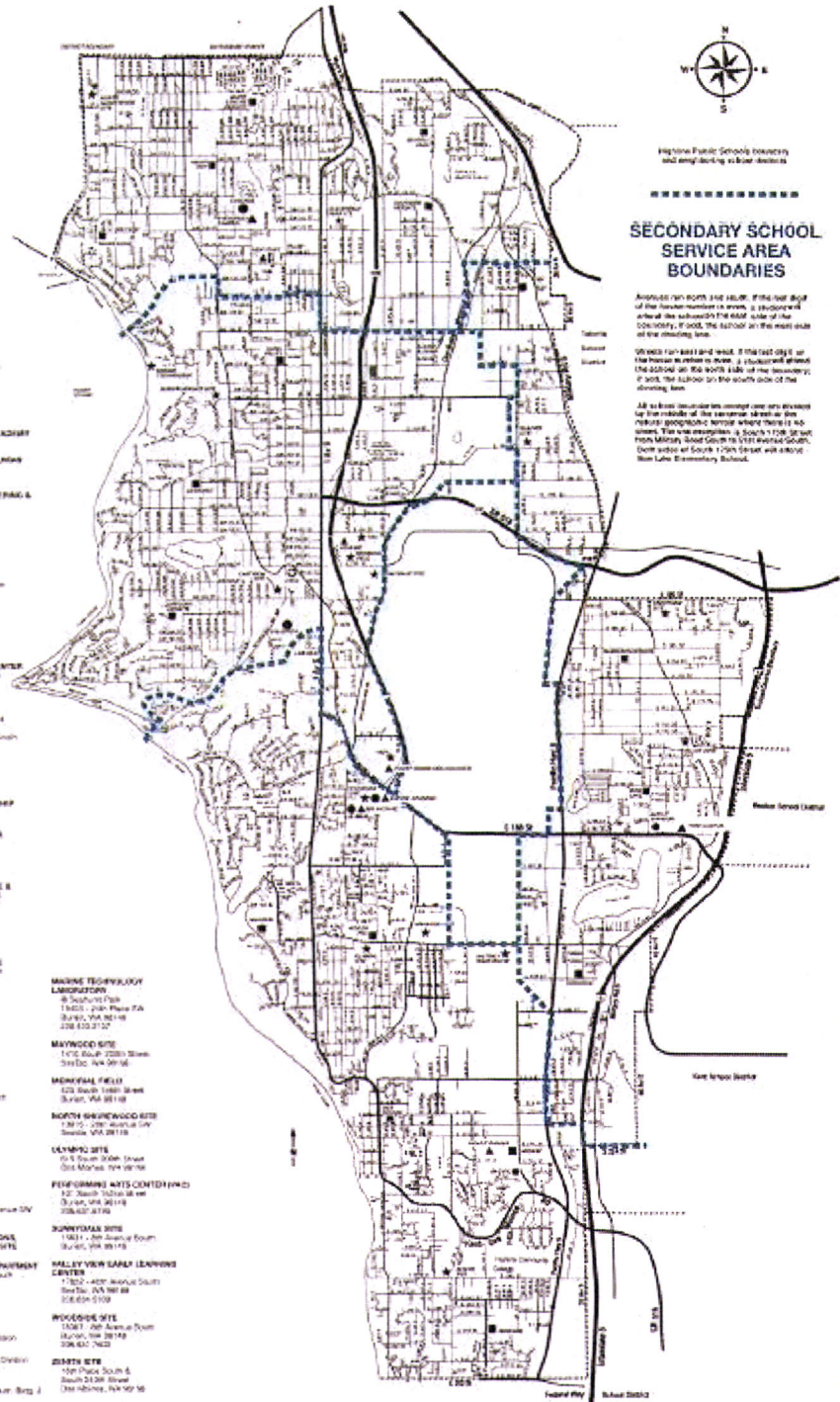
**SERVICE AREA MAP
2016-2017**

ELEMENTARY SCHOOLS

- KEVINLY PARK**
1211 South 12th Street
Burke, VA 22015
202.637.3438
- NOVA LAKE**
1621 - 12th Ave SW South
Burke, VA 22015
202.637.3408
- CELANOHEIT**
61 - South 12th Street
Burke, VA 22015
202.637.3408
- DE'S HOME**
2221 - 7th Avenue South
Lee, VA 22089
202.637.3122
- GREENTON HEIGHTS**
1521 - 1th Avenue SW
Burke, VA 22015
202.637.3408
- NORTH VALLEY**
122 10th Street
Burke, VA 22015
202.637.3408
- HILTON**
1700 - 1th Avenue South
Burke, VA 22015
202.637.3408
- MADISON**
1901 - 20th Avenue South
Burke, VA 22015
202.637.3408
- MARVIN**
1800 - Main View Drive SW
Harrisonburg, VA 22801
202.637.3408
- MIDCOURT HEIGHTS**
1018 South 10th Street
Lee, VA 22089
202.637.3408
- MIDWAY**
2001 - 1th Avenue South
Lee, VA 22089
202.637.3408
- MOUNT VIEW**
1011 - 12th Avenue SW
Burke, VA 22015
202.637.3408
- NORTH HILL**
1800 - 2nd Avenue South
Lee, VA 22089
202.637.3408
- PARKSIDE**
3141 South 20th Street
Lee, VA 22089
202.637.3408
- SEASIDE WEST**
1521 - 1th Avenue SW
Burke, VA 22015
202.637.3408
- SPRINGWOOD**
1211 - 1th Avenue South
Burke, VA 22015
202.637.3408
- SOUTHERN HEIGHTS**
1700 - 1th Avenue South
Burke, VA 22015
202.637.3408
- WHITE CENTER HEIGHTS**
1211 - 1th Avenue SW
Burke, VA 22015
202.637.3408
- MIDDLE SCHOOLS**
- 8th GRADE**
8th Mountain Ave
and 5th Avenue SW
Burke, VA 22015
202.637.3408
- CAVAGE**
1121 - 7th Avenue SW
Burke, VA 22015
202.637.3408
- CRANFORD**
1600 - 12th Avenue South
Burke, VA 22015
202.637.3408
- OFFICE ACADEMY**
1401 - 8th Avenue SW
Burke, VA 22015
202.637.3408
- PACIFIC**
3072 - 2th Avenue SW
Lee, VA 22089
202.637.3408
- STANFORD**
1022 - 12th Avenue SW
Burke, VA 22015
202.637.3408

HIGH SCHOOLS

- BLAUGHTON**
2100 - 1st Avenue SW
Lee, VA 22089
202.637.3408
- CHOICE HIGHWAY**
2001 - 2nd Avenue South
Burke, VA 22015
202.637.3408
- EVERETT PARK**
1221 - 1st Avenue SW
Burke, VA 22015
202.637.3408
- ARTS & ACADEMY CENTER**
2001 - 2nd Avenue South
Burke, VA 22015
202.637.3408
- HEALTH SERVICES & FITNESS SERVICES**
2001 - 2nd Avenue South
Burke, VA 22015
202.637.3408
- TECHNOLOGY ENGINEERING & COMMUNICATIONS**
2001 - 2nd Avenue South
Burke, VA 22015
202.637.3408
- HOVALE**
2001 - 2nd Avenue South
Burke, VA 22015
202.637.3408
- MOORE PARK**
2001 - 2nd Avenue South
Burke, VA 22015
202.637.3408
- NEW START**
2001 - 2nd Avenue South
Burke, VA 22015
202.637.3408
- PIGOT BOARD BILLS CENTER**
1001 - 1st Avenue South
Burke, VA 22015
202.637.3408
- PAWNEE JUNCTION**
1001 - 1st Avenue South
Burke, VA 22015
202.637.3408
- PIE CAMPER**
1001 - 1st Avenue South
Burke, VA 22015
202.637.3408
- ACADEMY OF CITIZENSHIP AND EMPLOYMENT**
2001 - 2nd Avenue South
Burke, VA 22015
202.637.3408
- GLOBAL CONNECTIONS**
2001 - 2nd Avenue South
Burke, VA 22015
202.637.3408
- GENERAL OFFICE**
- EDUCATIONAL RESOURCE & ADMINISTRATIVE CENTER**
1001 - 1st Avenue SW
Burke, VA 22015
202.637.3408
- OTHER LOCATIONS**
- KALB BOVERLY PARK SITE**
1121 - 2nd Avenue SW
Burke, VA 22015
202.637.3408
- RAVEN HEIGHTS SITE**
1211 - 1st Avenue SW
Burke, VA 22015
202.637.3408
- CAMP WINDSORITE**
1001 - 1st Avenue SW
Burke, VA 22015
202.637.3408
- CRESTVIEW SITE**
1001 - 1st Avenue SW
Burke, VA 22015
202.637.3408
- SHIRAZI WASHINGTON**
1001 - 1st Avenue SW
Burke, VA 22015
202.637.3408
- SLACKER SITE**
1001 - 1st Avenue SW
Burke, VA 22015
202.637.3408
- LAKENVA SITE**
1001 - 1st Avenue SW
Burke, VA 22015
202.637.3408
- MARTIN LUTHER KING, JR. CENTER**
1001 - 1st Avenue SW
Burke, VA 22015
202.637.3408
- BLDG. A**
1001 - 1st Avenue SW
Burke, VA 22015
202.637.3408
- BLDG. C**
1001 - 1st Avenue SW
Burke, VA 22015
202.637.3408
- INDUSTRY CENTER**
1001 - 1st Avenue SW
Burke, VA 22015
202.637.3408



SECONDARY SCHOOL SERVICE AREA BOUNDARIES

Boundaries are shown in blue. If the last digit of the house number is even, a boundary is shown on the south side of the street. If the last digit of the house number is odd, the boundary is shown on the north side of the street.

When a street is shown in red, it is the last digit of the house number is even, a boundary is shown on the south side of the street. If the last digit of the house number is odd, the boundary is shown on the north side of the street.

All other locations are shown in red. If the last digit of the house number is even, a boundary is shown on the south side of the street. If the last digit of the house number is odd, the boundary is shown on the north side of the street.



Highline Public Schools boundary and employment service areas

APPENDIX B

POPULATION AND ENROLLMENT DATA

Highline Enrollment Projection

| Births | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-------|-------|-------|-------|-------|
| King County | 22,874 | 22,860 | 24,244 | 24,899 | 25,190 | 25,057 | 24,514 | 24,630 | 25,032 | 24,910 | 25,348 | 25,487 | 25,456 | 25,519 | 25,593 | 25,679 | 25,790 | 25,911 | | | | | |
| K Enrollment % | 5.79% | 6.24% | 5.96% | 6.20% | 6.72% | 6.46% | 6.34% | 6.15% | 6.26% | 6.39% | 6.35% | 6.33% | 6.33% | 6.33% | 6.33% | 6.33% | 6.33% | 6.33% | 6.33% | 6.33% | 6.33% | 6.33% | 6.33% |
| | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | | | | | |
| K | 1324 | 1427 | 1445 | 1543 | 1694 | 1618 | 1553 | 1515 | 1568 | 1592 | 1611 | 1613 | 1611 | 1615 | 1620 | 1625 | 1632 | 1640 | | | | | |
| 1 | 1337 | 1392 | 1456 | 1475 | 1564 | 1723 | 1643 | 1515 | 1506 | 1560 | 1585 | 1603 | 1605 | 1604 | 1607 | 1612 | 1618 | 1625 | | | | | |
| 2 | 1363 | 1332 | 1374 | 1430 | 1491 | 1594 | 1683 | 1622 | 1516 | 1526 | 1590 | 1591 | 1609 | 1612 | 1610 | 1614 | 1618 | 1624 | | | | | |
| 3 | 1346 | 1409 | 1362 | 1368 | 1429 | 1498 | 1580 | 1676 | 1636 | 1549 | 1567 | 1608 | 1609 | 1628 | 1630 | 1628 | 1632 | 1637 | | | | | |
| 4 | 1354 | 1335 | 1393 | 1323 | 1385 | 1436 | 1490 | 1540 | 1673 | 1654 | 1543 | 1561 | 1602 | 1603 | 1621 | 1624 | 1622 | 1626 | | | | | |
| 5 | 1282 | 1387 | 1323 | 1408 | 1319 | 1391 | 1369 | 1440 | 1484 | 1626 | 1608 | 1500 | 1525 | 1565 | 1566 | 1584 | 1587 | 1585 | | | | | |
| 6 | 1273 | 1312 | 1381 | 1316 | 1420 | 1307 | 1262 | 1363 | 1418 | 1475 | 1616 | 1598 | 1492 | 1499 | 1539 | 1540 | 1558 | 1560 | | | | | |
| 7 | 1238 | 1218 | 1253 | 1317 | 1241 | 1369 | 1271 | 1234 | 1337 | 1363 | 1417 | 1553 | 1536 | 1434 | 1441 | 1479 | 1480 | 1497 | | | | | |
| 8 | 1252 | 1227 | 1220 | 1267 | 1319 | 1270 | 1377 | 1283 | 1247 | 1348 | 1375 | 1430 | 1569 | 1551 | 1448 | 1455 | 1493 | 1494 | | | | | |
| 9 | 1814 | 1832 | 1589 | 1585 | 1665 | 1643 | 1604 | 1459 | 1373 | 1341 | 1443 | 1479 | 1538 | 1687 | 1668 | 1558 | 1565 | 1606 | | | | | |
| 10 | 1414 | 1462 | 1498 | 1424 | 1456 | 1510 | 1510 | 1420 | 1326 | 1254 | 1220 | 1312 | 1351 | 1405 | 1541 | 1524 | 1423 | 1430 | | | | | |
| 11 | 1353 | 1274 | 1482 | 1442 | 1408 | 1446 | 1356 | 1533 | 1434 | 1367 | 1286 | 1251 | 1352 | 1392 | 1448 | 1588 | 1570 | 1466 | | | | | |
| 12 | 1561 | 1494 | 1450 | 1586 | 1506 | 1517 | 1360 | 1599 | 1826 | 1733 | 1652 | 1555 | 1519 | 1642 | 1691 | 1758 | 1929 | 1907 | | | | | |
| Total | 17,911 | 18,101 | 18,226 | 18,484 | 18,897 | 19,322 | 19,058 | 19,199 | 19,344 | 19,390 | 19,512 | 19,653 | 19,918 | 20,236 | 20,431 | 20,589 | 20,727 | 20,697 | | | | | |

* HS Enrollment Does Not Include Open Doors

Learning Center Students or Career

Link Students Beginning with the 2014 Enrollment

| | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--|--|--|--|--|
| Change | 198 | 190 | 125 | 258 | 413 | 425 | -264 | 141 | 145 | 47 | 122 | 140 | 265 | 318 | 184 | 158 | 138 | -30 | | | | | |
| % Change | 1.1% | 1.1% | 0.7% | 1.4% | 2.2% | 2.2% | -1.4% | 0.7% | 0.8% | 0.2% | 0.6% | 0.7% | 1.3% | 1.6% | 1.0% | 0.8% | 0.7% | -0.1% | | | | | |
| K-6 | 9,279 | 9,594 | 9,734 | 9,863 | 10,302 | 10,567 | 10,580 | 10,671 | 10,801 | 10,983 | 11,119 | 11,074 | 11,054 | 11,125 | 11,183 | 11,227 | 11,267 | 11,296 | | | | | |
| 7-8 | 2,490 | 2,445 | 2,473 | 2,584 | 2,560 | 2,639 | 2,648 | 2,517 | 2,584 | 2,711 | 2,792 | 2,983 | 3,104 | 2,985 | 2,889 | 2,934 | 2,973 | 2,981 | | | | | |
| 9-12 | 6,142 | 6,062 | 6,019 | 6,037 | 6,035 | 6,116 | 5,830 | 6,011 | 5,969 | 5,686 | 5,601 | 5,596 | 5,759 | 6,126 | 6,348 | 6,428 | 6,487 | 6,409 | | | | | |

APPENDIX C
SCHOOL IMPACT FEE CALCULATIONS

HIGHLINE SCHOOL DISTRICT No. 401
IMPACT FEE CALCULATION
6/14/2017 - DRAFT

| | | Facility | Cost/ | Facility | Student | Student | | |
|-------------------------------|-------|----------|-------|----------|---------|---------|------------|------------|
| School Site Acquisition Cost: | Scope | Acreage | Acre | Capacity | Factor | Factor | Cost/SFR | Cost/MFR |
| | | | \$0 | 0 | 0.1518 | 0.0930 | \$0 | \$0 |
| Elementary Schools | | | | | 0.0262 | 0.0465 | \$0 | \$0 |
| Middle Schools | | | | | 0.0654 | 0.0698 | \$0 | \$0 |
| High Schools | | | | | | | \$0 | \$0 |
| TOTALS | | | | | | | \$0 | \$0 |

| | | | Facility | Facility | Student | Student | | |
|---------------------------|--------|-------------|----------|----------|---------|---------|-----------------|-----------------|
| School Construction Cost: | Scope | % Perm Fac. | Cost | Capacity | Factor | Factor | Cost/SFR | Cost/MFR |
| | | | \$49.050 | 717 | 0.1518 | 0.0930 | \$10,110 | \$6,194 |
| Elementary Schools | 1 site | 97.36% | \$93.300 | 950 | 0.0262 | 0.0465 | \$2,249 | \$3,992 |
| Middle Schools | 1 site | 97.36% | | | 0.0654 | 0.0698 | \$0 | \$0 |
| High Schools | | | | | | | \$0 | \$0 |
| TOTALS | | | | | | | \$12,360 | \$10,186 |

| | | | Facility | Facility | Student | Student | | |
|----------------------------|-------|-------------|----------|----------|---------|---------|------------|------------|
| Temporary Facilities Cost: | Scope | % Perm Fac. | Cost | Capacity | Factor | Factor | Cost/SFR | Cost/MFR |
| | | | 0 | 0 | 0.1518 | 0.0930 | \$0 | \$0 |
| Elementary Schools | | 2.64% | 0 | 0 | 0.0262 | 0.0465 | \$0 | \$0 |
| Middle Schools | | 2.64 | 0 | 0 | 0.0654 | 0.0698 | \$0 | \$0 |
| High Schools | | | | | | | \$0 | \$0 |
| TOTALS | | | | | | | \$0 | \$0 |

| | | Const. Cost | SF/ | State | Student | Student | | |
|---------------------------------|-------|---------------|---------|--------|---------|---------|----------------|----------------|
| State Match Credit Calculation: | Scope | Allocation/SF | Student | Match | Factor | Factor | Cost/SFR | Cost/MFR |
| | | | | | SFR | MFR | | |
| Elementary Schools | | 213.23 | 90 | 0.5462 | 0.1518 | 0.0930 | \$1,591 | \$1,792 |
| Middle Schools | | 213.23 | 108 | 0 | 0.0262 | 0.0465 | \$0 | \$0 |
| High Schools | | 0 | 0 | 0 | 0.0654 | 0.0698 | \$0 | \$0 |
| TOTALS | | | | | | | \$1,591 | \$1,792 |

| | | | | | | | Credit/SFR | Credit/MFR |
|---------------------------------------|--|--|--|--|--|--|----------------|----------------|
| Tax Payment Credit: | | | | | | | | |
| Average Assessed Value | | | | | | | \$326,622 | \$109,319 |
| Capital Bond Interest Rate | | | | | | | 3.95% | 3.95% |
| Net Present Value of Average Dwelling | | | | | | | \$2,655,803 | \$888,886 |
| Years Amortized | | | | | | | 10 | 10 |
| Property Tax Levy Rate | | | | | | | \$2,330 | \$2,330 |
| Tax Payment Credit | | | | | | | \$6,188 | \$2,071 |

| | | Cost/SFR | Cost/MFR |
|-----------------------------------|--|----------------|----------------|
| Fee Summary | | | |
| School Site Acquisition Cost | | \$0 | \$0 |
| School Construction Cost | | \$12,360 | \$10,186 |
| Temporary Facilities Cost | | \$0 | \$0 |
| State Matching Credit Calculation | | \$1,591 | \$1,792 |
| Tax Payment Credit Calculation | | \$6,188 | \$2,071 |
| SUBTOTAL | | \$4,581 | \$6,323 |
| 50% Local Share | | -\$2,290 | -\$3,162 |
| CALCULATED IMPACT FEE | | \$2,290 | \$3,162 |
| 2017 IMPACT FEE - DRAFT | | \$2,290 | \$3,162 |

APPENDIX D

STUDENT GENERATION RATE DATA

Highline School District Student Generation Rates

In 2017, the District developed student generation rates based upon new residential development occurring within the District's boundaries within the preceding five year period. The District compared student enrollment addresses to the addresses on permits for new dwelling units. Future updates to the Capital Facilities Plan will include updated information.

Single Family Occupancy Permits for the last 5 years = 382
 Elementary School Students occupying Single Family Residences = 58
 Elementary Students Single Family Student Generation Rate = .1518

Single Family Occupancy Permits for the last 5 years = 382
 Junior High School Students occupying Single Family Residences = 10
 Junior High School Students Single Family Student Generation Rate = .0262

Single Family Occupancy Permits for the last 5 years = 382
 High School Students occupying Single Family Residences = 25
 High School Students Single Family Student Generation Rate = .0654

Multi-Family Occupancy Permits for the last 5 years = 43
 Elementary School Students occupying Multi-Family Residences = 4
 Elementary Students Multi-Family Student Generation Rate = .0930

Multi-Family Occupancy Permits for the last 5 years = 43
 Junior High School Students occupying Multi-Family Residences = 2
 Junior High School Students Multi-Family Student Generation Rate = .0465

Multi-Family Occupancy Permits for the last 5 years = 43
 High School Students occupying Multi-Family Residences = 3
 High School Students Multi-Family Student Generation Rate = .0698