

HIGHLINE SCHOOL DISTRICT NO. 401

CAPITAL FACILITIES PLAN

2016-2021

May 27, 2016



Adopted: June 22, 2016

HIGHLINE SCHOOL DISTRICT NO. 401

CAPITAL FACILITIES PLAN

2016-2021



BOARD OF DIRECTORS

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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 2016. 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 Seattle with a schedule and financing program for capital improvements over the next six years (2016-2021).

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 19,058 (October 1, 2015 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 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 two major capital bonds: one in 2002 for approximately \$189,000,000 and one in 2006 for approximately \$148,000,000. The schools which were built for replacement of existing facilities and not to accommodate increased enrollment.

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 proposed in November 2014 and February 2015, but did not receive the 60 percent voter approval required for passage, of a bond measure to fund capacity and infrastructure needs. In response to the District's failure to successfully pass a capital bond, the District formed a Capital Facilities Advisory Committee ("CFAC") to develop recommendations for long term capital facilities, including a scope for future bond measures.

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 to either 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 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 its Educational Strategic Plan.

The District's current planning as stated in this Capital Facilities Plan is subject to the Board's adoption of the Capital Facilities Advisory Committee's final recommendations (scheduled for July 2016). Future updates to this Capital Facilities Plan will provide final adoption information and any other relevant information.

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 program year, 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 to another District facility or leased space in 2017. 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 to another District facility or leased space in 2017. 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 2016 through 2021. 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 6.4% increase since 2009. Using the modified cohort survival projections, a total enrollment of 20,423 students is expected in 2021. In other words, the District projects an increase of 7.1% in student enrollment (or 1,365 students) between 2015 and 2021. *See Appendix B (Enrollment projections from Les Kendrick, December 2015.)*

**Table 6
Projected Student Enrollment
2016-2021**

<i>Projection</i>	<i>2015*</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>Actual Change</i>	<i>Percent Change</i>
	19,058	19,233	19,459	19,622	19,872	20,118	20,423	1,365	7.1%

*Actual October 2015 FTE 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. The District anticipates that the Legislature will only partially fund implementation of K-3 class size reduction, and therefore the capacity projects needed to address implementation will require successful passage of a capital bond. Future updates to this Plan will incorporate any funded implementation of Initiative 1351.

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.

**Table 7
Projected Student Capacity – 2016 through 2021**

Elementary School Level – Surplus/Deficiency

	2015*	2016	2017	2018	2019^	2020^^	2021
Existing Permanent Capacity	10,231	10,231	10,231	10,231	9,034	9,544	9,849
Added Permanent Capacity	0	0	0		510'	305''	0
Total Permanent Capacity**	10,231	10,231	10,231	10,231	9,544	9,849	9,849
Enrollment	10,580	10,744	11,026	11,210	11,302	9,725	9,788
Surplus (Deficiency)** Permanent Capacity	(349)	(513)	(795)	(979)	(1,758)	124	61

*Actual October 2015 FTE 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 with added capacity

Middle School Level -- Surplus/Deficiency

	2015*	2016	2017	2018	2019	2020^^	2021
Existing Permanent Capacity	3,451	3,451	3,451	3,451	3,451	3,451	4,451
Added Permanent Capacity	0	0	0	0		1,000'	0
Total Permanent Capacity**	3,451	3,451	3,451	3,451	3,451	4,451	4,451
Enrollment	2,648	2,490	2,405	2,533	2,761	4,562	4,584
Surplus (Deficiency)** Permanent Capacity	803	961	1,046	918	690	(111)	(133)

*Actual October 2015 FTE 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

	2015*	2016	2017	2018	2019	2020	2021
Existing Permanent Capacity	7,264	7,264	7,264	7,264	7,264	7,264	7,264
Added Permanent Capacity	0	0	0	0	0	0	0
Total Permanent Capacity**	7,264	7,264	7,264	7,264	7,264	7,264	7,264
Enrollment	5,830	5,998	6,028	5,878	5,809	5,831	6,051
Surplus (Deficiency)** Permanent Capacity	1,434	1,266	1,236	1,386	1,455	1,433	1,213

*Actual October 2015 FTE enrollment

**Does not include portable 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. Subject to Board approval of the Capital Facilities Advisory Committee's final recommendations, anticipated in July 2016, the District anticipates that the additional capacity will be accomplished by (1) adding space to the new Des Moines Elementary School (replacement school), (2) the construction of new elementary school classrooms at various sites, and (3) constructing 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. The non-capacity projects are identified in the District's 2016 Long Range Facility Plan (scheduled to be adopted in July 2016). Funding for the non-capacity related projects may be proposed as a part of a future capital bond measure. The School Board of Directors will continue annual review of its school and support facility needs, and any decisions will be reflected in future updates to this Capital Facilities Plan (CFP).

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 will need to approve a school construction bond to fund the projects identified in this Plan.

State School Construction Assistance Funds: State School Construction Assistance 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 anticipates receiving funding 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 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 2016-2021. The financing components include bonds, State match 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	2016	2017	2018	2019	2020	2021	Total Cost	Bonds/Local Funds	State Funding	Impact Fees
Elementary Schools										
Des Moines Elementary Replacement and Addition			30.000	31.674			\$61,674	X	X	X
Elementary School Classrooms – various sites		10.00	10.00				\$20.000	X	SB 6080 Funds (in excess of \$20M)	X
Middle Schools										
New Middle School (1,000 capacity)		14.000	39.650	39.650			\$93.300	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	\$20.000	X		X

**All projects are growth-related.

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
2016**

<i>Housing Type</i>	<i>Impact Fee Per Dwelling Unit</i>
Single Family	\$7,528
Multi-Family	\$6,691

APPENDIX A
DISTRICT MAP

A-1



HIGHLINE
PUBLIC SCHOOLS
A path to success for every student

SERVICE AREA MAP

ELEMENTARY SCHOOLS

BEVERLY PARK
1201 South 104th Street
Seattle, WA 98168
206 831 3400

BOW LAKE
18297 - 42nd Avenue South
SeaTac, WA 98188
206 831 3500

CEDARHURST
811 South 132nd Street
Burien, WA 98148
206 831 3600

DES MOINES
22001 - 9th Avenue South
Des Moines, WA 98198
206 831 3700

ORTOGONY HEIGHTS
18201 - 16th Avenue SW
Burien, WA 98168
206 831 3800

HAZEL VALLEY
402 SW 132nd Street
Burien, WA 98148
206 831 3800

HILTOP
12250 - 24th Avenue South
Burien, WA 98168
206 831 4000

MADRONA
20301 - 32nd Avenue South
SeaTac, WA 98198
206 831 4100

MARVISTA
19800 Marine View Drive SW
Normandy Park, WA 98166
206 831 4200

McMCKEN HEIGHTS
3708 South 168th Street
SeaTac, WA 98198
206 831 4300

MIDWAY
22447 - 24th Avenue South
Des Moines, WA 98198
206 831 4400

MOUNT VIEW
10811 - 12th Avenue SW
Seattle, WA 98148
206 831 4500

NORTH HILL
18835 - 8th Avenue South
Seattle, WA 98148
206 831 4600

PARKSIDE
2104 South 24th Street
Des Moines, WA 98198
206 831 4700

SEAHURST
14603 - 14th Avenue SW
Burien, WA 98168
206 831 4800

SHOREWOOD
2725 SW 116th Street
Burien, WA 98148
206 831 4900

SOUTHERN HEIGHTS
11249 - 14th Avenue South
Burien, WA 98168
206 831 5000

WHITE CENTER HEIGHTS
10015 - 8th Avenue SW
Seattle, WA 98148
206 831 5200

MIDDLE SCHOOLS

BIG PICTURE
8 Manhattan Site
440 South 168th Street
Burien, WA 98148
206 831 7700

CASCADE
11212 - 10th Avenue SW
Seattle, WA 98148
206 831 5500

CHNOOK
18650 - 42nd Avenue South
SeaTac, WA 98198
206 831 5700

CHOICE ACADEMY
15517 - 8th Avenue South
Burien, WA 98148
206 831 7630

PACIFIC
22705 - 24th Avenue South
Des Moines, WA 98198
206 831 5800

SYLVESTER
18222 Sylvester Road SW
Burien, WA 98168
206 831 6000

HIGH SCHOOLS

BIG PICTURE
8 Manhattan Site
440 South 168th Street
Burien, WA 98148
206 831 7700

CHOICE ACADEMY
18387 - 8th Avenue South
Burien, WA 98148
206 831 7530

EVERGREEN CAMPUS
830 SW 116th Street
Seattle, WA 98148

ARTS & ACADEMICS ACADEMY
206 831 6250

HEALTH SCIENCES & HUMAN SERVICES
206 831 6200

TECHNOLOGY, ENGINEERING & COMMUNICATIONS
206 831 6300

HIGHLINE
225 South 152nd Street
Burien, WA 98148
206 831 6700

MOUNT RAINIER
22450 - 19th Avenue South
Des Moines, WA 98198
206 831 7000

NEW START
614 SW 120th Street
Seattle, WA 98148
206 831 7750

PUGET SOUND SKILLS CENTER
18010 - 8th Avenue South
Burien, WA 98148
206 831 7300

RAISEBECK AVIATION
near The Museum of Flight
(not located in map area)
3239 East Marginal Way South
Tukwila, WA 98108
206 831 7200

TYEE EDUCATIONAL COMPLEX
4424 South 188th Street
SeaTac, WA 98198

ACADEMY OF CITIZENSHIP AND EMPOWERMENT
206 831 6500

GLOBAL CONNECTIONS
206 831 6550

OTHER LOCATIONS

(OLD) BEVERLY PARK SITE
11427 - 3rd Avenue South
Seattle, WA 98198

BURIEN HEIGHTS SITE
1210 SW 136th Street
Burien, WA 98148

CAMP WASKOWITZ
(not located in map area)
45505 SE 150th Street
North Bend, WA 98045
425 277 7195

CRESTVIEW SITE
16200 - 43rd Avenue South
Tukwila, WA 98188

DISTRICT WAREHOUSE
2301 South 200th Street
SeaTac, WA 98198
206 878 8218

GLACIER SITE
2450 South 142nd Street
SeaTac, WA 98198

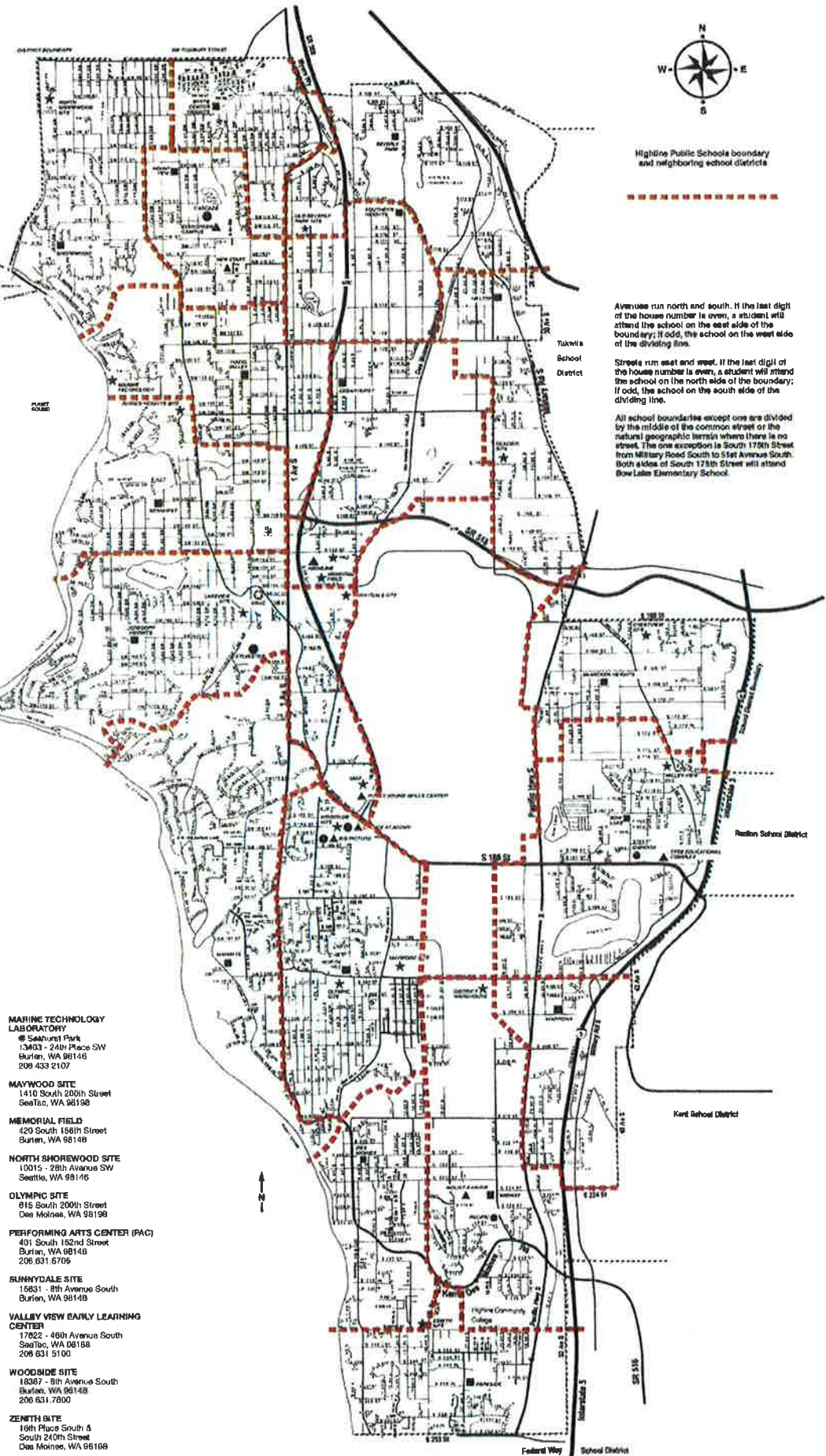
LAKEVIEW SITE
SW 160th Street & 8th Avenue SW
Burien, WA 98168

MAINTENANCE, OPERATIONS, TRANSPORTATION (MOT) SITE
17810 - 8th Avenue South
Burien, WA 98148

BLDG. A:
Capital Facilities Staff
206 831 7500

BLDG. C:
Custodial Services Division
206 831 7601
Maintenance Services Division
206 831 7601

TRANSPORTATION
17810 - 8th Avenue South, Bldg. J
Burien, WA 98148
206 831 7502



Highline Public Schools boundary and neighboring school districts

Avenues run north and south. If the last digit of the house number is even, a student will attend the school on the east side of the boundary; if odd, the school on the west side of the dividing line.

Streets run east and west. If 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 dividing line.

All school boundaries except ones are divided by the middle of the common street or the natural geographic terrain where there is no street. The one exception is South 170th Street from Military Road South to 51st Avenue South. Both sides of South 170th Street will attend Bow Lake Elementary School.

A-2

APPENDIX B

POPULATION AND ENROLLMENT DATA

Highline Enrollment Projection

Births	Projected Births																						
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
King County	22,874	22,860	24,244	24,899	25,190	25,057	24,514	24,630	25,032	24,910	25,028	25,433	25,406	25,391	25,386	25,393	25,492						
K Enroll as %	5.79%	6.24%	5.96%	6.20%	6.72%	6.46%	6.34%	6.35%	6.35%	6.41%	6.45%	6.41%	6.36%	6.36%	6.36%	6.36%	6.36%	6.36%	6.36%	6.36%	6.36%	6.36%	6.36%

Medium Range Forecast (With Charter Schools Continuing)

K	Projected Births																
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1	1337	1392	1456	1475	1564	1723	1643	1577	1593	1619	1627	1642	1661	1646	1645	1645	1645
2	1363	1332	1374	1430	1491	1594	1683	1637	1575	1593	1619	1627	1640	1658	1643	1642	1642
3	1346	1409	1362	1368	1429	1498	1580	1678	1655	1595	1614	1640	1645	1657	1676	1661	1660
4	1354	1335	1393	1323	1385	1436	1490	1582	1673	1653	1593	1612	1635	1640	1652	1671	1656
5	1282	1387	1323	1408	1319	1391	1369	1435	1553	1643	1632	1572	1591	1613	1618	1631	1649
6	1273	1312	1381	1316	1420	1307	1262	1271	1387	1509	1605	1594	1536	1554	1576	1581	1593
7	1238	1218	1253	1317	1241	1369	1271	1205	1211	1322	1438	1529	1519	1463	1480	1502	1506
8	1252	1227	1220	1267	1319	1270	1377	1285	1194	1212	1323	1439	1530	1520	1465	1482	1503
9	1814	1832	1589	1585	1665	1643	1604	1743	1688	1568	1591	1737	1896	2015	2002	1929	1952
10	1414	1462	1498	1424	1456	1510	1510	1468	1529	1481	1376	1396	1529	1668	1774	1762	1698
11	1353	1274	1482	1442	1408	1446	1356	1427	1387	1445	1399	1300	1323	1449	1581	1681	1670
12	1561	1494	1450	1586	1506	1517	1360	1361	1425	1384	1443	1397	1303	1326	1453	1585	1685
Total	17,911	18,101	18,226	18,484	18,897	19,322	19,958	19,233	19,459	19,622	19,872	20,118	20,423	20,827	21,181	21,387	21,481

* 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	175	226	163	250	245	306	403	354	206	94
% Change	1.1%	1.1%	0.7%	1.4%	2.2%	2.2%	-1.4%	0.9%	1.2%	0.8%	1.3%	1.2%	1.5%	2.0%	1.7%	1.0%	0.4%
	9,279	9,594	9,734	9,863	10,302	10,567	10,580	10,744	11,026	11,210	11,302	11,319	11,324	11,385	11,427	11,447	11,468
	2,490	2,445	2,473	2,584	2,560	2,639	2,648	2,490	2,405	2,533	2,761	2,968	3,048	2,983	2,945	2,983	3,009
	6,142	6,062	6,019	6,037	6,035	6,116	5,830	5,998	6,028	5,878	5,809	5,831	6,051	6,459	6,809	6,957	7,004

APPENDIX C
SCHOOL IMPACT FEE CALCULATIONS

HIGHLINE SCHOOL DISTRICT No. 401
IMPACT FEE CALCULATION
Jun-16

School Site Acquisition Cost:	Scope	Facility Acreage	Cost/Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary Schools			\$0	0	0.210	0.134	\$0	\$0
Middle Schools					0.045	0.059	\$0	\$0
High Schools					0.099	0.089	\$0	\$0
TOTALS							\$0	\$0

School Construction Cost:	Scope	% Perm Fac.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary Schools (38.33%)	1 site	97.36%	\$62,674	717	0.210	0.134	\$17,872	\$11,404
Middle Schools	1 site	97.36%	\$93,300	1000	0.045	0.059	\$4,088	\$5,359
High Schools					0.099	0.089	\$0	\$0
TOTALS							\$21,959	\$16,763

Temporary Facilities Cost:	Scope	% Perm Fac.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary Schools		2.64%	0	0	0.210	0.134	\$0	\$0
Middle Schools		2.64	0	0	0.045	0.059	\$0	\$0
High Schools			0	0	0.099	0.089	\$0	\$0
TOTALS							\$0	\$0

State Match Credit Calculation:	Scope	Const. Cost Allocation/SF	SF/Student	State Match	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary Schools		213.23	90	0.5613	0.210	0.134	\$2,262	\$1,792
Middle Schools		213.23	108	0.5613	0.045	0.059	\$582	\$388
High Schools		0	0	0	0.099	0.089	\$0	\$0
TOTALS							\$2,844	\$2,180

Tax Payment Credit:							Credit/SFR	Credit/MFR
Average Assessed Value							\$294,206	\$87,018
Capital Bond Interest Rate							3.27%	3.27%
Net Present Value of Average Dwelling							\$2,475,408	\$732,157
Years Amortized							10	10
Property Tax Levy Rate							\$1,640	\$1,640
Tax Payment Credit							\$4,060	\$1,201

Fee Summary	Cost/SFR	Cost/MFR
School Site Acquisition Cost	\$0	\$0
School Construction Cost	\$21,959	\$16,763
Temporary Facilities Cost	\$0	\$0
State Matching Credit Calculation	\$2,844	\$2,180
Tax Payment Credit Calculation	\$4,060	\$1,201
SUBTOTAL	\$15,056	\$13,383
50% Local Share	-\$7,528	-\$6,691
CALCULATED IMPACT FEE	\$7,528	\$6,691
2016 IMPACT FEE	\$7,528	\$6,691

APPENDIX D

STUDENT GENERATION RATE DATA

**Highline School District
Student Generation Rates**

In 2015, 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. The District is using the 2015 study for purposes of this Capital Facilities Plan update. Future updates to the Capital Facilities Plan will include updated information.

**Single Family Occupancy Permits for the last 5 years = 401
Elementary Students occupying Single Family Residences = 84
Elementary Students Single Family Student Generation Rate = 0.21**

**Single Family Occupancy Permits for the last 5 years = 401
Junior High School Students occupying Single Family Residences = 18
Junior High School Students Single Family Student Generation Rate = 0.045**

**Single Family Occupancy Permits for the last 5 years = 401
High School Students occupying Single Family Residences = 40
High School Students Single Family Student Generation Rate = 0.099**

**Multi-Family Occupancy Permits for the last 5 years = 67
Elementary Students occupying Multi-Family Residences = 9
Elementary Students Single Family Student Generation Rate = 0.134**

**Multi-Family Occupancy Permits for the last 5 years = 67
Junior High School Students occupying Multi-Family Residences = 4
Junior High School Students Single Family Student Generation Rate = 0.059**

**Multi-Family Occupancy Permits for the last 5 years = 67
High School Students occupying Multi-Family Residences = 6
High School Students Single Family Student Generation Rate = 0.089**