

HIGHLINE SCHOOL DISTRICT NO. 401

CAPITAL FACILITIES PLAN

2015-2020



Adopted: July 8, 2015

HIGHLINE SCHOOL DISTRICT NO. 401

CAPITAL FACILITIES PLAN

2015-2020



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For information regarding the Highline School District's 2015-2020 Capital Facilities Plan, contact G. Scott Hodgins, Executive Director, Capital Planning and Construction, Highline School District No. 401, 17810 8th Avenue South, Building A, Burien, Washington 98148. Telephone: (206) 631-7500.

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 June 2015. 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 No. 401 (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 (2015-2020). Currently, only the County and the City of Kent have adopted school impact fee ordinances on behalf of the District. Impact fees are collected for new single and multi-family residences within the City of Kent and portions of unincorporated King County.

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 2012. The District currently serves an approximate student population of 19,415 (October 1, 2014 enrollment) with 18 elementary schools (grades K-6), five middle level schools (grades 7-8), and six 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 11 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 4 schools as interim facilities, and renovated portions of Memorial Field and Camp Waskowitz. All of this work has been done since March 2002.

As the District looks ahead it recognizes that anticipated enrollment growth, some of which will be caused by new development, 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 growth. This will require the District to add additional space at the new Des Moines Elementary School, build a new elementary school, and build two new middle schools. In addition, new 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 land will not need to be purchased to accommodate the new schools.

SECTION 2 – STANDARD OF SERVICE
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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

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.
- In many cases, students are provided music instruction in a separate classroom.
- All students have scheduled time in special classrooms.
- 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

SECTION THREE: CAPITAL FACILITIES INVENTORY

This section provides an inventory of Capital Facilities owned and operated by the District including schools and relocatable classrooms (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 within each building and the space requirements of the District's currently adopted current educational program and internal targets. 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 33 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	20	514
Bow Lake ES	76,108	26	668
Cedarhurst ES	68,916	22	565
Des Moines ES	41,766	16	412
Gregory Heights ES	65,978	24	617
Hazel Valley ES	65,346	26	668
Hilltop ES	51,532	27	694
Madrona ES	69,240	21	540
Marvista ES	68,462	25	643
McMicken Heights ES	69,979	22	565
Midway ES	66,096	25	643
Mount View ES	67,783	26	668
North Hill ES	65,665	24	617
Parkside ES	68,857	21	540
Seahurst ES	59,967	24	617
Shorewood ES	60,326	18	463
Southern Heights ES	32,942	14	360
White Center ES	65,654	23	591
TOTAL	1,122,762	404	10,383

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

** Regular 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	30	900
Chinook MS	87,476	26	780
Pacific MS	73,941	26	780
Sylvester MS	92,617	33	990
Big Picture MS (at Manhattan)^		2	60
Choice (at Woodside) ^		2	60
TOTAL	344,616	119	3570

* Teaching Station Definition: A space designated as a 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.

^The District anticipates that the Big Picture and Choice Academy 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 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	0	0
Cedarhurst	1	3	26
Des Moines	0	1	0
Gregory Heights	2	0	52
Hazel Valley	3	1	78
Hilltop	2	4	52
Madrona	2	0	52
Marvista	2	0	52
McMicken Heights	0	0	0
Midway	0	0	0
Mount View	4	0	104
North Hill	0	0	0
Parkside	0	0	0
Seahurst	2	2	52
Shorewood	0	4	0
Southern Heights	0	3	0
White Center	0	2	0
TOTAL	18	22	468

<i>Middle School</i>	<i>Relocatables**</i>	<i>Other ***</i>	<i>Interim Capacity</i>
Cascade	0	3	0
Chinook	4	2	120
Pacific	4	0	120
Sylvester	0	4	0
Big Picture MS	4	7	120
TOTAL	12	16	360

<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
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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 2015 through 2020. 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.

District enrollment has increased in recent years, including an 8.3% increase since 2009. Using the modified cohort survival projections, a total enrollment of 20,830 students is expected in 2020. In other words, the District projects an increase of 7.2% in student enrollment (or 1,401 students) between 2014 and 2020. *See Appendix B (Enrollment projections from Les Kendrick, December 2014.)*

Table 6
Projected Student Enrollment
2015-2020

Projection	2014*	2015	2016	2017	2018	2019	2020	Actual Change	Percent Change
	19,429	19,760	20,072	20,285	20,397	20,624	20,830	1,401	7.2%

*Actual October 2014 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 by the 2017-2018 school year. Finally, in November 2014, 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 fund implementation of K-3 class size reduction. Future updates to this Plan will incorporate any funded implementation of Initiative 1351.

Capacity scenarios based upon District's student projections and legislative impacts:

Tables 7-A, 7-B, and 7-C below illustrate the following scenarios relevant to the District's capacity analysis: (1) Table 7-A assumes that K-3 class size reduction is not implemented during the six years of this planning period and that current grade configurations (K-6, 7-8, 9-12) remain unchanged; (2) Table 7-B assumes that K-3 class size reduction is implemented by 2017 and that current grade configurations remain unchanged; and (3) Table 7-C assumes that K-3 class size reduction is implemented by 2017 and that grade levels are reconfigured to K-5, 6-8, and 9-12 in 2018. All scenarios include the capacity related projects the District is planning during the six-year planning period.

Table 7-A
Projected Student Capacity – 2015 through 2020
No Implementation of K-3 Class Size Reduction or Grade Reconfiguration

Elementary School Level – Surplus/Deficiency

	2014*	2015	2016	2017	2018	2019	2020
Existing Capacity	10,383	10,383	10,383	10,383	10,383	10,613	11,263
Added Permanent Capacity	0	0	0	0	230	650	0
Total Capacity**	10,383	10,383	10,383	10,383	10,613	11,263	11,263
Enrollment	10,567	10,880	11,113	11,319	11,463	11,497	11,415
Surplus (Deficiency)**	(184)	(497)	(730)	(936)	(850)	(234)	(152)

*Actual October 2014 FTE enrollment

**Does not include portable capacity

Middle School Level -- Surplus/Deficiency

	2014*	2015	2016	2017	2018	2019	2020
Existing Capacity	3,570	3,570	3,570	3,570	3,570	5,070	5,070
Added Permanent Capacity	0	0	0	0	1,500	0	0
Total Capacity**	3,570	3,570	3,570	3,570	5,070	5,070	5,070
Enrollment	2,639	2,622	2,586	2,727	2,834	3,000	3,235
Surplus (Deficiency)**	931	948	984	843	2,236	2,070	1,835

*Actual October 2014 FTE enrollment

**Does not include portable capacity

High School Level -- Surplus/Deficiency

	2014*	2015	2016	2017	2018	2019	2020
Existing 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 Capacity**	7,264	7,264	7,264	7,264	7,264	7,264	7,264
Enrollment	6,209	6,358	6,373	6,240	6,103	6,129	6,179
Surplus (Deficiency)**	1,053	906	891	1,024	1,161	1,135	1,085

*Actual October 2014 FTE enrollment

**Does not include portable capacity.

Table 7-B
Projected Student Capacity – 2015 through 2020
With K-3 Class Size Reduction (in 2017) but without Grade Reconfiguration

Elementary School Level -- Surplus/Deficiency

	2014*	2015	2016	2017^	2018	2019	2020
Existing Capacity	10,383	10,383	10,383	8,605	8,605	8,835	9,485
Added Permanent Capacity	0	0	0	0	230	650	0
Total Capacity**	10,383	10,383	10,383	8,605	8,835	9,485	9,485
Enrollment	10,567	10,880	11,113	11,319	11,463	11,497	11,415
Surplus (Deficiency)**	(184)	(497)	(730)	(2,714)	(2,628)	(2,012)	(1,930)

*Actual October 2014 FTE enrollment

**Does not include portable capacity

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

Middle School Level -- Surplus/Deficiency

	2014*	2015	2016	2017	2018	2019	2020
Existing Capacity	3,570	3,570	3,570	3,570	3,570	5,070	5,070
Added Permanent Capacity	0	0	0	0	1,500	0	0
Total Capacity**	3,570	3,570	3,570	3,570	5,070	5,070	5,070
Enrollment	2,639	2,622	2,586	2,727	2,834	3,000	3,235
Surplus (Deficiency)**	931	948	984	843	2,236	2,070	1,835

*Actual October 2014 FTE enrollment

**Does not include portable capacity

High School Level -- Surplus/Deficiency

	2014*	2015	2016	2017	2018	2019	2020
Existing 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 Capacity**	7,264	7,264	7,264	7,264	7,264	7,264	7,264
Enrollment	6,209	6,358	6,373	6,240	6,103	6,129	6,179
Surplus (Deficiency)**	1,053	906	891	1,024	1,161	1,135	1,085

*Actual October 2014 FTE enrollment

**Does not include portable capacity

Table 7-C
Projected Student Capacity – 2015 through 2020
With K-3 Class Size Reduction (in 2017) and Grade Reconfiguration (in 2018)

Elementary School Level -- Surplus/Deficiency

	2014*	2015	2016	2017^	2018^^	2019	2020
Existing Capacity	10,383	10,383	10,383	8,605	8,201	8,431	9,081
Added Permanent Capacity	0	0	0	0	230	650	0
Total Capacity**	10,383	10,383	10,383	8,605	8,431	9,081	9,081
Enrollment	10,567	10,880	11,113	11,319	9,841	9,747	9,744
Surplus (Deficiency)**	(184)	(497)	(730)	(2,714)	(1,410)	(666)	(663)

*Actual October 2014 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

Middle School Level -- Surplus/Deficiency

	2014*	2015	2016	2017	2018^^	2019	2020
Existing Capacity	3,570	3,570	3,570	3,570	3,570	5,070	5,070
Added Permanent Capacity	0	0	0	0	1,500	0	0
Total Capacity**	3,570	3,570	3,570	3,570	5,070	5,070	5,070
Enrollment	2,639	2,622	2,586	2,727	4,456	4,750	4,906
Surplus (Deficiency)**	931	948	984	843	614	320	164

*Actual October 2014 FTE enrollment

**Does not include portable capacity

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

High School Level -- Surplus/Deficiency

	2014*	2015	2016	2017	2018	2019	2020
Existing 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 Capacity**	7,264	7,264	7,264	7,264	7,264	7,264	7,264
Enrollment	6,209	6,358	6,373	6,240	6,103	6,129	6,179
Surplus (Deficiency)**	1,053	906	891	1,024	1,161	1,135	1,085

*Actual October 2014 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. The additional capacity will be accomplished by (1) adding space to the new Des Moines Elementary School (replacement school), (2) the construction of a new elementary school, and (3) constructing two new middle schools. 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. 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.

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 2015-2020. 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	2015	2016	2017	2018	2019	2020	Total Cost	Bonds/ Local Funds	Projected State Match	Impact Fees
Elementary Schools										
Elementary School Replacement 1		4.250	20.000	32.000				X	X	X
Elementary School Replacement 2			4.250	20.000	32.000			X	X	X
Middle Schools										
Middle School Replacement 1		8.000	42.500	34.500				X	X	X
Middle School Replacement 2		8.000	42.500	34.500				X	X	X
Portables										
Portables at Various Sites		.200		.200				X		X
High Schools										
Land Purchase (for future growth)										

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.*

Table 9
School Impact Fees
2015

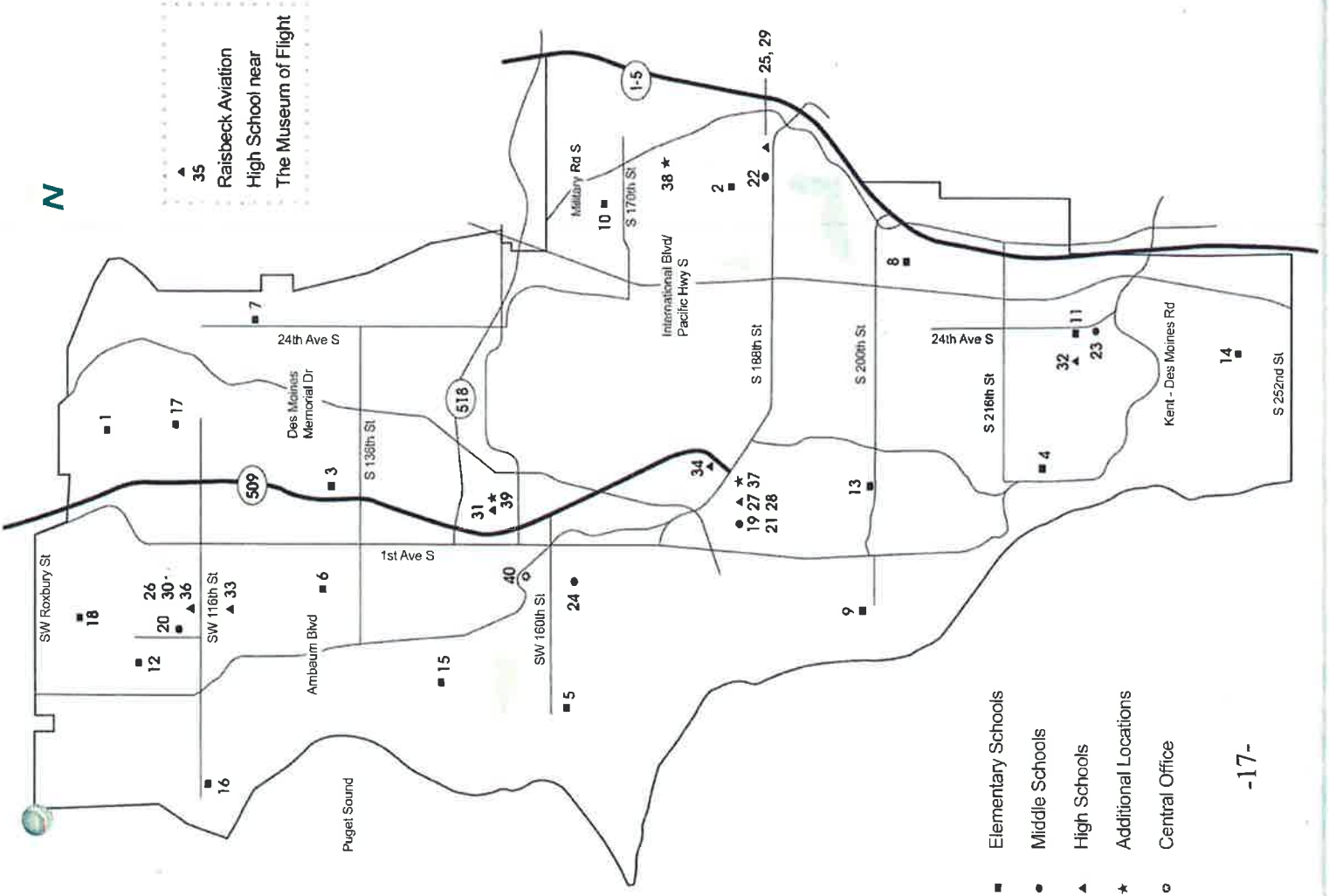
<i>Housing Type</i>	<i>Impact Fee Per Dwelling Unit</i>
Single Family	\$8,229
Multi-Family	\$7,453

DISTRICT MAP
(Map - Page 1 of 2)

School Directory & Map

ELEMENTARY SCHOOLS

1. **BEVERLY PARK ELEMENTARY**
1201 South 104th Street
Seattle, WA 98168
206.631.3400
Principal: Courtney Daikos
www.highlineschools.org/beverlypark
2. **BOW LAKE ELEMENTARY**
18237 - 42nd Avenue South
SeaTac WA 98188
206.631.3500
Principal: Doug Neufeld
www.highlineschools.org/bowlake
3. **CEDARHURST ELEMENTARY**
611 South 132nd Street
Burien, WA 98168
206.631.3600
8:40 a.m. - 3:10 p.m.
Principal: Bobbi Giammona
www.highlineschools.org/cedarhurst
4. **DES MOINES ELEMENTARY**
22001 - 9th Avenue South
Des Moines, WA 98198
206.631.3700
9:10 a.m. - 3:40 p.m.
Principal: Rick Wisen
www.highlineschools.org/desmoines
5. **GREGORY HEIGHTS ELEMENTARY**
16201 - 16th Avenue SW
Burien, WA 98166
206.631.3800
8:40 a.m. - 3:10 p.m.
Principal: Phil Robinson
www.highlineschools.org/gregoryheights
6. **HAZEL VALLEY ELEMENTARY**
402 SW 132nd Street
Burien, WA 98146
206.631.3900
8:40 a.m. - 3:10 p.m.
Principal: Casey Jeannot
www.highlineschools.org/hazelvalley
7. **HILLTOP ELEMENTARY**
12250 - 24th Avenue South
Seattle, WA 98168
206.631.4000
8:40 a.m. - 3:10 p.m.
Principal: Kathy Emerick
www.highlineschools.org/hilltop
8. **MADRONA ELEMENTARY**
20301 - 32nd Avenue South
SeaTac, WA 98198
206.631.4100
8:40 a.m. - 3:10 p.m.
Principal: Daniel Yarbrough
www.highlineschools.org/madrona
9. **MARVISTA ELEMENTARY**
19800 Marine View Drive SW
Normandy Park, WA 98166
206.631.4200
9:10 a.m. - 3:40 p.m.
Principal: Melissa Pointer
www.highlineschools.org/marvista
10. **MCMICKEN HEIGHTS ELEMENTARY**
3708 South 168th Street
SeaTac, WA 98188
206.631.4300
8:40 a.m. - 3:10 p.m.
Principal: Alexandria Haas
www.highlineschools.org/mcmicken
11. **MIDWAY ELEMENTARY**
22447 - 24th Avenue South
Des Moines, WA 98198
206.631.4400
9:10 a.m. - 3:40 p.m.
Principal: Rebekah Kim
www.highlineschools.org/midway
12. **MOUNT VIEW ELEMENTARY**
10811 - 12th Avenue SW
Seattle, WA 98146
206.631.4500
9:10 a.m. - 3:40 p.m.
Principal: Lisa Escobar
www.highlineschools.org/mountview
13. **NORTH HILL ELEMENTARY**
19835 - 8th Avenue South
Seattle, WA 98148
206.631.4600
9:10 a.m. - 3:40 p.m.
Principal: Nancy Melius
www.highlineschools.org/northhill
14. **PARKSIDE ELEMENTARY**
2104 South 247th Street
Des Moines, WA 98198
206.631.4700
9:10 a.m. - 3:40 p.m.
Principal: Robin Larmoureaux
www.highlineschools.org/parkside
15. **SEAHURST ELEMENTARY**
14603 - 14th Avenue SW
Burien, WA 98166
206.631.4800
8:40 a.m. - 3:10 p.m.
Principal: Chris Larsen
www.highlineschools.org/seahurst
16. **SHOREWOOD ELEMENTARY**
2725 SW 116th Street
Burien, WA 98146
206.631.4900
9:10 a.m. - 3:40 p.m.
Principal: Colin Ryan
www.highlineschools.org/shorewood



- Elementary Schools
- Middle Schools
- ▲ High Schools
- ★ Additional Locations
- ◻ Central Office

17. SOUTHERN HEIGHTS ELEMENTARY
11249 - 14th Avenue South
Seattle, WA 98168
206.631.5000
9:10 a.m. - 3:40 p.m.
Principal: Kristin Percy Calaff
www.highlineschools.org/southernheights

18. WHITE CENTER HEIGHTS ELEMENTARY
10015 - 6th Avenue SW
Seattle, WA 98146
206.631.5200
9:10 a.m. - 3:40 p.m.
Principal: Anne Reece
www.highlineschools.org/whc

MIDDLE SCHOOLS

19. BIG PICTURE MIDDLE SCHOOL
440 South 186th Street
Burien, WA 98148
206.631.7700
8:00 a.m. - 2:30 p.m.
Principal: Loren Demeroutis
www.highlineschools.org/bigpicture

20. CASCADE MIDDLE SCHOOL
11212 - 10th Avenue SW
Seattle, WA 98146
206.631.5500
8:10 a.m. - 2:40 p.m.
Principal: Libby DeBell
www.highlineschools.org/cascade

21. CHOICE ACADEMY
18367 - 8th Avenue South
Burien, WA 98148
206.631.7630
Principal: Michael Sita
www.highlineschools.org/choice

22. CHINOOK MIDDLE SCHOOL
18650 - 42nd Avenue South
SeaTac, WA 98188
206.631.5700
8:10 a.m. - 2:40 p.m.
Principal: Karin Jones
www.highlineschools.org/chinook

23. PACIFIC MIDDLE SCHOOL
22705 - 24th Avenue South
Des Moines, WA 98198
206.631.5800
8:10 a.m. - 2:40 p.m.
Principal: Deborah Rumbaugh
www.highlineschools.org/pacific

24. SYLVESTER MIDDLE SCHOOL
16222 Sylvester Road SW
Burien, WA 98166
206.631.6000
8:10 a.m. - 2:40 p.m.
Principal: Vicki Fisher
www.highlineschools.org/sylvester

HIGH SCHOOLS

25. ACADEMY OF CITIZENSHIP & EMPOWERMENT (ACE)
(at the Tyee Educational Complex)
4424 South 188th Street
SeaTac, WA 98188
206.631.6500
7:25 a.m. - 2:05 p.m.
Principal: Nichole Fitch
www.highlineschools.org/ace

26. ARTS & ACADEMICS ACADEMY (AAA)
(at the Evergreen Campus)
830 SW 116th Street
Seattle, WA 98146
206.631.6250
7:25 a.m. - 2:05 p.m.
Principal: Norma Barrineau
www.highlineschools.org/aaa

27. BIG PICTURE HIGH SCHOOL
440 South 186th Street
Burien, WA 98148
206.631.7700
9:00 a.m. - 3:30 p.m.
Principal: Loren Demeroutis
www.highlineschools.org/bigpicture

28. CHOICE ACADEMY
18367 - 8th Avenue South
Burien, WA 98148
206.631.7630
Principal: Michael Sita
www.highlineschools.org/choice

29. GLOBAL CONNECTIONS HIGH SCHOOL
(at the Tyee Educational Complex)
4424 South 188th Street
SeaTac, WA 98188
206.631.6550
7:25 a.m. - 2:05 p.m.
Principal: Rick Harwood
www.highlineschools.org/global

30. HEALTH SCIENCES & HUMAN SERVICES HIGH SCHOOL (HS3)
(at the Evergreen Campus)
830 SW 116th Street
Seattle, WA 98146
206.631.6200
7:25 a.m. - 2:05 p.m.
Principal: Jenni MacDonald
www.highlineschools.org/hs3

31. HIGHLINE HIGH SCHOOL
225 South 152nd Street
Burien, WA 98146
206.631.6700
7:25 a.m. - 2:05 p.m.
Principal:
www.highlineschools.org/highline

32. MOUNT RAINIER HIGH SCHOOL
22450 - 19th Avenue South
Des Moines, WA 98198
206.631.7000
7:30 a.m. - 2:05 p.m.
Principal: Julie Hunter
www.highlineschools.org/mountrainier

33. NEW START HIGH SCHOOL
614 SW 120th Street
Burien, WA 98146
206.631.7750
Principal: Michael Sita
www.highlineschools.org/newstart

34. PUGET SOUND SKILLS CENTER
18010 - 8th Avenue South
Burien, WA 98148
206.631.7300
Principal: Thomas Mosby
www.highlineschools.org/pscc

35. RAISBECK AVIATION HIGH SCHOOL
9229 East Marginal Way South
Tukwila, WA 98108
206.631.7002
9:00 a.m. - 3:30 p.m.
Zero hour from 8:00 - 8:50 a.m.
Principal: Bruce Kelly
www.highlineschools.org/raths

36. T.E.C. HIGH SCHOOL (TECHNOLOGY, ENGINEERING, & COMMUNICATIONS)
(at the Evergreen Campus)
830 SW 116th Street
Seattle, WA 98146
206.631.6300
7:25 a.m. - 2:05 p.m.
Principal: Vanessa Banner
www.highlineschools.org/tec

ADDITIONAL LOCATIONS

37. HOMESCHOOL RESOURCE CENTER
18367 - 8th Avenue South
Burien, WA 98148
206.631.7630
Principal: Michael Sita
www.highlineschools.org/homeschool

38. VALLEY VIEW EARLY LEARNING CENTER
17622 - 46th Avenue South
SeaTac, WA 98188
206.631.5100
Administrator: Kim Nelson
www.highlineschools.org/valleyview

39. PERFORMING ARTS CENTER (PAC)
401 South 152nd Street
Burien, WA 98148
206.631.6795
www.highlineschools.org/pac

WASKOWITZ OUTDOOR SCHOOL
Outdoor Education
425.277.7195
Director: Roberta McFarland
www.highlineschools.org/waskowitz

40. EDUCATIONAL RESOURCE AND ADMINISTRATIVE CENTER (ERAC)
15675 Ambaum Blvd. SW, Burien, WA 98166
www.highlineschools.org

COMMUNICATIONS
206.631.3002

ENGLISH LANGUAGE LEARNERS
206.631.3035

FAMILY CENTER/STUDENT PLACEMENT OFFICE
206.631.3100

HEALTH SERVICES
206.631.3011

HUMAN RESOURCES
206.631.3008

NUTRITION SERVICES
206.631.3010

SPECIAL SERVICES
206.631.3009

TRANSPORTATION
206.631.7502

APPENDIX A

DISTRICT MAP

(Map Locations by Number – Page 2 of 2)

POPULATION AND ENROLLMENT DATA

Highline Enrollment Projection

	Medium Range Forecast												Projected Births				
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
Births	22,431	22,874	22,860	24,244	24,889	25,190	25,067										
King County	22,431	22,874	22,860	24,244	24,889	25,190	25,067										
K Enrollment %	5.72%	5.79%	6.24%	5.96%	6.20%	6.72%	6.46%										
Projections																	
K	1,283	1,324	1,427	1,445	1,543	1,694	1,618	1,578	1,579	1,605	1,597	1,603	1,603	1,594	1,598	1,603	
1	1,364	1,337	1,392	1,456	1,475	1,564	1,723	1,645	1,602	1,603	1,630	1,622	1,634	1,627	1,628	1,618	1,623
2	1,359	1,363	1,332	1,374	1,430	1,491	1,594	1,723	1,646	1,603	1,605	1,631	1,628	1,635	1,624	1,624	1,615
3	1,319	1,346	1,409	1,362	1,368	1,429	1,498	1,606	1,732	1,654	1,611	1,613	1,644	1,636	1,639	1,627	1,627
4	1,311	1,354	1,335	1,393	1,323	1,385	1,436	1,493	1,608	1,734	1,657	1,613	1,616	1,646	1,633	1,636	1,624
5	1,259	1,282	1,387	1,323	1,408	1,319	1,391	1,441	1,498	1,614	1,741	1,663	1,619	1,622	1,647	1,634	1,637
6	1,313	1,273	1,312	1,381	1,316	1,420	1,307	1,394	1,448	1,506	1,622	1,750	1,671	1,628	1,626	1,651	1,638
7	1,278	1,238	1,218	1,253	1,317	1,241	1,369	1,246	1,334	1,386	1,442	1,552	1,675	1,600	1,553	1,552	1,575
8	1,282	1,252	1,227	1,220	1,267	1,319	1,270	1,376	1,252	1,341	1,392	1,448	1,560	1,682	1,602	1,556	1,554
9	1,727	1,814	1,832	1,589	1,585	1,665	1,663	1,632	1,804	1,641	1,757	1,825	1,898	2,044	2,205	2,100	2,039
10	1,500	1,414	1,462	1,498	1,424	1,456	1,524	1,519	1,433	1,584	1,388	1,486	1,569	1,605	1,723	1,859	1,770
11	1,309	1,353	1,274	1,482	1,442	1,408	1,470	1,516	1,481	1,398	1,432	1,255	1,343	1,419	1,566	1,681	1,814
12	1,409	1,561	1,494	1,450	1,536	1,506	1,566	1,591	1,655	1,617	1,526	1,563	1,369	1,459	1,541	1,701	1,826
Total	17,713	17,911	18,101	18,226	18,484	18,897	19,429	19,760	20,072	20,285	20,397	20,624	20,830	21,207	21,580	21,836	21,945

Used Nov. Enroll for

11/11/2010 in 2009

Change	247	190	190	125	258	413	532	331	313	213	112	227	206	377	374	256	109
% Change	1.4%	1.1%	1.1%	0.7%	1.4%	2.2%	2.8%	1.7%	1.6%	1.1%	0.6%	1.1%	1.0%	1.8%	1.8%	1.2%	0.5%

Totals by Level

	Last Yr Project																	
K-6	9,208	9,279	9,594	9,734	9,863	10,302	10,567	10,563	10,879	11,113	11,320	11,461	11,495	11,415	11,397	11,390	11,388	11,367
7-8	2,560	2,490	2,445	2,473	2,584	2,560	2,639	2,594	2,622	2,586	2,727	2,834	3,001	3,234	3,262	3,155	3,107	3,129
9-12	5,945	6,142	6,062	6,019	6,037	6,035	6,223	6,030	6,258	6,373	6,239	6,102	6,128	6,180	6,527	7,035	7,341	7,449

APPENDIX C**SCHOOL IMPACT FEE CALCULATIONS**

HIGHLINE SCHOOL DISTRICT NO. 401
IMPACT FEE CALCULATION
June 30, 2015

School Site Acquisition Cost:	Scope	Facility	Cost/	Facility	Student	Student	Cost/SFR	Cost/MFR
		Acreage	Acre	Capacity	SFR	MFR		
Elementary Schools			\$0	0	0.21	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	Facility	Student	Student	Cost/SFR	Cost/MFR
			Cost	Capacity	SFR	MFR		
Elementary Schools (38.33%)	1 site	100.00%	\$21.2M	230	0.21	0.134	\$19,357	\$12,351
Middle Schools	2 sites	100.00%	\$170.1M	1500	0.045	0.059	\$5,103	\$6,691
High Schools					0.099	0.089	\$0	\$0
TOTALS							\$24,460	\$19,042

Temporary Facilities Cost:	Scope	% Perm Fac.	Facility	Facility	Student	Student	Cost/SFR	Cost/MFR
			Cost	Capacity	SFR	MFR		
Elementary Schools		2.64%	0	0	0.21	0.134	\$0	\$0
Middle Schools		0	0	0	0.045	0.059	\$0	\$0
High Schools		0	0	0	0.099	0.089	\$0	\$0
TOTALS							\$0	\$0

State Match Credit Calculation:	Scope	Const. Cost Allocation/SF	SF/	State	Student	Student	Cost/SFR	Cost/MFR
			Student	Match	SFR	MFR		
Elementary Schools		0	0	\$2.2M	0.21	0.134	\$3,139	\$1,985
Middle Schools		0	0	\$10.51M	0.045	0.059	\$1,111	\$954
High Schools		0	0	0	0.099	0.089	\$0	\$0
TOTALS							\$4,250	\$2,939

Tax Payment Credit:							Credit/SFR	Credit/MFR
Average Assessed Value							\$266,354	\$85,027
Capital Bond Interest Rate							3.68%	3.68%
Net Present Value of Average Dwelling							\$2,195,199	\$700,764
Years Amortized							10	10
Property Tax Levy Rate							\$1,709	\$1,709
Tax Payment Credit							\$3,751	\$1,197

Fee Summary	Cost/SFR	Cost/MFR
School Site Acquisition Cost	\$0	\$0
School Construction Cost	\$24,460	\$19,042
Temporary Facilities Cost	\$0	\$0
State Matching Credit Calculation	\$4,250	\$2,939
Tax Payment Credit Calculation	\$3,751	\$1,197
SUBTOTAL	\$16,459	\$14,906
50% Local Share	-\$8,229	-\$7,453
CALCULATED IMPACT FEE	\$8,229	\$7,453
2015 IMPACT FEE	\$8,229	\$7,453

APPENDIX D**STUDENT GENERATION RATES (SGR)**

Student Generation Rates were developed as follows:

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