

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 enrolment 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

- BERKEY PARK**
1001 South 10th Street
Burien, WA 98148
206.831.3670
- BOW LAKE**
3227 - 2nd Avenue South
Tacoma, WA 98406
206.831.3000
- COMANORAT**
611 South 12th Street
Burien, WA 98148
206.831.8500
- DEL MONTE**
2040 1 - 8th Avenue South
13th Street, WA 98148
206.831.3300
- EMERALD HEIGHTS**
7327 - 10th Avenue SW
Burien, WA 98148
206.831.3500
- HADY VALLEY**
405 SW 12th Street
Burien, WA 98148
206.831.3500
- HILLEN**
17386 - 24th Avenue South
Burien, WA 98148
206.831.4000
- MAYWOOD**
2227 - 22nd Avenue South
Tacoma, WA 98406
206.831.4100
- MARVON**
1960 Marine View Drive SW
Riverview, WA 98148
206.831.4300
- MARSHON 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
- SHAWWOOD**
2325 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

MIDDLE SCHOOLS

- BEAUFORT**
2 Manhattan Circle
461 South 10th St SW
Burien, WA 98148
206.831.7700
- CRADLE**
11212 - 7th Avenue SW
Tacoma, WA 98406
206.831.7800
- CRONIN**
1822 - 22nd Avenue South
Tacoma, WA 98406
206.831.8700
- CHUCK ACADEMY**
1889 - 38th Avenue South
Burien, WA 98148
206.831.9500
- PACIFIC**
2270 - 19th Avenue South
Tacoma, WA 98406
206.831.9500
- OLYMPIAN**
3022 Eyreman Road SW
Burien, WA 98148
206.831.9500

HIGH SCHOOLS

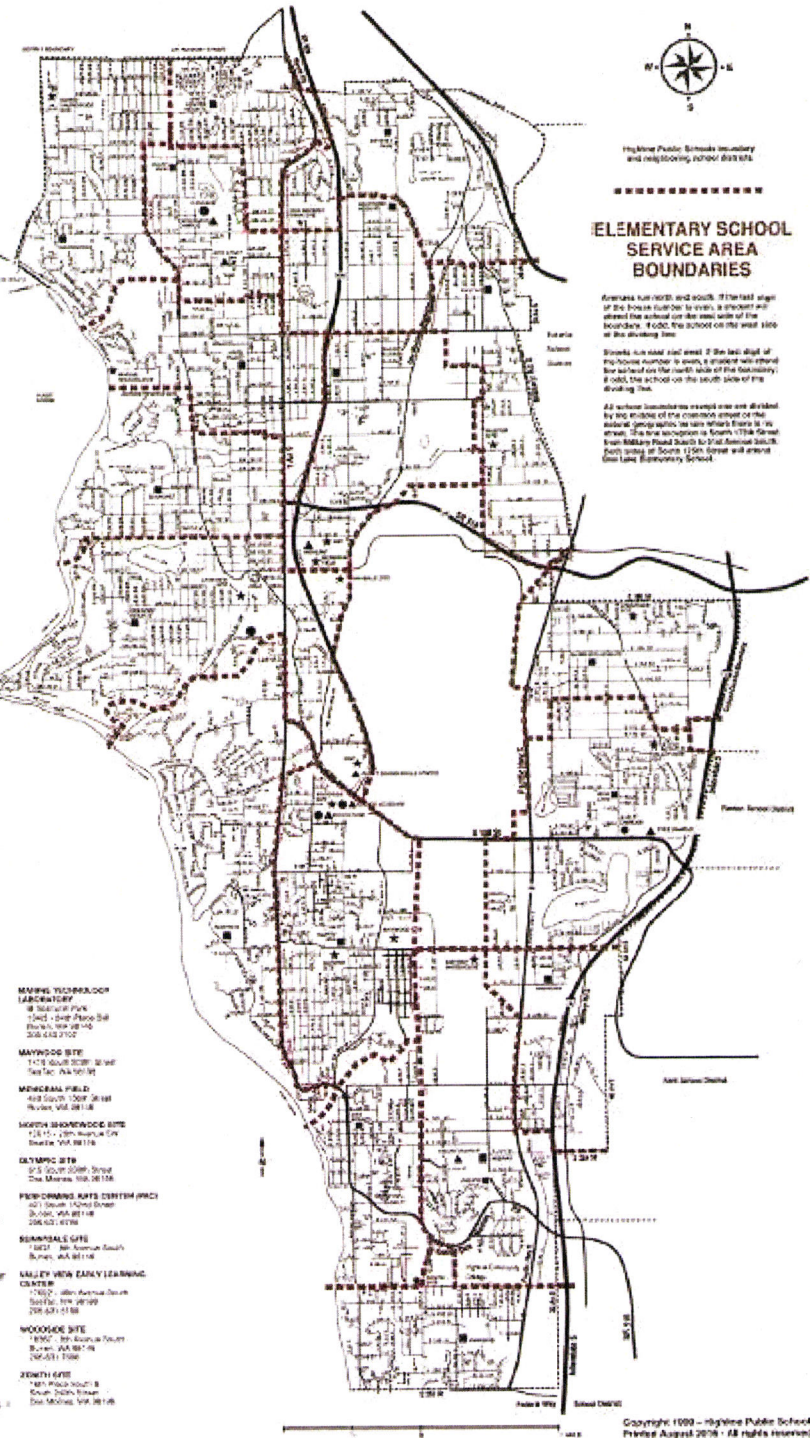
- 90 PICTURE**
445 South 39th Street
Burien, WA 98148
206.831.2700
- GRACE ACADEMY**
3087 - 8th Avenue South
Tacoma, WA 98406
206.831.7100
- EVERGREEN CAMPUS**
825 SW 11th Street
Tacoma, WA 98406
- ARTS & ACADEMY**
24627 43rd
206.831.8300
- HEALTH SCIENCES & FITNESS**
2208 - 19th Avenue South
Tacoma, WA 98406
206.831.8300
- TECHNOLOGY, ENGINEERING & CONSTRUCTION**
30431 44th
206.831.8300
- ROSELAND**
275 South 12th Street
Burien, WA 98148
206.831.8300
- MOUNT PLEASANT**
2208 - 19th Avenue South
Tacoma, WA 98406
206.831.8300
- NEW START**
3145 17th Street
Tacoma, WA 98406
206.831.8300
- PUGET SOUND SKILLS CENTER**
1601 - 19th Avenue South
Tacoma, WA 98406
206.831.8300
- FRASER CENTER**
Near The Museum of Flight
1601 - 19th 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**
1601 - 19th Avenue South
Tacoma, WA 98406
206.831.8300

CENTRAL OFFICE

- EDUCATIONAL RESOURCES & ADMINISTRATIVE CENTER**
5015 Pacific Blvd SW
Burien, WA 98148
206.831.2800

OTHER LOCATIONS

- TOLLS (BERKEY PARK SITE)**
1427 - 22nd Avenue South
Tacoma, WA 98406
- EMERALD HEIGHTS SITE**
1718 SW 12th Street
Burien, WA 98148
- CAMP ASHLEIGH**
1001 Borden Street SW
44th St, 30th Street
1001 Borden Street SW
Tacoma, WA 98406
- DRISPER SITE**
1830 - 43rd Avenue South
Tacoma, WA 98406
- DISTRICT WAREHOUSE**
181 South 10th Street
Tacoma, WA 98406
206.831.8700
- CRACKER SITE**
2902 South 12th Street
Tacoma, WA 98406
- LAFAYETTE SITE**
301 10th Street SW
Tacoma, WA 98406
- MAINTENANCE OPERATIONS (M&O) SITE**
181 South 10th Street
Tacoma, WA 98406
- PACKAGES SERVICES DEPARTMENT**
118 E. 8th Avenue South
Tacoma, WA 98406
- BLD. A**
Capital Facilities Staff
Burien, WA 98148
- B.L.C. O.**
Contract Services Division
206.831.7000
- TRANSPORTATION**
118 E. 8th Avenue South Bldg. 1
Burien, WA 98148
206.831.7000



**ELEMENTARY SCHOOL
SERVICE AREA
BOUNDARIES**

Boundaries are shown in solid lines. The last digit of the house number is used to determine the school on the west side of the dividing line. If 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 dividing line.

Boundaries are shown in dashed lines. The last digit of the house number is used to determine the school on the west side of the boundary. If 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 dividing line.

All school boundaries except one are divided by the middle of the cross-street or the nearest group of streets. The last digit of the house number is used to determine the school on the west side of the boundary. If 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 dividing line.



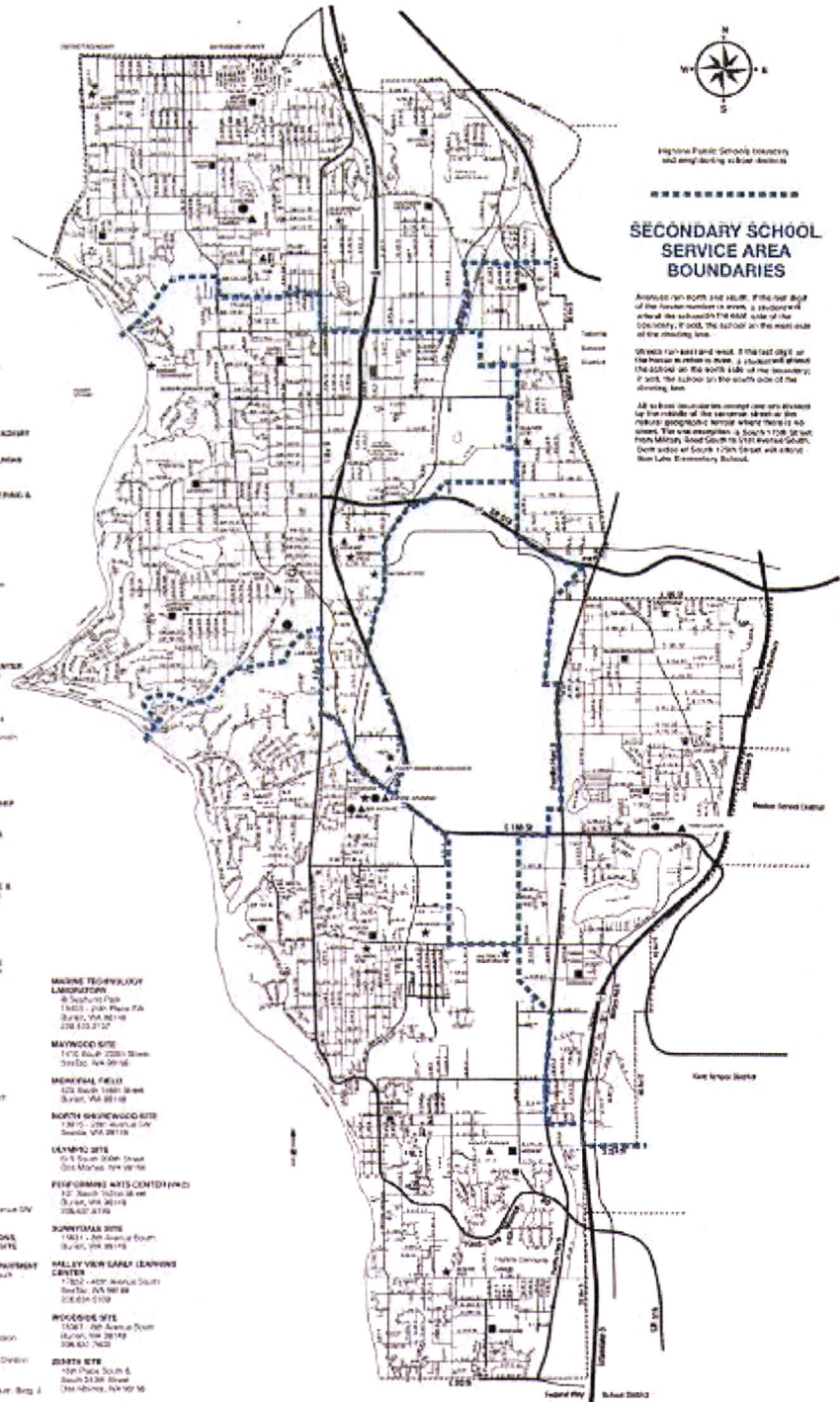
SERVICE AREA MAP 2016-2017

ELEMENTARY SCHOOLS

- KEVINLY PARK**
1211 South 12th Street
Burke, VA 22015
202.637.3400
- NOVA LAKE**
1621 - 12th Ave SW South
Burke, VA 22015
202.637.3400
- CELANOHEIT**
61 - South 12th Street
Burke, VA 22015
202.637.3400
- DE'S HOMES**
2221 - 7th Avenue South
Lee's Summit, VA 22015
202.637.3100
- GREENTON HEIGHTS**
1521 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- NORTH VALLEY**
122 12th Street
Burke, VA 22015
202.637.3400
- HILTON**
1700 - 1th Avenue South
Burke, VA 22015
202.637.3400
- MADISON**
1901 - 20th Avenue South
Burke, VA 22015
202.637.3400
- MARVIN**
1800 - Main View Drive SW
Lee's Summit, VA 22015
202.637.3400
- MORNING HEIGHTS**
1018 South 12th Street
Burke, VA 22015
202.637.3400
- MIDWAY**
2001 - 1th Avenue South
Lee's Summit, VA 22015
202.637.3400
- MOUNT VIEW**
1011 - 12th Avenue SW
Burke, VA 22015
202.637.3400
- NORTH HILL**
1800 - 2nd Avenue South
Lee's Summit, VA 22015
202.637.3400
- PARKSIDE**
1711 - 20th Avenue South
Lee's Summit, VA 22015
202.637.3400
- SEASIDE**
1501 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- SPRINGWOOD**
1101 - 1th Avenue South
Burke, VA 22015
202.637.3400
- SOUTHERN HEIGHTS**
1700 - 1th Avenue South
Burke, VA 22015
202.637.3400
- WHITE CENTER HEIGHTS**
1211 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- MIDDLE SCHOOLS**
- 8th GRADE**
8th Mountain Ave
and 5th Avenue SW
Burke, VA 22015
202.637.3400
- CAVAGE**
1121 - 7th Avenue SW
Burke, VA 22015
202.637.3400
- CRANFORD**
1600 - 12th Avenue South
Burke, VA 22015
202.637.3400
- OFFICE ACADEMY**
1401 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- PACIFIC**
1012 - 1th Avenue SW
Lee's Summit, VA 22015
202.637.3400
- STANFORD**
1012 - 1th Avenue SW
Lee's Summit, VA 22015
202.637.3400

HIGH SCHOOLS

- BLAUGHTON**
2100 - 1th Avenue SW
Lee's Summit, VA 22015
202.637.3400
- CHOICE HIGHWAY**
1001 - 1th Avenue South
Burke, VA 22015
202.637.3400
- EVERETT PARK**
1200 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- ARTS & ACADEMY ACADEMY**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- HEALTH SCIENCES & HUMAN SERVICES**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- TECHNOLOGY, ENGINEERING & CONSTRUCTION**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- HORRIGAN**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- MOORE PARK**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- NEW START**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- PIGOT BOARD BILLS CENTER**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- PAWNEE JUNCTION**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- PIE COMPASS**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- ACADEMY OF CITIZENSHIP AND EMPLOYMENT**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- GLOBAL CONNECTIONS**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- Q CENTRAL OFFICE**
- EDUCATIONAL RESOURCE & ADMINISTRATIVE CENTER**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- OTHER LOCATIONS**
- KALB BOVERLY PARK SITE**
1121 - 2nd Avenue SW
Burke, VA 22015
202.637.3400
- RAVEN HEIGHTS SITE**
1101 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- CAMP HANCOCK**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- CRESTVIEW SITE**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- SHIRAZI WASHINGTON**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- SLACKER SITE**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- LAKENVA SITE**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- MARTINLAGE OPERATIONAL TRANSPORTATION (MOT) SITE**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- FACILITIES SERVICES DEPARTMENT**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- BLOD G**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- BLOD C**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400
- INDUSTRY/ARTS**
1001 - 1th Avenue SW
Burke, VA 22015
202.637.3400



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 named after a person, the boundary is shown on the south side of the street. If the street is named after a person, 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.

LEGEND

- Blue line: Secondary School Service Area Boundary
- Red line: Other Location
- Blue square: School Location
- Red square: Other Location

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															
K Enrollment %	5.79%	6.24%	5.96%	6.20%	6.72%	6.46%	6.34%	6.15%															
	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	SFR	MFR	Cost/SFR	Cost/MFR
Elementary Schools			\$0	0	0.1518	0.0930	\$0	\$0
Middle Schools					0.0262	0.0465	\$0	\$0
High Schools					0.0654	0.0698	\$0	\$0
TOTALS							\$0	\$0

			Facility	Facility	Student	Student		
School Construction Cost:	Scope	% Perm Fac.	Cost	Capacity	SFR	MFR	Cost/SFR	Cost/MFR
Elementary Schools	1 site	97.36%	\$49,050	717	0.1518	0.0930	\$10,110	\$6,194
Middle Schools	1 site	97.36%	\$93,300	950	0.0262	0.0465	\$2,249	\$3,992
High Schools					0.0654	0.0698	\$0	\$0
TOTALS							\$12,360	\$10,186

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

		Const. Cost	SF/	State	Student	Student		
State Match Credit Calculation:	Scope	Allocation/SF	Student	Match	SFR	MFR	Cost/SFR	Cost/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

Fee Summary	Cost/SFR	Cost/MFR
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