

HIGHLINE SCHOOL DISTRICT No. 401

CAPITAL FACILITIES PLAN

2012 – 2018

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Prepared by:

**Highline School District No. 401
The Robinson Company**

August 21, 2012

HIGHLINE SCHOOL DISTRICT No. 401

CAPITAL FACILITIES PLAN

2012 – 2018

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**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2012 – 2018**

EXECUTIVE SUMMARY

In response to the requirements of the State of Washington Growth Management Act (SHB) 2929 (1990) and ESHB 1025 (1991) and under the King County School Impact Fee Ordinance, the Highline School District No. 401 (District) has updated its Capital Facilities Plan (CFP) as of August 21, 2012.

This CFP is being presented for adoption by King County before December 31, 2012. In addition, the District will be presenting requests to the City of Des Moines, the City of SeaTac, the City of Normandy Park, the City of Burien, the City of Kent and the City of Tukwila for their consideration relative to impact fees.

To date King County and the City of Kent are the only jurisdictions within Highline School District No. 401 that collect impact fees for schools. To collect impact fees on behalf of the District, these jurisdictions must adopt the District's CFP by reference as part of their comprehensive plans and adopt a school impact fee ordinance.

The cities of SeaTac, Des Moines, Burien, Tukwila and Normandy Park all currently collect other impact fees (primarily for transportation impacts). To collect impact fees on behalf of the District, these jurisdictions must also adopt the District's CFP by reference as part of their comprehensive plans.

Highline School District No. 401 has experienced relative low enrollment growth over the last 15 years. However, recent enrollment projections identify a significant increase in the District's enrollment between October 2011 and October 2018. This increase in enrollment will increase the demand on schools that are currently near, at or over capacity. These increases are primarily due to the anticipated growth in the unincorporated areas of King County and in the City of Kent.

Over the last 10 years Highline School District No. 401 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.

With these 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 Aviation High School the District has designed, permitted and constructed 13 new elementary schools, 2 new high schools (one of which is currently in construction), 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.

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, add portables to existing facilities re-open Beverly Park Elementary School.

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 will have a shortage of space by 2018 and a new 643 student elementary will need to be built in the District and boundaries for some elementary schools may need to be revised. At this time it has been assumed that land will not need to be purchased to accommodate the new school.

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2012 – 2018**

SECTION 1 - CAPITAL FACILITIES PLAN

INTRODUCTION

The State Growth Management Act requires that information be gathered to determine the facilities available and needed to meet the enrollment demands of each school district.

This section provides information about Highline School District No. 401's current facilities, its existing facility needs, its future facility needs and its financing plan to accommodate designs, permitting costs, construction costs and non-construction costs (often referred to as "soft costs" such as sales tax, furnishings, insurance, project management fees, etc.) required to accommodate future growth.

The finance plan in this section shows how the District plans to finance improvements for the years 2012 through 2018. The plan is based on an approved bond issue (approved in 2016) by election and collection of impact fees under the State's Growth Management Act.

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2012 – 2018**

SECTION 1 - CAPITAL FACILITIES PLAN

INVENTORY OF EDUCATIONAL FACILITIES

ELEMENTARY SCHOOLS (see Maps section for specific addresses)

<u>NAME OF SCHOOL</u>	<u>BUILDING SF</u>	<u>PORTABLE SF</u>	<u>TOTAL SF</u>
Beverly Park at Glendale	58145	1700	59845
Beverly Park	28048	9900	37948
Bow Lake	76108		76108
Cedarhurst	68916	1650	70566
Des Moines	41766	800	42566
Gregory Heights	65978		65978
Hazel Valley	65346		65346
Hilltop	51532	4200	55732
Madrona	69240	1650	70890
Marvista	68462		68462
McMicken Heights	69979		69979
Midway	66096		66096
Mount View	67783		67783
North Hill	65665		65665
Parkside	68857		68857
Seahurst	59967		59967
Shorewood	60326		60326
Southern Heights	32942	2800	35742
White Center	65654	3400	69054
SUBTOTALS	1150810	26100	1176910

MIDDLE SCHOOLS (see Maps section for specific addresses)

<u>NAME OF SCHOOL</u>	<u>BUILDING SF</u>	<u>PORTABLE SF</u>	<u>TOTAL SF</u>
Cascade	90582	4030	94612
Chinook	87476	12184	99660
Pacific	73941	3584	77525
Sylvester	92617	3144	95761
Big Picture MS (currently at Manhattan) Choice		5250	5250
(currently at Woodside)	2000		2000
SUBTOTALS	346616	28192	374808

HIGH SCHOOLS (see Maps section for specific addresses)

<u>NAME OF SCHOOL</u>	<u>BUILDING SF</u>	<u>PORTABLE SF</u>	<u>TOTAL SF</u>
Mount Rainier	205159		205159
Highline	214919		214919
Highline PAC (25%)	7580		7580
Tyee	143101	1848	144949
Evergreen	161456	3272	164728
Aviation (currently at Olympic JH)	87934		87934
Big Picture HS (currently at Manhattan)	29141		29141
New Start (at Salmon Creek)	15374	4797	20171
Pudet Sound Skill Center Choice	70894		70894
(at Woodside)	3600		3600
Marine Tech (at Woodside)	1800		1800
SUBTOTALS	940958	9917	950875
 GRAND TOTALS	 2438384	 64209	 2502593
Percent of Total SF	97.43%	2.57%	100%

OTHER EDUCATIONAL FACILITIES (see Maps section for specific addresses)

<u>NAME OF SCHOOL</u>	<u>BUILDING SF</u>	<u>PORTABLE SF</u>	<u>TOTAL SF</u>
Valley View Early Education Center	28902	2304	31206
White Center Heights Early Learning Center		1792	1792
Camp Waskowitz	38162		38162
Performing Arts Center (at Highline HS 75%)	22739		22739
TOTALS	89803	4096	93899

All square footages taken from 2008 Study and Survey

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2012 – 2018**

SECTION 1 - CAPITAL FACILITIES PLAN

INVENTORY OF NON - EDUCATIONAL FACILITIES

DEVELOPED PROPERTY

ERAC	See maps for site location and address
MOT /Facilities Office	See maps for site location and address
Commissary/Warehouse	See maps for site location and address
Information Technology (at Woodside)	See maps for site location and address
Security (at Woodside)	See maps for site location and address
Storage (Glacier)	See maps for site location and address

LEASED SPACES

Sunny Terrace-	See maps for site location and address
N. Shorewood	See maps for site location and address
Salmon Creek (50%)	See maps for site location and address
Burien Heights	See maps for site location and address

UNDEVELOPED PROPERTY

Zenith	See maps for site location and address
Lake View	See maps for site location and address
Crest View	See maps for site location and address
Boulevard Park	See maps for site location and address

CLOSED SCHOOLS

Maywood	See maps for site location and address
Sunnydale Elementary	See maps for site location and address
Beverly Park Elementary (1)	See maps for site location and address

(1) Can be re-opened

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2012 – 2018**

SECTION 1 - CAPITAL FACILITIES PLAN

NEEDS FORECAST - EXISTING FACILITIES

	2011 - 2018 Increased <u>Enrollment</u>
<u>ELEM. SCHOOLS</u>	
Beverly Park at Glendale	- 9
Bow Lake	+ 38
Cedarhurst	+ 176
Des Moines	+ 37
Gregory Heights	+ 23(1)
Hazel Valley	+136
Hilltop	+ 20
Madrona	+ 29
Marvista	+ 9(1)
McMicken Heights	+ 66(1)
Midway	+ 99
Mount View	+ 52(1)
North Hill	+ 36
Parkside	+ 45
Seahurst	+ 65
Shorewood	+ 71(1)
Southern Heights	- 35
White Center	+132
NET CHANGE FROM 2011	+ 991

**2011 - 2018
Increased
Enrollment**

MIDDLE SCHOOLS

Cascade	+ 35
Chinook	+ 23
Pacific	+ 81
Sylvester	+ 98
Big Picture	+ 44
Choice	+ 7
NET CHANGE FROM 2011	+ 288

**2011 - 2018
Increased
Enrollment**

HIGH SCHOOLS

Mount Rainier	- 47
Highline	- 41
Tyee	+ 26
Evergreen	- 23
Aviation	+ 0
Big Picture HS	+ 5
Choice HS	+ 7
New Start	+ 8
Puget Sound Skills Center	- 15
Marine Tech	+ 0
NET CHANGE FROM 2011	- 80

(1) Indicates peak enrollment prior to 2018

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2012 – 2018**

SECTION 1 - CAPITAL FACILITIES PLAN

NEEDS FORECAST – NEW FACILITIES

To accommodate the anticipated added elementary school enrollment the Highline School District plans to build a new 643 student elementary school. The exact location of the school has yet to be determined. Based on the location of the new school, revising individual school boundaries may be required. At this time the District has assumed the new elementary school will be built on land the District currently owns.

The design and construction of the new elementary school will be dependant upon voter approved capital bonds. A portion of the costs for the school will be paid by impact fees. The plan calls for the voters to vote on the new \$30,000,000 capital bond measure in 2016 with construction to start in 2017 and be completed by August 2018. The District may also need to add portables to specific elementary schools to accommodate increased enrollment.

At this time there are no plans to add new facilities to the district except those required to accommodate future growth listed in this plan (see Needs Forecast – Existing Facilities section of this document).

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2012 – 2018**

SECTION 1 - CAPITAL FACILITIES PLAN

NEEDS FORECAST – SIX –YEAR FINANCING PLAN
(values listed in millions \$\$)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
<u>PROJECTED REVENUE</u>							
Sources:							
Impact Fees (1)	0	0.200	0.200	0.200	1.095	2.712	2.891
Land Sale Funds	0	0	0	0	0	0	0
Capital Bond for New Elementary School	0	0	0	0	30,000	0	0
Total Projected Revenue	0	0.200	0.200	0.200	31.095	2.712	2.891
<u>PROJECTED EXPENSES</u>							
Site Acquisition	0	0	0	0	0	0	0
New Elementary School	0	0	0	0	4.000	19.000	7.000
New Portables	0	0.150	0.150	0.150	0.450	0.450	0.150
Total Projected Expenses	0	0.150	0.150	0.150	4.450	19.450	7.150
<u>ENDING BALANCE</u>	0	0.050	0.100	0.150	26.795	10.057	5.798

(1) Assumes 752 single family homes and 426 apartments will be built between 2013 and 2018 (excluding King County Housing Authority Projects). Excludes impact fees from King County Housing Authority for Greenbridge, Seola Gardens and Windrose projects, pending formal agreement between King County Housing Authority and Highline School District.

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2012 – 2018**

SECTION 2 – MAPS OF DISTRICT BOUNDARIES

INTRODUCTION

The following maps show the service area for each school within the Highline School District. The identified boundaries are reviewed annually. Any change in grade configuration or adoption of new programs that affect individual school populations may necessitate a change of a school's service area.

The Growth Management Act requires jurisdictions to evaluate if the public facility infrastructure is in place to handle new housing developments. In the case of most public facilities, new development has its major impact on the facilities immediately adjacent to new development. However, relative to school facilities, if a district does not have permanent facilities available, interim measures must be taken until new facilities can be built or until boundaries are adjusted by the school district.

Adjusting boundaries is a time-consuming and often difficult endeavor. Impacts to individual children and families must be weighed during such a process.

Currently the Highline School District is not considering any boundary changes except those that may be required to accommodate future enrollment increases.



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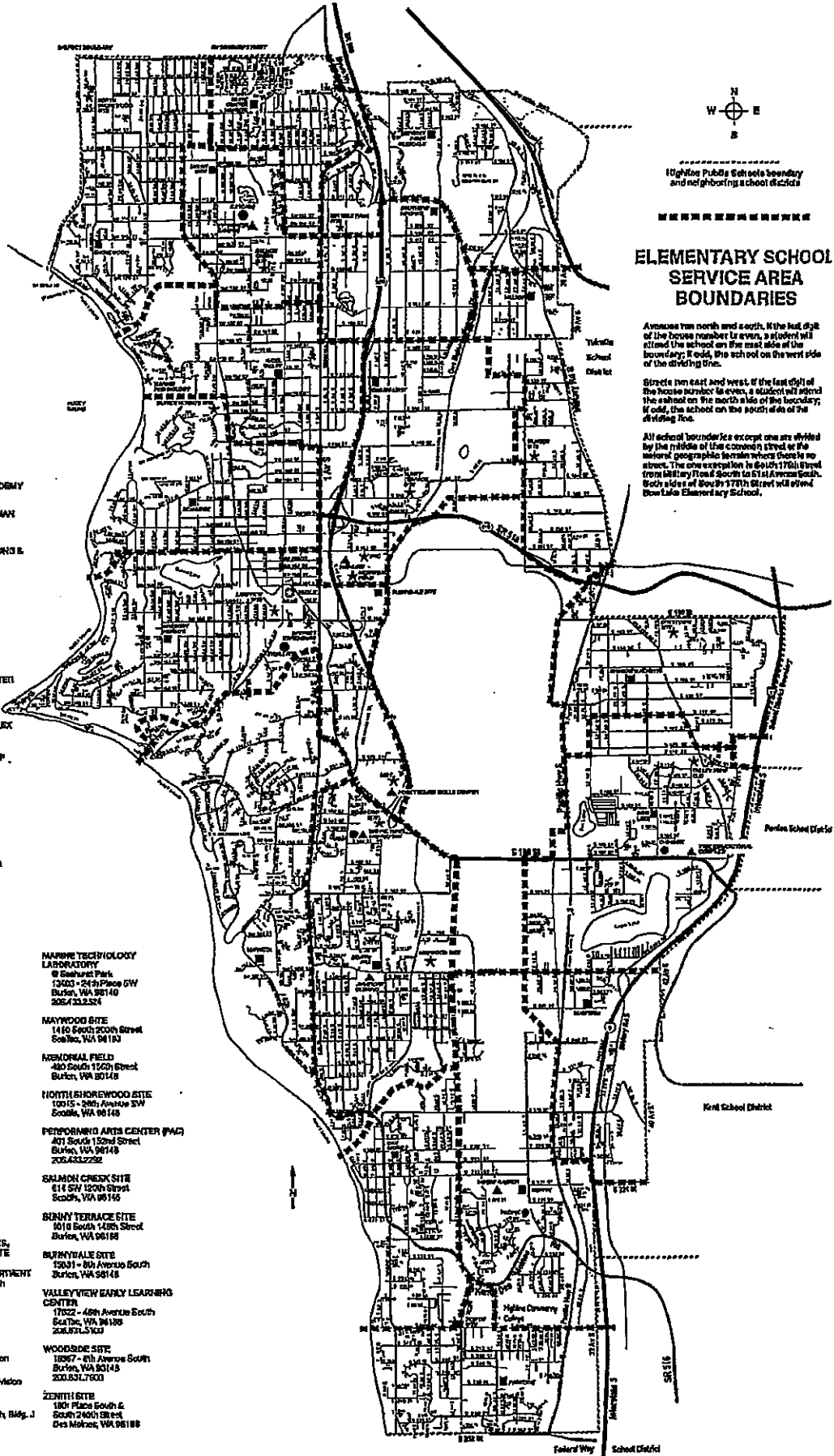
SERVICE AREA MAP
2011-2012

■ ELEMENTARY SCHOOLS

- DEVONLYN PARK**
9 GLENDALE SITE
1201 South 104th Street
Burien, WA 98148
206.831.3400
- BOWLAKE**
18207 - 42nd Avenue South
Burien, WA 98148
206.831.8530
- OSBURNHURST**
511 South 182nd Street
Burien, WA 98148
206.831.4000
- DES MOINES**
22001 - 6th Avenue South
Des Moines, WA 98108
206.831.5700
- DORSEY HEIGHTS**
20201 - 18th Avenue SW
Burien, WA 98148
206.831.3000
- HAZEL VALLEY**
402 SW 132nd Street
Burien, WA 98148
206.831.6700
- IRLINDO**
12250 - 24th Avenue South
Burien, WA 98148
206.831.4000
- MADRONA**
20301 - 32nd Avenue South
Burien, WA 98148
206.831.4100
- MAYNISTA**
16000 Marine View Drive SW
Normandy Park, WA 98105
206.831.4200
- MCKENNA HEIGHTS**
3708 South 128th Street
Burien, WA 98148
206.831.4300
- MIDWAY**
28717 - 24th Avenue South
Des Moines, WA 98108
206.831.6100
- MOUNT VIEW**
18411 - 12th Avenue SW
Burien, WA 98148
206.831.4500
- NORTH HILL**
18205 - 8th Avenue South
Des Moines, WA 98148
206.831.4600
- PARKSIDE**
2147 South 247th Street
Des Moines, WA 98108
206.831.4700
- SEAHURST**
14500 - 14th Avenue SW
Burien, WA 98148
206.831.4800
- SHOREWOOD**
2725 SW 116th Street
Burien, WA 98148
206.831.4900
- SOUTHERN HEIGHTS**
11249 - 14th Avenue South
Burien, WA 98148
206.831.5000
- WHITE CENTER HEIGHTS**
10016 - 28th Avenue SW
Burien, WA 98148
206.831.5100
- MIDDLE SCHOOLS**
- DIG PICTURE**
9 MANHATTAN SITE
440 South 180th Street
Burien, WA 98148
206.831.7700
- CASCADE**
11812 - 10th Avenue SW
Burien, WA 98148
206.831.5200
- CHIMCOCK**
10550 - 42nd Avenue South
Burien, WA 98148
206.831.5700
- PADENO**
22005 - 24th Avenue South
Des Moines, WA 98108
206.831.5300
- STIMBETH**
10222 Byfield Road SW
Burien, WA 98148
206.831.6000

▲ HIGH SCHOOLS

- AVANTAGE**
9 OLYMPIA SITE
515 South 200th Street
Des Moines, WA 98108
206.718.0006
- DIG PICTURE**
9 MANHATTAN SITE
440 South 180th Street
Burien, WA 98148
206.831.7700
- EVERGREEN CAMPUS**
100 SW 110th Street
Seattle, WA 98148
- ARTS & ACADEMICS ACADEMY**
206.831.8200
- HEALTH SERVICES & HUMAN SERVICES HIGH SCHOOL**
206.831.8300
- TECH HOLDON, ENGINEERING & CONSTRUCTION**
206.831.8300
- HIGHLINE**
100 South 152nd Street
Burien, WA 98148
206.831.8700
- MOUNT RAINIER**
28200 - 15th Avenue South
Des Moines, WA 98108
206.831.7900
- PUGET SOUND SKILLS CENTER**
13010 - 2nd Avenue South
Burien, WA 98148
206.831.7200
- TYEE EDUCATIONAL COMPLEX**
4424 South 180th Street
Burien, WA 98148
- ACADEMY OF CITIZENSHIP AND GOVERNMENT**
206.831.8400
- GLOBAL CONNECTIONS**
206.831.8500
- ODYSSEY**
206.831.8600
- CENTRAL OFFICE**
- EDUCATIONAL RESOURCE & ADMINISTRATIVE CENTER**
15075 Ambassador Blvd. SW
Burien, WA 98148
206.433.0111
- ★ OTHER LOCATIONS**
- OVERSEAS PARK SITE**
11427 - 2nd Avenue South
Burien, WA 98148
- BURTON LINDSEY SITE**
1210 SW 130th Street
Burien, WA 98148
- CAMP WASKOWITZ**
Prof located in map area
4200 SE 150th Street
North Bend, WA 98048
425.277.1100
- CREEKVIEW SITE**
11230 - 42nd Avenue South
Tukwila, WA 98188
- DISTRICT WAUKEGUSE**
10043 - 1st Avenue South
Burien, WA 98148
206.433.2251
- GLACIER SITE**
2450 South 142nd Street
SeaTac, WA 98168
- LAKVIEW SITE**
2430 South 112nd Street
SeaTac, WA 98160
- MAINTENANCE, OPERATIONS, TRANSPORTATION (MOT) SITE**
- FACILITIES SERVICES DEPARTMENT**
17510 - 8th Avenue South
Burien, WA 98148
206.831.7500
- BLDG. A**
Central Facilities Staff
206.831.7500
- BLDG. C**
Central Services Division
206.831.7501
- Maintenance Services Division**
206.831.7501
- TRANSPORTATION**
17510 - 8th Avenue South, Bldg. J
Burien, WA 98148
206.831.7502
- MARINE TECHNOLOGY LABORATORY**
8 Seaside Park
13000 - 24th Place SW
Burien, WA 98148
206.433.2324
- MAYWOOD SITE**
1410 South 200th Street
SeaTac, WA 98163
- MEMORIAL FIELD**
460 South 150th Street
Burien, WA 98148
- NORTH SHOREWOOD SITE**
10015 - 28th Avenue SW
Burien, WA 98148
- PERFORMING ARTS CENTER (PAC)**
401 South 152nd Street
Burien, WA 98148
206.433.2292
- SALMON CREEK SITE**
614 SW 120th Street
SeaTac, WA 98160
- SUNNY TERRACE SITE**
8018 South 148th Street
Burien, WA 98148
- BURNBYVALE SITE**
15031 - 8th Avenue South
Burien, WA 98148
- VALLEY VIEW EARLY LEARNERS CENTER**
17022 - 48th Avenue South
Burien, WA 98148
206.831.7000
- WOODSIDE SITE**
18067 - 6th Avenue South
Burien, WA 98148
206.831.7000
- ZENITH SITE**
1801 Place South & South 240th Street
Des Moines, WA 98108



ELEMENTARY SCHOOL SERVICE AREA BOUNDARIES

Average two 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 two east and west of 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 one are divided by the middle of the common street or the nearest geographic boundary unless there is no street. The one exception is 60th Street from Military Road South to 61st Avenue South. 60th Street at 60th Street will attend Bow Lake Elementary School.



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**SERVICE AREA MAP
2011-2012**

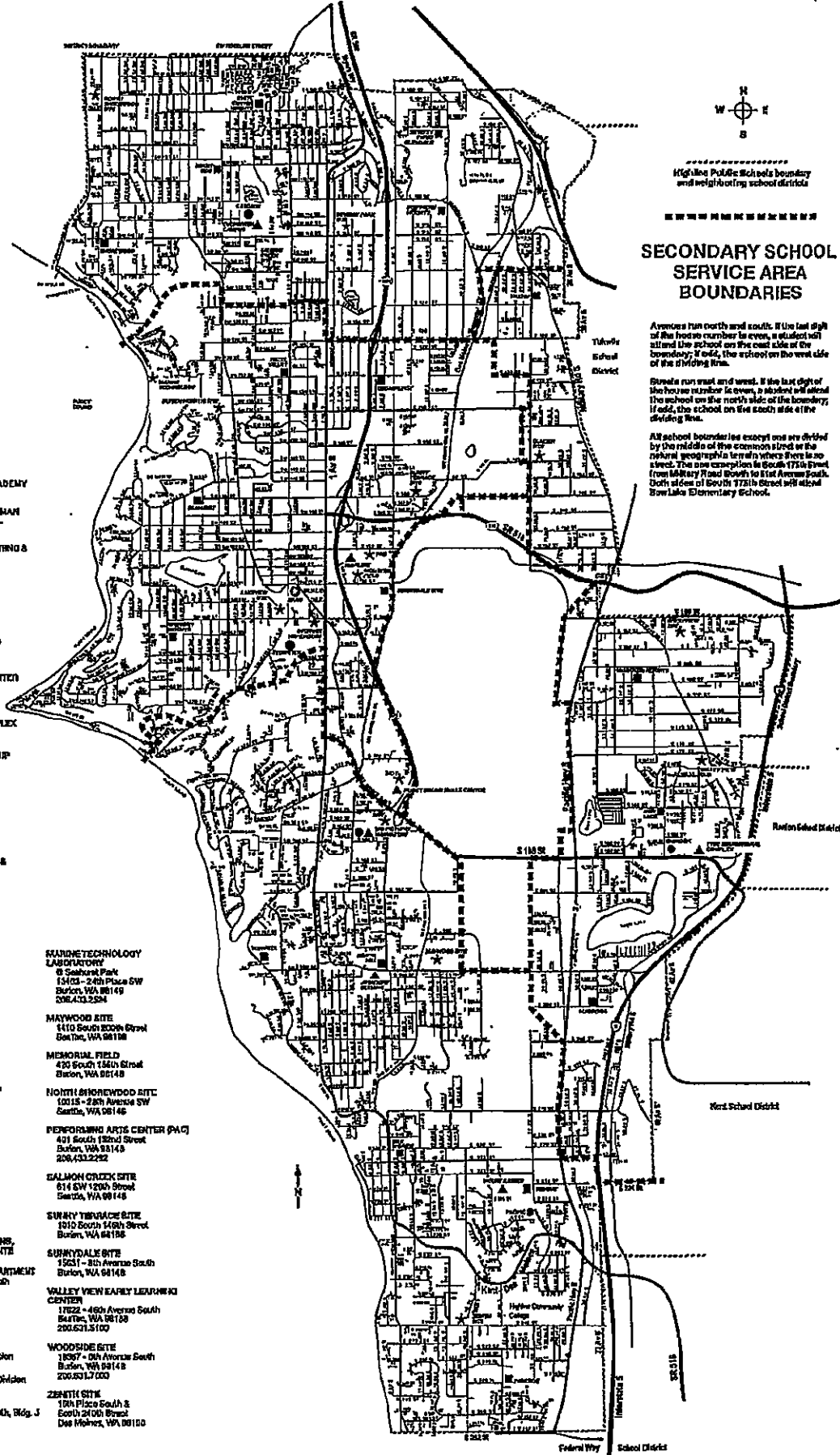
ELEMENTARY SCHOOLS

- BEVERLY PARK**
6 GLENDALE SITE
1797 South 104th Street
Burien, WA 98148
206.831.2400
- DOWNLAKE**
1827 - 42nd Avenue South
Seattle, WA 98100
206.631.3300
- EDMUNST**
611 South 132nd Street
DuPont, WA 98616
206.831.3000
- DES MONDES**
2201 - 8th Avenue South
Des Moines, WA 98108
206.831.3700
- GREEDORY / HOGGITE**
1627 - 18th Avenue SW
DuPont, WA 98184
206.831.3000
- HAZEL VALLEY**
402 SW 122nd Street
Burien, WA 98148
206.831.3000
- IRLETON**
1280 - 24th Avenue South
DuPont, WA 98108
206.831.4000
- MALIBONA**
2001 - 32nd Avenue South
Seattle, WA 98108
206.831.4100
- MARINETA**
1880 Marina View Drive SW
Northside Park, WA 98109
206.831.4200
- McAWKEN HEIGHTS**
3908 South 128th Street
Seattle, WA 98188
206.831.4300
- MIDWAY**
2247 - 24th Avenue South
Des Moines, WA 98108
206.831.4400
- MOUNT VIEW**
1811 - 12th Avenue SW
Seattle, WA 98118
206.831.4500
- NORTH HILL**
7828 - 8th Avenue South
Des Moines, WA 98148
206.831.4000
- PANZOSM**
2104 South 24th Street
Des Moines, WA 98108
206.831.4700
- SEAFAIR**
1400 - 14th Avenue SW
DuPont, WA 98108
206.831.4000
- SHORTWOOD**
2725 SW 110th Street
DuPont, WA 98148
206.831.4900
- SOUTHERN HEIGHTS**
1120 - 14th Avenue South
DuPont, WA 98108
206.831.5000
- WHITE CENTER HEIGHTS**
1015 - 2th Avenue SW
Seattle, WA 98110
206.831.5200
- MIDDLE SCHOOLS**
- 810 PICTURE**
6 MANATTAN SITE
440 South 108th Street
Burien, WA 98148
206.831.7700
- CASCADE**
1122 - 10th Avenue SW
Seattle, WA 98118
206.831.5000
- CHENOOK**
1830 - 4th Avenue South
Seattle, WA 98108
206.831.5700
- PACIFIC**
6370 - 24th Avenue South
Des Moines, WA 98108
206.831.2000
- SYLVESTER**
1822 5th Avenue Road SW
Burien, WA 98148
206.831.6000

HIGH SCHOOLS

- AVIATION**
6 OLYMPIA SITE
618 South 200th Street
Des Moines, WA 98108
206.716.0008
- 810 PICTURE**
6 MANATTAN SITE
440 South 108th Street
Burien, WA 98148
206.831.7700
- EVERGREEN CAMPUS**
280 SW 110th Street
Seattle, WA 98148
- ARTS & ACADEMIC ACADEMY**
306.831.2200
- HEALTH SERVICES & HUMAN SERVICES HIGH SCHOOL**
206.831.0200
- TECHNOLOGY, ENGINEERING & COMMUNICATIONS**
206.831.6300
- HIGHLINE**
225 South 152nd Street
Burien, WA 98148
206.831.0200
- MOUNT BAKER**
220 SW 110th Avenue South
Des Moines, WA 98108
206.831.7000
- DUNSTON ROAD SKILLS CENTER**
18010 - 8th Avenue South
Burien, WA 98148
206.831.7000
- TYEE EDUCATIONAL COMPLEX**
424 South 128th Street
Seattle, WA 98148
- ACADEMY OF CITIZENSHIP AND EMPowerMENT**
206.831.0000
- GLOBAL CONNECTIONS**
206.831.0500
- OTHER LOCATIONS**
- EDUCATIONAL RESOURCE & ADMINISTRATIVE CENTER**
12675 Amberton Blvd. SW
Burien, WA 98148
206.831.0111

- MANU TECHNOLOGY LABORATORY**
6 Seahurst Park
13400 - 24th Place SW
Burien, WA 98149
206.831.2344
- MAYWOOD SITE**
2110 South 100th Street
Seattle, WA 98148
- MEMORIAL FIELD**
420 South 124th Street
Burien, WA 98148
- NORTH BROADWOOD SITE**
10015 - 28th Avenue SW
Seattle, WA 98148
- PERFORMING ARTS CENTER (PAC)**
401 South 128th Street
Burien, WA 98148
206.831.2292
- SALMON CREEK SITE**
614 SW 120th Street
Seattle, WA 98148
- SUNNY TERRACE SITE**
1910 South 140th Street
Burien, WA 98148
- SUNNYDALE SITE**
1321 - 8th Avenue South
Burien, WA 98148
- VALLEY VIEW EARLY LEARNING CENTER**
1722 - 46th Avenue South
Seattle, WA 98108
206.831.5100
- WOODSIDE SITE**
1837 - 9th Avenue South
Burien, WA 98148
206.831.7000
- ZENITH SITE**
10th Place South & South 24th Street
Des Moines, WA 98108



Highline Public Schools boundary and neighboring school districts

SECONDARY SCHOOL SERVICE AREA BOUNDARIES

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 one are defined by the middle of the easement lined on the nearest geographic feature where there is no street. The one exception is South 17th Street from Military Road South to 1st Avenue South. Both sides of South 17th Street will attend Bow Lake Elementary School.

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2012 – 2018**

SECTION 3 – SUPPORT DOCUMENTATION

INTRODUCTION

The following information describes the current enrollment, the future projected enrollments and the current capacities for each school. Also included is a list of all the portables within the Highline School District.

The final portion of the section defines the Impact Fees for future single-family and multi-family dwellings. The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations examine the costs of housing the students generated by each new single family dwelling unit (or each new multi-family dwelling unit) and then reduce that amount by the anticipated state match (zero in our case) and future tax payments. Thus, by applying the student generation factor to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit once the District reaches its current capacity. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

The Student Generation Factor Rates have been derived by using the averages of the Kent, Auburn, Lake Washington and Issaquah School Districts. In future years the Highline School District will use district specific data to develop the Student Generation Factor, if the data is available and accurate.

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2012 – 2018**

SECTION 3 – SUPPORT DOCUMENTATION

BUILDING CAPACITIES

This Capital Facilities Plan establishes the Highline School District’s “Standard of Service” in order to determine the district’s current and projected future capacities. The Office of the Superintendent of Public Instruction has established square footage guidelines for capacity, primarily for the purposes of capital funding, but these guidelines often do not meet the additional educational program needs districts often provide.

King County Code 21A.06 refers to a “standard of service” that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need and other factors (determined by the District) which best serve the student population. Portable classroom units may be included in the capacity calculation using the same standard of service as the permanent facilities.

The standard of service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of the school building. The special programs listed below require classroom space, thus the permanent capacity of some buildings housing these programs has been reduced. While newer buildings have been constructed to accommodate some of these programs older buildings may need to be modified to accommodate these programs. When this occurs there may be a reduction in classroom capacity.

At both the elementary and secondary levels, the District considers the ability of students to attend neighborhood schools to be a component of its Standard of Service.

Standard of Service for Elementary Students

The current standard:

- **Class size kindergarten = average 24 students**
- **Class size grades 1 - 3 = average 25 students**
- **Class size grades 4 – 6 = average 27 students**

In the elementary standard of service model:

- **Special Education for students with disabilities may be provided in a self-contained classroom**
- **All students will be provided music instruction in a separate classroom**
- **All students will have scheduled time in a special computer lab**

Identified students will also be provided other special 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 disordered**
- **Transition room**
- **Mild, moderate and severe disabilities**
- **Developmental kindergarten**
- **Extended daycare programs and preschool programs**

Standard of Service for Secondary Students

The current standard is:

- **Class size for grades 7-8 should not exceed 30 students**
- **Class size for grades 9 -12 should not exceed 32 students**
- **Special Education for students with disabilities may be provided in a self-contained classroom**

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- **English Language Learners (ELL)**
- **Resource rooms (for special remedial assistance)**
- **Computer labs**
- **Preschool and daycare programs**

HIGHLINE SCHOOL DISTRICT No. 401 CAPITAL FACILITIES PLAN BUILDING CAPACITIES ELEMENTARY SCHOOLS	2011 Enrollment	2018/Peak Enrollment	Current Capacity with Portables	2011 Surplus	2011 Shortage	2018/Peak Surplus	2018/Peak Shortage
Beverly Park at Glendale	477	468	530	53		62	
Beverly Park	0	0	316	316		316	
Bow Lake	669	707	675	6			32
Cedarhurst	637	813	575		62		238
Des Moines	425	462	370		55		92
Gregory Heights	557	580	575	18			5
Hazel Valley	620	756	575		45		181
Hilltop	580	600	525		55		75
Madrona	587	616	575		12		41
Marvista	577	586	575		2		11
McMicken Heights	443	509	575	132		66	
Midway	567	666	575	8			91
Mount View	610	662	575		35		87
North Hill	551	587	575	24			12
Parkside	517	562	575	58		13	
Seahurst	557	623	550		7		73
Shorewood	485	556	475		10		81
Southern Heights	298	263	310	12		47	
White Center Heights	571	703	575	4			128
TOTALS	9728	10719	10076	631	283	504	1147
Net Shortage or Surplus				348			643

HIGHLINE SCHOOL DISTRICT No. 401 CAPITAL FACILITIES PLAN BUILDING CAPACITIES HIGH SCHOOLS	2011	2018/Peak	Current Capacity with Portables	2011	2011	2018/Peak	2018/Peak
	Enrollment	Enrollment		Surplus	Shortage	Surplus	Shortage
Tyee	817	843	950	133		107	
Evergreen	1011	988	1100	89		112	
Highline	1382	1341	1300		82		41
Mount Rainier	1555	1508	1500		55		8
Big Picture	119	124	125	6		1	
Choice	30	37	35	5			2
Aviation	421	421	400		21		21
New Start	287	295	300	13		5	
Puget Sound Skills Center	371	356	400	29		44	
TOTALS	5993	5913	6110	275	158	269	72
Net Shortage or Surplus				117		197	

**Highline School District #401
Portable Inventory**

Location	Description	Sq. Ft.	Occ type	# of Class rooms
Beverly Park Site	2 Double Portables	3,300	Portable	4
Beverly Park Site	M/Portable 207 & 208	1,650	Portable	2
Beverly Park Site	M/Portable 205 & 206	1,650	Portable	2
Beverly Park Site	M/Portable 209 & 210	1,650	Portable	2
Beverly Park Site	M/Portable 211 & 212	1,650	Portable	2
Beverly Park at Glendale	1 Double Portable	1,700	Portable	2
Cascade Middle School	Portable #95	786	Portable	1
Cascade Middle School	Portable #99	786	Portable	1
Cascade Middle School	M/Portable 203 & 204	1,672	Portable	2
Cascade Middle School	Portable #94	786	Portable	1
Cedarhurst Elementary School	1 Double Portable	1,650	Portable	2
Chinook Middle School	M/Portable 219 & 220	1,792	Portable	2
Chinook Middle School	M/Portable 225 & 226	1,792	Portable	2
Chinook Middle School	M/Portable 213 & 214	1,672	Portable	2
Chinook Middle School	Portable 243 Ever-Sci	1,672	Portable	1
Chinook Middle School	M/Portable 201 & 202	1,672	Portable	2
Chinook Middle School	M/Portable 215 & 216	1,792	Portable	2
Chinook Middle School	M/Portable 217 & 218	1,792	Portable	2
Des Moines Elementary School	Portable #86	800	Portable	1
Evergreen High School	Portable #22	832	Portable	1
Evergreen High School	Portable #26	832	Portable	1
Evergreen High School	Portable #32	816	Portable	1
Evergreen High School	Portable #40	792	Portable	1
Hilltop Elementary	Portable #41	840	Portable	1
Hilltop Elementary	Portable #88	840	Portable	1
Hilltop Elementary	Portable #62	840	Portable	1
Hilltop Elementary	M/Portable #223 & 224	1,680	Portable	2
Madrona Elementary	1 Double Portable	1,650	Portable	2
Manhattan Learning Center	M/Restroom Build #307	360	Portable	1
Manhattan Learning Center	Portable #21	832	Portable	1
Manhattan Learning Center	Portable #25	832	Portable	1
Manhattan Learning Center	Portable #34	816	Portable	1
Manhattan Learning Center	Portable #43	792	Portable	1
Manhattan Learning Center	Portable #72	792	Portable	1
Manhattan Learning Center	Portable #76	792	Portable	1
Manhattan Learning Center	Portable #80	792	Portable	1
Manhattan Learning Center	Portable #89	792	Portable	1
Manhattan Learning Center	Portable #107	786	Portable	1
Manhattan Learning Center	Portable #44	792	Portable	1
Pacific Middle School	Portable 251 & 252	1,792	Portable	2
Pacific Middle School	Portable 253 & 254	1,792	Portable	2

**Highline School District #401
Portable Inventory**

Location	Description	Sq. Ft.	Occ type	rooms
Salmon Creek	Portable #37	816	Portable	1
Salmon Creek	Portable #45	792	Portable	1
Salmon Creek	Portable #47	792	Portable	1
Salmon Creek	Portable #85	768	Portable	1
Salmon Creek	Portable #68	792	Portable	1
Salmon Creek	M/Portable #113	837	Portable	1
Southern Heights Elementary	Portable 280 MOT Vacant	925	Portable	1
Southern Heights Elementary	Portable 283	925	Portable	1
Southern Heights Elementary	Portable 281	950	Portable	1
Sunny Terrace (Leased)	Portable #30 Sunny Terrace Office	816	Portable	1
Sylvester Middle School	Portable #64	792	Portable	1
Sylvester Middle School	Portable #71	792	Portable	1
Sylvester Middle School	Portable #73	792	Portable	1
Sylvester Middle School	Portable #83	768	Portable	1
Tyee High School	M/Portable 227 & 228	1,848	Portable	2
Valley View	Portable #19	768	Portable	1
Valley View	Portable #90	768	Portable	1
Valley View	Portable #100	768	Portable	1
WCH	M/Portable 231 & 232	1,700	Portable	2
WCH	Portable 257 & 258 New WCH	1,700	Portable	2
Woodside	M/Portable 233 & 234	1,848	Portable	2
Woodside	M/Portable 235 & 236 WCH FMC	1,792	Portable	2
Woodside	M/Portable 237 & 238	1,792	Portable	2
Woodside	M/Portable 229 & 230	1,848	Portable	2
Woodside	Portable #31	816	Portable	1
Woodside	Portable #54	792	Portable	1
Woodside	M/Portable 241 & 242	1,792	Portable	2

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2012 – 2018**

SECTION 3 – SUPPORT DOCUMENTATION

STUDENT ENROLLMENT FORCASTS

The following documents are summaries by school and by grade level of the enrollment projections provided by Highline School District's demographer Les Kendrick. The numbers listed represent Full Time Equivalent counts (FTE). The demographer used cohort survival rates with adjustments for projected future changes in housing and population changes.

Projection Summary by School: Elementary (2012-2018)

Note: These forecasts were recently updated to reflect changes in the 2012 numbers in consultation with the Highline Budget Office. The long range trends by school were also updated to reflect the 2012 changes. The present projections represent the most likely trends by school between 2012 and 2020 and are adjusted to balance to the District Medium Projection. The projected numbers consider trends, by school and projected changes in population and housing by attendance area that are expected to affect enrollments.

	Total Enrollment							Projections						
	OCT 07	OCT 08	OCT09	OCT10	OCT11	OCT12	OCT13	OCT14	OCT15	OCT16	OCT17	OCT18		
Beverly Park	455	472	518	517	477	445	436	440	448	460	465	468		
Bow Lake	585	634	652	640	669	671	673	678	688	699	703	707		
Cedarhurst	435	457	586	618	637	695	729	757	792	803	809	813		
Des Moines	430	420	426	455	425	429	430	431	435	438	454	462		
Gregory Heights	522	554	542	595	557	563	571	570	580	579	577	571		
Hazel Valley	617	577	558	595	620	616	639	666	688	710	734	756		
Hilltop	560	567	598	600	580	591	581	595	590	597	594	600		
Madrona	639	632	573	591	587	584	583	585	590	602	615	616		
Marvista	527	504	543	567	577	570	581	586	585	572	565	567		
McMicken Heig	474	435	404	396	443	452	464	487	491	505	509	505		
Midway	461	519	538	538	567	552	568	588	588	604	630	666		
Mount View	573	577	548	577	610	618	633	633	645	661	662	661		
North Hill	559	578	550	542	551	547	543	546	560	583	581	587		
Parkside	555	477	479	514	517	508	496	490	493	497	536	562		
Seahurst	555	536	499	534	557	551	560	581	596	602	602	621		
Shorewood	349	415	438	459	485	505	519	525	529	543	556	545		
Southern Heights	363	371	330	321	298	279	269	258	259	263	263	261		
White Center	457	479	490	530	571	592	634	658	681	700	694	703		
Other	3	4	5	5	6	6	8	9	10	10	11	11		
Totals	9119	9208	9277	9594	9734	9774	9917	10083	10248	10428	10558	10682		

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* Historical totals may not include schools that were closed.

Note: Numbers may not add to exact totals due to rounding.

Projection Summary by School: Junior High

Note: These forecasts were recently updated to reflect changes in the 2012 numbers in consultation with the Highline Budget Office. The long range trends by school were also updated to reflect the 2012 changes. The present projections represent the most likely trends by school between 2012 and 2020 and are adjusted to balance to the District Medium Projection. The projected numbers consider trends, by school and projected changes in population and housing by attendance area that are expected to affect enrollments.

	Total Enrollment										Projections				
	<u>OCT 07</u>	<u>OCT 08</u>	<u>OCT09</u>	<u>OCT10</u>	<u>OCT11</u>	<u>OCT12</u>	<u>OCT13</u>	<u>OCT14</u>	<u>OCT15</u>	<u>OCT16</u>	<u>OCT17</u>	<u>OCT18</u>			
Cascade	550	522	529	538	560	559	561	562	569	563	581	595			
Chinook	482	492	477	525	555	541	544	545	552	547	565	578			
Pacific	693	725	706	687	683	705	706	708	717	710	732	764			
Sylvester	788	797	759	674	594	606	614	653	662	654	675	692			
Basic Skills					0	0	0	0	0	0	0	0			
Big Picture Scho	0	0	0	0	37	80	77	77	78	77	79	81			
Choice	20	21	18	20	42	48	46	47	47	46	48	49			
Maywood/Manh					0	0	0	0	0	0	0	0			
Other	2	3	1	3	2	0	0	0	0	0	0	0			
Satellite					0	0	0	0	0	0	0	0			
Totals	2535	2560	2490	2447	2473	2539	2549	2592	2624	2597	2680	2758			

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* Historical totals may not include schools that were closed.

Note: Numbers may not add to exact totals due to rounding.

Projection Summary by School: High School

Note: These forecasts were recently updated to reflect changes in the 2012 numbers in consultation with the Highline Budget Office. The long range trends by school were also updated to reflect the 2012 changes. The present projections represent the most likely trends by school between 2012 and 2020 and are adjusted to balance to the District Medium Projection. The projected numbers consider trends, by school and projected changes in population and housing by attendance areas that are expected to affect enrollments.

	Total Enrollment								Projections							
	<u>OCT 07</u>	<u>OCT 08</u>	<u>OCT09</u>	<u>OCT10</u>	<u>OCT11</u>	<u>OCT12</u>	<u>OCT13</u>	<u>OCT14</u>	<u>OCT15</u>	<u>OCT16</u>	<u>OCT17</u>	<u>OCT18</u>				
A.C.E.	343	279	298	310	359	357	340	329	336	344	370	378				
Global	316	338	357	339	372	380	364	342	351	359	366	373				
Odyssey	312	282	211	213	86	100	78	74	77	78	85	92				
A.A.A.	328	317	328	332	303	295	285	287	288	295	295	298				
T.E.C.	328	307	338	323	314	308	295	294	295	302	306	309				
H.S.3.	358	343	371	366	394	388	370	370	371	379	387	381				
Aviation	374	377	414	409	421	423	414	416	412	420	422	421				
Highline	1222	1306	1383	1347	1382	1369	1293	1310	1311	1341	1343	1341				
Mt. Rainier	1488	1562	1650	1611	1555	1549	1425	1362	1402	1434	1480	1508				
Big Picture Scho	85	106	118	126	119	123	120	124	121	123	124	124				
Choice	30	23	37	29	30	32	36	37	36	37	37	37				
Gateway to Coll	0	0	0	0	21	22	21	21	21	21	21	21				
Other	235	258	282	285	287	292	340	360	351	357	324	295				
PSSC	393	447	375	367	371	350	370	343	345	352	357	356				
Totals	5812	5945	6162	6057	6014	5988	5752	5669	5717	5842	5916	5933				

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* Historical totals may not include schools that were closed.

Note: Numbers may not add to exact totals due to rounding.

Highline School District No. 401 Six - Year Analysis						
Elementary School K-6						
Plan Years:	2013	2014	2015	2016	2017	2018
Permanent Capacity	9,696	9,696	9,696	9,696	9,696	9,696
New Construction: New Elementary School	0	0	0	0	0	643
Permanent Capacity subtotal:	9,696	9,696	9,696	9,696	9,696	10,339
Projected Enrollment	9,917	10,083	10,248	10,428	10,558	10,682
Surplus/(Deficit) of Permanent Capacity:	-221	-387	-552	-732	-862	-343
Portable Capacity Available:	380	380	380	380	380	380
Portable Capacity Changes (+/-):	0	0	0	0	0	0
Surplus (Deficit) with Portables:	159	-7	-172	-352	-482	37
Junior High School 7-8						
Plan Years:	2013	2014	2015	2016	2017	2018
Permanent Capacity	2,250	2,250	2,250	2,250	2,250	2,250
New Construction: None	0	0	0	0	0	0
Permanent Capacity subtotal:	2,250	2,250	2,250	2,250	2,250	2,250
Projected Enrollment	2549	2592	2624	2597	2680	2758
Surplus/(Deficit) of Permanent Capacity:	-299	-342	-374	-347	-430	-508
Portable Capacity Available:	600	600	600	600	600	600
Portable Capacity Changes (+/-):	0	0	0	0	0	0
Surplus (Deficit) with Portables:	301	258	226	253	170	92
High School 9-12						
Plan Years:	2013	2014	2015	2016	2017	2018
Permanent Capacity	5910	5910	5910	5910	5910	5910
New Construction: None	0	0	0	0	0	0
Permanent Capacity subtotal:	5910	5910	5910	5910	5910	5910
Projected Enrollment	5752	5669	5717	5842	5916	5933
Surplus/(Deficit) of Permanent Capacity:	158	241	193	68	-6	-23
Portable Capacity Available:	200	200	200	200	200	200
Portable Capacity Changes (+/-):	0	0	0	0	0	0
Surplus (Deficit) with Portables:	358	441	393	268	194	177
K-12 TOTAL						
Plan Years:	2013	2014	2015	2016	2017	2018
Permanent Capacity	17,856	17,856	17,856	17,856	17,856	18,499
Projected Enrollment	18,218	18,344	18,589	18,867	19,154	19,373
Surplus/(Deficit) of Permanent Capacity:	-362	-488	-733	-1,011	-1,298	-874
Portable Capacity Available:	1180	1180	1180	1180	1180	1180
Portable Capacity Changes (+/-):	0	0	0	0	0	0
Surplus (Deficit) with Portables:	818	692	447	169	-118	306

**HIGHLINE SCHOOL DISTRICT No. 401
IMPACT FEE CALCULATION
August 21, 2012**

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	0.426	0.162	\$0	\$0
Middle Schools					0.132	0.047	\$0	\$0
High Schools					0.149	0.066	\$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	1 site	97.43%	\$30M	643	0.426	0.162	\$19,364	\$7,364
Middle Schools					0.132	0.047	\$0	\$0
High Schools					0.149	0.066	\$0	\$0
TOTALS							\$19,364	\$7,364

Temporary Facilities Cost:	Scope	% Perm Fac.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary Schools		2.57%	0	0	0.426	0.162	\$0	\$0
Middle Schools		0	0	0	0.132	0.047	\$0	\$0
High Schools		0	0	0	0.149	0.066	\$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		0	0	0	0.426	0.162	\$0	\$0
Middle Schools		0	0	0	0.132	0.047	\$0	\$0
High Schools		0	0	0	0.149	0.066	\$0	\$0
TOTALS							\$0	\$0

Tax Payment Credit:		Credit/SFR	Credit/MFR
Average Assessed Value		\$248,087	\$83,849
Capital Bond Interest Rate		3.84%	3.84%
Net Present Value of Average Dwelling		\$2,028,331	\$685,540
Years Amortized		10	10
Property Tax Levy Rate		\$1.746	\$1.746
Tax Payment Credit		\$3,541	\$1,197

Mitigation Fee Summary	Cost/SFR	Cost/MFR
School Site Acquisition Cost	\$0	\$0
School Construction Cost	\$19,364	\$7,364
Temporary Facilities Cost	\$0	\$0
State Matching Credit Calculation	\$0	\$0
Tax Payment Credit Calculation	\$3,541	\$1,197
SUBTOTAL	\$15,823	\$6,167
50% Local Share	-\$7,912	-\$3,084
CALCULATED IMPACT FEE	\$7,912	\$3,084
2013 IMPACT FEE	\$7,912	\$3,084