

HIGHLINE SCHOOL DISTRICT NO. 401

CAPITAL FACILITIES PLAN

2019-2024



Board Introduction: June 26, 2019
Adoption: July 10, 2019

HIGHLINE SCHOOL DISTRICT NO. 401

CAPITAL FACILITIES PLAN

2019-2024

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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 2019. 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 (2019-2024).

The District will update this Plan annually and include any necessary changes to the impact fee schedule.

Executive Summary

The District experienced steady enrollment increases between 2010 and 2017. However, 2018 enrollment decreased from the previous year and January 2019 enrollment projections show a continuing decline through 2026 (with enrollment gradually increasing again in that year to 2018 levels). The District intends to monitor actual enrollment figures closely in order to determine if the January 2019 enrollment projections hold true or need to be adjusted to reflect actual enrollment figures and updated development data. The District currently serves an approximate student population of 18,273 (October 1, 2018 enrollment) with 18 elementary schools (grades K-6), four 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”). The District will reconfigure grade levels in the fall of 2019 when elementary schools will serve grades K-5 and middle schools will serve grades 6-8.

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, 2 new high schools, 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.

The 2016 bond projects include new capacity at the elementary and middle school levels to accommodate enrollment needs and the implementation of recent legislation. Specifically, the District is constructing a new Des Moines Elementary to replace the existing school and increase its student capacity, adding classrooms at existing elementary schools, and building the new Glacier Middle School. The District does not anticipate the need at this time for additional land 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.

This CFP identifies the current enrollment, the current capacity of each educational facility as well as programmed improvements, and the projected enrollment over the six-year planning period. This CFP does not recommend a schedule of impact fees for new development. However, as noted above, the District intends to closely monitor enrollment patterns and future updates to this CFP may include an impact fee recommendation where supported by projected enrollment increases and related capacity needs.

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 fall of 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.
- 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)
 - 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 to the Information and Condition of Schools (ICOS) system 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 Table 7).

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 52 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.

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	59	1,500
Mount Rainier HS	205,159	47	1,504
Tyee HS	143,101	38	1,216
TOTALS	841,710	227	6,524

* 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.

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	4	0	100
Cedarhurst	4	0	100
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	34	14	850

<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	0	0
Highline HS	0	0	0
Mount Rainier HS	0	0	0
Tyee HS	0	1	0
TOTALS	3	1	0

**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 2019 through 2028. These factors include: projected births, projected growth in the K-12 population, and a model that considers growth in population and housing within the District's boundaries. The methodology also considers the potential impacts on enrollment in response to the opening of a charter school within the District's boundaries. Certain assumptions are made regarding the continued enrollment at the charter school. Therefore, the methodology and the resulting projections should be considered conservative.

District enrollment has increased in recent years, including a 2.02% increase since 2009, but is projected to decline over the six-year planning period before stabilizing and then increasing again thereafter. Using the modified cohort survival projections, the District expects a total enrollment of 18,031 students in 2024 and a total enrollment of 18,418 by 2028. *See Appendix B (Enrollment projections from Les Kendrick, January 2019).* The District intends to closely monitor actual enrollment figures and, as necessary, make adjustments if any of the underlying assumptions change or actual enrollment varies notably from the projections. Future updates to this CFP will identify any adjustments or changes.

Table 6
Projected Student Enrollment
2019-2024

Projection	2018*	2019	2020	2021	2022	2023	2024	Actual Change	Percent Change
	18,273	18,034	17,911	17,785	17,744	17,831	18,031	(242)	-1.32%

*Actual October 2018 enrollment.

SECTION FIVE: CAPITAL FACILITIES PROJECTIONS FOR FUTURE NEEDS

Projected future capacity needs, shown in Table 7, 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 2019. SHB 2776, passed in 2010, requires school districts to reduce K-3 class sizes to 17 students per teacher. 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.

Table 7 assumes that K-3 class size reduction is implemented in 2019 and that grade levels are reconfigured to K-5, 6-8, and 9-12 in 2019. Table 7 also includes 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 – 2019 through 2024

Elementary School Level -- Surplus/Deficiency

	2018*	2019^	2020	2021	2022	2023	2024
Existing Permanent Capacity	10,231	9,034	9,576	9,576	9,576	9,576	9,576
Added Permanent Capacity	0	542''			0	0	0
Total Permanent Capacity**	10,231	9,576	9,576	9,576	9,576	9,576	9,576
Enrollment	10,264	8,621	8,513	8,500	8,538	8,670	8,817
Surplus (Deficiency)** Permanent Capacity	(33)	955	1,063	1,076	1,038	90	759

*Actual October 2017 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

''Addition of new classrooms at existing elementary schools and New Des Moines
Elementary School opens at the Zenith site with added capacity

Middle School Level -- Surplus/Deficiency

	2018*	2019^	2020	2021	2022	2023	2024
Existing Permanent Capacity	3,451	3,451	4,401	4,401	4,401	4,401	4,401
Added Permanent Capacity	0	951'		0	0	0	0
Total Permanent Capacity**	3,451	4,401	4,401	4,401	4,401	4,401	4,401
Enrollment	2,517	4,017	4,104	4,031	3,849	3,724	3,703
Surplus (Deficiency)** Permanent Capacity	934	384	297	370	552	677	698

*Actual October 2018 enrollment

**Does not include portable capacity

^Movement of 6th grade to middle school level

'New Glacier Middle School opens

High School Level -- Surplus/Deficiency

	2018*	2019	2020	2021	2022	2023	2024
Existing Permanent Capacity	6,524	6,524	6,524	6,524''	6,524	6,524	6,524
Added Permanent Capacity	0	0	0	0	0	0	0
Total Permanent Capacity**	6,524	6,524	6,524	6,524	6,524	6,524	6,524
Enrollment	5,492	5,395	5,293	5,253	5,358	5,437	5,512
Surplus (Deficiency)** Permanent Capacity	1,032	1,129	1,231	1,271	1,166	1,087	1,012

*Actual October 2018 enrollment

**Does not include portable capacity.

''Highline High School re-opens with at current site with same net 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.

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. These projects accommodate recent growth within the District.

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. The District is also planning for the replacement of both Evergreen and Tyee High Schools, as well as replacement of Pacific Middle School, as a part of a future planned bond proposal.

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 funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. 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 new Des Moines Elementary project and the Highline High School replacement project.

The Six-Year Financing Plan shown on Table 8 demonstrates how the District intends to fund new construction capacity and improvements to school facilities for the years 2019-2024. The financing components include current and future planned bond funding, SCAP funds, Port/FAA funds, and impact fees.

Table 8
Capital Facilities Financing Plan
(Costs in Millions)

Project	2018	2019	2020	2021	2022	2023	2024	Total Cost	Bonds/ Local Funds	State Funds	Impact Fees [^]	Port/FAA ***
Elementary Schools												
New Des Moines Elementary School	30.000	27.782						\$57.782	X	X	X	X
Elementary School Classrooms – various sites	3.00	5.00	1.70					\$9.700	X	SB 6080 Funds	X	
Middle Schools												
Glacier Middle School (950 capacity)	45.70	45.70						\$91.401	X		X	
Pacific Middle School (design)		.500	1.00					\$1.50	X			X
Portables												
High Schools												
Highline High School	6.400	29.000	29.000	84.009				\$148.409	X	X		X
Evergreen High School		1.00	1.50	10.00	15.00	32.863	98.586	\$158.949	X	X		
Tyee High School		1.00	1.50	10.00	15.00	32.863	98.586	\$158.949	X	X		
Land Purchase (elementary site for future growth)							\$20.00		X		X	

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

[^]Previously collected.

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.

To be eligible to collect school impact fees for new capacity projects, a district must demonstrate expected grade level enrollment growth over the six-year planning period and a related need for new capacity. As discussed in Section 4 above, after several years of increasing enrollment the District's current enrollment projections show a decline in elementary and middle school enrollment over the six-year planning period. The District plans to monitor actual enrollment in future years and will include updated information in future updates to this CFP.

When the District is eligible for impact fees to fund growth-related capacity needs, impact fees are 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 are 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. The District has developed its own student generation rate data based on actual permit data from local jurisdictions. *See Appendix C.*

The District applies a 50% discount rate required by the King County School Impact Fee Ordinance to the fee calculated using the variables and formula described above.

King County and the City of Kent currently have adopted school impact fee ordinances and collect school impact fees on behalf of the District when requested. The District has asked the other cities that it serves to consider adoption of a school impact fee ordinance. These requests are necessary as the District anticipates once again establishing eligibility to request school impact fees in the future.

Table 9
School Impact Fees
2019

<i>Housing Type</i>	<i>Impact Fee Per Dwelling Unit</i>
Single Family	N/A
Multi-Family	N/A

APPENDIX A
DISTRICT MAP



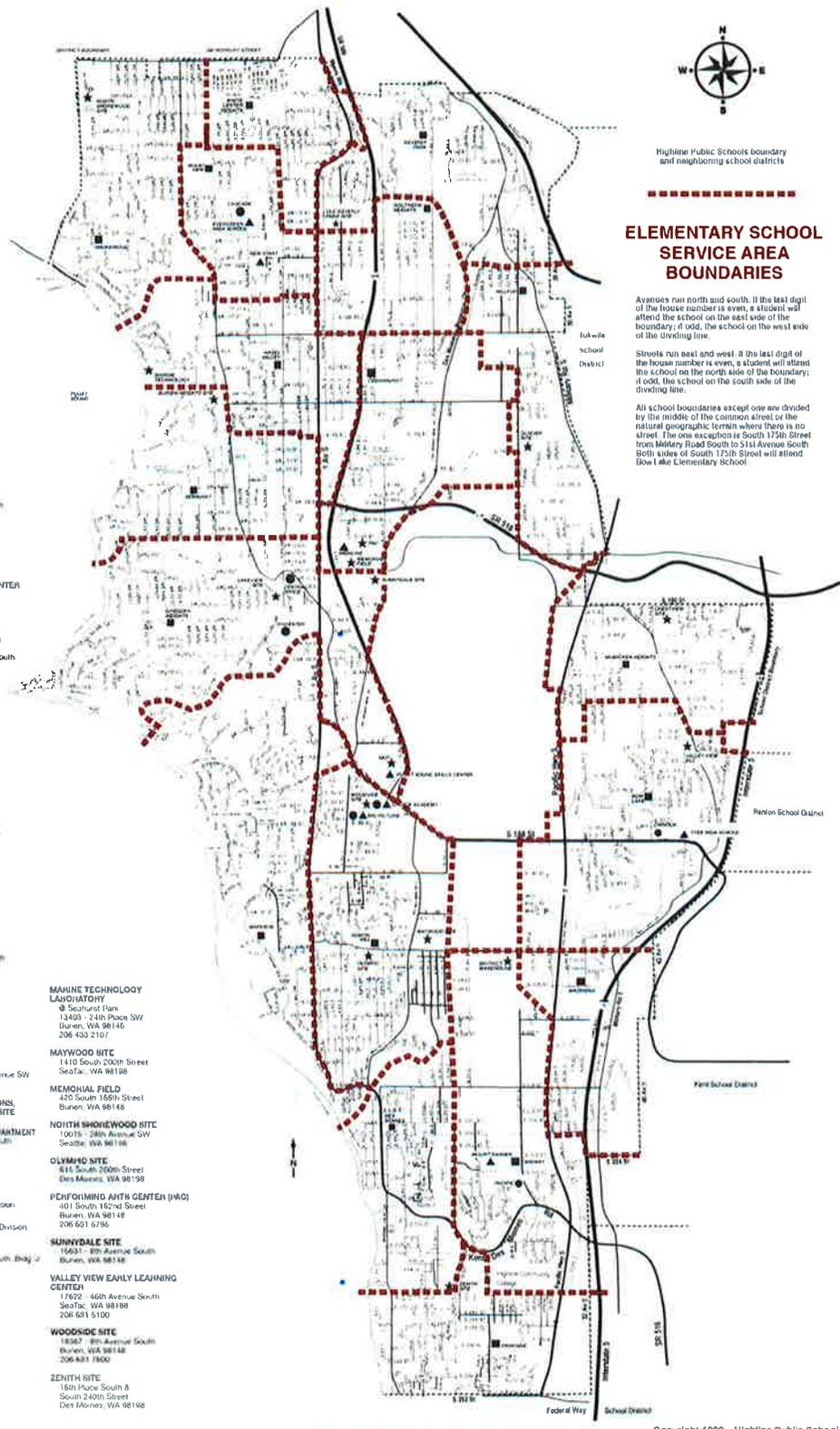
**SERVICE AREA MAP
2017-2018**

ELEMENTARY SCHOOLS

- BEVELLY PARK**
1201 South 104th Street
Seattle, WA 98168
206 531 3420
- BOW LAKE**
18237 42nd Avenue South
SeaTac, WA 98158
206 631 3100
- CEDARHURST**
411 South 132nd Street
Burien, WA 98148
206 631 3600
- DES MONIES**
27001 89th Avenue South
Des Moines, WA 98196
206 631 3700
- GREGORY HEIGHTS**
16201 16th Avenue SW
Burien, WA 98166
206 631 3800
- HAZEL VALLEY**
402 SW 132nd Street
Burien, WA 98148
206 631 3900
- HILLTOP**
12260 - 24th Avenue South
Burien, WA 98166
206 631 4000
- MADRONA**
20301 32nd Avenue South
SeaTac, WA 98158
206 631 4100
- MAHWISTA**
19800 Marine View Drive SW
Normandy Park, WA 98166
206 631 4200
- MCMICKEN HEIGHTS**
3708 South 168th Street
SeaTac, WA 98168
206 631 4300
- MIDWAY**
22447 24th Avenue South
Des Moines, WA 98196
206 631 4400
- MOUNT VIEW**
10611 120th Avenue SW
Seattle, WA 98146
206 631 4500
- NORTH HILL**
13800 89th Avenue South
Des Moines, WA 98148
206 631 4600
- PARKSIDE**
2101 South 247th Street
Des Moines, WA 98198
206 631 4700
- SEAHURST**
14600 - 14th Avenue SW
Burien, WA 98166
206 631 4800
- SHOHEWOOD**
2726 SW 116th Street
Burien, WA 98148
206 631 4900
- SOUTHEAN HEIGHTS**
11249 - 14th Avenue South
Burien, WA 98166
206 631 5000
- WHITE CENTER HEIGHTS**
10016 6th Avenue SW
Seattle, WA 98146
206 631 5100
- MIDDLE SCHOOLS**
- BIG HITCHER**
Marshall Site
440 South 196th Street
Burien, WA 98148
206 631 7700
- CASCADE**
11212 - 10th Avenue SW
Seattle, WA 98146
206 631 6500
- CHINOOK**
18660 42nd Avenue South
SeaTac, WA 98158
206 631 6700
- CHOICE ACADEMY**
18367 8th Avenue South
Burien, WA 98148
206 631 7630
- PACIFIC**
22705 24th Avenue South
Des Moines, WA 98196
206 631 8000
- SYLVESTER**
18222 Sylvester Road SW
Burien, WA 98166
206 631 6000

HIGH SCHOOLS

- BIG HITCHER**
Marshall Site
440 South 196th Street
Burien, WA 98148
206 631 7700
- CHOICE ACADEMY**
18367 8th Avenue South
Burien, WA 98148
206 631 7630
- EYEWOLEN**
830 SW 116th Street
Seattle, WA 98146
206 631 6100
- HIGHLINE**
226 South 162nd Street
Burien, WA 98148
206 631 6700
- MOUNT HAINES**
27001 89th Avenue South
Des Moines, WA 98196
206 631 7000
- NEW START**
614 SW 120th Street
Seattle, WA 98146
206 631 7760
- HUGET SOUND SKILLS CENTER**
18010 8th Avenue South
Burien, WA 98148
206 631 7300
- HAINSBECK AVIATION**
near The Museum of Flight
(not located in map area)
9229 East Marginal Way South
Tukwila, WA 98160
206 631 7200
- TYEE**
4424 South 18th Street
SeaTac, WA 98168
206 631 6600
- CENTRAL OFFICE**
16675 Ambaum Blvd SW
Burien, WA 98166
206 631 3000
- OTHER LOCATIONS**
- OLD BEVELLY PARK SITE**
11427 - 5th Avenue South
Seattle, WA 98166
- BURIEN HEIGHTS SITE**
1210 SW 136th Street
Burien, WA 98148
- CAMP WASKOWITZ**
(not located in map area)
46500 SE 160th Street
North Bend, WA 98045
206 277 7195
- CHESTVIEW SITE**
16209 - 8th Avenue South
Burien, WA 98166
- DISTRICT WAREHOUSE**
2301 South 200th Street
SeaTac, WA 98188
206 678 9216
- GLACIER SITE**
2450 South 142nd Street
SeaTac, WA 98168
- LAKEVIEW SITE**
SW 180th Street & 6th Avenue SW
Burien, WA 98166
- MAINTENANCE, OPERATIONS,
TRANSPORTATION (MOT) SITE**
- FACILITIES SERVICES DEPARTMENT**
17510 89th Avenue South
Burien, WA 98148
- BLDG. A:**
Capital Facilities Staff
206 631 7600
- BLDG. C:**
Custodial Services Division
206 631 7601
Maintenance Services Division
206 631 7601
- TRANSPORTATION**
17510 89th Avenue South Bldg. J
Burien, WA 98148
206 631 7602
- MARINE TECHNOLOGY
LABORATORY**
Seahurst Park
13400 24th Place SW
Burien, WA 98146
206 433 2107
- MAYWOOD SITE**
1410 South 200th Street
SeaTac, WA 98188
- MEMORIAL FIELD**
420 South 155th Street
Burien, WA 98148
- NORTH SHOHEWOOD SITE**
10016 - 6th Avenue SW
Seattle, WA 98146
- OLYMPIA SITE**
616 South 200th Street
Des Moines, WA 98196
- PERFORMING ARTS CENTER (PAC)**
401 South 182nd Street
Burien, WA 98148
206 631 6736
- SUNNYDALE SITE**
16431 - 89th Avenue South
Burien, WA 98148
- VALLEY VIEW EARLY LEARNING
CENTER**
17692 46th Avenue South
SeaTac, WA 98188
206 631 5100
- WOODSIDE SITE**
18367 8th Avenue South
Burien, WA 98148
206 631 7600
- ZENITH SITE**
18th Place South &
South 240th Street
Des Moines, WA 98196



**ELEMENTARY 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 divided by the middle of the common street or the natural geographic terrain where there is no street. The one exception is South 173rd Street from Military Road South to 51st Avenue South. Both sides of South 173rd Street will attend Bow Lake Elementary School.



**SERVICE AREA MAP
2017-2018**

■ ELEMENTARY SCHOOLS

- BEVERLY PARK**
1201 South 104th Street
Seattle, WA 98148
206 631 3600
- HOW LAKE**
18237 - 42nd Avenue South
SeaTac, WA 98186
206 631 3900
- CELANAHUNT**
811 South 132nd Street
Burien, WA 98148
206 631 3600
- DES MOINES**
22001 - 9th Avenue South
Des Moines, WA 98198
206 631 3700
- GREGORY HEIGHTS**
16201 - 16th Avenue SW
Burien, WA 98148
206 631 3800
- HAZEL VALLEY**
402 SW 132nd Street
Burien, WA 98148
206 631 3900
- HILLTOP**
12250 - 24th Avenue South
Burien, WA 98148
206 631 4000
- MADHONA**
20301 - 32nd Avenue South
SeaTac, WA 98188
206 631 4100
- MAWISTA**
19600 Marine View Drive SW
Northridge Park, WA 98166
206 631 4200
- MCKICKEN HEIGHTS**
3708 South 158th Street
SeaTac, WA 98188
206 631 4300
- MIDWAY**
22447 - 24th Avenue South
Des Moines, WA 98198
206 631 4400
- MOUNT VIEW**
10811 - 12th Avenue SW
Seattle, WA 98148
206 631 4500
- NORTH HILL**
18600 - 8th Avenue South
Des Moines, WA 98148
206 631 4600
- PAKUSIDE**
2104 South 247th Street
Des Moines, WA 98198
206 631 4700
- SEANAHUNT**
14603 - 14th Avenue SW
Burien, WA 98148
206 631 4800
- SHOREWOOD**
2726 SW 118th Street
Burien, WA 98148
206 631 4900
- SOUTHEAST HILLS**
11249 - 14th Avenue SW
Burien, WA 98148
206 631 5000
- WHITE CENTER HEIGHTS**
10016 - 8th Avenue SW
Seattle, WA 98148
206 631 5100
- MIDDLE SCHOOLS**
- BIG PICTURE**
1400 South 186th Street
Burien, WA 98148
206 631 7700
- CASCADE**
11212 - 10th Avenue SW
Seattle, WA 98148
206 631 5500
- CHINOOK**
18650 - 42nd Avenue South
SeaTac, WA 98188
206 631 5700
- CHOICE ACADEMY**
18057 - 8th Avenue South
Burien, WA 98148
206 631 7630
- PACIFIC**
22705 - 24th Avenue South
Des Moines, WA 98198
206 631 5800
- SYLVESTER**
16222 Sylvester Road SW
Burien, WA 98148
206 631 6000

▲ HIGH SCHOOLS

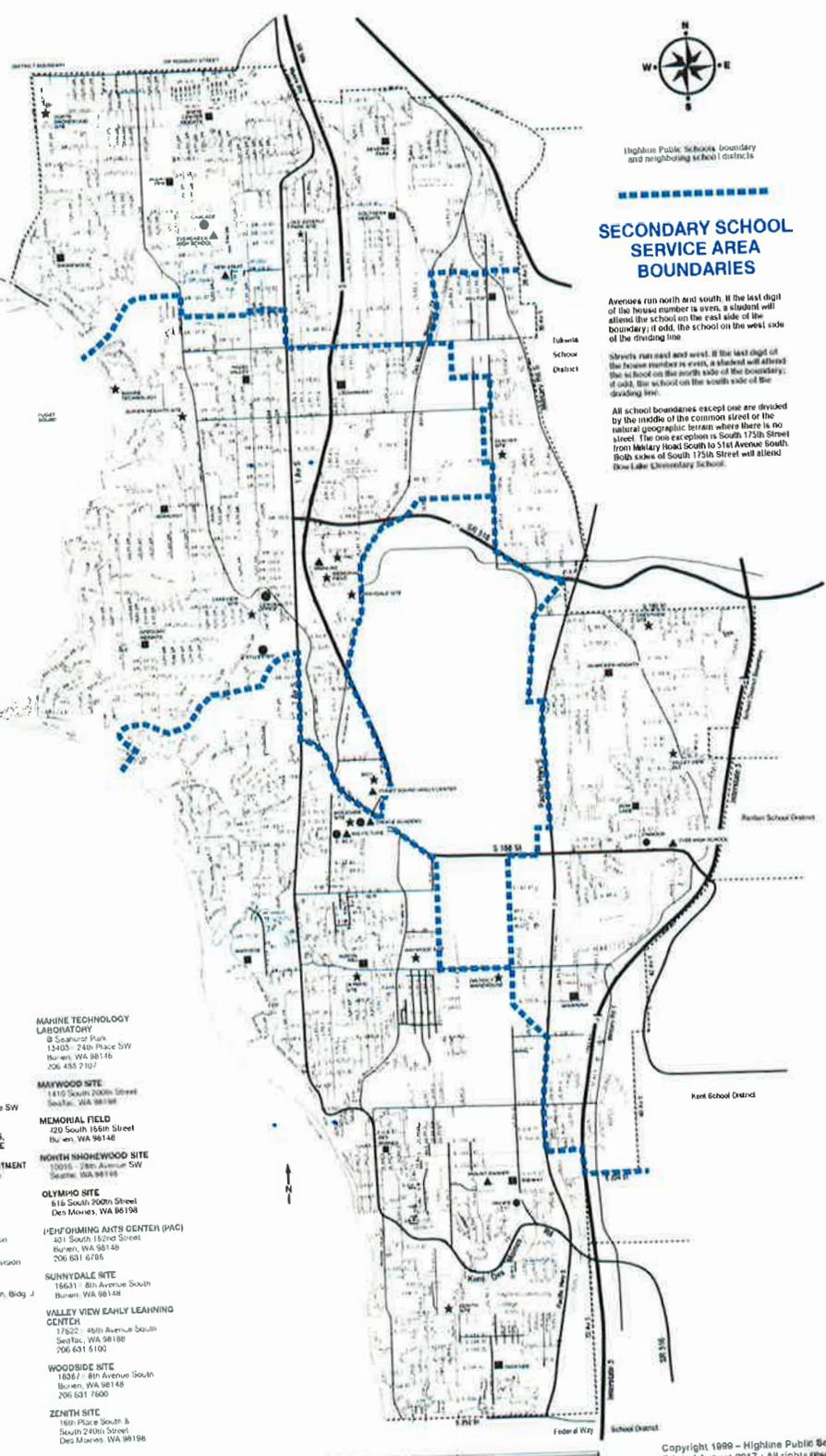
- BIG PICTURE**
1400 South 186th Street
Burien, WA 98148
206 631 7700
- CHOICE ACADEMY**
18057 - 8th Avenue South
Burien, WA 98148
206 631 7630
- EVERGREEN**
800 SW 116th Street
Seattle, WA 98148
206 631 6160
- HIGHLINE**
226 South 162nd Street
Burien, WA 98148
206 631 6700
- MOUNT RAINIER**
22460 - 19th Avenue South
Des Moines, WA 98198
206 631 7000
- NEW START**
614 SW 120th Street
Seattle, WA 98148
206 631 7160
- PUGET SOUND SKILLS CENTER**
18010 - 8th Avenue South
Burien, WA 98148
206 631 7300
- RABBECK AVIATION**
near The Museum of Flight
(not located in map area)
3229 East Marginal Way South
Tukwila, WA 98108
206 631 7200
- TYEE**
4424 South 188th Street
SeaTac, WA 98188
206 631 6600

○ CENTRAL OFFICE

- 1648 Ambassador Blvd SW
Burien, WA 98148
206 631 3000

★ OTHER LOCATIONS

- (OLD) BEVERLY PARK SITE**
11427 - 3rd Avenue South
Seattle, WA 98148
- RUMBLE HEIGHTS SITE**
1210 South 136th Street
Burien, WA 98148
- CAMP WASKOWITZ**
(not located in map area)
4606 SE 152nd Street
Hunts Point, WA 98048
425 277 7156
- CRESTVIEW SITE**
16200 - 43rd Avenue South
Tukwila, WA 98188
- DISTRICT WAREHOUSE**
2301 South 200th Street
SeaTac, WA 98188
206 878 8216
- CLACIEN SITE**
2450 South 142nd Street
SeaTac, WA 98188
- LAKEVIEW SITE**
SW 162th Street & 6th Avenue SW
Burien, WA 98148
- MAINTENANCE, OPERATIONS,
TRANSPORTATION (MOT) SITE**
- FACILITIES SERVICES DEPARTMENT**
17810 - 8th Avenue South
Burien, WA 98148
- BLDG. A:**
Capital Facilities Staff
206 631 7500
- BLDG. C:**
Custodial Services Division
206 631 7501
- Maintenance Services Division**
206 631 7501
- TRANSPORTATION**
17910 - 8th Avenue South, Bldg J
Burien, WA 98148
206 631 7602
- MARINE TECHNOLOGY
LABORATORY**
13403 - 24th Place SW
Burien, WA 98148
206 633 2107
- MAIWOOD SITE**
1810 South 200th Street
SeaTac, WA 98188
- MEMORIAL FIELD**
220 South 168th Street
Burien, WA 98148
- NORTH SHOREWOOD SITE**
10016 - 28th Avenue SW
Seattle, WA 98148
- OLYMPIA SITE**
616 South 500th Street
Des Moines, WA 98198
- PENNINGTON ARTS CENTER (PAC)**
401 South 182nd Street
Burien, WA 98148
206 631 6785
- SUNNYDALE SITE**
16631 - 8th Avenue South
Burien, WA 98148
- VALLEY VIEW EARLY LEARNING
CENTER**
17327 - 48th Avenue South
SeaTac, WA 98188
206 631 5100
- WOODSIDE SITE**
10301 - 8th Avenue South
Burien, WA 98148
206 631 7500
- ZENITH SITE**
1689 Place South &
South 240th Street
Des Moines, WA 98198



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 divided by the middle of the common street or the natural geographic terrain where there is no street. The one exception is South 173rd Street from Military Road South to 31st Avenue South. Both sides of South 173rd Street will attend Des Moines Elementary School.

APPENDIX B

POPULATION AND ENROLLMENT DATA

Highline Enrollment Projection

Births	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
King County	22,874	22,860	24,244	24,899	25,190	25,057	24,514	24,630	25,032	24,910
K Enroll as %	5.79%	6.24%	5.96%	6.20%	6.72%	6.46%	6.34%	6.16%	5.96%	5.85%
October P223 Enrollment (Headcount)										
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
K	1324	1427	1445	1543	1694	1618	1553	1516	1492	1456
1	1337	1392	1456	1475	1564	1723	1643	1515	1518	1447
2	1363	1332	1374	1430	1491	1594	1683	1622	1506	1449
3	1346	1409	1362	1368	1429	1498	1580	1676	1583	1455
4	1354	1335	1393	1323	1385	1436	1490	1540	1630	1548
5	1282	1387	1323	1408	1319	1391	1369	1439	1464	1525
6	1273	1312	1381	1316	1420	1307	1262	1363	1390	1384
7	1238	1218	1253	1317	1241	1369	1271	1234	1289	1270
8	1252	1227	1220	1267	1319	1270	1377	1284	1253	1247
9	1814	1832	1589	1585	1665	1643	1604	1457	1337	1332
10	1414	1462	1498	1424	1456	1510	1510	1420	1445	1318
11	1353	1274	1482	1442	1408	1446	1356	1527	1375	1412
12	1561	1494	1450	1586	1506	1517	1360	1594	1501	1430
Total	17,911	18,101	18,226	18,484	18,897	19,322	19,058	19,187	18,783	18,273

* 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	129	-404	-510	-239	-123	-126	-40	87	200	164	30	77	116
% Change	1.1%	1.1%	0.7%	1.4%	2.2%	2.2%	-1.4%	0.7%	-2.1%	-2.7%	-1.3%	-0.7%	-0.7%	-0.2%	0.5%	1.1%	0.9%	0.2%	0.4%	0.6%

Totals by Level

K-6	9,279	9,594	9,734	9,863	10,302	10,567	10,580	10,671	10,583	10,264
7-8	2,490	2,445	2,473	2,584	2,560	2,639	2,648	2,518	2,542	2,517
9-12	6,142	6,062	6,019	6,037	6,035	6,116	5,830	5,998	5,658	5,492

Medium Range Forecast

	Projected Births									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
King County	25,348	25,487	26,011	25,273	25,682	25,842	26,012	25,935	25,864	25,798
K Enroll as %	5.88%	5.87%	5.81%	5.93%	6.02%	6.02%	6.02%	6.02%	6.02%	6.02%
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
K	1489	1496	1511	1499	1546	1556	1566	1561	1557	1553
1	1429	1475	1482	1497	1484	1531	1541	1551	1546	1542
2	1408	1405	1443	1457	1479	1469	1516	1525	1535	1531
3	1412	1390	1380	1425	1445	1470	1461	1507	1516	1526
4	1419	1390	1362	1359	1410	1433	1458	1449	1494	1504
5	1464	1357	1323	1302	1306	1357	1380	1403	1395	1439
6	1464	1403	1294	1268	1254	1260	1310	1331	1354	1346
7	1294	1401	1336	1239	1219	1209	1214	1263	1283	1305
8	1259	1300	1401	1342	1251	1234	1223	1229	1277	1298
9	1326	1345	1382	1497	1441	1400	1381	1370	1375	1430
10	1313	1313	1272	1313	1430	1379	1340	1321	1311	1316
11	1288	1289	1265	1232	1278	1395	1345	1307	1288	1279
12	1468	1346	1334	1316	1288	1338	1461	1408	1369	1349
Total	18,034	17,911	17,785	17,744	17,831	18,031	18,195	18,225	18,302	18,418

Note Change in Grade Configuration

K-5	8,621	8,513	8,500	8,538	8,670	8,817	8,921	8,996	9,044	9,095
6-8	4,017	4,104	4,031	3,849	3,724	3,703	3,747	3,823	3,915	3,949
9-12	5,395	5,293	5,253	5,358	5,437	5,512	5,527	5,406	5,343	5,374

APPENDIX C

STUDENT GENERATION RATE DATA

Highline School District Student Generation Rates

Highline School District 2019 Capital Facilities Plan – Student Generation Rates

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.

Single Family Occupancy Permits for the last 5 years = 628
 Elementary School Students occupying Single Family Residences = 91
 Elementary Students Single Family Student Generation Rate = .145

Single Family Occupancy Permits for the last 5 years = 628
 Middle School Students occupying Single Family Residences = 44
 Middle School Students Single Family Student Generation Rate = .070

Single Family Occupancy Permits for the last 5 years = 628
 High School Students occupying Single Family Residences = 65
 High School Students Single Family Student Generation Rate = .104

Multi-Family Occupancy Permits for the last 5 years = 580
 Elementary School Students occupying Multi-Family Residences = 67
 Elementary Students Multi-Family Student Generation Rate = .116

Multi-Family Occupancy Permits for the last 5 years = 580
 Middle School Students occupying Multi-Family Residences = 28
 Middle School Students Multi-Family Student Generation Rate = .048

Multi-Family Occupancy Permits for the last 5 years = 580
 High School Students occupying Multi-Family Residences = 22
 High School Students Multi-Family Student Generation Rate = .038