NEW SYNTHETIC TURF FIELD & TRACK

STREAM BUFFER

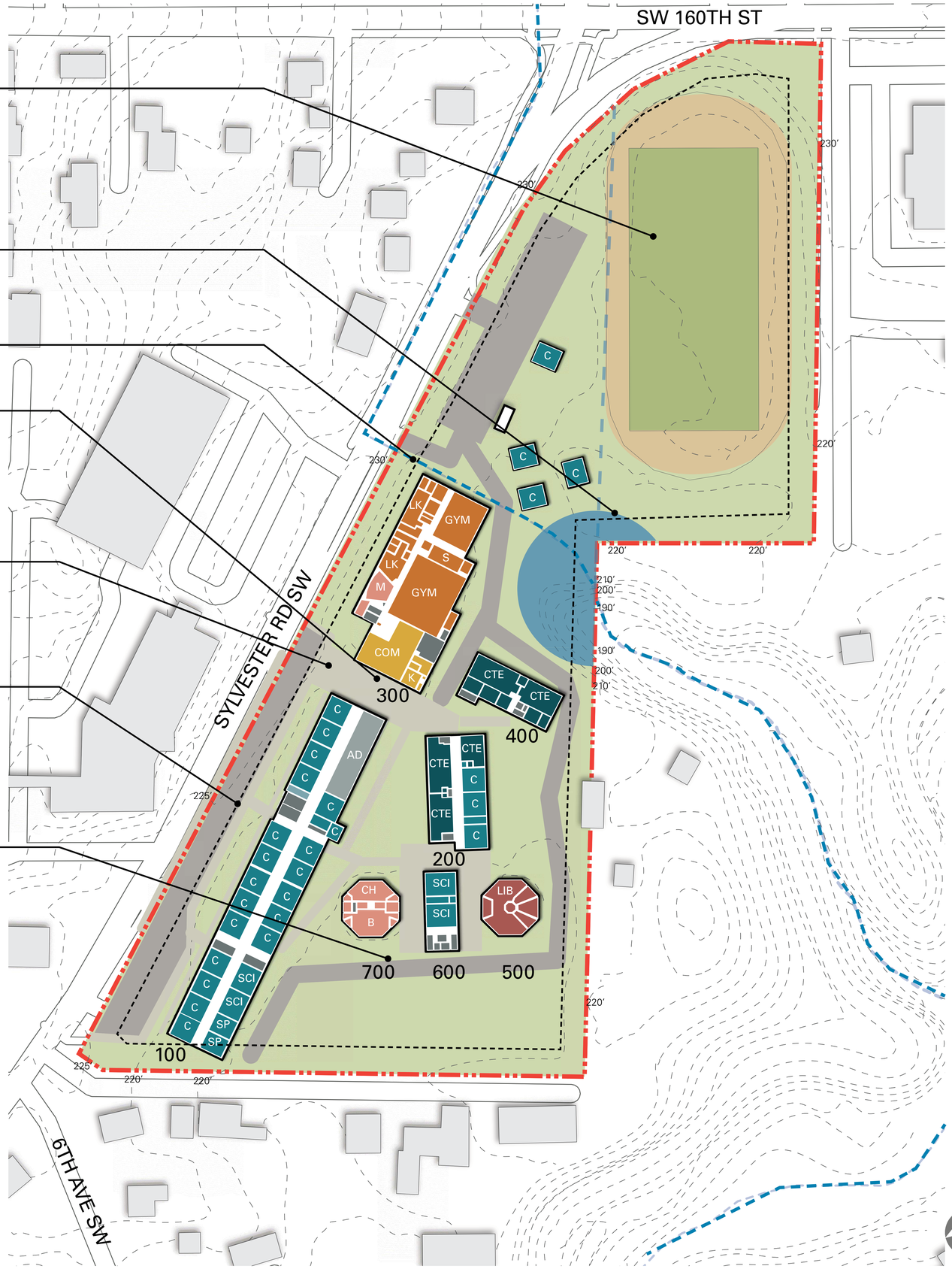
PIPED STREAM

LIMITED ADA RAMPS

MAIN ENTRY LOWER THAN SYLVESTER RD MAKING ACCESS & VISIBILITY A CHALLENGE

LIMITED QUEUING FOR CAR DROP-OFF

LIMITED STAFF PARKING



LEGEND

- STREAM BUFFER
- SURROUNDING BUILDING
- PROPERTY LINE
- SETBACKS
- HISTORIC STREAM LOCATION
- STREAM (PIPED)
- SEWER LINE & EASEMENT
- LANDSCAPE
- ATHLETIC FIELD
- PARKING/ DRIVE
- PEDESTRIAN
- LEARNING / SPED
- LEARNING SUPPORT
- FL FLEX LEARNING
- CTE
- ATHLETICS
- COMMONS
- ARTS + MUSIC
- RESOURCES / LIBRARY
- ADMIN, TEACHER PREP
- BUILDING SUPPORT (MEP, STORAGE, TOILETS)

SITE INFORMATION

ADDRESS
16222 SYLVESTER RD SW
BURIEN, WA 98166

SITE AREA
13.08 ACRES

ZONING DATA

JURISDICTION: BURIEN
ZONE: SINGLE FAMILY 7,200
USE: SCHOOL ALLOWED
REVIEW PROCESS: TYPE 2 DECISION
SETBACKS
FRONT: 30'
INTERIOR: 30'
MAX. IMPERVIOUS SITE COVERAGE: 70% > 47%
MAX. BUILDING COVERAGE: 35% > 19%
MAX. HEIGHT: 35'
PARKING: DETERMINED BY TRAFFIC STUDY & DIRECTOR DECISION

PROS / CONS

PROS

+ SYNTHETIC TURF ATHLETIC FIELD
+ BUILDING REUSE OPPORTUNITIES
- GYM / COMMONS

CONS

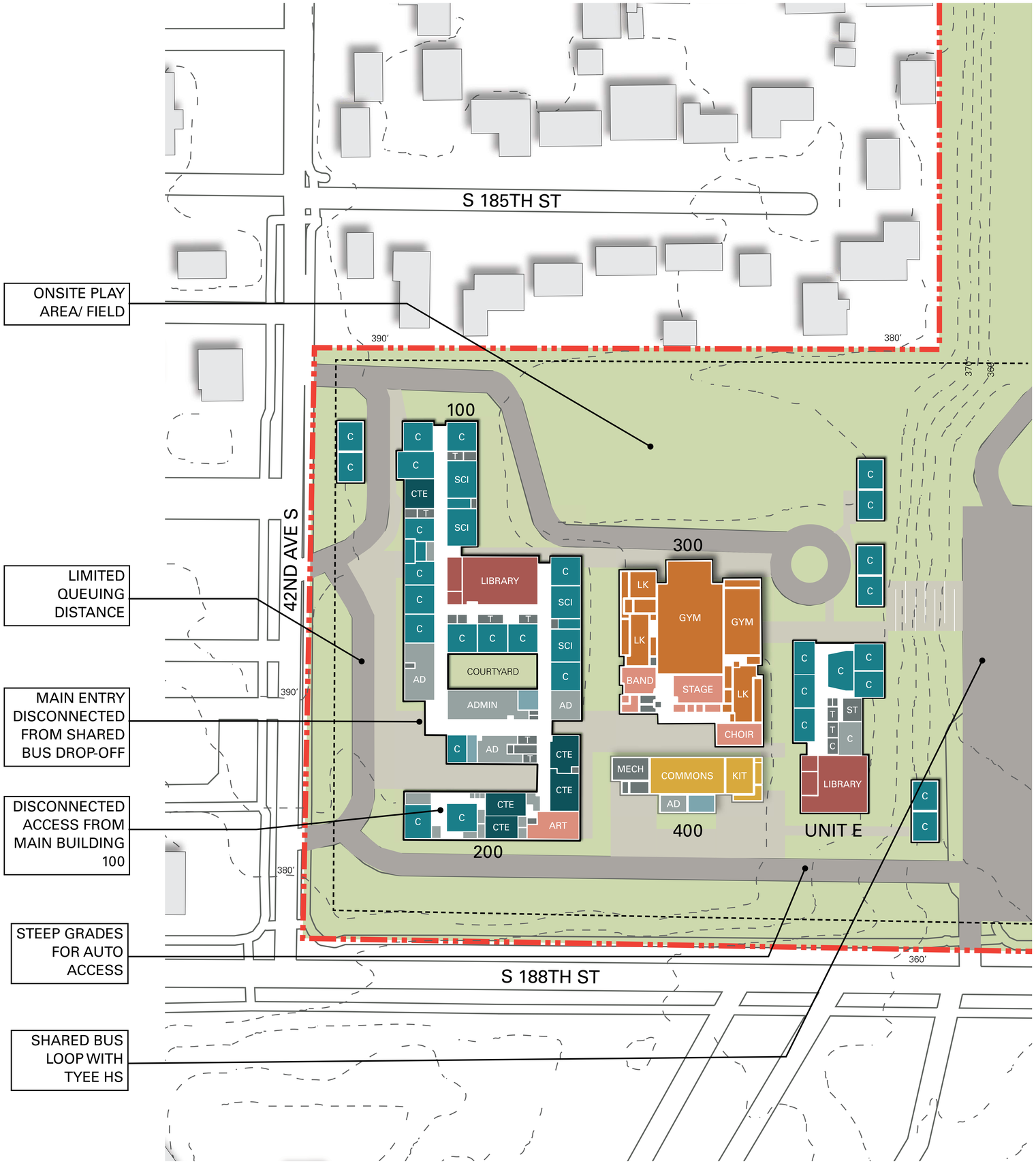
SITE

+ STREAM IN CULVERT RUNS UNDER THE SITE.
+ 100'-0" STREAM BUFFER
+ SITE IN SEISMIC HAZARD ZONE
+ RIGHT-OF-WAY IMPROVEMENTS REQUIRED
+ ADA ACCESS CHALLENGES
+ VERY LIMITED STAFF PARKING
+ GEOLOGICAL LIQUEFACTION ZONE
+ LIMITED OCCUPIED SITE REPLACEMENT
+ EXTERIOR CIRCULATION BETWEEN BUILDINGS
+ LIMITED VEHICLE QUEUING

BUILDING

+ PARTIALLY SPRINKLERED
+ MECHANICAL SYSTEM UPGRADES REQUIRED
+ OUTDATED FIRE ALARM SYSTEM
+ STRUCTURAL SEISMIC DEFICIENCIES
+ PROGRAM MISSING COMPARED WITH PACIFIC MS ED SPEC
+ UNDERSIZED PROGRAM - GYM & COMMONS

bassetti architects / HIGHLINE PUBLIC SCHOOLS



LEGEND

- STREAM BUFFER
- SURROUNDING BUILDING
- PROPERTY LINE
- SETBACKS
- HISTORIC STREAM LOCATION
- STREAM (PIPED)
- SEWER LINE & EASEMENT
- LANDSCAPE
- ATHLETIC FIELD
- PARKING/ DRIVE
- PEDESTRIAN
- LEARNING / SPED
- LEARNING SUPPORT
- FL FLEX LEARNING
- CTE
- ATHLETICS
- COMMONS
- ARTS + MUSIC
- RESOURCES / LIBRARY
- ADMIN, TEACHER PREP
- BUILDING SUPPORT (MEP, STORAGE, TOILETS)

SITE INFORMATION

ADDRESS
18650 42ND AVE S
SEATAC, WA 98188

SITE AREA
9.3 ACRES (18.7 ACRES TOTAL SITE)

ZONING DATA

JURISDICTION: SEATAC
ZONE: UL-7200
USE: SCHOOL ALLOWED W/ CONDITIONAL USE PERMIT
REVIEW PROCESS: MINOR CONDITIONAL USE PERMIT W/ DIRECTOR REVIEW
SETBACKS - FRONT: 20' **INTERIOR:** 5'
MAX. IMPERVIOUS SITE COVERAGE: N/A
MAX. BUILDING COVERAGE: 35%
MAX. HEIGHT: 30', TBD BY CUP APPROVAL
PARKING: 1 PER 50 STUDENTS, 1 PER FACULTY MEMBER

PROS / CONS

PROS

+ GRASS ATHLETIC FIELD
+ BUILDING REUSE OPPORTUNITIES
- GYM & BUILDING 100
+ SHARED ACCESS TO TYEE HS TRACK & OTHER RESOURCES

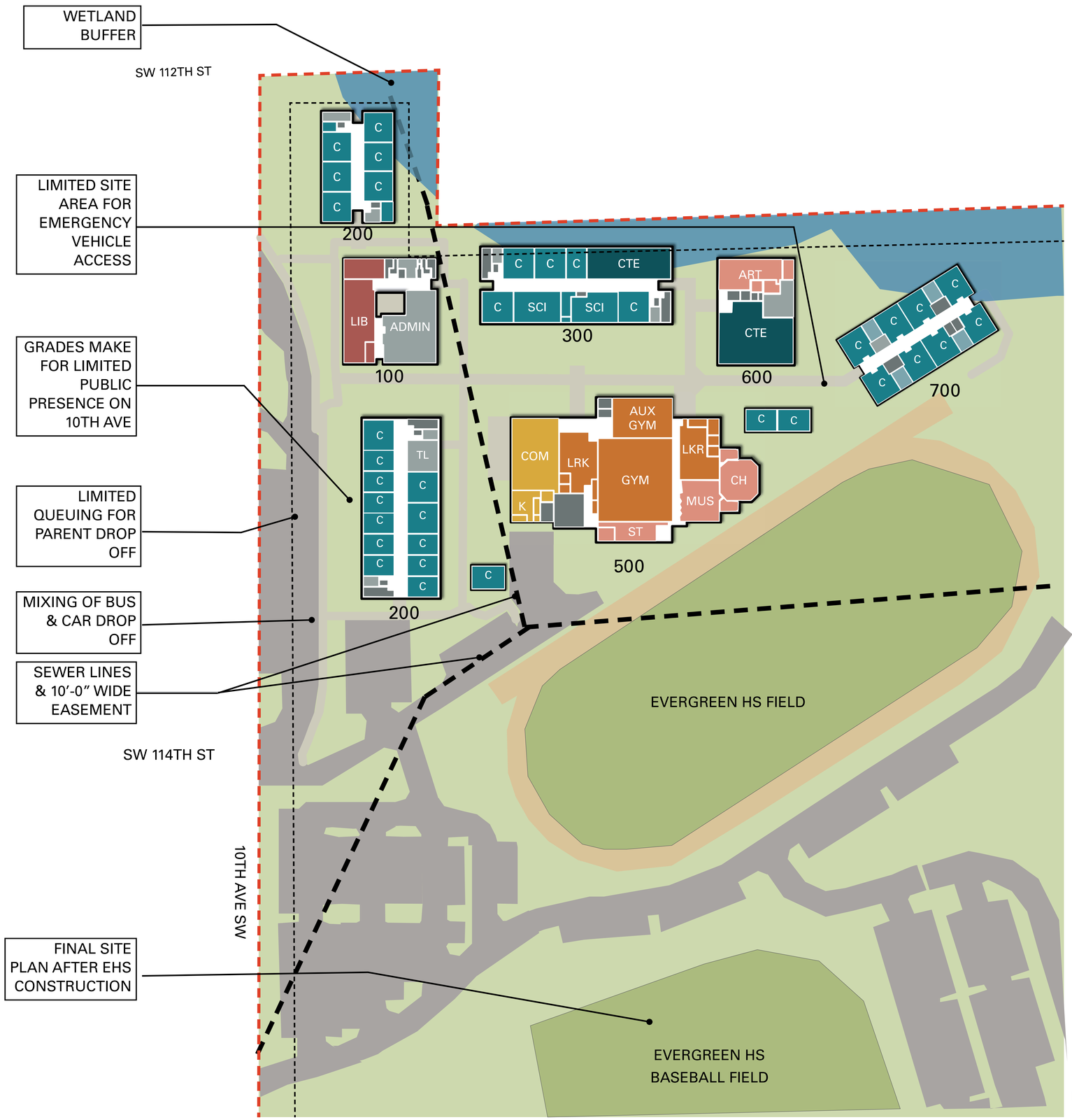
CONS

SITE

+ LIMITED OCCUPIED SITE REPLACEMENT
+ LIMITED VEHICLE QUEUING
+ EXTERIOR CIRCULATION BETWEEN BUILDINGS
+ STEEP GRADE ACCESS FROM 188TH
+ ADA ACCESSIBILITY CHALLENGES

BUILDING

+ NO SPRINKLERS
+ MECHANICAL SYSTEM UPGRADES REQUIRED
+ OUTDATED FIRE ALARM SYSTEM
+ STRUCTURAL SEISMIC DEFICIENCIES
+ DAYLIGHTING CHALLENGES
+ PROGRAM MISSING COMPARED WITH PACIFIC MS ED SPEC
+ UNDERSIZED PROGRAM - GYM, COMMONS, AUX GYM, BAND



LEGEND

- WETLAND BUFFER
- SURROUNDING BUILDING
- PROPERTY LINE
- SETBACKS
- HISTORIC STREAM LOCATION
- STREAM (PIPED)
- SEWER LINE & EASEMENT
- LANDSCAPE
- ATHLETIC FIELD
- PARKING/ DRIVE
- PEDESTRIAN
- LEARNING / SPED
- LEARNING SUPPORT
- FL FLEX LEARNING
- CTE
- ATHLETICS
- COMMONS
- ARTS + MUSIC
- RESOURCES / LIBRARY
- ADMIN, TEACHER PREP
- BUILDING SUPPORT (MEP, STORAGE, TOILETS)

SITE INFORMATION

ADDRESS
11212 10TH AVE SW
SEATTLE, WA 98146

SITE AREA
19.3 ACRES

ZONING DATA

JURISDICTION: KING COUNTY
ZONE: R-6
USE: SCHOOL USE ALLOWED
SETBACKS
FRONT: 30'
INTERIOR: 30'
MAX. IMPERVIOUS SITE COVERAGE: 70% > 67%
MAX. HEIGHT: 35' - (75'-0" WITH ADD'L SETBACK)
PARKING: 42 CL + 700 STUDENTS / 10 = 112

PROS / CONS

PROS

+ SHARED ATHLETIC RESOURCES WITH EVERGREEN HIGH SCHOOL
+ BUILDING REUSE OPPORTUNITIES
- GYM & BUILDING 700

CONS

SITE

+ ADA ACCESSIBILITY CHALLENGES
+ LIMITED SITE AREA TO BUILD ON DUE TO WETLAND BUFFER AT NORTH END OF SITE AND SEWER LINE EASEMENT THROUGH THE MIDDLE OF THE SITE.
+ STUDENT DROP-OFF & ACCESS FROM THE STREET A CHALLENGE
+ LIMITED AREA TO ADD PARKING, BUILDINGS, OR FIELDS DUE TO IMPERVIOUS AREA LIMITS
+ EXTERIOR CIRCULATION BETWEEN BUILDINGS
+ CHALLENGING STUDENT SUPERVISION
+ NO SPACE FOR DEDICATED ATHELTIC FIELD
+ LIMITED BUILDING AREA MAKES REPLACEMENT DESIGN MORE VERTICAL (3 OR MORE STORIES) AND MORE EXPENSIVE

BUILDING

+ NO SPRINKLERS
+ MECHANICAL SYSTEM UPGRADES REQUIRED
+ OUTDATED FIRE ALARM SYSTEM
+ STRUCTURAL SEISMIC DEFICIENCIES
+ PROGRAM MISSING COMPARED WITH PACIFIC MS ED SPEC
+ UNDERSIZED PROGRAM - GYM, AUX GYM, COMMONS, KITCHEN & LIBRARY



LEGEND

- WETLAND BUFFER
- SURROUNDING BUILDING
- PROPERTY LINE
- SETBACKS
- HISTORIC STREAM LOCATION
- STREAM (PIPED)
- SEWER LINE & EASEMENT
- LANDSCAPE
- ATHLETIC FIELD
- PARKING/ DRIVE
- PEDESTRIAN
- LEARNING / SPED
- LEARNING SUPPORT
- FL FLEX LEARNING
- CTE
- ATHLETICS
- COMMONS
- ARTS + MUSIC
- RESOURCES / LIBRARY
- ADMIN, TEACHER PREP
- BUILDING SUPPORT (MEP, STORAGE, TOILETS)

SITE INFORMATION

ADDRESS
12250 24TH AVE S
BURIEN, WA 98168

SITE AREA
8.28 ACRES

ZONING DATA

JURISDICTION: BURIEN
ZONE: SINGLE FAMILY 7,200
USE: SCHOOL ALLOWED
REVIEW PROCESS: TYPE 2 DECISION
SETBACKS
FRONT: 30'
INTERIOR: 30'
MAX. IMPERVIOUS SITE COVERAGE: 70%>40%
MAX. BUILDING COVERAGE: 35%>18%
MAX. HEIGHT: 35'
PARKING: DETERMINED BY TRAFFIC STUDY & DIRECTOR DECISION

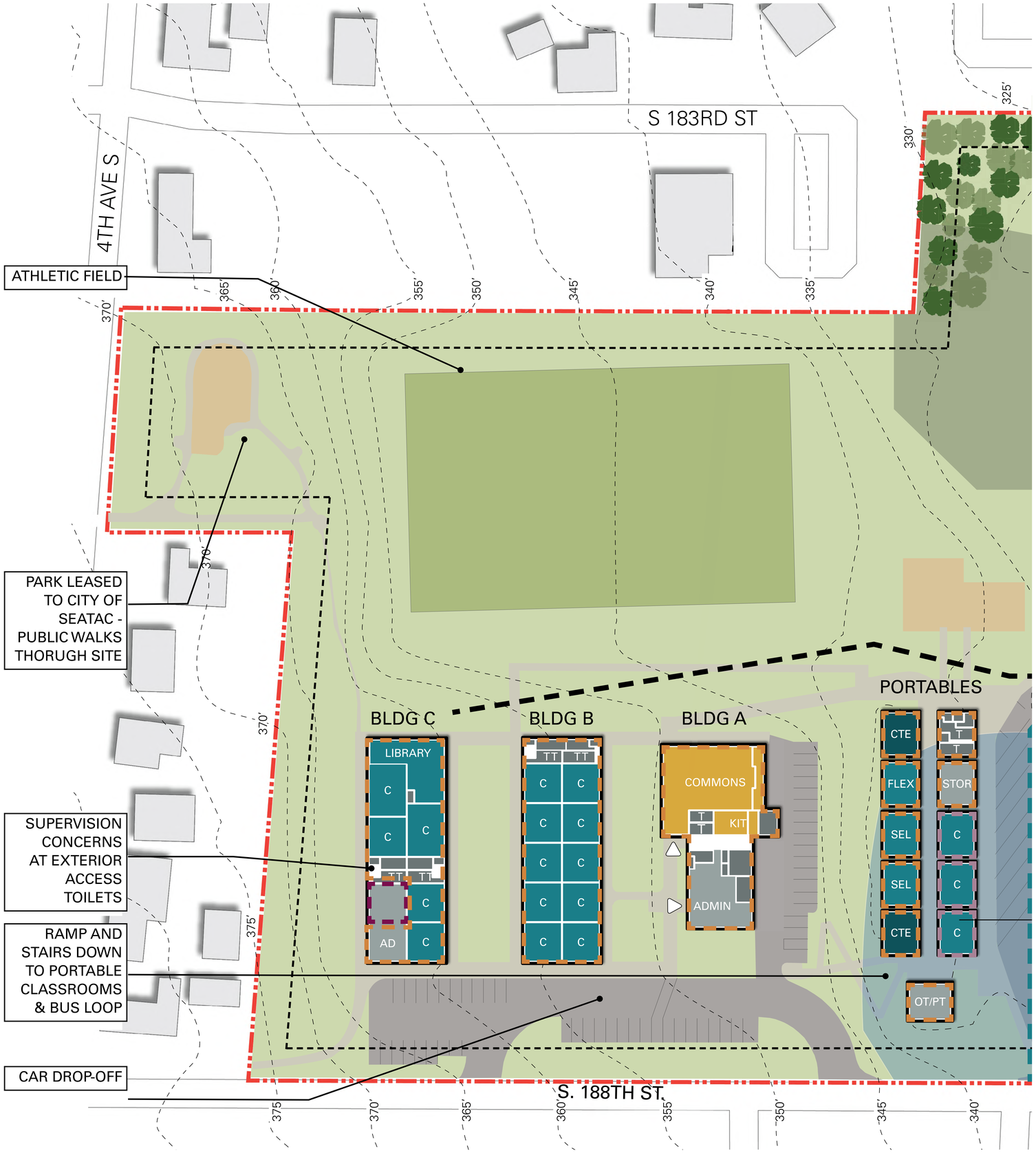
PROS / CONS

PROS
+ BUILDING REUSE OPPORTUNITIES
- GYM
+ GOOD VEHICULAR SITE CIRCULATION
+ ADEQUATE OUTDOOR PLAY SPACE

CONS
SITE
+ EXTERIOR CIRCULATION BETWEEN BUILDINGS
+ UNCLASSIFIED STEAM (MAN-MADE) RUNS UNDER FIELD

BUILDING
+ MECHANICAL SYSTEM UPGRADES REQUIRED
+ BUILDING B HAS EXISTING ROOF DRAINAGE CONCERNS
+ STRUCTURAL SEISMIC DEFICIENCIES
+ PARTIALLY SPRINKLERED
+ PROGRAM MISSING COMPARED WITH DISTRICT STANDARD ELEMENTARY SCHOOL ED SPEC

bassetti architects / HIGHLINE PUBLIC SCHOOLS



LEGEND

- AQUIFER RECHARGE ZONE
- SURROUNDING BUILDING
- PROPERTY LINE
- SETBACKS
- HISTORIC STREAM LOCATION
- STREAM (PIPED)
- SEWER LINE
- WATER SUPPLY
- UNDERGROUND POWER
- LANDSCAPE
- ATHLETIC FIELD
- FOREST REGROWTH STUDENT PROJECT
- OUTDOOR PLAY
- PARKING/ DRIVE
- PEDESTRIAN
- LEARNING / SPED
- LEARNING SUPPORT
- FL FLEX LEARNING
- CTE
- ATHLETICS
- COMMONS
- ARTS + MUSIC
- RESOURCES / LIBRARY
- ADMIN, TEACHER PREP
- BUILDING SUPPORT (MEP, STORAGE, TOILETS)
- CHOICE ACADEMY
- BIG PICTURE HIGH SCHOOL
- CBS
- RTP
- HSD ADMINISTRATION FUNCTIONS
- NATIVE SCHOOL
- HOME SCHOOL

SITE INFORMATION

ADDRESS
BIG PICTURE HS - 440 S 186TH ST
BURIEN, WA 98148

SITE AREA
774,576 SF (17.8 ACRES)

ZONING DATA

JURISDICTION: BURIEN
ZONE: RS-7200
USE: SCHOOL ALLOWED
REVIEW PROCESS: TYPE 2 DECISION
SETBACKS: FRONT - 30' INTERIOR - 30'
MAX. IMPERVIOUS SITE COVERAGE: 70% > 15%
MAX. BUILDING COVERAGE: 35% > 12%
MAX. HEIGHT: 35'
PARKING: DETERMINED BY TRAFFIC STUDY & DIRECTOR DECISION.
BIG PICTURE HS - 52 EXISTING STALLS

PROS / CONS

PROS

+ COMBINED SITE AREA IS FLEXIBLE
+ COMMONS IS FLEXIBLE FOR MULTIPLE PROGRAMS ON SITE
+ ACCESS TO OUTDOOR PLAY SPACE & FIELD
+ SITE HAS SUPPORTED STUDENT PROJECTS

CONS

SITE

+ EXTERIOR CIRCULATION BETWEEN BUILDINGS
+ LIMITED CONTROL OF PUBLIC ONSITE
+ AQUIFER RECHARGE ZONE - BURIEN CRITICAL AREA REVIEW REQUIRED.
+ LIMITED VEHICLE QUEUING
+ ADA ACCESSIBILITY CHALLENGES

BUILDING

+ EXTERIOR RESTROOM ACCESS
+ NO SPRINKLERS
+ MECHANICAL SYSTEM UPGRADES REQUIRED
+ FIRE ALARM SYSTEM IS OUT OF DATE
+ STRUCTURAL SEISMIC DEFICIENCIES



LEGEND

- AQUIFER RECHARGE ZONE
- SURROUNDING BUILDING
- PROPERTY LINE
- SETBACKS
- HISTORIC STREAM LOCATION
- STREAM (PIPED)
- SEWER LINE
- WATER SUPPLY
- UNDERGROUND POWER
- LANDSCAPE
- ATHLETIC FIELD
- FOREST REGROWTH STUDENT PROJECT
- OUTDOOR PLAY
- PARKING/ DRIVE
- PEDESTRIAN
- LEARNING / SPED
- LEARNING SUPPORT
- FL FLEX LEARNING
- CTE
- ATHLETICS
- COMMONS
- ARTS + MUSIC
- RESOURCES / LIBRARY
- ADMIN, TEACHER PREP
- BUILDING SUPPORT (MEP, STORAGE, TOILETS)
- CHOICE ACADEMY
- BIG PICTURE HIGH SCHOOL
- CBS
- RTP
- HSD ADMINISTRATION FUNCTIONS
- NATIVE SCHOOL
- HOME SCHOOL

SITE INFORMATION

ADDRESS

BIG PICTURE HS - 440 S 186TH ST
BURIEN, WA 98148

SITE AREA

774,576 SF (17.8 ACRES)

ZONING DATA

JURISDICTION: BURIEN
ZONE: RS-7200
USE: SCHOOL ALLOWED
REVIEW PROCESS: TYPE 2 DECISION
SETBACKS: FRONT - 30' INTERIOR - 30'
MAX. IMPERVIOUS SITE COVERAGE: 70% > 15%
MAX. BUILDING COVERAGE: 35% > 12%
MAX. HEIGHT: 35'
PARKING: DETERMINED BY TRAFFIC STUDY & DIRECTOR DECISION.
BIG PICTURE HS - 52 EXISTING STALLS

PROS / CONS

PROS

+ COMBINED SITE AREA IS FLEXIBLE

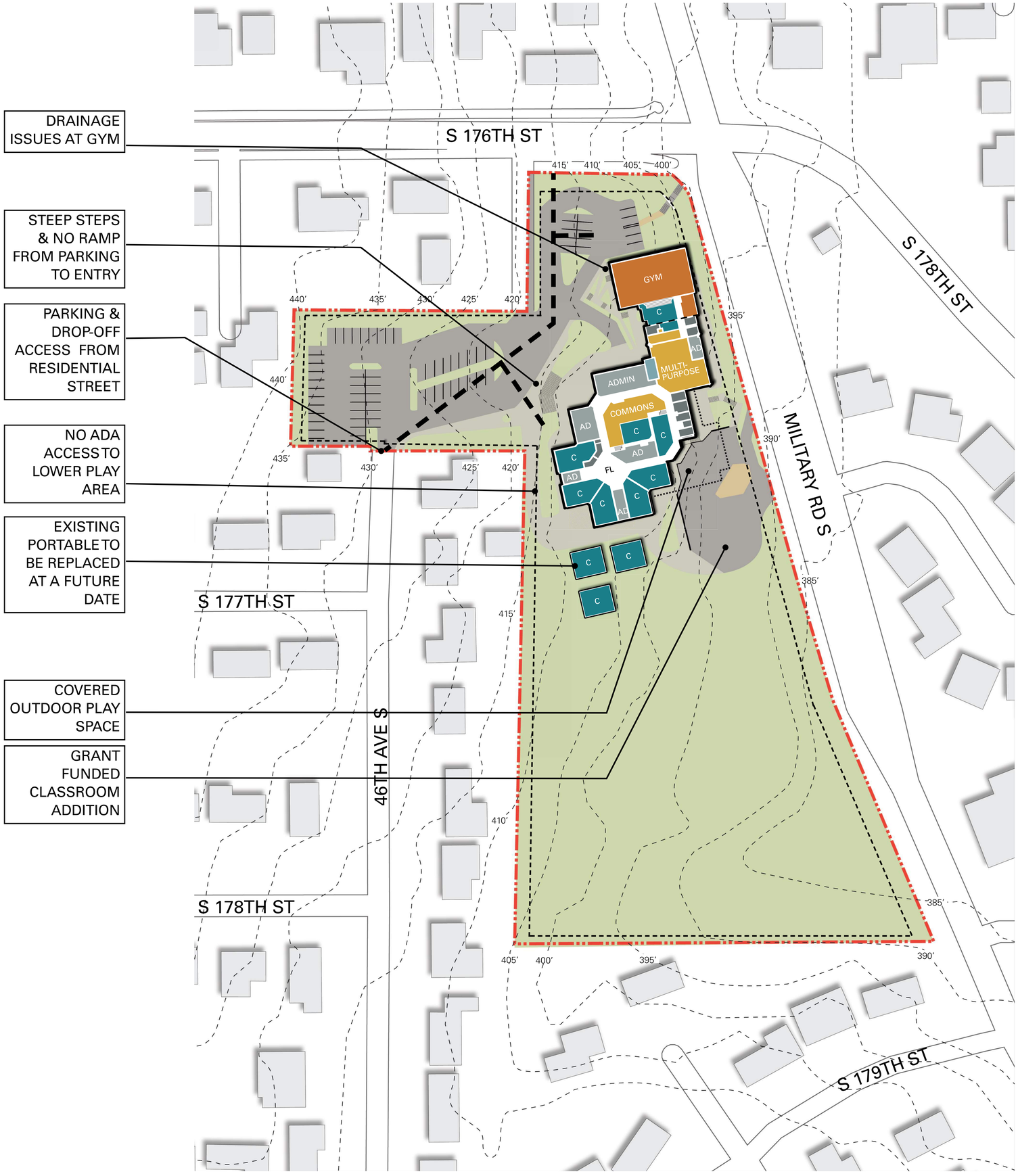
CONS

SITE

+ EXTERIOR CIRCULATION BETWEEN BUILDINGS
+ AQUIFER RECHARGE ZONE - BURIEN CRITICAL AREA REVIEW REQUIRED.
+ LIMITED VEHICLE QUEUING

BUILDING

+ NO SPRINKLERS
+ MECHANICAL SYSTEM UPGRADES REQUIRED
+ OUTDATED FIRE ALARM SYSTEM
+ STRUCTURAL SEISMIC DEFICIENCIES
+ DISTRICT ADMINISTRATION FUNCTIONS OCCUPY THE EAST PORTION OF THE BUILDING 1 & ALL OF BUILDING 3.



LEGEND

- STREAM BUFFER
- SURROUNDING BUILDING
- PROPERTY LINE
- SETBACKS
- HISTORIC STREAM LOCATION
- STREAM (PIPED)
- SEWER LINE & EASEMENT
- LANDSCAPE
- ATHLETIC FIELD
- PARKING/ DRIVE
- PEDESTRIAN
- LEARNING / SPED
- LEARNING SUPPORT
- FL FLEX LEARNING
- CTE
- ATHLETICS
- COMMONS
- ARTS + MUSIC
- RESOURCES / LIBRARY
- ADMIN, TEACHER PREP
- BUILDING SUPPORT (MEP, STORAGE, TOILETS)

SITE INFORMATION

ADDRESS
17622 46TH AVE S
SEATAC, WA 98188

SITE AREA
5.60 ACRES

ZONING DATA

JURISDICTION: SEATAC
ZONE: UL-7200
USE: DAYCARE 2 (12+ CHILDREN) ALLOWED W/ CUP
REVIEW PROCESS: MINOR CONDITIONAL USE PERMIT W/ DIRECTOR REVIEW
SETBACKS - FRONT: 20' **SIDE:** 5' **REAR:** 15'
MAX. IMPERVIOUS SITE COVERAGE: N/A
MAX. BUILDING COVERAGE: 35%
MAX. HEIGHT: 30', TBD BY CUP APPROVAL
PARKING: 2 PER FACILITY MIN., PLUS 1 PER EMPLOYEE, AND 1 LOAD/UNLOAD SPACE PER EVERY 10 CHILDREN, 71 EXISTING STALLS

PROS / CONS

PROS

+ STAFF APPRECIATE THE L-SHAPED CLASSROOMS FOR TEAM TEACHING
+ BUILDING IS SPRINKLERED

CONS

SITE

+ LIMITED ACCESS FROM MILITARY ROAD & 176TH ST
+ ADA ACCESSIBILITY CHALLENGES
+ RIGHT-OF-WAY IMPROVEMENTS ALONG 46TH AVE S REQUIRED

BUILDING

+ ADA ACCESSIBILITY CHALLENGES
+ LIMITED ACOUSTIC SEPARATION BETWEEN CLASSROOMS
+ STRUCTURAL SEISMIC DEFICIENCIES
+ TOILET ROOMS ARE NOT ADJACENT TO CLASSROOMS
+ DAYLIGHTING CHALLENGES
+ UNDER UTILIZED SPACES - COMMONS & GYM
+ NO CENTRAL COOLING AVAILABLE & MEZZANINE GETS VERY WARM