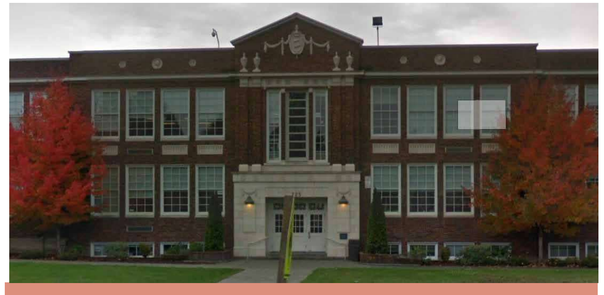
HIGHLINE PUBLIC SCHOOLS / BOND PLANNING



CONSTRUCTION PERIOD
1900-1940'S

COMMON STRUCTURAL SYSTEMS
UNREINFORCED MASONRY (URM) , BRICK VENEER ON CONCRETE FRAME, SMALL WOOD FRAME

BUILDING HEIGHT
MULTI-STORY

FIRE RISK REDUCTION
NON-COMBUSTIBLE CONSTRUCTION

MECHANICAL SYSTEM
OIL BOILER / FURNACE, NATURAL VENTIALTION

ENERGY CONSERVATION
TALL WINDOWS

RENOVATION PRIORITIES
ACCESSIBILITY, ASBESTOS, URM & STRUCTURAL SEISMIC STRENGTH, WINDOW UPGRADES, PATHWAYS FOR VENTILATION & HEAT RECOVERY, ELECTRICAL SYSTEM UPGRADES, ADD FIRE SPRINKLERS, REPLACE/UPGRADE FIRE ALARM SYSTEMS, IT INFRASTRUCTURE, SECURITY, LIGHTING SYSTEM UPGRADES

RENOVATION COST W/O PREVIOUS IMPROVEMENTS
$$$$



CONSTRUCTION PERIOD
1940'S-1970'S

COMMON STRUCTURAL SYSTEMS
UNREINFORCED MASONRY (URM) & LIGHT WOOD FRAME

BUILDING HEIGHT
SINGLE STORY

FIRE RISK REDUCTION
SMALL FOOTPRINT & BUILDING SEPARATION

MECHANICAL SYSTEM
UNIT VENTILATOR / DECENTRALIZED SYSTEM

ENERGY CONSERVATION
FEW FEATURES

RENOVATION PRIORITIES
ACCESSIBILITY, ASBESTOS, URM & STRUCTURAL SEISMIC STRENGTH, WINDOW UPGRADES, PATHWAYS FOR VENTILATION & HEAT RECOVERY, ELECTRICAL SYSTEM UPGRADES, ADD FIRE SPRINKLERS, REPLACE / UPGRADE FIRE ALARM SYSTEMS, WATER MANAGEMENT & ROOF DRAINAGE, SECURITY, LIGHTING SYSTEM UPGRADES

RENOVATION COST W/O PREVIOUS IMPROVEMENTS
$$$



CONSTRUCTION PERIOD
1970'S-1990'S

COMMON STRUCTURAL SYSTEMS
WOOD FRAME, CMU W/ MASONRY VENEER

BUILDING HEIGHT
SINGLE STORY

FIRE RISK APPROACH
FIRE SEPARATION WALLS & SPRINKLER SYSTEMS

MECHANICAL SYSTEM
UNIT VENTILATORS & SOME CENTRALIZED SYSTEMS

ENERGY CONSERVATION
LAYERED CONSTRUCTION, DOUBLE PANE WINDOWS

RENOVATION PRIORITIES
ACCESSIBILITY, ASBESTOS, STRUCTURAL SEISMIC STRENGTH, ELECTRICAL SYSTEM UPGRADES, ADDITION OF FIRE SPRINKLERS, REPLACE / UPGRADE OF FIRE ALARM SYSTEMS, SECURITY, LIGHTING SYSTEM UPGRADES

RENOVATION COST W/O PREVIOUS IMPROVEMENTS
$$$



CONSTRUCTION PERIOD
1998-NOW

COMMON STRUCTURAL SYSTEMS
STEEL W/ BRACED FRAMES OR CMU

BUILDING HEIGHT
MULTI-STORY

FIRE RISK APPROACH
RATED CONSTRUCTION & SPRINKLER SYSTEMS

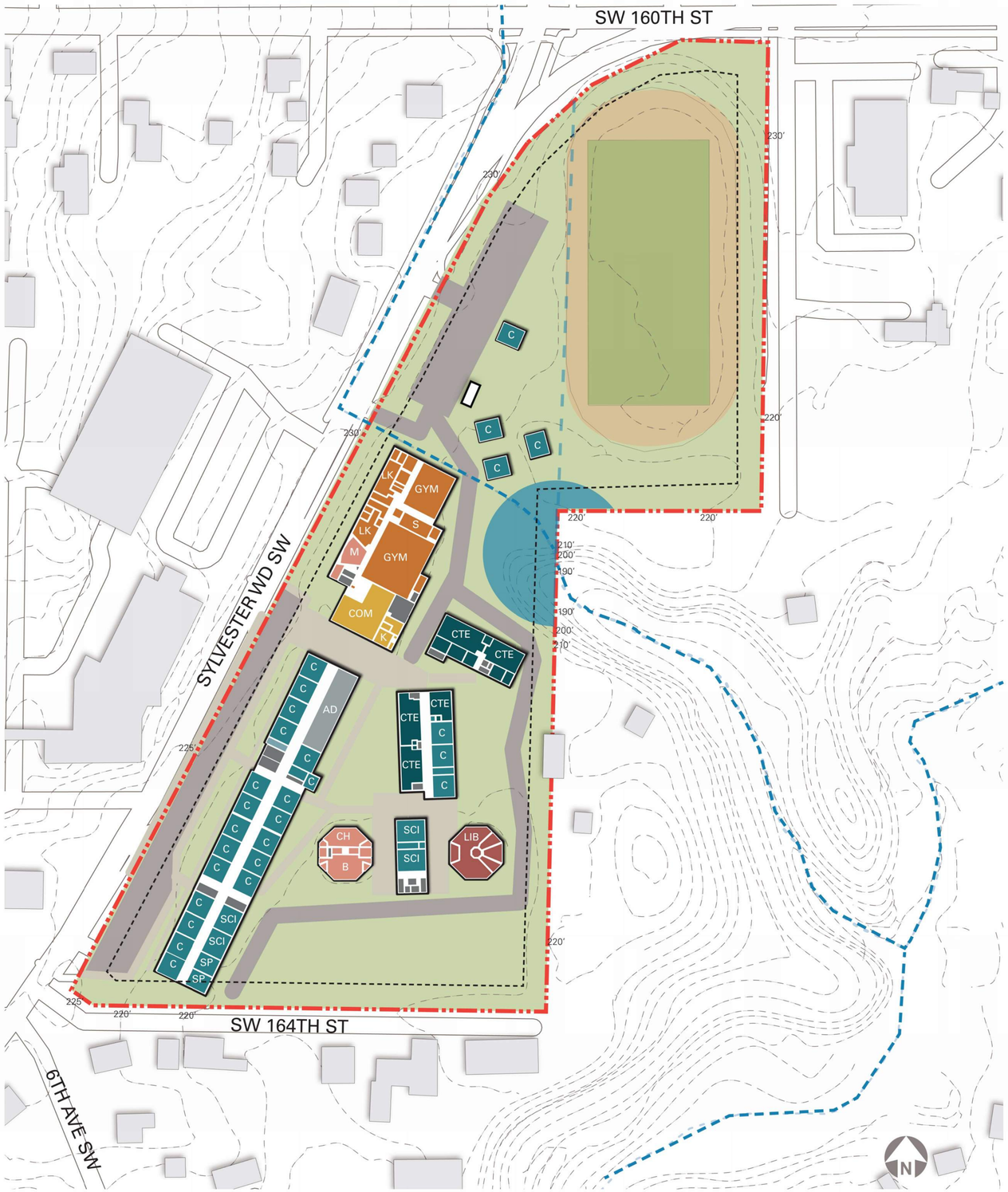
MECHANICAL SYSTEM
FANCOIL UNITS, VENTILATION AIR

ENERGY CONSERVATION
MODERN ROOF & WALL INSULATION, DOUBLE PANE WINDOWS, AIR BARRIERS

RENOVATION PRIORITIES
STRUCTURAL SEISMIC STRENGTH, ELECTRICAL SYSTEM UPGRADES, REPLACE / UPGRADE OF FIRE ALARM SYSTEMS, SECURITY, LIGHTING SYSTEM UPGRADES

RENOVATION COST W/O PREVIOUS IMPROVEMENTS
$

SYLVESTER MIDDLE SCHOOL /



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

RISKS / CONSIDERATIONS

+ STREAM IN CULVERT RUNS UNDER THE SITE.
+ 100’-0” STREAM BUFFER
+ SITE IN SEISMIC HAZARD ZONE
+ POTENTIAL LIGHTED PEDESTRIAN CROSSING
+ LOTS OF STAIR ACCESS - ADA ACCESS AROUND SITE IS LIMITED
+ VERY LIMITED STAFF PARKING
+ GEOLOGICAL LIQUEFACTION ZONE

ZONING DATA

JURISDICTION: BURIEN

ZONE: SINGLE FAMILY 7,200

USE: SCHOOL ALLOWED

REVIEW PROCESS: TYPE 2 DECISION

SETBACKS

FRONT: 30’

INTERIOR: 30’

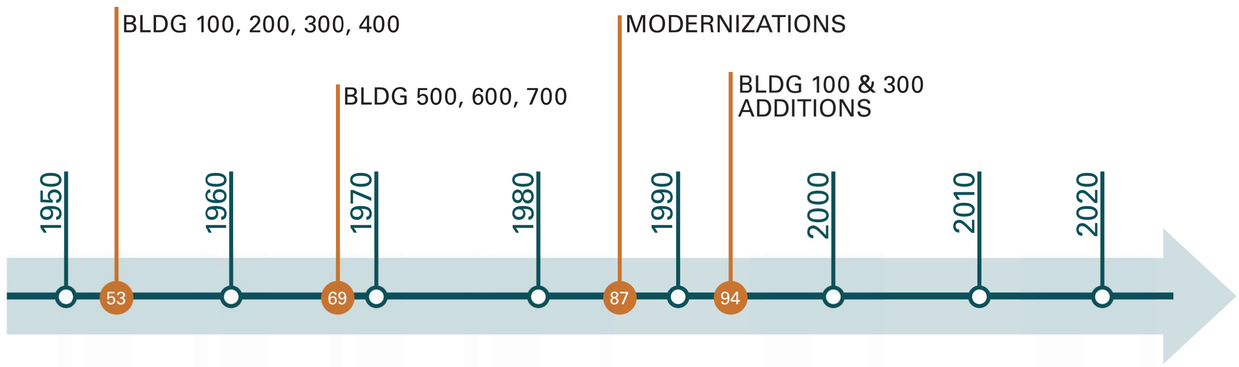
MAX. IMPERVIOUS SITE COVERAGE: 70% > 47%

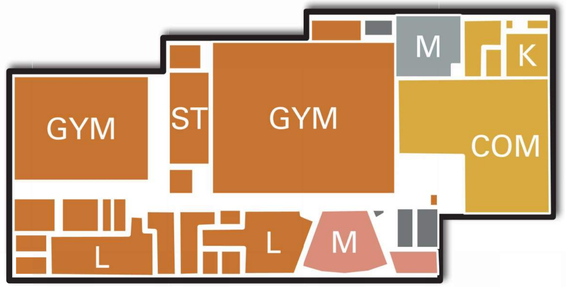
MAX. BUILDING COVERAGE: 35% > 19%

MAX. HEIGHT: 35’

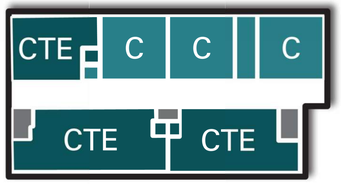
PARKING: DETERMINED BY TRAFFIC STUDY & DIRECTOR DECISION

CONSTRUCTION MILESTONES

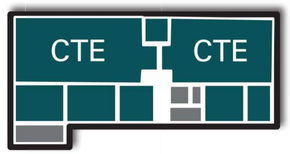




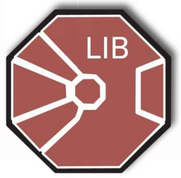
BLDG 300



BLDG 200



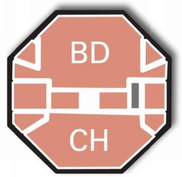
BLDG 400



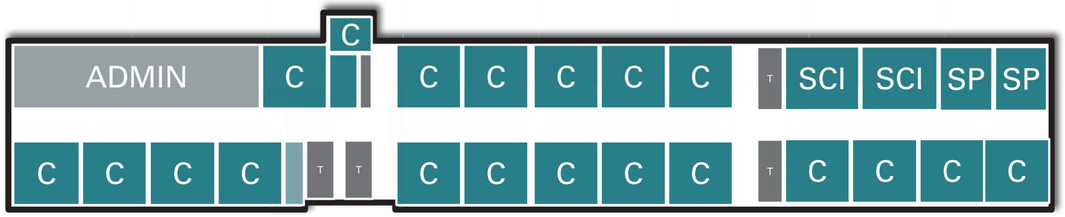
BLDG 700



BLDG 600



BLDG 500



BLDG 100

MAIN LEVEL

LEGEND

- LEARNING / SPED
- LEARNING SUPPORT
- FL FLEX LEARNING
- CTE
- ATHLETICS
- COMMONS
- ARTS + MUSIC
- RESOURCES / LIBRARY
- ADMIN, TEACHER PREP
- BUILDING SUPPORT (MEP, STORAGE, TOILETS)

STATISTICS

93,568
Square Feet
total area

548
6-8 Students

171
SF/Student

35
Permanent Classrooms

4
Portables

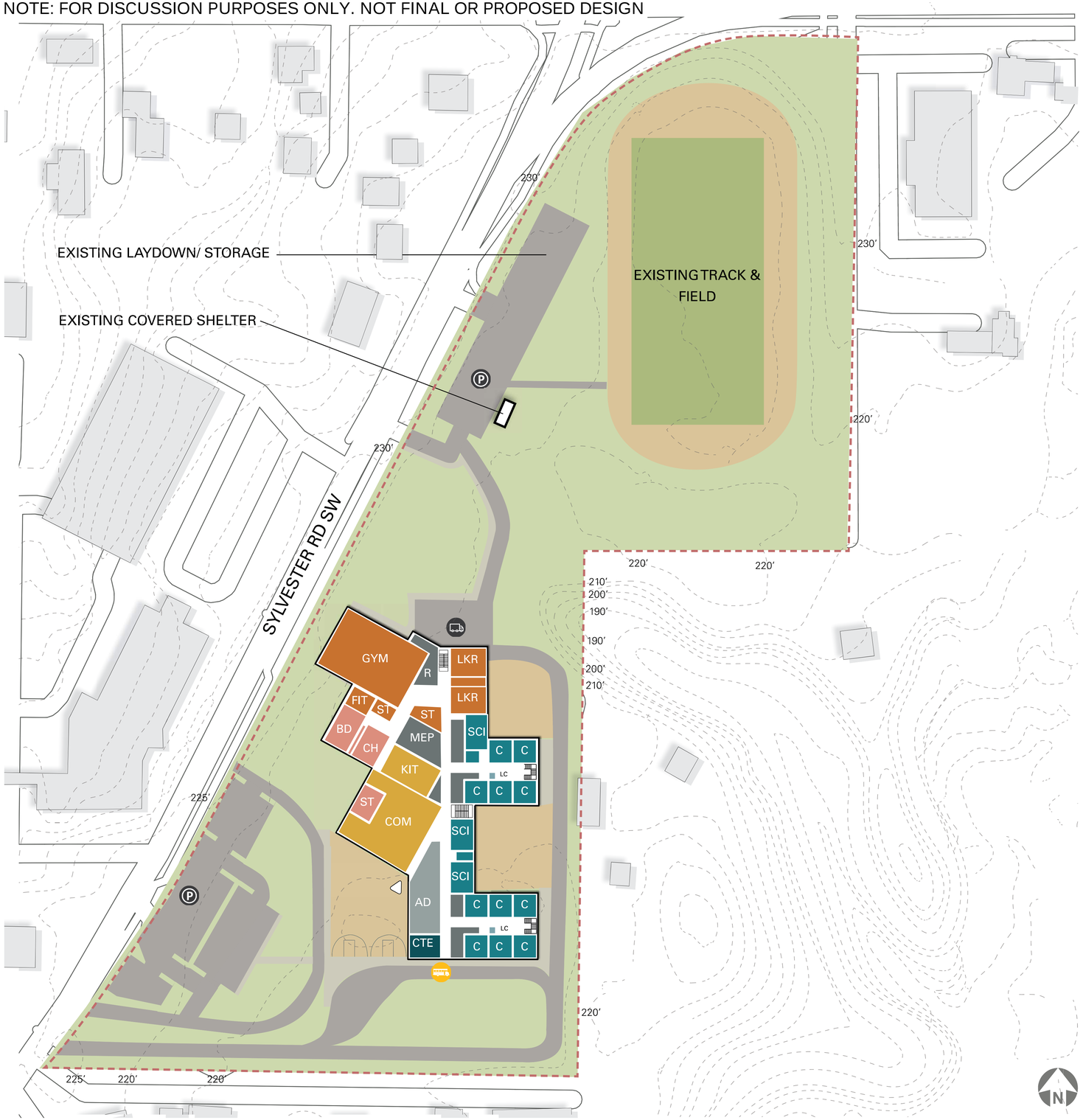
BUILDING DATA

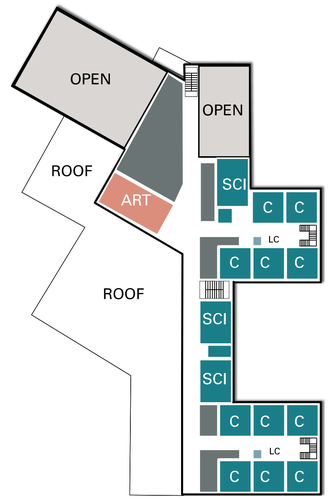
BLDG 100,200,300,400 - 1953
+ 1-STORY, WOOD FRAMING & CONCRETE WALLS AT GYM,
+ BLDG 100 PARTIALLY SPRINKLERED
+ MEP OVERVIEW - TWO-PIPE STEAM HEATING WITH AHU AT GYM

BLDG 500,600,700 - 1969
+ 1-STORY, CONCRETE WALLS & HEAVY TIMBER BEAMS
+ MEP OVERVIEW - AHU FORCED AIR HEATING/ VENTILATION FED BY STEAM LOOP

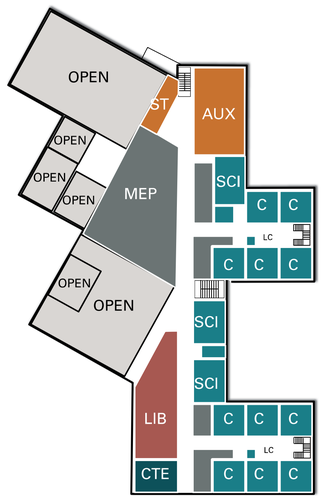
CODE DEFICENCIES
+ PEDESTRIAN ADA SITE ARRIVAL / BUS DROP CHALLENGES
+ BLDG 300 HAS SEVERAL FIRE WALLS TO INCREASE ALLOWABLE AREA
+ 1987 FIRE ALARM SYSTEM MAY REQUIRE UPGRADES

NOTE: FOR DISCUSSION PURPOSES ONLY. NOT FINAL OR PROPOSED DESIGN





LEVEL 3



LEVEL 2

LEGEND

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

DESIGN: 12/1/2026 - 6/1/2028

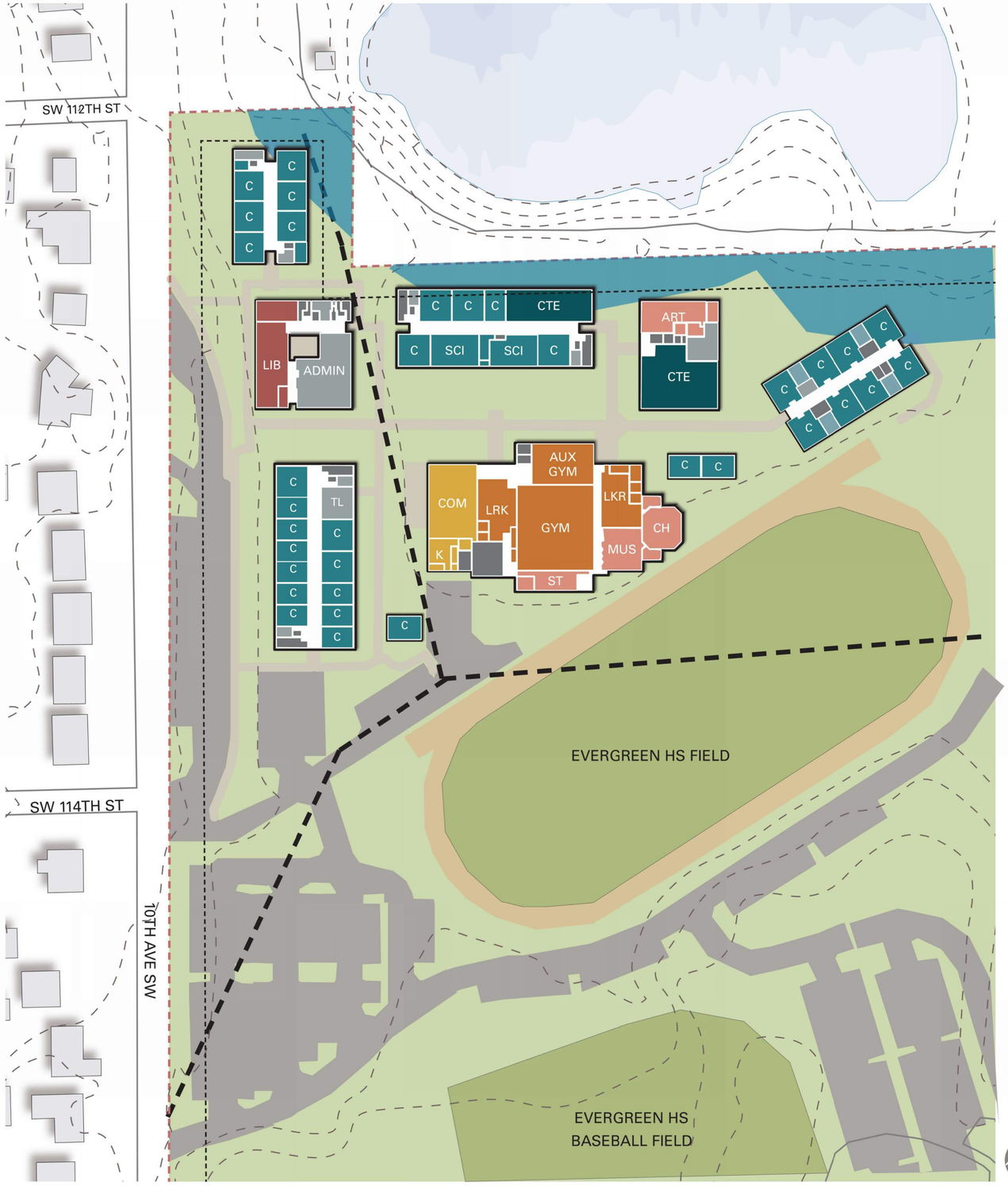
CONSTRCUTION: 8/1/2028- 6/1/2030

TOTAL COST: $177,500,000

COST PER SF: $1315/SF

GSF: 135,000 SF

CASCADE MIDDLE SCHOOL /



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

RISKS / CONSIDERATIONS

+ EXISTING SEWER CROSSING SITE
+ 100’-0” WETLAND BUFFER
+ LIMITED IMPERVIOUS SITE AREA

ZONING DATA

JURISDICTION: KING COUNTY

ZONE: R-6

USE: SCHOOL USE ALLOWED

SETBACKS

FRONT: 30’

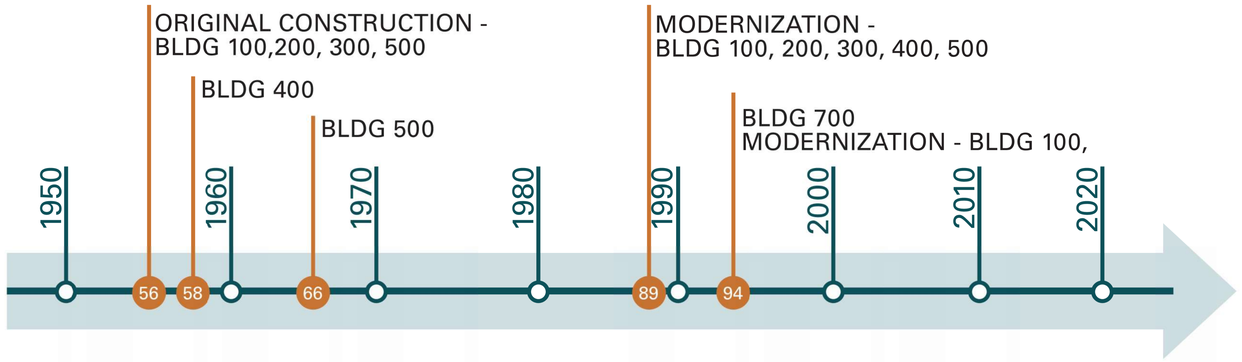
INTERIOR: 30’

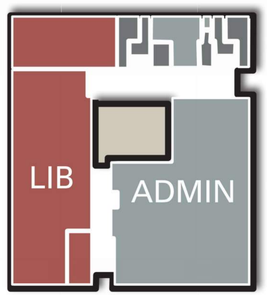
MAX. IMPERVIOUS SITE COVERAGE: 70% > 67%

MAX. HEIGHT: 35’ - (75’-0” WITH ADD’L SETBACK)

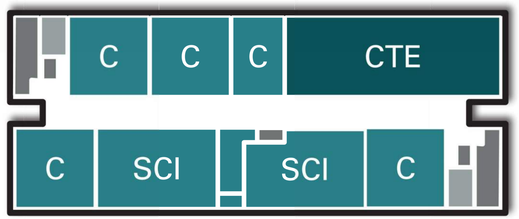
PARKING: 42 CL + 700 STUDENTS / 10 = 112

CONSTRUCTION MILESTONES

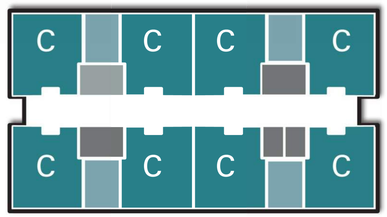




BLDG 100



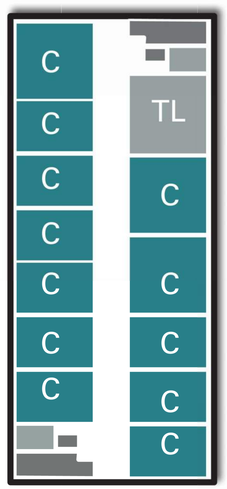
BLDG 300



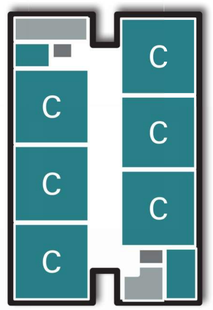
BLDG 700

LEGEND

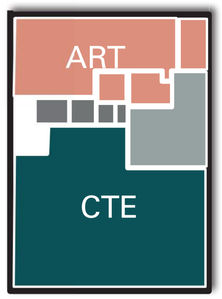
- LEARNING / SPED
- LEARNING SUPPORT
- FL FLEX LEARNING
- CTE
- ATHLETICS
- COMMONS
- ARTS + MUSIC
- RESOURCES / LIBRARY
- ADMIN, TEACHER PREP
- BUILDING SUPPORT (MEP, STORAGE, TOILETS)



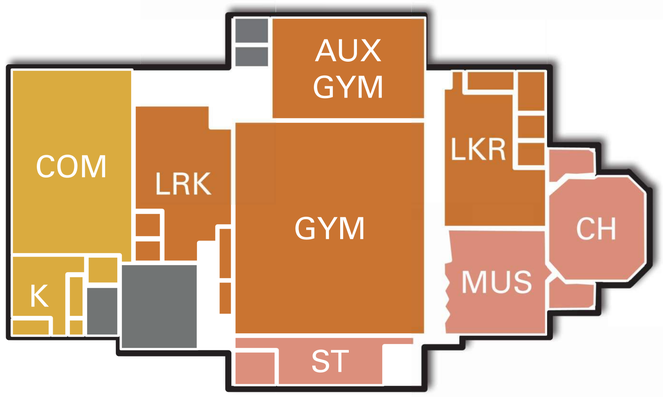
BLDG 200



BLDG 400



BLDG 600



BLDG 500

MAIN LEVEL

STATISTICS

93,099
Square Feet
total area

663
9-12 Students

140
SF/Student

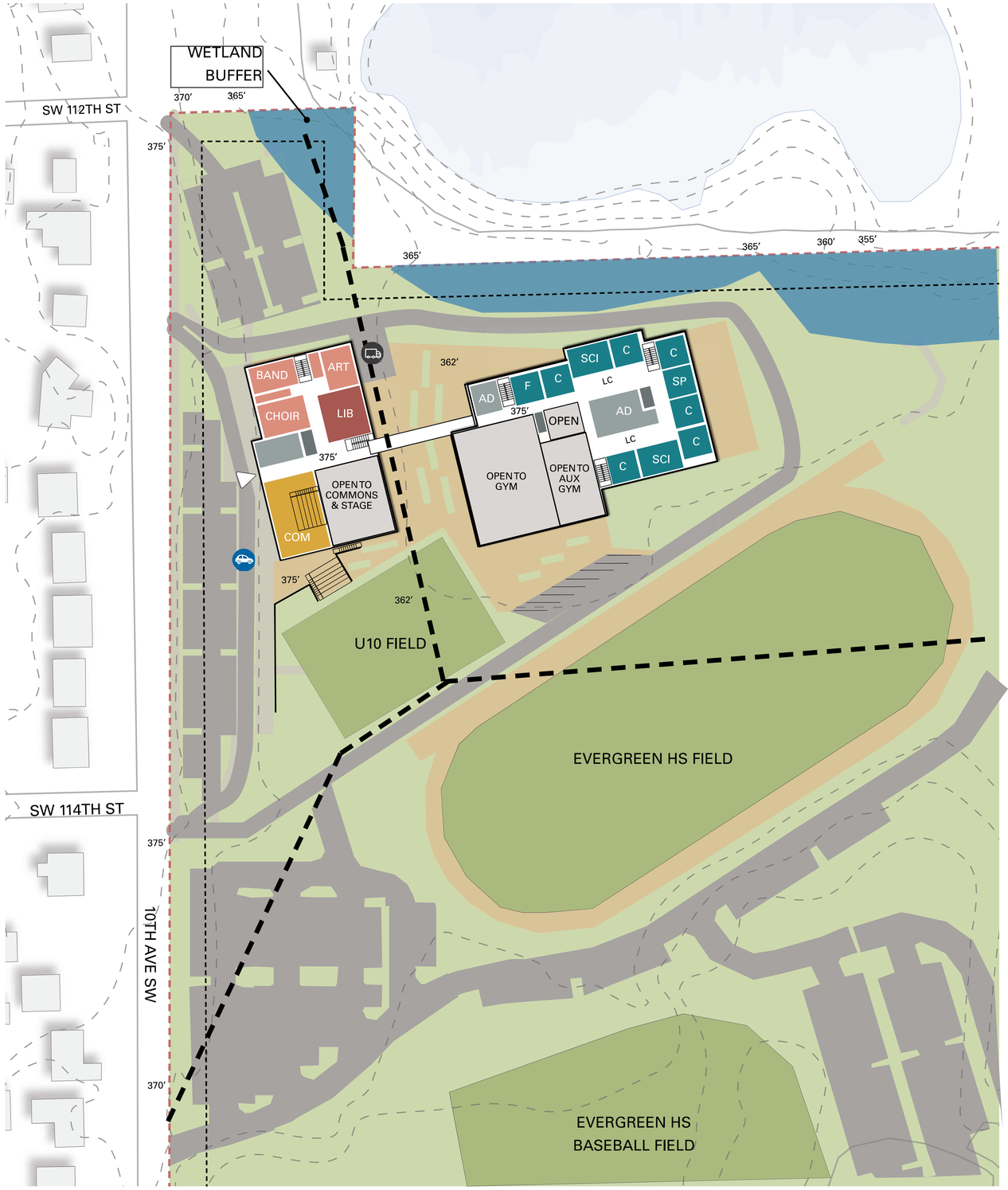
42
Permanent Classrooms

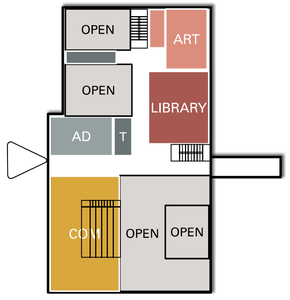
2
Portables

BUILDING DATA

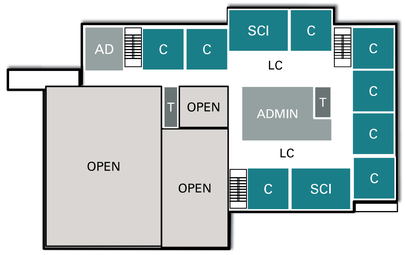
+ BUILDING TYPE
+ TYPE VB - BLDG 100,200, 300, 400, 600, 700
+ TYPE VI - BLDG 500
+ SPRINKLERS - BLDG 700
+ SINGLE STORY
+ STRUCTURAL SYSTEM
  + STEEL COLUMNS & GLULAM BEAMS, BRICK SHEAR WALLS,
+ CODE PERMITTED - 1950'S UBC, 1980'S UBC, 1991 UBC
+ CODE DEFICENCIES
  + URM & SEISMIC, LIMITED SPRINKLERS, FIRE ALARM FROM 1991
+ MEP OVERVIEW
  + FORCED AIR GAS FURNACE, CAMPUS HOT WATER LOOP

NOTE: FOR DISCUSSION PURPOSES ONLY. NOT FINAL OR PROPOSED DESIGN

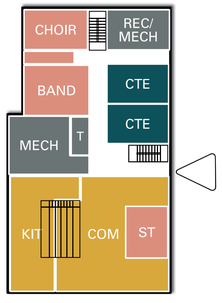




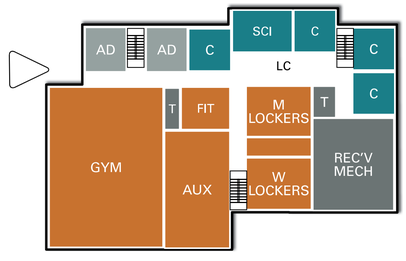
LEVEL 2 - 375′



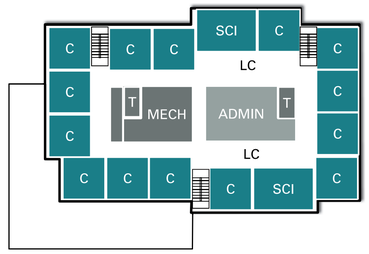
LEVEL 2 - 375′



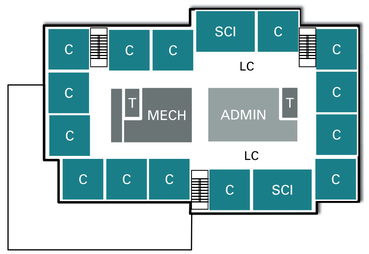
LEVEL 1 - 362′



LEVEL 1 - 362′



LEVEL 2 - 407′



LEVEL 2 - 392′

BUILDING A

BUILDING B

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)

DESIGN: 12/1/2028 - 6/1/2030

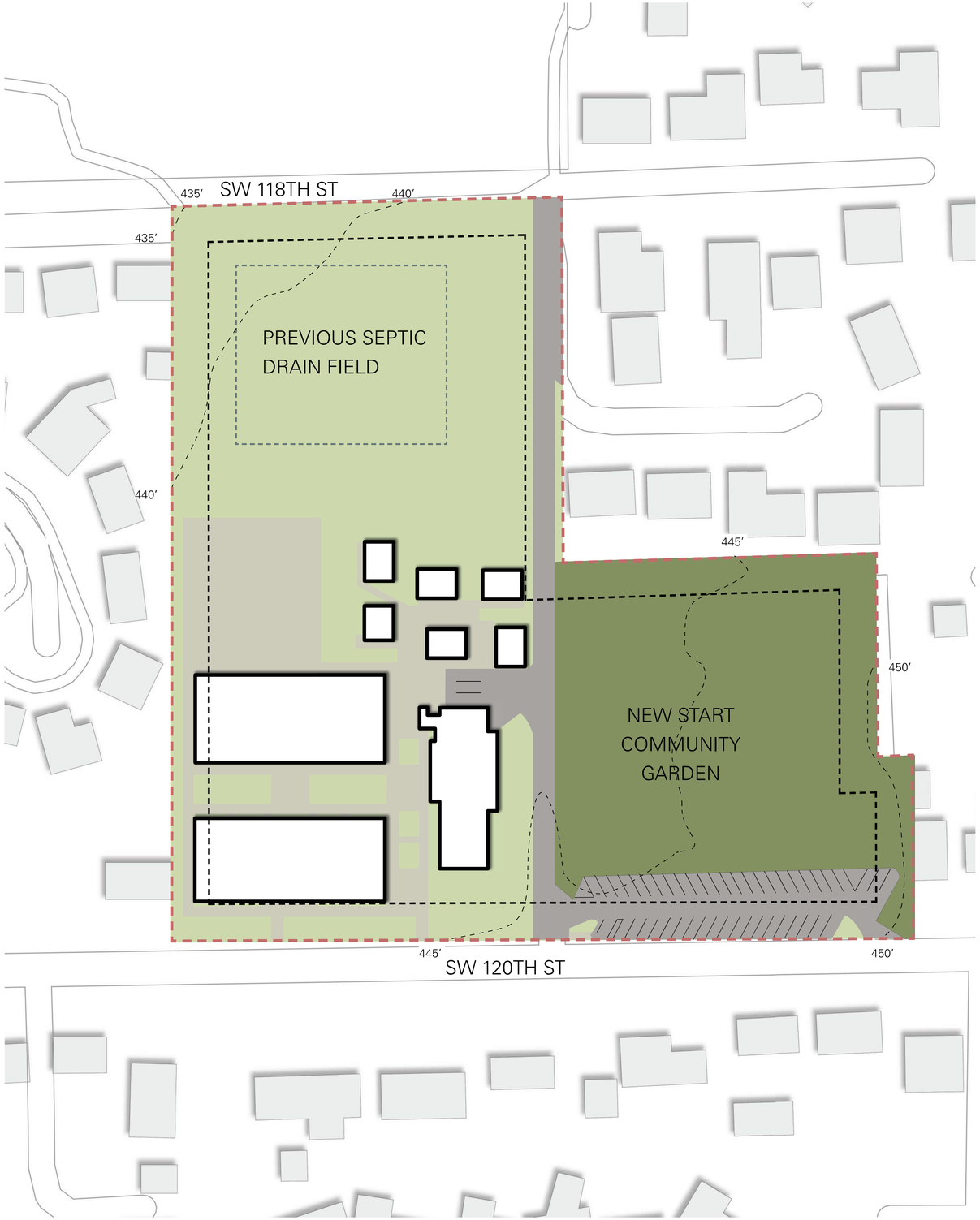
CONSTRCUTION: 8/1/2030- 8/1/2032

TOTAL COST: $216,400,000

COST PER SF: $1443/SF

GSF: 150,000 SF

CASCADE MIDDLE SCHOOL / SALMON CREEK



LEGEND

- SURROUNDING BUILDING
- PROPERTY LINE
- SETBACKS
- HISTORIC STREAM LOCATION
- STREAM (PIPED)
- SEWER LINE & EASEMENT
- LANDSCAPE
- ATHLETIC FIELD
- COMMUNITY GARDEN
- COURTYARD
- PARKING/ DRIVE
- PEDESTRIAN
- LEARNING / SPED
- LEARNING SUPPORT
- LC LEARNING COMMONS / FLEX
- CTE
- ATHLETICS
- COMMONS
- ARTS + MUSIC
- RESOURCES / LIBRARY
- ADMIN, TEACHER PREP
- BUILDING SUPPORT (MEP, STORAGE, TOILETS)
- AUTO DROP-OFF
- BUS DROP-OFF
- LOADING
- MAIN ENTRY

SITE INFORMATION

ADDRESS
614 SW 120TH ST
BURIEN, WA 98146

SITE AREA
289,719 SF (6.65 ACRES)

RISKS / CONSIDERATIONS

+ NEW SIDEWALKS LIKELY REQUIRED ALONG 120TH. THE EXISTING WALKS ARE ASPHALT IN PLACE, THERE ARE POWER POLES AGAINST CURB LINE, AND THE EXISTING CURB RAMPS DO NOT MEET ADA REQUIREMENTS.
+ CURB, GUTTER, AND SIDEWALK IMPROVEMENTS WILL LIKELY BE REQUIRED ON 118TH.
+ PAVEMENT ON 118TH SHOW ALLIGATOR CRACKING AND WILL LIKELY NEED OVERLAY
+ SIDEWALKS IMPROVEMENTS LIKELY ON 6TH IN ROW

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% > 20%

MAX. BUILDING COVERAGE: 35% > 12%

MAX. HEIGHT: 35′

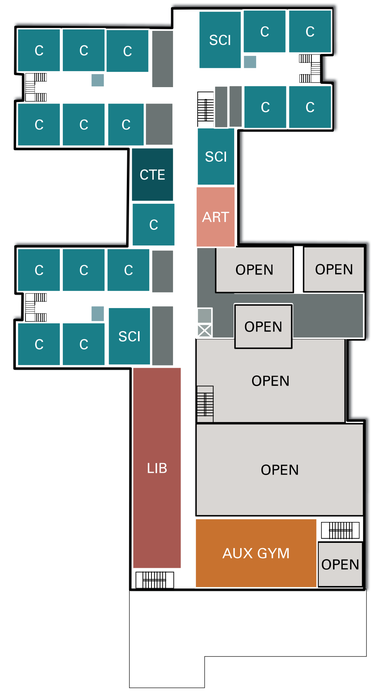
PARKING: DETERMINED BY TRAFFIC STUDY & DIRECTOR DECISION.

47 EXISTING STALLS

NOTE: FOR DISCUSSION PURPOSES ONLY. NOT FINAL OR PROPOSED DESIGN



LEVEL 1



LEVEL 2

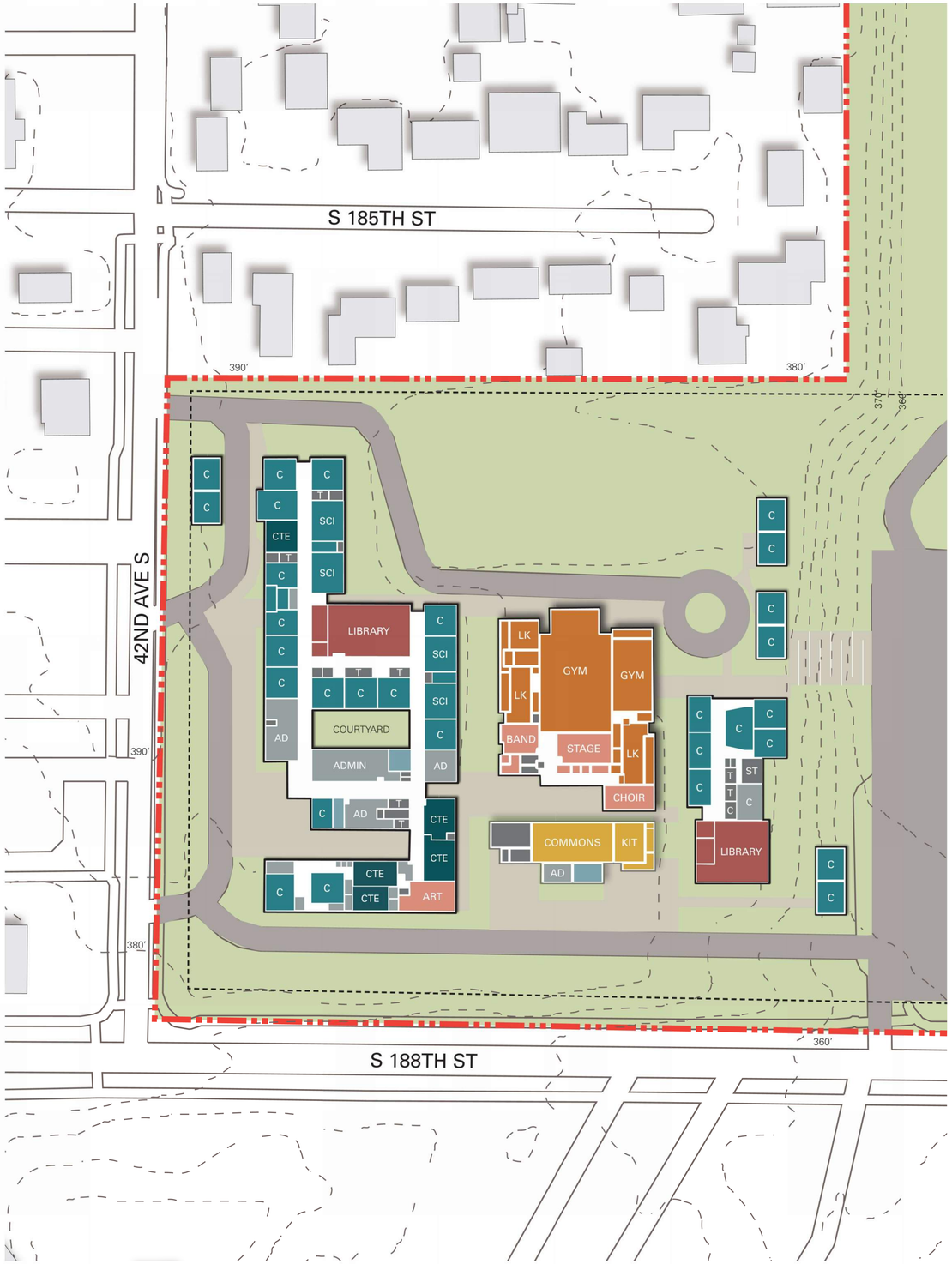
LEGEND

- SURROUNDING BUILDING
- PROPERTY LINE
- SETBACKS
- HISTORIC STREAM LOCATION
- STREAM (PIPED)
- SEWER LINE & EASEMENT
- LANDSCAPE
- ATHLETIC FIELD
- COMMUNITY GARDEN
- COURTYARD
- PARKING/ DRIVE
- PEDESTRIAN
- LEARNING / SPED
- LEARNING SUPPORT
- LC LEARNING COMMONS / FLEX
- CTE
- ATHLETICS
- COMMONS
- ARTS + MUSIC
- RESOURCES / LIBRARY
- ADMIN, TEACHER PREP
- BUILDING SUPPORT (MEP, STORAGE, TOILETS)
- AUTO DROP-OFF
- BUS DROP-OFF
- LOADING
- MAIN ENTRY

DESIGN: 12/1/2026 - 6/1/2028
CONSTRCUTION: 8/1/2028- 6/1/2030
TOTAL COST: $169,700,000
COST PER SF: $1257/SF
GSF: 135,000 SF

1" = 50'-0"

CHINOOK MIDDLE SCHOOL /



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)

RISKS / CONSIDERATIONS

+ OCCUPIED SITE REPLACEMENT OPPORTUNITY IS LIMITED

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'

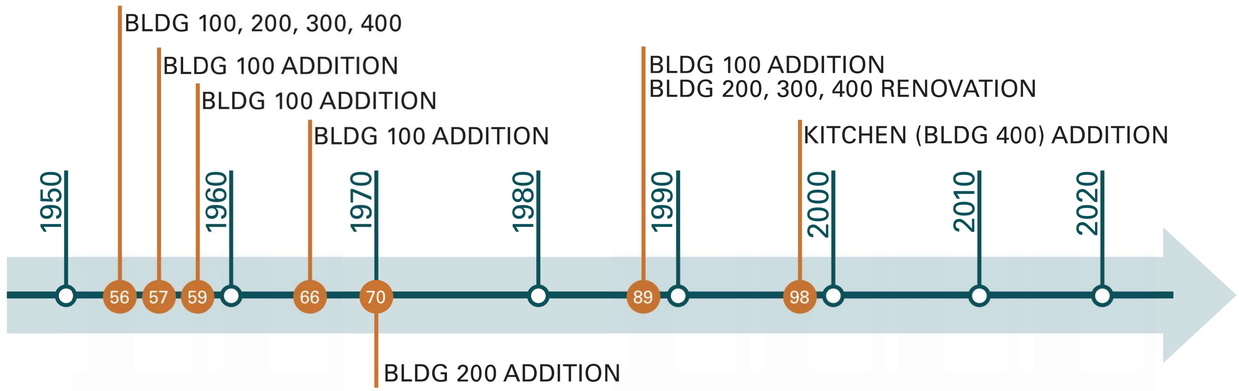
MAX. IMPERVIOUS SITE COVERAGE: N/A

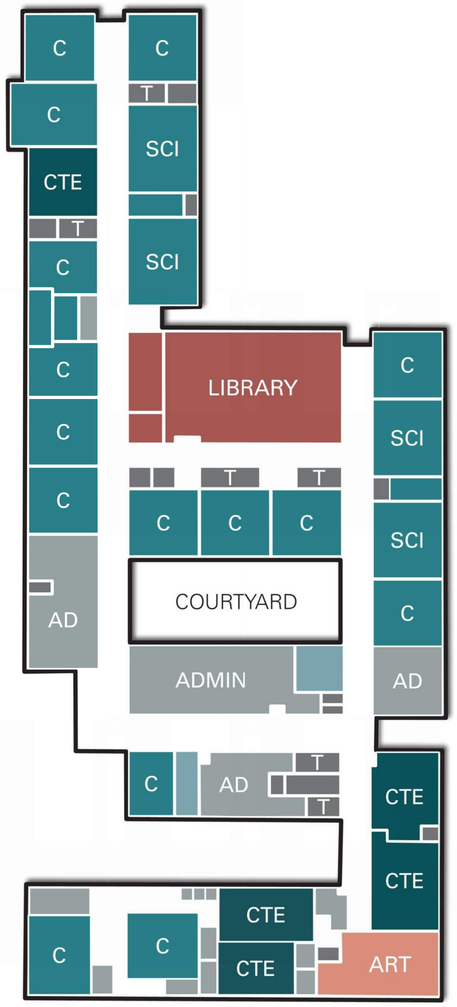
MAX. BUILDING COVERAGE: 35%

MAX. HEIGHT: 30', TBD BY CUP APPROVAL

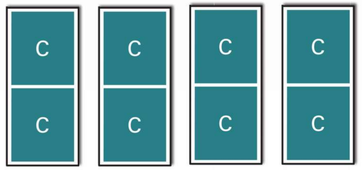
PARKING: 1 PER 50 STUDENTS, 1 PER FACULTY MEMBER

CONSTRUCTION MILESTONES

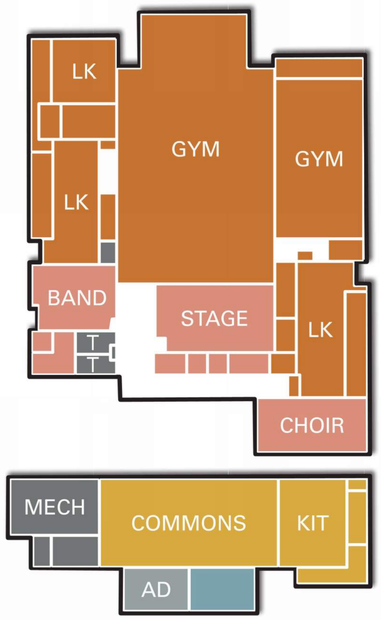




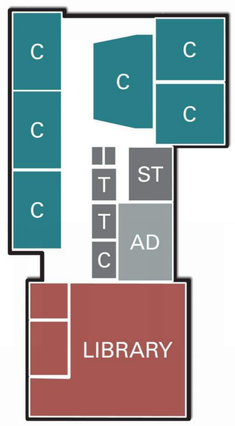
100 BLDG (NORTH)
200 BLDG (SOUTH)



PORTABLES



300 BLDG (NORTH)
400 BLDG (SOUTH)



UNIT E

LEGEND

- LEARNING / SPED
- LEARNING SUPPORT
- FL FLEX LEARNING
- CTE
- ATHLETICS
- COMMONS
- ARTS + MUSIC
- RESOURCES / LIBRARY
- ADMIN, TEACHER PREP
- BUILDING SUPPORT (MEP, STORAGE, TOILETS)

STATISTICS

103,886
Square Feet
total area

604
6-8 Students

172
SF/Student

25
Permanent Classrooms

4
Portables

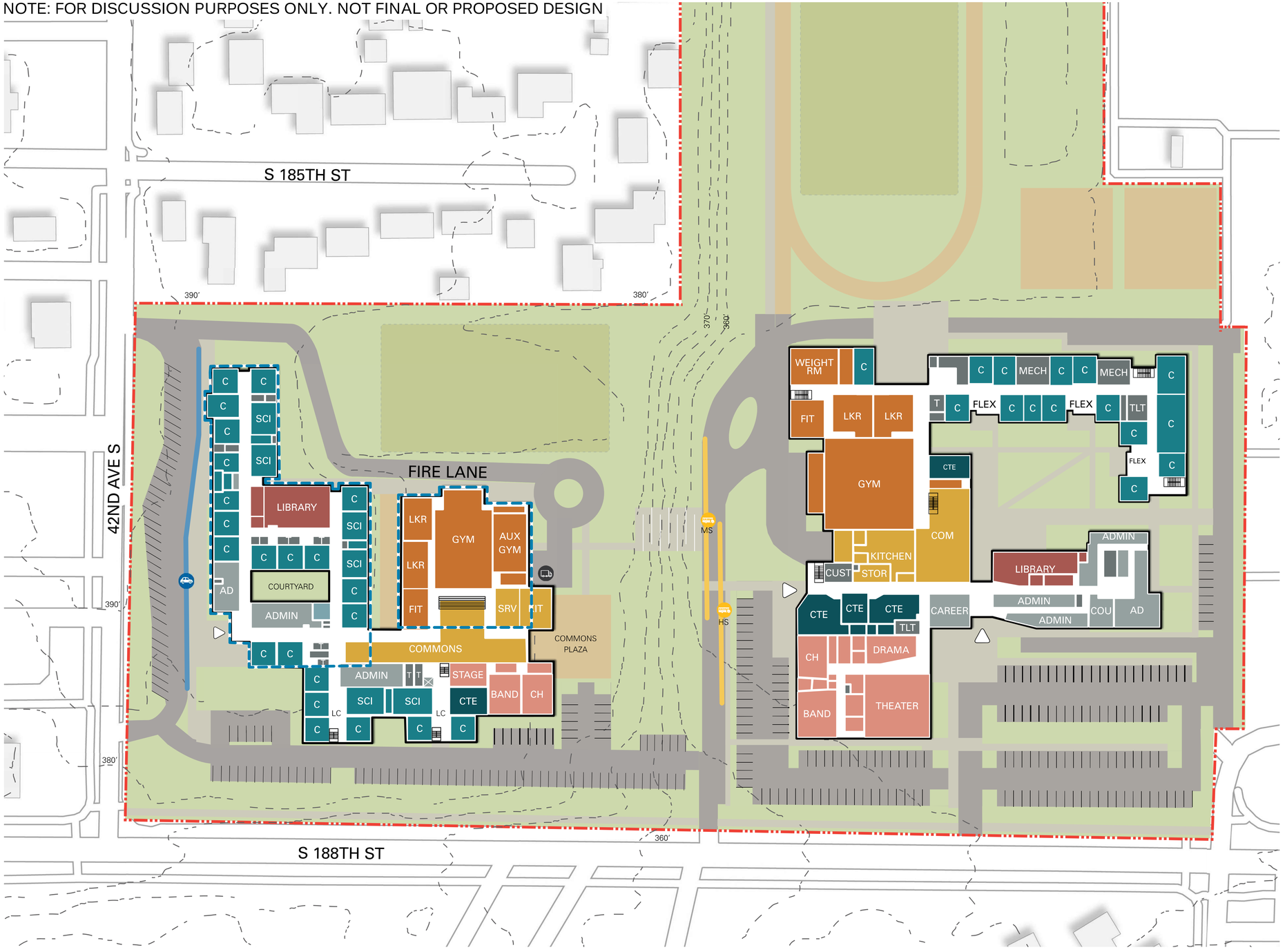
BUILDING DATA

+ BLDG 100, 200, 300, 400 - 1956
1-STORY, MASONRY WALLS, GLULAM BEAMS & COLUMNS, 3X CARDECKING

+ CODE DEFICIENCIES
BLDG 300 NORTH - NON-SPRINKLERED
1989 FIRE ALARM SYSTEM MAY REQUIRED UPGRADES

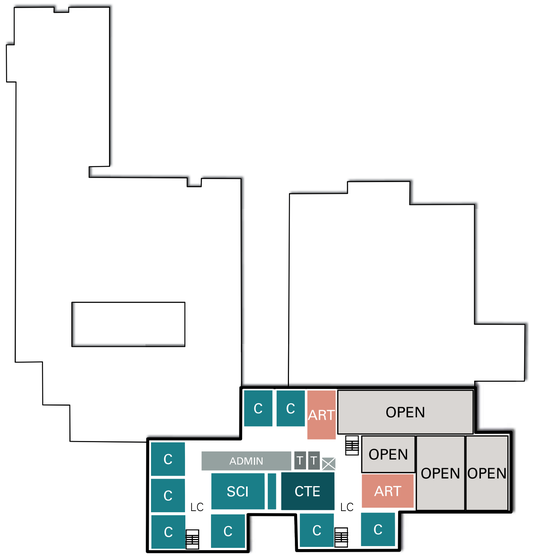
+ MEP OVERVIEW
GAS FURNACE, CLASSROOM UNIT VENTILATORS, CENTRAL BOILERS

NOTE: FOR DISCUSSION PURPOSES ONLY. NOT FINAL OR PROPOSED DESIGN



LEGEND

- SURROUNDING BUILDING
- PROPERTY LINE
- SETBACKS
- HISTORIC STREAM LOCATION
- MODERNIZATION
- SEWER LINE & EASEMENT
- LANDSCAPE
- ATHLETIC FIELD
- COMMUNITY GARDEN
- COURTYARD
- PARKING/ DRIVE
- PEDESTRIAN
- MAIN ENTRY
- LEARNING
- LEARNING SUPPORT
- LC LEARNING COMMONS / FLEX
- CTE
- ATHLETICS
- COMMONS
- ARTS + MUSIC
- RESOURCES / LIBRARY
- ADMIN, TEACHER PREP
- BUILDING SUPPORT (MEP, STORAGE)
- AUTO DROP-OFF
- BUS DROP-OFF
- LOADING

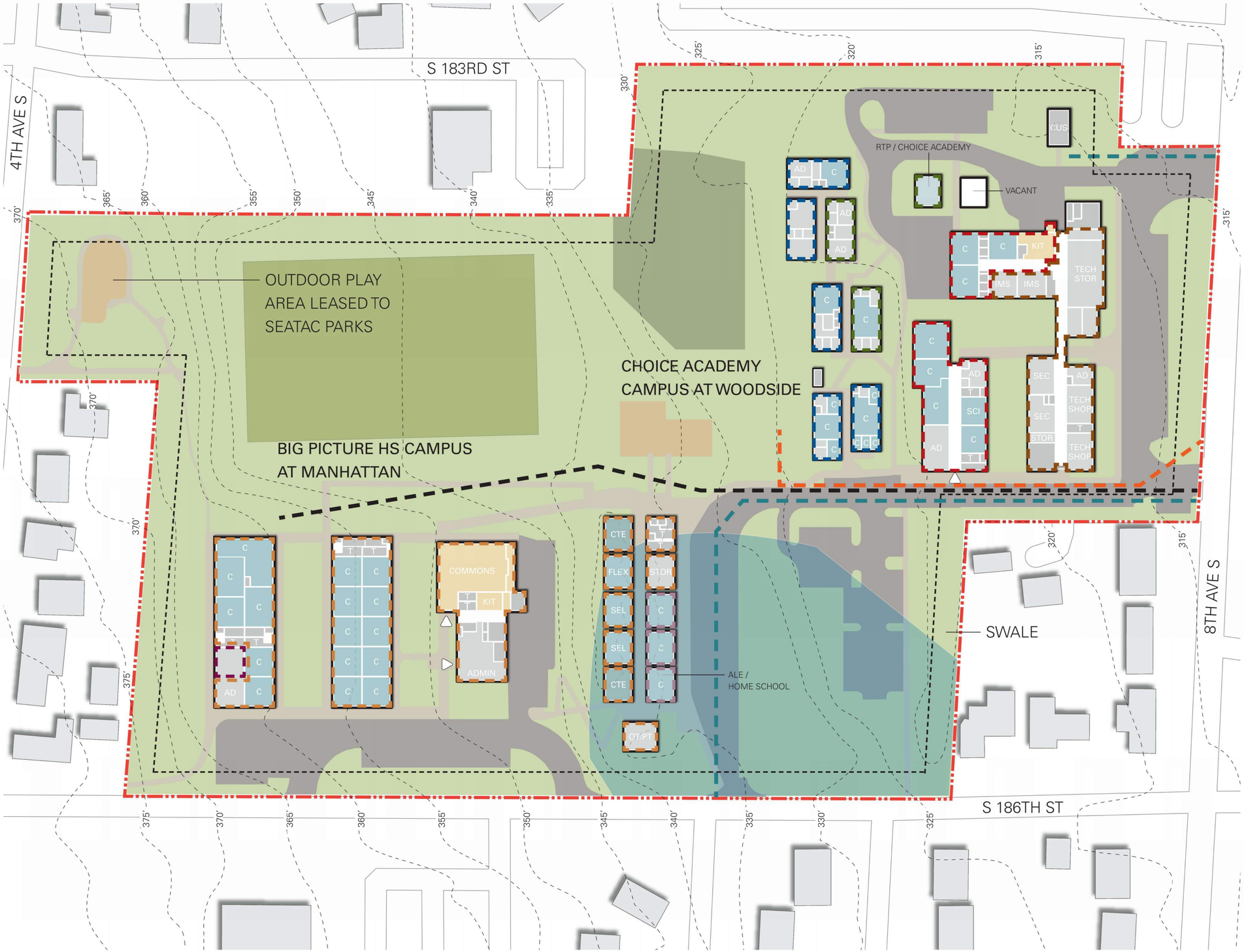


LEVEL 2

DESIGN: 1/1/2031 - 7/1/2032
CONSTRUCTION: 9/1/2032- 7/1/2034
TOTAL COST: $138,600,000
COST PER SF: $1083/SF
GSF: 135,000 SF

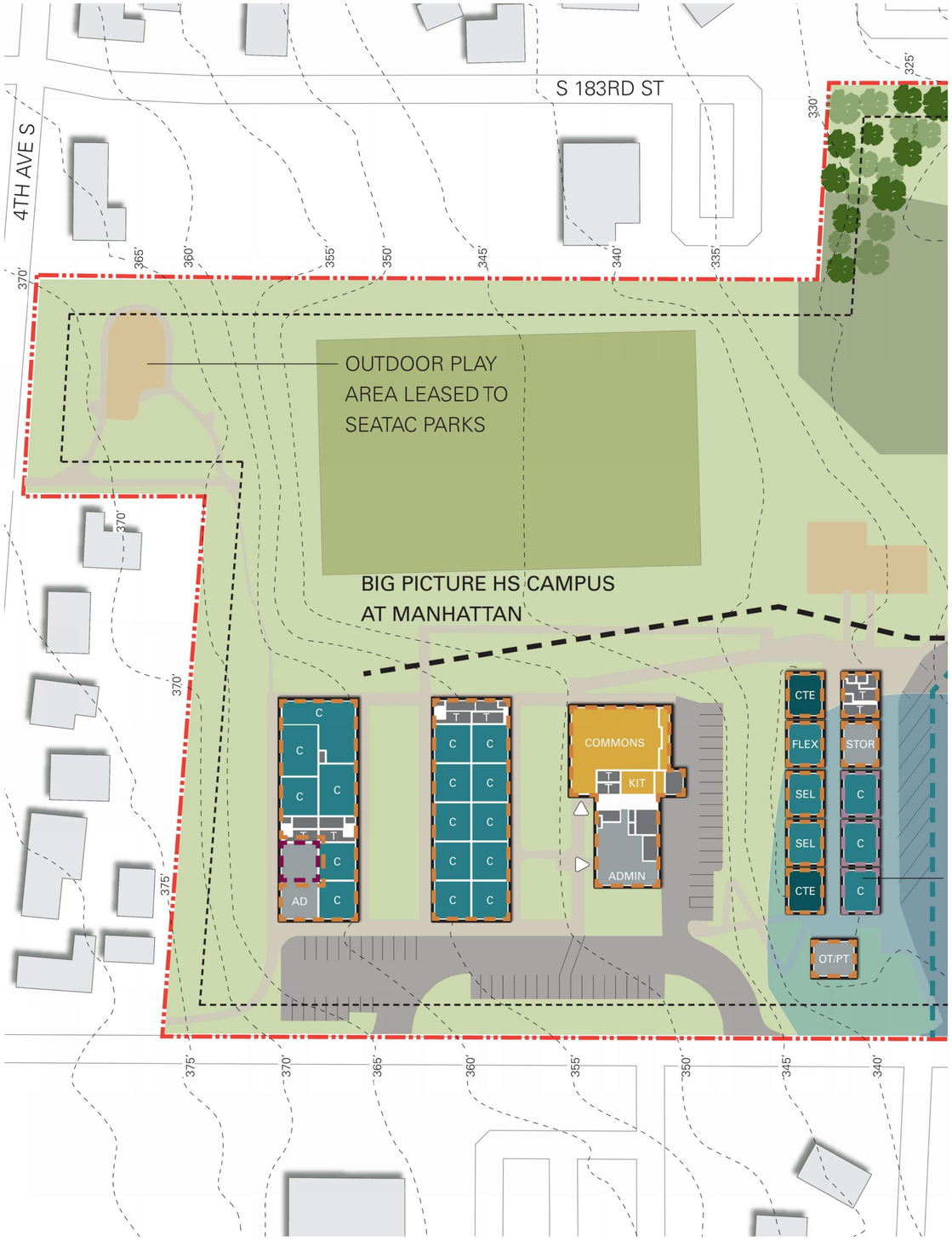
bassetti architects DESIGN FOR GOOD
A Design Studio of HMC Architects
HIGHLINE PUBLIC SCHOOLS

BIG PICTURE / CHOICE /



LEGEND

- AQUIFER RECHARGE ZONE
- SURROUNDING BUILDING
- PROPERTY LINE
- SETBACKS
- HISTORIC STREAM LOCATION
- STREAM (PIPED)
- SEWER LINE & EASEMENT
- 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



LEGEND

- AQUIFER RECHARGE ZONE
- SURROUNDING BUILDING
- PROPERTY LINE
- SETBACKS
- HISTORIC STREAM LOCATION
- STREAM (PIPED)
- SEWER LINE & EASEMENT
- 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)

RISKS / CONSIDERATIONS

\+ AQUIFER RECHARGE ZONE - BURIEN CRITICAL AREA REVIEW REQUIRED.

ZONING DATA

JURISDICTION: BURIEN

ZONE: RS-7200

USE: SCHOOL ALLOWED

REVIEW PROCESS: TYPE 2 DECISION

SETBACKS: FRONT - 30’ INTERIOR - 30’

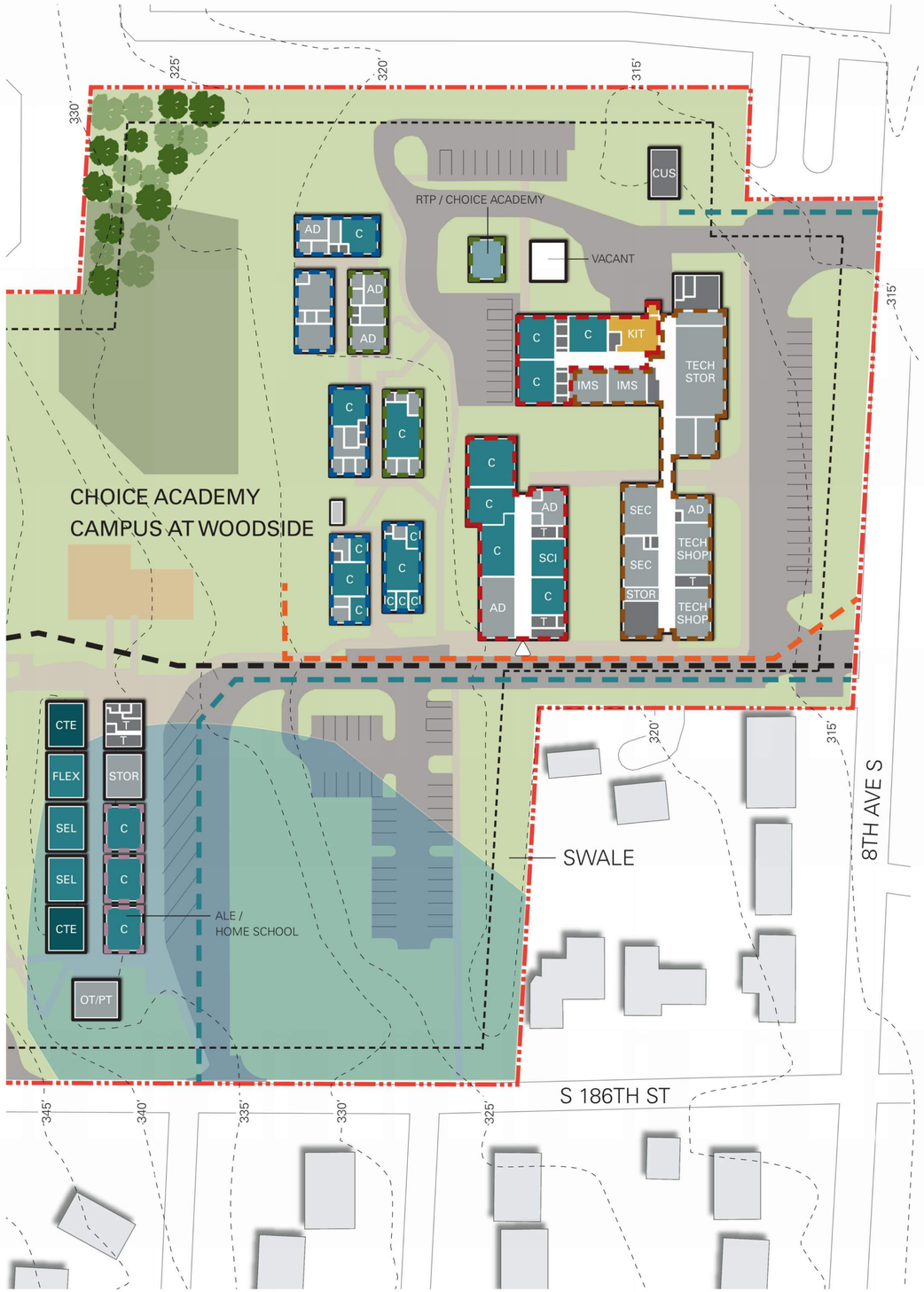
MAX. IMPERVIOUS SITE COVERAGE: 70% > 15%

MAX. BUILDING COVERAGE: 35% > 12%

MAX. HEIGHT: 35’

PARKING: DETERMINED BY TRAFFIC STUDY & DIRECTOR DECISION.

BIG PICTURE HS - 52 EXISTING STALLS



LEGEND

- AQUIFER RECHARGE ZONE
- SURROUNDING BUILDING
- PROPERTY LINE
- SETBACKS
- HISTORIC STREAM LOCATION
- STREAM (PIPED)
- SEWER LINE & EASEMENT
- 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

CHOICE ACADEMY - 18367 8TH AVE S
BURIEN, WA 98148

SITE AREA

774,576 SF (17.8 ACRES)

RISKS / CONSIDERATIONS

+ AQUIFER RECHARGE ZONE - BURIEN CRITICAL AREA REVIEW REQUIRED.

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%

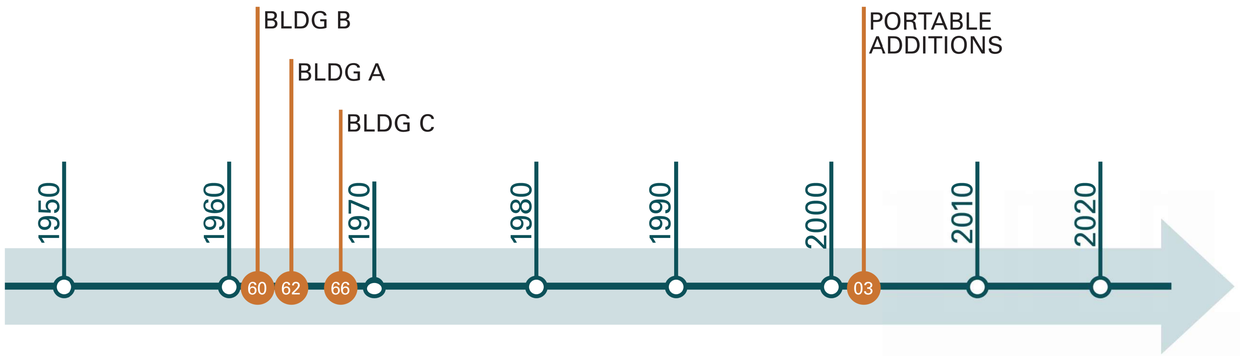
MAX. BUILDING COVERAGE: 35% > 12%

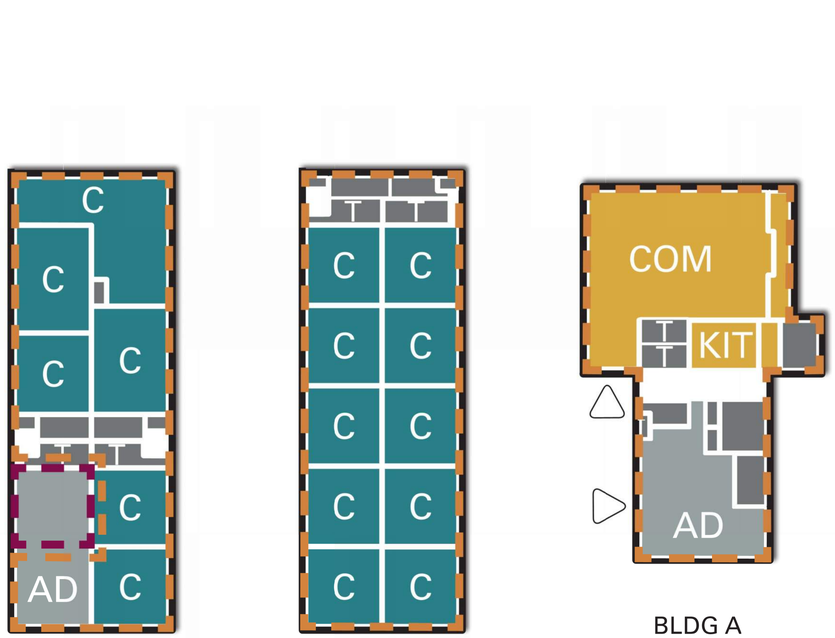
MAX. HEIGHT: 35’

PARKING: DETERMINED BY TRAFFIC STUDY & DIRECTOR DECISION.

CHOICE ACADEMY / HSD / RTP / CBS - 92 (E) STALLS

CONSTRUCTION MILESTONES





LEGEND

- 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

STATISTICS

29,988
Square Feet
total area

238
6-12 Students

126
SF/Student

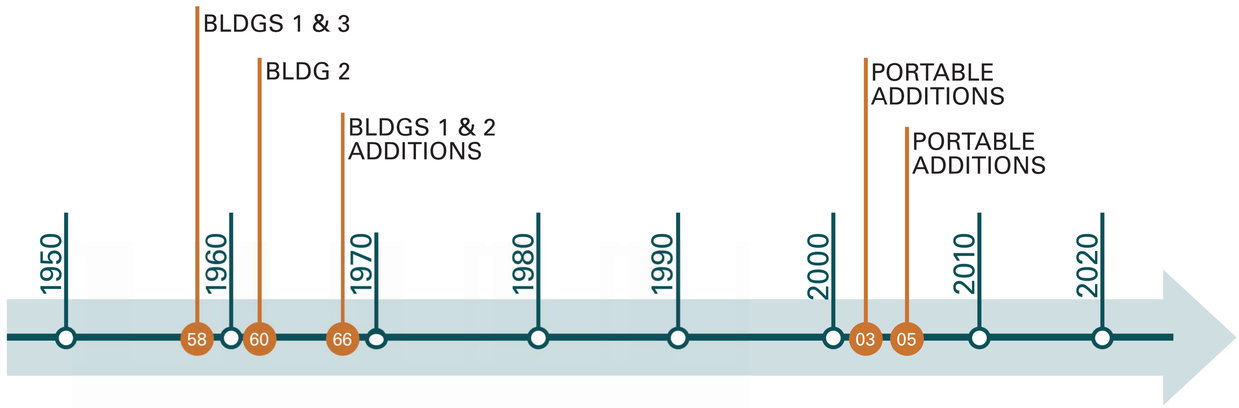
16
Permanent Classrooms

11
Portables

BUILDING DATA

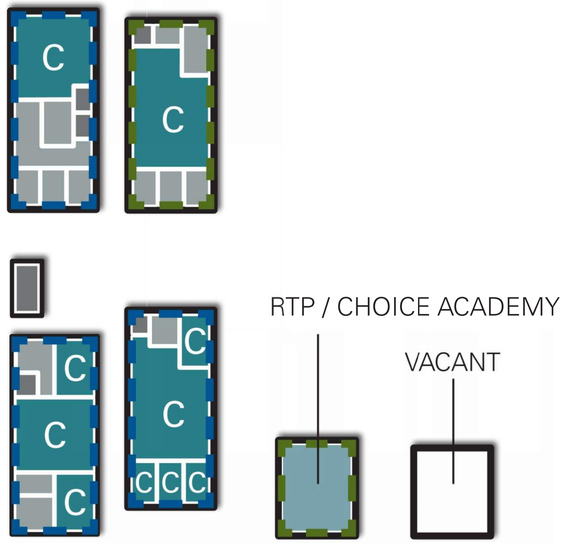
+ BUILDING A,B,C
+ TYPE V-B
+ NON-SPRINKLERED
+ SINGLE STORY
+ MASONRY BEARING WALLS, STEEL COLUMNS & GLULAM BEAMS
+ CODE PERMITTED - 1958 & 1962 UBC
+ UNIT VENTILATORS & GAS BOILER
+ DEFICIENCIES
+ 2015 ICOS SCORE - POOR
+ BDLG A - 48%, BLDG B - 38%, BLDG C - 40%
+ HAZARDOUS MATERIALS
+ URM BLOCK CONSTRUCTION
+ ADA ACCESS, RAMPS & HARDWARE
+ INEFFICIENT LIGHTING
+ LIMITED FIRE ALARM SYSTEM
+ SINGLE PANE GLAZING
+ OBSOLETE BUILDING SYSTEMS

CONSTRUCTION MILESTONES





2005 PORTABLES



2003 PORTABLES

MAIN LEVEL

PORTABLES

LEGEND

- 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

STATISTICS

33,918
Square Feet
total area

178
6-12 Students

191
SF/Student

8
Permanent Classrooms

9
Portables

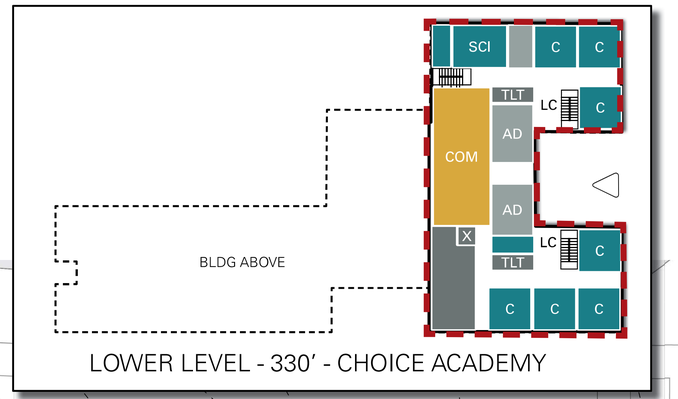
BUILDING DATA

BUILDING 1,2,3
+ TYPE V-B OR TYPE III-B
+ NON-SPRINKLERED
+ SINGLE STORY
+ MASONRY BEARING WALLS, STEEL COLUMNS & STEEL BEAMS
+ CODE PERMITTED - 1958 & 1962 UBC
+ UNIT VENTILATORS & GAS BOILER

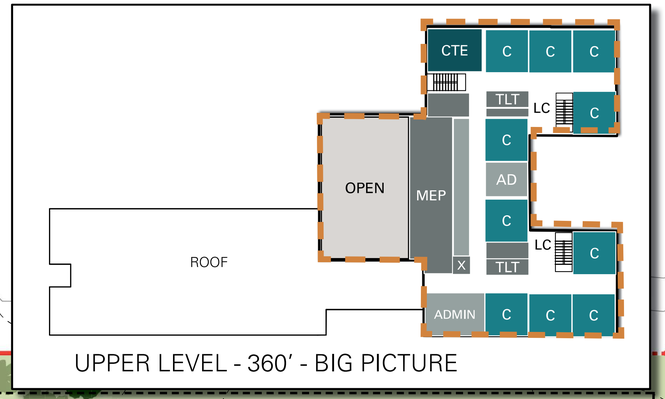
DEFICIENCIES
+ 2015 ICOS SCORE - POOR
  BDLG 1&3 - 46%, BLDG2 - 31%
+ HAZARDOUS MATERIALS
+ URM BLOCK CONSTRUCTION
+ ADA ACCESS, RAMPS & HARDWARE
+ INEFFICIENT LIGHTING
+ LIMITED FIRE ALARM SYSTEM
+ SINGLE PANE GLAZING
+ OBSOLETE BUILDING SYSTEMS

BIG PICTURE HIGH SCHOOL & CHOICE ACADEMY / CONCEPTUAL SITE PLAN

NOTE: FOR DISCUSSION PURPOSES ONLY. NOT FINAL OR PROPOSED DESIGN



LOWER LEVEL - 330' - CHOICE ACADEMY



UPPER LEVEL - 360' - BIG PICTURE



LEGEND

- AQUIFER RECHARGE ZONE
- SURROUNDING BUILDING
- PROPERTY LINE
- SETBACKS
- HISTORIC STREAM LOCATION
- STREAM (PIPED)
- SEWER LINE & EASEMENT
- 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

DESIGN: 7/1/2028 - 7/1/2029

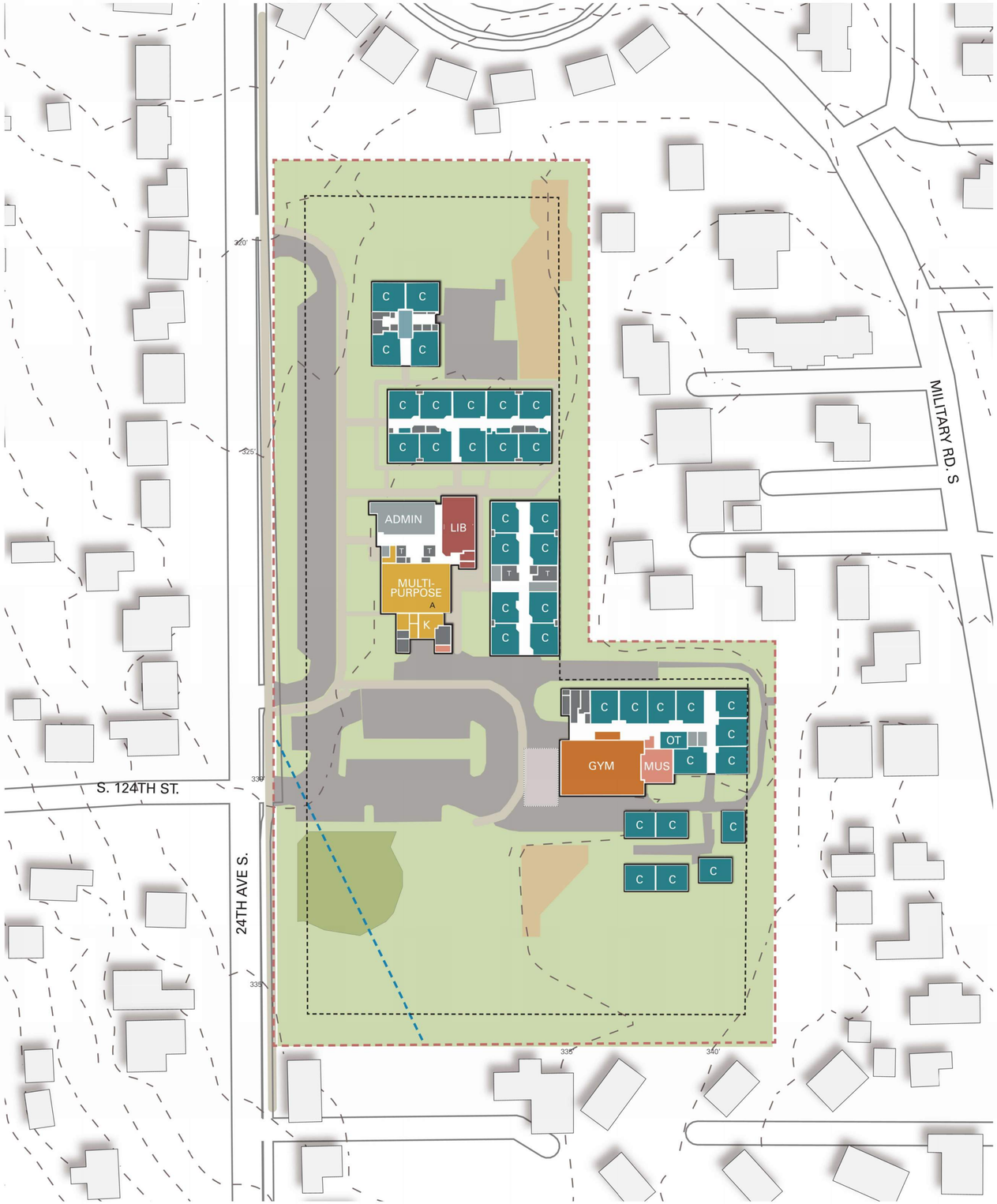
CONSTRUCTION: 9/1/2029 - 1/1/2031

TOTAL COST: $132,400,000

COST PER SF: $1813/SF

GSF: 73,000 SF

HILLTOP ELEMENTARY SCHOOL /



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

RISKS / CONSIDERATIONS

+ UNCLASSIFIED STREAM IN MAN-MADE CONVEYANCE RUNS UNDER THE SITE.

ZONING DATA

JURISDICTION: BURIEN

ZONE: SINGLE FAMILY 7,200

USE: SCHOOL ALLOWED

REVIEW PROCESS: TYPE 2 DECISION

SETBACKS

FRONT: 30'

INTERIOR: 30'

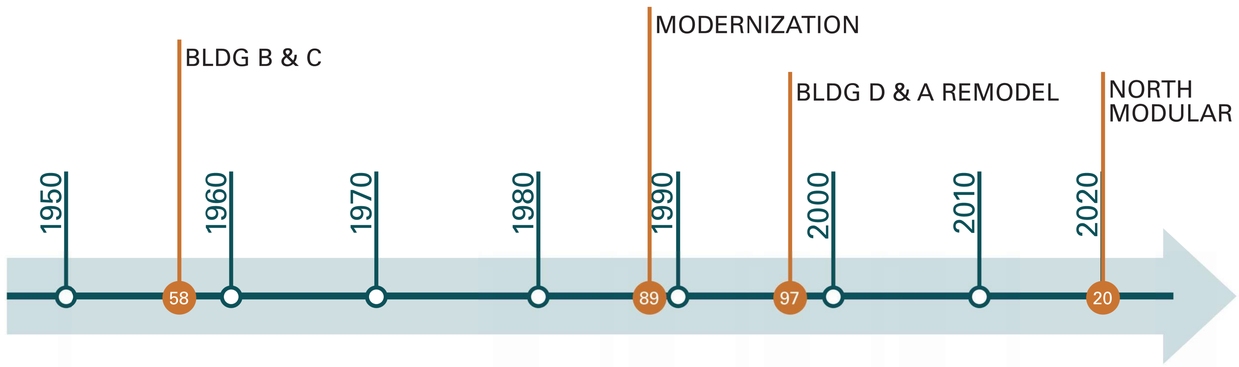
MAX. IMPERVIOUS SITE COVERAGE: 70%>40%

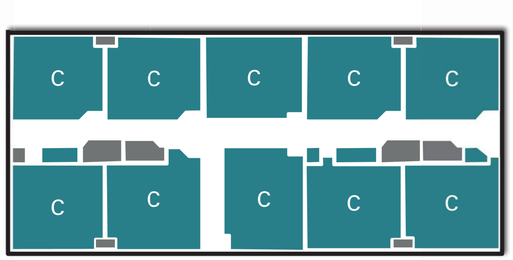
MAX. BUILDING COVERAGE: 35%>18%

MAX. HEIGHT: 35'

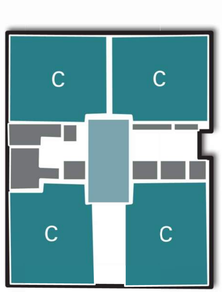
PARKING: DETERMINED BY TRAFFIC STUDY & DIRECTOR DECISION

CONSTRUCTION MILESTONES

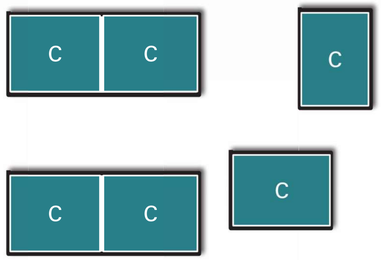




BLDG A



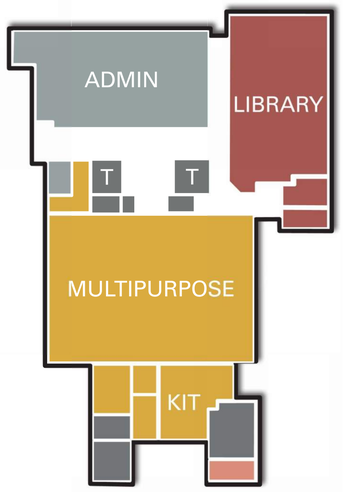
NORTH MODULAR



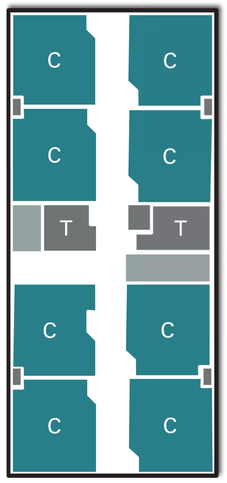
SOUTH PORTABLES

LEGEND

- LEARNING / SPED
- LEARNING SUPPORT
- FL FLEX LEARNING
- CTE
- ATHLETICS
- COMMONS
- ARTS + MUSIC
- RESOURCES / LIBRARY
- ADMIN, TEACHER PREP
- BUILDING SUPPORT (MEP, STORAGE, TOILETS)



BLDG C



BLDG B



BLDG D

MAIN LEVEL

STATISTICS

59,708
Square Feet
total area

532
PK-5 Students

112
SF/Student

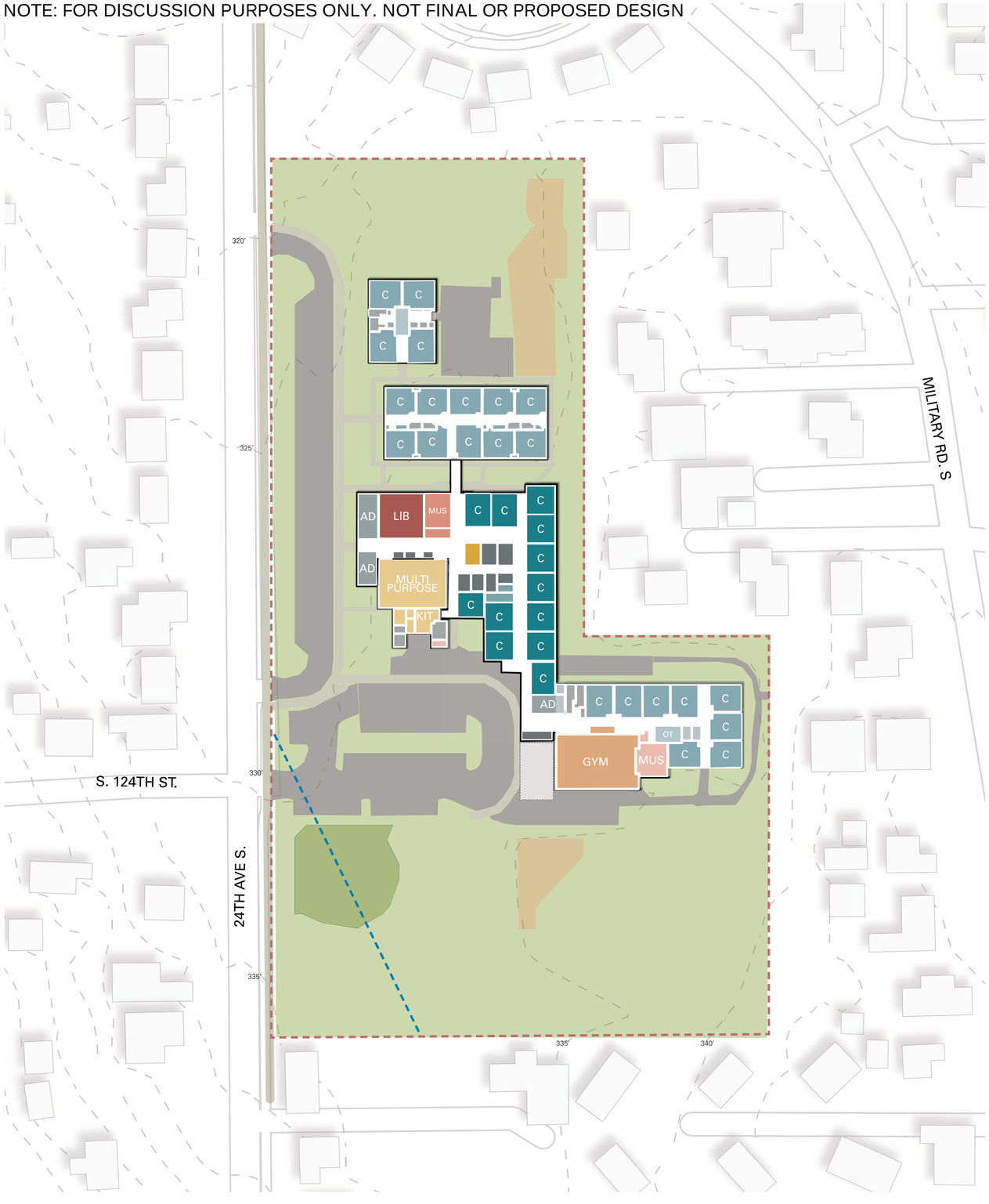
30
Permanent Classrooms

6
Portables

BUILDING DATA

+ BUILDING TYPE
  TYPE V-B
  BLDG D - TYPE V-A
+ NUMBER OF FLOORS
  SINGLE STORY,
  BLDG D HAS A MECH ATTIC
+ STRUCTURAL SYSTEM
  WOOD FRAMED W/ CMU GYM
+ CODE PERMITTED
  BLDG A - 1956 UBC, BLDG B - 1957 UBC
  BLDG C - 1957 UBC, BLDG D - 1994 UBC
  NORTH MODULAR - 2015 IBC
+ CODE DEFICIENCIES
BLDG A,B,C ARE NOT SPRINKLERED & HAVE LIMITED ALLOWABLE AREA FOR ADDITIONS
+ MEP OVERVIEW
UNIT VENTILATORS, HEATING LOOP,
BLDG A & B - GAS FURNACES
BLDG D - ZONED AHU & GAS BOILERS

NOTE: FOR DISCUSSION PURPOSES ONLY. NOT FINAL OR PROPOSED DESIGN



LEGEND

- WETLAND BUFFER
- SURROUNDING BUILDING
- PROPERTY LINE
- SETBACKS
- MODERNIZATION
- 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)

DESIGN: 7/1/2029 - 7/1/2030

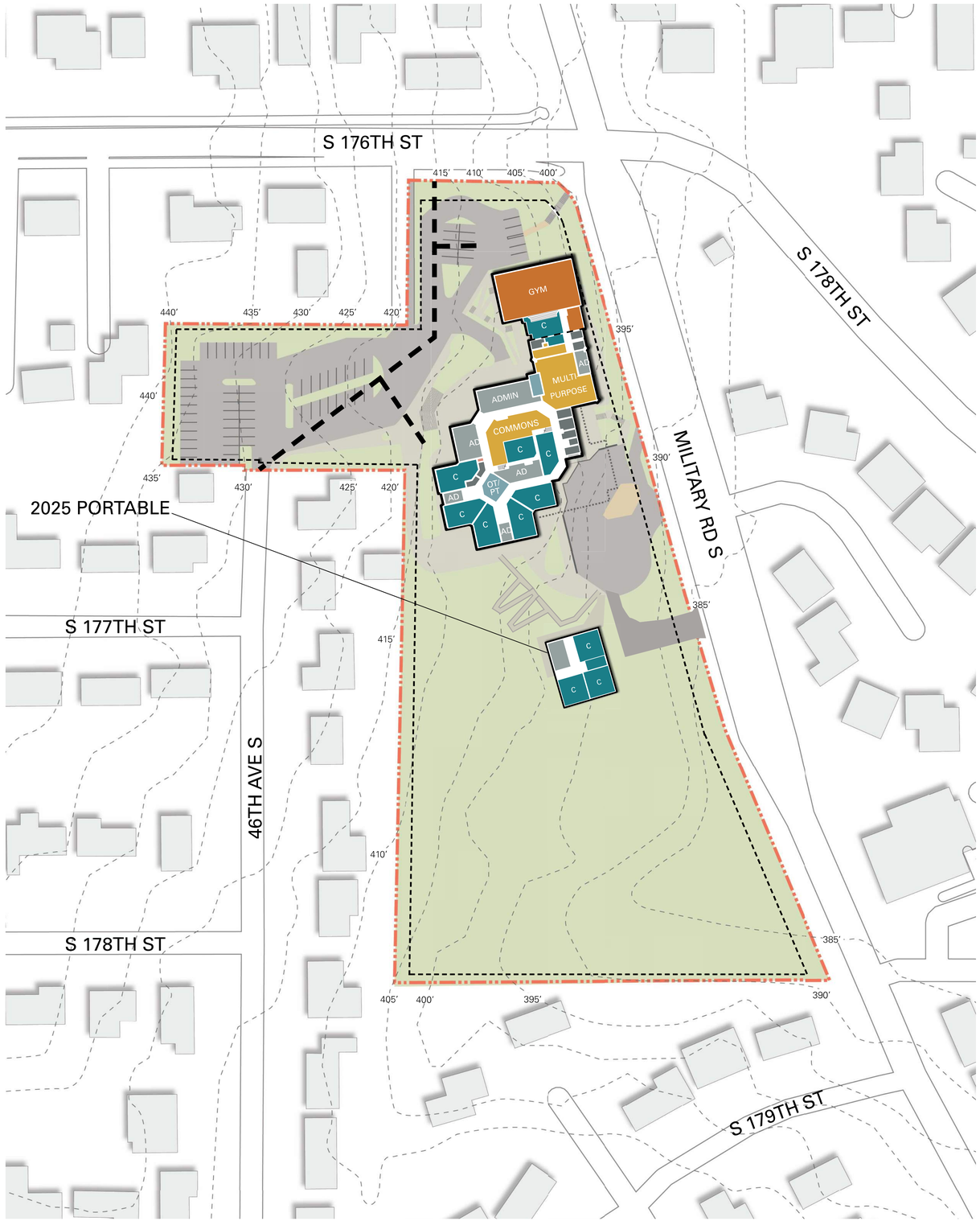
CONSTRUCTION: 9/1/2030 - 9/1/2031

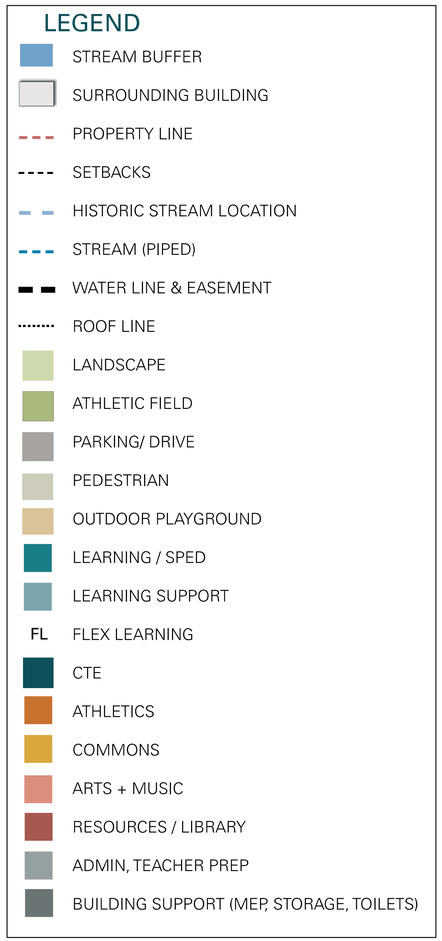
TOTAL COST: $66,000,000

COST PER SF: $1294/SF

GSF: 51,000 SF

VALLEY VIEW EARLY LEARNING /





SITE INFORMATION

ADDRESS
17622 46TH AVE S
SEATAC, WA 98188

SITE AREA
5.60 ACRES

RISKS / CONSIDERATIONS

\+ ACESSIBILITY - SITE, LACK OF RAMPS, MEZZAINE, NO ELEVATOR

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'

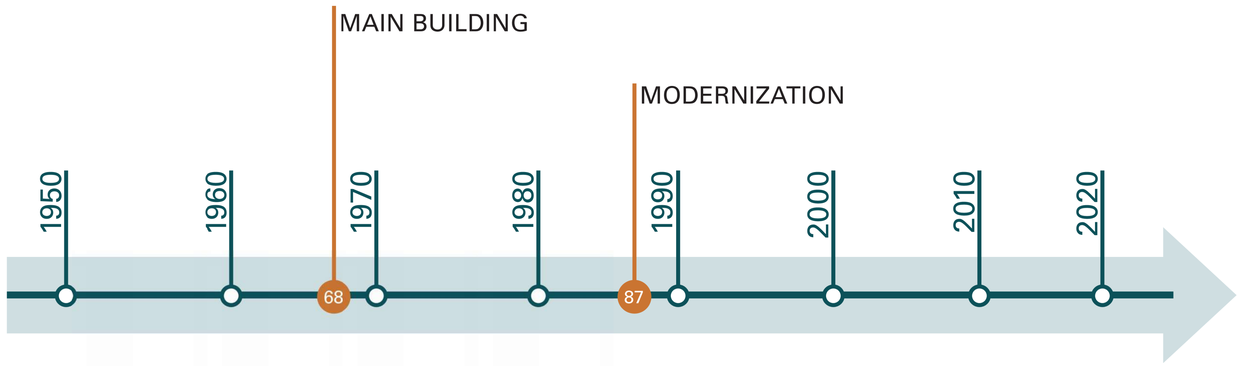
MAX. IMPERVIOUS SITE COVERAGE: N/A

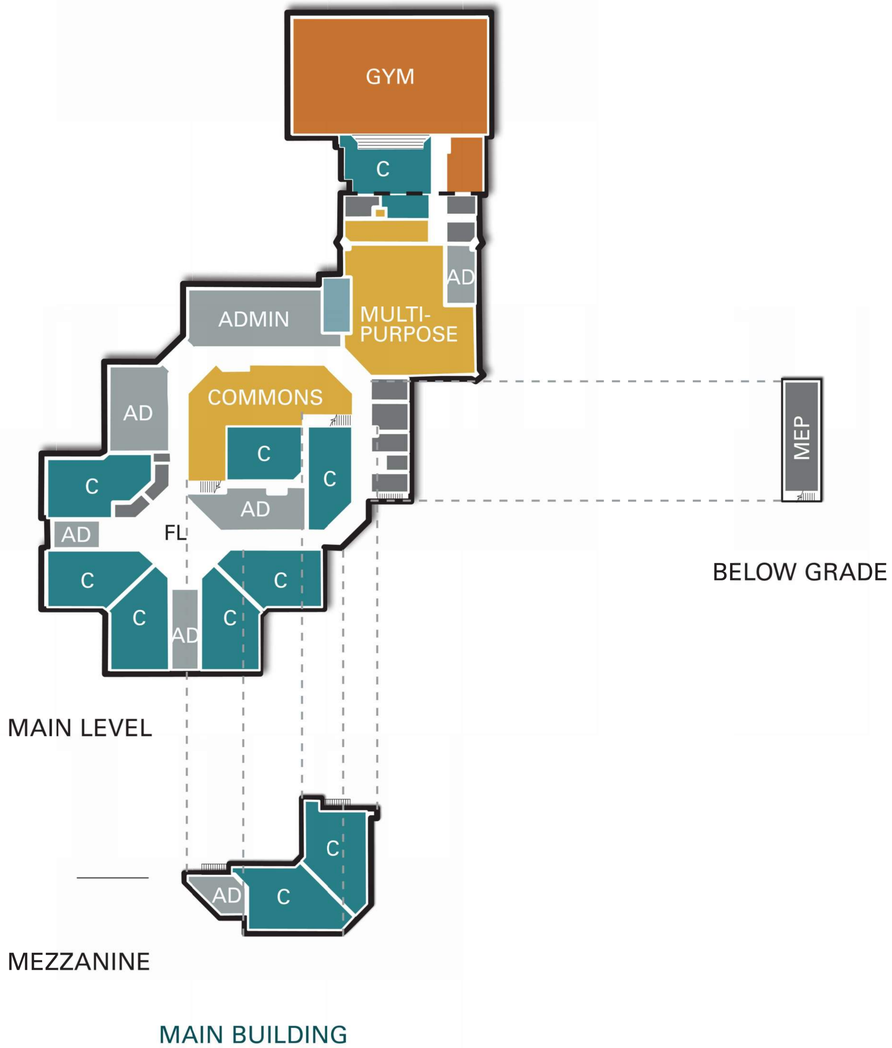
MAX. BUILDING COVERAGE: 35%

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

CONSTRUCTION MILESTONES





LEGEND

- LEARNING / SPED
- LEARNING SUPPORT
- FL FLEX LEARNING
- CTE
- ATHLETICS
- COMMONS
- ARTS + MUSIC
- RESOURCES / LIBRARY
- ADMIN, TEACHER PREP
- BUILDING SUPPORT (MEP, STORAGE, TOILETS)
- FIRE WALL / BUILDING SEPARATION

STATISTICS

30,169
Square Feet
total area

28,902 SF

220
Pre-K
Students

137
SF/Student

12
Permanent
Classrooms

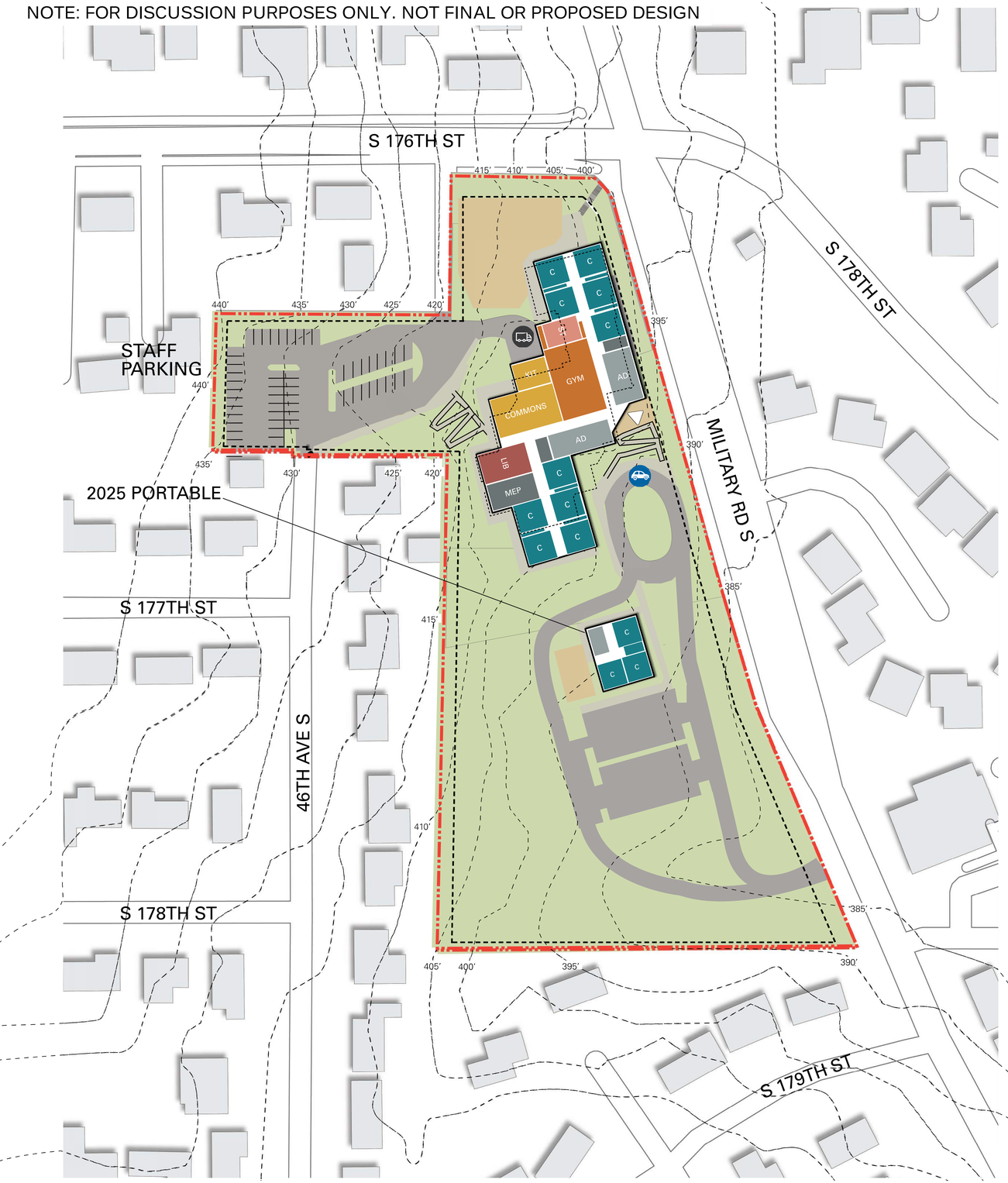
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Portables

BUILDING DATA

MAIN BUILDING
+TYPE V-A - GYM & STAGE
+TYPE V-B - MAIN BUILDING
+ SPRINKLERED
+ SINGLE STORY W/ MEZZANINE
+ MASONRY & WOOD BEARING WALLS GLULAM BEAMS
+ CODE PERMITTED - 1967 & 1985 UBC
+UNIT VENTILATORS & GAS BOILER W/ OIL BACKUP - BOILER RECENTLY REPLACED

DEFICIENCIES
+ HAZARDOUS MATERIALS
+ URM BLOCK CONSTRUCTION
+ ADA ACCESS, RAMPS & HARDWARE
+ INEFFICIENT LIGHTING
+ EMERGENCY LIGHTING DURATION
+ ANALOG CLOCKS
+ SINGLE PANE GLAZING

NOTE: FOR DISCUSSION PURPOSES ONLY. NOT FINAL OR PROPOSED DESIGN



LEGEND

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

DESIGN: 12/1/2026 - 12/1/2027

CONSTRUCTION: 2/1/2028- 2/1/2029

TOTAL COST: $55,300,000

COST PER SF: $1581/SF

GSF: 35,000 SF

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