



Additional Materials for School Board Meeting, June 3, 2026

Community Recommendations for Future Facilities | 2026 Bond

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CFAC Bond Package Projects & Costs

Recommended for November 2026

<i>Bond Project</i>	<i>Estimated Cost</i>
Sylvester Middle School: Rebuild at Existing Site	\$180.3M
Cascade Middle School: Rebuild at Salmon Creek Site	\$172.1M
Chinook Middle School: Rebuild & Modernize at Existing Site	\$161.3M
CHOICE Academy: Rebuild & Modernize at Southern Heights Site	\$30.0M
Districtwide Critical Needs	\$40.0M
Hilltop Elementary: Design & Critical Needs	\$5.0M
Valley View Early Learning Center: Design & Critical Needs	\$3.3M
Big Picture School: Critical Needs	\$3.4M
TOTAL	\$595.4M



Site Details & Costs

CFAC reviewed the facility needs of seven schools in its 2024-26 work session.
✓ A checkmark represents a CFAC-recommended bond project

SYLVESTER MIDDLE SCHOOL

Enrollment (2025–26): **582**
Averaged Building Condition Score: **49%**
Critical Needs Next 8 Years: **\$10.0M**
✓ Replace Sylvester: **\$180.3M** (open 2031)

CASCADE MIDDLE SCHOOL

Enrollment (2025–26): **671**
Averaged Building Condition Score: **63%**
Critical Needs Next 8 Years, at Existing Cascade Site: **\$8.1M**
Critical Needs Next 8 Years, for Existing Salmon Creek Site: **\$3.2M**
✓ Replace Cascade at Salmon Creek: **\$172.1M** (2031)

CHINOOK MIDDLE SCHOOL

Enrollment (2025–26): **620**
Averaged Building Condition Score: **58%**
Critical Needs Next 8 Years: **\$4.0M**
Initial Design Work for Future Bond: **\$2.6M**
✓ Rebuild & Modernize Chinook: **\$161.3M** (2033)

HILLTOP ELEMENTARY SCHOOL

Enrollment (2025–26): **519**
Averaged Building Condition Score: **64%**
✓ Critical Needs, next 8 years: **\$3.6M**
Rebuild & Modernize: **\$76.9M** (based on 2029)
✓ Initial Design of Hilltop: **\$1.4M**

VALLEY VIEW EARLY LEARNING CENTER

Enrollment (2025–26): **225**
Building Condition Score: **59%**
✓ Critical Needs, next 8 years: **\$2.1M**
Replacement Estimate: **\$65.5M** (based on 2031)
✓ Initial Design of Valley View: **\$1.2M**

BIG PICTURE

Enrollment (2025–26): **233**
Averaged Building Condition Score: **44%**
✓ Critical Needs Next 8 Years: **\$3.4M**

CHOICE ACADEMY

Enrollment (2025–26): **176**
Averaged Building Condition Score: **29%**
Critical Needs Next 8 Years: **\$6.6M**

SOUTHERN HEIGHTS SITE

- Renovated for two schools of choice before July 2024 arson fire destroyed 100 building and damaged the 200 and the 300 buildings.
- Insurance and non-bond funds cover some of the cost of rebuilding the 100 building (main office/gym).
- ✓ Rebuild Southern Heights and remodel & attach two classroom wings for CHOICE: **\$30M** (open fall 2028).

CRITICAL NEEDS BUDGET

Excluding the 7 schools above, Highline faces significant critical maintenance and building system needs.

- Elementary schools constructed between 2002 to 2007 are now at the age when major building systems require first-cycle replacement, including HVAC, roofing, controls, and life-safety systems. Memorial Stadium needs ADA upgrades.
- ✓ Critical needs fund for required maintenance and emergency repairs districtwide: **\$40M**



Sylvester Middle School: Rebuild

Recommendation

- CFAC recommends rebuilding Sylvester based on urgent building system, maintenance and safety needs.
 - Sylvester’s campus includes multiple aging buildings, with some dating back to 1953, and the school’s overall building condition score is well into the Poor category.
 - CFAC believes rebuilding Sylvester at the current site is the most fiscally responsible approach and would provide students with a modern, safer learning environment.

Cost: \$180.3 million

Site Condition & Considerations:

- Condition indicates systemic end-of-life facilities
- Significant facility challenges, tight site constraints
- Seismic hazard/geological liquefaction zone
- 100-foot stream buffer (stream culvert under the site)
- Limited staff parking, drop-off challenges
- Lots of stair access, limited ADA access
- 1987 fire alarm system may require upgrades
- Potential lighted pedestrian crossing
- Increasing risk for emergency repairs and potential school closures.

Size: 13.08 acres

Built: 1953 (4), 1969 (3)

Averaged building condition score: 49%

Required maintenance next 8 years: \$10M

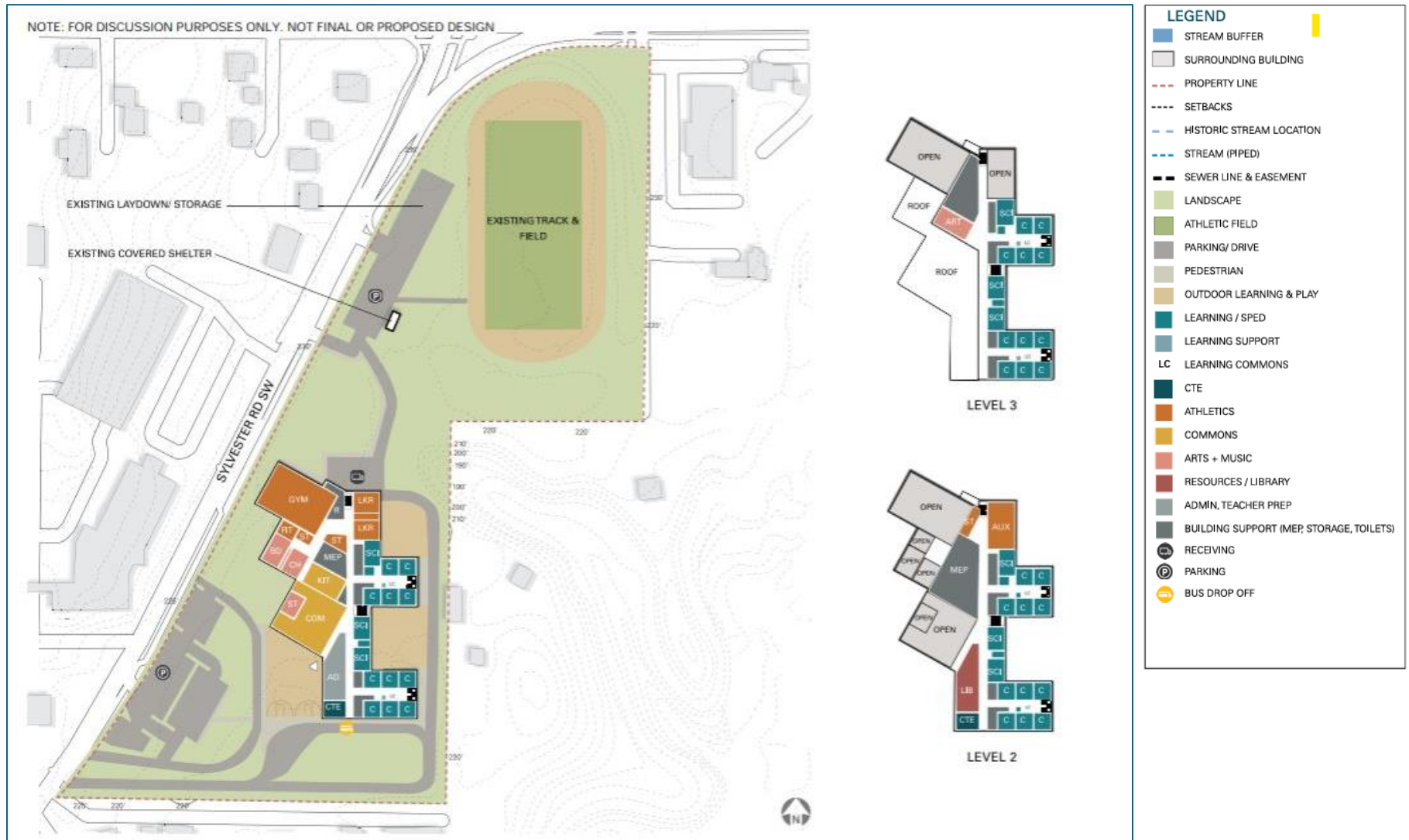
Idea Considered:

CFAC explored replacing Sylvester at Manhattan/Woodside, but that option would cost \$43.7M more than rebuilding the current site, which has a new track and field.

Sylvester Timeline

Design: 2027-2028 | **Olympic Interim Site:** fall 2029 - spring 2031 | **Construction:** 2029-2031 | **New school opens:** fall 2031

Sylvester - Conceptual Site Plan





Cascade Middle School: Rebuild at Salmon Creek Site

Recommendation

- CFAC recommends replacing Cascade Middle School based on the safety needs of six separate, spread-out and aging buildings that require significant maintenance costs.
- CFAC recommends rebuilding Cascade at the nearby Salmon Creek site based on site feasibility and fiscal responsibility.
- The main factors in this site recommendation are the \$44.3 million cost savings (which means other projects can be included and more students impacted), plus the opportunity to build a better layout and school building for students and staff.

Cost: \$172.1 million

Site Conditions

Cascade Site Size: Current site is 6.7 acres where existing buildings are located, but under current building codes with 100-foot wetland setbacks, the site would be 6.15 acres, prior to additional setbacks, such as for the sewer easement.

- Major sewer easement cuts through site.
- Current building code would require a 100-foot wetlands buffer in areas where Cascade buildings now are.
- Limited impervious site area available for future building.
- Tight site constraints, setbacks and interior site sewer easement are cost-prohibitive, likely requiring two buildings and up to four stories tall.

Cascade Built: 1957 (5 buildings), 1994 (comp. lab)

Averaged building condition score: 63%

Required maintenance next 8 years: \$8.1M

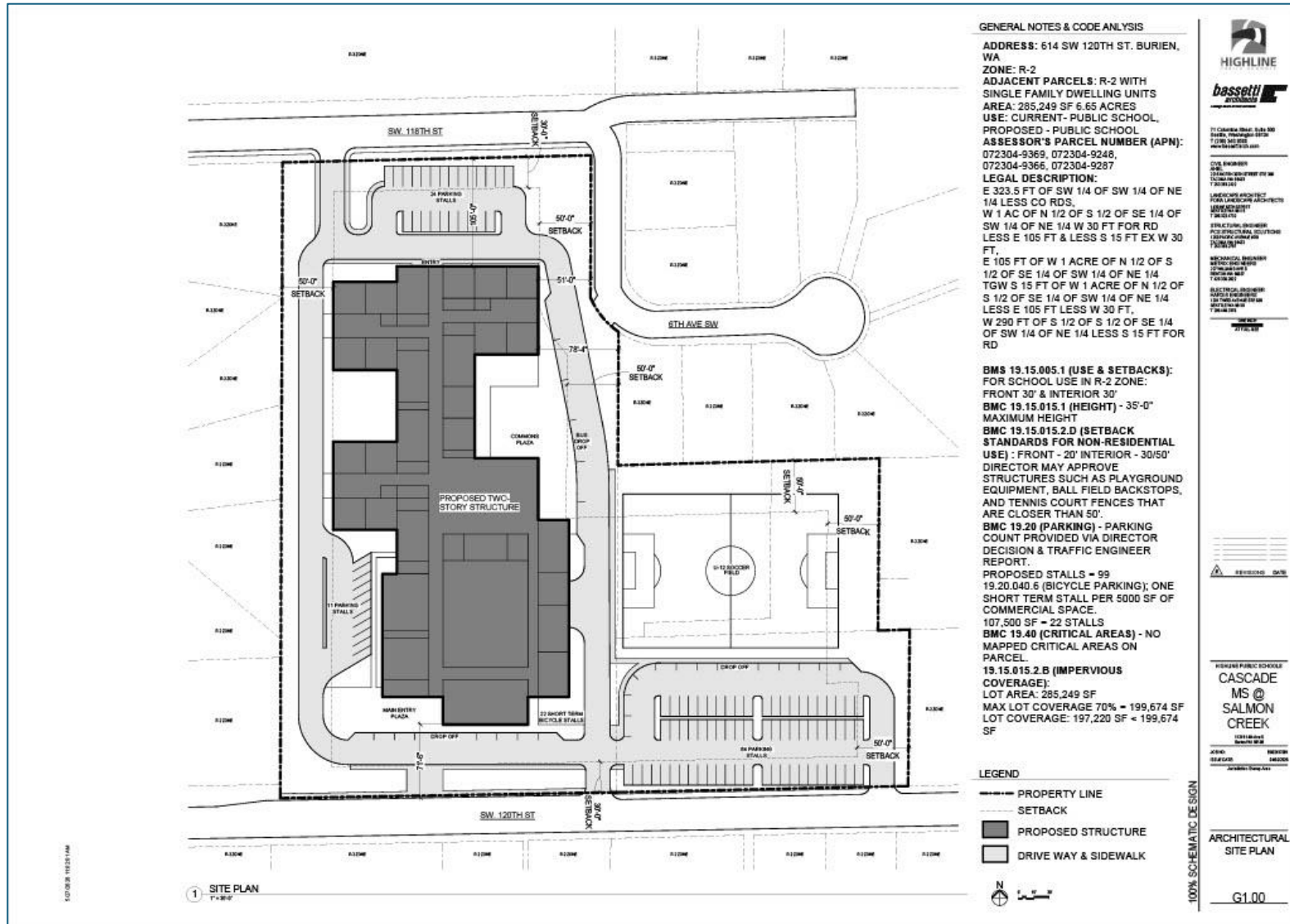
- Six California-style separate buildings spread out on campus is a safety issue.
- Current code deficiencies: unreinforced masonry buildings, seismic, limited sprinklers, fire alarm system from 1991
- Forced air gas furnace, campus hot water loop
- Aging systems and buildings require significant building system maintenance in next eight years.

Cascade/Salmon Creek Considerations Reviewed

- **Salmon Creek Site Size:** 6.65 acres, prior to setbacks
- CFAC reviewed the challenges of rebuilding at the current site which includes wetland buffers, large sewer easement running through the property, limited buildable space, and the estimated cost of a complex multi-building, multi-story design.
- The Salmon Creek site is a fairly flat site, making it easier to build on, compared to the current Cascade site.
- Rebuilding Cascade at Salmon Creek will save \$44.3 million compared to rebuilding at the current site and offers a larger site.
- CFAC asked for and read community input, including a group of Salmon Creek neighbors concerned about Cascade being rebuilt adjacent to them, and community concerns about what would happen to the garden hosted at Salmon Creek.
- CFAC members were strong in their consensus to prioritize students and their needs above all else, while making the most fiscally responsible long-term decision for Highline. Students also will not need an interim site.
- CFAC members understand there will be extensive opportunities through the permitting, traffic and feasibility review processes to study impacts in greater depth and address neighborhood concerns.

Cascade Timeline to Rebuild at Salmon Creek: **Design:** 2027-29 | **Construction:** 2029-2031 | **New school opens:** fall 2031

Cascade at Salmon Creek - Conceptual Site Plan (Updated May 2026 to reflect new code considerations and neighbor feedback.)





Chinook Middle School: Rebuild & Modernize

Recommendation

- CFAC recommends a major rebuild and modernization of Chinook Middle School based on aging facilities, declining building systems and equity with other neighborhood middle schools.
 - The recommendation includes replacing several buildings with new construction while modernizing portions of the existing campus where it makes financial and architectural sense to do so.
 - The redesigned campus would create updated learning spaces for programs like career and technical education, science, art and music, while improving safety and overall learning conditions for students.

Cost: \$161.3 million

Site Conditions & Considerations

Size: 9.3 acres

Built: 1957 (3), 1958 (1), 1966 (1)

Averaged building condition score: 58%

Required maintenance next 8 years: \$8M

- Multiple late-1950s buildings
- Declining building systems
- 1989 fire alarm system may require upgrades
- Gas furnace, unit ventilators, central boilers

What Does Rebuild & Modernize Mean?
<p>New construction PLUS renovation of some existing structures, including:</p> <ul style="list-style-type: none"> • New HVAC, updated plumbing fixtures • Electrical and tech upgrades as needed • New life safety systems and sprinklers, seismic upgrades • Roof repairs and/or replacement • ADA accessibility improvements (ramps, restroom modifications) • Interior finish upgrades

Chinook Timeline

Design: 2029-2031 | **Olympic Interim Site:** fall 2031 - spring 2033 | **Construction:** 2031-2033 | **New school opens:** fall 2033



CHOICE Academy: Rebuild & Modernize Southern Heights

Recommendation

- CFAC recommends addressing the urgent facility needs of CHOICE Academy, which is currently housed in the district’s school facility with the lowest building condition score.
- The recommendation would rebuild the Southern Heights site with a new design, using insurance funding already available following the 2024 arson fire, while renovating portions of the existing classroom wings.
- CFAC believes this project creates an opportunity to provide CHOICE students and staff with a modernized learning environment designed around the needs of the program and school community, while also maximizing available insurance dollars to reduce the overall impact on bond funding.

Cost: \$30 million

Site Conditions & Considerations:

Site Conditions at CHOICE (Woodside):

- Aquifer recharge zone, critical area review
- Obsolete building systems, unit ventilators, gas boiler, non-sprinklered, limited fire alarm system, hazardous materials
- ADA access deficient, inefficient lighting, single-pane windows

Size: Woodside and Manhattan parcels total 17.8 acres.

Built: 1958, 1960

Averaged building condition score: 29%

Required maintenance next 8 years: \$6.6M

Idea Considered: CFAC considered building a campus to house Big Picture, CHOICE, RTP and CBS on the Woodside/Manhattan site. The estimated cost would be \$115.7M. They also reviewed if it made programmatic sense to relocate all the schools and programs to

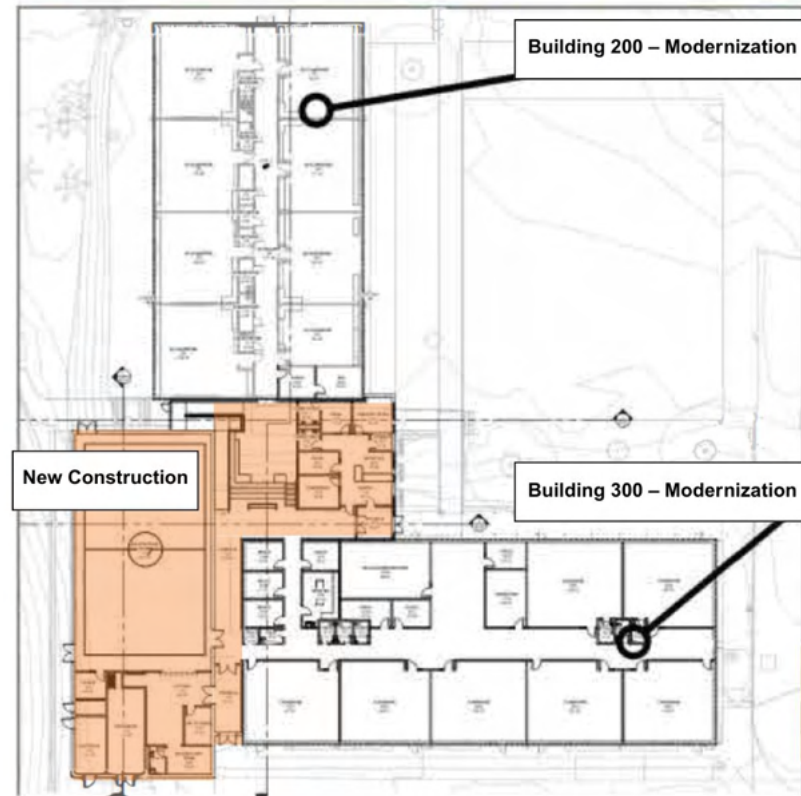


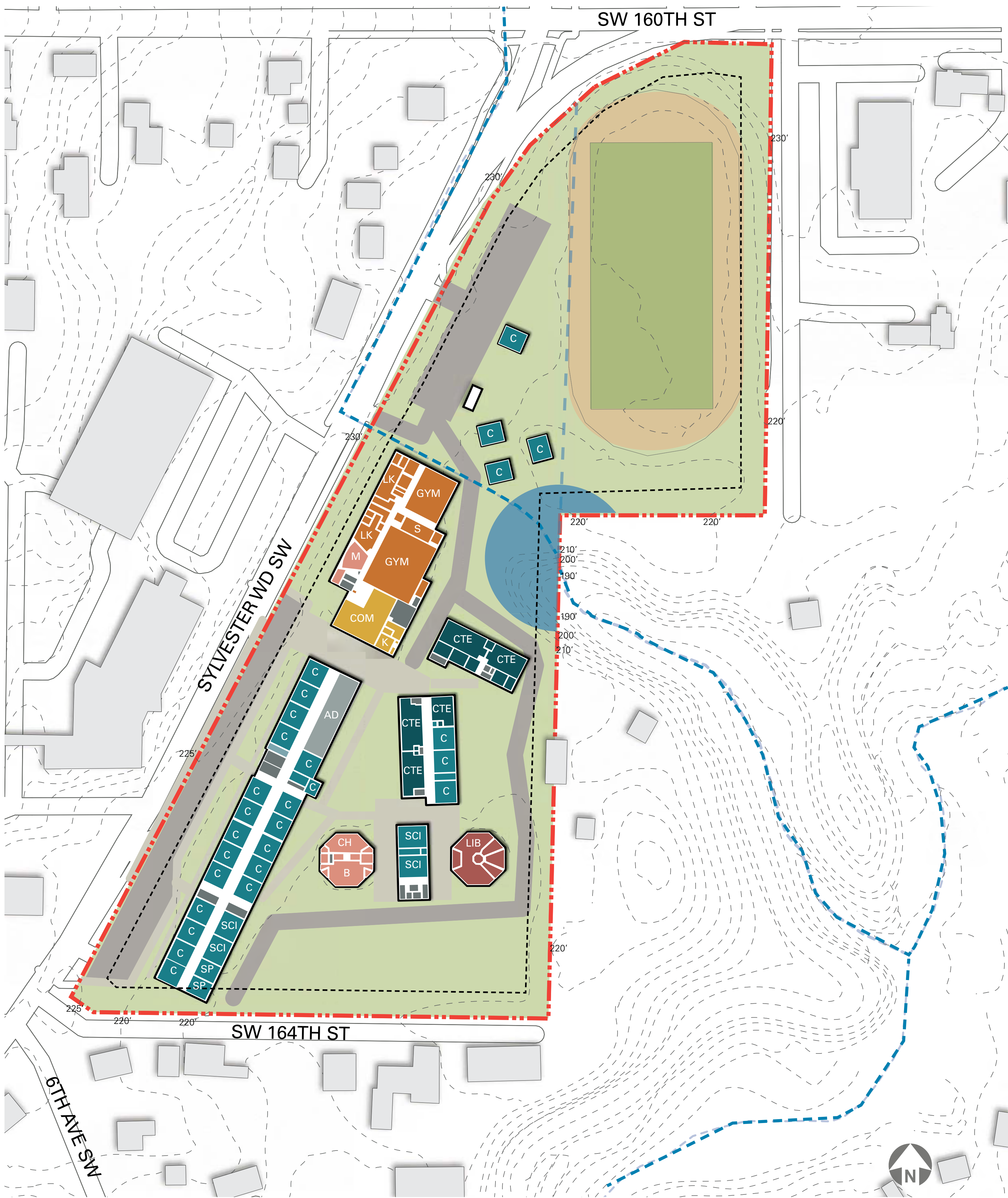
Southern Heights. Based on feedback and program needs, CFAC recommends rebuilding Southern Heights for \$30M to be the new home of CHOICE Academy.

CHOICE Academy Timeline to Rebuild at Southern Heights

Design: 2026-2027 | **Construction:** 2027-2028 | **New school opens:** fall 2028

Rebuilding and Modernizing Southern Heights – Site Plans





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: R2

USE: SCHOOL ALLOWED W/ REVIEW PROCESS

REVIEW PROCESS: TYPE 2 DECISION

SETBACKS

FRONT: 30' **INTERIOR:** 30/50'

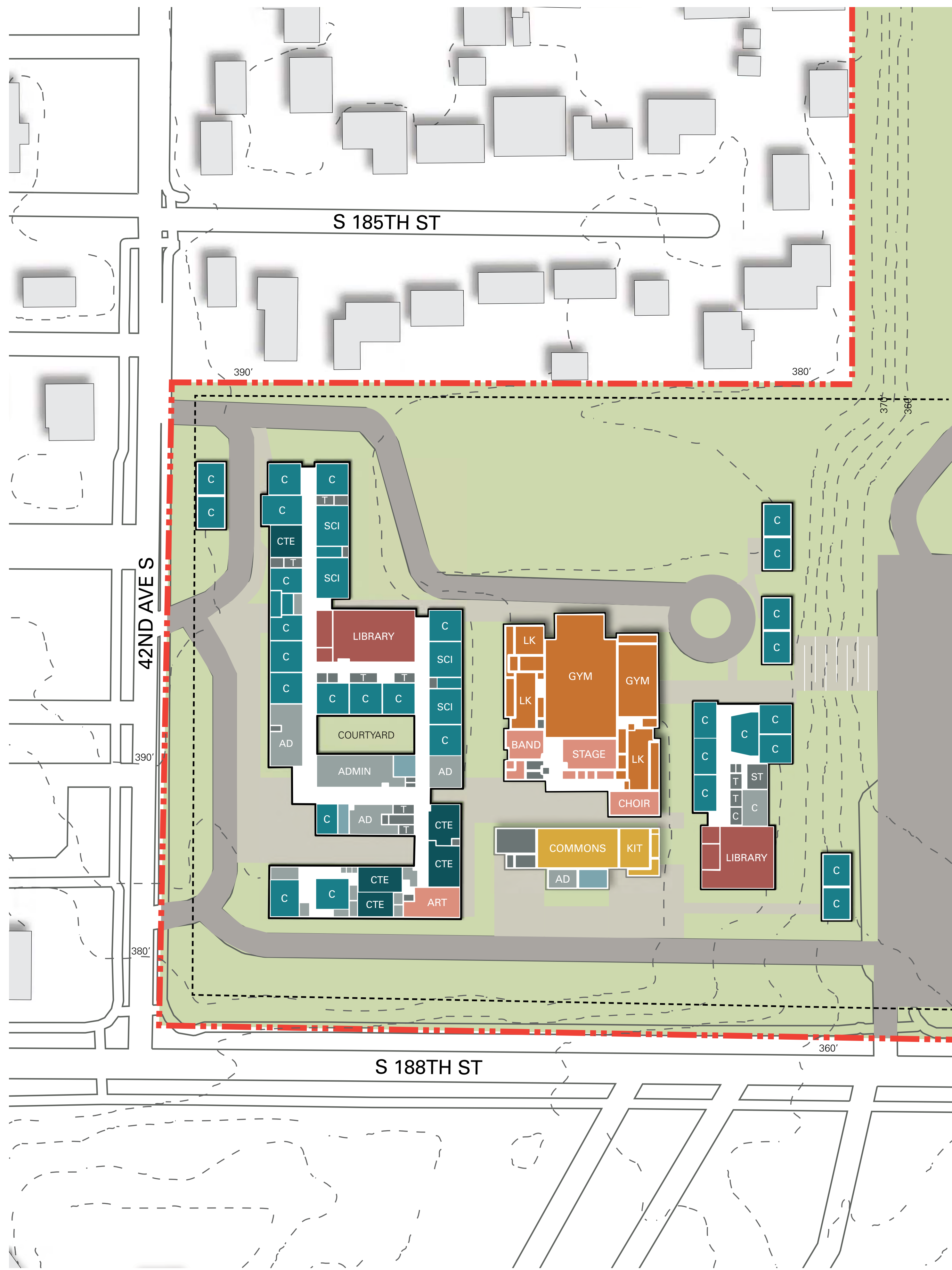
MAX. IMPERVIOUS SITE COVERAGE: 70% > 47%

MAX. BUILDING COVERAGE: N/A

MAX. HEIGHT: 35'

PARKING: DETERMINED BY TRAFFIC STUDY & DIRECTOR DECISION

EXISTING STALLS - 49



SITE INFORMATION

ADDRESS
 18650 42ND AVE S
 SEATAC, WA 98188

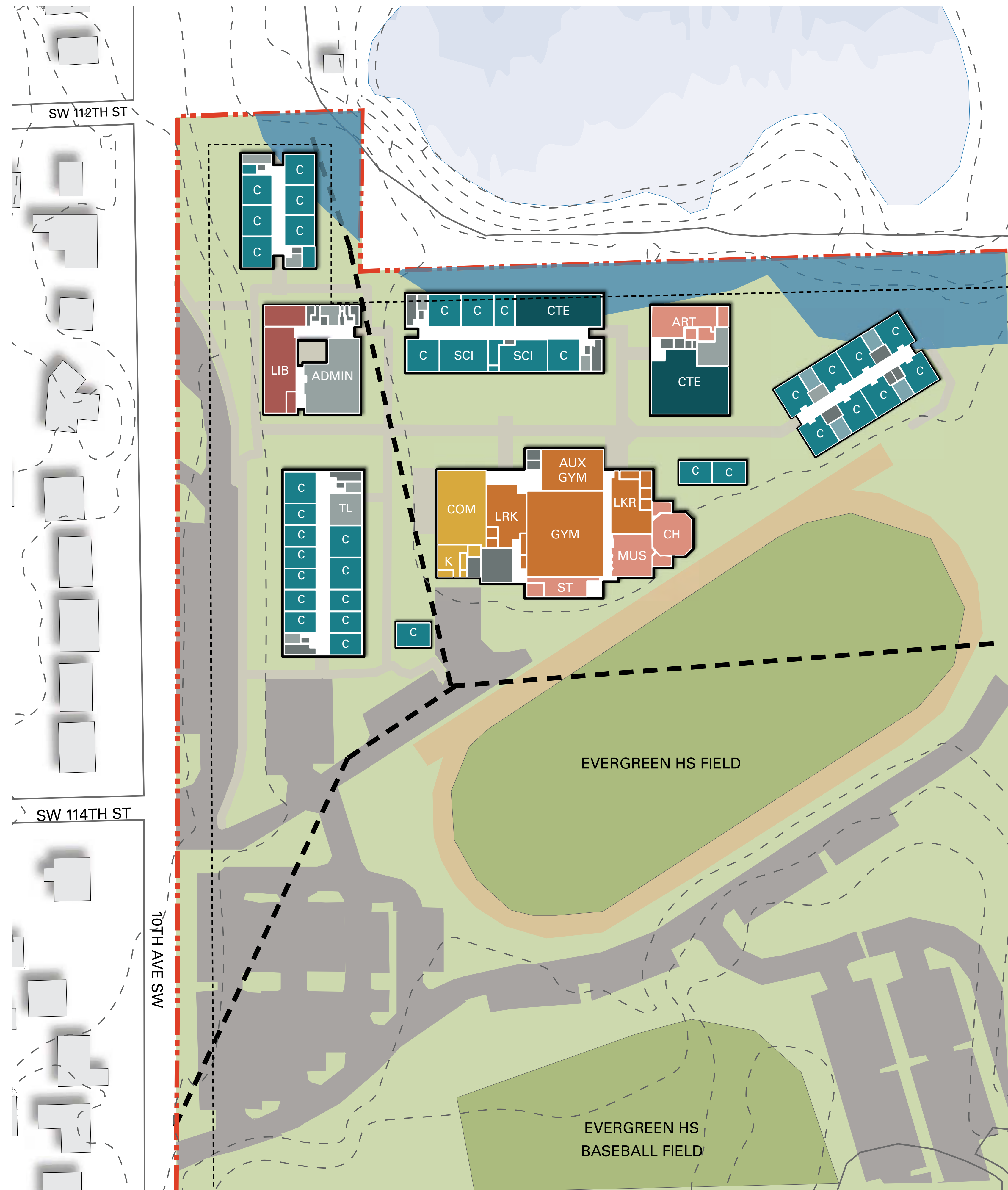
SITE AREA
 9.3 ACRES (18.7 ACRES TOTAL SITE)
 (INCLUDING TYEE)

RISKS / CONSIDERATIONS

+ OCCUPIED SITE REPLACEMENT
 OPPORTUNITY IS LIMITED

ZONING DATA

JURISDICTION: SEATAC
ZONE: RESIDENTIAL LOW (RL)
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', HEIGHT BY CUP APPROVAL
PARKING: 1 PER 50 STUDENTS, 1 PER FACULTY MEMBER
EXISTING STALLS - 50



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

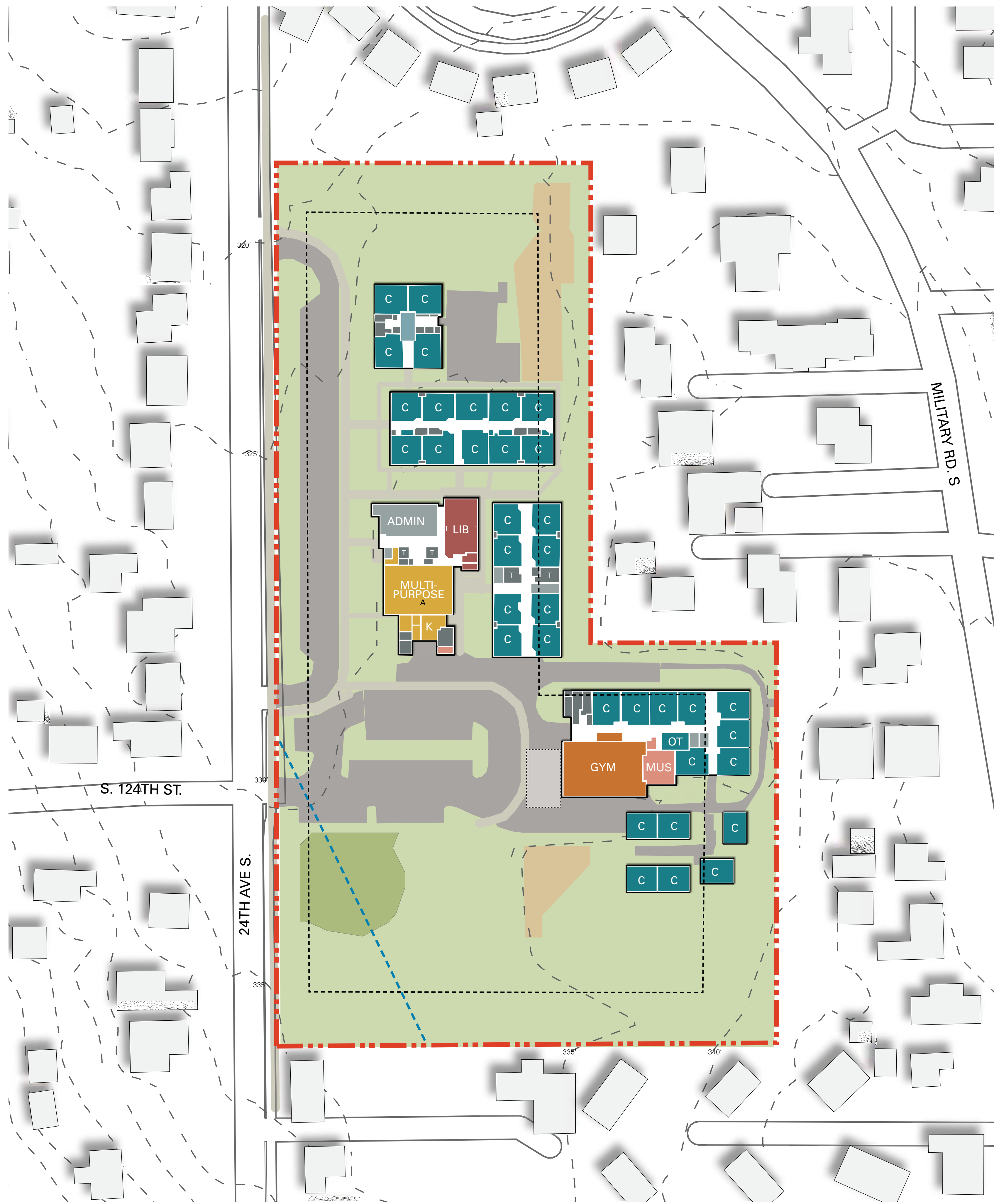
SITE AREA
 6.7 ACRES (19.3 ACRES TOTAL SITE)
 (IN PARCEL THAT INCLUDES EVERGREEN HS FIELDS AND EHS WEST PARKING LOT)

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
 EXISTING - 57 + STALLS ON EVERGREEN HS



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
- 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: R4

USE: SCHOOL ALLOWED W/ REVIEW PROCESS

REVIEW PROCESS: TYPE 2 DECISION

SETBACKS

FRONT: 30' **INTERIOR:** 30' / 50'

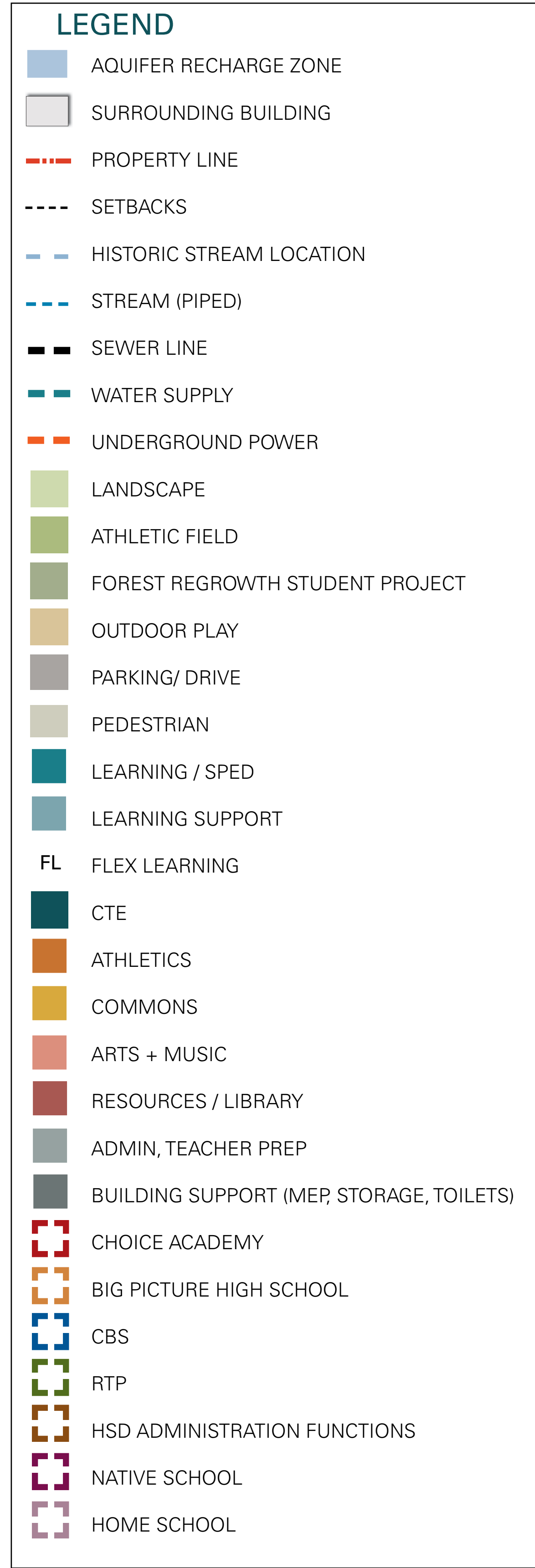
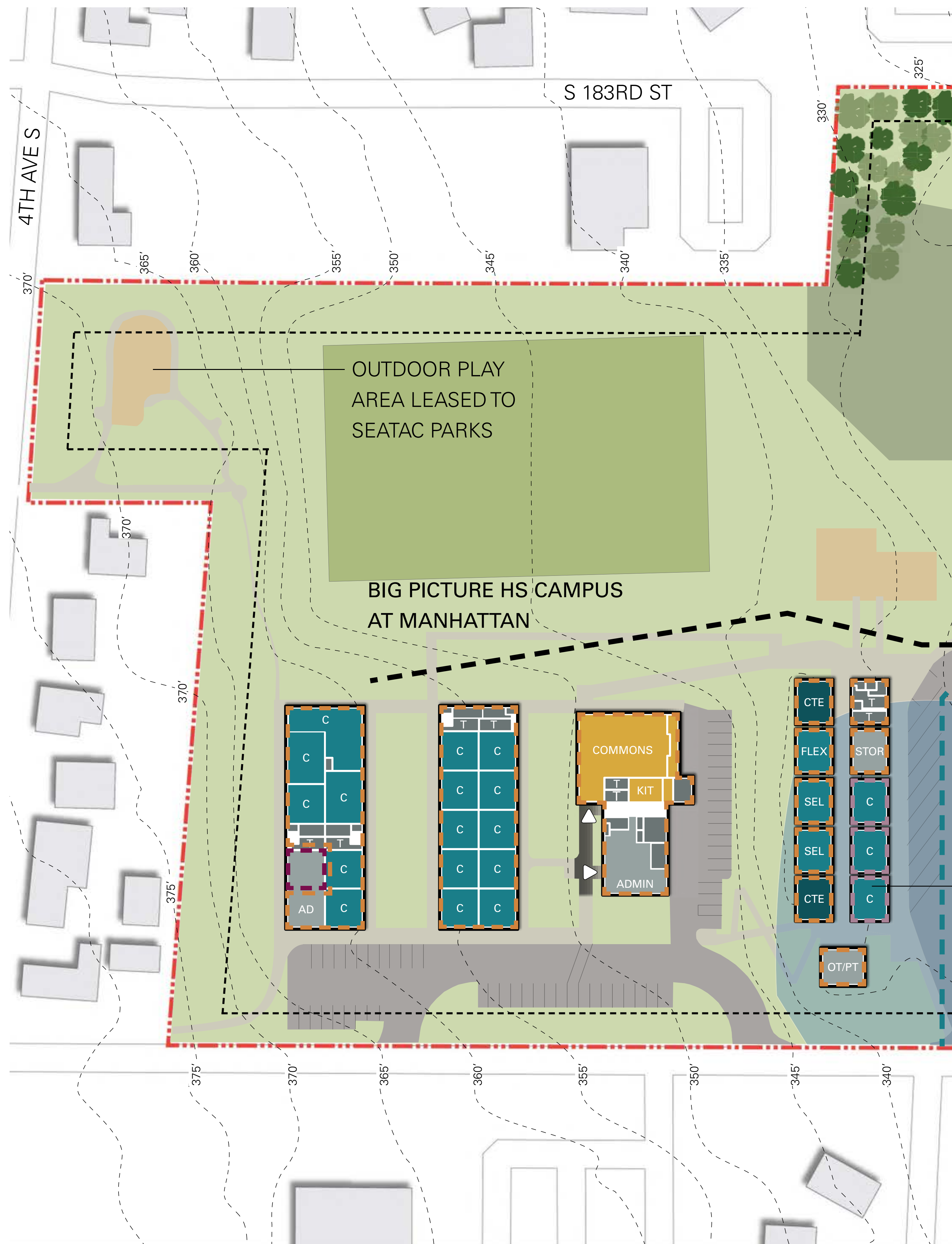
MAX. IMPERVIOUS SITE COVERAGE: 70% > 40%

MAX. BUILDING COVERAGE: N/A

MAX. HEIGHT: 35'

PARKING: DETERMINED BY TRAFFIC STUDY & DIRECTOR DECISION

EXISTING - 70 STALLS



SITE INFORMATION

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

SITE AREA
 7.8 ACRES (17.8 ACRES TOTAL SITE)

RISKS / CONSIDERATIONS

+ AQUIFER RECHARGE ZONE - BURIEN CRITICAL AREA REVIEW REQUIRED.

ZONING DATA

JURISDICTION: BURIEN
ZONE: R3
USE: SCHOOL ALLOWED W/ REVIEW PROCESS
REVIEW PROCESS: TYPE 2 DECISION
SETBACKS: FRONT - 30' INTERIOR - 30' / 50'
MAX. IMPERVIOUS SITE COVERAGE: 70% > 15%
MAX. BUILDING COVERAGE: N/A
MAX. HEIGHT: 35'
PARKING: DETERMINED BY TRAFFIC STUDY & DIRECTOR DECISION.
 BIG PICTURE HS - 52 EXISTING STALLS



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)



SITE INFORMATION

ADDRESS
 17622 46TH AVE S
 SEATAC, WA 98188

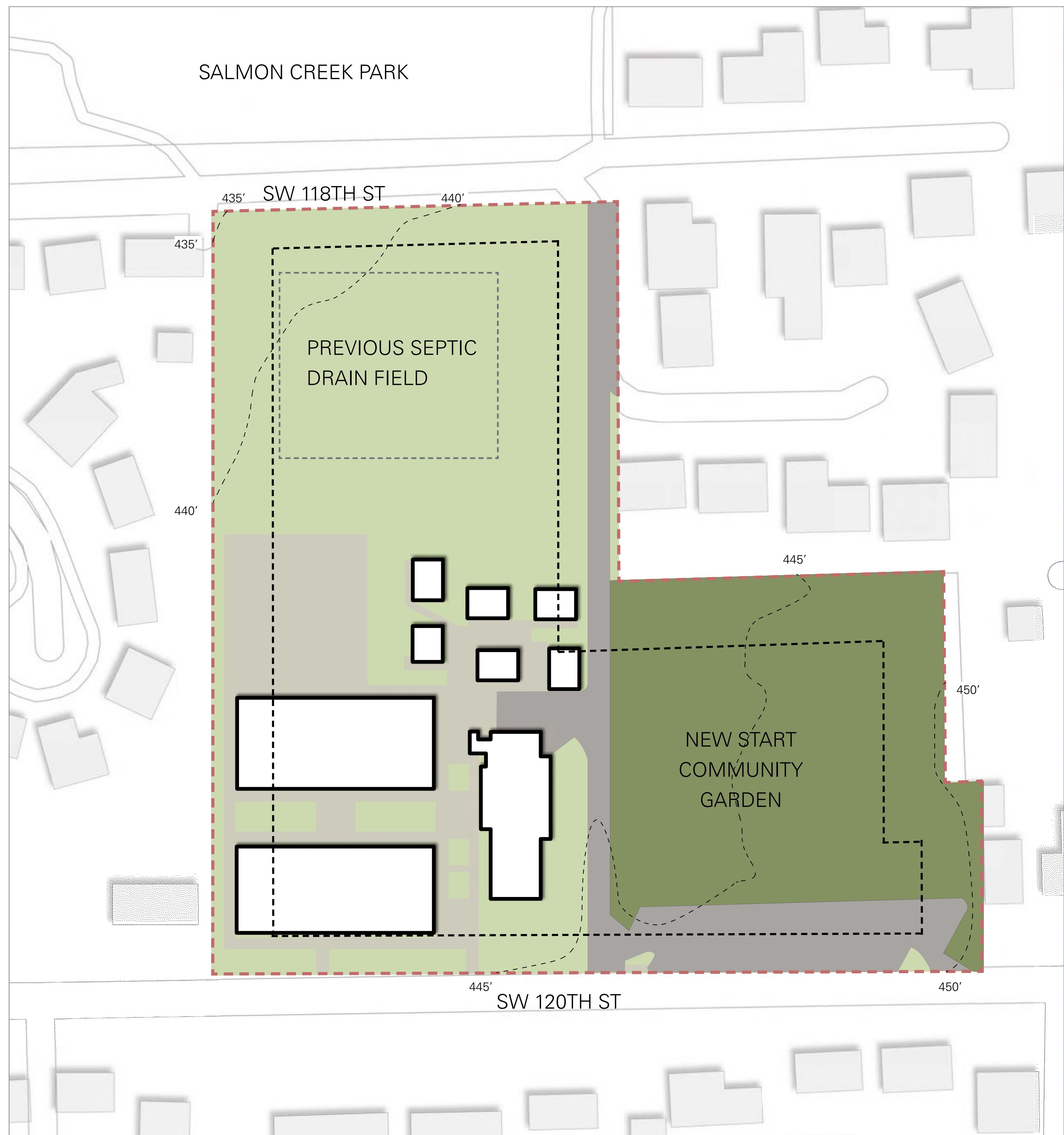
SITE AREA
 5.60 ACRES

RISKS / CONSIDERATIONS

+ ACCESSIBILITY - SITE, LACK OF RAMPS, MEZZANINE, NO ELEVATOR

ZONING DATA

JURISDICTION: SEATAC
ZONE: RESIDENTIAL LOW (RL)
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



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
 6.65 ACRES (289,719 SF)

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: R2
USE: SCHOOL ALLOWED W/ REVIEW PROCESS
REVIEW PROCESS: TYPE 2 DECISION
SETBACKS: FRONT - 30' INTERIOR - 30' / 50'
MAX. IMPERVIOUS SITE COVERAGE: 70% > 20%
MAX. BUILDING COVERAGE: N/A
MAX. HEIGHT: 35'
PARKING: DETERMINED BY TRAFFIC STUDY & DIRECTOR DECISION.
 47 EXISTING STALLS

CFAC Bond Planning ThoughtExchange Feedback

Executive Summary – March 6, 2026

Purpose

Highline’s community-led Capital Facilities Advisory Committee (CFAC) requested feedback on community priorities and bond package ideas from students, families, staff and community members. Four ThoughtExchange opportunities gathered feedback from 617 respondents on the following topics to inform the next bond recommendation:

1. CFAC Bond Planning – Community Priorities & Key Factors

- a. **Ranking of 7 Key Bond Planning Factors:** What factors should CFAC prioritize in planning the next bond? CFAC members drafted these key factors to consider in bond planning. Please rank these factors by moving them into order of priority, starting with the most important factors to consider.
- b. **Question:** As CFAC develops the next bond recommendation, which factor did you rank as most important to consider? Why?
- c. **Audience:** Districtwide

2. Proposed Cascade Middle School Replacement at the Salmon Creek Site

- a. **Question:** What questions, concerns and ideas do you have when considering relocating Cascade to a new facility constructed four blocks south, at the Salmon Creek Site, and how could they be addressed?
- b. **Audience:** Cascade/Salmon Creek community

3. Proposed Relocation of Big Picture to New Facility at Southern Heights Site

- a. **Question:** What questions, concerns and ideas do you have when considering relocating Big Picture to a new facility constructed at the Southern Heights Site and how could they be addressed?
- b. **Audience:** Big Picture students, families and staff

4. Proposed Relocation of CHOICE Academy and RTP/CBS to New Facility at Southern Heights Site

- a. **Question:** What questions, concerns and ideas do you have when considering relocating CHOICE Academy, RTP, and CBS to a new facility constructed at the Southern Heights Site and how could they be addressed?
- b. **Audience:** CHOICE/RTP/CBS students, families and staff

Key Takeaways

CFAC Bond Planning – Community Priorities & Key Factors

Across stakeholder types, many believe all students deserve well-maintained, healthy school buildings with functioning HVAC systems, secure campuses, and modern learning environments. Staff in older or under-resourced schools underscore the need for equity-focused updates so students and educators can thrive.

Ranking		Average ranking	Top choice count
#1	Health, Safety & Security	2.67	44
#2	Building Condition & Infrastructure Needs	3.08	42
#3	Equity & Student Impact	3.38	41
#4	Capacity & Growth Planning	3.98	15
#5	Cost-Effective, Long-Term & Innovative Solutions	4.34	10
#6	Financial Responsibility & Taxpayer Considerations	5.15	13
#7	Feasibility, Timing & Construction Logistics	5.40	8

Unsurprisingly, for families and respondents overall, the most important factor in planning school bonds is **Health, Safety & Security**.

- ***“Every student and staff member should be safe and feel safe in their school, with clean, modern and secure buildings.*”**

Top ranked for students and staff is **Building Condition & Infrastructure Needs**.

- ***“Some of our neighborhood schools don’t have proper heating or cooling, having flooding issues, or unsafe drop-off areas. Students deserve to learn in a comfortable environment that is built for inclusion.”***

Third ranked overall is **Equity & Student Impact**.

- ***“Students are why the schools exist. Consider ALL students, especially those who need accessible spaces. Making sure all students have access to proper facilities is important.”***

Equity, impact and responsible long-term planning were next, underscoring the need for investments that address the greatest needs and largest number of students, emphasizing efficient and effective use of taxpayer money.

While many prioritize improvements to school infrastructure, some respondents express concern over long-term capacity and cost-effectiveness, as well as increasing property taxes or feeling financially “tapped out.”

The districtwide ThoughtExchange includes feedback regarding school relocations, both positive and negative, or the desire for more information about impacts.

Student ratings include thoughts about aging facility conditions at various schools, including mention of Cascade, Sylvester, Chinook, Hilltop and CHOICE.

Cascade to Salmon Creek ThoughtExchange

Together, the ratings from Cascade students, families and staff (19 percent) indicate unified support for a new facility that is functional, safe, and modern to better serve the learning community. They indicate strong support for rebuilding at the Salmon Creek Site as cost-effective and less disruptive. They want accessibility for students with disabilities, improved heating, sufficient bathrooms, covered outdoor activity space, and adequate capacity.

A large percentage of respondents (81 percent) in the Cascade ThoughtExchange are neighbors and community members. Their ratings indicate strong concerns about the relocation of Cascade to the Salmon Creek site. The concerns are increased traffic, a full-size middle school as their neighbor, and the relocation of a community garden.

Staff and families also want a plan that preserves or relocates the community garden successfully.

Respondents see a need to consider and plan for how relocating might affect student access to healthcare, community centers, or after-school activities.

Families, staff, and students express that a new build would positively impact the overall educational experience and safety of the community.

CHOICE Academy and RTP/CBS ThoughtExchange

Many respondents indicated they would prefer a new stand-alone building for each school/program at their existing sites.

Concerns about relocating CHOICE Academy, Big Picture, RTP, and CBS to the Southern Heights site include access to public transportation, which is crucial for adult transition programs focused on independence and employment readiness. Respondents tended to feel the proposed site lacks sufficient space and facilities to accommodate the distinct needs of each program along with Big Picture. Some worried that the location may hinder community engagement and family access from the south end, while the shared facilities could compromise program integrity and student safety.

- **“CBS requires a lot of space. Each classroom, restroom, large group meeting space, workroom, therapy room needs to be accessible by wheelchairs, lifts.”**

There also may be a lack of knowledge about the proposed facility and the upgrades previously made to the classroom wings at Southern Heights.

Big Picture ThoughtExchange

Concerns about relocating Big Picture to the Southern Heights site include the potential loss of the school's unique identity and community feel due to merging facility use with CHOICE, inadequate space for both schools, and poor access to public transportation, which is crucial for internships and community engagement. Many express a preference for renovating the current site rather than moving, citing the importance of maintaining established community ties and the logistical challenges posed by the new location's distance.

Considerations & Recommendations

District leaders met with the Shark Garden executive director to discuss potential locations where the Shark Garden could be relocated, such as the site of the existing Cascade Middle School or the Original Beverly Park Site. There is recognition that a community effort may be needed to incorporate or relocate this green space community resource that provides produce to the White Center Food Bank and agricultural and environmental education in the community. The Shark Garden leader is going to visit the alternate locations Highline is offering the garden, and said she is in support of providing a new school building for Cascade.

District leaders also met with the principal of Big Picture and the principal of CHOICE this week.

The Big Picture principal shared that there are significant programmatic concerns about relocating Big Picture to Southern Heights, many of which were reflected in the ThoughtExchange feedback. One of the most significant issues is access to transportation. Big Picture’s model relies heavily on students traveling to internships throughout the community. A staff analysis found that the current public transportation options available from Southern Heights would add approximately 20–25 minutes to travel times for most internship experiences.

Given these challenges, Big Picture staff would prefer to remain in their current building for a few more years while other long-term options are explored that may better support the program’s needs. The principal supports this approach and believes his staff and community would prefer this option, while also recognizing that the CHOICE facility is in worse condition and may need to be prioritized for replacement.

Rebuilding Southern Heights to meet the needs of CHOICE and RTP/CBS could still move forward, at a lower investment of \$40 million dollars. The CHOICE facility has the lowest building condition rating in the district, and this would provide an opportunity for students and staff to move into a new or remodeled facility sooner rather than later. The CHOICE principal supports a plan to relocate CHOICE and RTP/CBS to Southern Heights without Big Picture. He shared that his community overall supports this direction. While some concerns were raised in ThoughtExchange, he believes they could be addressed through strong engagement with the school community if this option is selected.

Links to Explore ThoughtExchange Data

Two types of report links are provided. In reports titled “Link to filter thoughts rated by respondent type,” it is an important distinction when thoughts are filtered for one respondent type, to understand that the results show how that respondent type **ranked** thoughts, not the thoughts submitted by that respondent type.

- **Districtwide Bond Planning Priorities ThoughtExchange**
 - [Link to interactive web report](#)
 - [Link to filter thoughts rated by respondent type](#)
- **Cascade/Salmon Creek ThoughtExchange**
 - [Link to interactive web report](#)
 - [Link to filter thoughts rated by respondent type](#)
- **CHOICE Academy/RTP/CBS ThoughtExchange**
 - [Link to interactive web report](#)

- [Link to filter thoughts rated by respondent type](#)
- **Big Picture ThoughtExchange**
 - [Link to interactive web report](#)
 - [Link to filter thoughts rated by respondent type](#)

Community Meeting Summary

Salmon Creek Site Conversation with Neighbors and White Center Community Leaders

Purpose

Highline Public Schools convened a small listening meeting with neighbors of the Salmon Creek site and White Center community leaders to better understand concerns related to the potential use of the Salmon Creek property as the future site for Cascade Middle School. The purpose of the conversation was to listen more deeply to perspectives shared by community members, better understand the underlying concerns, and help inform potential next steps.

Themes and Key Feedback

1. Trust in the process

A key theme throughout the conversation was concern about trust. Participants expressed a belief that the process has not felt transparent or inclusive enough. Specific concerns included:

- Perception that neighborhood feedback came too late in the process.
- Frustration that nearby residents were not directly informed earlier while CFAC was considering the site.
- Concern that planning concepts created the impression the district had already moved toward a preferred outcome.
- Questions about whether community voices are being meaningfully prioritized.

Highline's Next Steps and Considerations

We understand that some neighbors do not feel the process has been transparent or inclusive enough, and we heard clearly that trust is a significant concern. Building trust requires clear communication, meaningful opportunities for input and a willingness to continue improving how we engage as planning moves forward. We are deeply committed to taking the necessary actions to rebuild trust and partnership with neighbors.

The bond planning process is community-led through the Capital Facilities Advisory Committee (CFAC), which was established to bring strong community voice into long-term facilities planning from the beginning. Over the past two school years, CFAC has reviewed building conditions, enrollment trends, site constraints, cost estimates, tax projections and districtwide facility needs to shape their bond recommendations.

The planning concepts shared to date are preliminary and were developed to help assess feasibility, site fit and cost. They are not final designs or final decisions. Community input is one important part of the process, alongside other factors Highline must consider, including student needs, safety, building conditions, enrollment, equity, cost, site conditions and long-term planning priorities.

We also recognize that nearby neighbors experience the impacts of planning decisions in unique ways, and that perspective matters. Community feedback helps identify concerns, potential impacts and design considerations that should inform planning.

As planning continues, Highline is committed to improving communication and creating more direct opportunities for engagement. This includes:

- Identifying neighborhood representatives to help serve as liaisons for sharing information and gathering feedback
- Should the project move forward, including neighborhood representation on the future design review committee
- Should the project move forward, hosting an open house and information session prior to the election so neighbors can learn more and ask questions

Salmon Creek is district-owned school property, and like all district-owned sites, it is considered a part of long-term facilities planning, particularly when evaluating how district assets can best support current and future student needs. Early planning often involves reviewing multiple options before any recommendation is made. As planning becomes more specific, we are committed to sharing information clearly and inviting community input at key points in the process.

2. Questions about feasibility and site suitability

Participants raised questions about whether Salmon Creek is the right site for a comprehensive middle school. Feedback included:

- Questions about emergency access and whether the site can realistically support school operations
- Confusion about what has been studied to date versus what would occur only after bond approval
- Concerns that preliminary concepts may not reflect permitting, code or city requirements
- Questions about whether the site can fully support the needs of a comprehensive middle school over the long term
- Concern about moving forward before feasibility questions feel more clearly answered

Highline's Next Steps and Considerations

We heard questions about whether Salmon Creek can realistically support a comprehensive middle school and understand that some community members want greater clarity around what has been studied, what remains unknown and what would happen only if the project moves forward.

CFAC reviewed site analysis information as part of its planning process, but that work is not the same as a full design, permitting or construction review. The concepts shared to date are preliminary planning tools intended to help evaluate general feasibility, site fit and comparative cost. They should not be understood as final site plans.

As part of early planning, Highline executive leadership staff met with City of Burien staff and councilmembers earlier this spring to proactively discuss the Salmon Creek site and better understand city processes and considerations.

Based on feedback from the listening session, Highline's architect developed a new planning concept based on updated code considerations. We are working to schedule a follow-up conversation with the City of Burien to review the new planning concept and to help ensure future planning aligns with city permitting requirements,

expectations and review processes, not just for the Salmon Creek Site but also for the proposal to rebuild Sylvester Middle School in Burien.

If this project were included in a future bond package and approved by voters, additional due diligence would be required before construction could move forward. That work would include more detailed analysis such as topographical surveys, geotechnical review, traffic analysis, environmental review, utility and infrastructure analysis, and formal coordination with city permitting and code requirements.

It is also important to note that Highline's planning process includes evaluating whether a site can support student needs both now and over the long term. Questions about safety, emergency access, operations and long-term suitability are all important considerations in that work.

We understand some community members would like more certainty before planning advances further. Early planning often involves evaluating options at a conceptual level before more detailed technical review occurs. As planning continues, we will work to clearly communicate what has been studied, what remains under evaluation and what decisions would occur only after voter approval and additional analysis.

3. Impact on the surrounding neighborhood

Neighbors shared questions and concerns about how a school at Salmon Creek could affect daily life in the immediate area. Topics raised included:

- Increased traffic and congestion
- Student arrival/dismissal impacts
- Safety for pedestrians and neighborhood circulation
- Proximity of school facilities to nearby homes
- Loss of neighborhood character and recreational/open space

Highline's Next Steps and Considerations

We heard clear concerns about how a school at Salmon Creek could affect daily life in the surrounding neighborhood, including traffic, student arrival and dismissal, pedestrian safety, neighborhood circulation, proximity to homes and the overall character of the area.

These are important considerations in any school planning process. If the project moves forward, additional analysis would be required to better understand potential impacts, including traffic patterns, access, circulation and safety. That information would help inform future design decisions and mitigation strategies.

We also recognize that schools become part of the fabric of a neighborhood. While they can bring change, they can also provide long-term community value through public investment, improved infrastructure and a continued educational use of district-owned property.

If the project advances, the design process would need to carefully consider how to reduce neighborhood impacts while creating a safe, functional school that serves students and fits as thoughtfully as possible within the surrounding community. Community input would be an important part of that process.

4. Impact on the Shark Garden/community garden

The community garden was also a topic of discussion. Participants shared:

- Concern about losing a valued community asset
- Recognition that the garden serves broader community purposes, including food access, connection and volunteer engagement
- A desire to explore whether some portion of the garden could remain as part of the school design
- Questions about whether design solutions could preserve some garden space while accommodating school development

Highline's Next Steps and Considerations

We heard clearly that the Shark Garden is valued by many in the community as more than a garden. Community members spoke about its role in food access, volunteerism, connection and neighborhood identity.

We do not want to minimize the impact that a change in site use could have on those who have invested significant time, care and trust in this space.

The Shark Garden executive director has shared with district staff that the organization is planning to relocate at the end of the current growing season. We are interested in learning more about those plans and how Highline may be able to provide support during that transition.

If the project moves forward, Highline is open to exploring whether opportunities exist to incorporate some form of garden or community green space into future planning. Any potential solution would need to be considered alongside student needs, site constraints, safety, access, permitting requirements and long-term maintenance responsibilities.

We remain committed to continued conversation with Shark Garden leaders and community partners as planning continues.

5. Broader bond/community implications

Some attendees raised broader considerations, including:

- Concern that controversy around the Salmon Creek site could affect community support for a future bond
- Sensitivity to the tax burden on the community
- A desire to ensure the district gets major long-term facility decisions right

At the same time, there appeared to be shared acknowledgment of the need to address Cascade Middle School's facility needs, including support for providing students with a new or improved school building.

Highline's Next Steps and Considerations

We heard broader questions about how decisions related to the Salmon Creek site could affect community support for a future bond measure, as well as concerns about affordability and the importance of making thoughtful long-term facility decisions.

At the same time, there appeared to be shared recognition that Cascade Middle School students need a better long-term learning environment and that addressing the school's facility needs remains important.

Bond planning requires balancing many factors, including student needs, building conditions, cost, site constraints, enrollment trends, equity, long-term facility planning and projected tax impacts. These are the types of considerations CFAC has reviewed as part of its work.

We also understand that public trust and community confidence matter. Any future bond measure must ultimately reflect both Highline's responsibility to address student needs and the community's willingness to support that investment.

The school board will determine whether to place a bond measure before voters. If a measure is placed on the ballot, voters make the final decision on whether to approve funding.

Community Ideas and Potential Next Steps Raised

Participants suggested several ideas for consideration, including:

- Providing clearer, more direct communication to nearby neighbors, including clearer explanation of what has and has not been studied
- Conducting additional or more visible feasibility work to help address unanswered questions
- Exploring whether some form of garden or community green space could be incorporated into future planning
- Considering pedestrian safety, traffic flow and mitigation strategies as part of future planning
- Exploring partnership opportunities or creative site design approaches

Closing Reflection

Participants shared thoughtful questions, concerns and ideas throughout the conversation, along with a clear desire to be heard and contribute constructively to the discussion.

A key takeaway from the conversation was that, alongside site-specific questions, building trust through clear communication, transparency and meaningful engagement will be an important consideration moving forward.