

SHORELINE PUBLIC SCHOOLS | LONG-RANGE FACILITIES PLANNING COMMITTEE

LRFP Committee Meeting

October 5th, 2026 | 5:30 – 7:30 PM



Tonight's Agenda

Echo Lake Elementary · 5:30 – 7:30 PM

5:30



General Announcements

10 min

5:40



Building Lifecycle Analysis

5 min

5:45



Building by Building Overview

45 min

6:30



Break

5 min

6:35



Echo Lake Tour

55 min

AGENDA • 5:30–5:40

Welcome & General Announcements

General Announcements

Q&A from Meeting #1

Parkwood Reflection

Turn to a neighbor and talk about your main takeaways at Parkwood Elementary. Be prepared to share with the group.

Questions and Answers to Meeting #1

Is there an existing long-range facilities plan? How did it shape which facilities were updated and which were not?

The district does not currently have a long-range facilities plan. To a lesser extent, there have been facility planning efforts associated with various voter-approved capital bonds but not to the level and scope proposed in the long-range facilities plan.

Difference between Bond and Levy?

Bonds are sold upfront and repaid from property taxes over the course of 20 years. Levies are collected from property taxes directly for anywhere from 4-6 years. Another major difference is that bonds require a 60% supermajority while levies only require a simple majority to pass. Bonds are better suited for larger scale projects like modernizations or replacements that need funding all at once versus levies that are better suited for smaller projects or preventative maintenance.

Wondering: Can schools think/consider keeping younger (K-2) students on the first floor? Just thinking about safety of our younger students.

Yes – it should and will be considered.

Shoreline Center: Square feet (Sq. ft.) total and district occupied office space? Sq. ft. total used by others.

Shoreline Center is a collection of 14 buildings totaling 201,682 SF of occupiable space. The District occupies various buildings on campus and also houses the District's Transition Program (Building B). Spaces used by others include the Senior Center (Building G), North City French School (Building F), City of Shoreline (Building N) and a Clock Repair Shop.

Questions and Answers to Meeting #1

Are there regulatory requirements that will influence modernization priorities?

Yes – regulatory requirements like the Clean Buildings Act, Life Safety Code, ADA accessibility, and other building codes should be driving factors when establishing our priorities.

What is driving the accelerated timeline?

Facilities are aging all at once, financial pressures are growing, and a bond-funded project may take 3–5 years from vote to move-in.

Need more braille/blind direction.

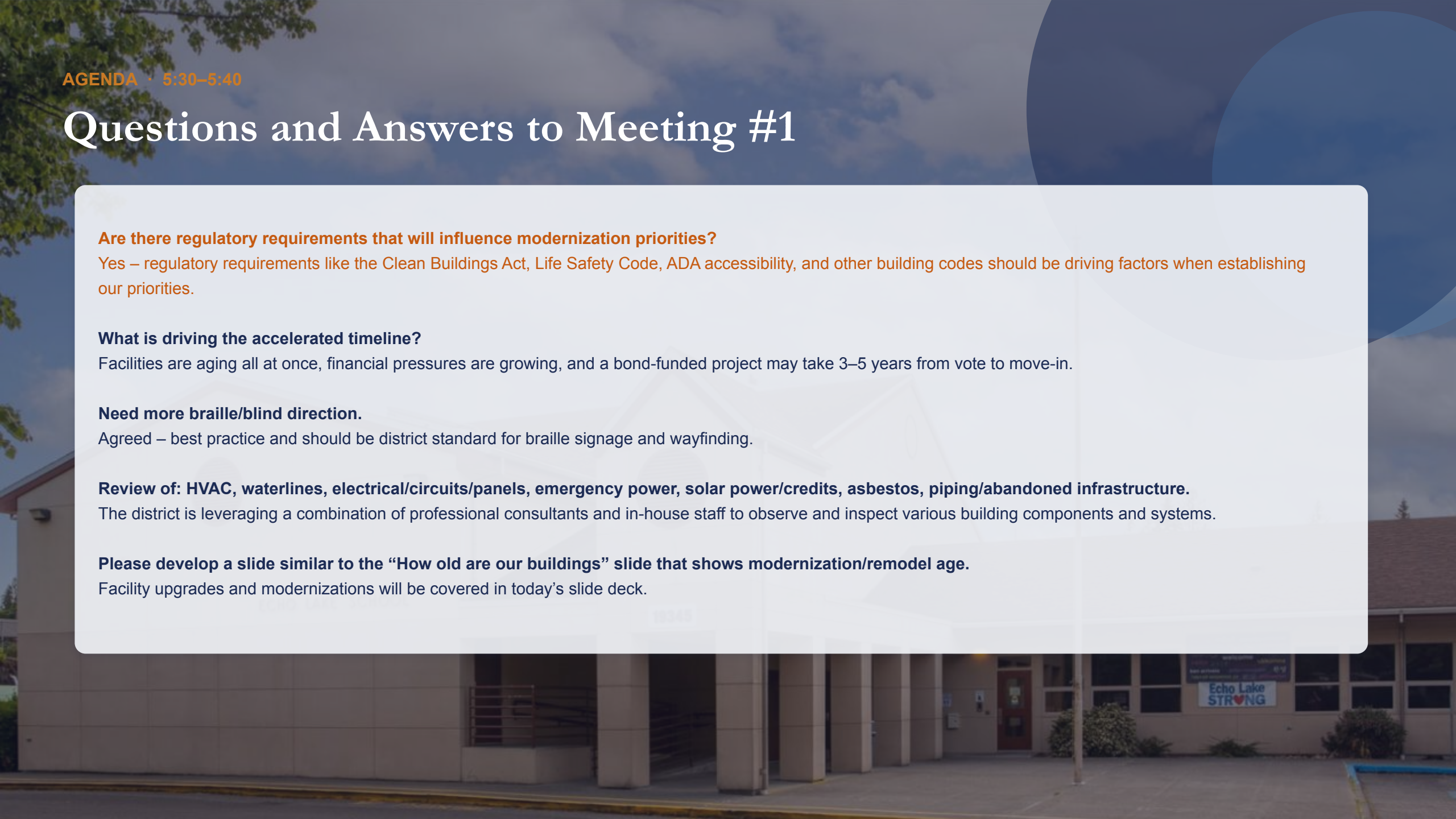
Agreed – best practice and should be district standard for braille signage and wayfinding.

Review of: HVAC, waterlines, electrical/circuits/panels, emergency power, solar power/credits, asbestos, piping/abandoned infrastructure.

The district is leveraging a combination of professional consultants and in-house staff to observe and inspect various building components and systems.

Please develop a slide similar to the “How old are our buildings” slide that shows modernization/remodel age.

Facility upgrades and modernizations will be covered in today’s slide deck.



AGENDA • 5:40–5:45

Building Lifecycle Analysis

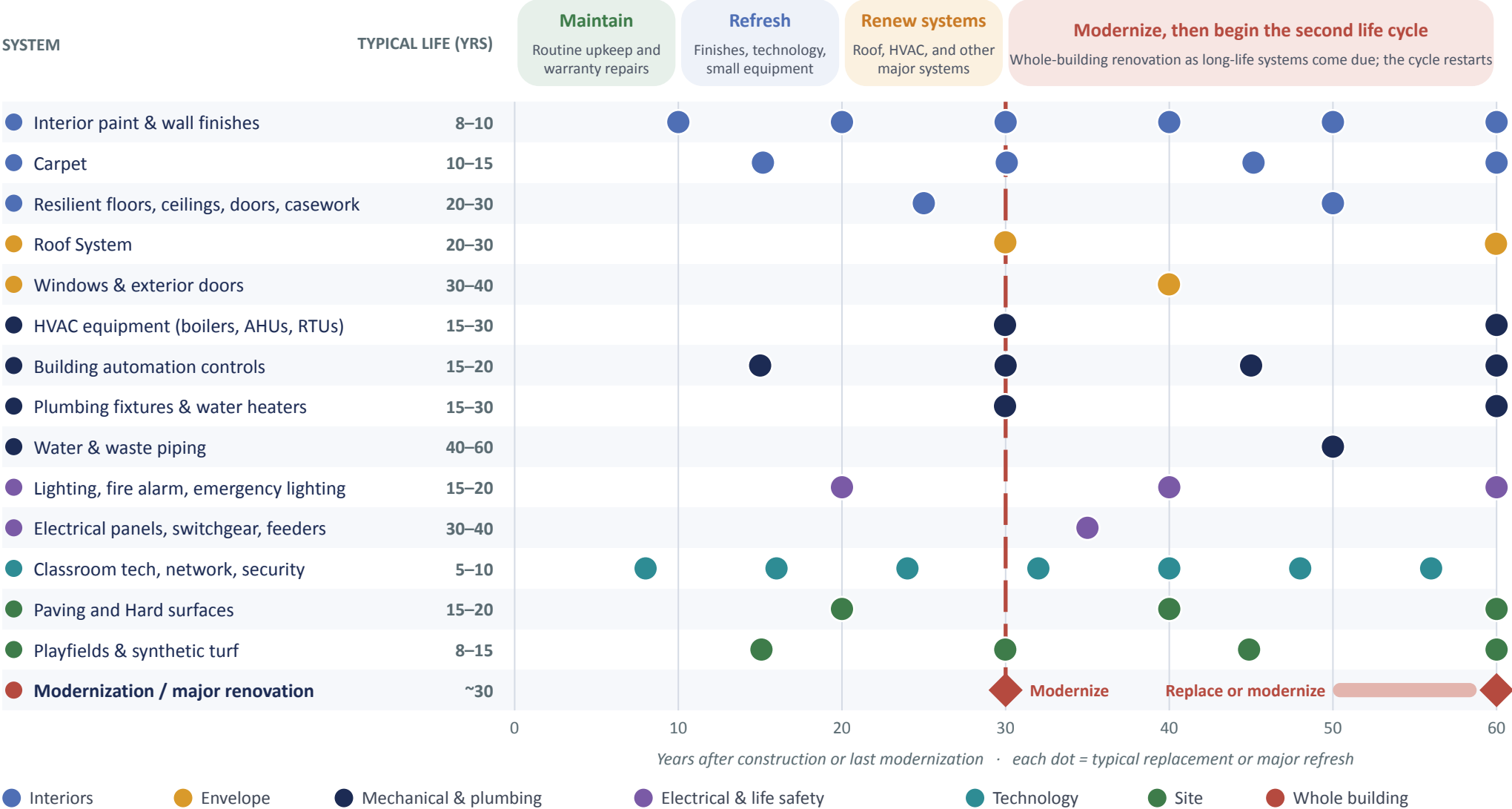
Building Lifecycle Analysis

Building Lifecycle Typical Maintenance and Modernization timeline

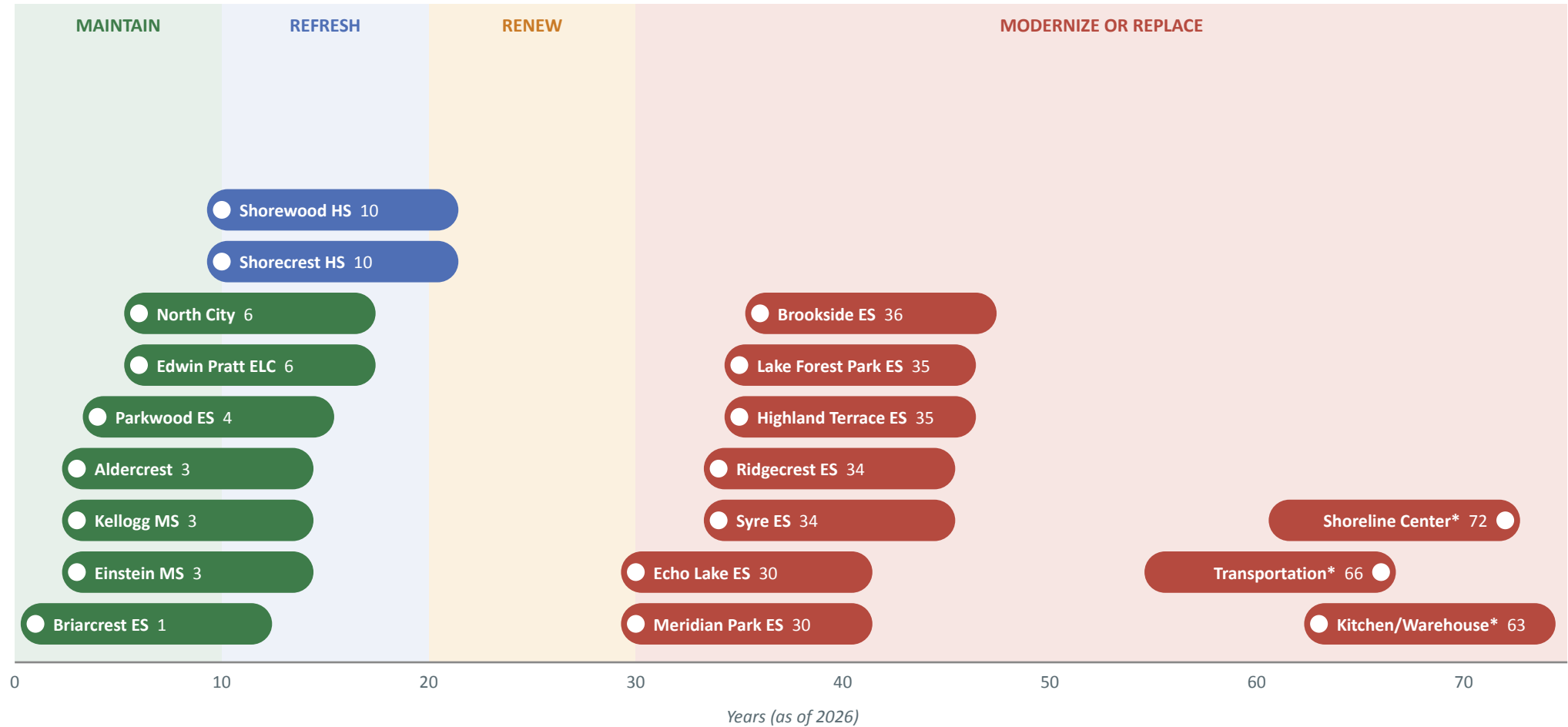
Typical maintenance, replacement, and modernization cycles by building system



Typical Building Lifecycle



Years Since Construction or Major Modernization



Seven schools are 30–36 years past their last major modernization or addition.

All three supporting facilities (Shoreline Center, Transportation, and Kitchen/Warehouse) have not received any major modernization. Transportation received an addition in 1996 and Kitchen/Warehouse received an addition in 2000.

SHORELINE PUBLIC SCHOOLS | LONG-RANGE FACILITIES PLANNING COMMITTEE

Building by Building Overview

Pre-K and Elementary School Overview

Middle School and High School Overview

Supporting Facilities Overview

District Parcels Overview

A District Built Over Eight Decades

School/Program Abbreviations:

BC - Briarcrest Elementary
BKS - Brookside Elementary
CK8 - Cascade K-8 Community School
EIN - Einstein Middle School
EL - Echo Lake Elementary
EPELC - Edwin Pratt Early Learning Center
 Shoreline Children's Center, Head Start,
 and Early Childhood Education Programs

HEE - Home Education Exchange
HT - Highland Terrace Elementary
KEL - Kellogg Middle School
LFP - Lake Forest Park Elementary
MP - Meridian Park Elementary
NC - North City
STP - Transition Program

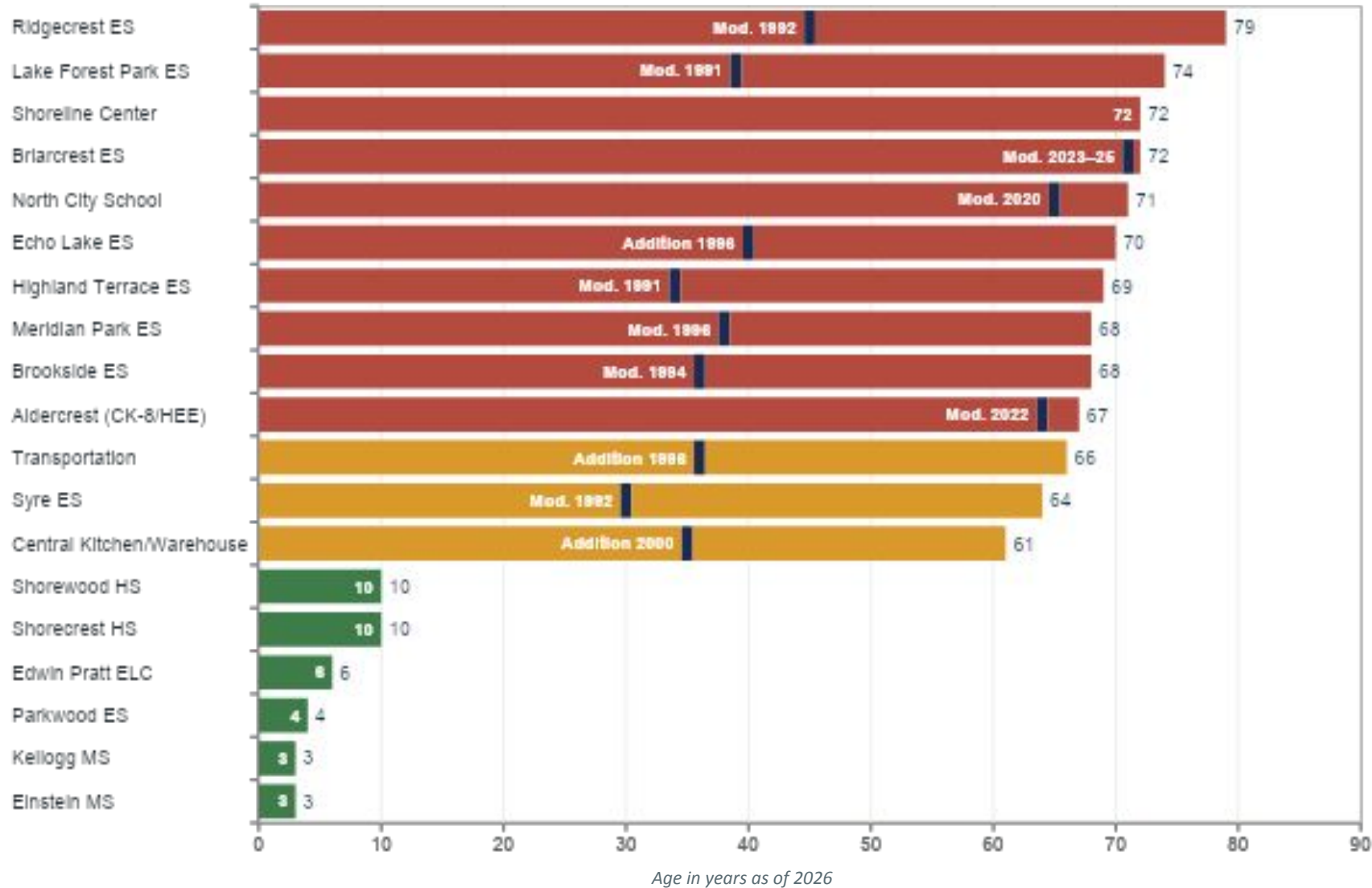
PW - Parkwood Elementary
RC - Ridgecrest Elementary
SC - Shorecrest High School
SW - Shorewood High School
SY - Syre Elementary

■ = Elementary School
 ■ = Middle School
 ■ = High School
 ■ = Other School
 ■ = District Facility
 ■ = Parcel



- 09 Elementary Schools
- 02 Middle Schools
- 02 High Schools
- 02 K-8
- 01 Pre-school
- 01 Swing School (NC)
- 03 District Facilities
- 04 District Parcels

How Old Are Our Buildings



1947 – 1959
10 buildings – original era

1960 – 1965
3 Buildings

2016–2023
6 buildings — modern builds

Modernization line
When last modernized (or latest addition if none on record)

Facility Condition Scores



ICOS condition scores (2026) — sorted best to worst



Top Third

6 school buildings, ≥ 94.7



Middle Third

5 school buildings, 84–90



Bottom Third

5 school buildings, ≤ 83.4



Supporting Facilities

Kitchen, Transportation, SLC

Edwin Pratt Early Learning Center

Preschool (3-5)

327 Children
September 2025

Site Description

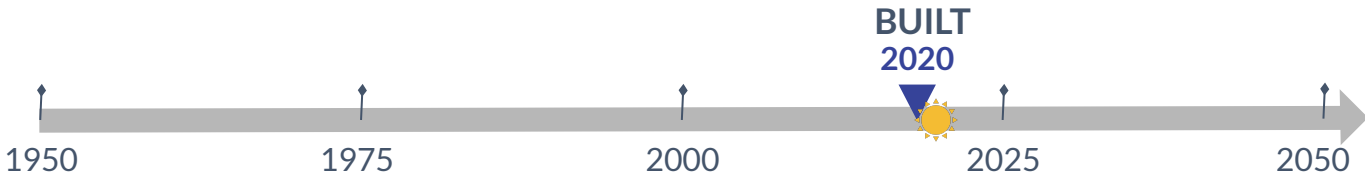
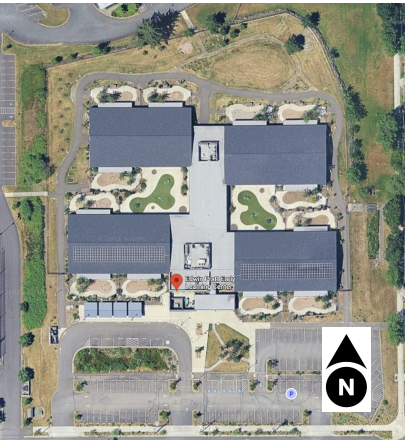
Edwin Pratt is the only preschool building in the district, operating tuition-based, special education, and income-eligible preschool programs for children ages 3-5. Construction was completed in 2020 on the building that includes classrooms with toileting and handwashing facilities in each room, spaces for specialized services, administrative offices, and kitchen. An interior courtyard holds play equipment and open space, and each classroom opens out to a fenced “backyard.”

Zoning & Land Use

Address: 1900 N 170th St.
Shoreline, WA 98133

Jurisdiction: City of Shoreline

Tax Parcel(s): 307350-0050 (with Meridian Park Elementary)



Statistics

54,205 sq.
ft.
Total building
area

28
Instructional
spaces

420
Designed
Capacity

410
Operational
Capacity

Condition: 100.00% Utilization Rate: 79.75%

Improvements

Frontage improvements 2020, solar installed 2021, energy audit completed 2025

Deficiencies and Concerns

None



Parkwood Elementary School

Grades K–5

343 Students

September 2026



Site Description

Parkwood is one of nine K-5 elementary schools in the district. The school includes one main, two-level building structure, a turf field, covered play area, and outdoor play spaces. The building includes one separate gym and commons/cafeteria spaces with moveable walls to accommodate performances, library, administrative offices, and classrooms modified to provide special education services. Parkwood was built in 2022, with the turf field completed in 2023.

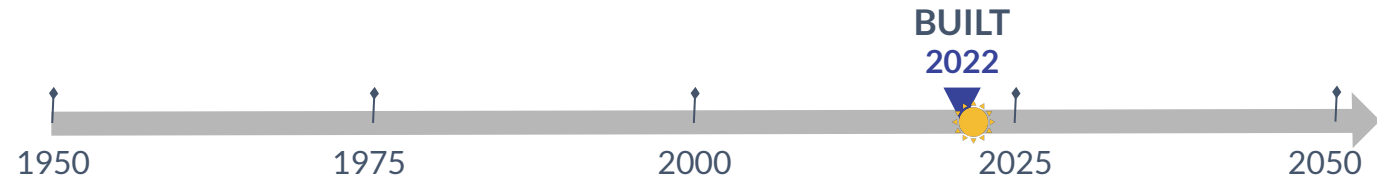
Zoning & Land Use

Address: 1815 N 155th St.
Shoreline, WA 98133

Jurisdiction: City of Shoreline

Tax Parcel(s): 182604-9062

Site Area: 7.2 acres



Statistics

66,760 sq.
ft.
Total building
area

23
Instructional
spaces

506
Designed
Capacity

458
Operational
Capacity

Condition: 94.72%

Utilization Rate: 74.89%

Improvements

Solar installed 2022, energy audit completed 2025

Deficiencies and Concerns

None



Aldercrest (CK-8 and HEE)

Grades K–8

325 Students
September 2026

Site Description

Aldercrest houses two K-8 schools in the district: Cascade K-8 Community School and the Home Education Exchange. The building contains a shared kitchen and gym/cafeteria, with separate wings for each school. Each wing contains administrative offices, classrooms, a library, and rooms designed specifically for programs such as visual arts and science. The property contains a turf field, covered play area, play space, and garden. Schools use the parking lot across 200th St., but the rest of the vacant facility is unused by the schools. Aldercrest was built in 1959, modernization completed in 2022.

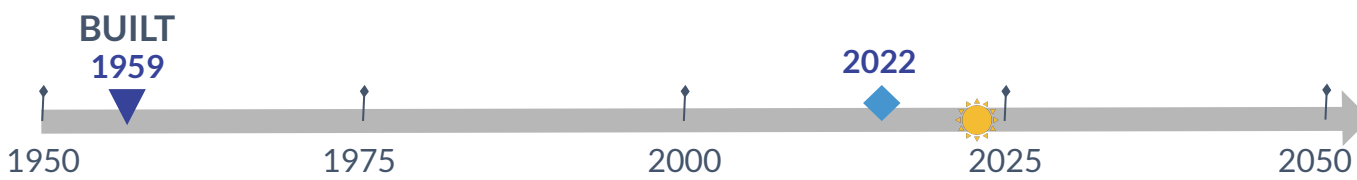
Zoning & Land Use

Address: 2800 NE 200th St.
Shoreline, WA 98155

Jurisdiction: City of Shoreline

Tax Parcel(s): 263690-0086

Site Area: 7.92 acres



Statistics

50,085 sq. ft. Total building area	18 Instructional spaces	420 Designed Capacity	393 Operational Capacity
Condition: 90.00%		Utilization Rate: 82.69%	

Improvements

Solar installed 2021, turf field installed in 2024, energy audit completed 2025

Deficiencies and Concerns

South-facing rooms get very hot



Site Description

Briarcrest is one of nine K-5 elementary schools in the district. The school includes one main, two-level building structure, a three-room modular building, a turf field, covered play area, and outdoor play spaces. The building includes one gym/cafeteria space with a stage, kitchen, library, administrative offices, and classrooms. The building hosts the district’s only dual-language (Spanish and English) elementary program. Briarcrest was built in 1954, with major modernization projects completed in 2023 and 2025. Phase 3 is in the feasibility and design phase.

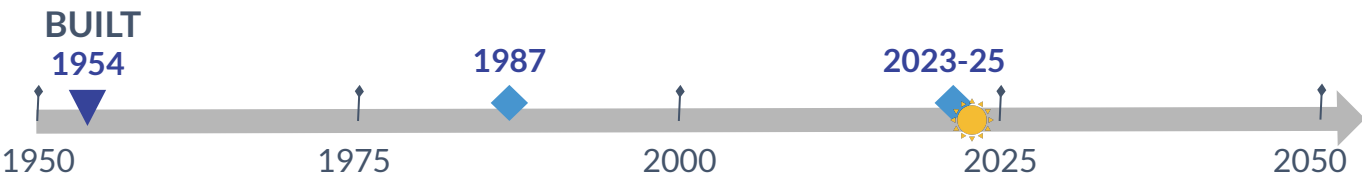
Zoning & Land Use

Address: 2715 NE 158th St.
Shoreline, WA 98155

Jurisdiction: City of Shoreline

Tax Parcel(s): 119910-0005

Site Area: 6.49 acres



Statistics

54,972 sq.
ft.
Total building
area

25
Instructional
spaces

550
Designed
Capacity

526
Operational
Capacity

Condition: 87.81%

Utilization Rate: 82.31%

Improvements

Roof replaced 2022, secure vestibule 2022. 2023-2025 modernization: electrical, roof, HVAC, fire sprinklers, classroom technology, kitchen and cafeteria/gym upgrades, new turf field and playground equipment. Solar installed 2024, energy audit completed 2025.

Deficiencies and Concerns

Requires electrical gear upgrades and envelope improvements, vestibule issues, no interior circulation at southern classroom wing



North City School

Site Description

North City was built and used as an elementary school until the early 2000s. Since then, the building has held various educational programs, including preschools, the HEE, overflow kindergarten, YMCA remote learning, and Edwin Pratt, Parkwood, and Briarcrest during their rebuilds. The school includes one main building structure, a two-room modular, a grass field, covered play area, and outdoor play spaces. The building includes one gym/cafeteria space with a stage, kitchen, library, administrative offices, and classrooms. North City was built in 1955, modernized in 1957, 1986, and 2020.

Zoning & Land Use

Address: 816 NE 190th St.
Shoreline, WA 98155

Jurisdiction: City of Shoreline

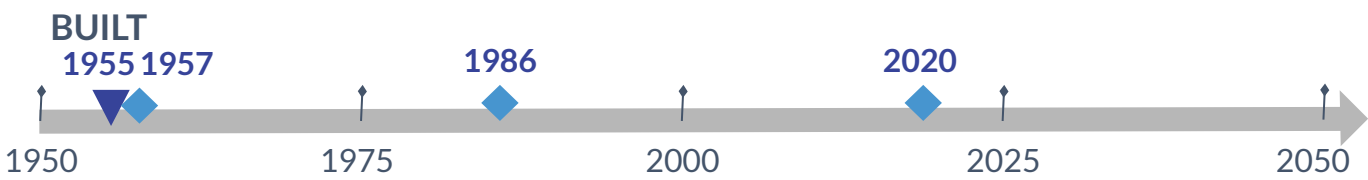
Tax Parcel(s): 052604-9007

Site Area: 6.0 acres



Grades N/A

Vacant



Statistics

54,881 sq. ft.	22	484	N/A
Total building area	Instructional spaces	Designed Capacity	Operational Capacity

Condition: 89.09% Utilization Rate: N/A

Building used to house students during school construction or remodel

Improvements

Solar ready, energy audit completed 2025

Deficiencies and Concerns

High earthquake risk



Brookside Elementary School

Grades K–5

355 Students
September 2026

Site Description

Brookside is one of nine K-5 elementary schools in the district. The school includes one main building structure, a two-room modular building, a grass field, covered play area, and outdoor play spaces. The building includes one gym/cafeteria space with a stage, kitchen, library, administrative offices, and classrooms. Brookside was built in 1958, with a modernization in 1994.

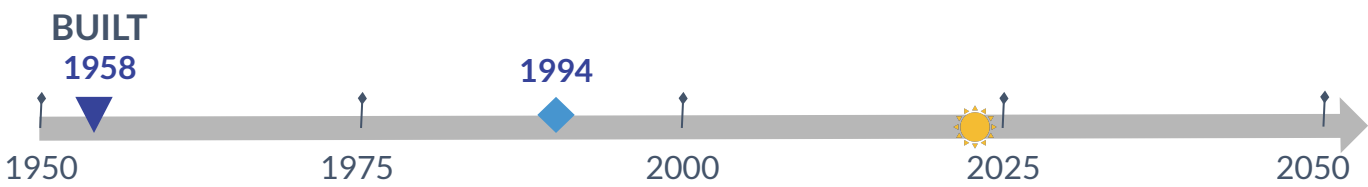
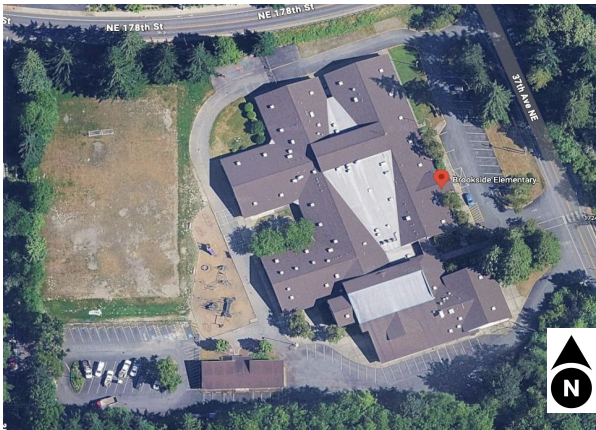
Zoning & Land Use

Address: 17447 37th Ave NE.
Lake Forest Park, WA 98155

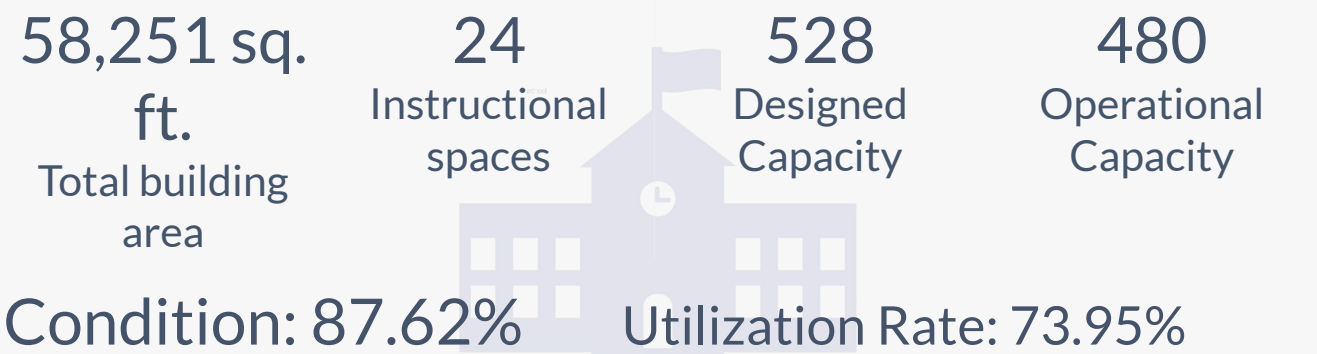
Jurisdiction: City of Lake Forest Park

Tax Parcel(s): 115410-0565

Site Area: 5.20 acres



Statistics



Improvements

Secure vestibule 2022, solar installed 2024, new play equipment in 2025, energy audit completed 2025. 1994 additions

Deficiencies and Concerns

Stream buffer and erosion hazards, parking



Site Description

Highland Terrace is one of nine K-5 elementary schools in the district. The school includes one main building structure, a two-room modular building, a grass field, covered play area, and outdoor play spaces.

The building includes one gym/cafeteria space with a stage, kitchen, library, administrative offices, and classrooms modified to provide special education services.

Highland Terrace was built in 1957, with a modernization in 1991.

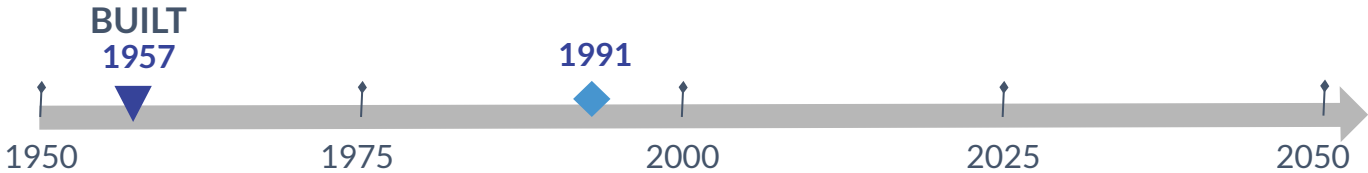
Zoning & Land Use

Address: 100 N 160th St.
Shoreline, WA 98133

Jurisdiction: City of Shoreline

Tax Parcel(s): 132603-9052

Site Area: 8.52 acres



Statistics

58,185 sq.
ft.
Total building
area

24
Instructional
spaces

528
Designed
Capacity

480
Operational
Capacity

Condition: 84.02%

Utilization Rate: 58.33%

Improvements

Secure vestibule 2021, energy audit completed 2025, playfield in 2025-2026

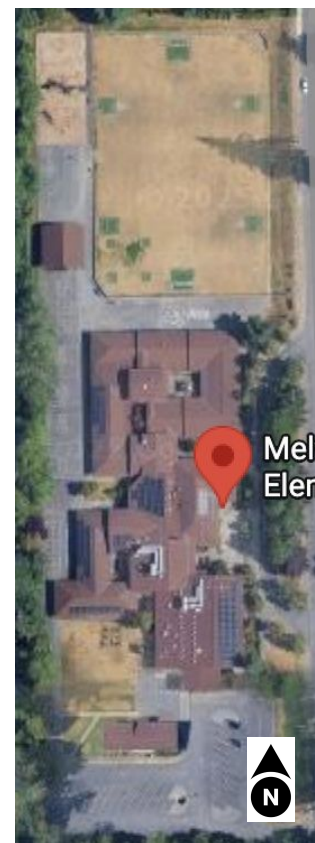
Deficiencies and Concerns

Not solar ready, access to playfield



Site Description

Syre is one of nine K-5 elementary schools in the district. The school includes one main building structure, a two-room modular building, a grass field, covered play area, and outdoor play spaces. The main building includes one gym/cafeteria space with a stage, kitchen, library, administrative offices, and classrooms modified to provide special education services. Syre was built in 1962, modernized in 1992.



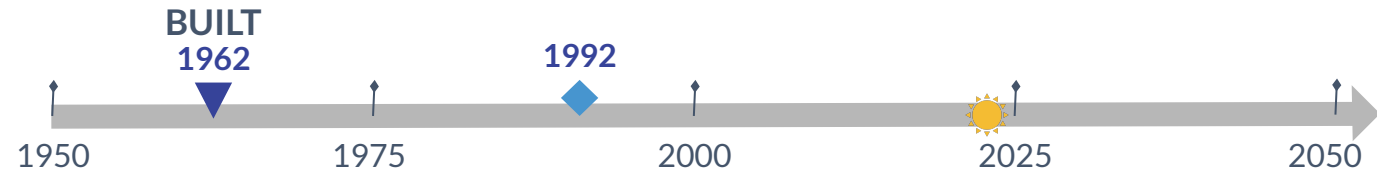
Zoning & Land Use

Address: 19545 12th Ave. NW
Shoreline, WA 98177

Jurisdiction: City of Shoreline

Tax Parcel(s): 012603-9400

Site Area: 7.42 acres



Statistics

54,551 sq.
ft.
Total building
area

25
Instructional
spaces

550
Designed
Capacity

502
Operational
Capacity

Condition: 83.42%

Utilization Rate: 82.27%

Improvements

HVAC replacement 2016, fire alarm replacement 2018, secure vestibule 2022, solar installed 2023, energy audit completed 2025

Deficiencies and Concerns

Playground and Field



 Site Description

Meridian Park is one of nine K-5 elementary schools in the district. Originally built for use as a junior high school, the school includes one main building, two separate small buildings, a hybrid field, tennis courts, and outdoor play spaces. The building includes one cafeteria space, two gyms, kitchen, library, administrative offices, and classrooms. Meridian Park hosts the district’s Highly Capable classes. Meridian Park was built in 1958, modernized in 1960 and 1996.

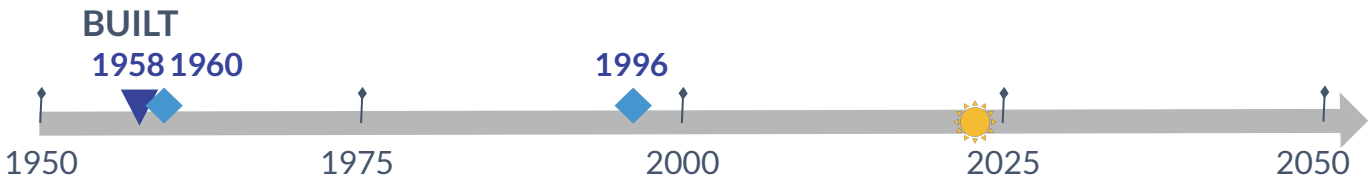
Zoning & Land Use

Address: 17077 Meridian Ave. N
Shoreline, WA 98133

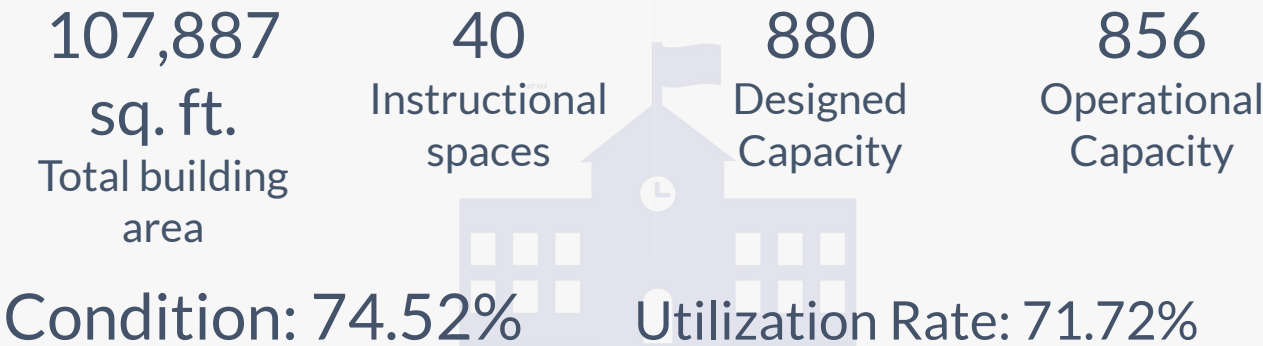
Jurisdiction: City of Shoreline

Tax Parcel(s): 307350-0050

Site Area: 28.20 acres (includes Edwin Pratt)



Statistics



Improvements

Frontage improvements 2020, secure vestibule 2021, solar installed 2024, roof replaced 2024, energy audit completed 2025

Deficiencies and Concerns

Largest student population (no other building large enough to hold students while MP rebuilt)

Site Description

Ridgecrest is one of nine K-5 elementary schools in the district. The school includes one main building structure, a two-room modular building, a turf field (2017), covered play area, and outdoor play spaces. The building includes a gym, a cafeteria with a stage, library, administrative offices, and classrooms. The property borders the district’s transportation facility. Ridgecrest was built in 1947, modernized in 1992.

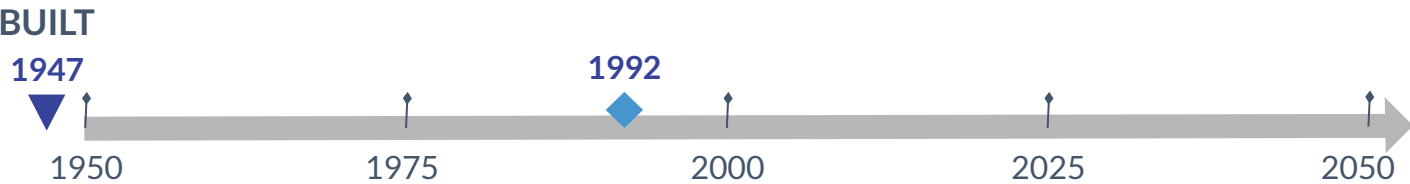
Zoning & Land Use

Address: 16516 10th Ave. NE
Shoreline, WA 98155

Jurisdiction: City of Shoreline

Tax Parcel(s): 082604-9052

Site Area: 10.29 acres



Statistics

65,673 sq.
ft.
Total building
area

24
Instructional
spaces

528
Designed
Capacity

504
Operational
Capacity

Condition: 76.77%

Utilization Rate: 78.17%

Improvements

Secure vestibule 2022, energy audit completed 2025

Deficiencies and Concerns

Oldest building in the school district, built over ravine, not solar ready



Lake Forest Park Elementary School

Grades K–5

338 Students
September 2026

Site Description

Lake Forest Park (LFP) is one of nine K-5 elementary schools in the district. The school includes four separate building structures connected by covered walkways, a two-room modular building, a grass field, covered play area, outdoor play spaces, and tennis courts. The buildings include one gym/cafeteria space with a stage, kitchen, library, administrative offices, and classrooms. LFP was built in 1952, with modernizations in 1965, 1966, and 1991.

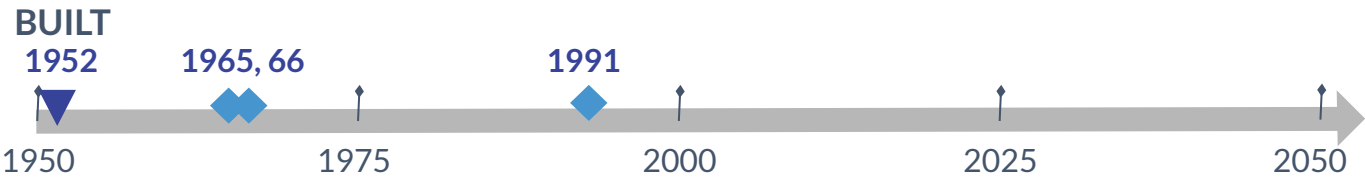
Zoning & Land Use

Address: 18500 37th Ave. NE
Lake Forest Park, WA 98155

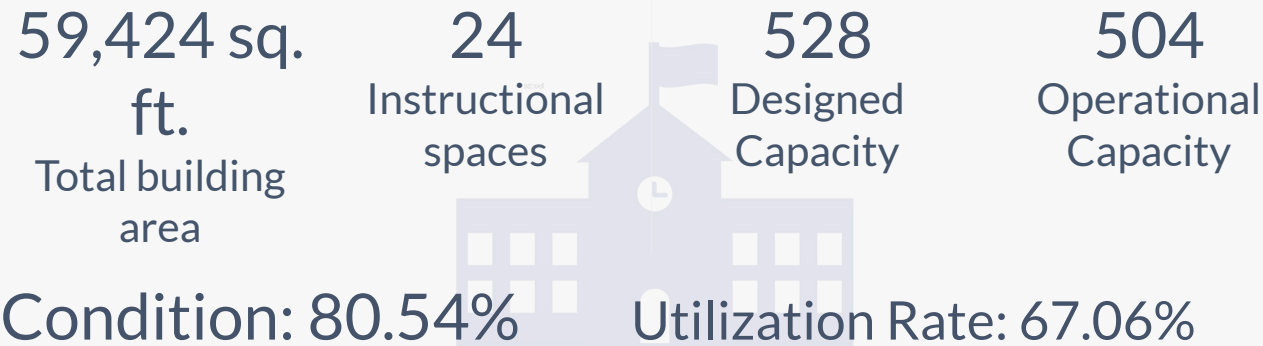
Jurisdiction: City of Lake Forest Park

Tax Parcel(s): 032604-9018

Site Area: 4.09 acres



Statistics



Improvements

Secure vestibule 2022, energy audit completed 2025

Deficiencies and Concerns

Not ready for solar, very high earthquake risk, security concerns with separate buildings, accessibility challenges, parking



Echo Lake Elementary School

Grades K–5

397 Students
September 2026

Site Description

Echo Lake is one of nine K-5 elementary schools in the district. The school includes one main, two-level building structure, a three-room modular building, a turf field, covered play area, and outdoor play spaces.

The building includes one gym/cafeteria space with a stage, kitchen, library, administrative offices, and classrooms modified to provide special education services.

Echo Lake was built in 1956, with classrooms and other spaces added on in 1964, 1988, and 1996.

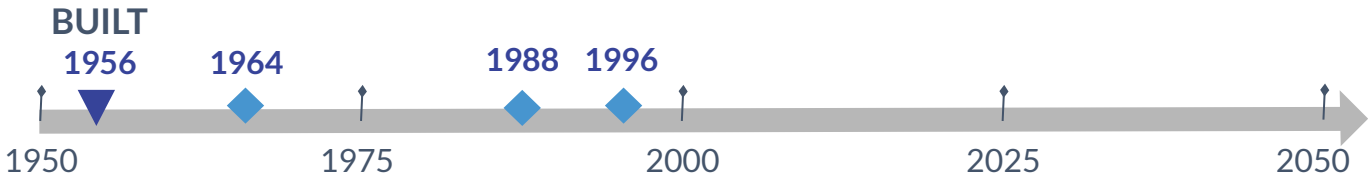
Zoning & Land Use

Address: 19345 Wallingford Ave. N
Shoreline, WA 98133

Jurisdiction: City of Shoreline

Tax Parcel(s): 864910-0005

Site Area: 7.67 acres



Statistics

53,644 sq.
ft.
Total building
area

23
Instructional
spaces

506
Designed
Capacity

458
Operational
Capacity

Condition: 72.92%

Utilization Rate: 86.68%

Improvements

Secure vestibule 2021, new turf playfield 2021

Deficiencies and Concerns

Security, structural (seismic), tech readiness, accessibility, not solar ready



SHORELINE PUBLIC SCHOOLS | LONG-RANGE FACILITIES PLANNING COMMITTEE

Echo Lake Tour

Tour Group A: Minh and Andrew

Anna Wallace
Arien Cheronos
Brenda Semeraro
Ellen Kaje
Joanna Freeman
Kate Campbell
Leon Hardt
Matt Reiman
Molly Baumeister
Nathan Daum
Nina Vermillion
Nova Heaton
Rosa Khim
Sarah Rotter
Steve Petek
Todd Koren

Building Stations: Special Education Classrooms, Trish Campbell |
Kitchen, Jessica Jandayan | Entryway/Office, Rachel Belfield

Tour Group B: Art and Thom

John Simard
Angelina Wood
Cedar Morris
Don Dalziel
Ian Kopp
Iris Peters
Mallory Van Abbema
Maxwell Koh
Nate Herzog
Olivia Decker
Susan Skorjanc
Tamsin Harrison
Tricia Norton
Victoria Hayashi
Wendy Cho Ripp
Xuan Che-Osser



Echo Lake Tour – Think about and Consider



Transparency & Sightlines

Thoughtful of sightlines and passive supervision - transparent walls and corridors, without isolating students.



Signage and Wayfinding

Use of signage and wayfinding elements that assist with identifying and navigating through the space.



Collaborative Learning

Spaces are flexible, collaborative and conducive to learning.



Daylighting

Natural light and views, paired with zoned lighting controls.



Accessibility

Spaces are accessible for students with a wide range of abilities.



Building Circulation

How does circulation flow through the building? Consider path of travel to and from classrooms and communal spaces.



SHORELINE PUBLIC SCHOOLS | LONG-RANGE FACILITIES PLANNING COMMITTEE

Thank you

Looking Ahead — Meeting 3: November 9th, 2026, Lake Forest Park

