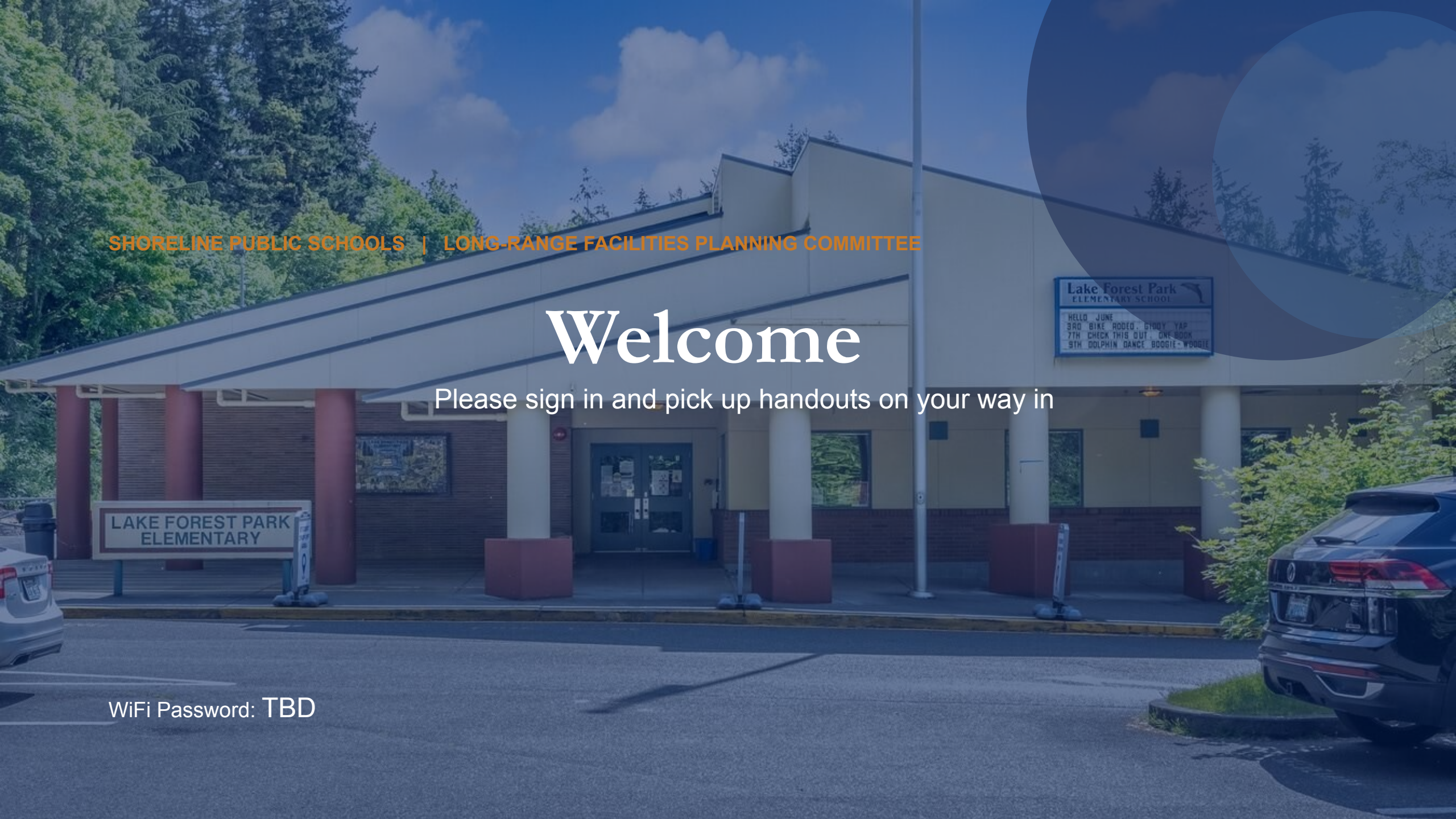


SHORELINE PUBLIC SCHOOLS | LONG-RANGE FACILITIES PLANNING COMMITTEE

LRFP Committee Meeting

November 9th, 2026 | 5:30 – 7:30 PM



SHORELINE PUBLIC SCHOOLS | LONG-RANGE FACILITIES PLANNING COMMITTEE

Welcome

Please sign in and pick up handouts on your way in

WiFi Password: TBD

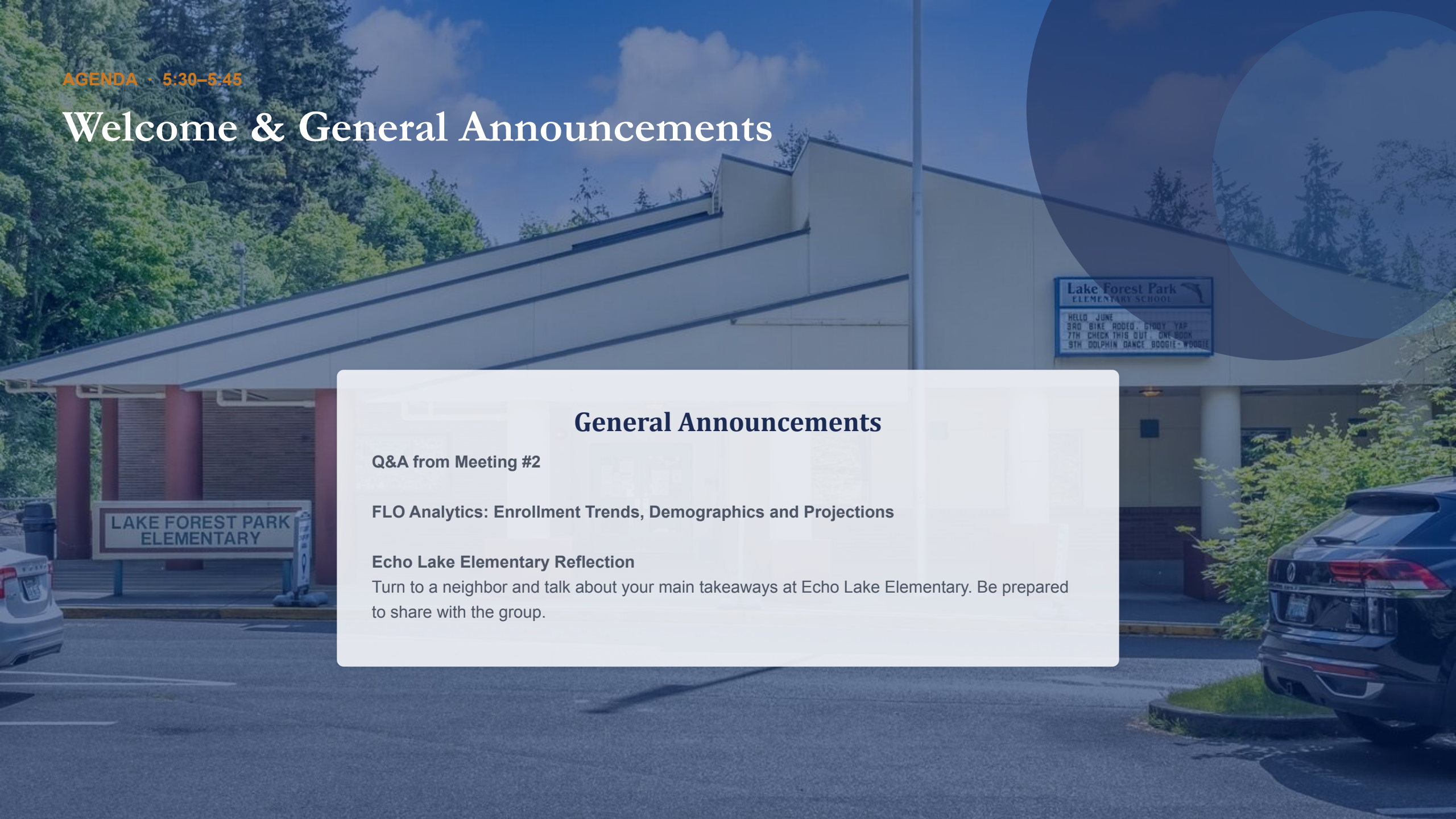
Tonight's Agenda

Lake Forest Park Elementary · 5:30 – 7:30 PM

5:30	General Announcements	*15 min*
5:45	Building by Building Overview Continued	*30 min*
6:15	District Parcels Overview	*15 min*
6:30	NAC Introductions	*10 min*
6:40	Lake Forest Park Elementary Tour	*45 min*

AGENDA · 5:30–5:45

Welcome & General Announcements



General Announcements

Q&A from Meeting #2

FLO Analytics: Enrollment Trends, Demographics and Projections

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

AGENDA · 5:30–5:45

Questions and Answers to Meeting #2

Why are certain school facilities not in alignment with their age (Meridian Park, Echo Lake, Parkwood, Brookside, Highland Terrace)?
It depends on what we mean by “alignment.” Condition scores measure the current state of a building’s systems, not its age. A building that has had a recent modernization or targeted upgrades, such as a new roof, HVAC, or fire alarm system, can score better than its age alone would suggest. Each building is also a unique mix of finishes, equipment, and systems, and some components hold up better over time than others. Together, these factors explain why condition scores don’t always line up neatly with building age.

What is the criteria assessed in the facilities conditions scores?
Building Condition Assessment evaluates a building’s useful life, energy usage, code compliance, and performance across its many systems i.e. foundations, envelope, electrical, plumbing, HVAC, etc. Note that the score does not measure teaching conditions or how well a building supports today’s learning needs. A building can score well and still fall short as a learning environment.



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

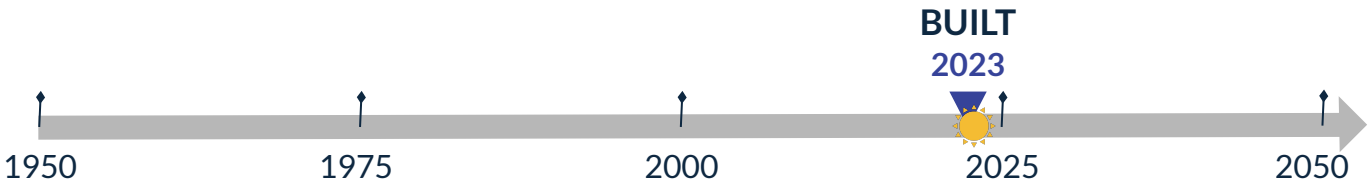
Einstein Middle School

Grades 6–8

1,055 Students
September 2026

Site Description

Einstein is one of two middle schools in the district. Construction of the school was completed in 2023 and includes one main, two-story building structure and a turf field with track. The building includes one large gym and a smaller gym, library, kitchen, commons with stage, administrative offices, and classrooms built specifically for science, music, visual arts, and special education services. Adjacent Hillwood Park, tennis courts, and restroom building are City of Shoreline property.



Zoning & Land Use

Address:	19343 3rd Ave NW Shoreline, WA 98177
Jurisdiction:	City of Shoreline
Tax Parcel(s):	012603-9050
Site Area:	10.30 acres

Statistics

151,224 sq. ft. Total building area	44 Instructional spaces	1,144 Operational Capacity	2 Floors

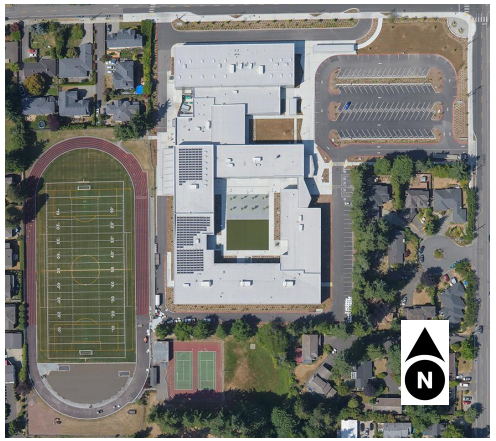
Condition: 99.08%

Improvements

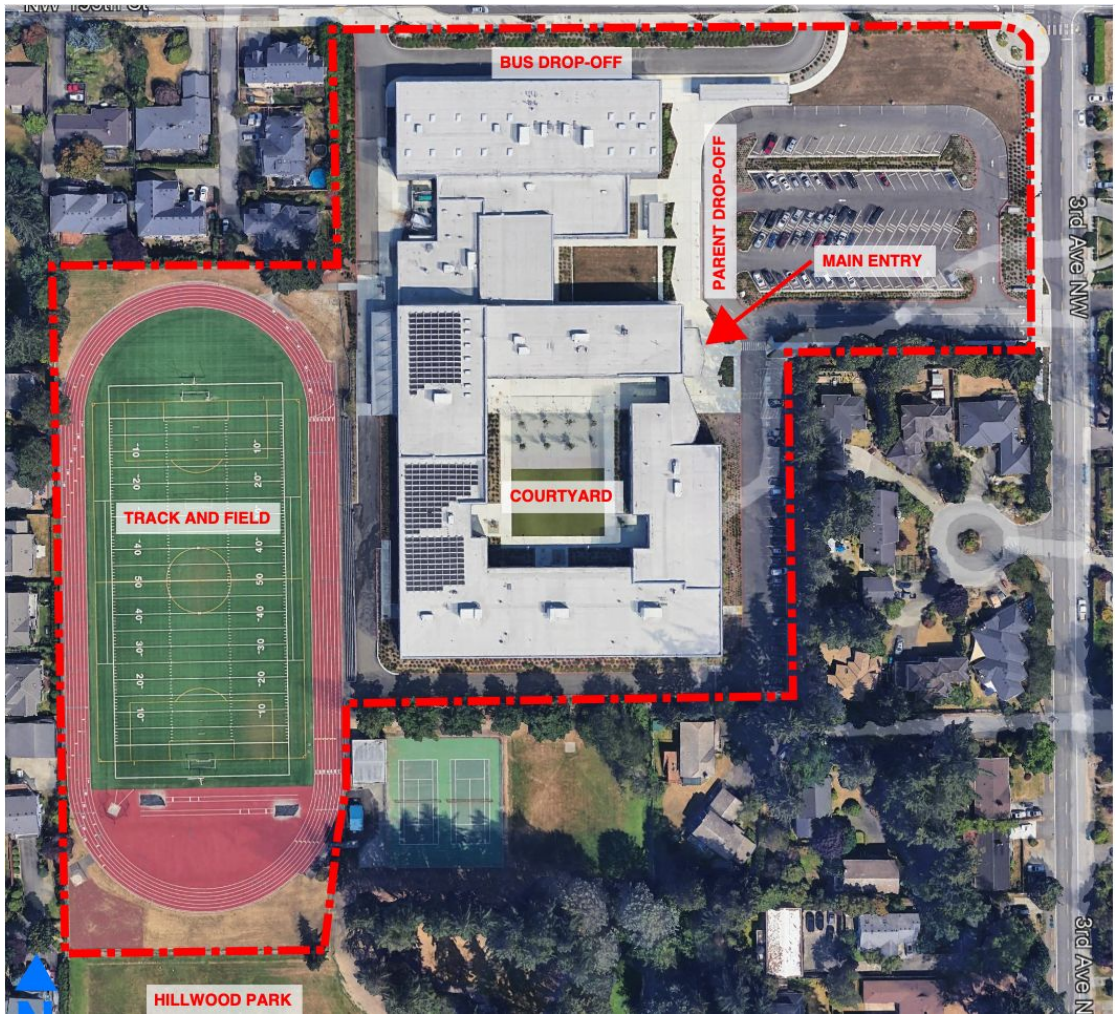
Solar installed 2023, energy audit completed 2025

Deficiencies and Concerns

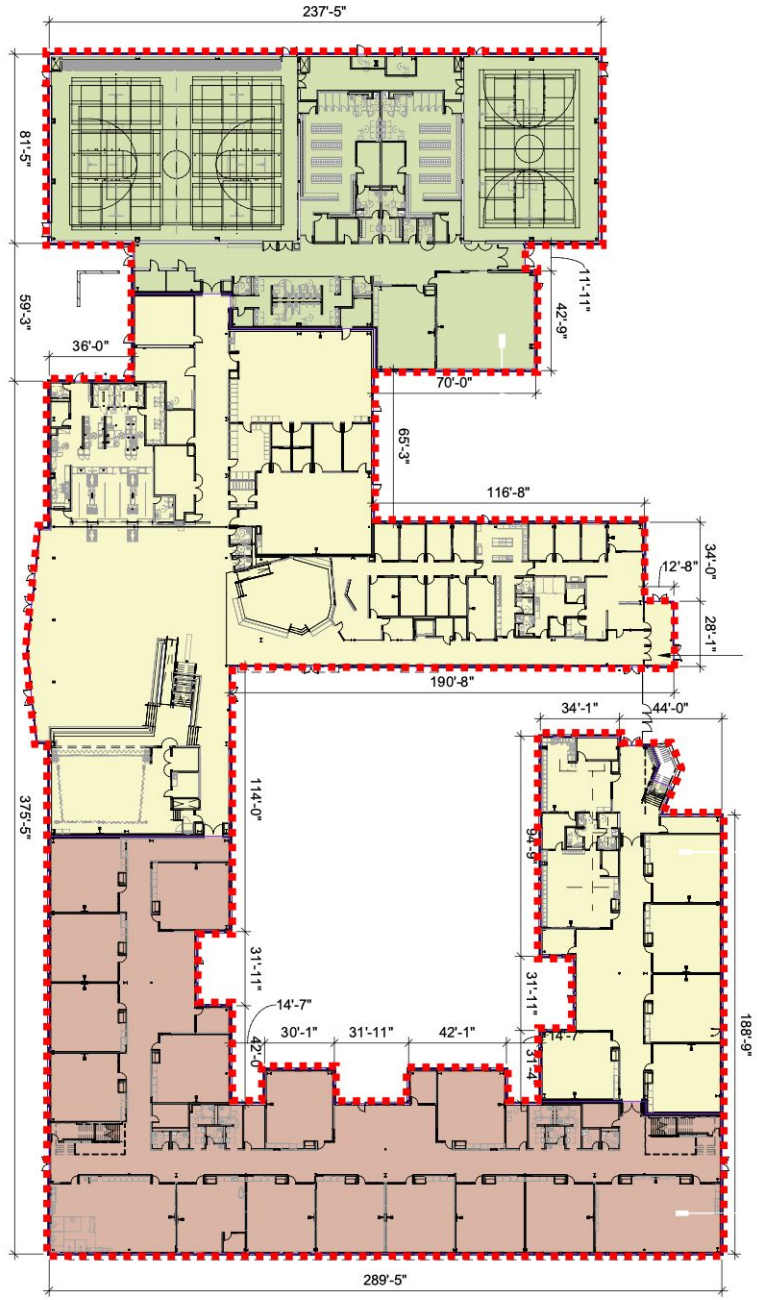
Security concerns at eastern entrance gate, field access issues , adjacent City of Shoreline Hillwood park construction and improvements, Climate Control systems and Occupant comfort



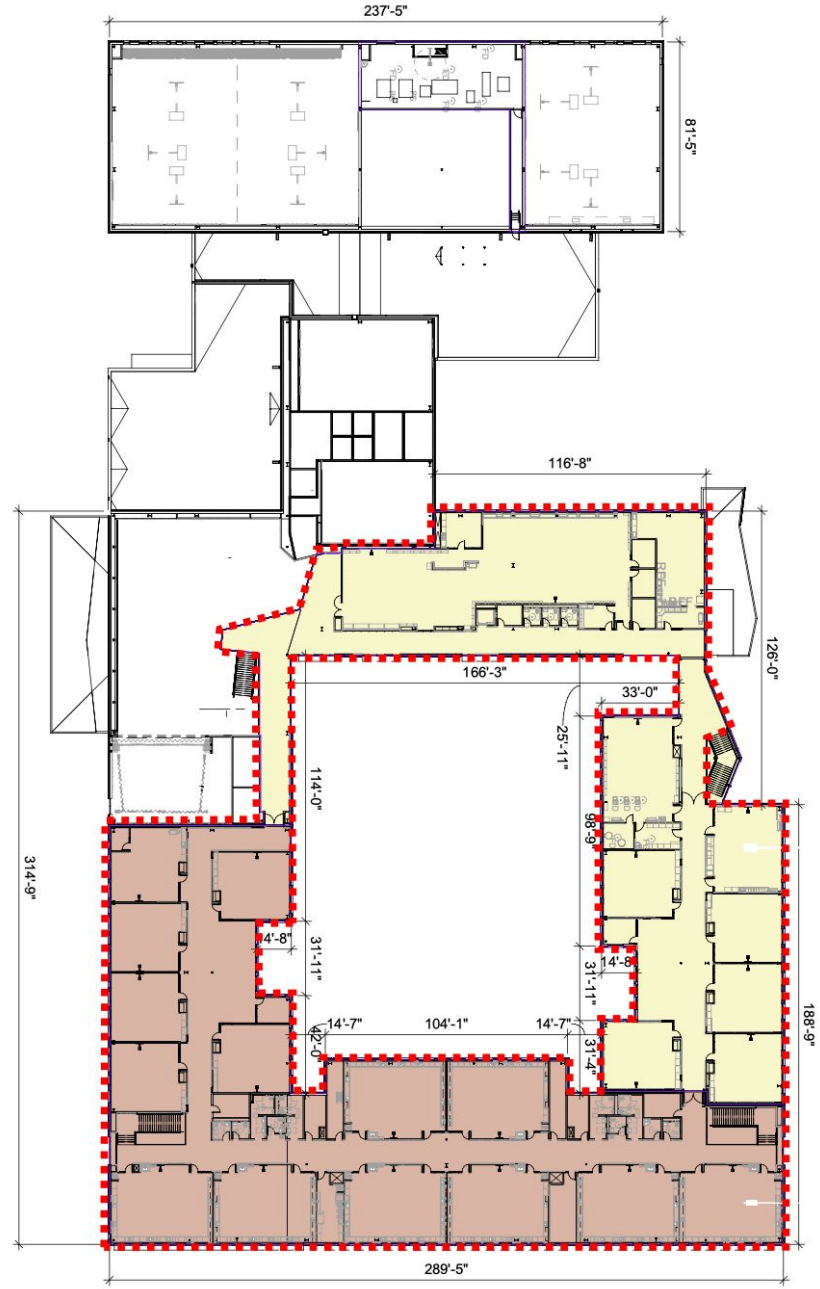



BUS DROP-OFF
PARENT DROP-OFF
MAIN ENTRY
COURTYARD
TRACK AND FIELD
HILLWOOD PARK
3rd Ave NW
3rd Ave N





FIRST FLOOR: 99,506 SF



SECOND FLOOR: 51,718 SF

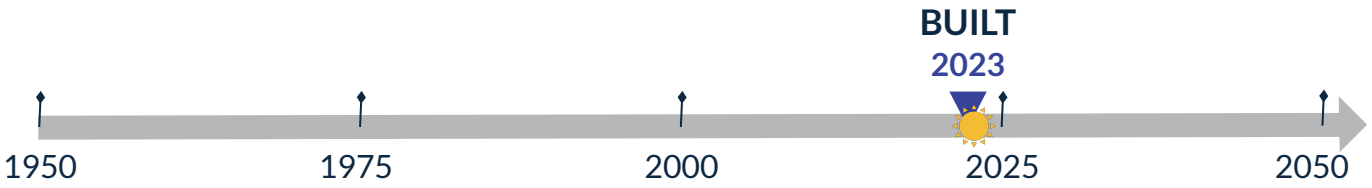
Kellogg **Middle School**

Grades 6–8

976 Students
September 2026

Site Description

Kellogg is one of two middle schools in the district. Construction of the school was completed in 2023 and includes one main, two-story building structure, a turf field with track, and tennis courts. The building includes one large gym and a smaller gym, library, kitchen, commons with stage, administrative offices, and classrooms built specifically for science, music, visual arts, and special education services.



Zoning & Land Use

Address:	16045 25th Ave. NE Shoreline, WA 98155
Jurisdiction:	City of Shoreline
Tax Parcel(s):	162604-9005
Site Area:	19.14 acres





Statistics

150,983 sq. ft. Total building area	47 Instructional spaces	1,222 Operational Capacity	2 Floors

Condition: 99.41%

Improvements

Frontage improvements 2020, solar installed 2023, energy audit completed 2025

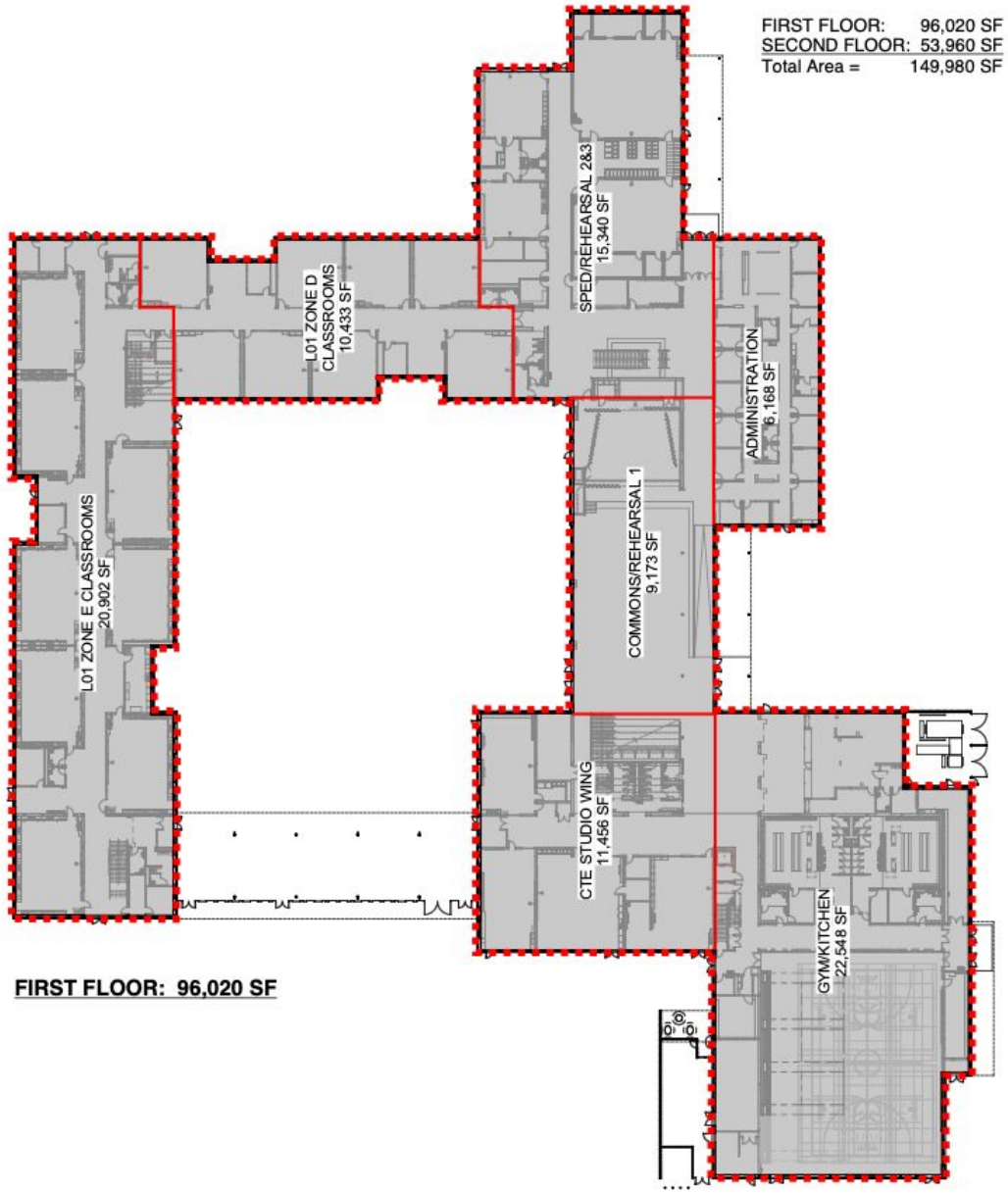
Deficiencies and Concerns

Climate Control systems and Occupant comfort, Proximity to Hamlin Park poses security risk

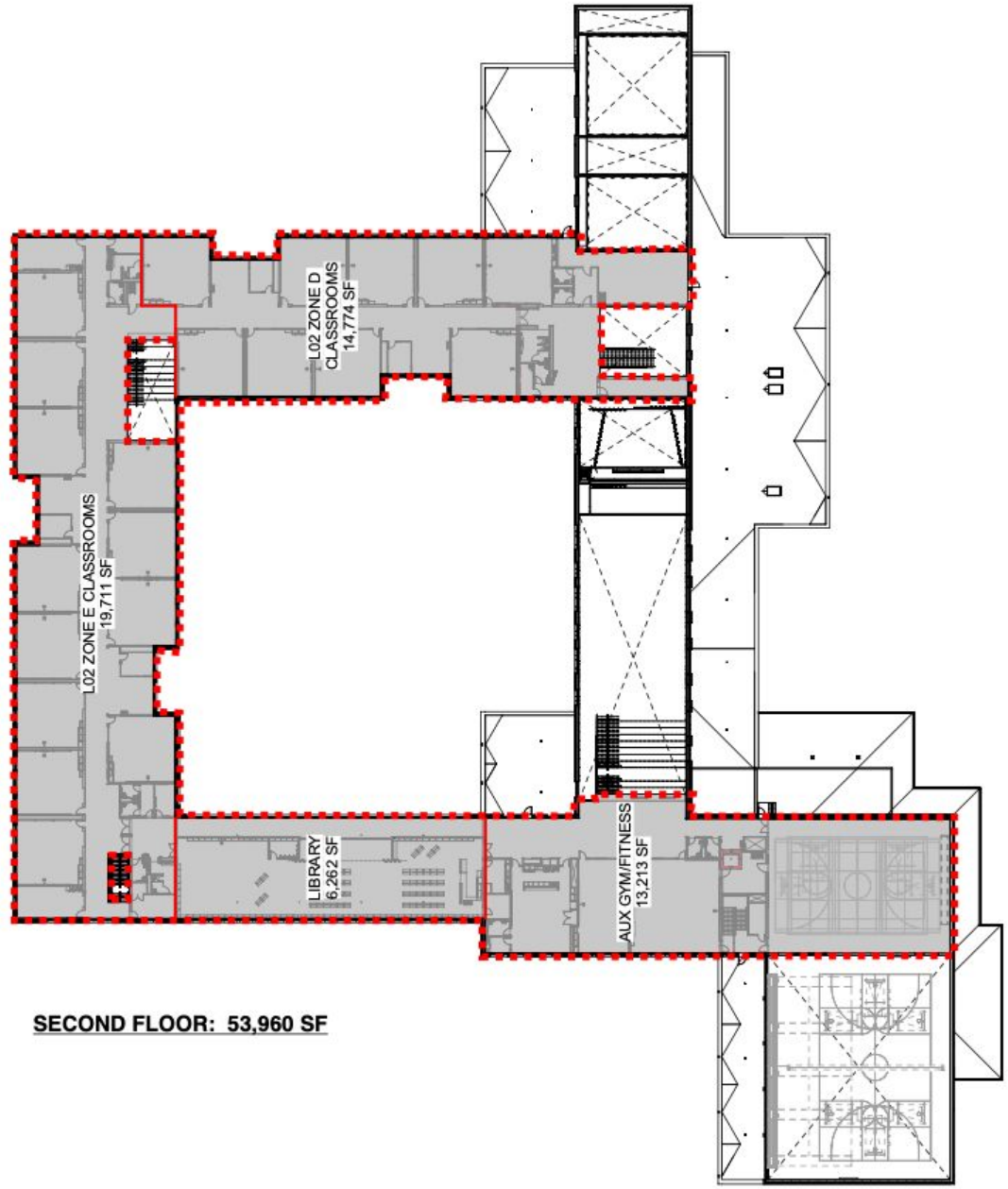

ATHLETIC STORAGE BUILDING
TRACK AND FIELD
COURTYARD
PARENT DROP-OFF
BUS DROP-OFF
MAIN ENTRY
25th Ave NE



FIRST FLOOR: 96,020 SF
SECOND FLOOR: 53,960 SF
Total Area = 149,980 SF



FIRST FLOOR: 96,020 SF



SECOND FLOOR: 53,960 SF

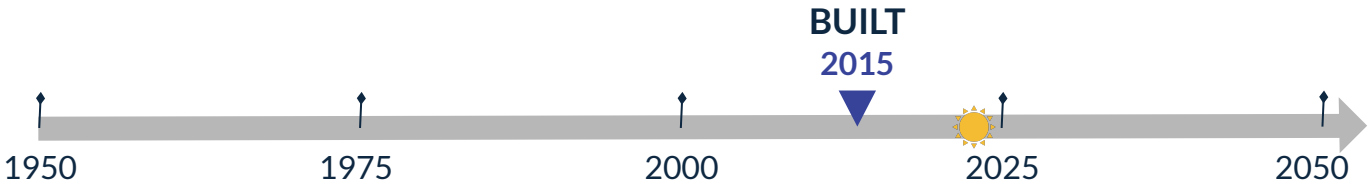
Shorecrest High **School**

Grades 9–12

1,455 Students
September 2026

Site Description

Shorecrest is one of two high schools in the district. Construction of the school was completed in 2015 and includes three separate buildings: one main, three-story building structure, a gymnasium with workout and locker rooms, and a large theatre/arts building. Outdoor spaces between the buildings were fenced in 2025 to create a secure perimeter of instructional spaces and direct school day visitors to the main office for entry. The property has a turf field with track, baseball field, and softball field. The main building includes a library, kitchen, commons, administrative offices, and program-specific classrooms.



Statistics

230,467 sq. ft.	60	1,560	3
Total building area	Instructional spaces	Operational Capacity	Floors

Condition: 96.29%

Improvements

Solar installed 2023, energy audit completed 2025, vestibule and secure fencing installed 2025, new security cameras 2025/26 (Planned)

Deficiencies and Concerns

Climate Control systems and Occupant comfort, Proximity to Hamlin Park poses security risk

Zoning & Land Use

Address:	15343 25th Ave. NE Shoreline, WA 98155
Jurisdiction:	City of Shoreline
Tax Parcel(s):	162604-9008
Site Area:	43.88 acres (includes Central Kitchen)

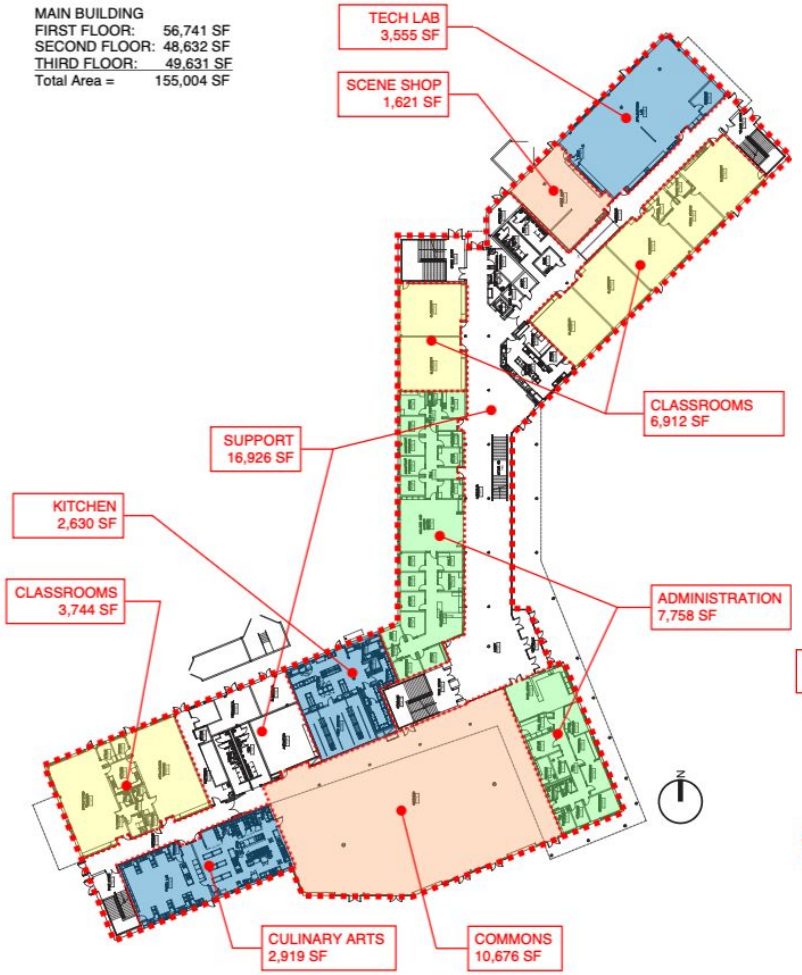




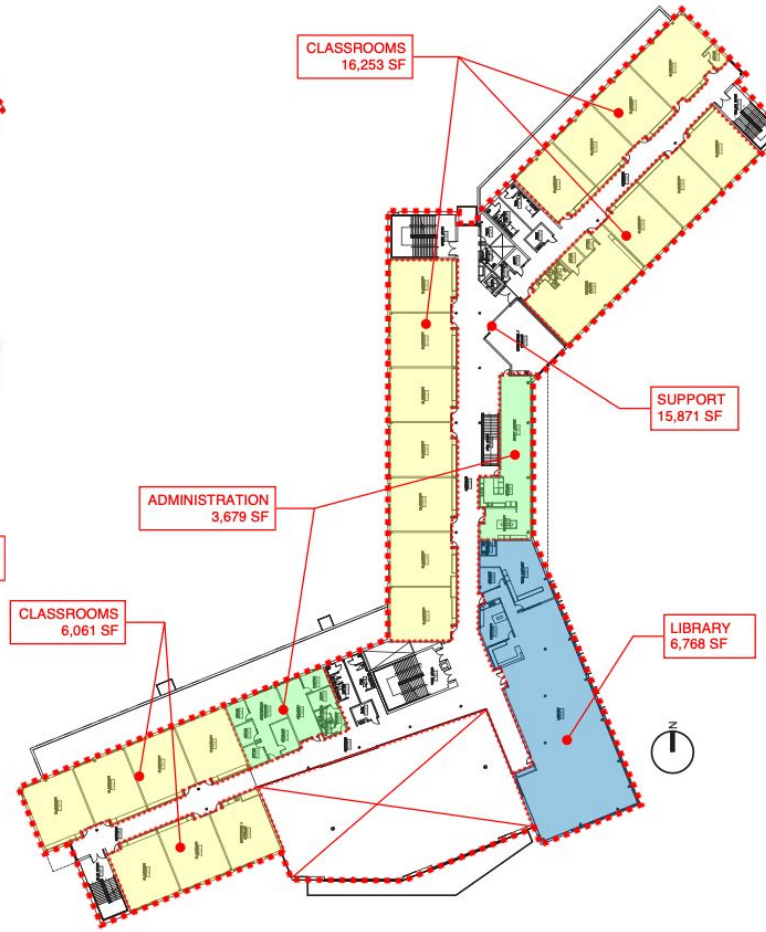

HAMLIN PARK
Hamlin Park Rd
25th
SOFTBALL
BUS DROP-OFF
PERFORMING ARTS CENTER
NE 160th St
TRACK AND FIELD
PARENT DROP-OFF
MAIN BUILDING
FIELD STORAGE
MAIN ENTRY
20th Ave NE
ATHLETIC CENTER
25th Ave NE
BASEBALL
N


25th Ave NE

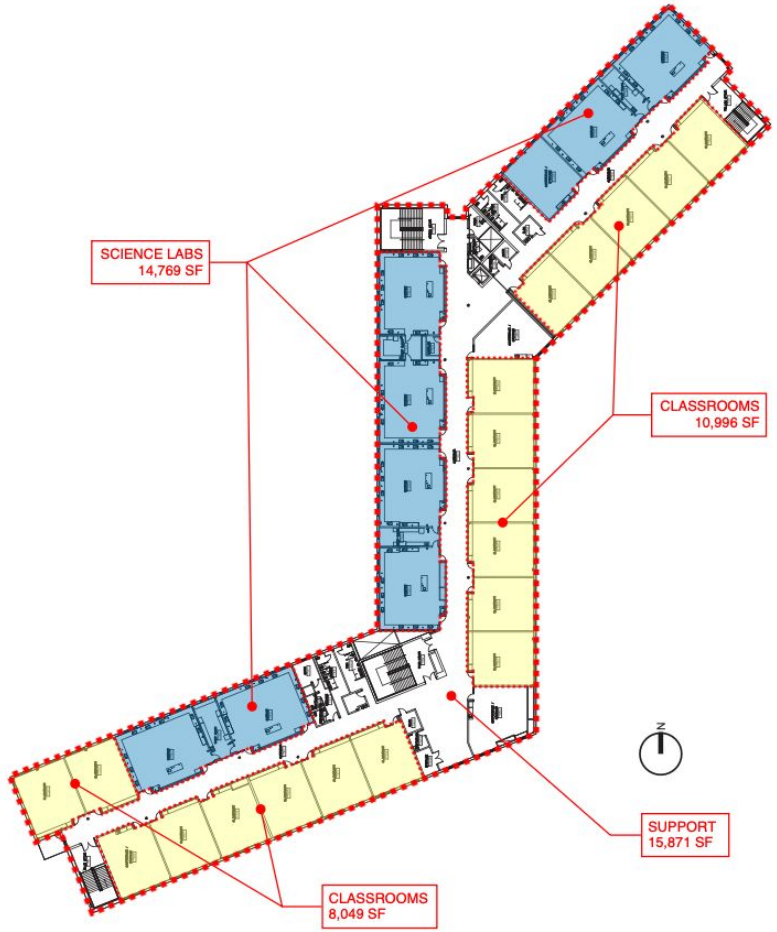
MAIN BUILDING
FIRST FLOOR: 56,741 SF
SECOND FLOOR: 48,632 SF
THIRD FLOOR: 49,631 SF
Total Area = 155,004 SF



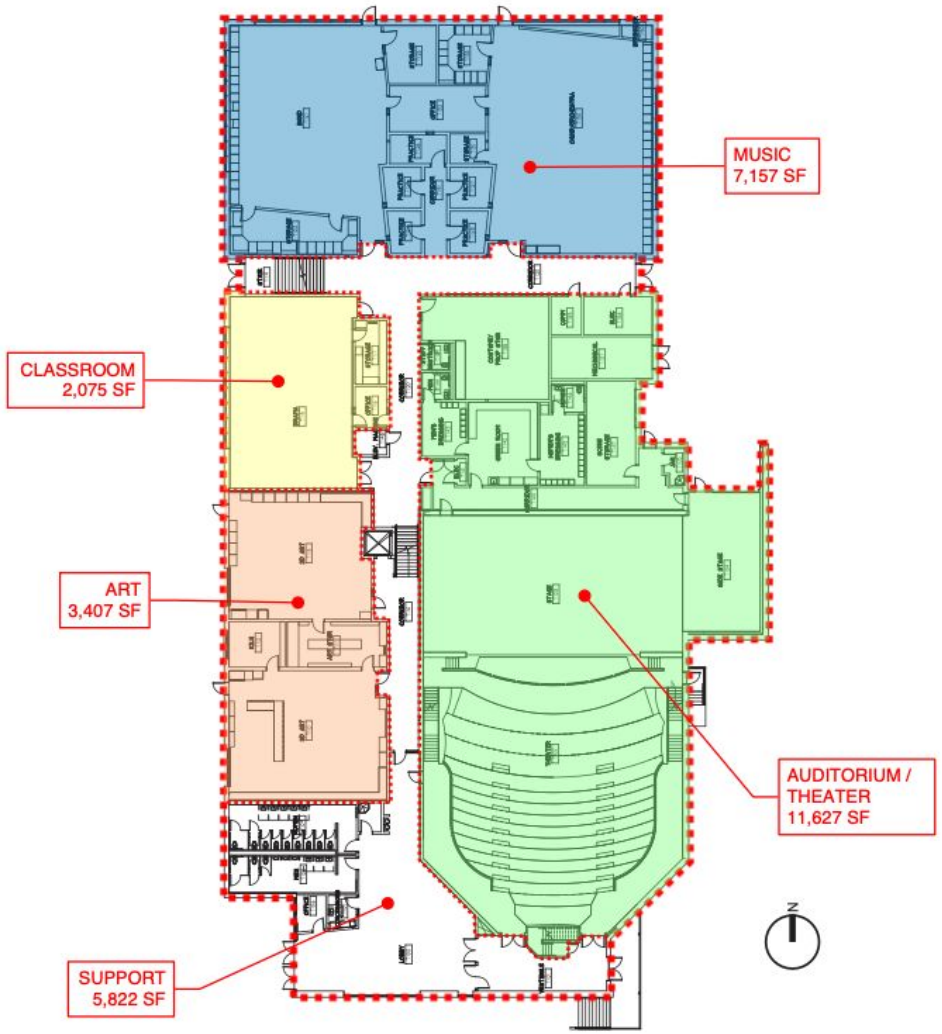
FIRST FLOOR: 56,741 SF



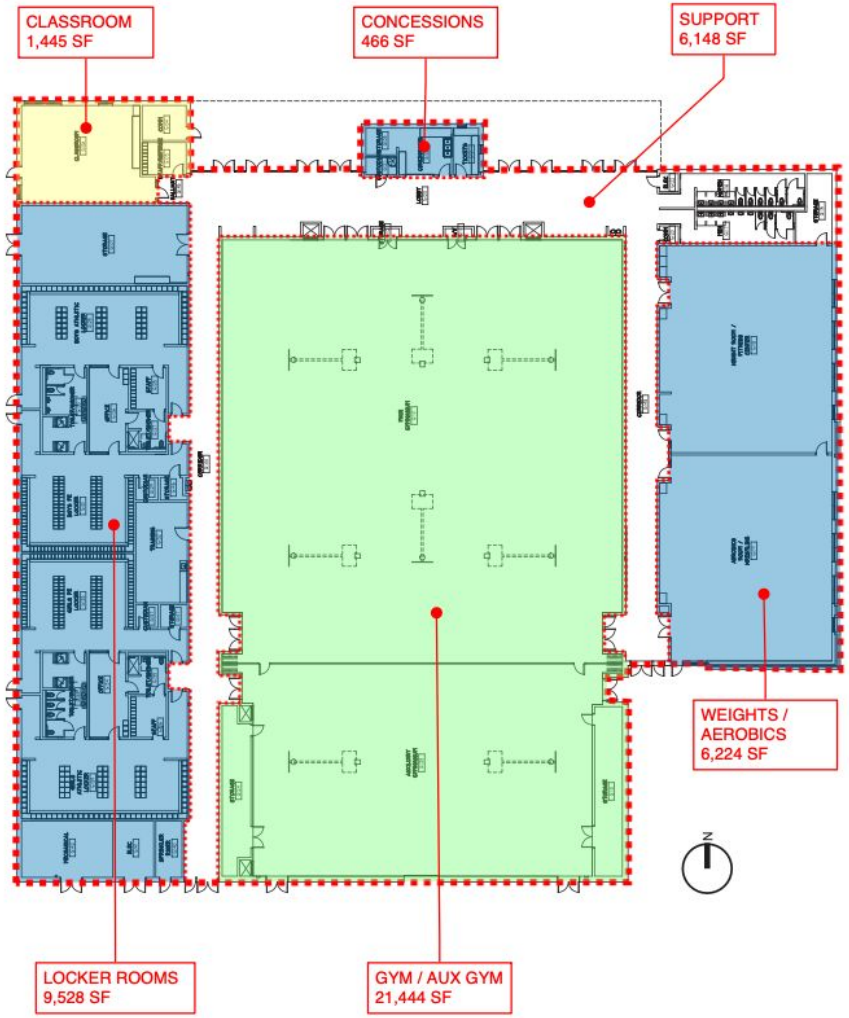
SECOND FLOOR: 48,632 SF



THIRD FLOOR: 49,631 SF



PERFORMING ARTS CENTER: 30,088 SF



ATHLETIC CENTER: 45,255 SF

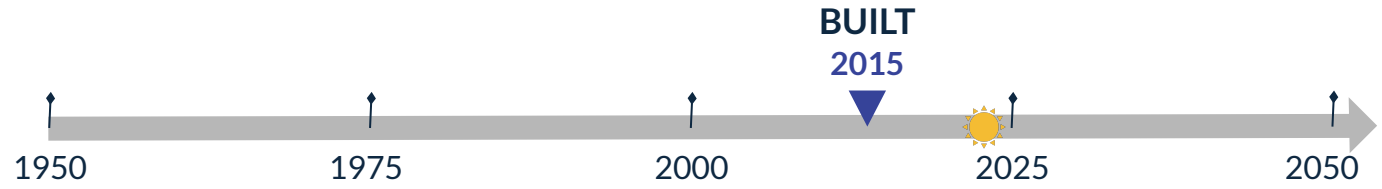
Shorewood High **School**

Grades 9–12

1,409 Students
September 2026

Site Description

Shorewood is one of two high schools in the district. Construction of the school was completed in 2015 and includes one main, three-story building structure that contains all instructional spaces, library, kitchen, commons, administrative offices, program-specific classrooms, gymnasium, and theatre. Outdoor courtyard was fenced in 2025 to create a secure perimeter and direct school day visitors to the main office for entry. The property has a turf field with track, baseball field, softball field, and tennis courts.



Zoning & Land Use

Address:	17300 Fremont Ave. N Shoreline, WA 98133
Jurisdiction:	City of Shoreline
Tax Parcel(s):	072604-9134
Site Area:	25.47 acres





Statistics

238,668 sq. ft. Total building area	72 Instructional spaces	1,872 Operational Capacity	3 Floors

Condition: 95.55%

Improvements

Solar installed 2023, energy audit completed 2025, vestibule and secure fencing installed 2025, new security cameras 2025/26 (Planned)

Deficiencies and Concerns

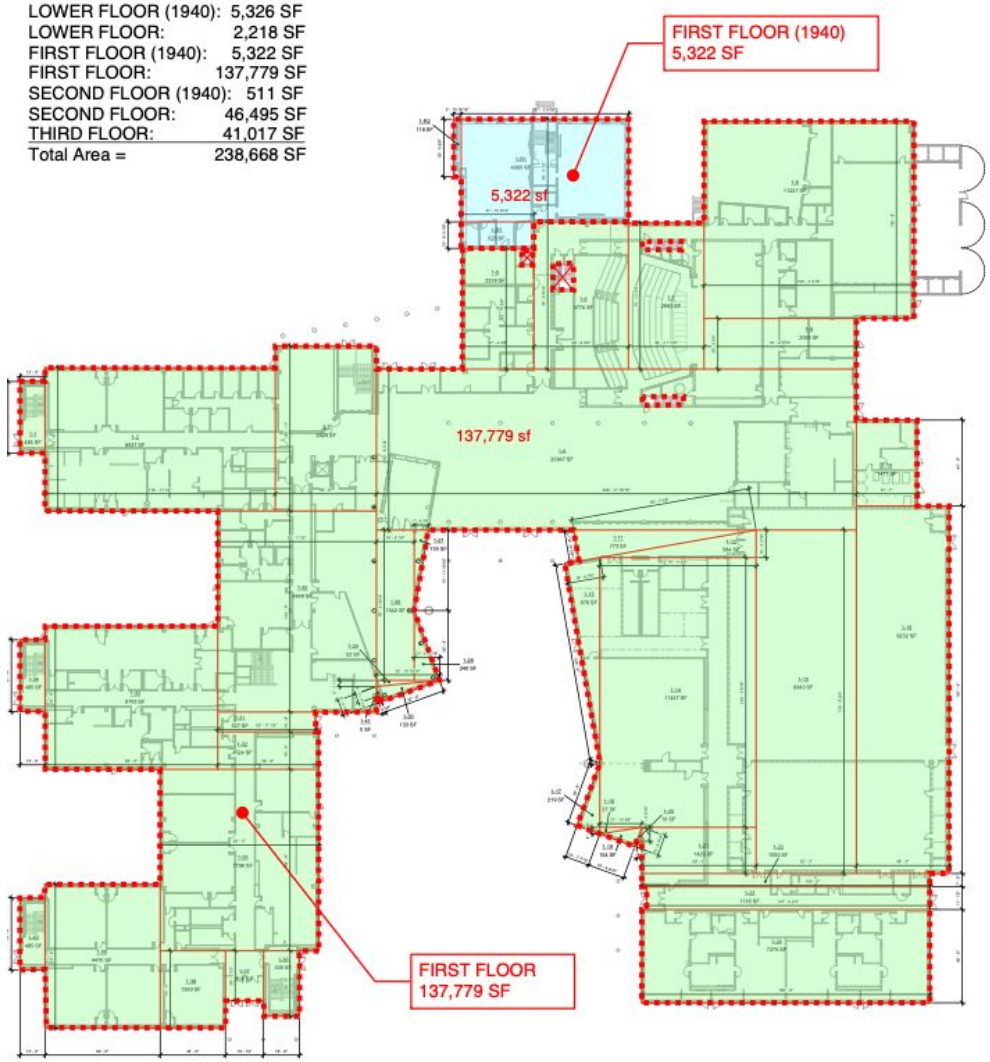
Climate Control systems and Occupant comfort; ADA at southern parking lot, synthetic turf field is 11 years old


MAIN ENTRY
DROP-OFF
MAIN BUILDING
DROP-OFF
BUS DROP-OFF
SOFTBALL
TRACK AND FIELD
BASEBALL
Fremont Ave N
Aurora Ave N
N 170th St
99
N

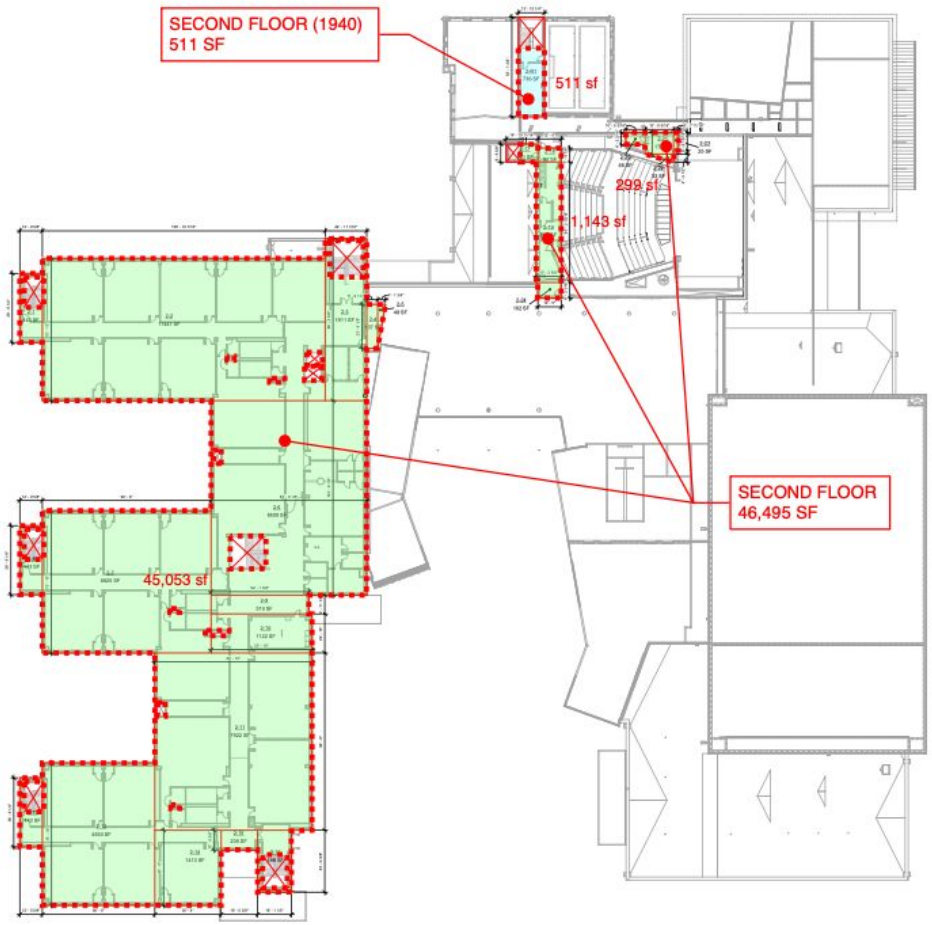


MAIN BUILDING

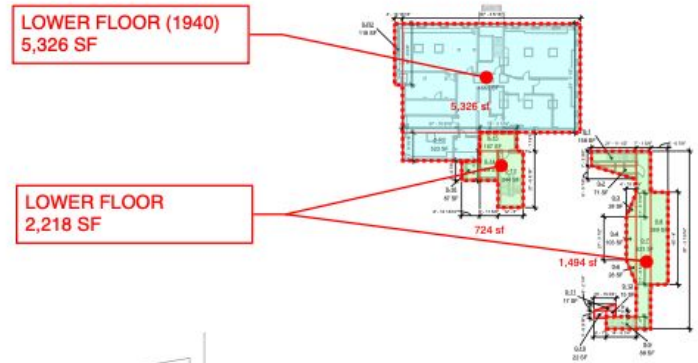
LOWER FLOOR (1940):	5,326 SF
LOWER FLOOR:	2,218 SF
FIRST FLOOR (1940):	5,322 SF
FIRST FLOOR:	137,779 SF
SECOND FLOOR (1940):	511 SF
SECOND FLOOR:	46,495 SF
THIRD FLOOR:	41,017 SF
Total Area =	238,668 SF



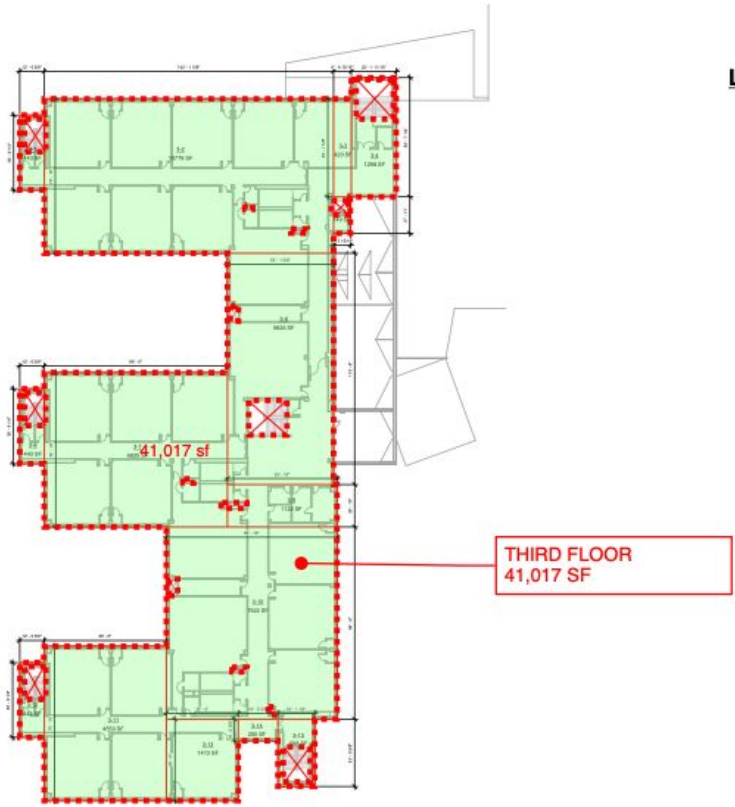
FIRST FLOOR



SECOND FLOOR



LOWER FLOOR



THIRD FLOOR



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

Shoreline Center

Supporting Facility

Built 1954
Addition 1988

Site Description

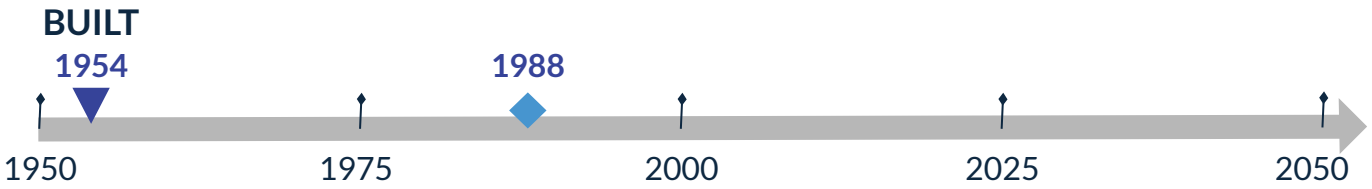
Shoreline Center houses the Shoreline District Offices and is used for staff professional development and meetings. Long-term tenants lease office and school space, and the building is frequently rented by third parties. Education programs on site include the Transition Program (Special Education services for students ages 18–22). The site also includes the auditorium, Shoreline Stadium, Spartan Recreation Center, Shoreline Soccer Field (B, south field), and tennis courts.

Zoning & Land Use

Address: 18560 1st Ave. NE
Shoreline, WA 98155

Tax Parcel(s): 222530-0340, 222530-0500





Statistics

215,696 sq. ft.
Total building area

34.80
Acres

Condition*: Bldgs. 71.58% | Site 78.94%

Advantages

Close proximity to Light Rail Station; Largest site in the District

Deficiencies and Concerns

Building scores range from 56.70% (Building M) to 74.86% (Building N), Access control and communication systems make security challenging, SCAP Funding not applicable for support facilities


1st Ave NE
1st Ave NE
5th Ave NE
5th Ave NE
NE 185th St
STORAGE SHED
GARAGE
LOCKERS
STADIUM
TRACK AND FIELD
A
B
C
D
E
F
G
H
I
J
K
L
M
N
N



Central Kitchen & Warehouse

Supporting Facility

Built 1965
Additions 2000 & 2010

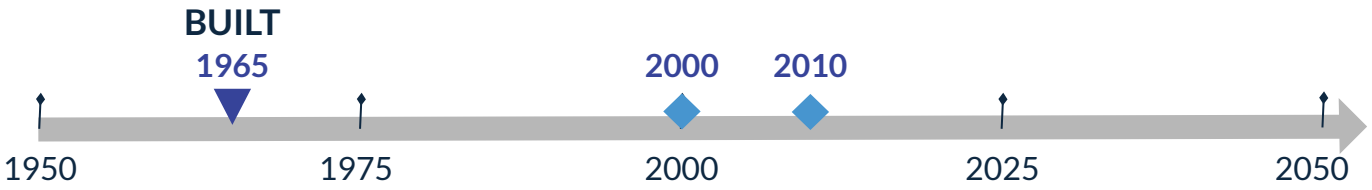
Site Description

The Central Kitchen and Warehouse is located on the Shorecrest High School property. The two-story building was built in 1965, with an addition in 2000 and a storage mezzanine added in 2010.

Zoning & Land Use

Address:	2003 NE 160th St. Shoreline, WA 98155
Tax Parcel(s):	Part of Shorecrest





Statistics

23,698 sq. ft.
Total building area

1.80
Acres

Condition*: Bldg. 85.51% | Site 78.80%

Advantages

Deficiencies and Concerns

Site security (fencing, cameras), Proximity to Hamlin Park poses security risk; outbuildings 57.82–62.40%, SCAP Funding not applicable for support facilities

Transportation

Supporting Facility

Built 1960
Addition 1996

Site Description

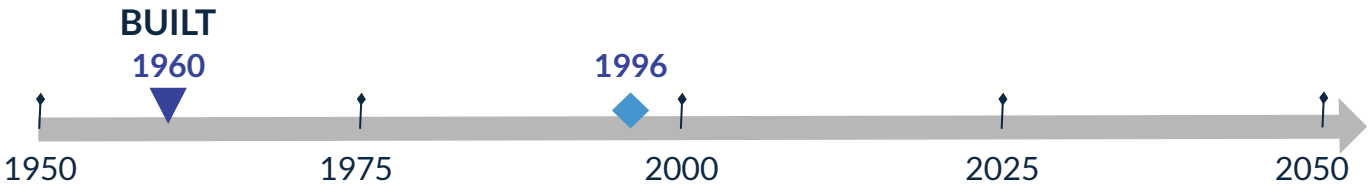
The Transportation facility was built in 1960, with an addition in 1996.

Zoning & Land Use

Address: 1216 NE 165th St.
Shoreline, WA 98155

Tax Parcel(s): 082604-9046





Statistics

12,644 sq. ft.
Total building area

3.39 acres
Site area

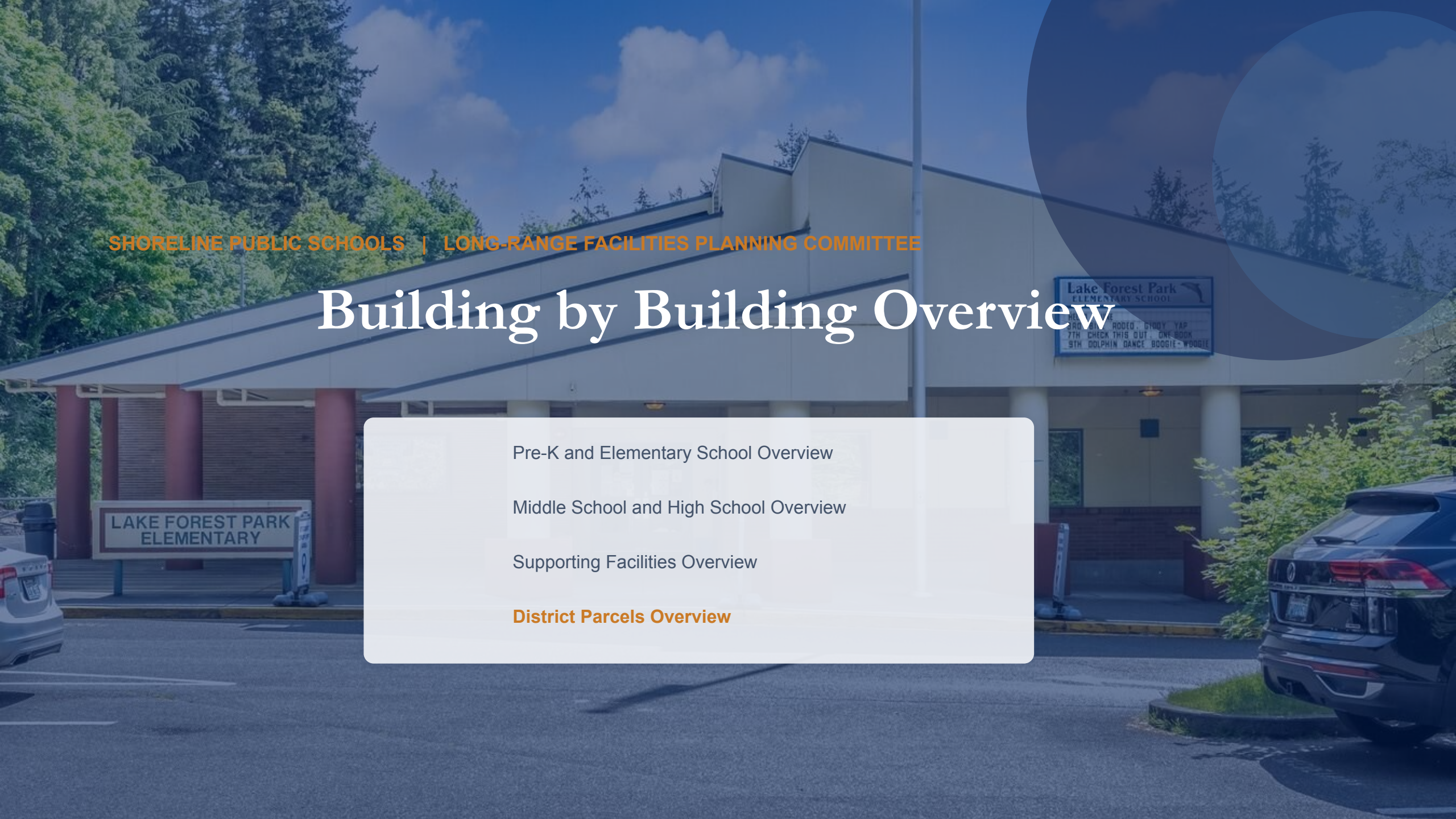
Condition*: Bldg. 72.46% | Site 76.96%

Advantages

Roof restoration in September 2026

Deficiencies and Concerns

SCAP Funding not applicable for support facilities, limited infrastructure for charging stations for electric buses



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

Aldercrest Annex

Former School Site

14.12 Acres
Site area

Site Description

Former school site. Open land with a former soccer field, track, and tennis courts.

Zoning & Land Use

Address: 2545 NE 200th St.
Shoreline, WA 98155

Site Area: 14.12 acres

Current Use

Park space for the local community

Deficiencies and Concerns

Critical areas present on site; significant grade changes





Cedarbrook

Former School Site

11.01 Acres
Site area

Site Description

Former school site.

Zoning & Land Use

Address: 2000 NE Perkins Way
Shoreline, WA 98155

Site Area: 11.01 acres

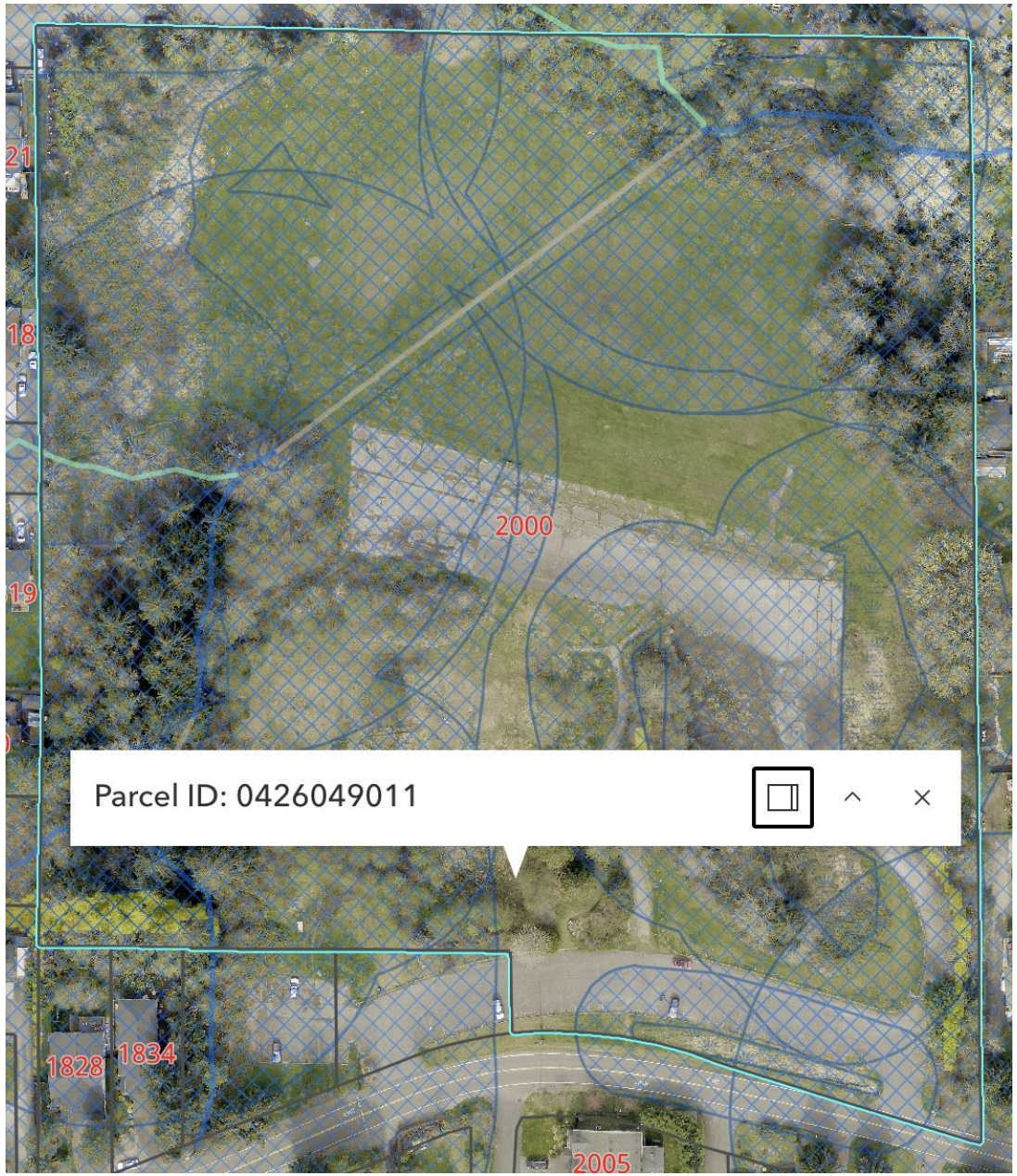
Current Use

Recreational youth soccer in the fall; park space for the local community

Deficiencies and Concerns

Wetland concerns; critical areas present on site





Paramount Park

Former School Site

8.57 Acres
Site area

Site Description

Former school site with soccer and baseball/softball fields, play equipment, a skate park, a picnic shelter, and restrooms.

Zoning & Land Use

Address: 15300 8th Ave. NE
Shoreline, WA 98155

Site Area: 8.57 acres

Current Use

Operating as a Shoreline park, used frequently by local rec soccer and little league

Deficiencies and Concerns



Sunset School Park

Former School Site

6.24 Acres
Site area (3 parcels)

Site Description

Former school site with basketball courts, an open field, play equipment, and a community garden.

Zoning & Land Use

Address:	17840 10th Ave. NW Shoreline, WA 98177
Site Area:	6.24 acres total
Parcels:	3 (0.90 + 0.62 + 4.72 acres)

Current Use

Operating as a Shoreline park

Deficiencies and Concerns

Smallest surplus parcel, limited access and egress





AGENDA · 6:35–6:40

Planning and Design Team



NAC Architecture

Introduction to the Team and Long-Range Planning Experience



SHORELINE PUBLIC SCHOOLS | LONG-RANGE FACILITIES PLANNING COMMITTEE

Lake Forest Park Tour

Tour Group A: Minh and Maria

Anna Wallace
Arien Cherones
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

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

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

AGENDA · 6:40–7:25

Lake Forest Park 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.



Thank you

Looking Ahead — Meeting 4: December 7th, TBD



SHORELINE PUBLIC SCHOOLS | LONG-RANGE FACILITIES PLANNING COMMITTEE

Meeting #2 Q&A

AGENDA · 5:30–5:45

Questions and Answers to Meeting #2

Why are certain school facilities not in alignment with their age (Meridian Park, Echo Lake, Parkwood, Brookside, Highland Terrace)?
It depends on what we mean by “alignment.” Condition scores measure the current state of a building’s systems, not its age. A building that has had a recent modernization or targeted upgrades, such as a new roof, HVAC, or fire alarm system, can score better than its age alone would suggest. Each building is also a unique mix of finishes, equipment, and systems, and some components hold up better over time than others. Together, these factors explain why condition scores don’t always line up neatly with building age.

What funding opportunities is the district currently pursuing?
The District through the LRFP process will be studying a range of potential options including but not limited to bonds, state match assistance, capital levies, and land leases. Bonds for major modernizations or facility replacements. Capital levies for smaller projects and deferred maintenance. Land and facility leases would be leveraged as supplemental revenue for ongoing maintenance and upgrades.

Could the highly capable program be shifted to other buildings to level utilization rate?
Information gathered through the ongoing studies and broader planning process will provide helpful context and a clearer understanding of current and future needs across the District’s schools and its programs.

Is it a safety risk to add wayfinding and signage?
Generally, no. Clear wayfinding helps educators, students and visitors navigate the building. It also supports safety by directing emergency responders where they need to go quickly.

AGENDA · 5:30–5:45

Questions and Answers to Meeting #2

Is it possible to add shade trees around playfields and play areas?
Yes, it's possible. Each location would need to be evaluated for feasibility, including the site context, underground utilities, potential root impacts on fields and paving, long-term maintenance, and the risk of falling branches or debris. Canopies and other shading solutions are also an alternative.

What is the criteria assessed in the facilities conditions scores?
Building Condition Assessment evaluates a building's useful life, energy usage, code compliance, and performance across its many systems i.e. foundations, envelope, electrical, plumbing, HVAC, etc. Note that the score does not measure teaching conditions or how well a building supports today's learning needs. A building can score well and still fall short as a learning environment.

Is the District open to using North City differently i.e. generate revenue?
That is worth exploring as part of this process. However, North City has served as the district's swing school, temporarily housing students while their own schools were rebuilt. If we decide to replace or modernize another school, we'll likely need North City to house those students during construction.

How do SSD overall conditions compare with other school districts' OSPI ICOS Building conditions assessment data and where does the district rank statewide on buildings, systems, and site conditions?
For the most accurate information, this will likely require support from our regional OSPI coordinator to pull that comparison together.

Love the idea of school kitchens being used as commercial kitchens by small businesses (revenue opportunity).
We encourage creativity and thinking outside the box! The idea was considered, but challenges would likely outweigh the potential benefits. These include scheduling around student meal service, health department permitting and compliance, and the limitations of the spaces themselves, as most of our school kitchens are serving kitchens rather than full production kitchens.