

CHAPTER 3

Planning Assumptions, Principles and Classifications

PLANNING ASSUMPTIONS

The following assumptions were used in developing the master plan. Reference to the District is intended to mean Seattle Public Schools. Reference to the Plan or the FMP means the Facilities Master Plan.

Assumption 1: The horizon year for the long-range plan is 2010.

Assumption 2: The District will evaluate demographic projections provided by the City of Seattle and the Puget Sound Regional Council to assure common assumptions are used. The Enrollment Planning Department will utilize accepted methods of population and enrollment projection and recognize differences in demographic characteristics within the District.

Assumption 3: The Plan shall support construction of high performing buildings as outlined in the State of Washington High Performing Building Standards for Schools, which endorse environmentally sound practices, preservation of natural resources and historically and culturally significant buildings.

Assumption 4: The Plan shall promote program stability and suitable long-term housing for all educational programs.

Assumption 5: The Plan will require periodic reassessment (preferable through a formal update process) and be revised as necessary.

Assumption 6: The Plan shall recognize the possibility of more extended building use than the current school year and official school day. The Plan should recognize current trends for all-day kindergarten and year-round schools. The Plan should encourage use of District facilities by the community whenever feasible.

Assumption 7: The Plan will support the characteristics of high achieving schools such as small learning communities, personalized learning spaces, increased community connections and a healthy and supportive school culture as discussed in the School Design Team manual.

Assumption 8: The Plan will be a basis for continuation of an extensive capital rehabilitation program to support the vision that every student – regardless of race, ethnicity, gender, or socio-economic background – will graduate and be fully prepared to lead a successful life.

Assumption 9: Renovation and new construction of District facilities will comply with all relevant codes concerning health, safety, and the well-being of all students.

Assumption 10: All new and renovated District facilities will be accessible to the disabled. Facilities not scheduled for renovation or replacement will be brought into compliance at the earliest opportunity.

Assumption 11: Alternative schools and non-traditionally graded schools such as K-8's will be distributed throughout the District.

Assumption 12: Public schools buildings create a positive and stabilizing force in the neighborhoods in which they are located.

Assumption 13: New and refurbished buildings will be constructed to standards, which assure their status as architectural models and permanent focal points in our communities. Life expectancies of the building shells should be 60 years. Buildings need to be designed with

internal flexibility so that they can be modernized efficiently to reflect changing educational space needs and trends. Building design needs to support the individual student needs and increase personalization strategies such as small learning community models.

Assumption 14: Adequate space will be provided for resident students, including special populations (e.g. Special Education, Bilingual/ESL, and others), in support of the student assignment plan. Highly specialized programs serving limited numbers of students, however, are not expected to be duplicated in every reference area.

Assumption 15: The District will commit to adequately maintaining all building resources in Seattle Public Schools' inventory.

Assumption 16: The District will continue to work in cooperation with the City of Seattle and other third parties to construct, operate and maintain facilities which can be jointly used, such as sports facilities and gymnasiums, learning resource centers, performing arts centers/auditoriums, and health clinics.

Assumption 17: The District will make use of developer impact fees, if the City adopts a program and they become available.

Assumption 18: Whenever neighborhoods significantly redevelop, whether by the City of Seattle or by market forces, the District will work actively and cooperatively in determining the need for new schools and modify its Facilities Master Plan accordingly.

Assumption 19: District food service facilities, including kitchen type, food serving areas and student dining areas, will meet the current Child Nutrition Service Plan and support the Board policies on child nutrition.

Assumption 20: Childcare programs will be operated by non-District providers in District facilities whenever possible. Planning for childcare spaces will be included with the planning for new and remodeled facilities, including any additions to elementary schools.

Assumption 21: The District will continue to work to improve indoor and outdoor facilities that support the Board policies on physical education and physical fitness.

Assumption 22: Planning for Learning Resource Centers (LRC) should focus on the LRC being at the heart of the school environment and be accessible to all students (including extended hours) as well as including spaces for large and small group activities, individual research, and meetings.

PLANNING PRINCIPLES

Presented below are the four essential planning principles. These interrelated principles form the basis for supporting student-focused facilities.

- 1. ABILITY TO SUPPORT ACADEMIC ACHIEVEMENT – Provide facilities that:**
 - Provide equitable access to quality programs district wide.
 - Provide engaging spaces for educational uses; provide support equipment, supplies and atmosphere needed to meet the District and State academic standards and

provide access to all educational resources. Spaces, including the LRC, will facilitate individual schools' goals and plans to increase student performance.

- Provide technology as needed to enhance student learning, and assist teachers, administrators, support staff and parents/families to more effectively use and manage the data and information available within the school system.
- Increase community connections in encouraging use of community resource facilities such as performing arts centers, LRCs, meeting rooms, indoor athletic facilities (gymnasiums and locker facilities) and spaces for school staff and volunteers.

2. CREATE SAFE, SECURE AND POSITIVE ENVIRONMENT IN ALL FACILITIES – Construct projects that:

- Address issues around health and safety such as indoor air quality, water quality, seismic and daylighting.
- Prioritize projects left over from past capital construction levies that are still required.
- Address physical condition of buildings and reduce maintenance backlog items (deferred major maintenance, building will be replaced, etc.).
- Construct buildings that meet the Washington State High Performance Green Buildings legislation for schools and are environmentally sustainable.
- Consider the longevity and lifecycle costs during design and take into account general funds required on a long-term basis to operate and maintain the structures over their lifespan.
- Extend longevity of buildings through modern materials and flexible design. Consider design and construction issues regarding the more heavily used facilities that are community resources such as athletic facilities, LRCs, meeting rooms and performing arts centers/auditoriums.

3. CAPACITY TO MEET PROJECTED ENROLLMENT – Construct projects that:

- Provide sufficient space in each cluster/region for elementary students to attend schools closer to home if they choose.
- Support the current student assignment plan as well as providing flexibility for future changes to student assignment.
- Provide space and technology to support a Career and Technical program at the secondary level, including every high school. Adequate facilities are needed to house both the specialties and universal course offerings as outlined in the Career and Technical Education plan and integrated learning centers.
- Accommodate space needs calculated on student characteristics.

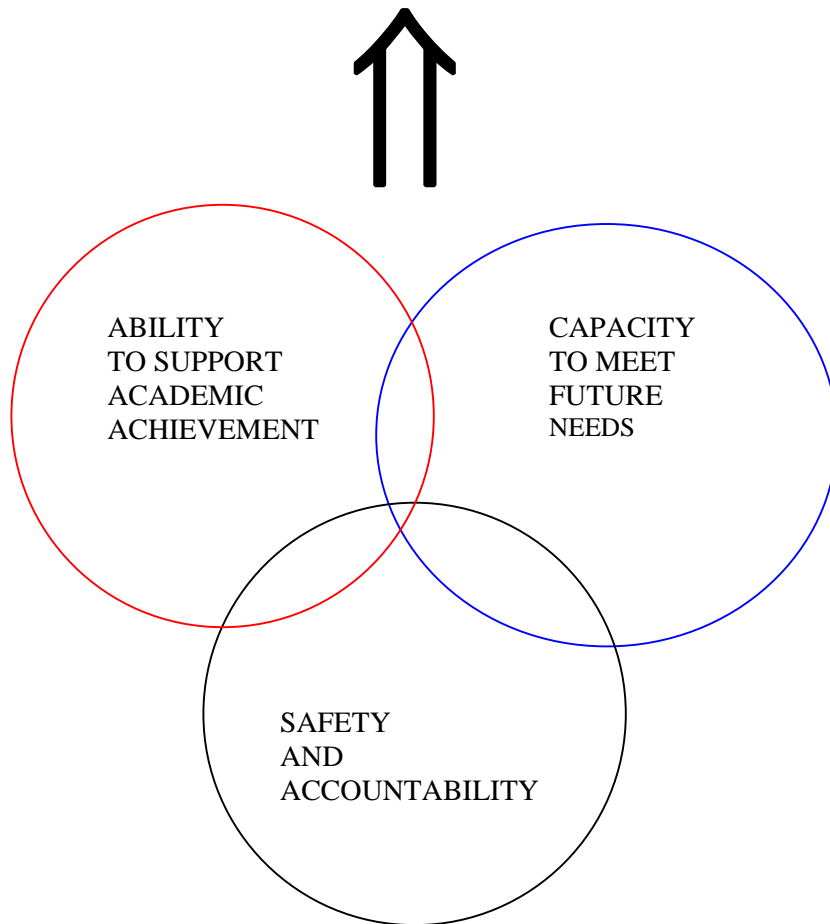
- Alleviate critical physical space shortages to house educational programs and support services.
- May include other joint/community use projects such as libraries, community centers, auditoriums, swimming pools that could be included on the same site.

**4. INCREASE ACCOUNTABILITY –
Construct projects that:**

- Allow for construction of projects on-time and within the program budget.
- Have available interim sites for proposed projects.
- Can realistically be under construction at one time (given availability of qualified architects, contractors, consultants and staff).
- Can be constructed with minimal impediments (e.g., no interim site needed, no departures needed).
- Address responsibly the paramount importance of meeting the educational needs of Seattle's children and the public interest in preserving and/or creating historic character as well as meeting minimum regulatory requirements of both building exteriors and interiors.

Guiding Principles Model

STUDENT - FOCUSED FACILITIES



Building Classifications

2006 Changes in bold

Building Name	Current Use – 2005-06 School Year	Current Classification – 1999 FMP	Proposed Classification – 2006 FMP <u>+ 2007 Changes</u>	Comments
John Adams	Adams K-5 Elementary	Essential	Essential	
Jane Addams	Summit K-12 Alternative	Essential	Essential	
African American Academy	African American Academy K-8 Alternative		Essential	New site since 1999 plan
Alki	Alki K-5 Elementary	Essential	Essential	
Athletic Office	Administration	Essential	Essential	
Arbor Heights	Arbor Heights K-5 Elementary	Essential	Essential	
Bagley	Bagley K-5 Elementary & Montessori	Essential	Essential	
Ballard	Ballard 9-12 High School	Essential	Essential	
Beacon Hill	Beacon Hill K-5 Elementary	Essential	Essential	
Blaine	Blaine K-8 Regular Cluster	Essential	Essential	
Brighton	Brighton K-5 Elementary	Essential	Essential	
Boren	Vacant 6-8 Middle School Interim	Inventoried	Essential – Interim	
Broadview – Thomson	Broadview-Thomson K-5 Elementary	Essential	Essential	
Bryant	Bryant K-5 Elementary	Essential	Essential	
Center School	Center 9-12 High School		Essential	New site since 1999 - leased
Cleveland	Cleveland 9-12 High School	Essential	Essential	
Cleveland Memorial Forest	Environmental Center	Essential	Essential	
Coe	Coe K-5 Elementary	Essential	Essential	
Columbia	Orca K-5	Essential	Essential	

	Alternative			
Columbia Annex	Administrative	Non-essential	Non-essential	
Concord	Concord K-5 Elementary	Essential	Essential	
Cooper	Cooper K-5 Elementary	Essential	Essential	
B.F. Day	Day K-5 Elementary	Essential	Essential	
Dearborn Park	Dearborn Park K-5 Elementary	Essential	Essential	
Decatur	AE #2 K-5 Alternative	Essential	Essential	
Denny	Denny 6-8 Middle School	Essential	Essential	
Dunlap	Dunlap K-5 Elementary	Essential	Essential	
Eckstein	Eckstein 6-8 Middle School	Essential	Essential	
Emerson	Emerson K-5 Elementary	Essential	Essential	
Fairmount Park	Fairmount Park K-5 Elementary	Essential	Essential	
Franklin	Franklin 9-12 High School	Essential	Essential	
Garfield	Garfield 9-12 High School	Essential	Essential	
Gatewood	Gatewood K-5 Elementary	Essential	Essential	
Gatzert	Gatzert K-5 Elementary	Essential	Essential	
Genesee Hill	Pathfinder K-8 Alternative	Essential	Essential	
Graham Hill	Graham Hill K-5 Elementary	Essential	Essential	
Green Lake	Green Lake K-5 Elementary	Essential	Essential	
Greenwood	Greenwood K-5 Elementary	Essential	Essential	
Nathan Hale	Hale 9-12 High School	Essential	Essential	
Hamilton	Hamilton 6-8 Middle School	Essential (to be classified Inventoried after move to LHS bldg)	Essential	
Hawthorne	Hawthorne K-5 Elementary	Essential	Essential	
Hay (new)	Hay K-5 Elementary	Essential	Essential	
Hay (old)	Secondary Bilingual Orientation Center	Inventoried	Essential	Current site of Secondary BOC pending determination of

	6-12 Secondary School			BEX II World School
High Point	High Point K-5 Elementary	Essential	Essential	
Highland Park	Highland Park K-5 Elementary	Essential	Essential	
Hughes	Vacant K-5 Elementary Interim	Inventoried	Essential - Interim	Interim site for future construction projects
Ingraham	Ingraham 9-12 High School	Essential	Essential	
Kimball	Kimball K-5 Elementary	Essential	Essential	
M.L. King	King K-5 Elementary	Essential	Essential	
Aki Kurose (formerly Sharples)	Aki Kurose 6-8 Middle School	Essential	Essential	
Lafayette	Lafayette K-5 Elementary	Essential	Essential	
Latona	John Stanford International K-5 Elementary	Essential	Essential	
Laurelhurst	Laurelhurst K-5 Elementary	Essential	Essential	
Lawton	Lawton K-5 Elementary	Essential	Essential	
Leschi	Leschi K-5 Elementary	Essential	Essential	
Lincoln	Vacant 9-12 High School Interim	Essential – Interim	Essential - Interim	
Lowell	Lowell 1-5 APP Pre-K-5 SPED	Essential	Essential	
Loyal Heights	Loyal Heights K-5 Elementary	Essential	Essential	
Wing Luke	Wing Luke K-5 Elementary	Essential	Essential	
Madison	Madison 6-8 Middle School	Essential	Essential	
Madrona	Madrona K-8 (Regular Cluster)	Essential	Essential	
Magnolia	Vacant K-5 Elementary Interim	Inventoried	Essential - Interim	Interim site for future construction projects
Mann	NOVA 9-12 High School Alternative	Essential	Essential	
Maple	Maple K-5 Elementary	Essential	Essential	
John Marshall	Marshall 6-12 Secondary	Essential	Essential	

	School: Alternative & 9-12 Evening School			
Thurgood Marshall	Marshall K-5 Elementary	Essential	Essential	
McClure	McClure 6-8 Middle School	Essential	Essential	
McDonald	Vacant K-5 Elementary Interim	Inventoried	Essential - Interim	Interim site for future construction projects
McGilvra	McGilvra K-5 Elementary	Essential	Essential	
Meany	Meany 6-8 Middle School	Essential	Essential	
Memorial Stadium	Athletic & Administrative	Essential	Essential	
Mercer	Mercer 6-8 & Seahawks Academy Middle School	Essential	Essential	
T.T. Minor	Minor K-5 Elementary	Essential	Essential	
Monroe	Salmon Bay K-8 Alternative	Essential	Essential	
Montlake	Montlake K-5 Elementary	Essential	Essential	
Muir	Muir K-5 Elementary	Essential	Essential	
North Beach	North Beach K-5 Elementary	Essential	Essential	
Northgate	Northgate K-5 Elementary	Essential	Essential	
Olympic Hills	Olympic Hills K-5 Elementary	Essential	Essential	
Olympic View	Olympic View K-5 Elementary	Essential	Essential	
Pinehurst	AS #1 K-8 Alternative	Essential	Essential	
Rainier Beach	Rainier Beach 9-12 High School	Essential	Essential	
Rainier View	Rainier View K-5 Elementary	Essential	Essential	
Rogers	Rogers K-5 Elementary	Essential	Essential	
Roosevelt	Roosevelt 9-12 High School	Essential	Essential	
Roxhill	Roxhill K-5 Elementary	Essential	Essential	
Sacajawea	Sacajawea K-5 Elementary	Essential	Essential	
Sanislo	Sanislo K-5 Elementary	Essential	Essential	

Schmitz Park	Schmitz Park K-5 Elementary	Essential	Essential	
Sealth	Sealth 9-12 High School	Essential	Essential	
Seward	TOPS K-8 Alternative	Essential	Essential	
South Shore	New School K-8 Elementary & South Lake 9-12 High School Alternative	Essential	Essential	
Stevens	Stevens K-5 Elementary	Essential	Essential	
Stanford Center	Administrative		Essential	New site since 1999 Plan
Van Asselt	Van Asselt K-5 Elementary	Essential	Essential	
View Ridge	View Ridge K-5 Elementary	Essential	Essential	
Viewlands	Viewlands K-5 Elementary	Essential	Essential	
Washington	Washington 6-8 Middle School	Essential	Essential	
Wedgwood	Wedgwood K-5 Elementary	Essential	Essential	
West Seattle	West Seattle 9-12 High School	Essential	Essential	
West Woodland	West Woodland K-5 Elementary	Essential	Essential	
Whitman	Whitman 6-8 Middle School	Essential	Essential	
Whittier	Whittier K-5 Elementary	Essential	Essential	
Whitworth	Whitworth K-5 Elementary	Essential	Essential	
Wilson Pacific	Administrative / K-5 SPED/ Indian Heritage 9-12/ Home School Resource Center K-12	Essential	Essential	
Allen	Closed	Non-essential	Non-essential	Youth & Family Lease – Phinney Neighborhood Center (long-term)
Cedar Park	Closed	Inventoried	Inventoried	Short-term lease – Cedar Part Arts Center
Crown Hill	Closed	Inventoried	<u>Non-essential</u> Invent	Youth & Family Lease – Small Faces

			oried	Childhood Development Center
Fauntleroy	Closed	Inventoried	Non-essential Inventoried	Youth & Family Lease – Fauntleroy Community Center
Interbay Playfield	Park	Non-essential	Non-essential	Long-term lease with Parks Dept. (1.7 acres) Interbay Athletic Complex
Interlake	Closed	Non-essential	Non-essential	Long-term lease – Wallingford Center (retail & housing)
Jefferson	Closed	Non-essential	Non-essential	Long-term lease – Jefferson Square (retail)
Lake City	Closed	Non-essential	Non-essential	Long-term lease - Office
North Queen Anne	Closed	Non-essential	Non-essential	Youth & Family lease – Northwest Center Child Development Program
North End Annex	Closed	Non-essential	Non-essential	For sale
Oak Lake	Closed	Non-essential	Non-essential	Long-term lease – Oak Lake Plaza (retail)
Queen Anne Gym	Closed	Inventoried	Non-essential	Short-term lease – Emerald City Basketball
Ross Playfield	Park	Non-essential	Non-essential	Long-term lease – Parks Dept. (2.4 acres) Ross Playfield
Sand Point	Closed	Inventoried	Inventoried	Youth & Family lease – North Seattle Community College
University Heights	Closed	Inventoried	Non-essential Inventoried	Youth & Family lease – University Heights Community Center
Webster	Closed	Inventoried	Non-essential	Intermediate-term lease – Nordic Heritage Museum
West Queen Anne	Closed	Non-essential	Non-essential	Long-term lease - Housing

Facilities Master Plan Classifications:

In the 1999 Facilities Master Plan Update, the District adopted a system of classification that identifies each building’s long-term use. The classification system is used to track the status of each building and is used to facilitate building management:

- **“Essential”** buildings are currently needed for active permanent education programs and support of these programs. These buildings include schools, administration centers, athletic facilities and buildings that house other vital support services.

- **“Essential-Interim” (proposed new classification) buildings are those that have had substantial renovations and are prepared to temporarily house school programs on interim basis during construction, in the case of catastrophic building failure, and are used regularly for this purpose.**
- **“Inventoried”** buildings are retained by the District but are not needed to house educational programs on a permanent basis. However, these buildings are available for possible future use as interim sites for programs while their permanent building is under construction, or can be held in reserve for future increases in enrollment.

“Non-essential” buildings have been identified as not being needed for interim sites, for District instructional programs or for ~~ad~~administrative or support purposes. Once a building has been classified as non-essential, it can be considered for disposal first by looking at long-term lease and then sale.

For the Allen, Crown Hill, Fauntleroy, University Heights and Webster properties, the buildings will be offered to the existing master tenant for purchase or long term lease at market value, as determined by an appraisal. Each tenant that responds affirmatively will be allowed a year to make a determination that it desires to acquire the property and reach an agreement with the District to do so. Portions of sites at Fauntleroy, Webster and Crown Hill which are currently used as parks or playgrounds or are not currently used by the tenants should be offered to the City for acquisition. The sale may be for cash or on terms acceptable to the District (Note: Closing of the transaction and exchange of money and title may not occur within the first year, because it may take an extended period for the tenant to raise funds for that to occur).