



SERVICE CENTER

NORTH THURSTON PUBLIC SCHOOLS

6620 Carpenter Road SE • Lacey, WA 98503
(360) 412-4424 • FAX (360) 412-4421

April 30, 2015

City of Olympia
 Community Planning & Development
 601 4th Ave E
 PO Box 1967
 Olympia, WA 98501

RE: NORTH THURSTON PUBLIC SCHOOLS NO. 3
 Comments Re. Project 20141111, Bayan Trails

To Whom It May Concern:

North Thurston Public Schools (NTPS) received City of Olympia (City's) request for review of the proposed Project 20141111, Bayan Trails development. NTPS has had the opportunity to review the application for the proposed development which the City forwarded along with the notice. In response to your consultation request, NTPS provides the following:

The proposed development will create senior adult housing as well as additional multi-family residential units within North Thurston Public Schools boundaries. The proposed residential units are planned to be served by Pleasant Glade Elementary School, Chinook Middle School and North Thurston High School.

NTPS has determined that the proposed housing units will generate approximately .76 full-time equivalent (FTE) students per single family lot and .40 FTE per multi-family unit. This determination is based on multipliers derived from the attached Student Generation Factor worksheet for NTPS and U.S. Census data as presented in Demographic Multipliers for Common Configurations of Standard Housing Types for School Age Children from U.S. Department of Commerce. Applying these accepted student generation factors to this proposal, the seventy (70) multi-family units proposed by the Bayan Trails Project would generate approximately twenty eight (28) new students to be served by this district.

As described in the district's Capital Facilities Plan (CFP), NTPS schools are over capacity. NTPS does not own sufficient land for additional schools nor sufficient facilities to house the projected additional students generated by the proposed development. Purchases of land with available water and sewer service, temporary classrooms and future facilities to house children are anticipated as a result of the increased enrollment projected from new residences such as this subdivision. In addition, sidewalks and bus facilities must be created to provide safe walking routes and transportation services for school children.

The cost of purchasing land and temporary classrooms and constructing new school facilities is estimated to be \$3,728 per new single-family and \$1,184 per new multi-family residential unit. This

BOARD OF DIRECTORS

MARCIA COPPIN • LAURIE DAVIES • CHUCK NAMIT • AARON OWADA • LEAH WELLS
 EQUAL EDUCATIONAL OPPORTUNITIES - EQUAL EMPLOYMENT OPPORTUNITIES
 WWW.NTHURSTON.K12.WA.US

assessment of costs is based upon Appendix A of the CFP, Tables 18 and 19. The district adjusts this assessment annually to reflect the district's current costs. Therefore, for the 70 multi-family townhouse units proposed under this application, the cost of mitigating impacts is found to be \$82,880.00. Such costs are subject to inflation.

The State Environmental Policy Act requires proposed developments to mitigate probable significant adverse environmental impacts on the environment, which includes public schools. See WAC 197-11-444(2)(d)(iii). The addition of 28 new students to NTPS facilities as a result of the proposed development constitutes such an impact. Similarly, the State Subdivision Act, in RCW 58.17.110(2), requires that the permitting jurisdiction find that proposed plats adequately provide for schools and school grounds. The proposed development must provide mitigation to ensure that such facilities are available for the proposed new residents.

For these reasons, NTPS has determined that mitigation measures are needed to compensate for the impact of the increased student enrollment that this development will generate on its schools. NTPS requests that the developer and school district execute a voluntary mitigation agreement prior to final plat approval. That agreement should provide for dedication of land or payment of fees sufficient to mitigate the impacts identified herein. NTPS recommends that the City note such mitigation measures in the City's staff report for consideration of the proposed application, in its SEPA threshold determination, and on the face of the plat when recorded.

If the proponent of this proposed development provides NTPS with evidence that the assumptions of the CFP's Appendix A are not applicable to its proposed new units, NTPS may revise this assessment. NTPS may consider unusual circumstances of specific developments and may adjust the projected fee amount for specific developments if necessary. Should the developer provide NTPS with cause to revise its assessment, NTPS shall set forth its reasons for adjusting the fee in written findings submitted to the City by letter.

For the senior housing portion of the development, the applicant shall mitigate impacts to North Thurston Public Schools by doing the following:


1. Enter into an agreement with North Thurston Public Schools allowing for the applicant to be released from any requirement for school mitigation upon recording a restrictive covenant pursuant to that agreement that would, at a minimum, achieve the following:
 - a. Prohibit residents 20 years of age or younger;
 - b. Require that at least one resident in each household be 55 years of age or older (the "Qualifying Resident");
 - c. Allow for persons younger than age 55 but older than 20 years of age to occupy a residence only with a Qualifying Resident;
 - d. Expressly state that the developer intends for the property to constitute "housing for older persons: under the Federal Fair Housing Amendments Act of 1988 and the Housing for Older Persons Act of 1995 and applicable regulations thereunder ("Senior Housing Status");
 - e. Require that the property be owned, occupied, used, conveyed and marketed for sale as housing for older persons consistent with the age restriction and the minimum requirements of the Senior Housing Statutes;
 - f. Require each buyer of property within the CUP development to provide the applicant with age verification information prior to purchasing property and periodically thereafter pursuant to federal regulations;

- g. Recognize that the City, in reliance on the restrictive covenant, has identified no school impact fees for the CUP;
- h. Before amending or modifying the restrictive covenant so as to allow for non-age restricted use or development, require the applicant or its successor or assigns to promptly notify both the City and NTPS; and
- i. Expressly provide that, upon notice of such a change in the age restriction, the City shall thereupon have authority to determine whether the change to non-age restricted development results in impact to NTPS and to require mitigation reasonably necessary to address such impact as and if required by the State Environmental Policy Act and/or the State Subdivision Act and consistent with Chapter 82.02 RCW

Finally, we would appreciate it if the City would promptly provide us notice of the date and time of any hearing on the proposal and a copy of any environmental determination made or other notice generated concerning this proposed project. These comments are provided based upon the information that has been made available to NTPS at this time. Please note that NTPS reserves its rights to provide further and additional comments on this application.

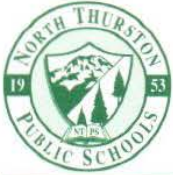
Thank you for the opportunity to respond concerning this proposed development. Please call me at (360) 412-4424 if you have any questions.

Sincerely,



Mike Laverty
Director of Construction & Design

cc: Raj Manhas, Superintendent, NTPS
John Bash, Deputy Superintendent, NTPS
John Suessman, Director of Transportation, NTPS
Andrew Pitman, Principal of Pleasant Glade Elementary



SERVICE CENTER

NORTH THURSTON PUBLIC SCHOOLS

6620 Carpenter Road SE • Lacey, WA 98503
(360) 412-4424 • FAX (360) 412-4421

April 30, 2014

Golden Alon Development, LLC
PO Box 1068
Olympia, WA 98507

SCJ Alliance
8730 Tallon Ln NE
Lacey, WA 98516

RE: NORTH THURSTON PUBLIC SCHOOLS NO. 3
Request for Mitigation re. Project 20141111, Bayan Trails

To Whom It May Concern:

North Thurston Public Schools (NTPS) requests that all developers pay a proportionate amount to mitigate the impacts their developments have on NTPS school facilities. As an applicant for development of property located within NTPS boundaries, this letter is to advise you that your project will generate additional students and increase demand on NTPS facilities. Approval of your proposed development will therefore be, among other considerations, subject to the provision of sufficient mitigation as provided under applicable law and described in the NTPS six-year Capital Facilities Plan.

The additional multi-family townhouse units that you are requesting allow construction of additional residences that will generate approximately .40 FTE per multi-family unit. This determination is based on multipliers derived from the attached Student Generation Factor worksheet for NTPS and U.S. Census data as presented in Demographic Multipliers for Common Configurations of Standard Housing Types for School Age Children from U.S. Department of Commerce. Applying these accepted student generation factors to this proposal, the 70 multi-family units proposed by the Bayan Trails Project would generate approximately 28 new students to be served by this district.

The cost of purchasing land and temporary classrooms and constructing new school facilities is estimated to be \$1,184 per new multi-family residential unit. This assessment of costs is based upon Appendix A of the CFP, Tables 18 and 19. The district adjusts this assessment annually to reflect the district's current costs. Therefore, for the 70 multi-family units proposed under this application, the cost of mitigating impacts is found to be \$82,880.00. Such costs are subject to inflation.

If you file a formal application, the district will request that you sign an agreement that requires the payment be made at the time a building permit is issued. This agreement is called a "Voluntary Mitigation Agreement" because Washington State statutes authorizing these agreements use that language. If your property is restricted in a manner that precludes residential

BOARD OF DIRECTORS

MARCIA COPPIN • LAURIE DAVIES • CHUCK NAMIT • AARON OWADA • LEAH WELLS
EQUAL EDUCATIONAL OPPORTUNITIES - EQUAL EMPLOYMENT OPPORTUNITIES
WWW.NTHURSTON.K12.WA.US

construction or prohibits school age residents, you may request the district waive its request. I would be happy to discuss the district's position concerning this matter at your convenience.

For the senior housing portion of the development, the applicant shall mitigate impacts to North Thurston Public Schools by doing the following:

1. Enter into an agreement with North Thurston Public Schools allowing for the applicant to be released from any requirement for school mitigation upon recording a restrictive covenant pursuant to that agreement that would, at a minimum, achieve the following:
 - a. Prohibit residents 20 years of age or younger;
 - b. Require that at least one resident in each household be 55 years of age or older (the "Qualifying Resident");
 - c. Allow for persons younger than age 55 but older than 20 years of age to occupy a residence only with a Qualifying Resident;
 - d. Expressly state that the developer intends for the property to constitute "housing for older persons: under the Federal Fair Housing Amendments Act of 1988 and the Housing for Older Persons Act of 1995 and applicable regulations thereunder ("Senior Housing Status");
 - e. Require that the property be owned, occupied, used, conveyed and marketed for sale as housing for older persons consistent with the age restriction and the minimum requirements of the Senior Housing Statutes;
 - f. Require each buyer of property within the CUP development to provide the applicant with age verification information prior to purchasing property and periodically thereafter pursuant to federal regulations;
 - g. Recognize that the City, in reliance on the restrictive covenant, has identified no school impact fees for the CUP;
 - h. Before amending or modifying the restrictive covenant so as to allow for non-age restricted use or development, require the applicant or its successor or assigns to promptly notify both the City and NTPS; and
 - i. Expressly provide that, upon notice of such a change in the age restriction, the City shall thereupon have authority to determine whether the change to non-age restricted development results in impact to NTPS and to require mitigation reasonably necessary to address such impact as and if required by the State Environmental Policy Act and/or the State Subdivision Act and consistent with Chapter 82.02 RCW

If you have any questions, please call me at 412-4424.

Sincerely,



Mike Laverty
Director, Construction & Design

cc: City of Olympia, Community Planning & Development