

## NORTH THURSTON PUBLIC SCHOOLS

ADMINISTRATIVE OFFICES • 305 COLLEGE STREET NE, LACEY, WASHINGTON 98516  
TELEPHONE: (360) 412-4400 • FAX: (360) 412-4410 • WWW.NTHURSTON.K12.WA.US

To: Thurston County Community Planning  
and Economic Development  
Attn: Heather Tschaekofske  
3000 Pacific Ave SE  
Olympia, WA 98501

December 27, 2022

RE: Mitigation Determination of NonSignificance – Project #2017102729/Folder 17-106620XA

Ms. Tschaekofske,

North Thurston Public Schools would like to comment on the proposed plat to be located at 4611 20<sup>th</sup> Way NE, Lacey 98516.

We have concerns with the use of one roadway for ingress and egress from the new development. The current 20<sup>th</sup> Way NE serves as and was approved by Thurston County, to be used for parents to drop off and pick up their children each school day at Pleasant Glade Elementary. This is by design and is critical to keep staff and students safe by separating parent vehicles and bus traffic.

We have seen an increase in parent delivery of children in the past years and are concerned traffic will become very congested on 20<sup>th</sup> Way and eventually Abernethy. As at other school sites are concerned in an increase in driver aggression on the roadways placing students who choose to walk, in a hazardous condition.

Students within a certain distance from school do not receive bus transportation which increases the number of students walking to school. This is particularly true for Pleasant Glade Elementary due to the increasing number planned developments within less than a mile radius of the school.

We do note under the Conditions of Approval, speed humps will be required to slow traffic on the roadway, which is appreciated. In addition, we would like to see further review to increase student safety such as improved walkways to accommodate the increased foot traffic along 20<sup>th</sup> Way NE and Abernethy Road NE.

There have also been past requests from the existing development on the west side of Abernethy to create a lighted crosswalk for their and other children's safety while crossing Abernethy to access Pleasant Glade Elementary. This has not been approved in the past. With increased traffic, both vehicle and foot, conditions may also warrant investigating a safe path across 20<sup>th</sup> Way NE.

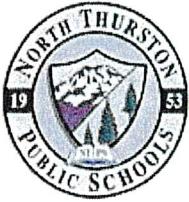
We welcome the new developments being proposed but would also like to see the local community and school be an enjoyable and safe place for all to live and attend school. Thank you for your consideration.

Sincerely,

Dean Martinolich  
Director, Construction and Design  
North Thurston Public Schools

Cc: Troy Oliver – NTPS  
Brett Bures – TC Planning Manager





# NORTH THURSTON PUBLIC SCHOOLS

CONSTRUCTION & DESIGN • 6620 CARPENTER ROAD S.E. • LACEY, WASHINGTON 98503  
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December 28, 2020

Thurston County Resource Stewardship  
2000 Lakeridge Dr. SW  
Olympia, WA 98502  
[permit@co.thurston.wa.us](mailto:permit@co.thurston.wa.us)

RE: NORTH THURSTON PUBLIC SCHOOLS NO. 3 Comments  
Re: Project #2017102729 Pleasant Glade Preliminary Plat

To Whom It May Concern:

North Thurston Public Schools (NTPS) received Thurston County's request for review of the proposed Project #2017102729 Pleasant Glade Preliminary Plat development. NTPS has had the opportunity to review the application for the proposed development which the County forwarded along with the notice. In response to your consultation request, NTPS provides the following:

The proposed development will create additional 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 future proposed housing units will generate approximately .76 FTE per single-family unit/townhome. 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.

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.

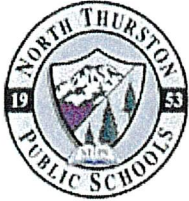
The cost of purchasing land and temporary classrooms and constructing new school facilities is estimated to be \$4,485 per each new single-family / townhome residential unit. This assessment of costs is based upon Appendix A of the CFP, Tables 18 and 19. The district adjusts this assessment annually to reflect the district's current costs. Therefore, for the (22) single-family / townhome units proposed under this application, the cost of mitigating impacts is found to be \$98,670. 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

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WAC 197-11-444(2)(d)(iii). The addition of new students to NTPS facilities as a result of the proposed future 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 future 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 asks that the County note such mitigation measures in the County'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 County by letter.

Finally, we would appreciate it if the County 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.

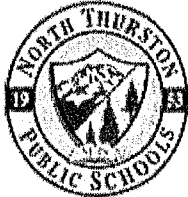
Thank you for the opportunity to respond concerning this proposed development. Please call me at (360) 412-4500 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dean Martinolich", is written over a horizontal line.

Dean Martinolich  
Director of Construction & Design

ec: Dr. Debra Clemens, Superintendent, NTPS  
Monty Sabin, Assistant Superintendent of Operations, NTPS  
Deanna Maddux, Director of Transportation, NTPS  
Andrew Pitman, Principal of Pleasant Glade Elementary, NTPS



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August 22, 2017

Attn: Tony Kantas  
Thurston County  
2000 Lakeridge Dr. SW  
Olympia, WA 98502

RE: NORTH THURSTON PUBLIC SCHOOLS NO. 3  
Comments Re. 2017102729, "Plat of Pleasant Glade"  
20<sup>th</sup> Way NE

Mr. Kantas:

North Thurston Public Schools (NTPS) received Thurston County's request for review of the proposed Project 2017102729, "Plat of Pleasant Glade" development. NTPS has had the opportunity to review the application for the proposed development which the County forwarded along with the notice. In response to your consultation request, NTPS provides the following:

The proposed development will create additional 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.

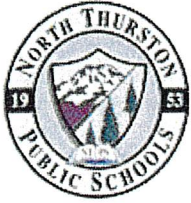
NTPS has determined that the proposed housing units will generate approximately .76 full-time equivalent (FTE) students per single family lot. This determination is based on multipliers derived from the attached Student Generation Factor worksheet for NTPS and U.S. Census data as presented in Demographic 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 28 single family units proposed by the "Plat of Pleasant Glade" Project would generate approximately 21 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 \$4,211 per new single-family 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 28 single family lots proposed under this application, the cost of mitigating impacts is found to be \$117,908. Such costs are subject to inflation.

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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 21 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 County note such mitigation measures in the County'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 County by letter.

Finally, we would appreciate it if the County 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) 412-4500 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dean Martinolich".

Dean Martinolich  
Director of Construction & Design

cc: Dr. Debra Clemens, Superintendent, NTPS  
Monty Sabin, Assistant Superintendent of Operations, NTPS  
John Suessman, Director of Transportation, NTPS  
Andrew Pitman, Principal of Pleasant Glade Elementary, NTPS