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CITY OF MILL CREEK

Board of Directors

December 1, 2016

Please revise fees on City Website
File Plan

Ted Wenta
President

Caroline Mason
Vice President

Traci Mitchell
Legislative Representative

Mr. Tom Rogers
Director of Community & Economic Development
City of Mill Creek
15728 Mill Creek Boulevard
Mill Creek, WA 98012

Carol Andrews

Dear Mr. Rogers:

Pam LeSesne

Administration

Dr. Gary Cohn
Superintendent

The Everett School District regularly re-evaluates the impacts of recent and anticipated housing growth on schools in Snohomish County and the Cities of Mill Creek and Everett. This letter summarizes the information we plan to use, as of December 1, 2016, to determine the probable direct impacts of proposed housing developments and to respond to Requests for Project Reviews in the City of Mill Creek.

Dr. Joyce Stewart
Deputy Superintendent

In determining the impacts of developments on schools, we will proceed on a project by project basis under the State Environmental Policy Act, Ch. 43.21C RCW, The State Subdivision Act, Ch. 58.17 RCW, and other applicable law.

Dr. Peter Scott
Associate Superintendent

Our calculations include the following factors:

Larry Fleckenstein
Assistant Superintendent

Dr. Sally Lancaster
Assistant Superintendent

1. The number of housing units of each type,
2. The number of elementary, middle, and high school students generated by each type of housing unit (Student Generation Rate),
3. Whether the schools serving the proposed development are over capacity,
4. The cost of providing classroom accommodations in new portable classrooms for each student, estimated at \$8,333 (\$200,000 per portable classroom divided by 24 students).

Applying the factors, school mitigation fee for each type of housing unit, assuming the corresponding elementary, middle, and high schools are all over capacity, are calculated as follows:

Single Family Residence	0.447	x	\$8,333	=	\$3,725
Multi Family 0-1 Bedroom	0.000	x	\$8,333	=	\$0
Multi Family 2+ Bedrooms	0.233	x	\$8,333	=	\$1,942

Mr. Giffen
December 1, 2016
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School mitigation fees will be reduced in those situations where any of the schools serving a proposed development are under capacity, or where the developer dedicates land or easements or provides other in-kind contributions to help the District accommodate the student population growth that the development is anticipated to cause. In addition, we will consider any other information that the applicant brings to our attention demonstrating that special characteristics of the development warrant a different conclusion concerning the development's probable impacts.

Please continue to refer applicants of housing developments to our office regarding development of appropriate voluntary mitigation agreements.

We sincerely appreciate the effort put forth by the City of Mill Creek to ensure that quality schools are provided for the children in our community.

If you have any questions, or if I can be of any assistance, please give me a call.

Sincerely,

Chuck Booth
Coordinator
Facilities and Planning Department
cbooth@everettsd.org
425-385-4198

Enclosed:

- Student Generation Rates

City of Mill Creek

Everett Public Schools
Student Generation Rates
 (Students per dwelling unit)

	<u>Elementary</u> <u>School</u>		<u>Middle</u> <u>School</u>		<u>High</u> <u>School</u>		<u>Total</u>
Single Family Residence	0.270	+	0.076	+	0.101	=	0.447
Multi Family 0-1 Bedroom	0.000	+	0.000	+	0.000	=	0.000
Multi Family 2+ Bedrooms	0.124	+	0.058	+	0.051	=	0.233

School Mitigation Fees

Single Family Residence	0.447	x	\$8,333	=	\$3,725
Multi Family 0-1 Bedroom	0.000	x	\$8,333	=	\$0
Multi Family 2+ Bedrooms	0.233	x	\$8,333	=	\$1,942