North Bayshore Development and Impact on MVWSD

February 7, 2019
Master Plan Key Goals

• Develop an Urban Model concept of schools that uses a smaller footprint.
  – Includes type of school model (elementary, K-8)
• Identify viable locations for school(s)
• Develop an Urban School model that aligns the unique learning environment with MVWSD vision and goals
## Student Generation Rates

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Units</th>
<th>% of Total Units</th>
<th>Market Rate Units</th>
<th>BMR Units</th>
<th>BMR- Very Low (40%)</th>
<th>MMR - Very Low (40%)</th>
<th>SGR MR Units</th>
<th>SGR BMR Units</th>
<th>Students</th>
</tr>
</thead>
<tbody>
<tr>
<td>Micro</td>
<td>3,940</td>
<td>40%</td>
<td>3,152</td>
<td>788</td>
<td>473</td>
<td>315</td>
<td>0.008</td>
<td>0.005</td>
<td>0.003</td>
</tr>
<tr>
<td>1 BR</td>
<td>2,955</td>
<td>30%</td>
<td>2,364</td>
<td>591</td>
<td>355</td>
<td>236</td>
<td>0.085</td>
<td>0.039</td>
<td>0.047</td>
</tr>
<tr>
<td>2 BR</td>
<td>1,970</td>
<td>20%</td>
<td>1,576</td>
<td>394</td>
<td>236</td>
<td>158</td>
<td>0.085</td>
<td>0.039</td>
<td>0.047</td>
</tr>
<tr>
<td>3 BR</td>
<td>985</td>
<td>10%</td>
<td>786</td>
<td>107</td>
<td>118</td>
<td>79</td>
<td>0.085</td>
<td>0.039</td>
<td>0.047</td>
</tr>
<tr>
<td>Total</td>
<td>9,850</td>
<td>100%</td>
<td>7,880</td>
<td>1,970</td>
<td>1,182</td>
<td>788</td>
<td>0.085</td>
<td>0.039</td>
<td>0.047</td>
</tr>
</tbody>
</table>

Source: Jack Schreder & Associates, SCI
North Bayshore Impact on Northern Schools
3 Planned Neighborhoods
Northern Schools
Development of North Bayshore Master Plan
Language from Precise Plan

North Bayshore’s Complete Neighborhoods include a mix of land uses and amenities. These Complete Neighborhood areas are planned around walkable access to transit, open space, and services.

~pg. 32
New residential development in North Bayshore will result in the addition of school-age children to the area. The following policies and standards continue the City’s on-going commitment to supporting local schools, and also requires new residential development to support local schools through a Local School District Strategy.

1. **City and School District Collaboration.** Assist local school districts in identifying potential school locations to serve North Bayshore growth.

2. **Transfer of Development Rights (TDR).** Allow areas adjacent to North Bayshore, such as the Terra Bella or North Rengstorff areas, that identify a location for a new school site to use Transfer of Development Rights (TDR). These school sites can transfer their unused site FAR to any location in the City at the discretion of the City Council. If extra office FAR in North Bayshore becomes available in the future, potential school sites in North Bayshore can transfer any unused FAR using TDR to any location in the City at the discretion of the City Council.

3. **City and School District Partnerships.** Continue partnerships with local school districts on sharing of open space at school sites.

4. **Local School District Strategy.** Any proposed residential development in North Bayshore requesting FAR (Floor Area Ratio) above the Plan’s 1.0 residential Base FAR shall also submit to the School District and the City, a Local School District Strategy intended to support new local schools in or adjacent to the North Bayshore Precise Plan area. The School District and the Developer shall meet and confer in good faith to develop the School District Strategy to support new local schools. The School District Strategy shall be memorialized as a legally binding agreement. The strategy may include, but is not limited to, land dedication for new school development; additional funding for new school development; TDR strategies to benefit developer(s) that provide new school facilities, benefitting new school facilities; or other innovative strategies supporting schools.

5. **Funding for Schools.** The Shoreline Community shall work with the Mountain View Whisman School District and the Mountain View Los Altos High School District to allocate revenue related to the growth in assessed value due to new residential development within the Community pursuant to/in accordance with the annual tax allocation for each school district, through mutually agreed to and legally binding agreements.

6. **Residential Bonus FAR** (Page 90 of revised Draft Plan, under both Tier I and Tier II A and B policies).
Sobrato Settlement

Mountain View-Whisman School District North Bayshore Precise Plan Mitigation Impact
*Based on Sobrato Settlement*

Mitigation Settlement  Units  Payment/Unit
$5,500,000  ÷  635  =  $8,661

Remainder of NBPP Units  Projected Total Payment
9,215  x  $8,661  =  $79,811,115

Total Mitigation Based on Sobrato Agreement

Sobrato  $5,500,000
Other  + $79,811,115
____________________
$85,311,115
How the Settlement was developed

- Site requirements for middle schools are too massive thus:
  - it was determined that MVWSD would replace one-story building with new two-story buildings
  - Building cost for Middle School
- City offered to contribute funds for green space ~ 2 to 2.5 acres
  - This amount will be donated by the City and resulted in a “credit”
NORTH BAYSHORE MASTER PLAN
MOUNTAIN VIEW, CA
MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT

NORTH BAYSHORE LOCATION & PROXIMITY DIAGRAM
January 2019

Mountain View Whisman School District
Things to consider about this site
Distance from schools

- The subsequent map illustrates what a 1-mile radius looks like around two of MVWSD Elementary Schools and a 2-mile radius around the proposed google site.
- The proximity of the Google Site is 1.5 to 2 miles from all planned residences in North Bayshore
  - Most schools in MVWSD are located .5 to 1 mile from residences
Figure 4.13: Proposed Land Dedication Site for Elementary School
Environmental Concerns

- The site is located between two active air strips
- The site is located within a flood zone
- The site is at risk for liquefaction
  - in the event of an earthquake this site will sustain more damage due to its soil
- Although not shown, there are concerns about the impact of various plumes / EPA cleanup sites
Earthquake Zones of Required Investigation
Mountain View Quadrangle

California Geological Survey

This map shows seismic hazard zones at Alquist-Priolo earthquake fault zones have not been prepared for the Mountain View Quadrangle.

MAP EXPLANATION

SEISMIC HAZARD ZONES

Liquefaction Zones
Liquefaction is a type of ground deformation or local ground motion that occurs due to water conditions at a site. It is a potential for extensive damage to structures and infrastructure.

Possible Liquefaction Hazard Zones were developed using the liquefaction potential map and the liquefaction index for the Mountain View Quadrangle. The zones are based on soil conditions and the size of the earthquake.

Groundwater-Induced Landslide Zones
Groundwater-induced landslides are common at wet landslide zones. The zones are based on soil conditions and the size of the earthquake.

Additional Information
For further information, please contact the California Geological Survey at 714-295-3327 or 714-295-3328.

MOUNTAIN VIEW QUADRANGLE

SEISMIC HAZARD ZONES

This map is based on the seismic hazard analyses of the California Geological Survey and the California Coastal Commission. The maps show potential for damage to structures and infrastructure.

OFFICIAL MAP

Released: October 18, 2006

Mountain View Whisman School District
Site Conditions - “af” = Artificial fill

Mountain View Whisman School District
Site is characterized as Soil Type E (pink) - Includes water-saturated mud and artificial fill. The **strongest amplification of shaking** due is expected for this soil type.
Staff Concerns

- The location of the site is not in line with the idea of being adjacent to or within the planned community
- The distance will pose an issue for students.
  a. Safe Moves noted that anything past ¼ to ½ a mile will result in increased traffic
  b. The current street layout has only one way in / out
Staff concerns continued

- Google is only dedicating 3.5 of the 6.9 acres to the school district, which impacts school design
- There are clear environmental concerns
- City Council may view this as an acceptable option to satisfy the need of the local school strategy
Next Steps
Next Steps

- Staff will meet with Google to continue our discussion about the site
- City Council meeting on February 26
- North Bayshore Master Planning Committee will start to engage Trustees and public.