North Bayshore Development and Impact on MVWSD

March 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

| Unit Type | Units | % of Total Units | Market Rate Units | BMR Units | BMR Low (60%) | MMR Very Low (40%) | SGR MR Units K-5 | SGR MR Units 6-8 | SGR MR Units 9-12 | SGR MR Units K-12 | SGR BMR Units K-5 | SGR BMR Units 6-8 | SGR BMR Units 9-12 | SGR BMR Units K-12 | Students K-5 | Students 6-8 |
|-----------|-------|-----------------|------------------|-----------|---------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Micro     | 3,940 | 40%             | 3,152            | 788       | 473           | 315               | 0.008            | 0.005            | 0.003            | 0.016            | 0.008            | 0.005            | 0.003            | 0.016            | 32              | 20              |
| 1 BR      | 2,955 | 30%             | 2,364            | 591       | 355           | 236               | 0.085            | 0.039            | 0.047            | 0.171            | 0.308            | 0.247            | 0.312            | 0.867            | 383             | 238             |
| 2 BR      | 1,970 | 20%             | 1,576            | 394       | 236           | 158               | 0.085            | 0.039            | 0.047            | 0.171            | 0.308            | 0.247            | 0.312            | 0.867            | 255             | 159             |
| 3 BR      | 985   | 10%             | 786              | 107       | 118           | 79                | 0.085            | 0.039            | 0.047            | 0.171            | 0.308            | 0.247            | 0.312            | 0.867            | 128             | 79              |
| Total     | 9,850 | 100%            | 7,880            | 1,970     | 1,182         | 788               |                  |                  |                  |                  |                  |                  |                  |                  |                  | 797             | 496             |

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”
Updated offer
The need for urban schools
Environmental concerns raised from site visit with CDE

- The site could have contaminants that we are unaware of (plumes / EPA cleanup sites)
- High groundwater table may limit the capacity for underground parking
- Adjustments are needed to improve student safety - currently the community isn’t student-pedestrian friendly
- Natural sunlight limitations
Urban school models

HORACE MANN ELEMENTARY
San Jose, CA

- 1.6 acres
- 420 students enrolled; 700 students capacity
- Grades K-5
- Stepped form with a variety of courtyards, turf play areas, terraces, and gathering spaces
- Public school
Urban school models continued...

ROSA PARKS ELEMENTARY
Berkeley, CA

- 3.3 acres
- 400 students capacity
- Includes outdoor courts and rec areas, with clustered classrooms around
- Grades K-5
- Public school
Urban school models continued...

TENDERLOIN COMMUNITY SCHOOL
San Francisco, CA

- 1.5 acres
- 331 students enrolled
- Grades Pre K-5
- Community resources on site including a dental and medical clinic, community garden, play yards and parent resource center
- Public school
Questions
Direction needed

- What should we consider as we look to maximize the proposed site to fit all of the projected students?
- What are your expectations around funding?
- As we explore the viability of site(s), are there other factors we should take into account?
- Are there other factors staff should look into while working with developers to determine a future location?
Next Steps
Next Steps

• Staff will work with Board President to schedule a study session with Trustees / community to explore urban school designs

• Continue to meet with developers to work through funding and site location