



Mountain View
Whisman
School District

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....

Land Use Analysis							SGR MR Units				SGR BMR Units				Students (K-5, 6-8)	
Unit Type	Units	% of Total Units	Market Rate Units	BMR Units	BMR-Low(60%)	MMR-Very Low (40%)	K-5	6-8	9-12	K-12	K-5	6-8	9-12	K-12	K-5	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

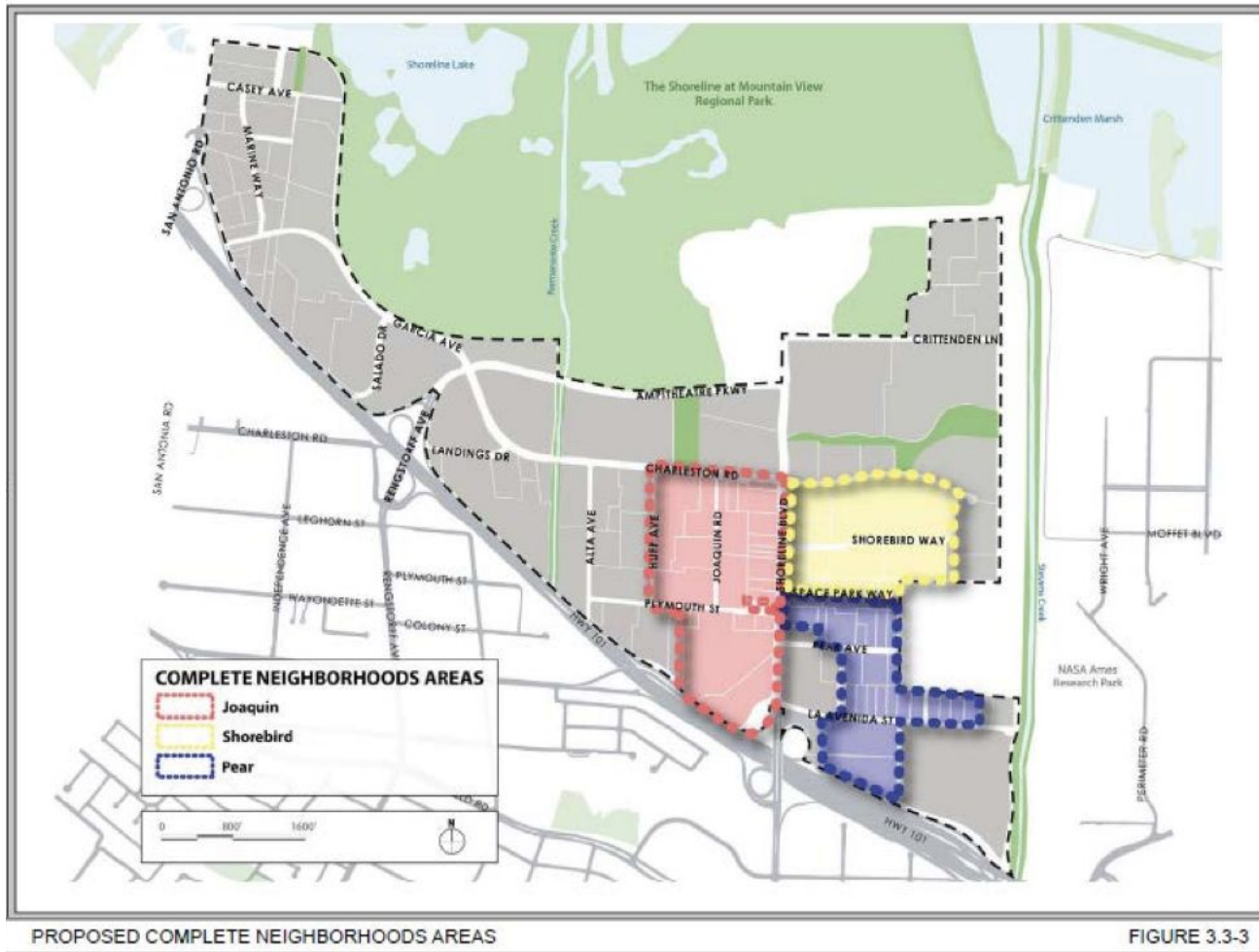
Source: Jack Schreder & Associates, SCI

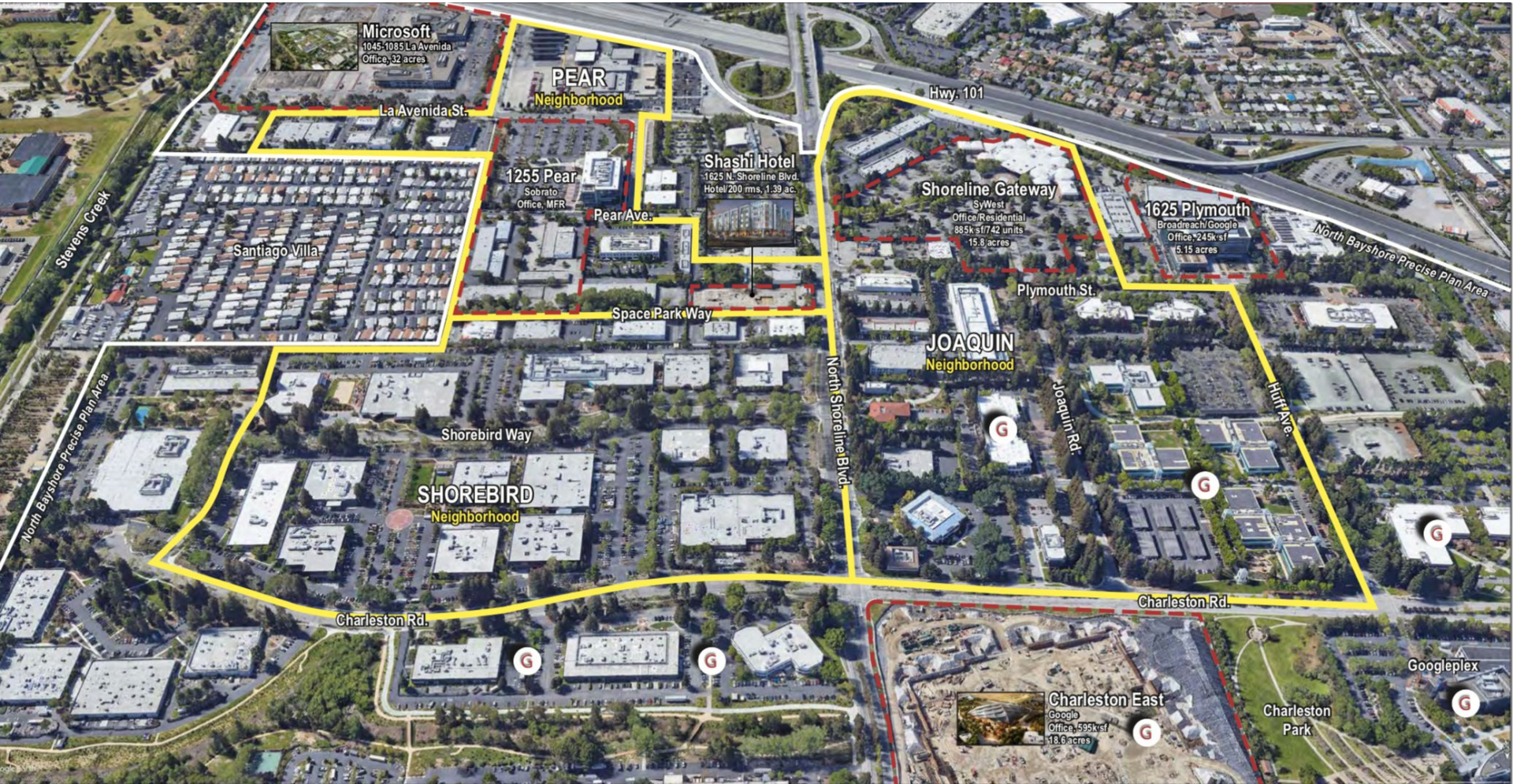


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North Bayshore Impact on Northern Schools

3 Planned Neighborhoods



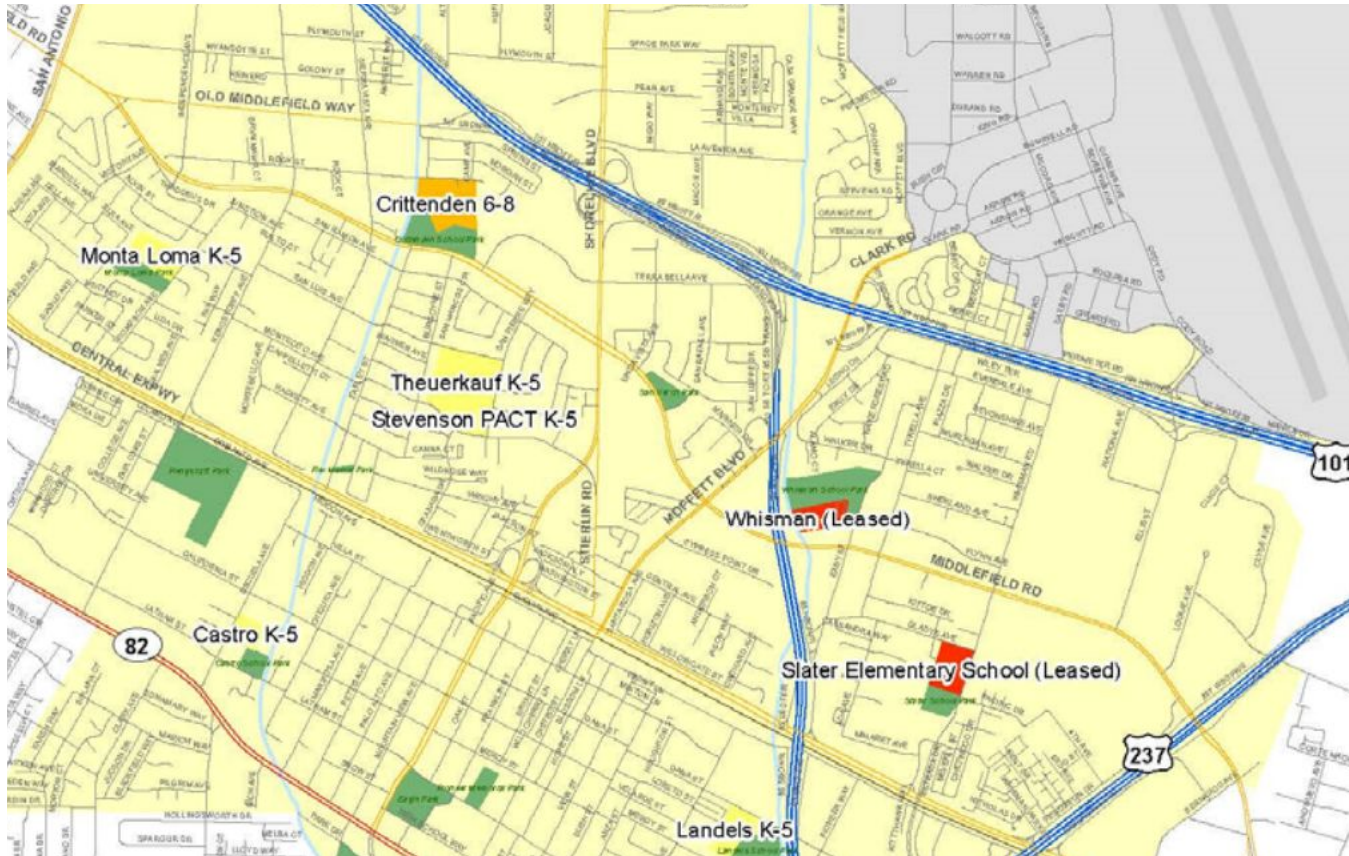


LEGEND

- Complete Neighborhood Areas
North Bayshore Precise Plan
- North Bayshore Development Projects
Source: City of Mountain View Development Updates
- Google Campus Facilities

Complete Neighborhood Areas & Projects
North Bayshore Precise Plan Area

Northern Schools





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Development of North Bayshore Master Plan





LEGEND

- Complete Neighborhood Areas
North Bayshore Precise Plan
- North Bayshore Development Projects
Source: City of Mountain View Development Updates
- G Google Campus Facilities

Complete Neighborhood Areas & Projects
North Bayshore Precise Plan Area

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

3.4.5 Local School Policies

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

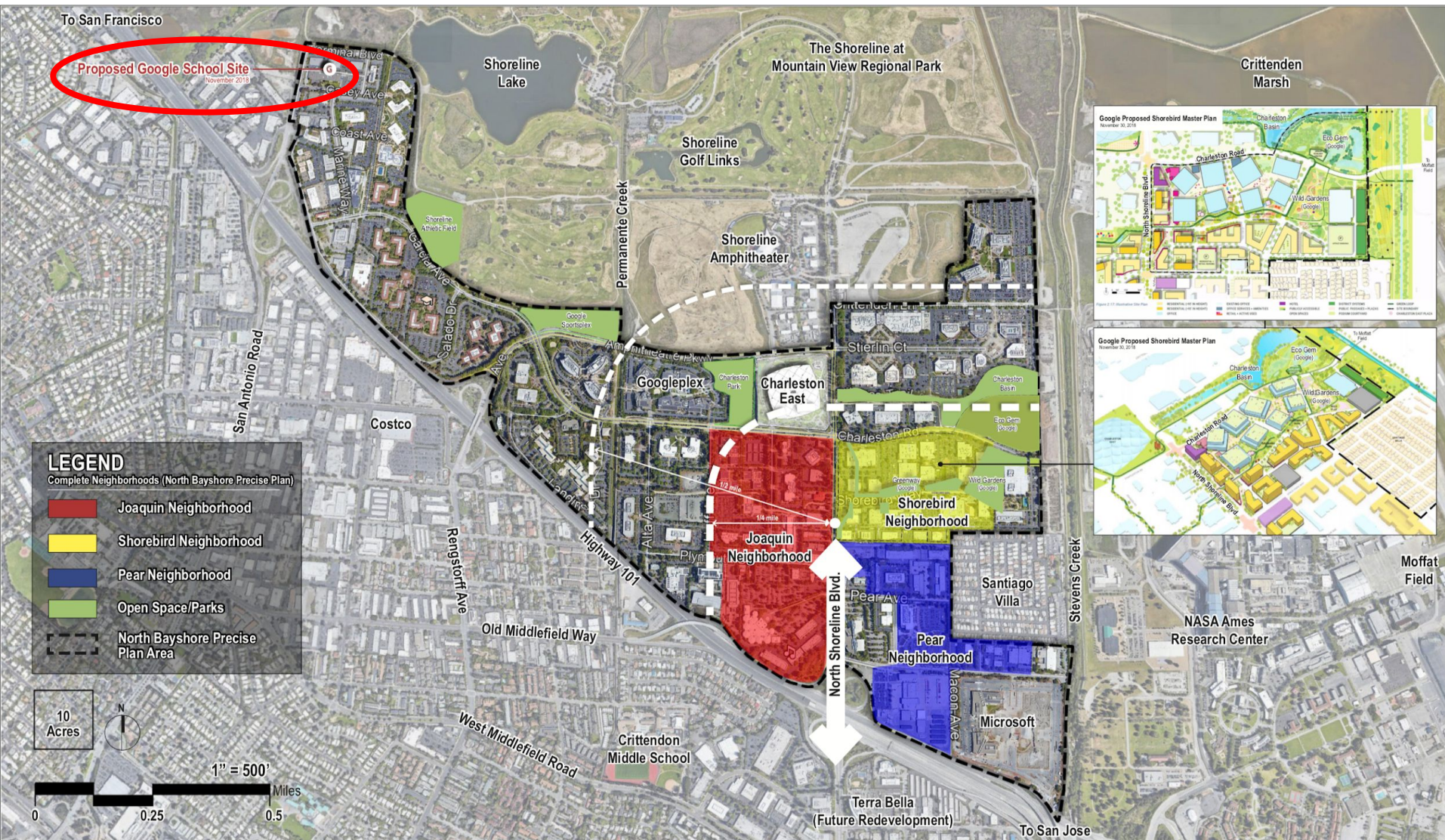
Remainder of NBPP Units	Projected Total Payment
9,215	x \$8,661 = \$79,811,115

Total Mitigation Based on
Sobrato Agreement

Sobrato	\$5,500,000
Other	+ \$79,811,115
	<hr/>
	\$85,311,115

How the settlement was developed

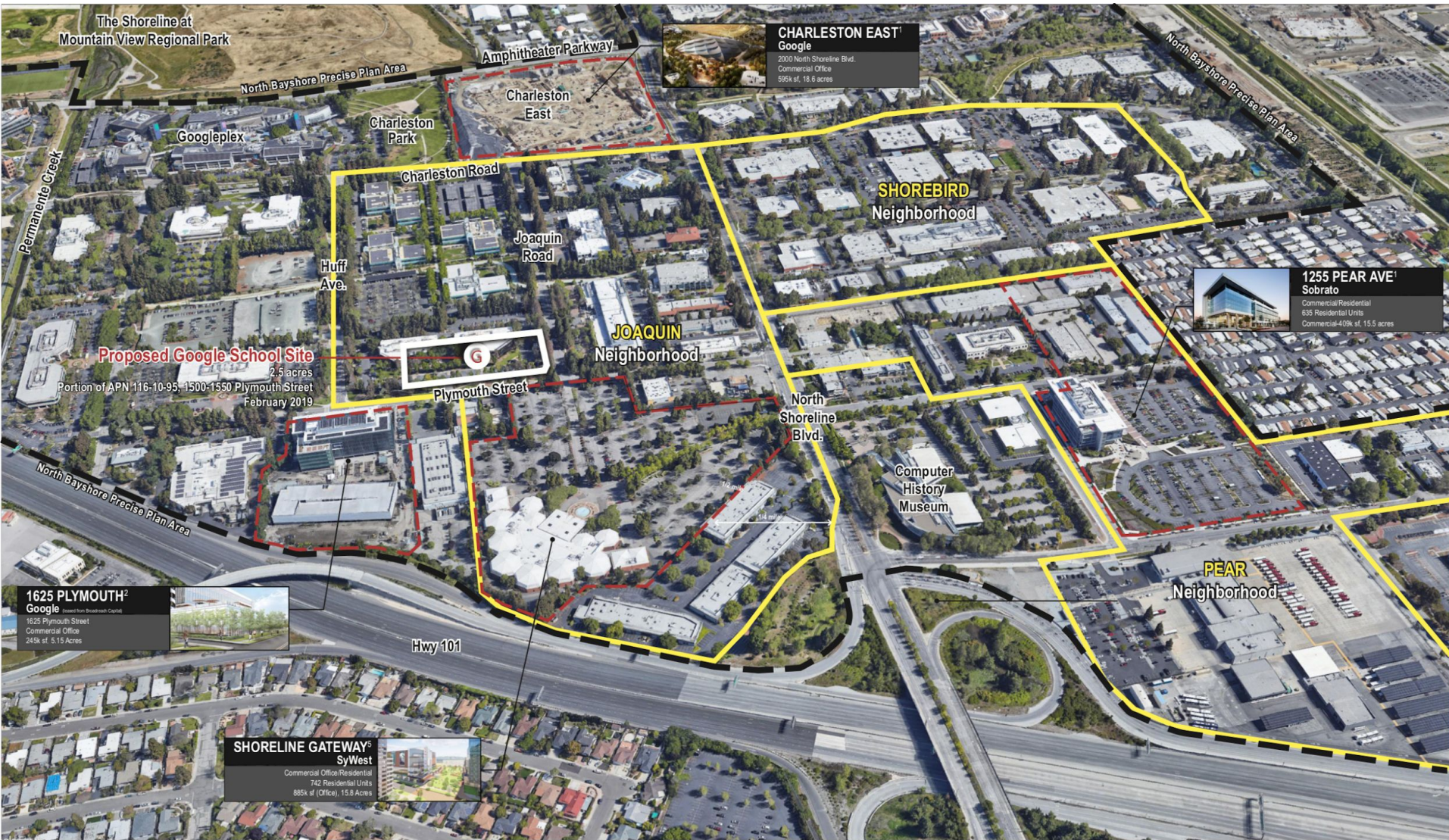
- Site requirements for middle schools are too massive thus:
 - it was determined that MVWSD would replace one-story building with new two-story buildings
 - Building cost for Middle School
- City offered to contribute funds for green space ~ 2 to 2.5 acres
 - This amount will be donated by the City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



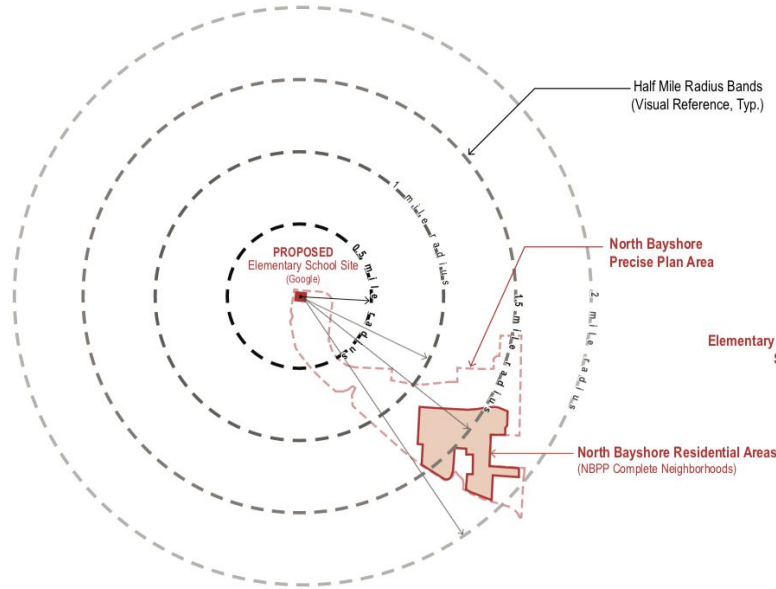
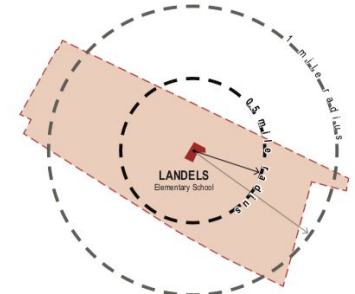
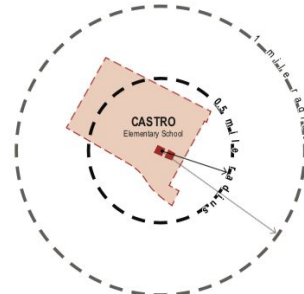
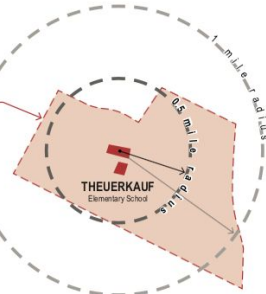


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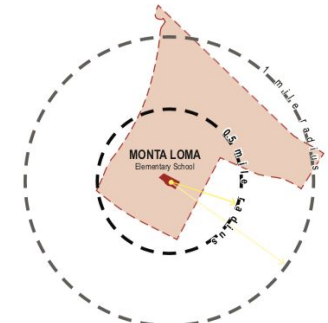
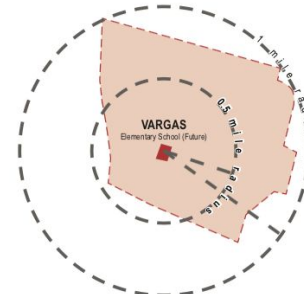
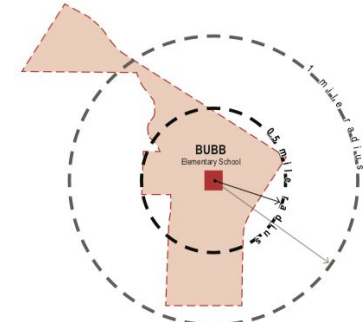
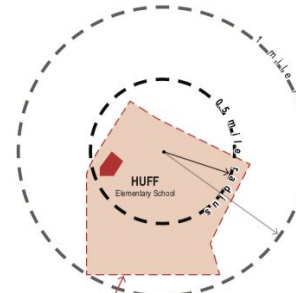
Updated offer



Elementary School Residential Service Boundaries

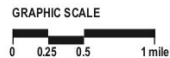


Elementary School Residential Service Boundaries



PROPOSED NORTH BAYSHORE ELEMENTARY SCHOOL SITE

EXISTING MVWSD ELEMENTARY SCHOOLS



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 ability to have 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





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Questions

Direction needed

- What things 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 things we should take into account?
- Are there other factors staff should look into while working with developers to determine a future location?



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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, site location and