



Mountain View  
Whisman  
School District

# North Bayshore Development and Impact on MVWSD

June 13, 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
<b>Total</b>	<b>9,850</b>	<b>100%</b>	<b>7,880</b>	<b>1,970</b>	<b>1,182</b>	<b>788</b>									<b>797</b>	<b>496</b>

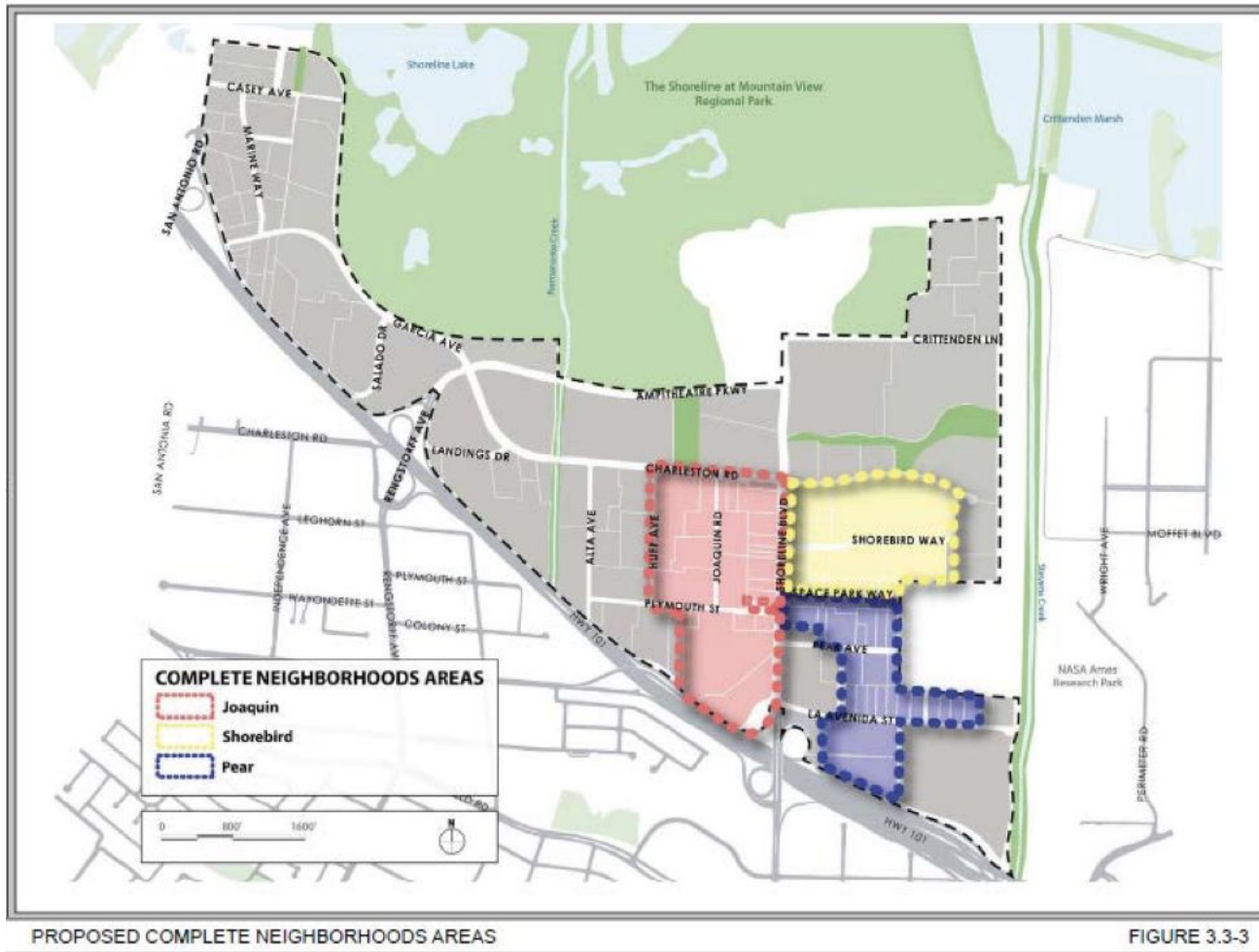
Source: Jack Schreder & Associates, SCI

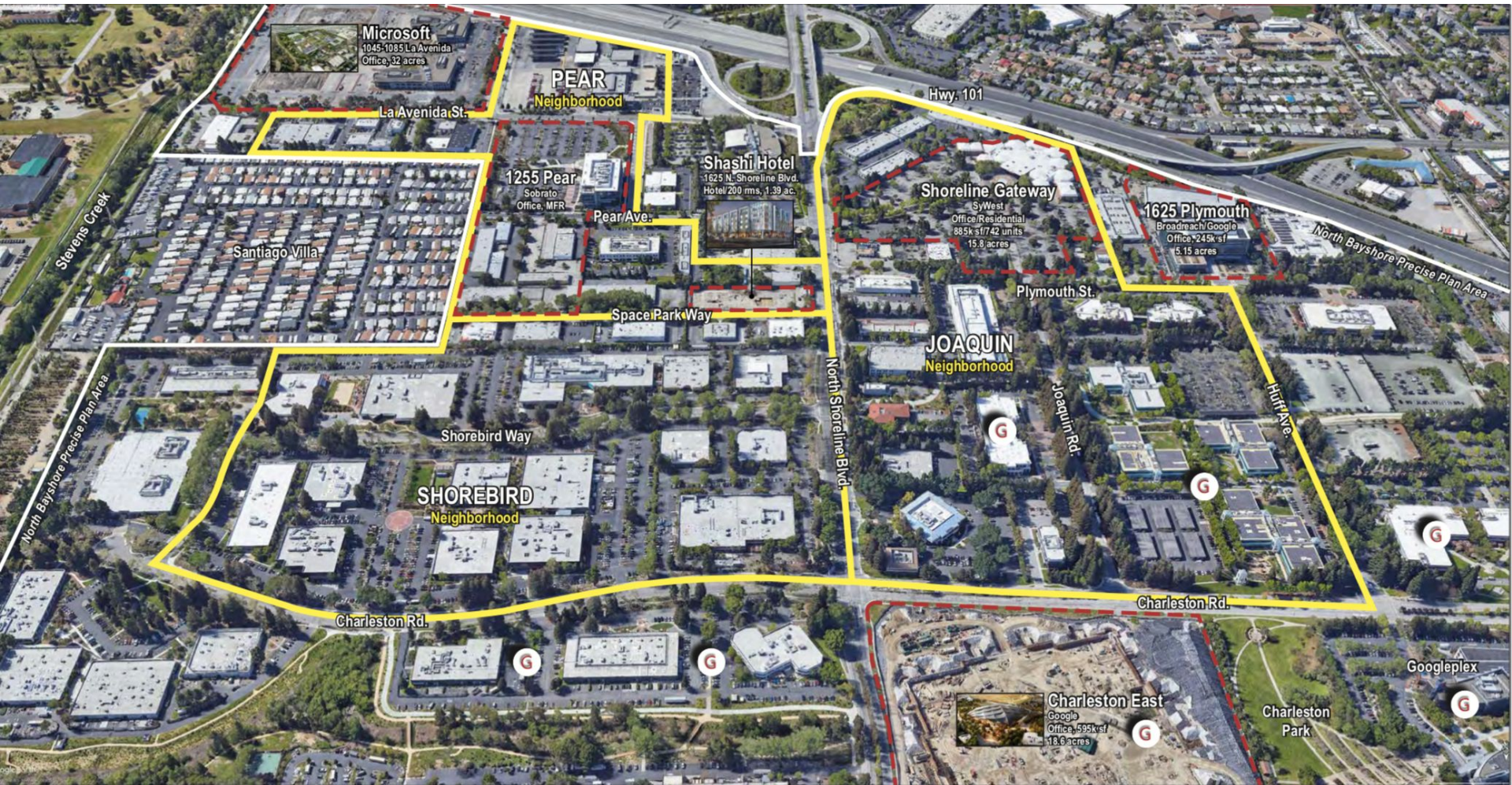


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# North Bayshore Impact on Northern Schools

# 3 Planned Neighborhoods



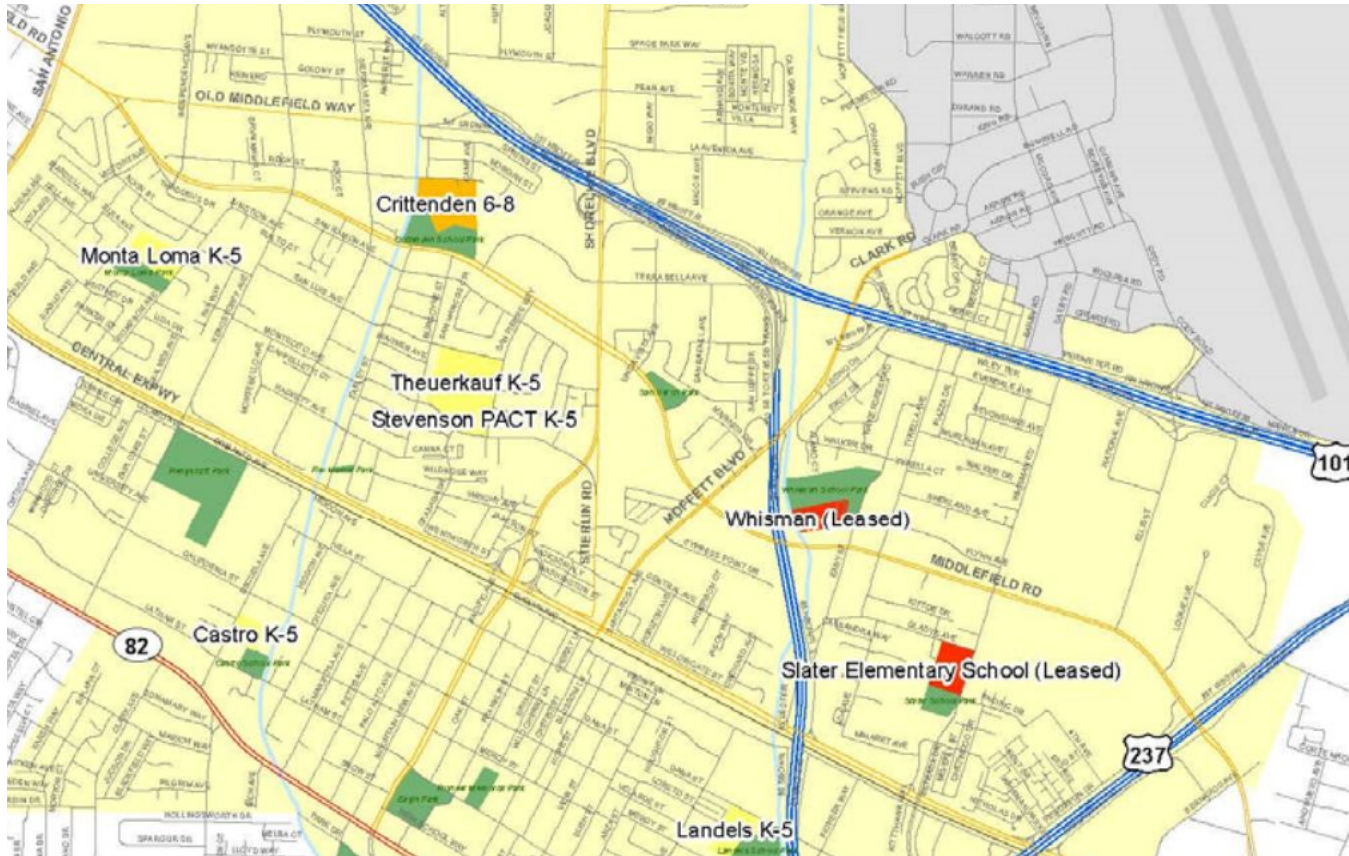


**LEGEND**

- 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





Source References  
 1-City of Mountain View Development Update (Nov 2018)  
 2-City of Mountain View Development Update (May 2018)  
 3-Mountain View Voice (11/2/2018)  
 4-Mountain View Voice (11/26/2018)  
 5-Shoreline Gateway Master Plan (11/30/18)

**NORTH BAYSHORE MASTER PLAN** MOUNTAIN VIEW, CA  
 MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT

**NORTH BAYSHORE FUTURE DEVELOPMENT DIAGRAM**  
 December 2018





**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.*

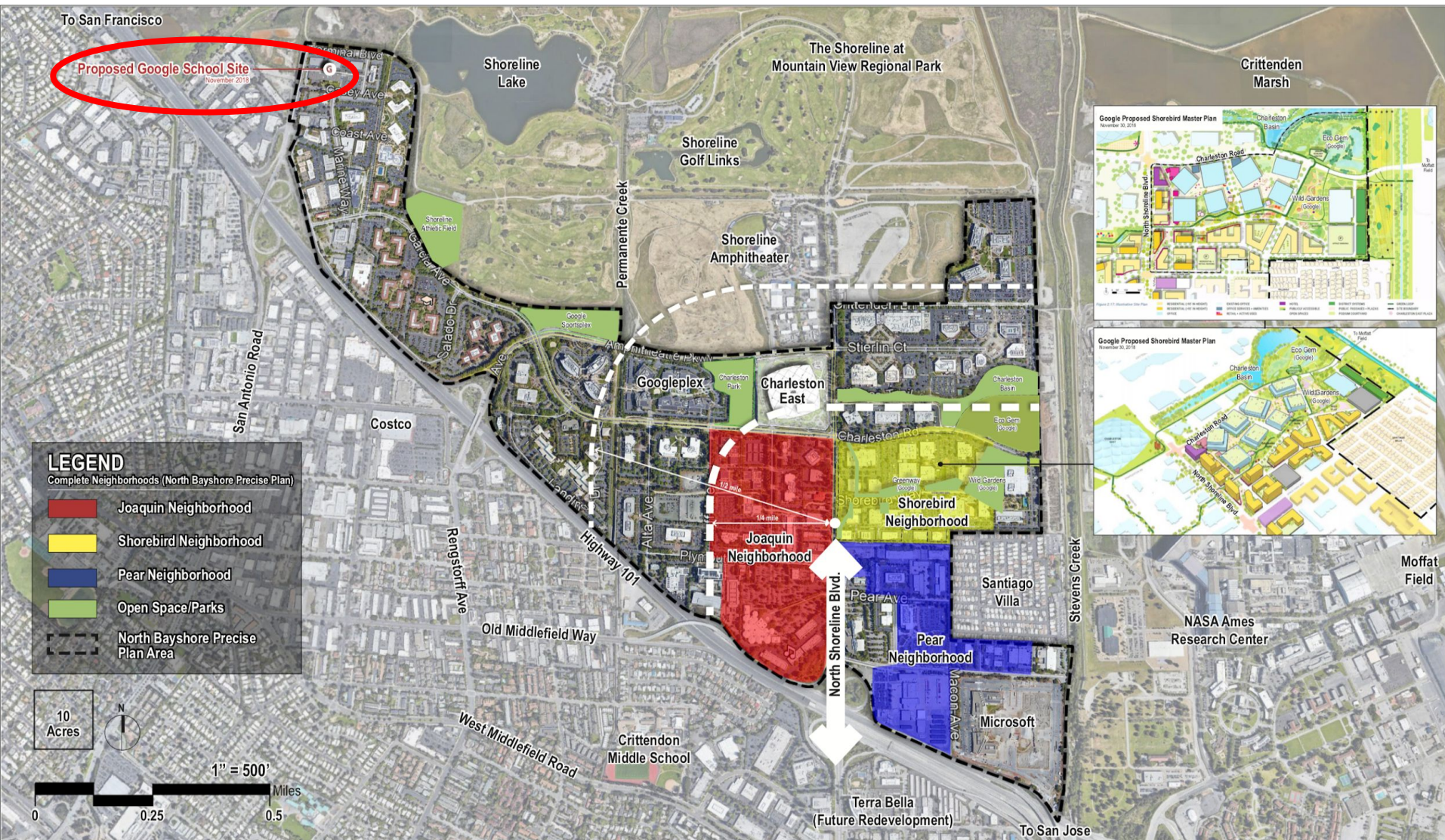
~pg. 32

## 3.4.5 Local School Policies

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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.

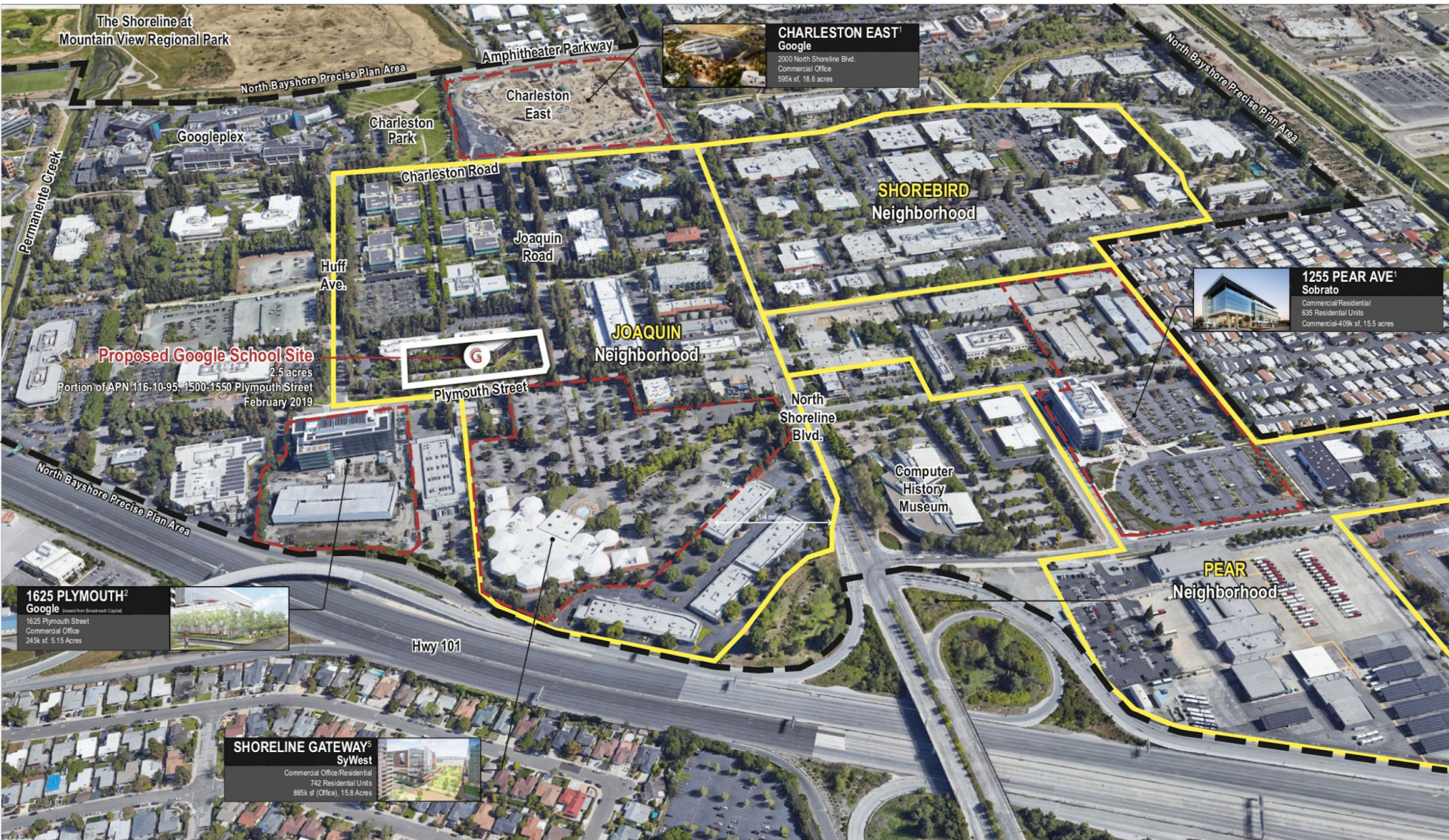
- 1. City and School District Collaboration.** Assist local school districts in identifying potential school locations to serve North Bayshore growth.
- 2. Transfer of Development Rights (TDR).** Allow areas adjacent to North Bayshore, such as the Terra Bella or North Rengstorff areas, that identify 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).

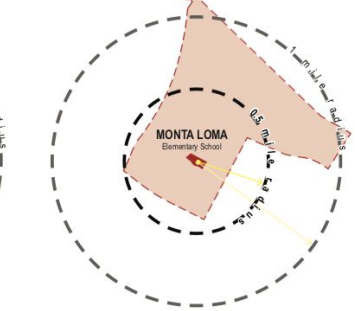
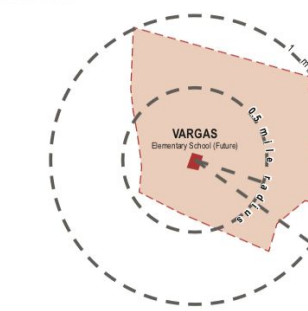
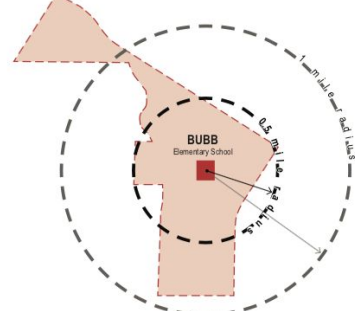
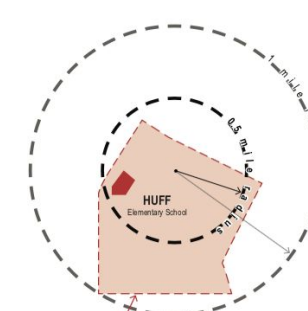
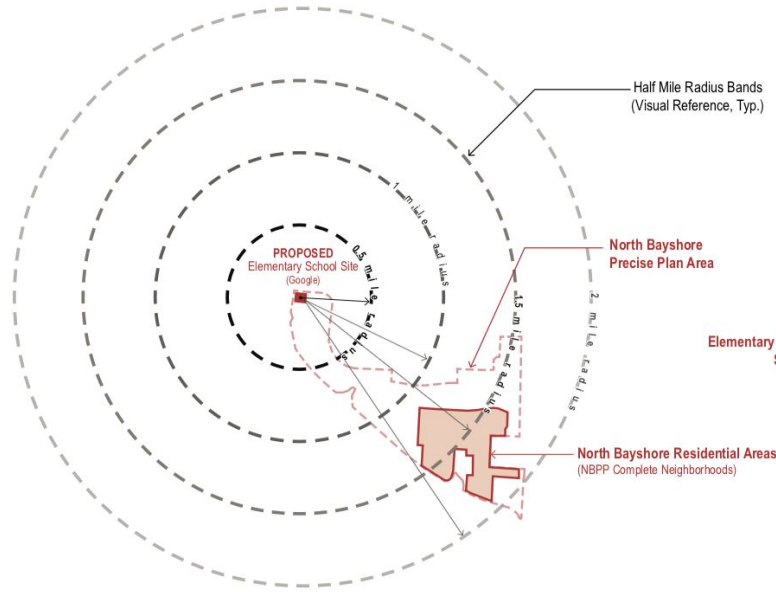
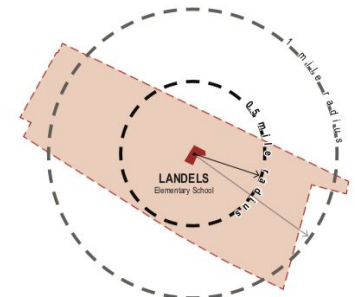
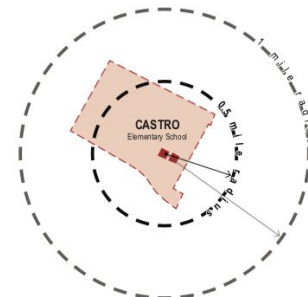
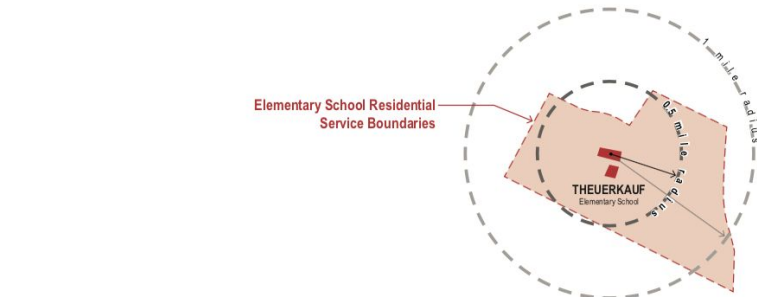




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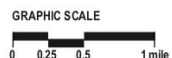
# Updated Offer





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 capacity for underground parking
- Adjustments are needed to improve student safety - currently the community isn't student-pedestrian friendly
- Natural sunlight limitations



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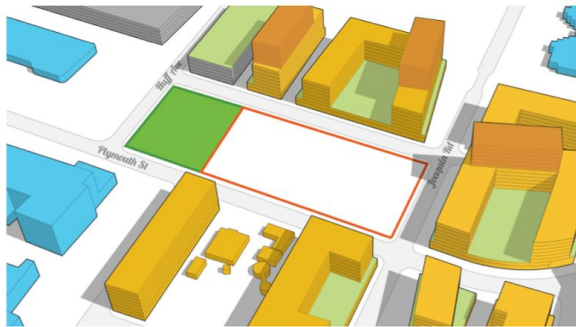
# Site Analysis performed by Google

# Shadow Analysis

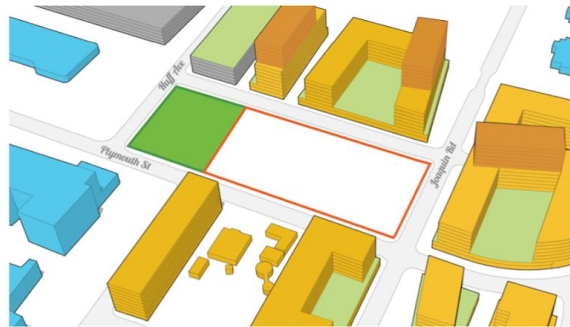
SUMMER SOLSTICE – JUNE 21

**\*Updated March 26, 2019 to identify surrounding land use**

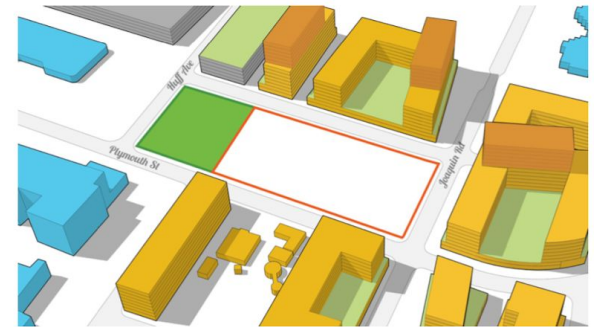
*NOTE: Conceptual only, to be further studied by shadow consultant*










**9 AM**



**NOON**



**3 PM**

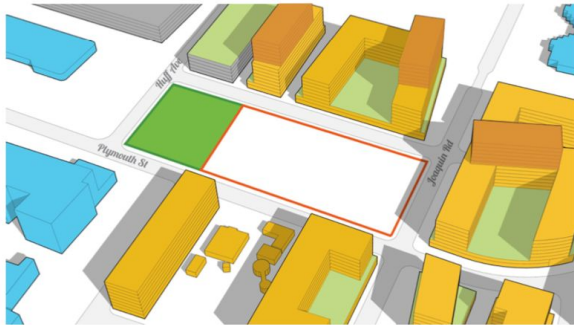
-  PROPOSED SCHOOL SITE
-  SHARED OPEN SPACE
-  PODIUM COURTYARD
-  8-STORY RESIDENTIAL
-  14-STORY RESIDENTIAL
-  OFFICE
-  PARKING

# Shadow Analysis

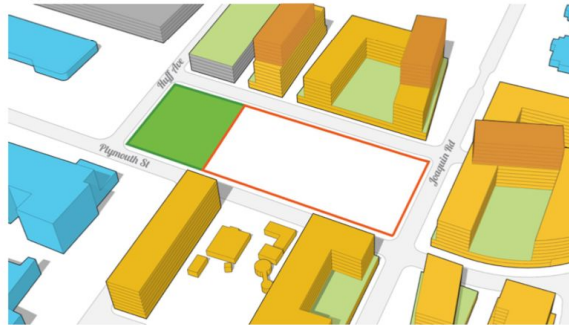
EQUINOX – SEPTEMBER 23

**\*Updated March 26, 2019 to identify surrounding land use**

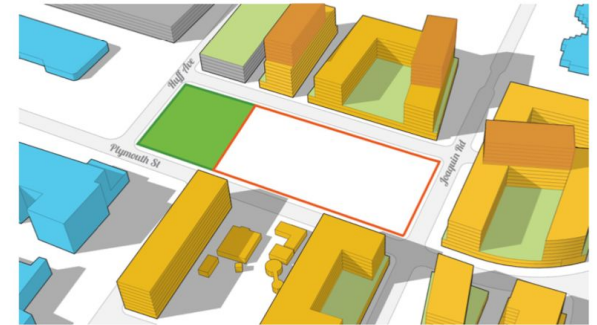
*NOTE: Conceptual only, to be further studied by shadow consultant*










**9 AM**



**NOON**



**3 PM**

-  PROPOSED SCHOOL SITE
-  SHARED OPEN SPACE
-  PODIUM COURTYARD
-  8-STORY RESIDENTIAL
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-  PARKING

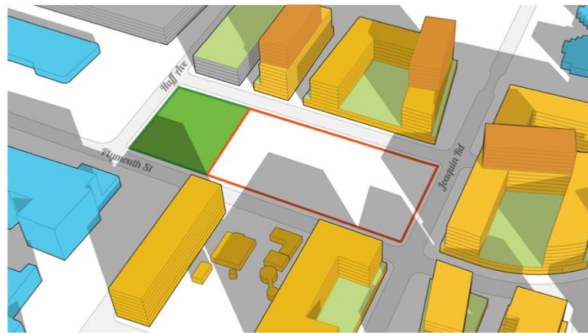
# Shadow Analysis

WINTER SOLSTICE – DECEMBER 21

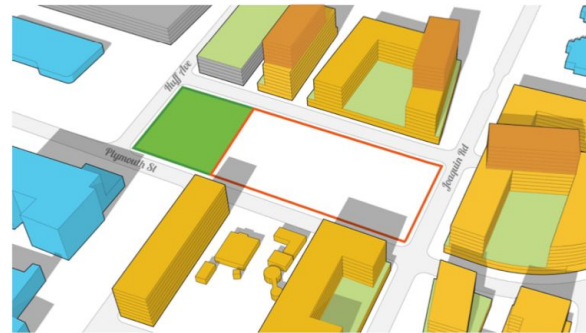
**\*Updated March 26, 2019 to identify surrounding land use**

*NOTE: Conceptual only, to be further studied by shadow consultant*

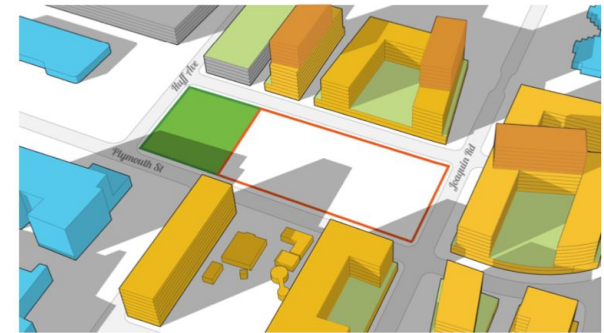
Max impact during potential winter break



9 AM



NOON



3 PM

- PROPOSED SCHOOL SITE
- SHARED OPEN SPACE
- PODIUM COURTYARD
- 8-STORY RESIDENTIAL
- 14-STORY RESIDENTIAL
- OFFICE
- PARKING

**MAX IMPACT:**  
Shadow impact from mid-rise buildings to the south and east

Shadow impact from mid-rise buildings to the south

# Travel routes

## *Pedestrian and Bicycle Connectivity*

\*New March 26, 2019

5-7 min walk  
to Charleston Park

1-2 min walk  
to neighborhood  
open space

Adjacent  
recreation

5-7 min walk  
to Entertainment  
Center

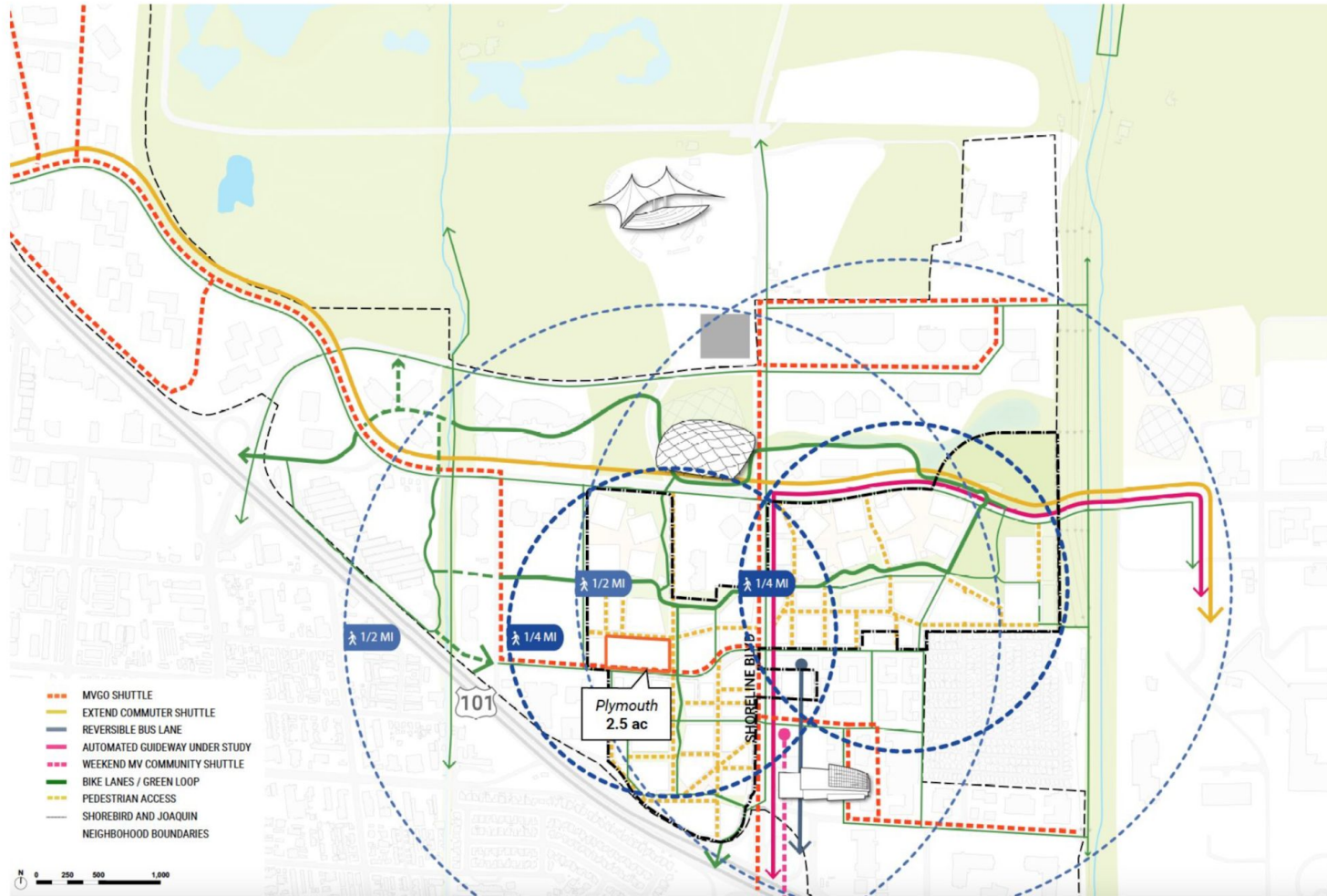


**Pedestrian and bike priority design** at intersection to slow traffic and ensure safe route for pedestrians and bicyclists

**5-7 min safe route to school** from Shorebird

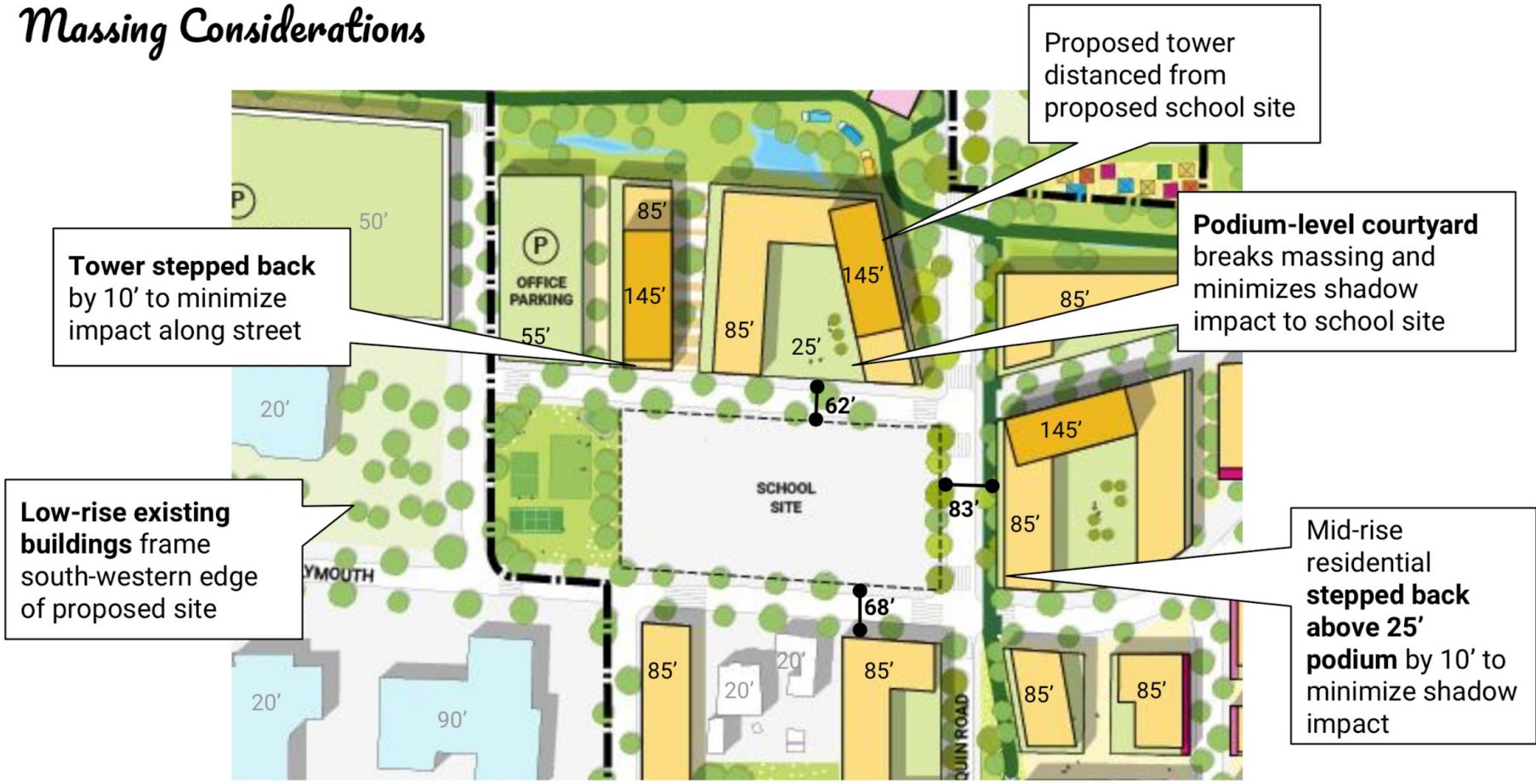


# Travel routes



# Canyon effect caused by surrounding buildings

## Massing Considerations





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# Funding options

# 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”

# General Obligation Bonds Overview

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A general obligation bond is a common method of debt financing used by California school districts to generate capital project funds

- ◆ Lowest borrowing cost of any debt financing technique available to school districts
- ◆ Repayment (principal and interest) is made from taxes levied on assessed value of properties within school district boundaries
- ◆ Repayment of bonds does not encroach on district general fund
- ◆ Requires approval of district's registered voters
  - Bond authorization amount
  - Project list
  - Estimated tax rate



# School Facilities Improvement District Bonds Overview

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Bonds for School Facilities Improvement Districts (“SFIDs”) are general obligation bonds for only a portion of a school district’s boundaries

- ◆ The size of the bond would depend upon the AV of the SFID compared to the AV of the district as a whole
  - For example, if a school district’s AV supported a \$100 million bond, an SFID that represented 50% of the territory of the school district would therefore support a ~\$50 million bond
- ◆ The County Board of Supervisors and Board of Trustees must approve resolutions to form the SFID(s)

SFIDs are a good option for districts that wish to only tax a portion of the district

- ◆ For example, if a district needed to renovate schools that only benefited one portion of the district, an SFID might be considered
- ◆ The following districts have put bond measures on the ballot for SFIDs since 2014:
  - Santa Monica-Malibu USD
  - Upper Lake USD
  - Centinela Valley UHSD
  - Santa Barbara USD
  - Hughson USD
  - Western Placer USD
  - Mountain View SD
  - Mojave USD
  - Tracy USD

After the formation of the SFID, the general timeline for voter approval and issuance of SFID bonds is the same as the timeline for general obligation bonds



# Mello-Roos Bonds Overview

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Mello-Roos bonds are a type of land secured financing that leverages the value of land in a portion of the school district

- ◆ Most commonly-used method of financing infrastructure for new development on the local government level in California
- ◆ Special taxes are collected using a special tax formula
  - Bonds may or may not be issued against the special tax revenue stream
    - If Bonds are issued, special tax revenues will be used to pay debt service on bonds annually
    - Bonds are generally issued on a tax-exempt basis
- ◆ To form, the school district sponsors the creation of a Community Facilities District (“CFD”)
  - CFD legal authority is the Mello-Roos Community Facilities Act of 1982 (hence “Mello-Roos” bonds)
  - Requires approval of 2/3rds of CFD’s registered voters
    - Property owners agree/vote to put lien on property
    - If less than 12 registered voters in CFD, vote is by landowner, weighted by acreage, otherwise vote is by registered voters in CFD
  - The timeline from start to finish for bond issuance is dependent on the developer and development status
- ◆ Repayment of bonds does not impact public agency general fund





# Certificates of Participation Overview

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Certificates of participation (“COPs”) are a common method of financing used by California school districts to construct/acquire real or personal property

- ◆ Repaid from any legally available source of funds (typically General Fund for most districts)
- ◆ Funds can be used for capital projects of the District; cannot be used for operations
- ◆ Borrowing costs are tax-exempt (assuming qualified tax-exempt use of proceeds)
- ◆ Can be structured with early prepayment options (any legally available source of funds)
- ◆ Financing term must be commensurate with the useful life of the project

## No voter approval required

- ◆ District must provide written notification of financing to the County Office of Education and Auditor-Controller’s Office
  - Estimated financing repayment schedule
  - Projected sources of funds for COP repayment
- ◆ The timeline for issuance is 3-4 months from start to finish

***District must carefully assess their ability to repay COPs to avoid overburdening the sources of funding***



# Other options

- Transfer of Development rights (TDRs)
- State reimbursement
- Developer fees
- Voluntary mitigation agreements

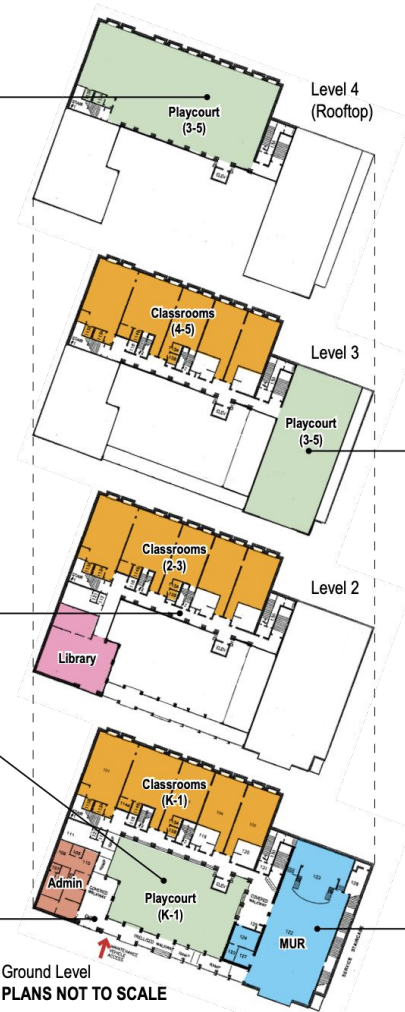


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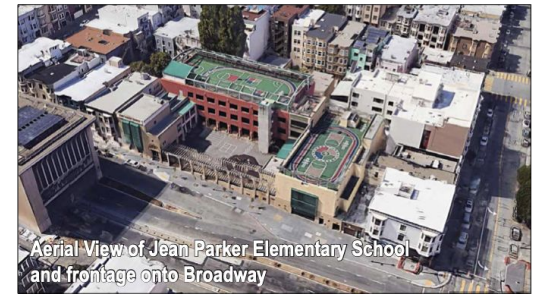
# Lessons learned



Rooftop Play Area with Fencing for Grades 3-5



Ground Level  
PLANS NOT TO SCALE



Aerial View of Jean Parker Elementary School and frontage onto Broadway

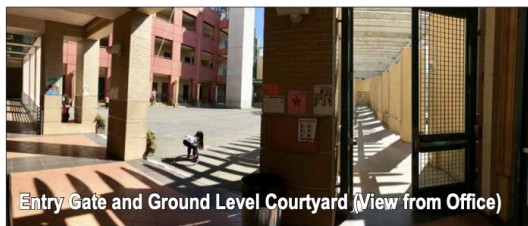


Rooftop Play Area with Fencing for Grades 3-5 on Level 3

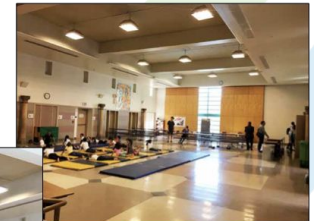
Ground Level Playcourt for K-1



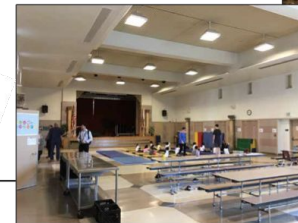
Level 2 Hallway leading to Library



Entry Gate and Ground Level Courtyard (View from Office)



Multi-Use Room (MUR) accessible from Courtyard



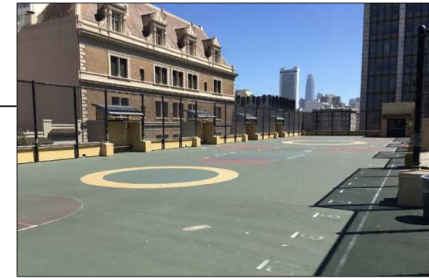
# Lessons Learned

## Jean Parker Elementary School

- Provide shared facilities for students on upper levels (e.g., library on 2<sup>nd</sup> level, rooftop playcourt on 3<sup>rd</sup> level)
- Provide faculty/admin facilities on upper levels
- Use covered walkways/breezeways along south face of classrooms to shade classroom spaces
- Orient windows in classrooms to the north for natural daylight
- Maximize single-loaded corridors & orient to courtyards
- Create villages/communities on the upper levels



Rooftop Play Area at Level 4 with Storage and Stairs



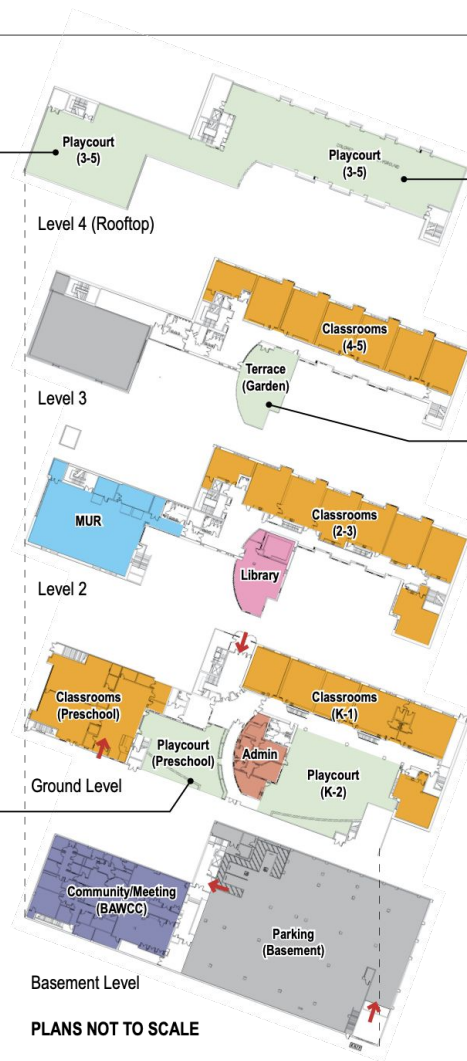
Rooftop Play Area at Level 4



Community/Faculty Garden on Rooftop at Level 3



Preschool Play Area on Ground Level (over Basement)



Aerial View of Tenderloin Community Elementary School

# Lessons Learned

## Tenderloin Community Elem. School

- Minimize double-loading corridors
- End long corridors with shared facilities or open spaces
- Minimize south-facing classroom spaces
- Use shade structures and softscape on rooftop play areas
- Provide direct connections between MUR & open play areas
- Provide daylight into interior spaces

**Aerial View** over North 6th Street/East Santa Clara Street



**Aerial View** over North 7th Street



**NORTH BAYSHORE MASTER PLAN** MOUNTAIN VIEW, CA  
MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT

**HORACE MANN ELEMENTARY SCHOOL (SJUSD)**  
MWSD SCHOOL SITE VISITS  
April 2019





# Lessons Learned

## Horace Mann Elementary School

- Provide shared facilities for students on upper levels (e.g., library on 2<sup>nd</sup> level, rooftop playcourt on 3<sup>rd</sup> level)
- Provide faculty/admin facilities on upper levels
- MUR adjacent to open play areas and outdoor courtyards
- Direct service access to MUR from street
- Multiple controlled campus entrances from street edges
- Curbside pickup/dropoff
- Street trees shade/cool multi-story buildings & open play areas

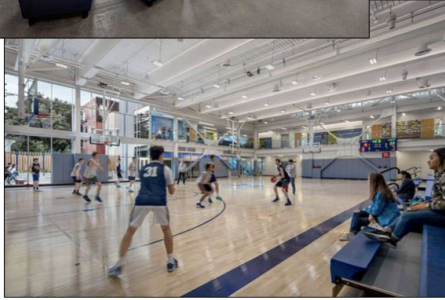
**Rooftop Play Area with Field Turf, Green Roof, and Netting**



**Landscaped Gathering Area on Page Street Campus**



**Aerial View of Urban School of San Francisco Campuses**



**Upper Level Informal Student Gathering Spaces overlooking Gym**



**Upper Level Classrooms and Informal Student Gathering Spaces overlooking Park**

# Lessons Learned

## Urban School of San Francisco

- Vary surfaces and furnishings on rooftop play areas (e.g. lawn, benches, gardens, terraces)
- Place trees alongside rooftop play areas to provide shade
- Be creative about rooftop containment fencing/enclosures
- Provide visual connections to exterior landscapes
- Use large, multi-story open spaces to connect upper level spaces
- Provide informal gathering areas on all levels
- Provide indoor/outdoor visual & physical connectivity

Upper Level Gym with Extensive Daylighting



Main Entrance to Nueva School from E. 28th Ave.



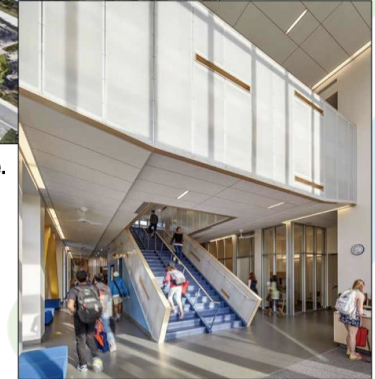
Idea Lab with Operable Interior and Exterior Walls

Aerial View of Nueva School/San Mateo Campus



Rooftop Landscaped Terrace on Level 2

Lobby Area from E. 28th Ave.



# Lessons Learned

## Nueva School

- Use rooftop terraces/gardens as extensions of interior common areas
- Maximize flexible interior/exterior wall systems to connect spaces



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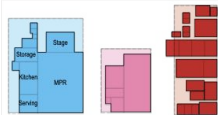
# Preliminary Site Concepts

**Parking**  
60 Stalls (as shown)



**Library**

Library, Media Center



**Administration**

Offices, Work Rooms, Community, Resource, Staff

**Multi-Use Room**  
MUR, Stage, Kitchen, Support

**Classrooms Flex**

2 Classrooms, 1100 sf/classroom



**Classrooms**

**Grades 4-5**

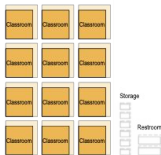
6 Classrooms  
960 sf/classroom



**Classrooms**

**Grades 1-3**

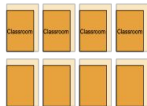
12 Classrooms  
960 sf/classroom



**Classrooms**

**TK-K**

8 Classrooms  
1350 sf/classroom



**Field Areas**

4 Areas, 10,800 sf/each



**Hard Court Areas**

8 Areas, 4500 sf/each

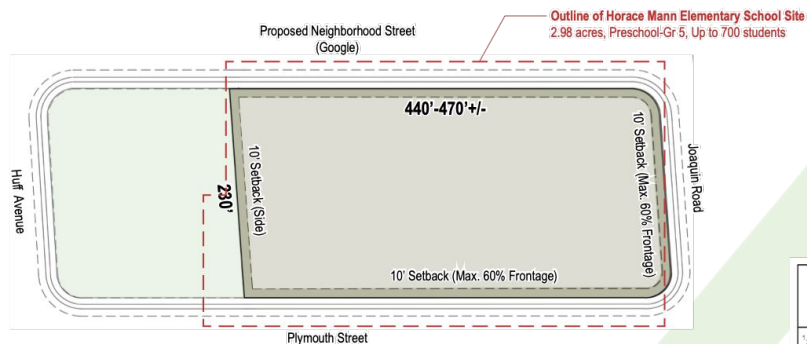


**Apparatus Area**

5 Areas, 3200 sf/each



Restrooms

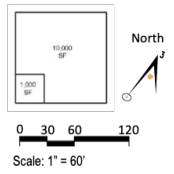


**Park Site**

Shared Use-City Parks/MVWSD  
(Google)  
1.0 acre

**North Bayshore**

Elementary School Site (Google/MVWSD)  
2.5 acres, 1500-1550 Plymouth St., Mountain View, CA



**CONCEPT A**  
**North Bayshore Elementary School**  
 2.5-3.5 acres, 1500-1550 Plymouth St., Mountain View, CA



**CONCEPT B**  
**North Bayshore Elementary School**  
 2.5-3.5 acres, 1500-1550 Plymouth St., Mountain View, CA







Mountain View  
Whisman  
School District

# Feedback and Next Steps

# Feedback

- Taking into account the designs of other urban school models, what feedback do you have regarding the preliminary design of the school?
- Considering the land constraints, what other considerations should staff consider while working with developers?
- Is there any other feedback for staff?
- How many kids do you envision on this site?

# 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
- Continue to work with representatives from Google to attend Board meeting