



Los Altos School District

Measure N Update: 10th Site

December 11, 2017 Board Meeting

Introduction

- We believe protecting our innovative educational program requires our small school model
- We house 10 schools on 9 sites—with recent new housing and more housing projected, enrollment growth is an issue
 - A long-term solution is essential
- Community engagement and feedback: protecting our small school model is a top priority
- LASD has diligently sought a solution through community engagement for the long term:
 - Superintendent's Enrollment Growth Task Force
 - Facilities Master Plan Committee
 - 10th Site Subcommittee
 - Community forums, workshops and meetings

A Community-Driven Solution

- Community identified three options to address future enrollment growth with Measure N:
 - Purchase additional land
 - Configure public land for shared use
 - Use existing LASD land
- Community's preferred solution: identify (and acquire) a 10th school site
 - More flexibility to educate students with an additional site

Finding a 10th Site

- 10th Site Committee created and LASD Board publicly adopted criteria for a site
- Finding suitable land that meets these criteria at the right price has been difficult, but we have been diligent
- Partnership with the City of Mountain View provides a cost-effective solution that meets our criteria

Collaboration with the City of Mountain View and 10th Site

- Oct 3: Mountain View City Council agrees in principle to enable LASD to transfer (sell) development rights (TDRs) to another area if LASD purchases property for a school site in the San Antonio Precise Plan Area
- City and school district agreed that a portion of the property would become joint use recreational space—a community win-win
- If LASD can secure TDRs, sale proceeds will help offset cost of land to the district

Board Action Tonight

- Board needs to review the Letters of Intent from TDR purchasers and give approval to staff to execute and share with City of Mountain View for its approval
- Board needs to review the MOU with City of Mountain View and give approval to staff to share with City

Letters of Intent

- Facilitate the District's acquisition of a new site
- Allow the District to sell TDRs to interested purchasers for use on specific sites
- Allow purchasers to pursue early "gatekeeper" approval from City for proposed projects

Memorandum of Understanding Between LASD and City of MV

- Helps secure a site for a new District school within the City of Mountain View
- Adds public play fields and open space in Mountain View
- Creates a program so LASD can monetize unused development rights
- Outlines procedure for distribution and use of TDRs as part of the development application process, including requirements for secondary marketing of TDRs
- If LASD acquires a site, Mountain View provides dedicated park funds for shared use of recreational areas

Net Cost of Land

- TDR sales would provide millions to offset the cost of land acquisition
- Contribution of dedicated park funds from Mountain View would provide millions more towards the cost of land purchase
- Benefits:
 - LASD taxpayers gain land with less use of Measure N funds than without TDRs and City of MV contribution
 - More Measure N funds can be used at existing sites, not just on land
 - Mountain View gains a school and a park in area of rapid growth

Process and Next Steps

Identify TDR Buyers; secure commitments		Completed
Finalize MOU and LOI terms w/ City		Completed
<i>Review final MOU and LOI's Receive and discuss 10th Site Committee recommendation</i>	<i>LASD Board</i>	<i>Dec 11</i>
MV City Council action to enable TDRs (approval of MOU and form of LOI)	MV Council	TBD (in Jan)
Garner funds for purchase: District will use an increased Line of Credit with Wells Fargo Bank		Usually a 4 - 6 week process

Conclusion

- Many moving parts and agreements are complex, but success achieves the 10th site
- TDRs with multiple, individual developers to substantially reduce costs for LASD
- Result: Win-Win
 - LASD obtains cost-efficient 10th site through partnership with Mountain View
 - LASD gains flexibility and options to best educate students
 - School located in area of district with highest student enrollment growth
 - City of Mountain View gains open space
- Staff recommends the Board take action to approve LOIs and MOU to continue the process of acquisition