



Los Altos School District

Measure N Update: 10th Site Committee Recommendation

December 11, 2017 Board Meeting

District Goal re 10th Site Acquisition

- Review 10th Site Committee's recommendations re property or properties that meet our criteria
- Determine which property or properties are most suitable
- Initiate negotiations with landowners

10th Site Committee

- 10th Site Committee was formed in 2012 and has been looking at sites since then and evaluating every and all seemingly possible options
- Committee consists of community members, board member, staff, and real estate broker
 - See next slide

10th Site Committee

- Current members
 - Tom Campbell (Los Altos resident and Citizens Advisory Committee for Finance member)
 - Duncan MacVicar (Los Altos resident and Measure N Citizens Oversight Committee member)
 - Tom McGovern (district parent and real estate broker)
 - Nancy Morimoto (district parent and Mountain View resident)
 - Steve Taglio (board member)
 - Randy Kenyon (district staff)

Opportunity in North of El Camino (NEC) area of LASD

- Locates a school in densest section of the district where additional high density housing is planned
 - More new high density housing projects along El Camino Real corridor
- Provides a site—for both short and long term—where student population continues to grow
- Enables a win-win with City of Mountain View: City gains open space for public park and District gains a school site
 - Potential for joint projects with City for public facilities (gym, theater, meeting spaces, fields for sports groups, etc.)
 - City willing to contribute dedicated park funds to enable the District to acquire and develop land in this area of the city

10th Site Committee

- With the possibility of acquiring a site in the NEC area of the district the Committee has focused recently on options in that area
- After exhaustive search, Committee has identified 4 possible options—sites that meet the committee's criteria
 - Committee originally looked at 11 sites of 4 acres or more in the NEC area
 - Some were dismissed because they were existing multi-family housing sites; others were dismissed because they were recently redeveloped

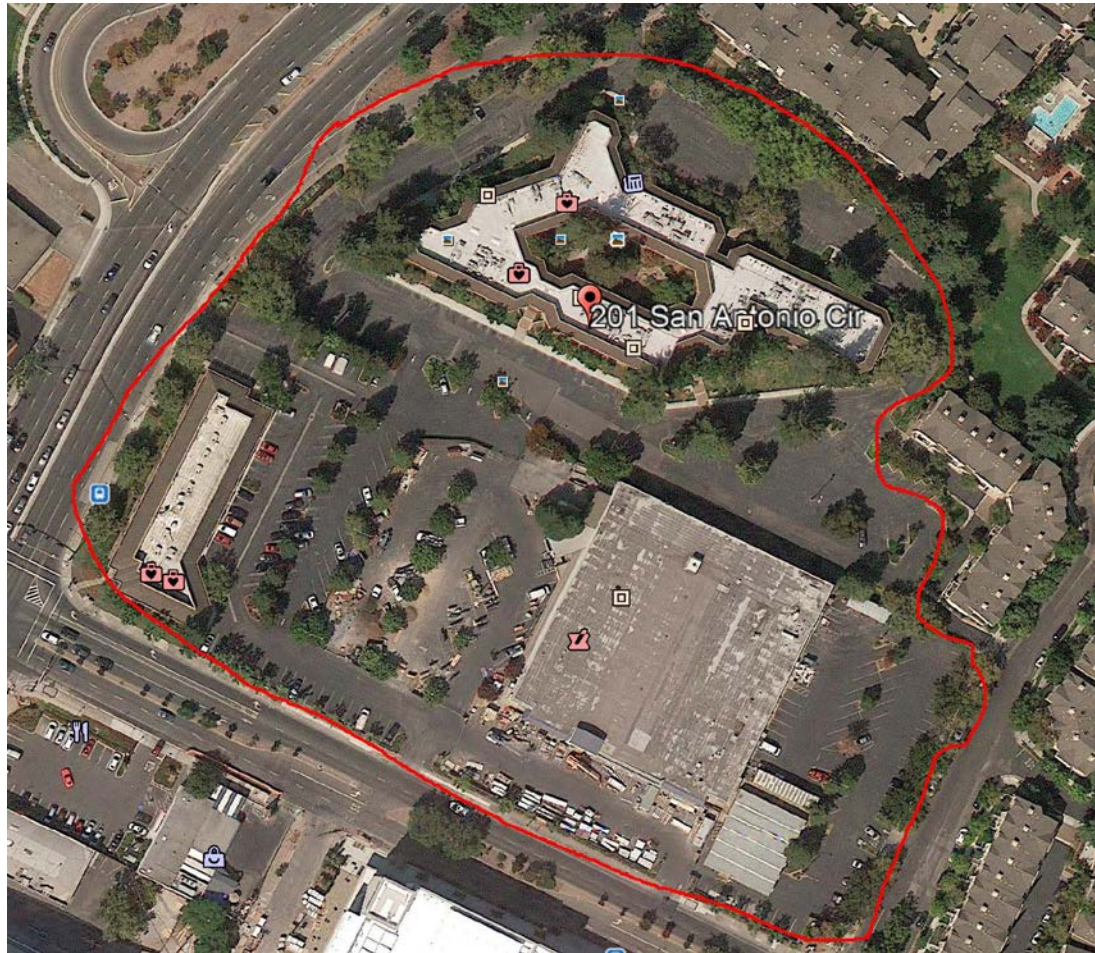
10th Site Committee

- Committee has identified 4 possible options—sites that meet the committee's criteria and are within NEC area of the district
- Criteria developed by the committee
 - Size (6 – 10 acres)
 - Access (easy access by car; access for walkers/bikers)
 - Location
 - Cost (depends on size of bond measure and cost of land; original recommendation was up to \$30M for land)
 - Compatible with surroundings

10th Site Committee

- The most feasible options, as identified by the 10th Site Committee, are
 - Old Mill/Safeway site
 - CVS site
 - Kohl's site
 - Target (the store) site
- Costs for sites—on a per acre basis—are assumed to be roughly the same

Old Mill/Safeway site



- 8.6 acres
- 3 parcels
- 2 owners

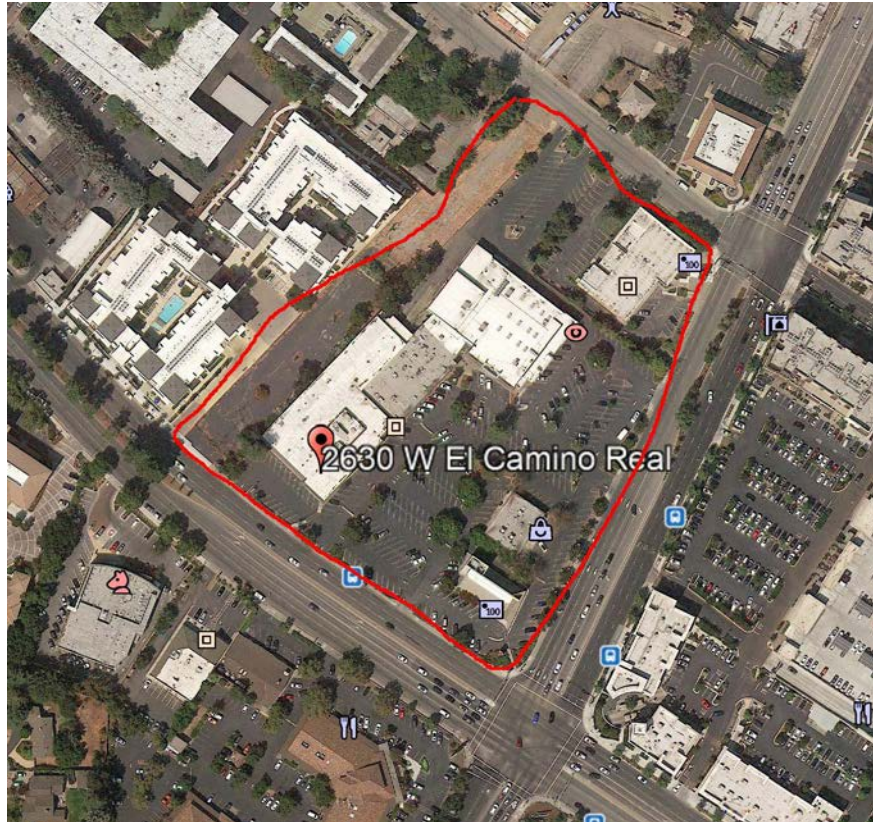
Old Mill/Safeway site

- 3 parcels needed to achieve optimal size (8+ acres)
- 2 different owners of the 3 parcels
- Good location
 - Adjacent to The Crossings housing (on 2 of 4 sides)
 - Has 2 – 3 possible access points (entrances)
 - While next to a busy street (San Antonio), in comparison to other options this probably is in best location (center of NEC area of the district)

Old Mill/Safeway site

- 1 parcel is vacant; other 2 have short-term tenants
- Project using these parcels is currently in the planning stages
 - Owners would lease to Greystar for a mixed-use high density residential and commercial project
- Neighbors petitioned both City of Mountain View Council and LASD board requesting this site be used for a school and park

CVS site



- Approx. 8 acres
- 8 parcels needed to make 8 acres
- Multiple owners
- Includes Hetch Hetchy right-of-way

- Size is 8 acres, but only if 8 parcels combined
- *Multiple parcels; multiple owners*
 - *Some tenants are long-term (Sprouts lease expires in 2022); One parcel currently in process of being sold*
- *Busy intersection (San Antonio Road and El Camino Real)*
- A portion of this site includes Hetch Hetchy right-of-way (easement), which could not be built on—but could be used as open space (park)

Kohl's site



- 4.68 acres
- 1 parcel, with adjacent parcels possibly added
- 1 owner

Kohl's site

- Unless other parcels within the Federal Realty owned footprint are added, *size is an issue (too small)*
- 1 owner of multiple parcels; all retail
- *Long term leases for retail tenants*
- City has indicated a preference to maintain this area for retail (shopping center)

Target (the store) site



- 10.5 acres
- 2 parcels
- 1 owner

Target (the store) site

- 2 parcels; 1 owner
- *Location is sub-optimal as compared to others*
 - *At edge of district boundary; not central to NEC area housing—for both a school and a park*
- *Tenant (Target) has long-term lease*
- *Displacing a major retail store could be a community issue*

Summary of Site Options

Criteria	Old Mill/Safeway	CVS	Kohl's	Target
Size	8.6 acres	8 acres (if combining 8 parcels)	4.68 acres (too small, unless additional parcels added)	10.5 acres
Location	Central NEC area; Adjacent to housing	At busy intersection	City wants to maintain shopping center	At edge of NEC area
Access	Relatively easy; 3 access streets	Difficult; Major intersection	Relatively easy; 2 access streets	Relatively easy; 2 access streets

Summary of Site Options (cont)

Criteria	Old Mill/Safeway	CVS	Kohl's	Target
Compatibility with surroundings	Adjacent to housing	Major commercial area	Major shopping center	Commercial area
Other	2 different owners	Requires consolidation of multiple parcels with multiple owners	1 owner; Long term tenant	1 owner; Long term tenant

Recommendation

- 10th Site Committee recommends pursuing acquisition of the Old Mill/Safeway site as the best alternative
 - Addresses the need for a school site in an area of the district with significant enrollment and potential enrollment growth with several new housing projects underway or in the pipeline
 - Has good access, is appropriately sized, is adjacent to housing, centrally located, and provides open and recreational space in an area of City of Mountain View that is short of such space

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		4 - 6 week process