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August 31, 2018

City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94039-7540

Re: North Bayshore Precise Plan ("NBPP") Development

Dear Honorable Council Members:

As we have expressed during the development of the NBPP, we support smart growth in our city, and the building of a community that allows our families and staff members to affordably live, work and thrive here in Mountain View.

As a reminder of the NBPP impact on our schools, approximately 1,752 new students are predicted from the three future neighborhoods in the NBPP development. This presents several key issues: (1) Neither MVWSD or MVLA has funding for land in the northern part of the city on which to build schools, and (2) The cost of construction alone for new MVWSD facilities could exceed \$122 million. Both school districts have considered different methods of estimating the projected students, but both school districts consider their estimates to be not only reasonable, but potentially underestimate the possible number of students. As indicated in Attachment A, neighboring school districts use higher student generation rates than either MVWSD or MVLA are using.

The need for future facilities to house a growing number of students is crucial. We believe that a cooperative partnership between the City, the developers and the school districts is now critical to our community's and the NBPP's success. We are requesting that City Council hold to its intent and NBPP provision that a strategy be "developed to help support new local schools in or adjacent to the North Bayshore Precise Plan area."

Specifically, we ask:

- The City Council to direct City staff to facilitate conversations between the school districts, Sobrato and Google aimed at solving the issue of how to provide school facilities for the students that result from NBPP development. We're not suggesting that developers bear the entire cost; rather that we work together to leverage all the resources available.
- The developers, the City and MVWSD/MVLA to negotiate a mutually beneficial agreement that will mitigate the shortfall between the construction and land costs for school facilities on one hand and the available funding that MVWSD/MVLA can seek on the other hand. As stated in the NBPP provisions: "The strategy is a legally binding agreement between the school district and a project developer in North Bayshore. 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; or other innovative strategies supporting schools."

We can all agree that the costs of solving the need for schools as a result of development are high, and will only get higher if we wait. Past city-approved commercial development has had a cumulative impact on the current issue. MVLA and MVWSD cannot solve the issue alone. We need the City's support and guidance to bring all parties together with the end result of a plan for how to provide classroom seats for the students who are most definitely coming as a result of North Bayshore and East Whisman development.

We thank you in advance for your cooperation and look forward to continued dialogue.

Sincerely,



Ayindé Rudolph, Ed.D.
Mountain View Whisman School District Superintendent

Jeff Harding, Ed.D.
Mountain View-Los Altos High School District Superintendent

Cc: Dan Rich, City Manager
Cc: Martin Alkire, Principal Planner
Cc: Jannie Quinn, City Attorney

*Attachment A: Aug. 28, 2018 Multi Family Unit Student Generation Rate (SGR)
Comparison by District*

Attachment A: Aug. 28, 2018 Multi Family Unit Student Generation Rate (SGR) Comparison by District

Multi Family Unit Student Generation Rate (SGR) Comparison by District

Source	State	MVWSD/ MVLA	Palo Alto USD	Santa Clara USD	San Jose USD	Fremont USD	Fremont HSD	Sequoia HSD	Campbell HSD	Redwood City ESD	Cupertino ESD	Menlo Park ESD	Sunnyvale ESD	Burlingame ESD	Millbrae ESD
Grade	SGR	SGR	SGR	SGR	SGR	SGR	SGR	SGR	SGR	SGR	SGR	SGR	SGR	SGR	SGR
K - 5	0.4000	0.0740	0.2300	0.1171	0.0960	0.2032									
6 - 8	0.1000	0.0460	0.1200	0.0418	0.0410	0.0799									
K - 8	0.5000	0.1200	0.3500	0.1589	0.1370	0.2831				0.1720	0.3300	0.2050	0.156	0.2592	0.2441
9 - 12	0.2000	0.0570	0.1500	0.0500	0.0530	0.0788	0.0900	0.2000	0.0906						
K - 12	0.7000	0.1770	0.5000	0.2089	0.1900	0.3619									

MVWSD/MVLA SGR vs. Average SGR of 13 Area Districts (Provided by Seven Different Consultants)

	MVWSD/MVLA	Avg of Other Districts
K - 8	0.1200	0.2295
9 - 12	0.0570	0.1187
Total	0.1770	0.3483