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February 26, 2019

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

Re: North Bayshore Precise Plan ("NBPP"): Google offer

Dear Honorable Council Members:

On behalf of the Trustees, students and staff members of the Mountain View Whisman School District, I want to thank you for your continued attention to mitigating the impact of development of the North Bayshore; specifically, your continued study of the Precise Plan and the predicted 1,752 new students that may come from the three future neighborhoods in the NBPP development.

As you know, our Trustees and community all share a common goal with the City of creating a walkable neighborhood that meets the needs of all of its future residents. And we want to continue to partner with the City, and its developers to achieve the collective goals of creating housing, activities and essential services.

In the past year, we have seen significant progress, on all sides, toward achieving the goal of creating complete neighborhoods. To date, none of the discussions with developers are focused on the number of students generated. Instead we are focused on ways to find solutions to build schools that meet the predicted demand.

As part of the Precise Plan's Bonus FAR qualifying criteria, Google recently amended their offer and are willing to dedicate a 2.5-acre site, within the one of the neighborhoods, for the construction of an elementary school in North Bayshore. This progress is encouraging.

Over the next couple of weeks, we plan to review this offer, with the hopes of making an informed decision about how to proceed. Specifically, we need to understand the following items:

1. What is the cost of the unknown variables in building an urban school model and land mitigation in the North Bayshore neighborhoods
2. With so many unknowns, in terms of costs, is it expected that the school district find ways to cover 50% of the cost
3. What funding mechanisms exist to help the community cover the construction shortfall of close to \$125 million (this number is based on the 50% precedent set by the Sobrato agreement)
4. In a community where we have schools with an average size of 450 students, is it acceptable, considering the land constraints, for a predicted 700 plus students to be placed on one site
5. Are there other areas that are more ideal for a new school in terms of environmental concerns, commute patterns and access to open spaces

While we are excited about the progress in our conversations with the two of the remaining three developers in North Bayshore, we remain concerned about how we are going to resolve these questions. We are encouraged that we are no longer discussing student generation rates, but we are uneasy with the idea that developers are now stating that they are planning on paying five times as much as required through the state development fees.

As we have expressed during the development of the NBPP, we support the building of a community that allows our families and staff members to affordably live, work and thrive here in Mountain View. We have only one chance to properly plan for development of a school here for the future of the children of North Bayshore.

We thank you for the continued dialogue on this important matter.

Sincerely,



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

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