

School Site Evaluation & Recommendation Report

New Shores School Advisory Committee (NSSAC)

10/19/06



Agenda

- **Welcome & Introduction**
- **Summary**
- **Background**
- **Down Selection Process**
- **Site Comparisons**
- **Final Recommendation**
- **Next Steps**

Summary

Joe Foust



Summary

- ◆ **Redwood Shores has seen a tremendous increase in the number of Kindergarten thru 5th Grade students since the opening of Sandpiper Elementary**
 - **Projected enrollment by 2009-2010 is ~900 K-5 students**
 - **Current Sandpiper capacity is ~450 students**
- ◆ **Redwood Shores passed Measure C in November 2005 to provide for funds to allow for a second elementary school to be built**
- ◆ **New Shores School Advisory Committee (NSSAC) was formed by the Belmont-Redwood Shores School District to allow for community involvement throughout the process**
 - **Initial charter: Recommend a school site**
- ◆ **The Advisory Committee has been meeting since March 2006 to assess the school site options within Redwood Shores**
- ◆ **Hundreds of hours have been spent evaluating every property within Redwood Shores and Belmont Shores and listening to community feedback to determine the best possible location for the second school**

Summary (Cont'd)

- ◆ **On August 10, the Advisory Committee unanimously voted to recommend the following to the School Board:**
 - 1) **Area H is the best candidate for the site of a new elementary school within the Measure C SFID and is the preferred and sole site that we recommend for this purpose. We are not recommending any other sites as alternates to Area H.**
 - 2) **If California Environmental Quality Act (CEQA) review of the Area H site requires the identification of alternate sites for evaluation purposes, we recommend that the following sites be included for the sole purpose of the CEQA review: 1) Marlin Park, 2) Renovation of Sandpiper Elementary, and 3) an undeveloped parcel near Belmont Slough and behind Indian Creek. These CEQA alternates are not being recommended as possible school sites at this time.**
 - 3) **If the Board determines that Area H is not viable, or other factors become known that put into question the viability of Area H to be developed as a new school site, the Committee requests that the issue be brought back to the Committee for further discussion and recommendation of an additional school site or sites.**

- ◆ **The final report was completed and approved by the Advisory Committee on September 6 with the recommendation provided to the School Board at the September 7 meeting**

- ◆ **School Board voted at September 21 meeting to convene Public Hearing in parallel with proceeding with key geotechnical and safety studies of the Area H site**

Background & Down Selection Process

Michelle Atno-Hall



Measure C Background

- ◆ Sandpiper Elementary enrollment has been increasing regularly over the past several years
- ◆ Starting in 2003, Kindergarten students were denied access to Sandpiper Elementary as the maximum capacity had already been exceeded
- ◆ For two years, special task forces were assigned to study the over-enrollment and over-crowding issue and identify possible solutions
- ◆ Demographic studies show that by 2010 there will be over 900 elementary school-age children in Redwood Shores
 - Sandpiper Elementary was built to handle 450 students
- ◆ School Board considered many possible solutions to alleviate the problem and determined that a new school in Redwood Shores was the best solution
- ◆ In November 2005, 68% of voters in Redwood Shores approved Measure C, a \$25 million School Facilities Improvement District (SFID) bond to:
 - “relieve overcrowding at Sandpiper Elementary School”
 - “allow every child to attend a neighborhood elementary school”
 - “acquire and improve land...with guaranteed citizen oversight”

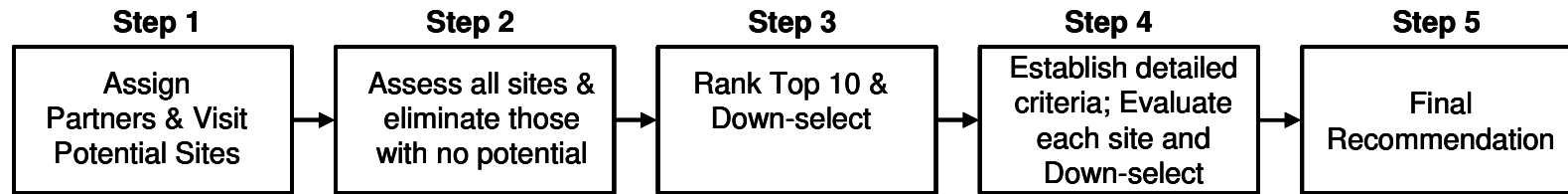
Advisory Committee Selection

- ◆ Community members expressed strong interest in having a committee of Redwood Shores residents actively involved in the new school process
- ◆ On January 19, 2006, the School Board voted to charter the New Shores School Advisory Committee (NSSAC)
- ◆ School Board and District Staff established five categories for ten (10) residents of Redwood Shores and Belmont Shores to apply to ensure diverse background
- ◆ Recommendation of personnel for the Advisory Committee was made by two School Board members, Sandpiper PTA President, and RSCA President.
- ◆ School Board appointed the following people to the Advisory Committee on February 16, 2006
 - Four parents with children enrolled at Sandpiper/Nesbit
 - Doug Crisman, Bonnie Wolf, Pauline Facciano, Heather Irwin
 - Two with preschool children and no children enrolled
 - Michelle Atno-Hall, Darby Limkekeng
 - Two community members
 - Joe Foust, Scott Miron
 - One business owner, preferably a Shores resident
 - Lawrence Pon
 - One senior citizen
 - Pete Hughes

Advisory Committee Process

- ◆ First meeting: March 29th, 2006:
 - All committee members provided with a book of sites within SFID boundaries and various site selection criteria summaries
 - Key protocol and policies agreed upon
 - Consensus: Proposals must have 80% approvals to pass
- ◆ All meetings were open to the public, with meeting agendas posted to the School District website prior to the meetings
- ◆ Community members were well represented at the meetings throughout the process
- ◆ All material, including the original book and all meeting “Memory Notes” have also been posted to the district website and made available at the Sandpiper Community Center
- ◆ As committee meetings continued, site down selection evolved between March and July into a five step process

Down Selection Process



Step 1

Assign partners, visit >50 potential sites (evaluate and discuss each site in conjunction with CDE site selection criteria, including safety, environmental concerns, site access, cost, state regulations, physical size/shape and community acceptance)

Step 2

Assess all sites; Eliminate those with no potential (each site rated 1-Yes; 2- Maybe; 3-No); All sites with a rating of 3 or a 2 from two or fewer members was removed from consideration.

Result: 23 sites remain

Step 3

Rank top 10; Each member identified top ten candidates; Results summarized and committee eliminated all sites with 4 or fewer members listing them as a top 10 site.

Result: 11 sites remain

Step 4

Create detailed site selection criteria checklist; Each member performed detailed evaluation and quantitative assessment of the remaining 11 sites

Result: 5 sites remain

Step 5

Final 5 sites were submitted to expert consultation and thoroughly discussed

Site Comparisons & Final Recommendation

Doug Crisman



Final Site Candidates

- ◆ Portion of Area H
- ◆ Belmont Slough
- ◆ Marlin Park Playing Fields
- ◆ Sandpiper Renovation for 900 Students
- ◆ Mariner Park



Site Selection Challenges

- ◆ Cost (must fit within bond proceeds of \$25M)
- ◆ Availability (only one willing seller)
- ◆ Size (9.6 acres recommended for 400 student campus per CDE)
- ◆ Time for Studies and Site Approval (as long as 3 years)
- ◆ Waste Landfills (impacts Westport, Belmont Shores sites)
- ◆ Access and parking (in-neighborhood locations a problem)
- ◆ Parks (vital community asset – prefer not to use)
- ◆ South Bayside System Authority (SBSA) and High Power Lines (impact sites near Radio Road)
- ◆ Field Act (impacts possibility of reusing existing buildings)
- ◆ Proximity to San Carlos Airport and Aviation Operations (impacts sites near Twin Dolphin Dr., Belmont Shores, Marlin and Mariner Parks)
- ◆ Wildlife/Wetlands (impacts time for/complexity of permit process)
- ◆ State Lands (usage limited to public purposes – not school site)
- ◆ Large Water Tanks (raises safety and configuration issues)

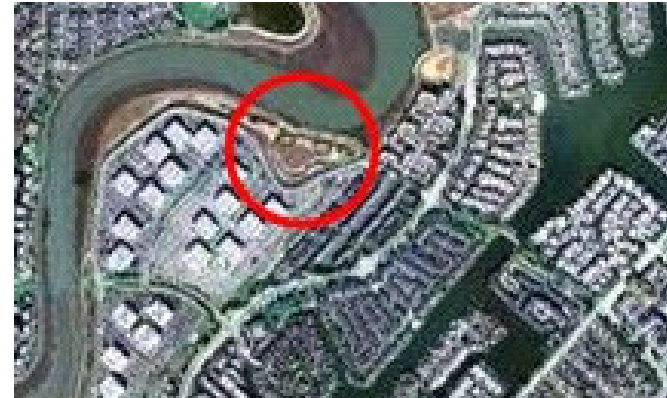
Site Summary: Area H

- ◆ Ideal Size (7 acres) and Configuration for School for 400-450 Students
 - ◆ Buildable Site for Much Less (\$12M) than Market Value (\$21M)
 - ◆ Best Access (Car, Bike, Foot), Good Parking and Student Safety
 - ◆ Beautiful Location near High Student Population
 - ◆ Master Developer has Initiated Studies (Traffic, Wildlife, Geotechnical), Will Expedite Permits (Corps and EIR)
 - ◆ Minimal Interaction with San Carlos Airport, Highway 101, SBSA
 - ◆ Approvable Site (per CDE)
 - ◆ Additional Housing Will Not Stress School (probably less than 25 K-5 students)
 - ◆ Traffic Issues can be Mitigated with Street Widening, which is Part of Developer's Plan
 - ◆ Good for Community
 - Project will provide additional green space, 94 acres of restored wetlands and playing fields;
 - Area H currently undeveloped and not a park;
 - Much less development than RWC General Plan permits (500 residential units, marina, 150,000 ft² of commercial space);
 - Consistent with Measure C campaign promise for new school in RWS similar to Sandpiper for 400-450 students.
- Challenge:**
- Time for permit process (Corps and EIR).
- ◆ Committee Rating: 906.2



Site Summary: Belmont Slough

- ◆ Site is Large (40 acres);
- ◆ Good Access (Car, Bike, Foot) and Parking
- ◆ Not a Park
- ◆ No Residential Neighbors
- ◆ Inexpensive to Acquire if Available
- ◆ **Challenges:**
 - California state land – not available for school use;
 - No development partner;
 - Very complex/costly site preparation (estimated 40 ft. of fill);
 - Very wet at times;
 - Complicated approval process (Corps and EIR);
 - No studies underway.
 - Not approvable (per CDE)
- ◆ Committee Rating: 799.6



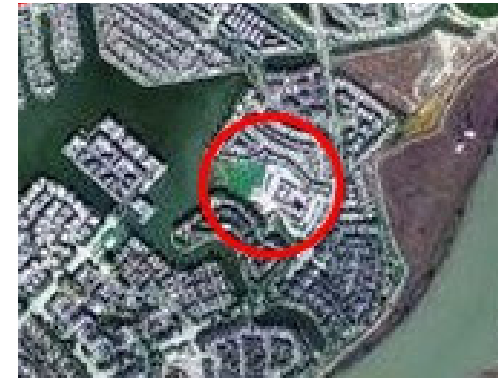
Site Summary: Marlin Park Playing Fields

- ◆ Size is OK for 2 Story Classroom Building (4 acres)
- ◆ Relatively Short Development Timeline (just EIR)
- ◆ Centrally located, beautiful, buildable site
- ◆ Approvable site (per CDE)
- ◆ **Challenges:**
 - Very well-used city park;
 - Politically difficult to acquire;
 - Deep inside neighborhood;
 - Many neighbors;
 - Small streets;
 - Poor access and parking;
 - In flight path of San Carlos airport;
 - Strong community opposition.
- ◆ Committee Rating: 796.9



Site Summary: Sandpiper Renovation to Accommodate 900 Students

- ◆ District Owns Land (7 acres)
- ◆ Relatively Short Development Timeline (just EIR)
- ◆ Approvable site for 750 students (per CDE – but notes that site is undersized)
- ◆ **Challenges:**
 - Would double current student population;
 - Far below state guidelines for 900 student school;
 - Poor access and parking;
 - Undersized play areas;
 - Increased impact on neighbors;
 - Very large school – more than two to three times size of others in District;
 - Undersized after-school care and multi-purpose room;
 - Will require demolition of existing classrooms;
 - Will require additional computer and library space, science labs and music rooms in addition to double number of classrooms;
 - Very disruptive to school operations during construction.
- ◆ Committee Rating: 759.5



Site Summary: Mariner Park

- ◆ Size OK for 2 Story Classroom Building (4 acres)
- ◆ Relatively Short Development Timeline (just EIR)
- ◆ Centrally located, beautiful, buildable site
- ◆ Approvable site (per CDE)
- ◆ **Challenges:**
 - Small site with awkward configuration;
 - Politically difficult to acquire;
 - Deep inside neighborhood;
 - Small streets;
 - Poor access and parking;
 - In flight path of San Carlos airport;
 - Strong community opposition;
 - Would seriously impact many neighbors whose backyards line park.
- ◆ Committee Rating: 706.1



Why We Recommended One Site

- ◆ Our Charge was to recommend a school site.
- ◆ Constraints eliminated vast majority of potential sites.
- ◆ We would have recommended one or two alternatives if there were multiple high quality options.
- ◆ Site at Area H is by far the best school site and also good for the Shores Community overall.
- ◆ At this time we could not in good faith recommend taking park land.
- ◆ At this time we could not in good faith recommend turning Sandpiper into an overcrowded school for 900 kids.
- ◆ We can provide an alternative site in short order should it be determined down the road that the Area H site is not viable as a school site.

Next Steps

Joe Foust



Next Steps

- ◆ **Advisory Committee recommendation and full report was provided to School Board on Sept. 7**
- ◆ **Request for Action to accept recommendation was presented at Sept 21 School Board meeting, along with request to:**
 - **Initiate formal discussions with the owner of Area H**
 - **Contact City of Redwood City to work out any joint approval process requirements**
 - **Complete the California Department of Education (CDE) approval process as outlined in the School Facilities Planning Division (SFPD) procedures, including geotechnical and safety studies**
- ◆ **Board discussed and agreed to the following:**
 1. **Proceed with three viability studies**
 1. **CalTrans Review**
 2. **GeoHazards report specific to school requirements**
 3. **Department of Toxic Substance Control (DTSC) study**
 2. **Convene Public Hearing within SFID boundaries**

Next Steps (Cont'd)

- ◆ **Architecture and Construction Manager selection process continues in parallel with formal site approvals**
 - **Timeline has been established by the Architecture/Construction Manager Sub-Committee**
 - **Request for Quotes and Proposals has already been sent to various interested candidates**
 - **Deadline for submittal of applications was Sept. 23**
 - **Sub-Committee will be reviewing applications with district staff to select 3 to 5 candidates**
 - **Presentations will be made to Advisory Committee, District Staff and School Board Sub-committee by selected candidates in October/November**
 - **Recommended candidate to be presented to School Board**

Conclusions



Conclusions

- ◆ **Advisory Committee followed an open, unbiased process through six months of community meetings to conclude on the site to best benefit Redwood Shores as a whole**
- ◆ **All properties within the SFID boundary were considered**
- ◆ **Area H was determined to be the best possible site for providing the increased capacity requirements to fulfill the Measure C charter**
- ◆ **Area H was the only site with a willing seller and whose current owner wants to work with the school district to provide a site that is “Ready to Build”**
- ◆ **Advisory Committee has completed its initial charter and is prepared to support the School Board and district staff as the process continues**
- ◆ **We thank the Belmont-Redwood Shores School Board for the opportunity that they have allowed the community to be involved in this process**