

**MOUNTAIN VIEW MIDDLE SCHOOL EXCESS PROPERTY SALE
AND FIELD DEVELOPMENT**

POLICY ISSUE / SITUATION:

Board Policy DN requires School Board approval to declare property surplus prior to sale or disposal. Staff has negotiated an Intergovernmental Agreement (IGA) with the Tualatin Hills Park & Recreation District (THPRD) for the sale of about 3.0 acres of unused property at the Mountain View Middle School site. The IGA also requires that THPRD develop new sports and play fields on the school grounds and provides for shared use of the fields.

BACKGROUND INFORMATION:

The Mountain View Middle School site has unused acreage that is in excess of current and foreseeable School District needs. The playing fields on the site are natural grass, not irrigated, unlighted, and could be better utilized if improvements were installed. THPRD has proposed to acquire the surplus BSD property, combine it with Lawndale Park, and additional private property it intends to purchase, and to then redevelop the combined area and some of the remaining BSD property into new playing fields and facilities. The BSD excess property totals about 3.0 acres and has been appraised with a market value of \$439,500. Both BSD and THPRD staffs believe this is a fair price for the property.

The THPRD improvements, together with the shared use agreement, will be of significant benefit to BSD by allowing much more field use for Mountain View Middle School physical education and recess, plus will provide an opportunity for high school team practices and games at this site. The community will also benefit from THPRD programs that will be conducted on the property. Planned THPRD improvements include: double multi-sport synthetic turf field (lighted), multi-sport natural field with irrigation, tennis courts, restroom facility, picnic area, community garden, and parking. These improvements will be partly on THPRD property and partly on remaining BSD property.

The negotiated IGA is a 25-year agreement. An important condition of the IGA requires BSD to guarantee continued THPRD use of the newly developed fields on BSD property for 12 years. Between 12 and 25 years, BSD may, at its expense, relocate the fields on site if necessitated by a school building construction project. Risks to the School District from these stipulations appear minimal compared to the benefits anticipated from the new fields:

12-year restriction: Based on the BSD 2010 School Facility Plan and analyses of attendance and demographic forecast data, future developments that would require expansion of the Mountain View Middle School building within the next 12 years that could impact the proposed field improvements seems highly improbable. Key supporting facts are:

- (1) Mountain View Middle School already has a student capacity consistent with the target enrollment for a BSD middle school;
- (2) District-wide, middle school enrollment currently stands at only 87% of capacity;
- (3) An undeveloped middle school site remains in the District's property inventory.

25-year restriction: Should it be necessary, due to the physical condition of the building, to replace the existing school facility on-site after 12 years but before 25 years, which also seems unlikely, staff believe that the IGA provision allowing for relocation of the fields on-site to be adequate to address BSD's interests. Supporting factors are:

- (1) A replacement building would be at least two stories, requiring a smaller land space than the current single story structure;
- (2) After the proposed property sale to THPRD, the BSD property will total about 20 acres, which compares favorably with the target size (15 to 20 acres) for a middle school campus as defined in the School Facility Plan;
- (3) A replacement school facility would still need playing fields;
- (4) Staff believe that it would be feasible to construct a replacement building on the site while still accommodating reasonably equivalent fields, even if they needed to be relocated on the site.

RECOMMENDATION:

Staff recommends that the Board approve the proposed sale of approximately 3.0 acres of excess property at Mountain View Middle School for the amount of \$439,500.

(13-247) BE IT HEREBY RESOLVED that the Beaverton School District Board of Directors authorizes the Superintendent, or designee, to execute an Intergovernmental Agreement with Tualatin Hills Park & Recreation District for the purposes of selling excess property at Mountain View Middle School, establishing a 25-year shared use agreement for the new fields and further, authorizes execution of appropriate documents related to the property sale.