



LAND PURCHASE IN SOUTH COOPER MOUNTAIN AREA FOR FUTURE ELEMENTARY SCHOOL

POLICY ISSUE / SITUATION:

School Board Policy DFB requires Board approval to acquire property.

BACKGROUND INFORMATION:

The City of Beaverton adopted the South Cooper Mountain (SCM) Community Plan in February, 2015 which, among other things, established land use regulations for the South Cooper Mountain area. The SCM Plan identifies a housing total of approximately 3,500 dwelling units of varying types at full build out of the SCM area. Build out of this area is expected to occur over the next 10 years, perhaps even faster depending on the regional economy and housing demand. This area is currently served by Scholls Heights and Nancy Ryles Elementary Schools. While both schools currently have capacity to accommodate some new development of the SCM area and the River Terrace area in the City of Tigard, a new elementary school is certainly needed to accommodate the new housing development anticipated by the SCM Plan.

For more than two years, District staff have been investigating and negotiating with property owners in the SCM area for the potential acquisition of 10 acres of land to accommodate a future needed elementary school. Different property owners have been identified as willing to sell property to the District. Staff have conducted a number of due diligence exercises which have included activities such as determining the existence of wetlands and hazardous materials and the siting of the District's current elementary school prototype design on potential sites. With Board direction, staff have concluded a negotiation with a property owner to acquire approximately 11.23 acres of land in the SCM area which will meet the District's needs for a future elementary school. The negotiated price for the property is \$7,580,250 cash plus the District's Transportation Development Tax Credit for the Mountainside High School project of \$1,200,000.

RECOMMENDATION:

It is recommended that the School Board authorize the Superintendent or designee to execute a Purchase and Sale Agreement (PSA) with the property owner of 18218 SW Horse Tale Drive (aka TLID# 1S1310001602) for the purposes of acquiring approximately 11.23 acres of land for a future elementary school. It is further recommended that the School Board authorize the addition of \$2,300,000 from the 2014 Capital Bond reserve funds to the previously authorized \$5,500,000 in 2014 Capital Bond funding for the acquisition of property for a future elementary school site in the SCM area. Lastly, it is recommended that the School Board authorize the transfer of \$1,200,000 of Transportation Development Tax (TDT) credit from the Mountainside High School construction project to the property owner of said parcel as a part of the acquisition package. The funding and

District Goal: WE empower all students to achieve post-high school success.

The Beaverton School District recognizes the diversity and worth of all individuals and groups. It is the policy of the Beaverton School District that there will be no discrimination or harassment of individuals or groups based on race, color, religion, gender, sexual orientation, gender identity, gender expression, national origin, marital status, age, veterans' status, genetic information or disability in any educational programs, activities or employment.

TDT credit will be for the acquisition and closing costs on the property. Acquiring property in 2017 will benefit the District over time because housing development will continue in this area.

BE IT RESOLVED that the Beaverton School District Board of Directors authorizes the Superintendent or designee to execute appropriate documents consistent with the above recommendation to acquire approximately 11.23 acres of 18218 SW Horse Tale Drive (aka TLID# 1S1310001602) in the South Cooper Mountain area for a future elementary school. In so doing, it is further resolved that the Beaverton School District Board of Directors authorizes the Superintendent or designee to allocate \$2,300,000 from the 2014 Capital Bond reserve to the previously authorized \$5,500,000 in 2014 Capital Bond funding for the acquisition of property for a new school site in the SCM area and transfer \$1,200,000 of Transportation Development Tax credit from the Mountainside High School construction project to the property owner of said parcel as a part of the acquisition package. Such acquisition shall be subject to the property owner creating a legally valid parcel satisfying the terms of this resolution.