



**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.

Since 2014, District staff have been negotiating with a property owner in the SCM area to gauge the interest in and the potential acquisition of 10 acres of land to accommodate a future needed elementary school. Because the property owner does not own the mineral rights to the subject parcel that has been the subject of discussion, the Board directed staff to work with the property owner to acquire these rights prior to the District's purchase and to also investigate if other alternatives for property acquisition existed.

Over the past year, staff and the District's representatives have searched the area for alternative locations for an elementary school site. No other willing sellers have been identified in the area. As a result of this, staff have returned to the one willing seller to resume discussions about the previously identified property. In the interim, the value of the property has increased. Staff recommend that the District must move now to acquire property because the value of land in the SCM area is likely to continue to increase.

RECOMMENDATION:

It is recommended that the School Board authorize the Superintendent or designee to execute a Purchase and Sale Agreement (PSA) to a property owner in the SCM area for the purposes of acquiring approximately 10 acres of land for an elementary school. Acquiring property in 2016 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 to finalize a negotiated agreement to acquire approximately 10 acres of land in the South Cooper Mountain area for a future new elementary school.

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.