

# Measure M Planning Update

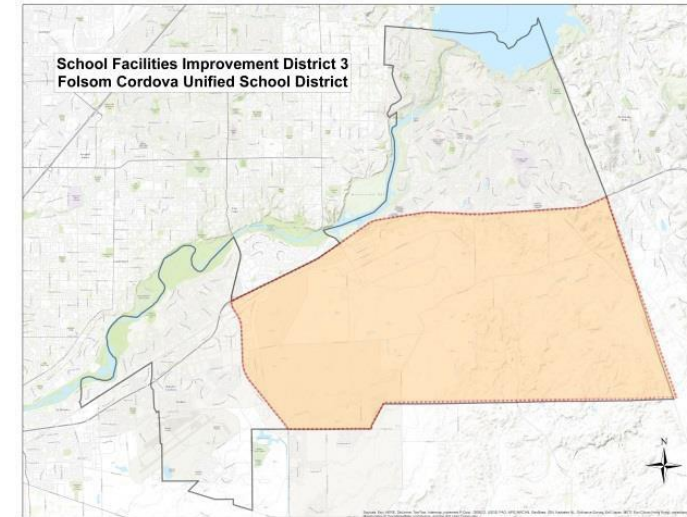


Matt Washburn, Presenter

January 23, 2018

# Measure M History

- June 22, 2006 – School Facilities Improvement District (SFID) No. 3 approved by Board of Education
- December 14, 2006 – Ordering of Election
  - \$750,000,000 general obligation bond for the construction of new elementary, middle, and high schools, libraries, support facilities, land acquisition, and a district maintenance and warehouse facility in SFID 3 over the next 20-30 years.
- March 27, 2007 – Special Election – Passed by 81% of voters

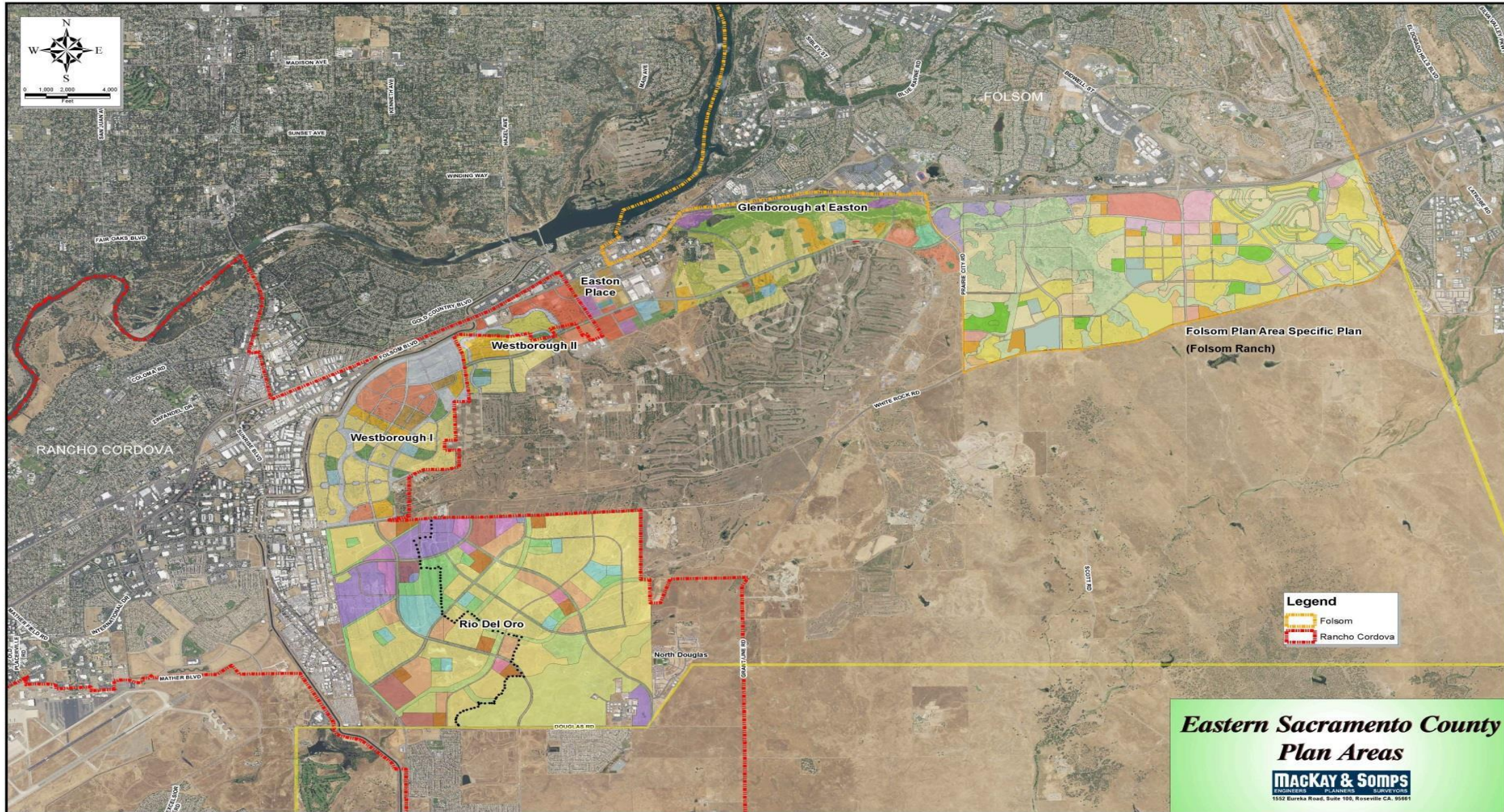


# Measure M Planning Areas

- Folsom Ranch - Folsom
- Rio del Oro – Rancho Cordova
- Glenborough – Sacramento County
- Easton Place – Sacramento County
- Westborough – Rancho Cordova and Sacramento County

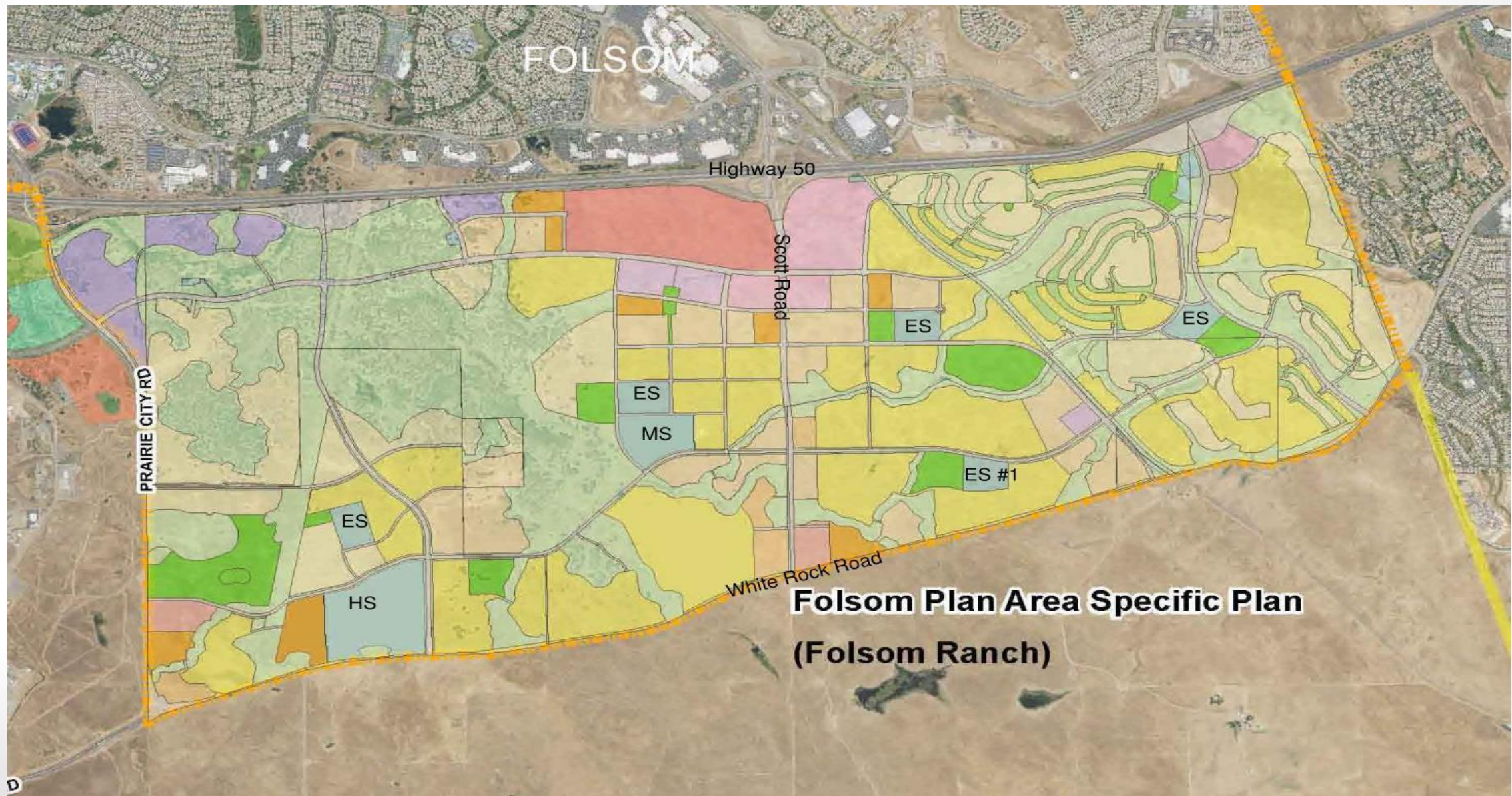


# Measure M Development





# Folsom Ranch



# Folsom Ranch - Background

- Folsom Ranch, formerly Folsom Planning Area, is 3,545 acres of undeveloped land south of Highway 50 between Prairie City Road, White Rock Road and the El Dorado County line.
  - 2001: The Sacramento Local Agency Formation Commission (LAFCO) designated Folsom Ranch as part of the City of Folsom's Sphere of Influence
  - 2004: The City of Folsom launched a visioning process to seek community input about the future plans for Folsom Ranch
  - 2011: The City of Folsom approved a land use plan for Folsom Ranch
  - 2012: Folsom Ranch was annexed into the City of Folsom
  - 2017: Infrastructure started with the first homes being built for occupancy beginning in 2018
  - 2040: Folsom Ranch is estimated to produce 11,461 homes and add 5,695 students to Folsom Cordova Unified School District

# Folsom Ranch Planning

- Folsom Ranch is estimated to generate approximately 5,695 new pupils
  - K-5: 3,009
  - 6-8: 1,087
  - 9-12: 1,428
  - Spec Ed: 171
- The Folsom Ranch Land Use Plan currently designates locations for five elementary schools. The location of a middle school and a high school has been finalized and approved by the City of Folsom.
- **New Elementary School #1**
  - Absorption forecasts estimate the need for this elementary school in the 2021/2022 school year with a beginning enrollment of 272 students (which will include students from the Glenborough planning area).
  - School capacity is planned for 665 students.
  - The educational specifications have been approved.
  - Architects and District staff have developed the schematic design plans for the new elementary school.
  - The site has been purchased and Kitchell CEM has been selected as the Lease Leaseback contractor.



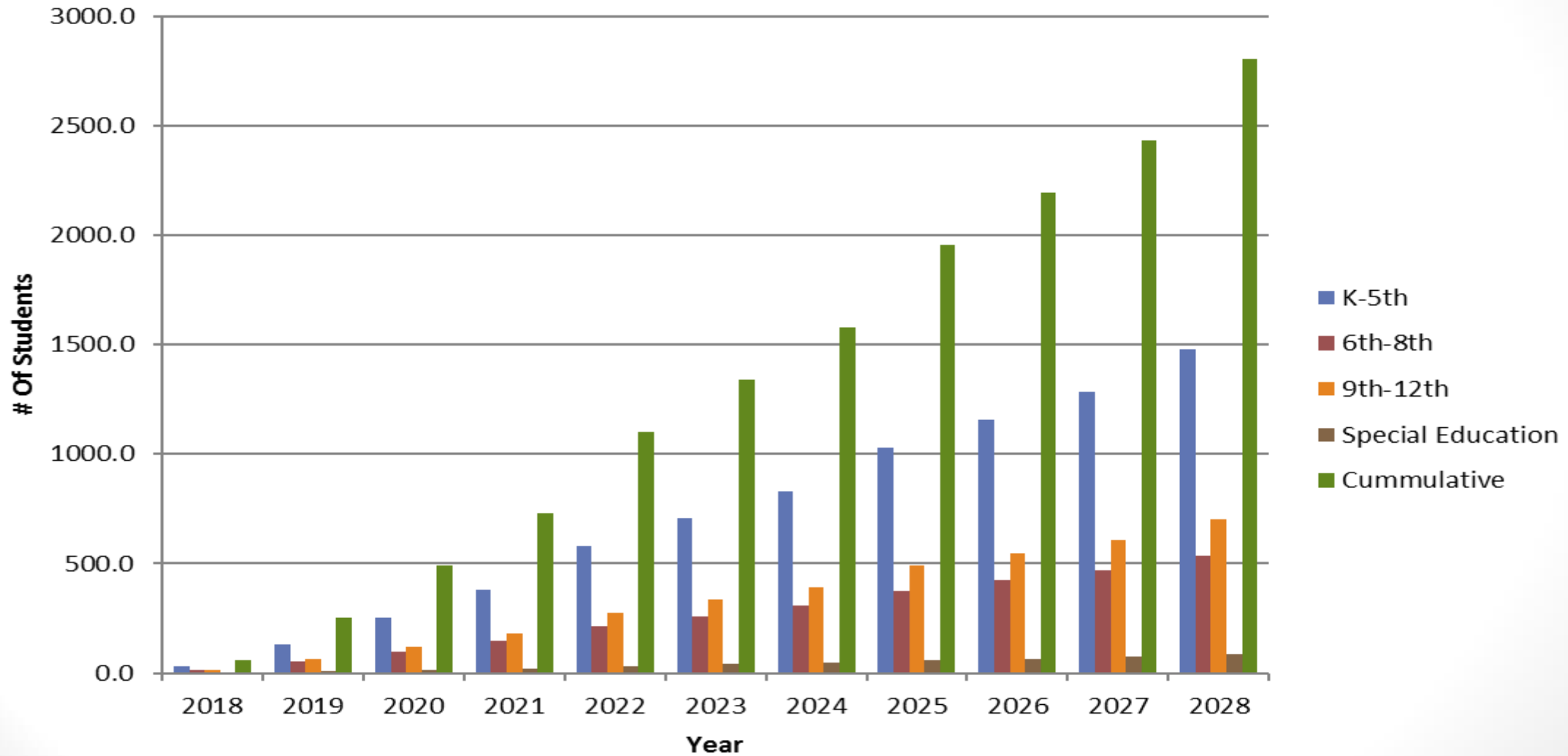
# Folsom Ranch Planning

- **Folsom Ranch Middle School**
  - Absorption forecasts support the opening of a new middle school in the
  - 2026/2027 school year. Anticipated beginning enrollment is 512 students.
- **Folsom Ranch High School Phase I**
  - Absorption forecasts support the opening of a new high school in the 2024/2025 school year. This school will open as a 6-12, housing both high school and middle school students until such time as it is financially feasible to open the Folsom Ranch Middle School. Anticipated beginning enrollment is 1,028 for middle and high school students.
  - Currently in planning stage.
- **Folsom Ranch High School Phase 2**
  - Construction forecasted to begin April 2028
  - Completion of Phase 2 – February 2029
- Upon build out of Folsom Ranch, it is estimated that there will be a total of 5,695 new students, 3,009 elementary students, 1,087 middle school students, 1,428 high school students and 171 special education students.



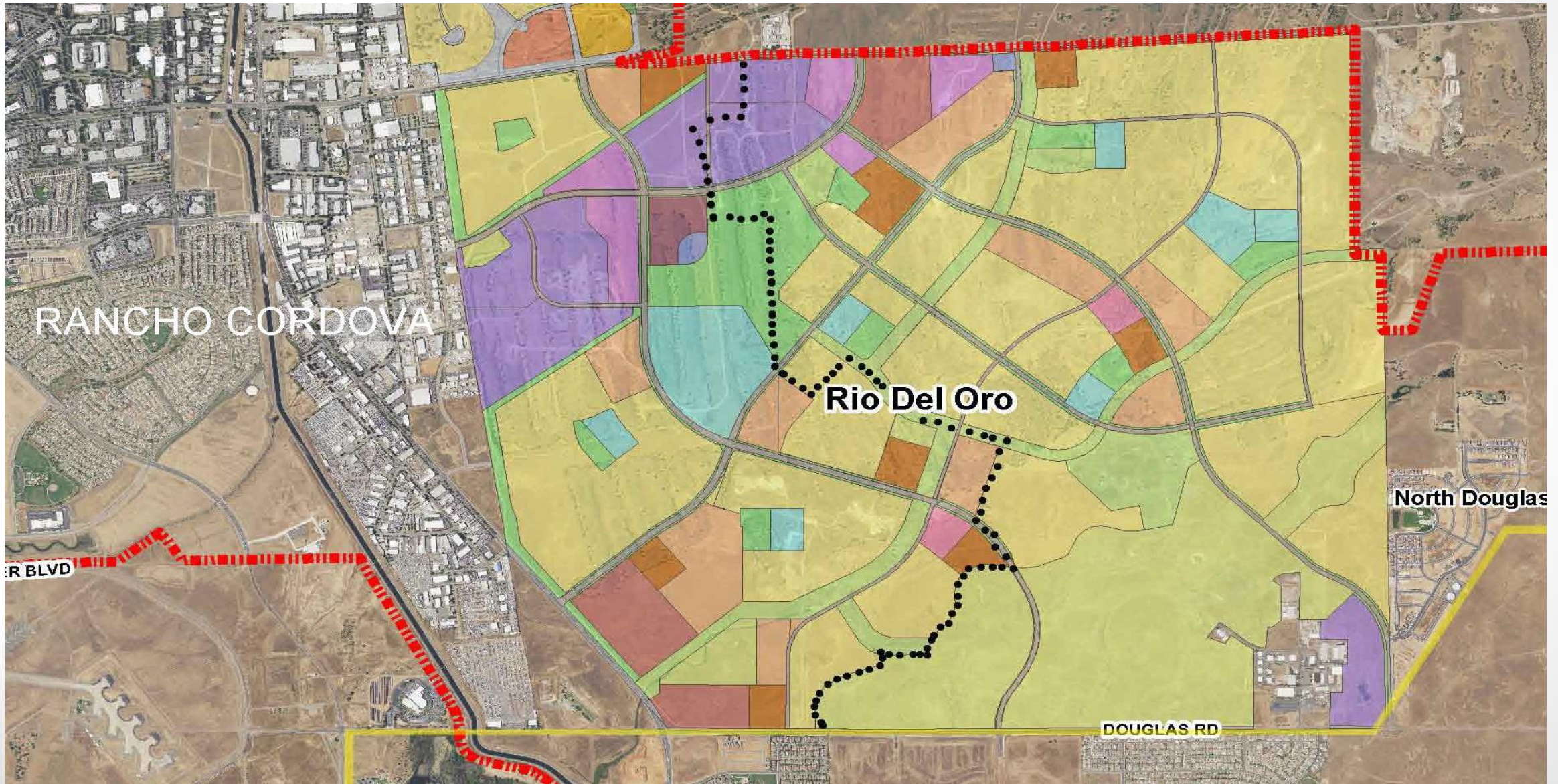
# Folsom Ranch

## 10 Year Enrollment Projection





# Rio Del Oro





# Rio Del Oro

- The proposed Rio del Oro master planned development, located north of Douglas Road and south of White Rock Road, consists of approximately 12,189 new homes in the Rancho Cordova area. It is estimated this development will generate 6,564 pupils to Folsom Cordova Unified School District.

K-5: 3,410

6-8: 1,293

9-12: 1,663

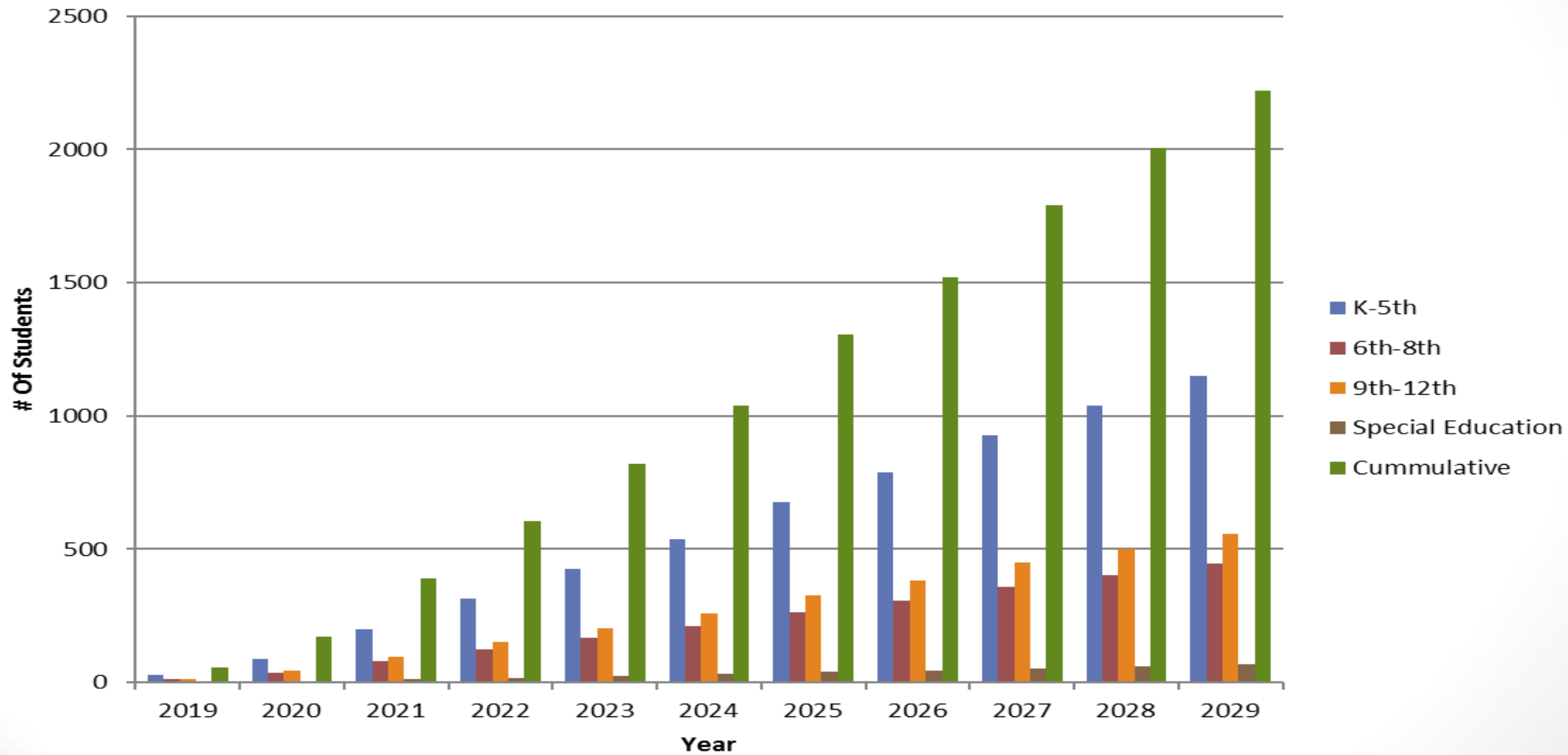
Spec Ed: 198

- The Rio del Oro development currently designates locations for six elementary schools, two middle schools and one high school.
- Staff continues to meet with the developers on the status and timelines for project development. Current discussions with the developers have indicated that infrastructure work will begin in the next two years
- Based on the estimated rate of housing development it is anticipated that a new elementary school will be needed in the 2023/2024 school year.
- Estimated timeline will be determined once residential build out is further established.
- Staff continues to meet with developers on school site master planning.



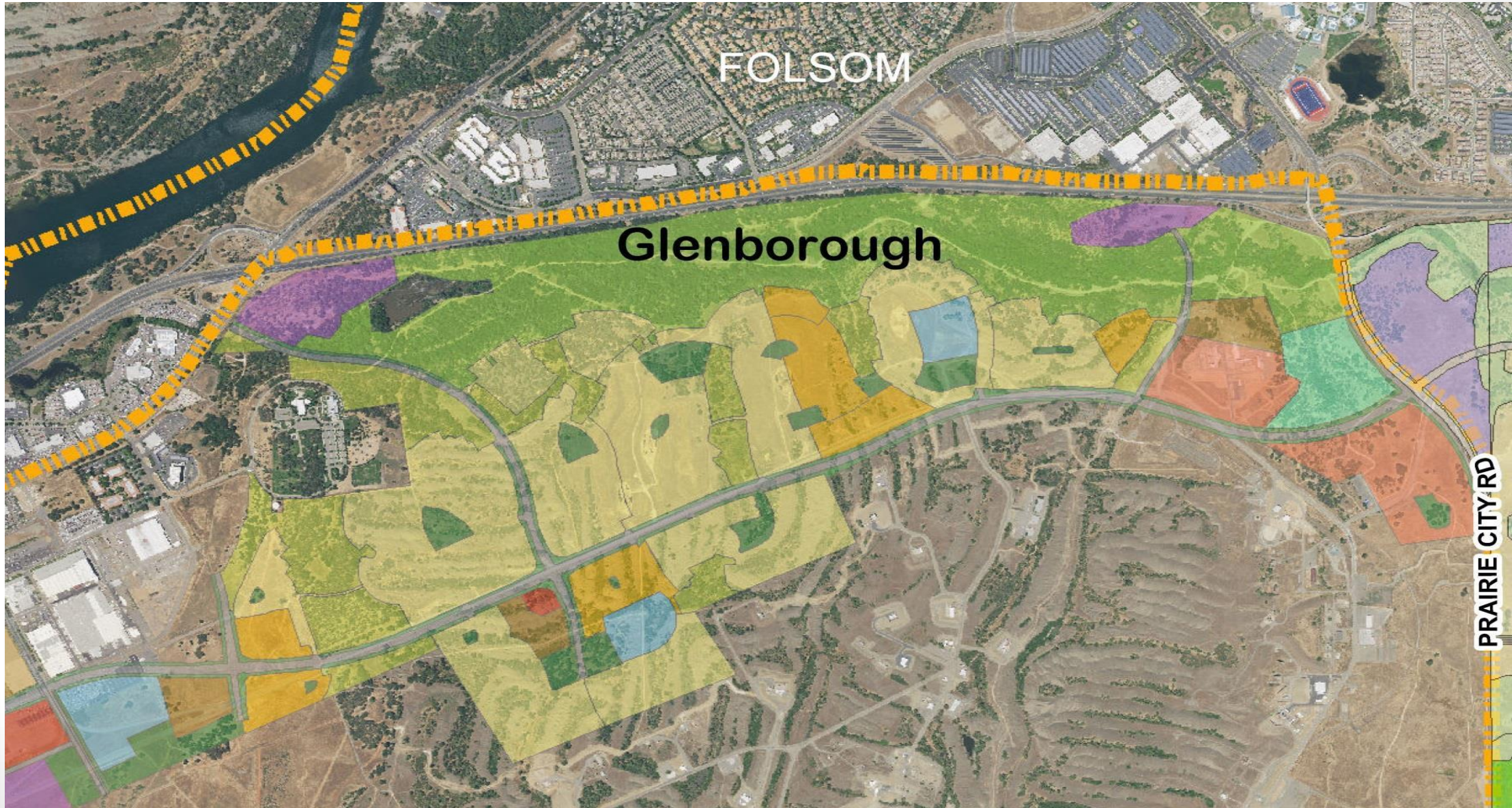
# Rio del Oro

## 10 Year Enrollment Projection





# Glenborough





# Glenborough

- The Glenborough master planned development, located to the east of Aerojet Road and west of Prairie City Road, consists of an estimated 3,239 new homes. It is estimated that this development will generate approximately 1,613 new pupils to the District.

K-5: 835

6-8: 311

9-12: 418

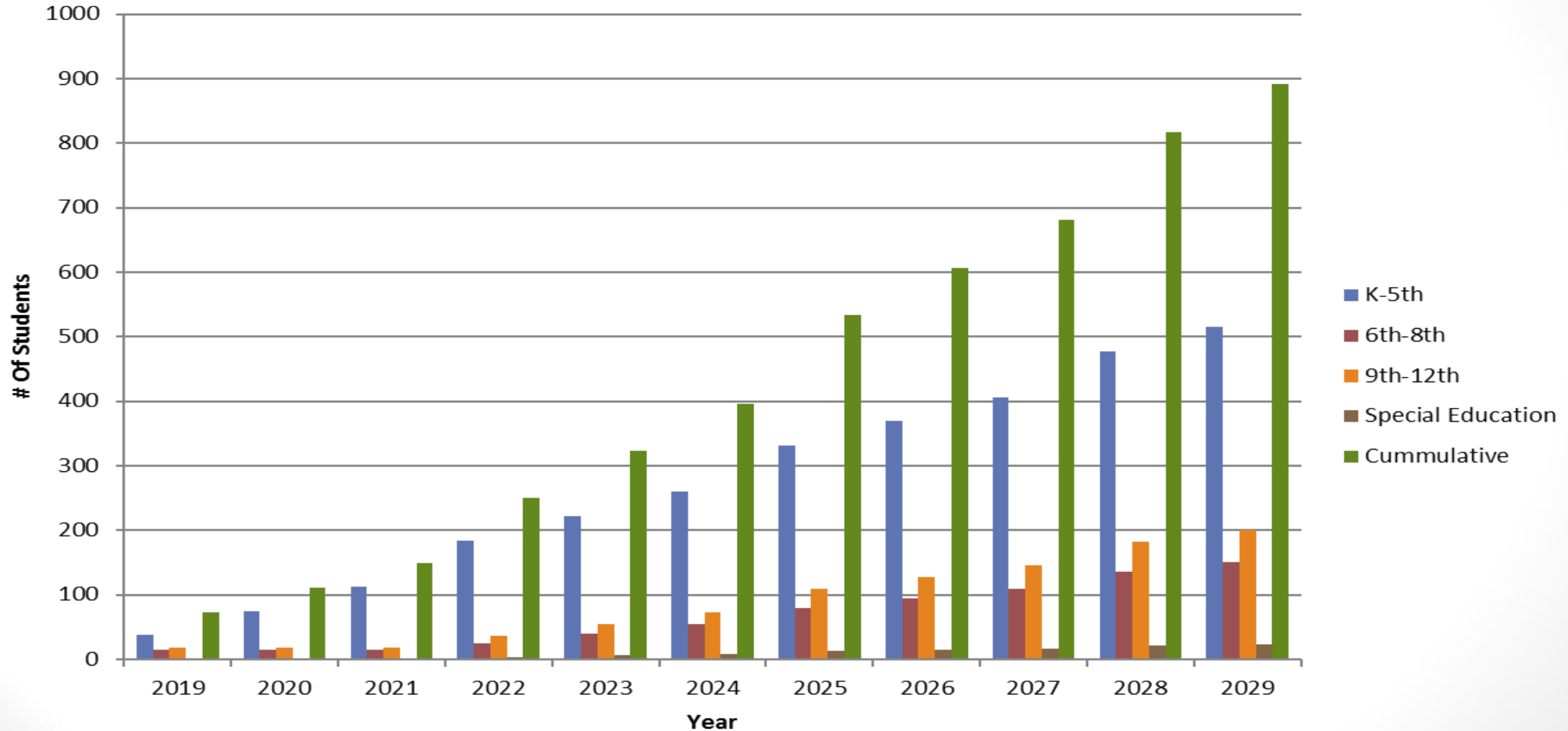
Spec Ed: 49

- The Glenborough development currently designates locations for two elementary schools and one middle school.
- Staff continues to meet with the developer to receive updated project development information. Current projections anticipate development infrastructure to begin in 2018 in the Glenborough area.
- The District has an approved Development Agreement with Aerojet General Corporation for the Glenborough Development area.
- Staff continues to meet with developers on school site master planning. Timelines for school construction will be adjusted as information is received.

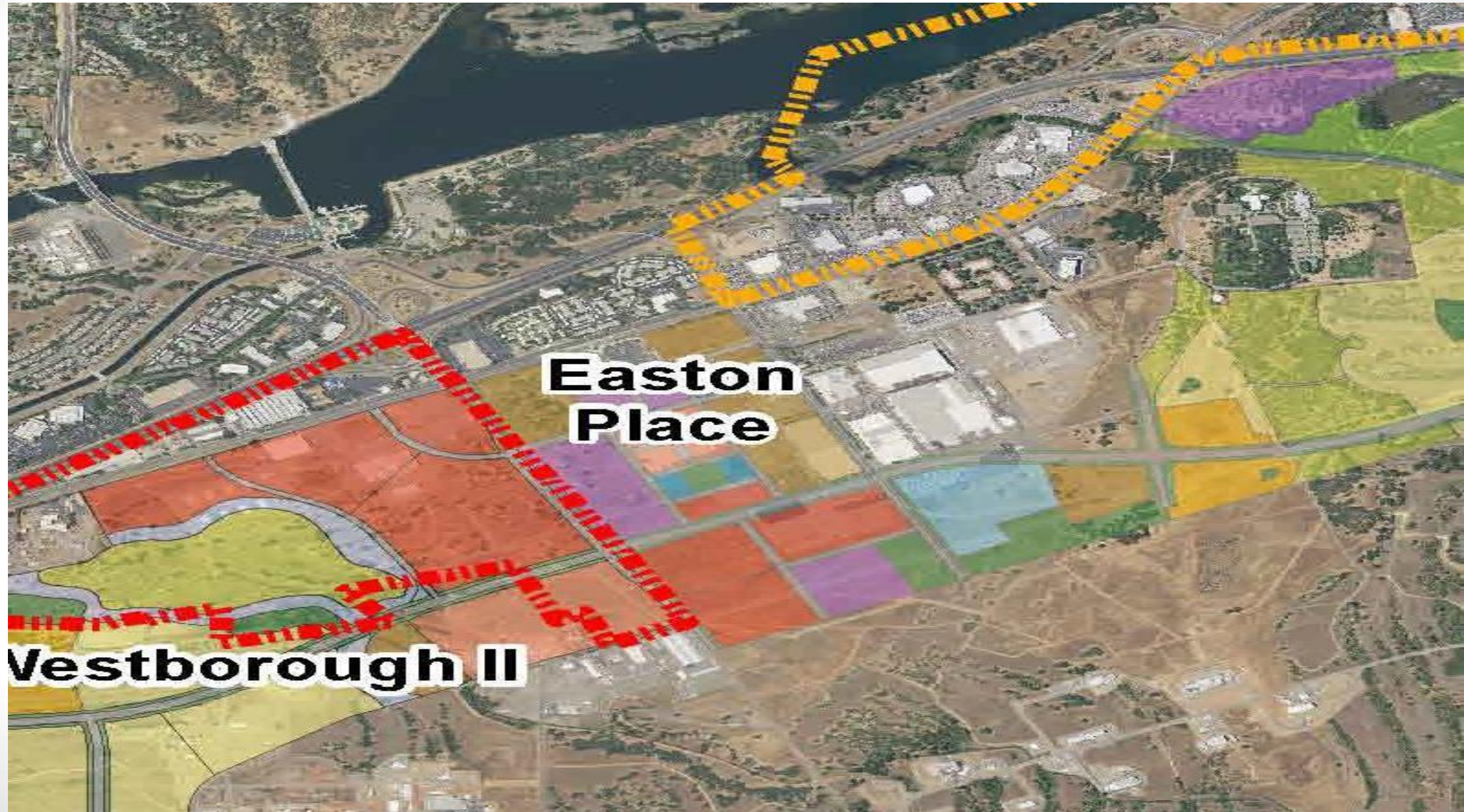


# Glenborough

## 10 Year Enrollment Projection



# Easton Place



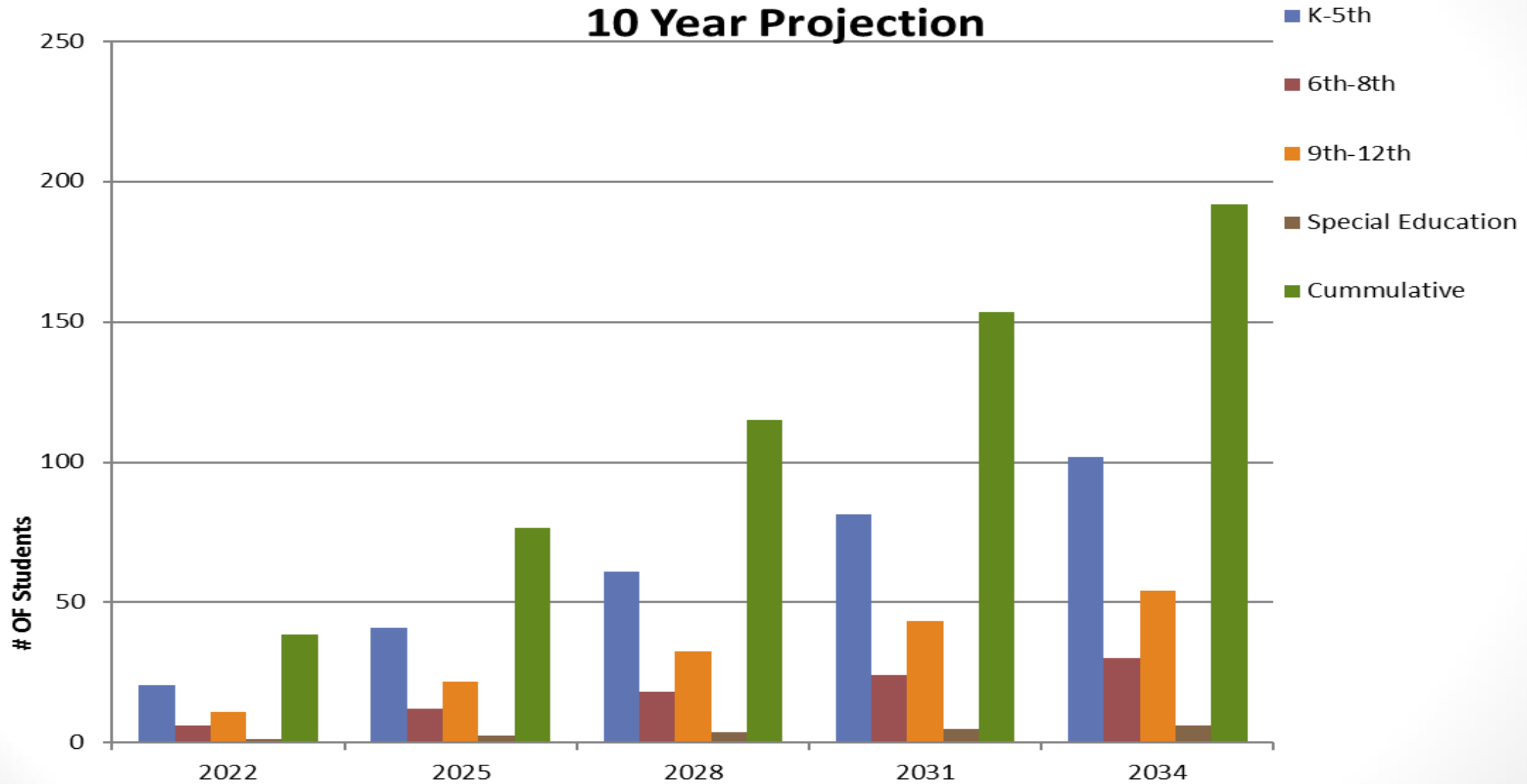
# Easton Place

- Easton Place is a 183 acre “downtown” designed to provide a beneficial work-life balance. The development will provide 1,644 units of high density housing and 3.5 million square feet of retail and commercial development.
- It is estimated that this development will generate approximately 525 new pupils to the District through 2042.
  - K-5: 279
  - 6-8: 82
  - 9-12: 148
  - Spec Ed: 16
- Staff continues to meet with the developer to receive updated project development information. Current projections anticipate development infrastructure to begin in 2021.
- Although there are no school sites designated in this development, the developer is receptive to designation of land for an alternative education site.



# Easton Place

## 10 Year Projection





# Westborough





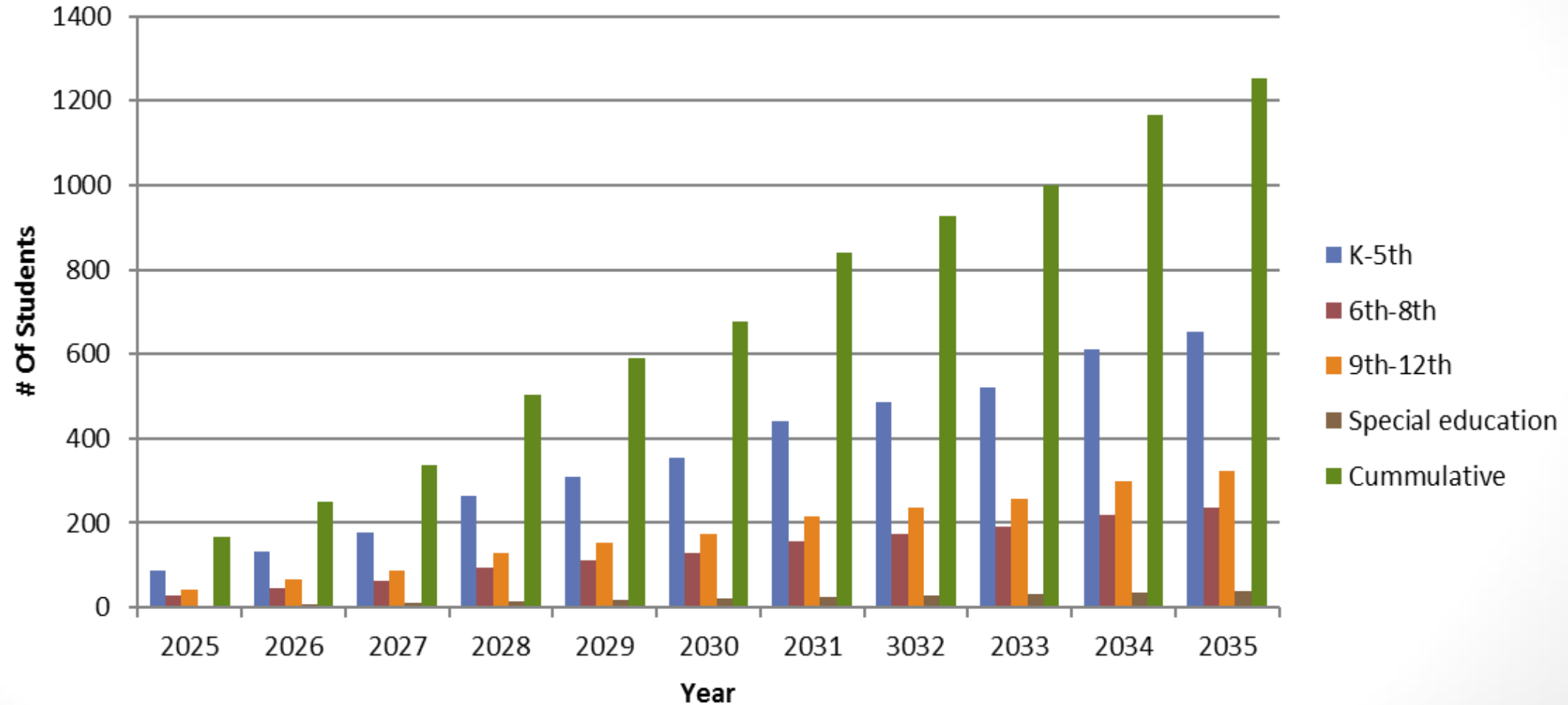
# Westborough

- The Westborough master planned development consists of an estimated 5,507 new homes in the Rancho Cordova area. It is estimated that this development will generate approximately 2,791 new pupils to the District.
  - K-5: 1,461
  - 6-8: 537
  - 9-12: 709
  - Spec Ed: 84
- The Westborough development area currently designates locations for three elementary schools.
- Staff continues to meet with the developer to receive updated project development information. Current projections anticipate development infrastructure to begin in 2024.
- Staff continues to meet with developers on school site master planning. Timelines for school construction will be adjusted as information is received.



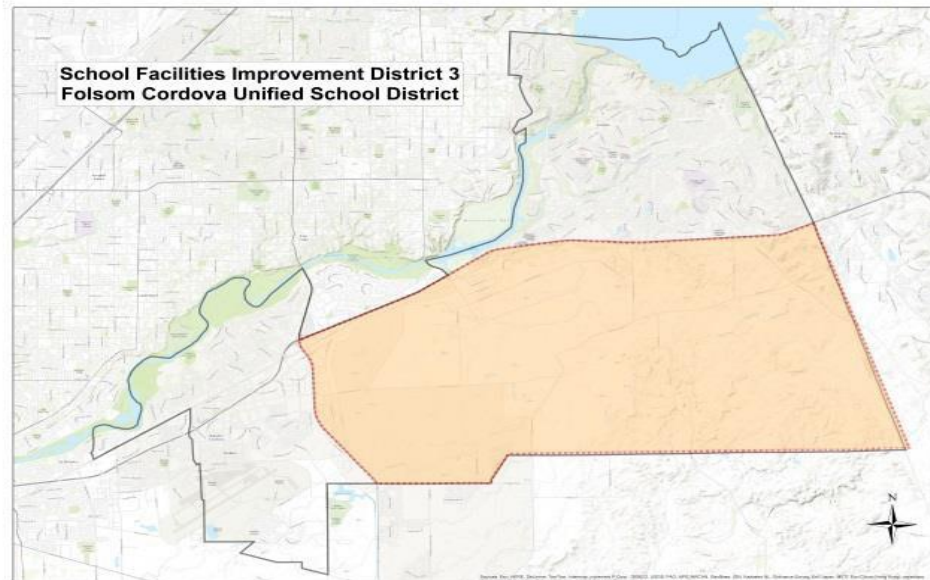
# Westborough

## 10 Year Enrollment Projection



# Summary

- Current planned development in SFID 3 will bring a projected 17,189 pupils, 16 elementary schools, 4 middle schools, 2 high schools and a possible alternative education facility.
- New maintenance and warehouse facility is also planned to be constructed in the Measure M development area.
- Folsom Cordova Unified School District could nearly double in size over the next 20-30 years.
- District staff continues to work with developers, the City of Folsom, and the City of Rancho Cordova on school site locations and development.
- Students will attend existing schools with available capacity until new schools are built and interim facilities will be added as necessary.





# New Elementary School Folsom Ranch

- Proposed schematic design for the new elementary school in Folsom Ranch

# New Elementary School Site Plan – Folsom Ranch





























