

Support Our Students

Cambrian School District's Land Development Initiative

Cambrian School District is a caring and collaborative community, developing creative and critical thinkers who communicate effectively, value diversity and are ready to excel in a global society. In an effort to increase financial resources without increasing taxes, the District has put forth a Land Development Initiative to “**Support Our Students.**”

The Problem

As a result of California's local funding formula, declining enrollment, and now COVID-19, our school district has been financially devastated, as the State of California has dramatically reduced school budgets. Since early 2019, the District has been assessing potential land development opportunities of District-owned properties to create additional funding without raising taxes to sustain Cambrian School District's (CSD) award-winning programs, and provide students and teachers with the support they need to be successful.

The Plan

After evaluating multiple options, portions of the Metzler Elementary School site (below) at Cambrianna Drive was identified as a promising opportunity to convert a District-owned land asset into an on-going unrestricted revenue stream. With guidance from realty consultants, the district is seeking development partners that provide uses the surrounding neighborhoods will find beneficial. In particular, the district is seeking uses that will not significantly impact traffic, noise, and quality of life.



Metzler A is proposed to be leased for 99 years for the development of a senior project and community garden. Metzler B will remain as a future school site, and is currently leased to the ATLC Preschool and California Sports Center. At Metzler C we are seeking a residential solution to enhance and match the existing neighborhood character.

In the spring of 2020, as the first step to create additional revenue, the District submitted a general plan amendment application to the City of San Jose asking to rezone the Metzler C site to residential. Once the application is approved, Metzler C can then be exchanged for another, yet to be determined, income producing parcel property to create an on-

going source of revenue. Benefits of the proposed residential project will include providing development fees to help improve recreational facilities, like the Cambrian Community Center & Park across the street.

To maintain one of our guiding principles of “being a good neighbor,” the district has placed restrictions on the home builder, and along with the City of San Jose planning process, this will ensure the land use is compatible with the existing single family homes around the site.

By converting these land assets (Metzler A & C) into a revenue stream, CSD expects to generate hundreds of thousands of dollars in unrestricted revenue annually without raising taxes in the community, thus creating a critical path to retain teachers, continue programs, and maintain the necessary resources we need to have a properly functioning school district.

Site Plan



SITE AREA (GROSS)	2.7 ACRES
NUMBER OF UNITS	18
AVERAGE LOT SIZE	5,514 SF

SITE PLAN

Cambrianna Drive



Protecting Our Classrooms and Programs

If approved, the ongoing revenue generated by these projects will support CSD programs that are committed to nurturing the whole child through educational and innovative programs that introduce students to the arts, music, wellness, and technology. CSD programs prioritize physical education, social-emotional learning experiences, nutrition and counseling, art electives, project-based learning and Maker Spaces that highlight STEAM competency for all students and will contribute to the implementation of a comprehensive digital learning plan.