



# Montessori School of Tracy

100 South Tracy Boulevard, Tracy, CA 95376-4692

January 15, 2013

Dear City Council,

I met with Mr. Churchill, City Manager, last week. He was most helpful, as has been the entire City staff, in assisting us in understanding the challenges we will encounter in establishing the Montessori Elementary School of Tracy in the 10000 block of West Mount Diablo Boulevard.

The 10000 block of West Mount Diablo Boulevard is lacking fundamental infrastructure of a water line and of a sewer line, and safe, ADA compliant access via a sidewalk. In addition to the development of the proposed School's parcels (3) there are approximately eight (8) infill parcels on the same block in need of development. **Our school would fundamentally improve this entire area and encourage development and upgrades in this area.**

Development of our parcels would:

1. develop unused infill parcels (3),
2. provide additional property tax revenue over the years to come from those three parcels,
3. encourage additional development along both sides of that block with the attendant increase in property tax revenues,
4. generate twenty-six (26) long-term jobs as school employees when fully enrolled,
5. ancillary consumer spending in the community by those employees, and
6. revitalize and renew an older, neglected area of the original town of Tracy

The above economic stimulus would be repeated for each additional parcel along the block that is developed.



The City's estimate of the cost of this infrastructure is:

The sewer and water lines to the property:	\$225,000.
Frontage development at the street:	\$127,000.
<b>Total</b>	<b>\$352,000.</b>

**The Montessori Elementary School of Tracy proposes that the City undertake the above infrastructure cost of \$352,000.00 with the School picking-up its pro-rata share (approximately 35% - 40%) of the costs.**

**I still invite you to drive by 10009 West Mount Diablo Boulevard so that you will have a real feel for that older area of Tracy that is so near to downtown though "on the other side of the tracks". The land we wish to build on is barren as are many of the parcels adjacent to the one we wish to develop. Two blocks to the south is a large new development, but east, west and north the community is older and in need of redevelopment.**

Your consideration in allocating City funds for this infrastructure investment is structured so that the City recoups 35% - 40% immediately, and the full cost over time.

Sincerely,

Pamela Zell Rigg,

Montessori Elementary School of Tracy

School Administrator