

Joint Occupancy Project Proposed for District Property in Scripps Ranch

San Diego Unified School District's property at 10380 Spring Canyon Road, on the corner of Scripps Poway Parkway, is being considered for a joint occupancy development.

The district's Real Estate Utilization Strategy includes pursuing opportunities to develop properties through joint occupancy, or public-private partnerships. The Board of Education adopted a set of guiding principles that identify the goals of the strategy, including: 1) maintain ownership of district property where appropriate, 2) generate ongoing revenue, 3) develop properties as neighborhood centers (Vision 2020 goal), and 4) provide for community engagement and input in the development process.



Conceptual Site Plan (draft for discussion purposes only)

The site being considered for joint occupancy is the former Ellen Browning Scripps Elementary School. Currently, it's the school district's Scripps Mesa Conference Center, and the location of Innovations Academy Charter School. The school has a facilities use agreement with the district that ends in June 2017. The Scripps Ranch Farmers Market also currently uses the site on Saturday mornings. District staff is working with both groups to relocate.

At this time, the proposed Scripps Mesa Joint Occupancy Project is in the preliminary design phase. Planning, design and development activities will continue as well as obtaining necessary district and city approvals. A development application has not yet been submitted to the city; therefore, the project is subject to change.

Proposed Redevelopment

The district released a public Request for Proposals (RFP) to solicit proposals for development of multiple district-owned properties in August 2014. The district publicly advertised the RFP and held a pre-proposal meeting to provide information to interested parties. In November 2014, the district hosted a community meeting at the Scripps Mesa site to provide information on the RFP, potential redevelopment of the site, and to gather stakeholder ideas. The RFP submittal period closed in February 2015, at which time proposals were evaluated. Consistent with the RFP evaluation criteria, the district is moving forward with a joint occupancy proposal that envisions the Scripps Mesa site as a high-quality shared development with the following primary features:

District "STEAM Lab" Facility, Community Center and Garden

- Innovative district facility featuring Science, Technology, Engineering, Arts and Mathematics (STEAM) lab and makerspace (modeled from successful district partnership with Qualcomm Thinkabit lab)
- Meeting and conference room spaces for district and community use through Civic Center Act rentals
- Community garden, an amenity requested during initial outreach with cluster and neighborhood members

Multi-family Residential Community

- 264 units of "Class A" multifamily for-rent housing and resident amenities
- Of those units, 22 units designated affordable at 50 Percent Area Median Income (AMI)
- Affirmative marketing of units to district employees
- Retail space has also been included in the project's conceptual drawings. It was suggested at one of the public meetings that the retail space could be rented for afterschool tutoring or enrichment programs

Project Benefits

The proposed project will benefit San Diego Unified students as well as the community for years to come. A new educational space for students, the STEAM (Science, Technology, Engineering, Art and Math) lab will be modeled after the district's successful concept/partnership with Qualcomm. An estimated 1,500 students visited the lab Qualcomm this year. Bus transportation is provided for students to visit the lab. The district is building a network of STEAM labs to serve students across the city. For information on the type of learning that takes place at Thinkabit, "makerspaces" and STEAM labs, please visit www.thinkabitlab.com. (Note: The lab in this project is not officially affiliated with Qualcomm at this time).



Students visit the new Lewis Middle School Thinkabit lab. Built in partnership with Qualcomm, the lab opened in December 2014.

The proposed project's conceptual site plan also includes a community garden. The garden was an idea that was proposed at the November 2014 community meeting held to gather ideas about the site. The design and size of the garden has not yet been finalized due to the fact that the project is only in the preliminary design phase. The district has asked the Scripps Ranch Civic Association (SRCA) whether its Sustainable Scripps Ranch Committee is interested in operating or participating in the garden.

The project also creates long-term, guaranteed and sustainable revenue for the district, which supports the district's mission to provide quality education for all students. The project is estimated to generate \$37 million in ground lease revenue to the district over the 66-year term as well as construction of the district facility. Ground lease payments are fixed and guaranteed, and the agreement provides for rent increases over the lease term. The partnership will maintain a district asset, while serving as a community resource. The district will also continue to own the property.

School Capacity

The development will also generate new students who can attend Scripps Ranch neighborhood schools: Dingeman Elementary School, Marshall Middle School and Scripps Ranch High School. The district's Instructional Facilities Planning Department has prepared a preliminary estimate of new student generation, or the number of students that could be anticipated to live in the development. The department also prepared a preliminary analysis of current enrollment and capacity at each of the schools. As with all campuses, capacity is managed by tracking resident and non-resident enrollment and making adjustments to future non-resident enrollment. At this time, the analysis indicates that all potential new student enrollment can be accommodated in existing facilities without impacting currently enrolled students.

For enrollment and capacity information, please refer to the official 2015-16 enrollment report on the Instructional Facilities Planning Department website at <https://www.sandiegounified.org/instructional-facilities-planning>. The website also contains information on the multiple sources and variables used to develop enrollment forecasts.

Tenant Relocation

Innovations Academy has a lease agreement that has been extended for discrete, one-year terms due to the ongoing planning for reuse of this site. The lease expires in June 30, 2017, but the charter school will continue to operate. District staff has been meeting with Innovations Academy for several months on relocation options, including privately owned sites. Innovations Academy may also file a Proposition 39 application for district-owned facilities. District staff has also contacted the farmers market operators to discuss possible locations, both on district-owned property and other sites in the area.

Approximate Timeline

The following is a summary of public meetings, workshops and community meetings that the district has facilitated or participated in to discuss the project:

- February 2014 – Board of Education public workshop on real estate utilization strategy
- August 2014 – Board of Education public meeting and adoption of resolution to release a Request for Proposals (RFP) on district-owned property (The RFP was publicly advertised as open until February 2015.)
- November 2014 – Public meeting hosted by district and held at Scripps Mesa Conference Center to provide information on the RFP and gather ideas on potential site uses
- September 2015 – Board of Education public meeting and approval of proposal for Scripps Mesa joint occupancy proposal
- October 2015 – District staff met with SRCA, Miramar Ranch North Planning Committee (MRNPC) and Scripps Miramar Ranch Planning Group (SMRPG) chairs to provide overview of project, requested to attend upcoming meetings, and requested an article be written in the SRCA newsletter.
- November 2015 – California State Board of Education public meeting and approval of joint occupancy proposal
- November 2015 – Scripps Ranch Schools Committee public meeting (District staff requested to attend this meeting to provide information on the project.)
- December 2015 – MRNPC and SRCA public meetings to provide information on the project
- January 2016 – MRNPC, SMRPG, SRCA and SRSC public meetings to provide information on the project
- January 2016 – Board of Education is scheduled to vote on the project at the January 26, 2016, public meeting.