

San Diego Unified School District Joint Occupancy Property Development at the Scripps Mesa Conference Center

You might have already heard about the proposed joint occupancy development plans of San Diego area properties owned by the San Diego Unified School District (SDUSD).

The Scripps Mesa Conference Center (SMCC), located in Miramar Ranch North, at 10380 Spring Canyon Road, is one of the property options owned by District that is now in the process of redevelopment. This property is also the site of the charter school, Innovation Academy, and the SR Farmer's Market on Saturday mornings.

The redevelopment of District owned properties began with a Request for Proposals (RFP) back in August 2014. Proposals were requested from developers to design, construct, operate and maintain the properties to develop additional revenue sources to support the District's educational needs through a partnership with private sector developers and investors in a joint occupancy agreement as allowed by the California Education Code sections (17515-175-36). To comply with state law requirements the property must maintain some District joint occupancy uses.

The redevelopment project, selected by the district for the SMCC site, is a 300,000 sq. ft. apartment complex by the Monarch Development Group who also developed the Monarch at SR apartments on SR Blvd. The apartment complex will consist of 264 apt units, 22 designated as affordable apt units. 1 to 4 story units with lower elevations along the Spring Canyon Road frontage and higher elevations near the Spring Canyon Park, in California mission style to blend with existing buildings in the project area. The apartments will wrap around a garage with 476 parking stalls. The entrance and exit to the project will be at the east end of Brookville Drive at the existing stop light on Spring Canyon Road. The complex will have two emergency exits onto Scripps Poway Parkway. The estimated additional traffic impact to the area is not to exceed the current Average Daily Trips (ADTs) allowed for the designated land use.

Per the Miramar Ranch North Community Plan, the land use designation is Commercial Visitor (CV-1-1). This allows for mix of large-scale, visitor-serving uses and residential uses. The land is fully entitled for the proposed redevelopment and requires a process 1, non discretionary, review by City staff.

The District joint occupancy use is a 4,000 sq ft classroom facility for hands-on Science, Technology, Engineering, Math (STEM) experiences for students to use during the day. Examples of programs under consideration are: Fab Lab, Thinkabit, and Maker Academy. This

type of technology enrichment program would be provided to all SDUSD students for 1-2 week durations and would require bused transportation to and from the SR classroom facility. This classroom facility will be located close to the complex entrance on Spring Canyon Road and have a separate parking lot.

The project offers several community benefits. Community organizations will be able to reserve the classroom facility meeting room during the evenings and a community garden is planned next to the classroom facility. The community garden water source still needs to be determined.

The charter school has leased the site from the District for several years and is planned to relocate in June 2017.

The SR Farmer's Market is working on identification of alternative locations close by.

The apartment construction is planned to begin by end of summer 2017.

The estimated project opening is summer of 2019.

The District and the Monarch Development Group have offered to provide the SR community several opportunities to hear a presentation on the project plans. Presentations are scheduled at the following community meetings:

- Scripps Ranch Schools Committee meeting at MMS at 4:30pm on November 18th
- Miramar Ranch North Planning Committee meeting at SRCA CC at 7pm on December 1st
- Scripps Miramar Ranch Planning Group meeting at SR Library at 7pm on December 3rd
- Scripps Ranch Civic Association meeting at SR Library at 7pm on December 8th.

District representatives, the Monarch Development Group and SR representatives have been meeting during the past year to learn and resolve potential development problems. Scripps Ranch appreciates the time and effort spent by the District and the Monarch Development Group to create workable solutions for our community.