

**Land Development Steering Committee
Final Report**

October 3, 2007

INTRODUCTION AND BACKGROUND

In April 2005, the District Board of Trustees approved a recommendation from the Superintendent/President to form a steering committee to review the current status of land development projects and prepare for Board consideration recommendations regarding the use of any undeveloped District property. The formation of the steering committee was the outgrowth of a long-term effort by the Trustees to establish Board guidelines for the utilization of undeveloped District property.

Historically, the need to establish guidelines was initially referenced in the 1992 Educational/Facilities Master Plan. This original master plan was updated in 1996 and again in 2000. In all of these plans, it was recommended the District consider the development of public/private partnerships and similar joint-use options with public and private entities for two sites on the campus. One site is located at the corner of Otay Lakes Road and H Street and the other site is located in the southwestern portion of the campus near Buena Vista Avenue. Of these two sites, the property at Otay Lakes Road and H Street has been the site of major interest. This continues to be the case at this time. The property near Buena Vista is considered a "land bank" and will not be addressed in the immediate future.

Since 1996, the District has considered a number of proposals for the development of the 7.34 acre parcel at the corner of Otay Lakes Road and H Street. In each case, request for proposals were issued and memorandums of understanding or agreements reached with private partners for the development of the property. However, in all cases, due to financial and/or entitlement processing issues, the projects have not proceeded. In November 2006, the Trustees directed District staff and planning consultants to update the Educational/Facilities Master Plan with the understanding that included in the updated plan would be specific recommendations regarding the use of undeveloped District property. This report from the Land Development Steering Committee is the outcome of this planning effort and, once approved by the Board of Trustees, will be included in the 2007 Educational/Facilities Master Plan for the District.

STEERING COMMITTEE MEMBERSHIP

Membership on the Land Management Steering Committee is as follows:

A. Chairperson: Superintendent/President

B. Members:

- Two Governing Board Members
- One Community Member
- President, Academic Senate
- President, Classified Senate
- President, Administrators Association
- President, Associated Student Organization
- Vice President for Student Affairs
- Vice President for Academic Affairs
- Vice President for Administrative Affairs
- Senior Director of Business, Operations and Facilities Planning
- Consultant, Facilities Planning
- Committee Co-Chair, Institutional & Strategic Planning

STEERING COMMITTEE MISSION STATEMENT AND FUNCTION

- The Mission of the Land Development Steering Committee (LDSC) is as follows:

"The land Development Steering Committee is charged with the review and planning process of any undeveloped District property."

- The function of the committee is as follows:

"Review the Educational and Facilities Master Plan as it pertains to programs and services for the District. Receive input from faculty, staff, students and the community on various uses of property. The Committee will make recommendations to the Governing Board on possible uses of the property."

PARAMETERS FOR DEVELOPMENT

To assist in determining the direction and process the District may wish to follow in the development of vacant property, it is essential that parameters or guidelines be established for the project. Then, using these parameters, specific options and detailed procedures can be implemented for a given project.

With respect to the 7.34 acre parcel at the corner of Otay Lakes Road and H Street, (Parcel A on the Enclosed Campus Map) the following parameters or guidelines are proposed:

1. The property will be developed in accordance with the District's Educational/Facilities Master Plan with the priority for development being facilities needed for instruction, support services or administration of the District.
2. The District will not sell the property but will consider joint-use development opportunities with either public or private entities as long as the joint-use activity is economically viable and is consistent with the overall mission of the District.
3. The District will not lease the property to a private party for commercial or retail development.
4. Parking areas adjacent to the parcel will continue to be used for college parking. There is no intent to use these parking areas to support the potential development of the 7.34 acre site.
5. The development of the site shall be done in a manner that does not impact the operating fund of the District. A plan for alternate funding must be included as part of any proposed development plan for the property.
6. The development of the site will be accomplished in a manner that is consistent with the guidelines established by the California Community College Chancellor's Office with special emphasis on the importance of not exceeding the prescribed capacity load ratio for facilities and the eligibility of the College for future state-funded projects.

7. Discussions and the preliminary planning for the uses proposed for the site will be facilitated by the Senior Director of Business Operations and Facilities Planning utilizing a college-wide, shared governance process similar to the process implemented for all capital construction projects at the District.
8. Once a preliminary plan for the site is completed, the plan shall be presented to the Board of Trustees for approval including the proposed uses, site plan, project time line and process that will be followed for construction and financing of the project.
9. If joint-use facilities are proposed for the site, the Senior Director of Business Operations and Facilities Planning shall develop procedures for the selection of joint-use partners in accordance with the Education Code Section 81390-81402. Consistent with the Code, the proposed procedures shall be approved by the Board of Trustees.
10. The agreed upon development plan for the site shall be reviewed with the City of Chula Vista in an effort to secure support for the project and to also agree upon the entitlement process that will be followed for approval of the project.
11. Community members will be involved in the discussions regarding any potential use of the property.

PROJECT SCHEDULE AND TIMELINE

Action taken by the District Governing Board directed staff to commence planning for this site	April 2005
Formation and initial meeting of the Site Planning Committee (LDSC)	April 2005
Prepare committee procedures and outline the process that will be followed to secure input regarding possible programs and facilities to be located on site	April 2005
Web site activated for input for potential uses	May 2005
Distribute information regarding the site and request input regarding possible uses of the site to faculty, staff, students and interested community members	March 2006
Present Governing Board workshop regarding the site, potential uses and information provided by faculty, staff, students, and interested community members	March 2007
Review Governing Board input received from workshop regarding possible uses.	April 2007
Prepare final report and present to the Governing Board and forward for inclusion in the Educational & Facilities Master Plan	November 2007
Complete Educational & Facilities Master Plan	October 2007
Meet with the City of Chula Vista to review plan and agree upon process for entitlements and development	TBD
Depending on scope of project and entitlement process, begin detailed planning for the project which may include selection of joint-venture partners, completion of project plans, entitlement processing, phasing of project, and plan for project financing options	TBD
Identified projects will have timelines developed	TBD
Commence construction	TBD
Complete initial construction	TBD

POTENTIAL LAND USES FOR CORNER PROPERTY

In an effort to secure a cross-section of input from the college and the community regarding the potential uses for the site, in May 2005, the committee prepared a Land Development Survey which was placed on the college website, www.swccd.edu. A total of 197 responses were received through October 2006. Also, the committee held ten (10) informational meetings with campus and community groups. The dates of these meetings were as follows:

	<u>Group</u>	<u>Date</u>
1.	Classified Senate/CSEA	February 14, 2006
2.	College Management Team	February 14, 2006
3.	Associated Students Executive Board	March 6, 2006
4.	Student Senate-Executive Board	March 9, 2006
5.	Crossroad II/Community Group	April 3, 2006
6.	Academic Senate	April 18, 2006
7.	Community Forum I	July 18, 2006
8.	Cabinet & Executive Leadership Team	October 3, 2006
9.	Community Forum II	October 17, 2006
10.	Governing Board Workshop	March 20, 2007

RECOMMENDATIONS RECEIVED FROM INTEREST GROUPS

Ten focus meetings were held with groups to provide suggestions, ideas, recommendations, and points of emphasis regarding the potential development of the site:

- All recommendations should be consistent with the adopted District Strategic Plan and included in the Educational & Facilities Master Plan in October 2007.
- Architecture should complement existing Mayan theme with a strong connection to the campus.
- Consideration that buildings not be located near the street due to noise concerns.
- Ensure adequate parking for the development.
- Pedestrian connection to the main campus.
- Consider collaboration with the City of Chula Vista and the Sweetwater Union High School District for the construction of a pedestrian bridge at the corner of East "H" Street and Otay Lakes Road for student safety.
- Landscaping design to be consistent with current campus landscaping.
- Consider business opportunities for students to work and receive college credit.
- Fitness Center in cooperation with the School of Health, Exercise Science & Athletics.

COMMITTEE RECOMMENDED LAND USES FOR THE SITE

The Land Development Steering Committee reviewed the input from the special interest groups, the survey results and compared the suggestions for development against the planning parameters established by the Board of Trustees. The following final land uses were proposed by the committee:

- Administration Building – Relocating existing departments frees up space on campus for classrooms, segregates non-instructional usage and reduces traffic congestion on campus.
- Small Business/Community Education Programs.
- Cultural Center.
- Art Gallery, Conference Center, District Board Room, Community Education Classrooms.
- Instructional Partnership Building could include Alliant University, UCSD, National University, University of Phoenix and college classrooms.
- Combined Commercial Bookstore/College Bookstore with Food Court and Coffee Shop.
- College Police Station/Chula Vista Police Outreach Center.
- Architecture should complement existing Mayan theme with a strong connection to the campus.
- Ensure adequate parking for the development.
- Pedestrian connection to the main campus.
- Consider business opportunities for students to work and receive college credit.
- Landscaping design to be consistent with current campus landscaping.

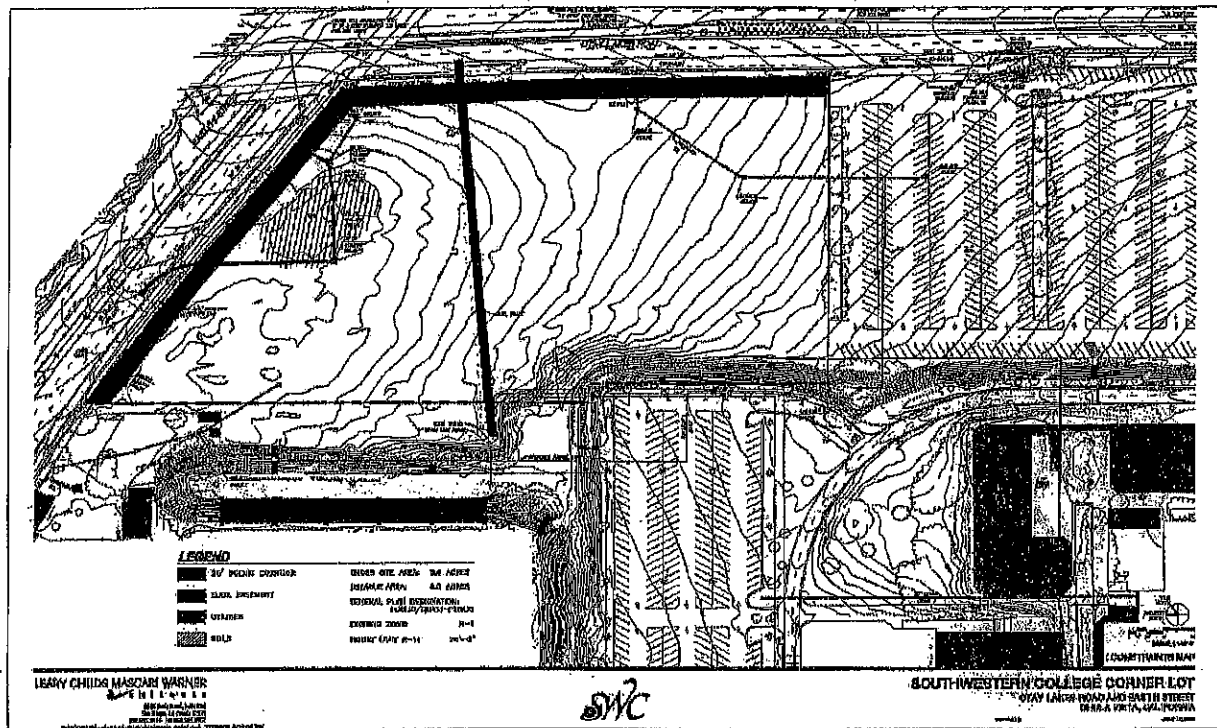
SPACE ALLOCATION—POTENTIAL USES FOR CORNER PARCEL

<u>Use</u>	<u>Current Space</u>	<u>Proposed Space (ASF)</u>
<i>Administration Building</i>		
Superintendent/President Area	2,592	3,000
Public Information Office	459	1,000
Instructional Services & V.P. Inst.	1,414	1,500
Information Services	2,885	5,000
Administrative Affairs & V.P. Office	2,243	3,000
Business Operations	1,445	2,500
Human Resources	1,682	3,000
Fiscal/Payroll Services	2,462	3,000
Conference Rooms	786	3,000
Institutional Advancement		3,000
► <i>Sub-Total Administration</i>	<i>15,968</i>	<i>28,000</i>
<i>Cultural Center</i>		
Art Gallery		2,000
Community Conference Center (1630)	786	4,500
Board Room		1,000
Continuing Education Administration	1,922	3,000
Classrooms		9,000
Computer Laboratories		4,500
► <i>Sub-Total Cultural Center</i>	<i>2,708</i>	<i>24,000</i>
<i>Instructional Partnership Building</i>		
Administration		2,000
Joint Use Facilities		20,000
► <i>Sub-Total Instructional Partnership Building</i>		<i>22,000</i>
<i>Public Safety/Campus Police Center</i>		<i>3,500</i>
<i>Bookstore</i>		<i>19,000</i>
<i>Food Court</i>		<i>3,000</i>
<i>Small Business/International Ed.</i>		<i>9,000</i>
<i>Total Project ASF</i>		<i>108,500 ASF</i>
<i>Estimated Gross Square Footage (OGSF)</i>		<i>141,050 OGSF</i>
<i>Total Square Footage of Project Site</i>		<i>319,900 Sq. Ft.</i>

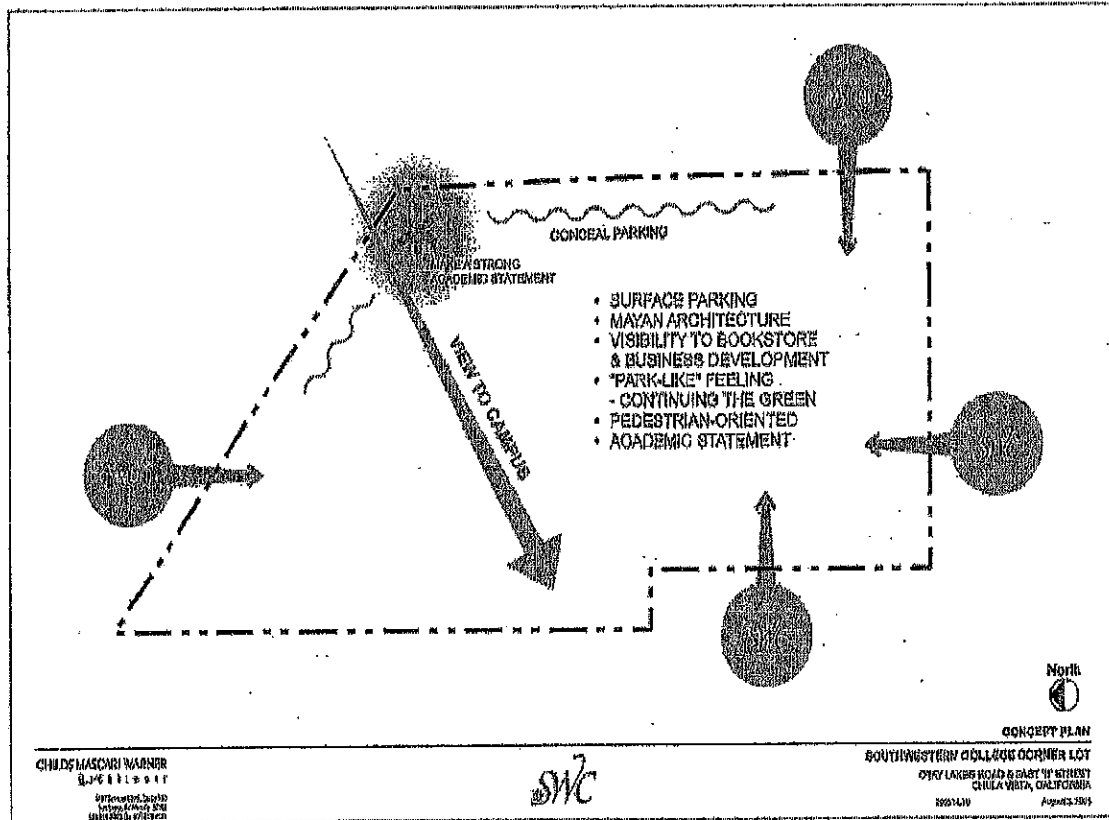
Notes:

1. *ASF is the assignable square feet of space which is the net usable space in the project. ASF excludes areas such as hallways, mechanical rooms and restrooms in accordance with Title 5--Administrative Code of the State of California definitions of space.*
2. *OGSF is the outside gross square footage which is the total square footage of the proposed building. It is all-inclusive and is calculated by multiplying the exterior length by the width of the building.*
3. *Secondary effects of the relocation of Administration and other functions to the corner parcel will result in 35 new classrooms becoming available on the campus.*

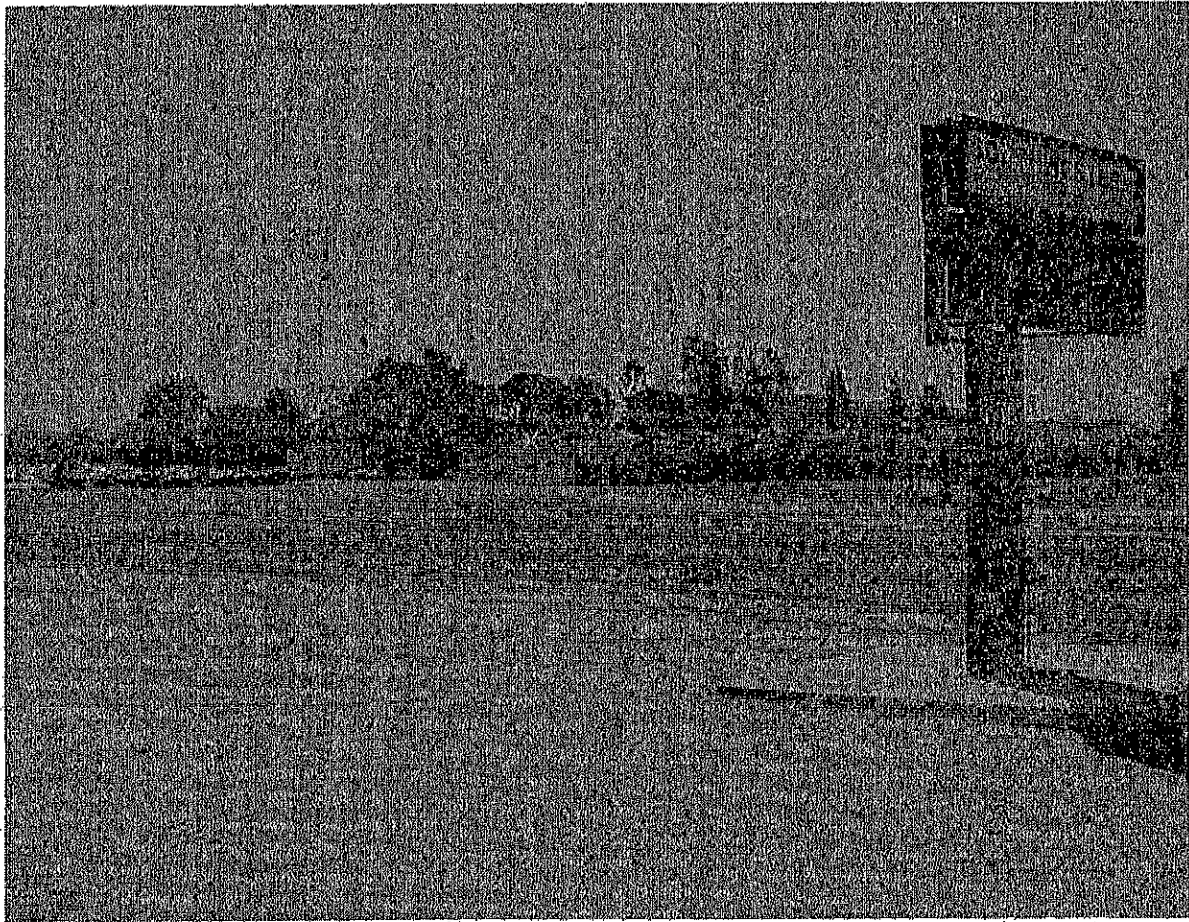
Corner Lot Site Plan



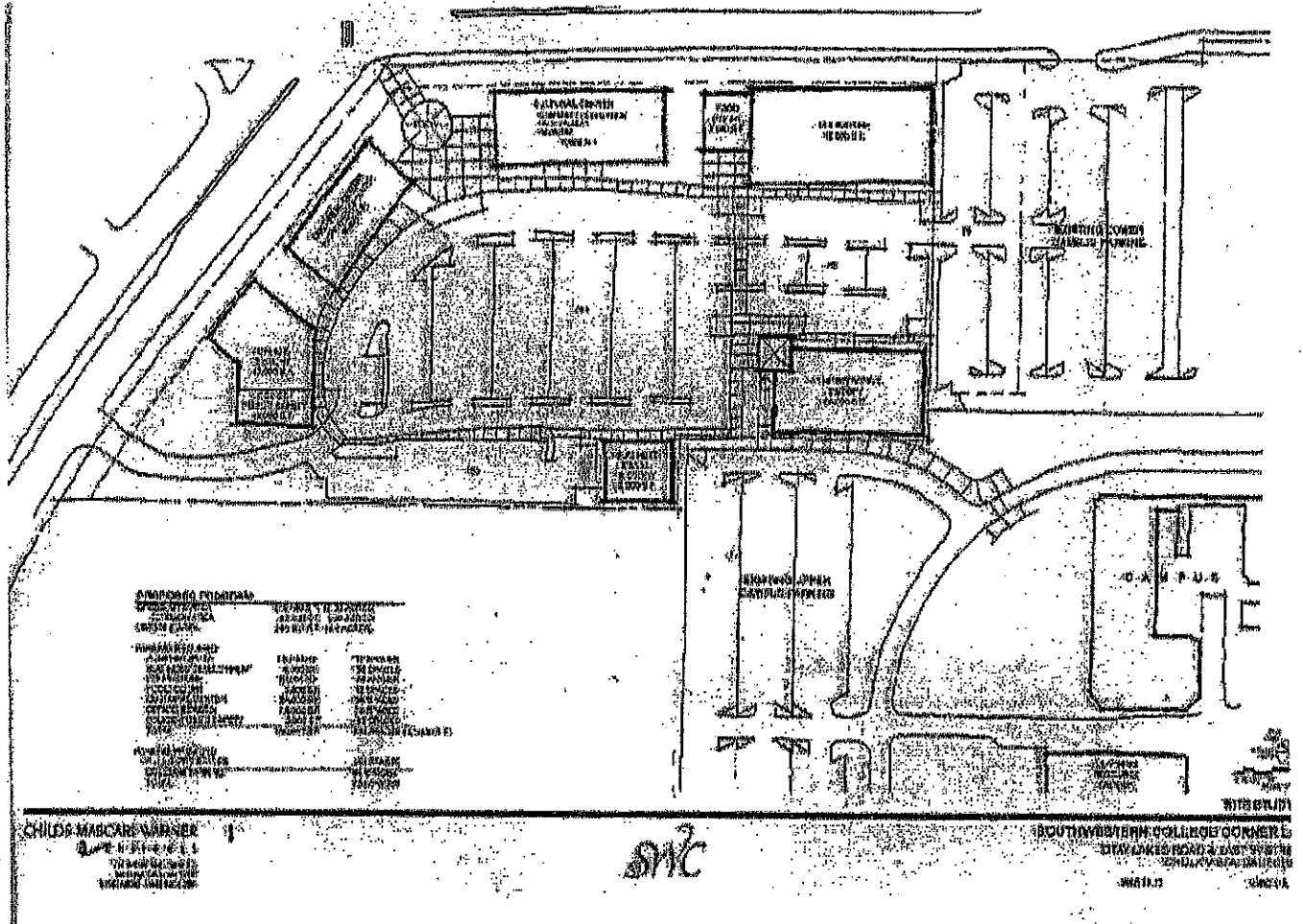
Corner Lot Draft Concept Plan



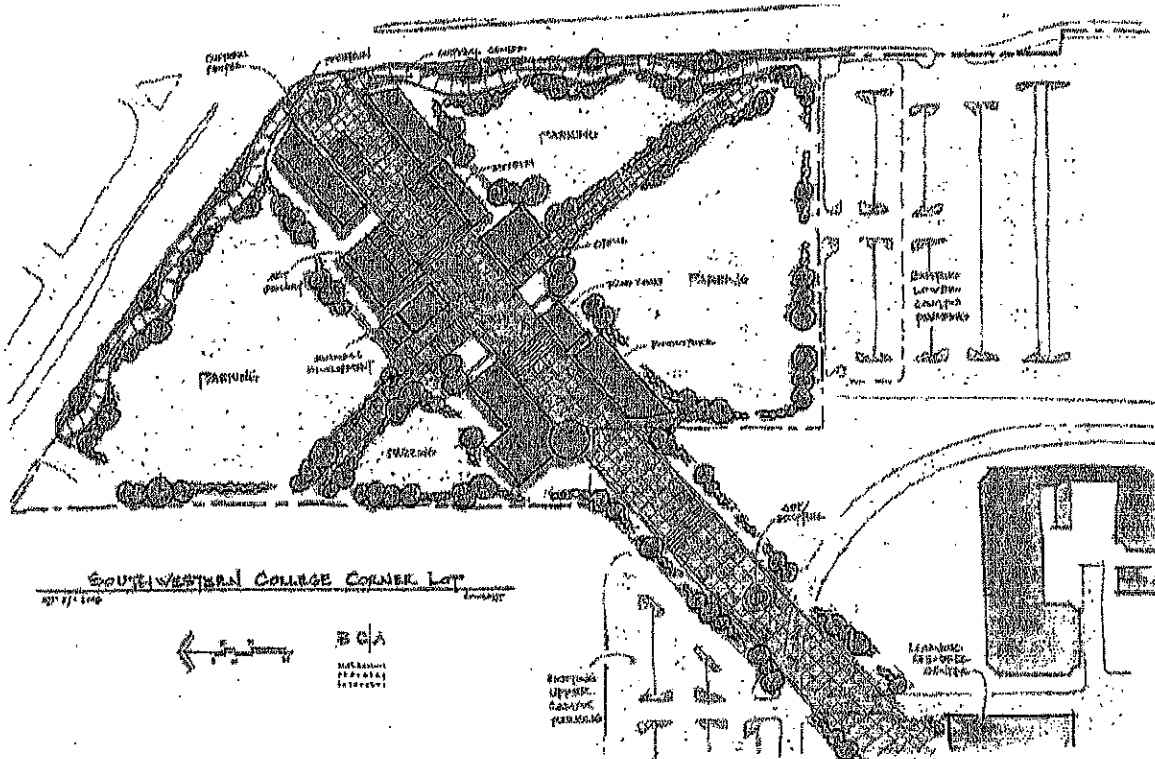
Lot View from Corner of East H Street and Otay Lakes Road



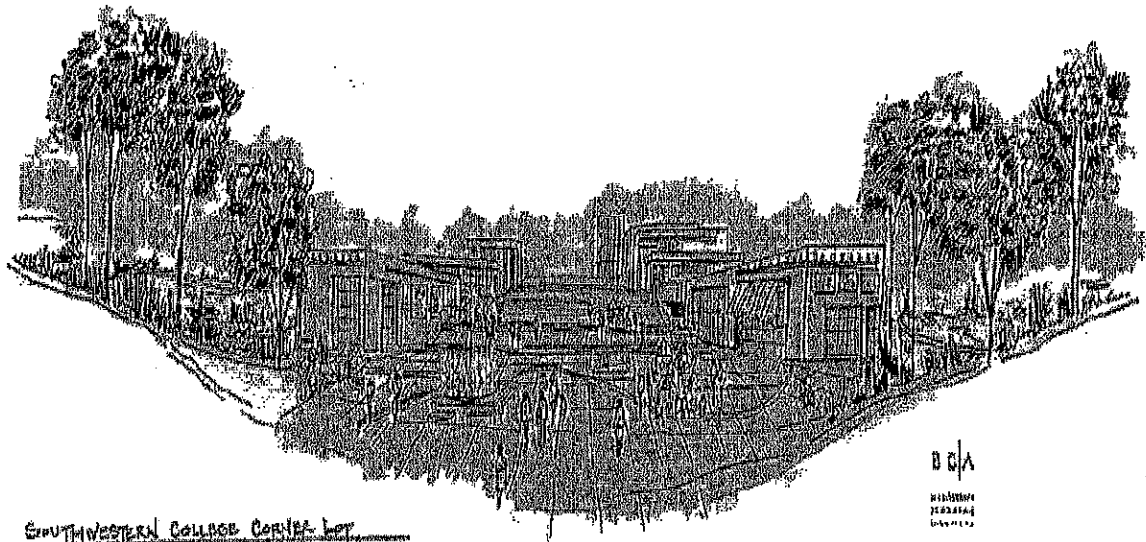
Corner Lot Draft Conceptual Site Plan #1



Corner Lot Draft Conceptual Site Plan #2



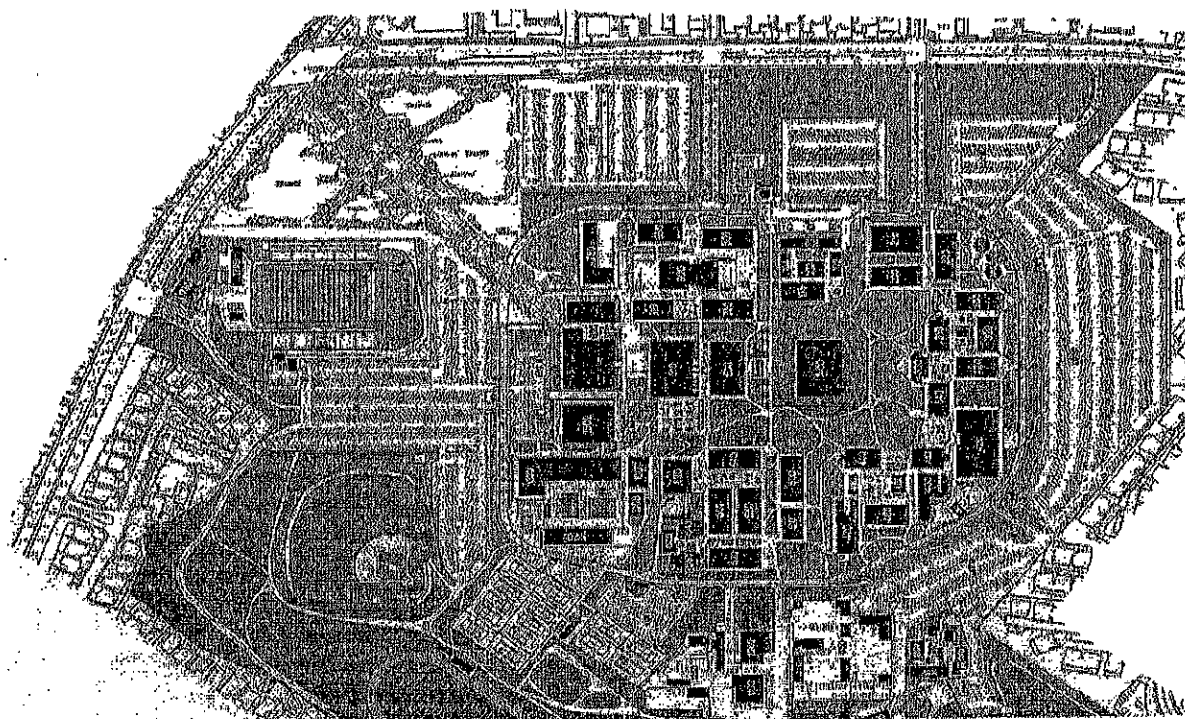
Corner Lot Draft Elevation for Conceptual Site Plan #2



SOUTHWESTERN COLLEGE CORNER LOT
10/1/2016

B C/A
REVISIONS
REVISIONS
DATE 10/1/2016

Corner Lot Draft for Conceptual Site Plan #2



FINANCING PARAMETERS

Proposed Financing Plan

Given the parameters established by the Board, a potential financing plan for the project has been developed. Key elements in the development of the plan are as follows:

1. The land will not be sold nor will the entire site be ground leased to a private developer.
2. The general fund of the College District will not be encumbered.
3. The land, or specific portions of the land, may be subordinated as part of a joint-venture agreement between the College and a public or private partner.
4. The overall project may be financed using a variety of financing options. That is, a single, comprehensive, financing plan could be used for the entire 108,500 ASF but the option of using unique financing strategies for each facility may also occur.
5. Both public and private financing options will be considered.
6. Long-term (20-30 years) financing options will be considered.
7. The project must be market-driven. That is, joint-venture partners with an approved tenant, or in the case of the college a specific educational use, must be agreed upon prior to the commencement of construction.
8. All educational space constructed on the site must be consistent with the facility and space planning standards established by the State of California and specifically the California Community College Chancellor's Office.

Cost Summary of Construction

<u>Proposed Use</u>	<u>Construction Cost</u>
1. Administrative Office	\$15,820,000
2. Business Development Center	\$5,085,000
3. Instructional Partnership Building	\$12,430,000
4. Bookstore	\$10,735,000
5. Food Court	\$1,695,000
6. Instructional Activities/Cultural Center	\$13,560,000
7. Police/Public Safety Center	\$1,978,000
8. Site Improvements	\$8,700,000
TOTAL	\$70,003,000

COMMITTEE RECOMMENDATIONS—NEXT STEPS

The Land Development Steering Committee recommends the following actions to the Board of Trustees:

1. Review and adopt this Report from the Land Development Steering Committee.
2. Request that the Steering Committee continue with its efforts to develop and manage excess vacant District property and specifically to continue the planning and development process for the property at the corner of Otay Lakes Road and H Street in accordance with the parameters outlined in this report.
3. Integrate potential uses into Educational & Facilities Master Plan that will be completed in October 2007 and integrate these projects with the Districts Five-Year Construction Plan.
4. Provide quarterly status reports to the Board of Trustees.
6. Coordinate the financing for this project with other financing options the District may consider for other capital construction projects with special emphasis on using a general obligation bond.

