

San Diego Model School Development Agency

Presented by Bob Kiesling, Chief Facilities Officer
Facilities Management

August 9, 2005





What is the San Diego Model School project?

- An innovative program incorporating a Proposition MM new elementary school within an Urban Village Project
- Model school designed to function as the anchor for Urban Village
- Project includes school, replacement housing and joint-use opportunities for facilities and open space



What are the goals for the project?

- Redevelop a section of the city
- Design a school to be compatible with the redevelopment of the area
- Ensure quality school facility
- Have community focus
- Create no net loss of housing



Who are the members of the Model School Joint Powers Agency?

Representatives from:

- City of San Diego (*1 member*)
- San Diego Redevelopment Agency (*1 member*)
- San Diego City Schools (*3 members*)
- San Diego Housing Authority (*1 member*)
- Local community (*1 member*)



Where is the project envisioned to be located?

- The Model School Joint Powers Agency has focused on the community of City Heights and studied two schools sites for the project
 - Florence Griffith-Joyner Elementary School
 - Mary Lanyon Fay Elementary School
- The selected site is approximately 37 acres adjacent to Florence Griffith-Joyner E.S.

What does the project look like?



Florence Criff/DK-Jones Study Area
The San Diego Model School Development Project
Illustrative Site Plan

What does the school look like?





Project Timeline

- Program management team selection (Feb. '03 - Sept. '03)
- Project description and site selection finalized (July '03 – April '04)
- Master developer selection process (July '04 – June '05)
 - CityLink Investment Corp. selected
- School construction (began June '05)
 - Planned opening = Sept. '06
- Financial feasibility determination (June '05 – Aug. '05)



Project Timeline (continued)

- CEQA process (Aug. '04 – April '06)
- Property acquisition (April '06 – Oct. '07)
 - Excluding school site (acquisition complete)
 - Owner Participation (April '05 – Oct. '05)
- Demolition (Jan. '07 – April '07)
- Construction (July '07 – Oct. '08)
- Project completion (Oct. '08)



Public Participation

Community outreach

- SDCS school site selection (4 meetings)
 - 4,880 letters to tenants, property owners and other interested individuals and organizations
- School Design Task Force (4 meetings)
- San Diego Model School Development Agency program manager (29 meetings)
- Community representation on SDMSDA

Public meetings

- JPA (approximately 30 meetings)
- SDCS
 - Board of Education
 - Independent Citizens' Oversight Committee

Who is paying for this?

Program Costs	SDCS share	Remarks
Administrative	\$23K/year	All agencies share equally
Legal Services	\$0 to date	All agencies share equally
Program Manager	\$60K to date	All agencies share equally
Environmental	\$0 to date	Redevelopment agency pays 100%
Acquisition	\$0 to date	Developer pays 100%
Construction	\$0 to date	Developer pays 100%



What are the model's strengths?

- Provides joint use opportunity for school and community open space
- Provides joint use opportunity for social and/or health services facilities
- Provides approximately 150% replacement housing
- Allows for Owner Participation Agreements
- Provides framework for future multi-agency collaborations