



Building New Facilities and Generating Revenues for LUSD Properties

A presentation by:
Scott Barnett



Suggested Guiding Principles

Ensure Participation

- Ensure public participation from parents, educators, staff, and community members

Preserve Value

- Lease, DO NOT sell, district properties

Create Partnerships

- Partner with private & non-profit sector at no cost to the district





Proposed Goals

- Maintain and augment academic programs
- Retain new facilities funded from LUSD school bonds
- Generate ongoing and long-term lease revenues
- Construct new and upgraded educational and joint-use community facilities
- Ensure development partners maintain new/upgraded joint use facilities, such as sports fields, dog parks, community meeting rooms, etc.
- Pursue housing which could increase enrollment and potentially include “workforce” housing for educators
- Developers will fund all District expenses related to real estate

District Office



Eucalyptus Hills Elementary (D.R.E.A.M Academy)



DREAM ACADEMY



DEFACTO DOG PARK



Est. Lot size 8.67 acres

Enrollment 52

Winter Garden Elementary

(Grades TK-1 of Riverview International Academy, Site 1 of 2)



Est. Lot size 9 acres

Enrollment 305

Riverview International Academy

(Grades 2-5 of Riverview Academy, Site 2 of 2)

<https://goo.gl/maps/s8WSaYaKh3cqrVQg8>



Est. Lot size 8.53 acres

Enrollment 522

Lakeside Farms Elementary



Est. Lot size 7.12 acres

Enrollment 628

Lindo Park Elementary



**BOYS & GIRLS CLUB
ON SITE**

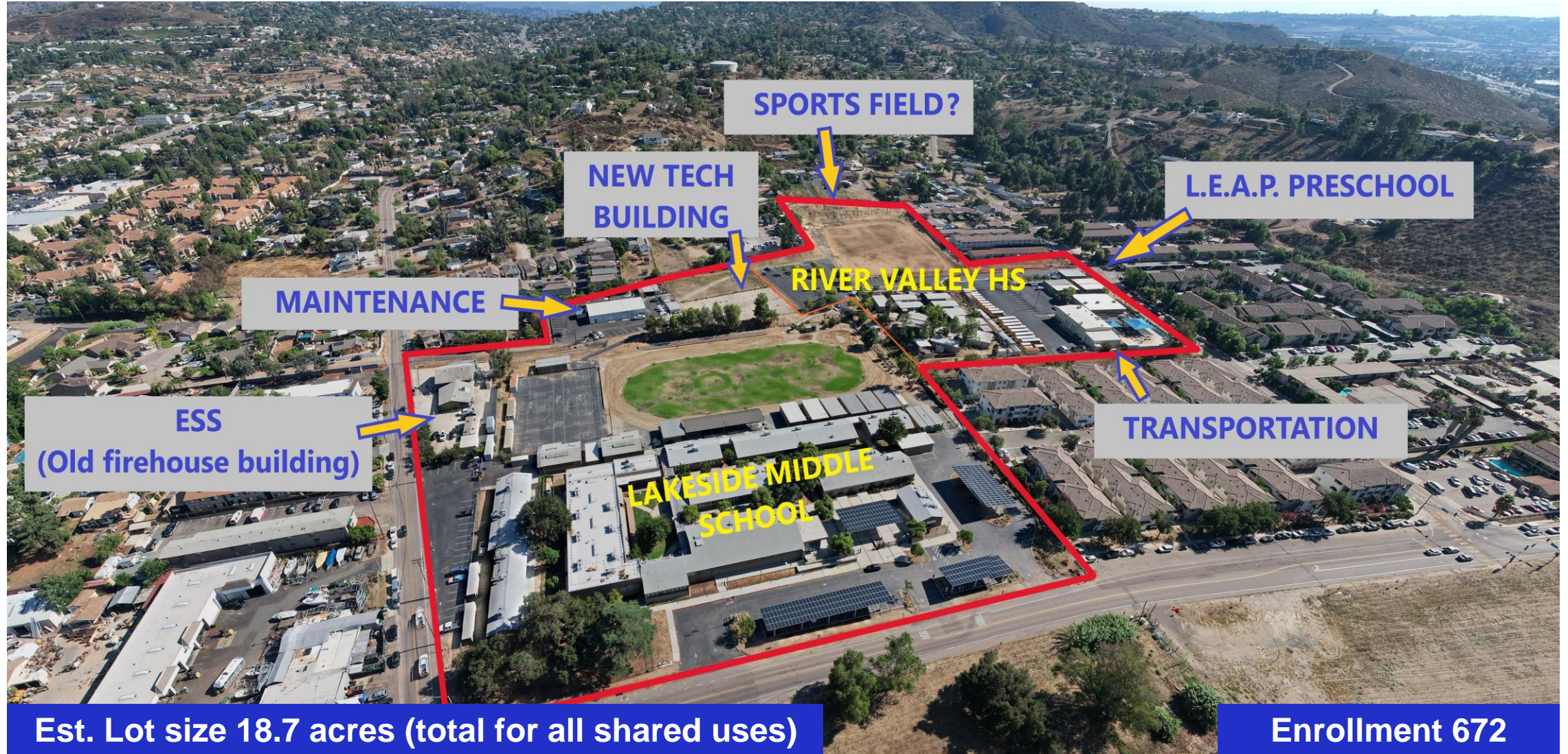
**NEW
MULTI-PURPOSE ROOM**

Est. Lot size 10.45 acres

Enrollment 448

Lakeside Middle School

(Shares site with multiple district uses)

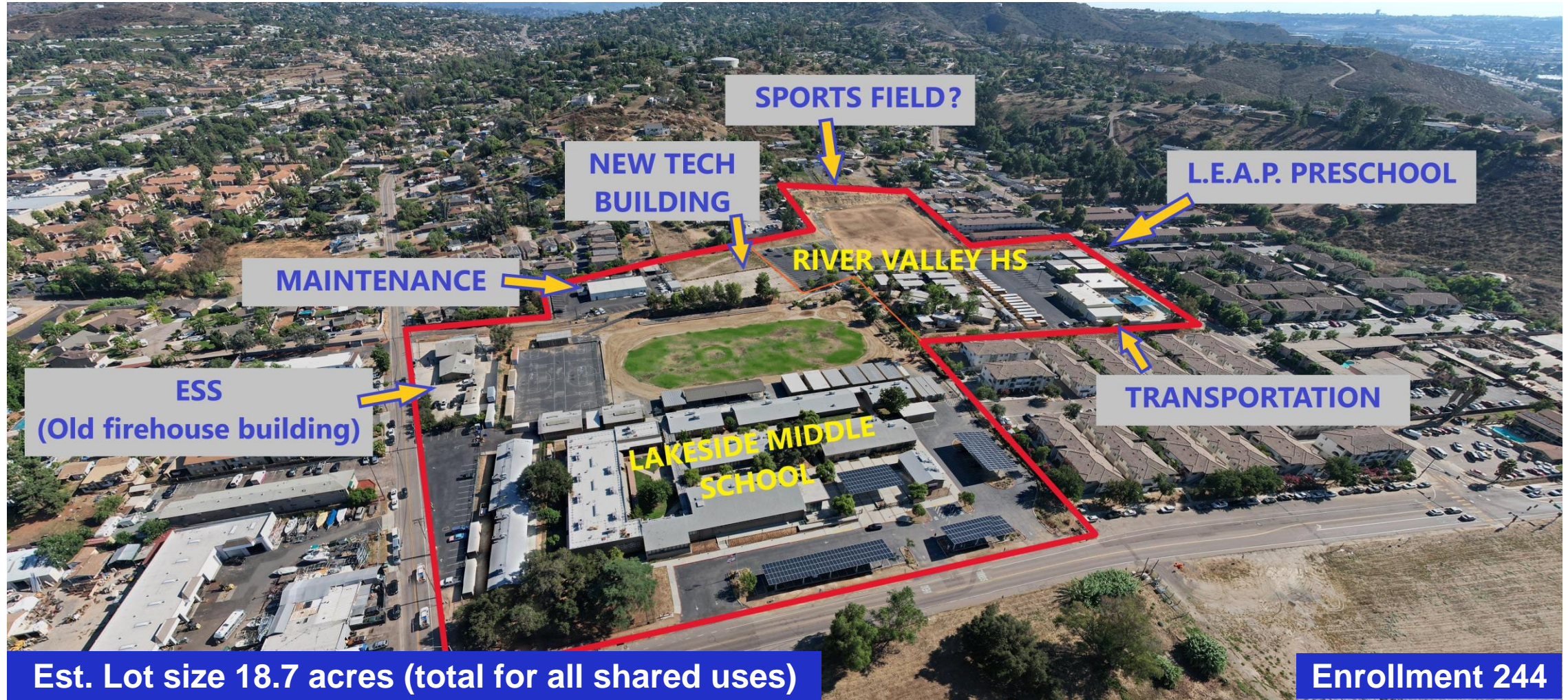


Est. Lot size 18.7 acres (total for all shared uses)

Enrollment 672

River Valley High School Charter

(Shares site with multiple district uses)



Tierra del Sol Middle School



Lakeview Elementary



Est. Lot size 9.21 acres

Enrollment 657

Lemon Crest Elementary



Est. Lot size 13.41 acres

Enrollment 497

Options for Redeveloping LUSD Properties



Sale of Properties

NOT RECOMMENDED. District should maintain ownership.

Awarded to highest bidder.



99 Year Land Lease

Awarded to highest bidder.

No District control over Development.



Joint Occupancy

Up to 99 year lease to private or non-profit developer. District receives title of private development at end of lease.

Must include some “Educational use.”
Classrooms/Sports field, etc. Can be community joint use. RFP process-highest bid not required.



Property Exchange

Exchange District real property for real property of a business or individual. Allows exemption from Education Code dealing with real estate.

Recommendation

Utilize Joint Occupancy RFP Process to achieve District goals

Potential privately-funded, revenue-generating projects:

- Consolidate magnet school programs to improve continuity of services to students and provide enhanced facilities
- Relocate non-education departments to shared site for efficiency, safety and facility improvements
- Build new educational and community facilities such as Tech Lab, Sports Fields, etc.
- Provide neighborhood-appropriate private development to generate new, continuous District revenue sources



Questions?

Contact Scott Barnett at:

scottbarnettconsulting@gmail.com

619-857-1857

Scott Barnett Bio:

<https://www.linkedin.com/services/page/a817b43078b2a3aa82/>

Land-Use & Environmental Research by Harris & Associates:

www.weareharris.com

Drone Photography by:

<https://www.sandiegodronesdispatch.com>

Supporting Documents Attached



LUSD Property Specifications

- Site analysis and overview of development options contained in underlying zoning



County VMT

- An overview of the county's Vehicle Miles Traveled (VMT) impacts is included in back up materials, and does not indicate significant impacts



Education Code Process Options

- Summary of options available to a California public school district for the disposition and/or development of land owned by a school district



CEQA

- California School Property Environmental Quality Act Exemptions



Legislation

- An overview of current (and proposed) legislation related to school districts utilization of its real estate assets is included in back up materials