



COMMUNITY MEETING

GRISWOLD & PIONEER SITES

DECEMBER 13, 2017



WHY WE ARE HERE?

- Pioneer & Griswold Schools have closed and continue to compete for student resources
- Both sites have homeless and coyote issues (Safety Concern)
- District desires to find a responsible solution that promotes fiscal solvency for the benefit of its students while acknowledging the community's wishes for their neighborhood both in safety and aesthetics

HISTORY OF THE PIONEER SITE

- Purchased in 1957
- K-6 school with 631 students at the peak of its enrollment in 1962
- Closed in 1970 with 399 students
- Reopened in 1975 as part of Adult Education
- Will be completely vacated by January 1, 2018



SAFETY AT THE PIONEER SITE



HISTORY OF THE GRISWOLD SITE

- Purchased in 1951
- K-6 school with 612 students at the peak of its enrollment in 1960
- Closed in 1974 with an enrollment of 396 students
- Reopened in 1975 as part of Adult Education
- Completely vacated August 2016



SAFETY AT THE GRISWOLD SITE



PROCESS

- September 18, 2017 - the Board of Education approved the request for proposals for the exchange of the Business Center, Griswold Site, and the Pioneer Site
- September 19, 2017 - October 19, 2017 - Period to submit RFP's
- September 19, 2017 - Advertised on Loop.net, District Website, and Re/Max Websites
- October 20, 2017 - District administration, district realtor, and district's legal counsel opened and reviewed submitted proposals and prepared a summary and recommendation to be presented to the Board on November 6, 2017
- October 30, 2017 – Community Meeting at District Field

COMMUNITY MEETING: INPUT

October 30, 2017

- Prefer single family homes consistent with neighboring home size/design ✓
- Do not want apartment buildings
 - Create traffic, racing cars, takes up all street parking ✓
- Do not want any project that opens my Cul-de-sac
- Advertise these meetings more broadly, and post with city.
 - Two all-calls to C-VUSD student family numbers districtwide (2 times)
 - Requested Covina & W. Covina post meeting notices – both only post city notices
 - Notice post on C-VUSD website, but put in the Purchasing section with RFP's

PROCESS

- **November 6, 2017** - The Board directed District administration to seek additional information from the proposers.
 - Board also provided staff direction to seek greater clarity from highest bidders regarding the areas of concern from the community as they shared many of the same concerns such as:
 - Do not want apartment buildings
 - Do not want cul-de-sacs opened
- **December 13, 2017**: 2nd Community Meeting
- **January or later**: District administration will present a final recommendation to the Board and the Board will vote to select the successful proposal.
- During the negotiation period all or portions of the proposals may not be available to the public in order to preserve the District's ability to negotiate with the proposing parties. (Michaelis, Montanari & Johnson v. Superior Court, 38 Cal.4th 1065)

PROCESS

- **January 2018 or later** - A final contract(s) will be presented to the Board at a public Board meeting, during which the public will have the ability to comment.
 - All contracts and agendas post at least 3 days before meeting
- Once the Board approves an exchange, the the next steps commence at the city level including:
 - Inspections
 - Entitlements
 - CEQA
 - Construction



Lewis Land Developer & Sheldon Development

PIONEER SITE PROPOSALS

\$20M+

**"IT IS THE OBJECTIVE OF
LEWIS TO BE CONSIDERATE
OF AND RESPECT THE
EXISTING NEIGHBORS IN THE
ADJACENT COMMUNITY
THROUGHOUT THE PLANNING
AND DEVELOPMENT
PROCESS."**

LEWIS LAND DEVELOPERS, LLC

PIONEER SITE PROPOSED PLAN

LEWIS LAND DEVELOPERS, LLC

- Self-contained, non-gated community
- Approximately 142 for-sale residential homes
- 2-3 story detached residences (from 1,300 – 2,300 square feet)
- Attached 3-story townhomes blended in (from 1,150 – 1,600 square feet)
- Community recreational amenities
- Lower-profile 2-story homes to be constructed in the areas along the common boundaries with existing neighborhood
- Higher-profile 3-story homes to be constructed in areas with proximity to the retail commercial area or within the more central parts of the community
- Existing street layout will be retained
- Entrance will be on East Rowland Avenue

PIONEER SITE PROPOSED PLAN

SHELDON DEVELOPERS, LLC

- Approximately 83-92 for-sale residential homes
- 2 story duplex residences (from 1,800 – 2,400 square feet)
- Perimeter loop road with paired homes on 60 foot wide lots to match lot size of adjacent homes
- Each home 25 feet wide attached (duplex) for a total of 50 feet plus a 10 foot side separation between each duplex to match
- 20 foot back yard as a buffer to the existing homes
- Window placement in the second level bedroom and baths would be designed to minimize privacy impacts to the backyards of the existing homes
- Self-contained, non-gated community
- Considering open Paseo to area in front of Community
- Existing street layout will be retained



Sheldon Development

GRISWOLD SITE PROPOSAL

\$17M

SHELDON DEVELOPERS, LLC

- Approximately 75-85 for-sale residential homes
- 2 story duplex residences (from 1,800 – 2,400 square feet)
- Perimeter loop road with paired homes on 60 foot wide lots to match lot size of adjacent homes
- Each home 25 feet wide attached (duplex) for a total of 50 feet plus a 10 foot side separation between each duplex to match
- 20 foot back yard as a buffer to the existing homes
- Window placement in the second level bedroom and baths would be designed to minimize privacy impacts to the backyards of the existing homes
- Self-contained, non-gated community
- Considering open Paseo to area in front of Community
- Existing street layout will be retained

QUESTIONS

