

SAN JOSE/EVERGREEN COMMUNITY COLLEGE DISTRICT LAND DEVELOPMENT PROJECT

March 5, 2015



Available

F.A.Q

WHY IS THE SJECCD BOARD OF TRUSTEES ACTING TO IMPLEMENT A SURPLUS LAND DEVELOPMENT PUBLIC/PRIVATE PARTNERSHIP?

“Fiscal Stewardship” is one of the primary responsibilities of Community College District governing boards. This stewardship and accountability function applies to both fiscal and capital resources. Community Colleges and institutions of higher education in general continue to face a decline in state and federal dollars. At no time was this situation more critical than during the most recent economic recession resulting in severe cutbacks to all community colleges in the system. SJECCD was no exception. Trustees engaged in a series of discussions and study sessions that resulted in a clear charge to its staff to identify any and all means to decrease costs, maximize resources and to put in place mechanism that would ensure future stability. One proven option and resource was the future development of surplus land in order to generate ongoing and sustainable revenues.

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WHAT'S GOING ON?

The San Jose Evergreen Community College District (“District”) intends to enter into a long term ground lease with a developer for the approximately 27 acres of land adjacent to Evergreen Valley College (“Surplus Land”). The Surplus Land includes the old District Office site, the existing Police Academy as well as land which is currently not improved. The Surplus Land is adjacent to San Felipe Road and Yerba Buena Road. It is expected that the selected developer will, at its own cost, obtain land use entitlements for the Surplus Land and construct a mixed-use project which will probably include, among other uses, commercial office, retail, and/or multi-family rental housing. The selected developer will pay a substantial amount of rent to the District.

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HAS A DEVELOPER BEEN SELECTED?

No. The District has passed a Resolution which has been published and posted which requests bids from the development community for the development of the Surplus Land. The sealed bids are to be delivered no later than April 14, 2015. The sealed bids will be opened at the District Board Meeting that evening. The bids received will be considered and accepted or rejected by the District thereafter. The process for requesting and accepting bids is set forth in the California Education Code. Prior to the approval of the Resolution to Request Bids, the District engaged in extensive public outreach and evaluation of the potential for development on the Surplus Land.

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WHEN WILL A DEVELOPER BE CHOSEN?

The Board of Trustees of the District will consider bids from developers on April 14, 2015. The Board is not required to accept any bid. If a bid is accepted, the developer who submitted the bid will enter into negotiations with the District for a long term ground lease.

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WHAT WILL BE BUILT ON THE SURPLUS LAND?

The exact nature of the project to be built on the Surplus Land is unknown. Each bid will likely contain unique proposals for the development and uses on the Surplus Land. The Resolution sets the minimum terms for each bid which includes the development of commercial office, retail and/or multifamily rental housing.

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WHO WILL DECIDE WHAT IS BUILT ON THE SURPLUS LAND?

The City of San Jose (“City”) will review and approve all land use entitlements. The District will have the right to approve the intended uses of the Developer but the City of San Jose will make the final decision on all such matters. The City has an extensive process for review and approval of land use entitlements. The City will review all environmental matters including but not limited to traffic and noise. The City will evaluate the proposed use in conjunction with the City’s adopted general plan and zoning for the Surplus Land. The City’s process includes the opportunity for numerous public meetings to discuss the project. The District also intends to have discussion of the proposed project at its open session Board meetings.

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WILL ANY PUBLIC MONEY BE USED TO BUILD THE PROJECT?

No. Once the ground lease is signed, the selected developer will be responsible for all costs to obtain entitlements, to finance and construct development improvements, and thereafter operate the completed development.

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WHAT ABOUT TRAFFIC & NOISE?

Any potential impact of a proposed project on traffic and upon the adjacent neighborhoods will be studied carefully by the City in the context of the environmental review prepared on the proposed project in accordance with the California Environmental Quality Act (“CEQA”) as part of the land use entitlement process. That process will include ample opportunities for the public provide input.

F.A.Q

WHAT WILL THE DISTRICT DO WITH THE RENT IT RECEIVES?

The District anticipates that it will receive millions of dollars in rent pursuant to the ground lease. The exact use of the rent to be received by the District pursuant to the ground lease will be determined by the Board Trustees of the District in the future. The rent will be used to support the educational mission of the District and specific student success outcomes established by the State of California and the SJECCD Board of Trustees.

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DOESN'T THE DISTRICT NEED THE SURPLUS LAND FOR MORE CLASSROOMS?

No. The District has carefully evaluated needs for classroom facilities in the near term as well as for the long term. There is plenty of space for the construction of new classrooms within the existing footprint of Evergreen Valley College. There currently exists excess classroom capacity on campus. Classroom buildings which are planned to be removed will be replaced within the existing footprint of Evergreen Valley College. The District administration is confident that the needs of Evergreen Valley College will be easily met without the use of the Surplus Land.

F.A.Q

WHAT WILL HAPPEN TO THE EXISTING POLICE ACADEMY?

The Police Academy intends to relocate to a new facility in the near future.

F.A.Q

WHAT WILL HAPPEN TO THE OLD DISTRICT OFFICES?

The old District offices are mostly vacant at this time. The old District offices needed substantial repair and renovation the cost of which was going to be very high. The District evaluated several options with regard to the location of its District offices and in 2014 acquired a building in downtown San Jose at a cost substantially below the cost to renovate and repair the old District offices. The old District office buildings will be demolished as part of the new proposed project.

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WHAT WILL HAPPEN TO THE EXISTING SHOPPING CENTER AT THE CORNER OF YERBA BUENA ROAD AND SAN FELIPE ROAD?

The existing shopping center is located on land owned by the District. The District leased the land to a developer pursuant to a process identical to the process being used today for the Surplus Land. The existing shopping center will continue to operate. The shopping center has been well received by the community, has been a good neighbor and it is the hope of the District that it will continue to operate successfully.

Evergreen Valley College Space Utilization Summary

Currently...

EVC Has

- Lecture/Classroom: 59,459 Assignable Square Feet (usable space)
- Laboratory: 74,717 Assignable Square Feet

EVC Needs

Based on State Chancellor's Office Formulas,

- EVC currently exceeds its classroom needs by 74% (we have more space than we need),
- but is short of laboratory space by 17% (we need more lab space than we have)

EVC has the following projects planned...

- South Campus Development – in construction
- Automotive Technology – in construction
- Engineering & Applied Technology – in planning

Evergreen Valley College Space Utilization Summary

Considering Growth Factors out to 2020

EVC Will Have

- *Based on State Chancellor's Office Formulas...*
- Lecture/Classroom: 61,076 Assignable Square Feet
- Laboratory: 74,937 Assignable Square Feet

EVC Will Need

- Will exceed its classroom needs by 52% in 2020,
- and will be eligible for 26% more laboratory space.

**Data provided is based on the 2016-2020 Five Year Capital Outlay Plan, approved by the BOT on 6.10.2014
Capacity/Load Ratio is a calculation of the Assignable Square Footage by type divided by Weekly Student
Contact Hours*

OPEN SESSION MEETINGS

Date	Action
November 29, 2011	Consultant Recommended
December 13, 2011	Consultant Approved
March 13, 2012	Status Update Provided
April 10, 2012	Board Policy Review
May 22, 2012	Study Session
April 23, 2013	Approval of RFP
July 9, 2013	Consultant Agreement Amended
February 11, 2014	Consultant Agreement Amended
May 27, 2014	Request for Bid Waiver
July 8, 2014	Status Update
September 9, 2014	Status Update
December 9, 2014	Approve Non-binding Letter of Intent
January 13, 2015	Review Draft Resolution
January 27, 2015	Approval of Resolution/Call for Bids

BOARD OF TRUSTEES

LAND DEVELOPMENT SUB-COMMITTEE MEETINGS

Date	Action
April 10, 2012	First Sub-Committee Meeting
September 7, 2012	Study Session
October 8, 2012	Cost-Benefit Analysis
March 13, 2013	Prepare Recommendation
April 3, 2013	Review Draft RFP
December 3, 2013	Work with Developers
February 25, 2014	RFP Status Report

CLOSED SESSION MEETINGS

Date
April 22, 2014
May 27, 2014
July 8, 2014
August 26, 2014
September 9, 2014
October 14, 2014
November 11, 2014
December 9, 2014
January 13, 2015

GUIDING PRINCIPLES FOR DEVELOPMENT

- Create a distinctive sense of place, compatible land uses, a high quality building space that serves as a destination for visitors, residents and employees;
- Integrate / link development of Property with EVC campus;
- Enhance identity / image of EVC campus environment;
- Engage EVC and community in planning / development process; and
- Maximize revenue and enhance / preserve long-term value of Property to help advance the mission of the District.

EVERGREEN RESIDENTS DISTRICT 8

ROUNDTABLE QUESTIONS

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District Response

NEXT STEPS

- April 14, 2015 – Opening of Bids
- Negotiation of Ground Lease (3-6 months)
- Execution of Ground Lease
- Developer presents application to City for project
- City reviews project (12-24 months)