

# Covina-Valley Unified School District

**Community Meeting  
November 13, 2018**



# Properties for Exchange

- **Griswold Site**

Approximately 9.6 acres of property located at 16209 E. San Bernardino Rd., Covina

- **Pioneer Site**

Approximately 8.82 acres of property located at 1651 E. Rowland Ave., West Covina

- **Vincent Children's Center Site**

Approximately 8.07 acres of property located at 1024 W. Workman Ave., West Covina

# Process

- Input was received from the community and the Board of Education on the proposals received in September 2017
- It was determined that proposals received did not comply with what the community and Board of Education preferred
- March 2018, new proposals were created with the input from the community and Board of Education as requirements in the RFP

# Process

- March 19, 2018 - April 20, 2018: Period to submit new RFP's for all three sites
- March 19, 2018: Advertised on Loop.net, District website, and Re/Max websites
- April 23, 2018: District administration, district realtor, and District's legal counsel opened and reviewed submitted proposals and prepared a summary to be given to the Board
- June 13, 2018: Community Meeting

# Process

- June 18, 2018: Input from June 13, 2018 Community Meeting presented to the Board of Education

# Proposal Exchange Guidelines

- 75-year deed restriction
- Limiting project density to twenty-five residential units per acre
- Height of buildings to three stories above grade
- Restricting the opening of any cul-de-sac unless required by the City

# Proposals Received

- **Six Proposals Received**
  - Providence Group, LLC
  - Lewis Land Developers, LLC
  - Meritage Homes
  - Warmington Residential
  - JB Development
  - Charles Company

# Current Steps

- Prior resolutions approving district staff to negotiate contracts have been canceled legally by staff
- New contract terms are being negotiated with:
  - Pioneer Property – Lewis Land Developers
  - VCC & Griswold – Meritage Homes
- No changes to Board parameters for height, density, and access
- Absolutely nothing can happen without a new agendaized Board resolution and contract being approved by the Board of Education.
  - All interested parties on our contact list will be notified if/when we reach the conclusion and bring the issue back to the Board of Education.



# Next Steps

- If the Board approves an exchange, the next steps commence at the city level including:
  - Inspections
  - Entitlements
  - CEQA
  - Construction