



RAVENSWOOD
CITY SCHOOL DISTRICT

Building a Community Hub

Executive Summary

- We are hoping to develop a “**community hub**” at the field off of bay road. The idea would be to develop the space to potentially include:
 - A **new district office** (including a board room, office space, training areas, storage, fleet yard, etc.)
 - A **new library** for the school and the community
 - **Sport areas** (e.g. a gym or tennis courts)
 - **Staff housing**
 - A **health clinic** and/or **other services used by members of our community** (e.g. WIC) that **align with the mission of district**
- We would like to build this at the **lowest possible cost for the district**. While philanthropy may cover large portions of it, we may also need to enter into longer term (20-80 year) ground leases for the amenities on the site – **we are not exploring selling the land, nor are we trying to maximize revenue for the site (we are maximizing community benefit)**
- We would also like to **engage the broader community** in envisioning this space

Site Overview

We have a number of projects happening, or in the development phase, at CCRMS

We currently have a number of significant facilities improvement projects ongoing at CCRMS

- Current bond-funded classroom renovations
- 8to80 Zone
- Magical Bridge PlayPark

This represents over \$70m of planned investments in the school buildings and back area. The resulting school space – not including the community hub – would have space for over ~1,000 students.

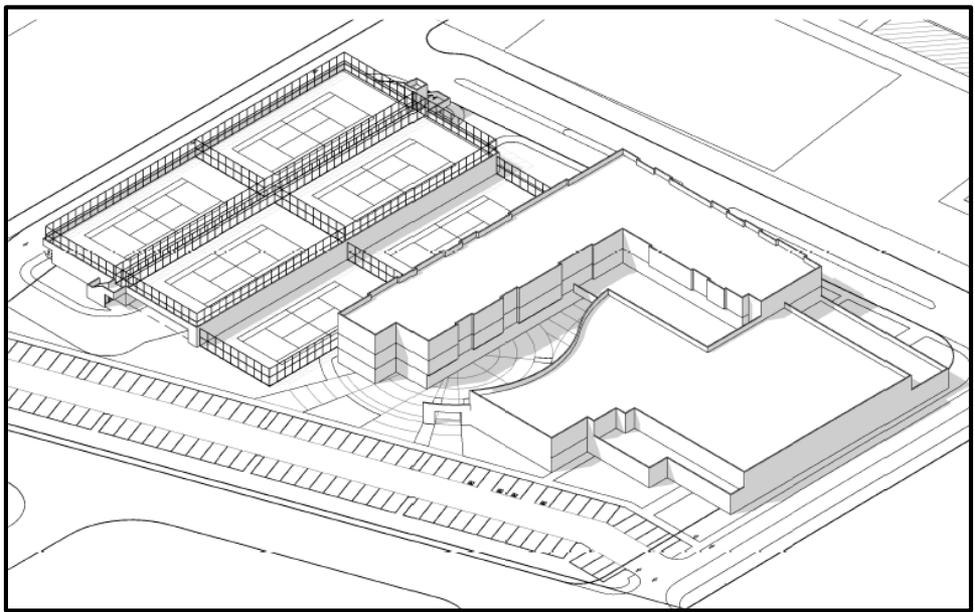
We are proposing placing the community hub at the four acre field off of Bay Road



Possible Design

The community hub is designed to serve multiple uses for both the school, the broader community, and house the district office

Hypothetical Community Hub Outline



We have begun preliminary exploratory conversations to identify possible partnerships for the space. In addition to addressing requisite district office space needs, possible additional uses could include:

- Library
- Basketball gym
- Tennis courts
- Other office space
- Function space
- Health clinic
- Other community services (WIC)
- Staff or do-gooder (e.g. government employees, non-profit partner staff, etc.) housing

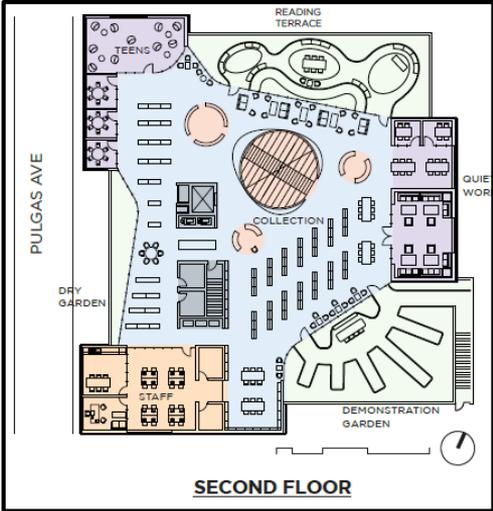
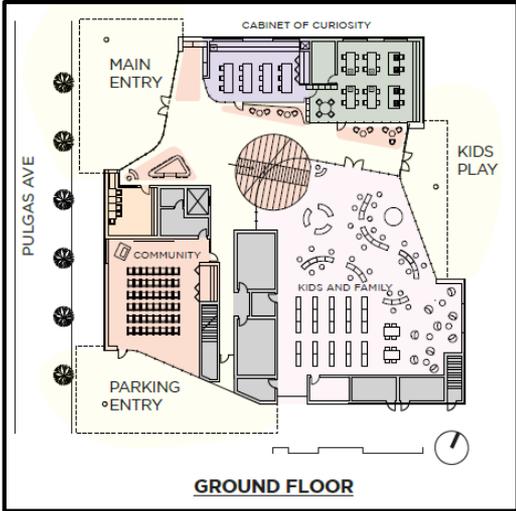
Possible Design

The city has proposed an expansive and imaginative new library space

City's Library Street View



City's Library Floor Plans



Financing

Our intent is to build this at the lowest possible cost to the district (targeting no cost to the district)

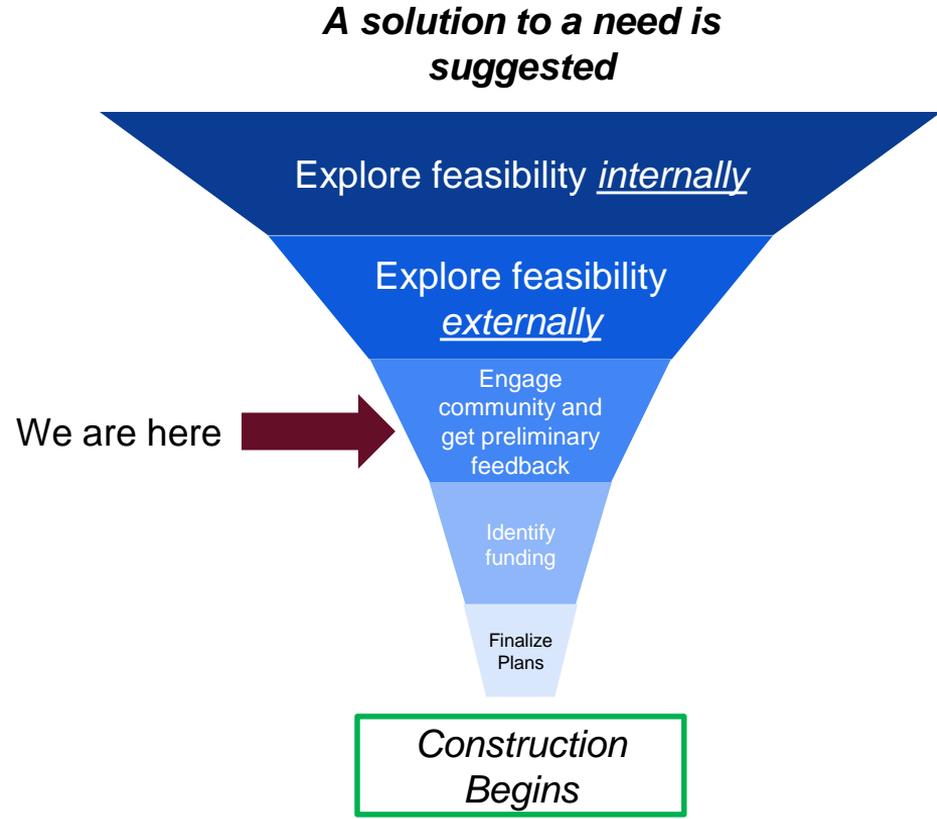
We would do this through the following draft payment approach:

- **Some partners would pay up-front construction costs** (i.e. their space and a proportion of the cost of sitewide costs such as parking, sewage, electrical, etc.):
 - The City and County have already budgeted and identified funds for the library space
 - Non-profit partners would pay either up-front or through a longer term lease payback (i.e. a 30 year lease).
- A developer would **build the affordable housing and the leases (and tax credits) from that project would serve as a payback** to the developer over the longer term
- As the district would be providing the land (not selling, but also not charging a ground lease for the initial period), **RCSD would receive this building at no cost to the district**

Next Steps

We are still early on in this process – we are excited about the prospects of this, but it is not a done deal

- We believe that there is a reasonably good enough chance that this happens so we want to get feedback
- However, there remain a number of potential challenges – identifying partners, funds, governance issues, construction challenges
- So consider this a hypothetical for now, knowing that there are many iterations to come



Next Steps

We are proposing that the board formally authorize district staff to explore two intertwined approaches

Explore Partnering with City Staff to Locate the Library at CCRMS

- The City is exploring multiple options for where to place their library
- We would bring to the board a proposed:
 - Long term usage agreement with the City of EPA for the space
 - A redesign of the library that fits the new proposed location

Explore an Approach (Potentially an RFP) to Identify a Housing Developer

- Adjacent to the library, we are hoping to build a multi-use space (district office, housing, sports, community services)
- This will be complex to finance; we are exploring identifying a partner to help finance and (potentially) build the space

Do both of the above in close partnership with our various community stakeholders