

Meeting Date: February 8, 2011

Item Title: Surplus Property Advisory Committee Recommendation

Item Type: Information

BACKGROUND: On August 10, 2010 the Board of Education approved the establishment of the Surplus Real Property Advisory Committee to advise the Board of Education regarding the use and disposition of the following two properties per education code: 1525-1525 Buena Vista Ave, Alameda, CA 94501, APN 72-380-19 and APN 72-380-020 (“Tidelands Property”) and 2437 Eagle Ave, Alameda, CA 94501, APN 070-0193-011 (“Old Island High”).

When required by law, the board shall appoint a district advisory committee to advise the Board in the development of policies and procedures governing the use or disposition of schools or school building space which is not needed for school purposes. (Education code 17389)

On January 11, 2011 the board took action to amend the August 10, 2010 resolution to remove the “Tidelands Property” from the purview of the committee.

Tonight the Surplus Real Property Advisory Committee will present their final report. The Surplus Real Property Advisory Committee held seven (7) meetings from October 2010 through January 2011 and a Public Hearing was held on January 20, 2011 to provide an opportunity for community input.

This process enabled the committee to complete a report which includes input from the community, and their conclusions and recommendations for the Old Island High property.

The report signifies that Old Island High is surplus to the educational needs of the Alameda Unified School District. It does not authorize or approve any future non-district use for the property. Any future disposition of the property would require a formal resolution of the Governing Board of Education as outlined in the education code.

No additional action is necessary until the Board of Education decides and desires to dispose of the Old Island High property.

ALAMEDA UNIFIED SCHOOL DISTRICT

BOARD AGENDA ITEM

EXHIBIT

F-4

(cont'd)

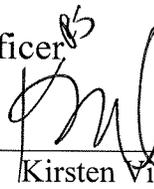
FISCAL IMPLICATIONS: None

RECOMMENDATION: Accept the Report of the Surplus Property Advisory Committee as submitted.

AUSD Guiding Principle: #5-Accountability, transparency and trust are necessary at all levels of the organization. #6-Allocation of funds must support our vision, mission and guiding principles.

Submitted by: Robert Shemwell, Chief Business Officer

Approved for Submission to Board of Education



Kirsten Vital, Superintendent

Surplus Real Property Advisory Committee
(7-11 Committee)

Report and Recommendations

On September 14, 2010, the Governing Board of the Alameda Unified School District approved the formation of a Surplus Real Property Advisory Committee and authorized Superintendent Kirsten Vital to convene such a committee to fulfill the requirements of California Education Code Sections 17387 – 17391. The following community members were approved by the Governing Board and have agreed to serve on such committee:

Aidan Barry (Chair) – community member, parent, homeowner, real estate development, land planning
Doug Biggs – community member, parent, homeowner, affordable housing advocate
Italo Calpestri – community member, architect (residential & commercial), land planning, homeowner
Victor Jin – community member, real estate broker, land planning, homeowner
Arthur Kurrasch – community member, teacher, homeowner
Rodrigo Orduña – community member, parent, County land planner, homeowner, zoning expertise
Mark Ruckman – community member, parent, harbormaster, homeowner.
Shelby Sheehan – community member, parent, renter; environmental scientist
William Smith – community member, former planning commissioner, zoning expertise,
housing advocate, homeowner
Melanie Wartenberg – community member, parent, neighbor to Island HS property, homeowner

These members represented a cross section of the community and met the requirements stated in California Education Code Sections 17387 - 17391. In accordance with the California Education Code, the committee was charged with the following duties:

1. Review projected enrollment figures to determine the amount of surplus space and real property.
2. Establish a priority list of uses of the surplus real property that will be acceptable to the community.
3. Circulate throughout the attendance area the priority list of surplus property and provide for a public hearing for community input to the committee regarding the acceptable uses for the surplus property. One such use could include the sale or lease of the surplus property for childcare development purposes pursuant to Education Code Section 17458.
4. Make a final determination on the “limits of tolerance” related to the uses of the surplus property.
5. Forward a report to the Governing Board recommending uses of surplus property.

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The committee met on October 20, November 3, November 17, December 1, and December 15, 2010. In conformance with the Education Code, the committee held a public hearing on January 20, 2011 at 7:00 p.m. at the AUSD District Office in order to obtain input from the community. Minutes from this public hearing are attached in Exhibit "A." The committee held a closing meeting on January 26, 2011 to finalize their report to the Governing Board. Minutes from this closing hearing are attached are attached in Exhibit "B".

During the committee meetings, enrollment trends and forecasts of future district enrollments were reviewed, discussed and evaluated. The committee also reviewed and discussed the District's potential future space needs and site capacities, procedural steps to dispose of surplus properties and financial projections for the District. Based upon the information presented to the District Advisory Committee, the following findings, conclusions and recommendations are presented to the Governing Board:

Committee's Findings:

1. The Alameda Unified School District has and will have for the future, a surplus of classroom space and real property. The committee adopted a definition of surplus real property as those properties which could include school buildings, grounds and unused land which are not needed for school district purposes. This definition is consistent with California Education Code Section 17388.
2. The committee noted that the enrollment trends and forecast data as shown in Exhibit "C" reflected a stable or slightly declining enrollment on a district-wide basis.
3. The committee also noted that the district currently has excess student and operational capacities on some of its operating sites. A summary graph of these capacities can be found in Exhibit "D".
4. The committee held a public hearing in accordance with the Education Code during which it received the following public comments: 5 neighbors expressed a preference for an urban garden or park above all other uses; 1 neighbor submitted a statement signed by 35 residents of the neighborhood expressing a preference for an urban garden, park or other green space above all other uses; 2 written statements were submitted supporting an urban garden, park or other green space; 2 speakers representing affordable housing organizations supported using the property for affordable housing and submitted one written statement in support of the same. (Speakers' written statements are attached as Exhibit "A".)

Subsequent to the public hearing, the committee held a meeting on January 26, 2011 during which it received the following public comments regarding preferred uses of the property: 7 speakers expressed a preference for a park, urban garden or community open space; 1 speaker expressed a preference for a park but acknowledged that he would tolerate affordable housing; 1 speaker representing private development spoke in favor of the Board considering multiple proposals for the highest and best use of the property; and 1 speaker submitted a written statement expressing a preference for a park or community open space. (Speakers' written statements are attached as Exhibit "B".)

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5. Based upon the committee's review of this information and after studying the real properties owned by the District, the committee concluded that the Old Island High School site, located at 2437 Eagle Avenue, Alameda, CA and comprised of approximately .83 acres of land, could be considered surplus to the educational needs of the District.

Committee's Conclusions and Recommendations:

1. The committee concluded that the Old Island site is surplus to the educational and operational needs of the District.
2. The committee recognized that surplus real property assets, if put to a different use, could generate additional revenues to the District.
3. For the above reasons, the committee recommends that the Governing Board declare this property surplus to the educational and operational needs of the District and consider redeploying this asset in a manner which best serves to improve the educational experience of all students in the district.
4. If the Governing Board elects to declare this property surplus, the committee understands that in accordance with Education Code sections 17464 and 17489 and Government Code sections 54220 and 65402(c), the Governing Board must first offer the property to the entities listed herein as summarized below.
 - a. First, the property must be offered for Park or Recreational purposes (City, County & State Park agencies and commissions).
 - b. Second, to the Director of General Services, the Regents of the University of California, the Trustees of the California State University, Alameda County and the City of Alameda, any public housing authority in Alameda County, to any public entities or political subdivisions of the State of California that have expressed a written interest in the property, and to non-profit charitable organizations that qualify as public benefit corporations.
 - c. If none of the above listed entities respond to the District's notice that the property is available for disposition, then the property may be disposed of in any manner authorized by law (i.e. the property can be offered to private entities).
5. The committee desires to give the Governing Board the necessary flexibility and discretion in choosing a method of disposition for this property. The committee recognizes that the disposition option is dependent upon the District's needs. If the Governing Board declares this property surplus, the committee recommends that the Board dispose of this property.
6. The committee further recommends that this property be developed in accordance with the appropriate land use designation process as permitted by the governing jurisdiction without regard to prior proposals, commitments or negotiations. Said process and ultimate land use shall be compatible with the surrounding neighborhood uses.

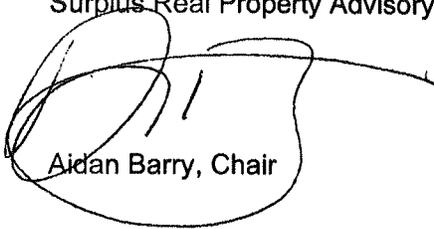
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7. Prior to the disposal of a surplus property, the committee would support a decision by the Governing Board if it were to authorize staff to request a waiver of the bid process from the State Board of Education so that the Board would then have the option of using either the bid process or a negotiated request for proposal process, whichever method proved to be most beneficial to the District.

We, the members of the committee, appreciate the opportunity to serve the Governing Board in this important capacity. We hope this advisory report proves helpful to the Governing Board with its decisions regarding the disposition of the Old Island High School site. We stand ready to assist the Governing Board in the future if it chooses to assemble another 7-11 Committee.

Respectfully submitted,
Surplus Real Property Advisory Committee



Aidan Barry, Chair

Exhibit "A" – Minutes from Public Hearing
Exhibit "B" – Minutes from the Committee Meeting on January 26, 2011
Exhibit "C" – Enrollment Trends, Projections and Site Capacities
Exhibit "D" - Old Island Site PLAN

ADOPTED MINUTES

A. CALL TO ORDER & WELCOME – 7:01 p.m. Aidan Barry, Chair

- Present:** Aidan Barry, Doug Biggs, Rodrigo Orduña, Mark Ruckman, Shelby Sheehan, William Smith, Melanie Wartenberg.
Danielle Houck, General Counsel; Robert Shemwell, CBO; Robbie Lyng, Director of MOF; Kristi Ojigho, Coordinator of MOF
- Absent:** Italo Calpestri, Victor Jin, Art Kurrasch

A-1 Adoption of Agenda

Motion to adopt agenda.

Motion: Chair Barry

Seconded: William Smith

Ayes: all

Noes: none

Motion Carried

A-2 Introductions and Overview of Committee's Work

Chair Barry briefly outlines that the 7-11 Committee was formed per request of the Board of Education and has been given a specific task to complete; namely, to declare Old Island High as surplus for the financial gain of the District; that the committee makes a formal recommendation to the board and that it is only an advisory committee that follows specific laws as outlined in the education code.

A-3 Chairman Barry to Review Procedures for the Public Hearing

Chair Barry points out that during this meeting the Public gets to provide feedback that will be taken into consideration when making the final recommendation to the board.

B. COMMITTEE'S REPORT REGARDING OLD ISLAND HIGH

B-1 Presentation of the Committee's findings and recommendations for the Old Island High School Site, located at 2437 Eagle Avenue, Alameda, CA

Chair Barry covers the attached report point by point, starting from committee members representing the community at large to the stipulations laid out for the committee in the educational code.

He goes on to speak about the conclusions reached and recommendations made on page 2 of the report and the committee's intent to protect the neighborhood while working with the

District. He states that report in DRAFT form has been built through input from AUSD staff and their consultants.

As to offering the property in the order laid out by the Ed Code (page 2 of the draft report), member Smith states that the Alameda Housing authority has expressed an interest. General Counsel points out that at this point during the public hearing, committee members are only to listen to public opinion, and take those into consideration for making a final recommendation to the board

B-2 Public Hearing - Committee receives input, questions, and comments from the public.

First to offer input as to the Old Island Site is a representative of the so-called *Wedge Neighborhood*, Kristoffer Köster. He read the attached neighborhood statement (public record #1) into record and when completed gave a copy thereof, together with the signatures of 35 of his neighbors advocating on behalf of a community garden, to chair Barry.

Stephanie Martin, a neighbor and community member, also expressed her belief that the site ought to be turned into a green space. She would like to see a garden for the community on the site, maybe even a sensory garden to help welcome artists residing along Blanding Ave into her community.

Laura Thomas, president of Renewed Hope Housing Advocates, expressed concern over the lack of affordable housing for middle class Alamedans on the Island, regretting the loss of housing when Alameda's Bayport Apartments were renovated into upscale housing. The latter resulted into a 5 Million Dollar loss for the District. She emphasized the importance of having a base of strong and stable families to support the District and sees the development of affordable homes as the wisest choice for the site.

Diane Lichtenstein, representing the Alameda Development Corporation, also expressed the need for affordable housing in Alameda. She would like to see a mixed use development plan followed in the neighborhood and feels that Old Island High presents a good opportunity to provide more affordable housing to Alamedans.

Janice Miles, having lived in the neighborhood for close to 20 years, spoke of the changes observed along Eagle Avenue; she spoke of a neighborhood that has a nice feel to it and is hoping for urban gardening and/or farming. She read attached statement into record (public record #2).

Joseph Yon, a neighbor, also expressed his wish for a community garden or park. He also read attached statement into record (public record #3).

Chair Barry acknowledged acceptance of comments on behalf of the committee and stated that comments would become part of the records as expressed by several community members. He once again stated that it is not the committee's intent to solicit input from interested parties and thanked public for having participated in the public hearing. He also mentioned that the public was welcome to attend the committee's meeting on January 26, 2011 and the committee was going to make a formal recommendation to the Board of Education on February 8, 2011.

C. Adjournment

Motion to adjourn.

Motion: Chair Barry

Seconded: William Smith

Ayes: Doug Biggs, Rodrigo Orduña, Mark Ruckman, Shelby Sheehan, William Smith, Melanie Wartenberg

Noes: None

Motion Carried and meeting was adjourned at 7:29 p.m.

January 20, 2011

I support the development of a park, preferably with urban garden plots rentable to the general community, on the .83 acre site of the Old Island High School (OIH) at the corner of Eagle Ave. and Everett St.

1. The local neighborhood (The Wedge) (map attached) does not have access to any park without crossing a major thoroughfare (either Park St to get to McKinley Park 4 ½ blocks from this site or Tilden and Broadway to get to the playground at Edison Elementary which is not even a park space but a blacktopped playground).
2. The City of Alameda has many residents interested in urban gardening and currently no real access to such a project. (The only community garden available is small and unable to take new members and is in Central Alameda)
3. The Old Island High site was historically farmland prior to the original purchase of Alameda by William Worthington Chipman and Gideon Aughinbaugh and the subsequent purchase of land including the Wedge by James J. Foley, so restoring it to it's original use (by squat farmer Franklin Pancoast) supports the City of Alameda's historic roots.
4. The City's plan to develop the North of Lincoln corridor is meant to be the "Gateway" to Alameda, encouraging economic growth and increasing visits to the island from neighboring cities. Green space is a needed addition to this plan in the adjacent neighborhood backing the commercial frontage in order to show visitors a well developed and welcoming neighborhood as they begin to explore Alameda. The Wedge is currently a mixed use industrial/residential neighborhood with a mix of historic homes over 150 years old and commercial businesses. It would benefit the neighborhood and community at large if an attractive, usable green space was appropriately developed in a historic neighborhood often blighted by industrialization (speeding cars, overcrowded commercial parking on residential streets, frequent car alarms, tractor trailers delivering and blocking driveways).
5. Urban community gardens have been successful in many communities in increasing community cohesion; providing organic produce to local community members, food banks, restaurants, small groceries and farmer's markets; and in reducing the tax burden for park maintenance and upkeep as well as even providing cities with some revenue from affordable plot rental fees.
6. Community gardening is an integral part of future sustainable communities. As food sources will continue to decline, urban farming will help meet the demand for a growing and aging population. Urban farming also has the added benefit of reducing rain water runoff (having an lesser impact on storm water drainage), cooling heat island effect (buildings and paved surfaces warm neighborhoods), building safer communities, reducing levels of CO2 being released into the atmosphere, and reducing environmental degradation, along with improving the neighborhood's air quality. Urban gardens increase bio-diversity, providing locations for microorganisms, insects, birds and animals with food, resting space and protection.

I ask the Alameda Unified School District and City Council of Alameda to support this future use as they go forward in the future sale and/or lease of the OIH property and I ask the Surplus Property Committee to include this recommendation in their report.

	Name	Address	email
1. Amy Parker	AMY E. PARKER	2511 EAGLE AVE.	pamy2001@yahoo.com
Greg Rihm	Greg Rihm	2511 Eagle Ave	gregrihmay@aol.com
Markus Roskothen	Markus Roskothen	2506 Eagle Ave	markrosko@gmail.com
Nancy M. Clarke	Nancy M. Clarke	2525 Eagle Ave.	clarke.n.m@gmail.com
Janice miles	Janice miles	2514 Eagle Ave	
Sandra Dettner	Sandra Dettner	2504 Eagle Ave	ITSJUSTMESANDRAC@aol.com
GRACE YON	GRACE YON	2508 Eagle Ave.	graceyon@yahoo.com
SALLY YON	SALLY YON	2509 Eagle Ave	Sallyyon@hotmail.com
Kathleen Koster	Kathleen Koster	2504 Eagle Avenue	kkofab@yahoo.fr
10 KRISTOFFER KOSTER	KRISTOFFER KOSTER	2524 EAGLE AVE	kkoster79@gmail.com
Doree miles	Doree miles	1021 Versailles	doreemiles@yahoo.com
BRIAN KERWAN	BRIAN KERWAN	2526 EAGLE AVE,	
Molly Nilsson	Molly Nilsson	2418 Buena Vista Ave	ni/ssm@aol.com
Kevin Sibley	Kevin Sibley	2514 EAGLE AVE	
Oayan Dorje	Oayan Dorje	2508 EAGLE AVE	o726@uakmail.com
Debra M. Montenegro	Debra M. Montenegro	2527 Eagle Ave.	DJM1999@aol.com
Delores Cimelli	Delores Cimelli	3330 Fernside	flaraisdel520ATT.net
Darrell Burson	Darrell Burson	2500 Eagle Ave	dib2kuz@earthlink.net
Kouin moreland	Kouin moreland	2436 EAGLE AVE	
20 Herta Casuso	Herta Casuso	2422 Eagle Ave	hertac@brownbark.com
David Phan	David Phan	2418 Eagle Ave	
JOHN YOUNG	JOHN YOUNG	2412 EAGLE AVE	
Pamela Smith	Pamela Smith	2415 EAGLE AVE	
JAMES SMITH	JAMES SMITH	2415 EAGLE AVE	
Tim margin	Tim margin	1821 Broadway	steph-trim-marble@yahoo.com
Pamela J. Klumpenberg	Pamela J. Klumpenberg	2536 Clement Ave	
Janet Van Klumpenberg	Janet Van Klumpenberg	2099 Grand St. #L-17	jeffandjanet@gmail.com
Lisa Carver	Lisa Carver	1829 Everett St	
JEFF OSTREAD	JEFF OSTREAD	2426 EAGLE #B	
30 PATRICIA DEYER	PATRICIA DEYER	1714 EVERETT ST	
Cecily Lantz	Cecily Lantz	3101 Central	
CHARLES HUNARD GREEN	CHARLES HUNARD GREEN	1714 EVERETT ST	
GERRY TORRES	GERRY TORRES	2516 EAGLE AVE	GT531@SBGLOBAL.NET
KELLY OLIVEIRA	KELLY OLIVEIRA	2516 EAGLE AVE	OKELLYS3055@SBGLOBAL.NET
Stephanie Martin	Stephanie Martin	1821 Broadway	step-trim-marble@yahoo.com

JANICE MILES

2514 Eagle Avenue, Alameda, CA 94501
Home 510-769-1625 ~ jmiles03@gmail.com

January 19, 2011

To Whom It May Concern:

My name is Janice Miles and I have been an Alameda resident living in my home on Eagle Avenue for twenty years. I wanted to write to express my thoughts regarding the plans for Alameda Island High School.

I am fully in support of using the Alameda Island High space for urban farming/urban gardening. I think there is demand for this. The urban farm in Alameda already has several people waiting to participate.

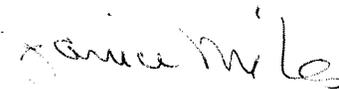
Along with the urban farming, I am also in favor of the program that Alice Waters founded called the Edible Schoolyard. This program is in Berkeley, as well as in other cities including San Francisco. Her program enables students to get hands-on experience in all areas of organic gardening. It would be great if something similar could be implemented at Alameda Island High.

I believe there are many organizations offering support of these sorts of programs and perhaps funding could come from the federal government, from non-profits as well as private sources. This sort of program would bring good will and nice publicity to our city.

I feel that the City of Alameda would greatly benefit if Alameda Island High be utilized for urban gardening. I would also be in favor of the addition of a much needed park in the Wedgewood area.

Thank you for your time and consideration. Please feel free to contact me anytime if I can provide more information.

Sincerely,

A handwritten signature in cursive script that reads "Janice Miles".

Janice Miles

To:
AUSD Surplus Real Property Advisory Committee

January 20, 2011

I live within sight of the former Island High on Eagle and am concerned about district plans for the site. My neighbors and I were deeply involved in the campaign to thwart Warmington Homes' 2008 scheme for a development ill-suited to the neighborhood, and hope we can work with you to come up with a plan that meets all our needs.

A community garden or park would be ideal in this location, and I would ask that this idea be explored fully before moving on to any other. If a park or garden is not possible, the District naturally seems to be interested in revenue from the site, and if it is to be developed I hope you will build on the community's momentum from the 2008 campaign. Perhaps a combination of a micro-park and some appropriate housing could be designed.

The city shows the Island High site as being suitable for no more than 16 units, based on Measure A restrictions. 85% of city voters strongly reaffirmed their support the spirit and letter of Measure A in elections last June. Any development concept should strictly respect this, while considering that an even lower number of units might best (quote) '[m]aintain the integrity of existing residential neighborhoods by...ensuring that new development[s] respect the density, physical, and aesthetic character of the neighborhood and surrounding areas' (unquote) per the city's Housing Element Policy.

Low-income units have been mentioned before regarding this site; these should always be mixed in to developments for the benefit of their own residents and the city as a whole, as intended in the city's Inclusionary Housing Initiative. As our economy recovers and commercial development restarts, I would not like to see a rising Park St. suffer the same problems some stretches of Webster St. dealt with for years. A project for seniors, for example would still provide badly needed housing, but would reduce the impact on both Edison School and parking.

This committee's 12/15/2010 report, under conclusions and recommendations item 6, states that the ultimate land use shall be compatible with the surrounding neighborhood. We look forward to working with you to make this a reality.



Joseph Yon
2508 Eagle Ave
Alameda CA 94501

To: AUSD Surplus Real Property Committee

January 26, 2011

Committee Members:

Thank you for your work here helping to move the Island High site's status forward from derelict to something of benefit to the community.

As the project moves to the Board of Education and on to city planning bodies, I am concerned that deals are being made far in advance of comment and input by the neighborhood and the city in general.

For example, the Housing Authority, since October 5 of last year, already shows this parcel as a 'mid-term project' in its affordable housing development pipeline. As of tonight the District has not even officially declared it surplus, much less decided what the best and most appropriate use of the site might be. AHA already seems to think it's theirs for the building, and they can only have imagined this with the assent of the District, and in fact ARPD as well.

Plans for Island High must go through all appropriate public notification periods and venues.

In spite of one comment to the contrary at last Thursday's meeting, there are many parcels on the island and many possibilities for meeting the city's housing needs. The Island High site needs to become an appropriate addition to the neighborhood it is a part of, whatever the city's ledgers say about projects in the pipeline.

Joseph Yon
2508 Eagle Ave
510-292-9031 cell
jyon@berkeley.edu

ADOPTED MINUTES

A. CALL TO ORDER – 6:08 p.m. Aidan Barry, Chair

Present: Aidan Barry, Doug Biggs, Italo Calpestri, Rodrigo Orduña, Mark Ruckman, Shelby Sheehan, William Smith, Melanie Wartenberg.

Robert Shemwell, CBO; Danielle Houck, General Counsel; Kristi Ojigho,
Coordinator of MOF

Absent: Victor Jin, Art Kurrasch

A-1 ADOPTION OF AGENDA

Motion to adopt agenda.

Motion: Italo Calpestri

Seconded: William Smith

Ayes: All

Noes: None

Motion Carried

A-2 APPROVAL OF MINUTES FROM DECEMBER 15, 2010 MEETING.

Motion to approve minutes.

Motion: Rodrigo Orduña

Seconded: Italo Calpestri

Ayes: All

Noes: None

Motion Carried

APPROVAL OF MINUTES FROM JANUARY 20, 2011 PUBLIC HEARING.

Changes to Minutes requested by member Smith:

- Smith pointed out that Laura Thomas's title is President of Renewed Hope Housing Advocates and asked to have the spelling of Stephanie Martin's last name corrected.

Changes to Minutes requested by member Calpestri:

- Calpestri wanted the minutes to show that he was not present at the public hearing.

Motion to approve minutes with changes noted above.

Motion: Shelby Sheehan

Seconded: Rodrigo Orduña

Ayes: All

Noes: None

Motion Carried

A-3 ORAL COMMUNICATIONS – Public input from individuals wishing to address the committee.

None.

B. COMMITTEE’S REPORT REGARDING OLD ISLAND HIGH PROPERTY

B-1 CONSIDERATION OF INPUT, QUESTIONS, AND COMMENTS VOICED AND READ INTO RECORD BY NEIGHBORS AND COMMUNITY MEMBERS AT THE PUBLIC HEARING

Chair Barry asked committee members on how they wanted to proceed with the review of information and input received from the public. Member Smith suggested having a discussion between committee members. Chair Barry then opened the forum for discussion.

- Member Sheehan wondered if having housing at the old Island site was not against the limits of tolerance and wanted to make a list of priorities for the future use of the site, as she thinks that housing is not among what the public wants.
- Member Doug pointed out that the district needs money and that the committee only needs to determine as to whether this property is surplus or not. He said that by state law priority is given to the Park & Rec Dept and then to other folks and all of that gets done before the community has their say. He urged other members to take a look at the broader picture while keeping in mind that you cannot put anything on the site that it is not zoned for. He felt that in all likelihood the Alameda Housing Authority is going to go for the site.

Chair Barry interjected to encourage all members to state what they took away from the public hearing, and to restrict their comments to that.

- Member Wartenberg thought it was important to give equal standing to what has been expressed so far. She said that prior to the property being surplus, we heard the Alameda Housing Authority give a presentation, but the only voice for the Park & Rec Department has come from the public.
- Chair Barry pointed out that the committee had asked for a presentation from the City and heard from the Housing Authority instead.
- General Counsel explained that the district previously had hopes to develop the site in collaboration with the City, but that Park & Rec has first dibs.
- Member Wartenberg wondered as to how to notice all those organizations that have first dibs on the property and General Counsel stated that the District would defer to the expert, but will send out the same letter to all organizations within appropriate boundaries. She stated that it is in the District’s interest to notice as many organizations as we can.
- Member Orduña recounted that at the public hearing he heard the public wanted a park and housing and said that the immediate neighbors would be the most affected. He felt that the committee needed to allow for land use to run its course.
- Member Ruckman said that a lot of time and effort went into our main job of determining the property surplus. He wanted to hear from the community as to whether or not they felt they needed more classrooms in the District, or if the property was surplus in their eyes.

At this point, chair Barry encouraged public comments.

- Joseph Yon also wants the site to become a green space, as previously expressed at the public hearing. He reminded everyone that the site needs to become an appropriate addition to the neighborhood that it is part of and that at current, the site is an eyesore. He read into record what is attached as public correspondence #1.
- Erik Miller agreed with Joseph Yon, but was concerned with the committee's report to the Governing Board. While he would love to have a garden at the site, he recognizes the need for affordable, subsidized housing. He could even envision housing built at the site to benefit AUSD teachers; he felt strongly that anything done should be Measure A compliant.
- Doree Miles expressed wanting something nice in place of Old Island High.
- Nancy Manos was looking forward to getting a better neighborhood; while a garden/urban farming plot is her first choice, she would tolerate housing there, if it was low density, maybe with a park as part of the development.
- Marichal Gilbert spoke of the committee's job to maximize money for the school district to help students and that subsidized housing is not necessarily crime related.
- Kelly Oliveira, a neighbor, pointed to the diversity along income levels in their neighborhood. She went on to say that while she has always been a total supporter of AUSD, she felt betrayed and that it seemed like a done deal (in regards to possible subsidized housing). Best thing to do would be to turn the site into a park, and if that's not doable, create teacher housing units.
- Janice Miles stated that she understands the need for affordable housing, but that guidance is needed in the case of Old Island High. It should be turned into housing for teachers only.

General Counsel interjected, to clarify two issues: One, the notion that this is a done deal, is absolutely not true; in fact, the 7-11 committee has made an advisory report that AUSD does not need the property. The site will be put to the highest and best use and will be offered, as required by law, to public entities, with Park & Rec in first place; the city will have to decide if it has the money. Secondly, the Governing Board wished it could provide affordable housing for its employees. AUSD had hoped to use redevelopment money that the city is still holding onto for affordable, low-income housing. As it turned out, the qualifying income would not even make our lowest paid employees eligible for such. Therefore, the District decided to surplus the property to the highest and best use.

The Chief Business Officer stated that if the District wants to surplus any site for financial reasons, a Surplus Real Property Advisory Committee needs to be convened. Currently, the District is experiencing a budget shortfall and is prepared to make 19 M dollars in cuts. The Governor plans to flat-line education spending until the economy improves. In the meantime, California voters will go to the polls to approve an extension of taxes on the state level, while district-wide, Alameda voters will decide on a parcel tax to maintain quality schools amidst the massive state budget crisis.

With the advent of a community member, chair Barry reopens the forum to public comments once more.

- Jon Bassman stressed the importance of planning and land development to manage value of property better in going forward. To maximize property value, he stated, you have to ask what you might want out of it.

Thereafter, the discussion continued among committee members:

- Member Wartenberg cleared up any existing confusion over the Old Island site being located in the Fernside area by reiterating that the Wedge is a working class neighborhood and ethnically diverse.

Chair Barry then queried members as to whether or not they wanted to file a priority list or move straight to finalizing their report to the Governing Board, thus acknowledging that there is a subsequent process that takes over after surplus-ing the site.

Motion to add detailed priority list

Motion: Shelby Sheehan

Seconded: William Smith, for discussion's sake

- In the ensuing discussion, member Orduña agreed with member Biggs, and pointed out that the committee by law already had a priority list in place. Orduña said that ultimately it would come down to money and that if the community wanted their opinion heard, the report could very well reflect that. What the committee does is to acknowledge that the parcel is surplus and that there is a process in place that will follow.
- Member Wartenberg wondered if they served the Governing Board by providing a small synopsis as to public comment.
- Member Calpestri stated that the neighbors should simply track the process in support of what the committee prepared.
- Member Sheehan wondered why everyone seemed to avoid providing a priority list. Member Smith stated that it was too late in the process to provide one.

Ayes: None

Noes: Aidan Barry, Doug Biggs, Italo Calpestri, Rodrigo Orduña, Mark Ruckman

Abstentions: Melanie Wartenberg

Motion Dies

Chairman Barry encouraged all committee members to brainstorm the edits to the report and to high-light and note concerns of the public as part of the committee's conclusions and recommendations. Subsequently, changes were made to the committee report by including community input from the public hearing and addressing the notion of a done deal, see attached committee report.

- At this point, Molly Nilsson from the Wedge neighborhood spoke up in support of a park, green space and/or urban garden.

Motion to finalize the report.

Motion: Italo Calpestri

Seconded: Doug Biggs

Ayes: Aidan Barry, Rodrigo Orduña, Mark Ruckman, Shelby Sheehan, Melanie Wartenberg

Noes: William Smith

Member Smith voted against the motion on the premise that committee members were not representative of the community at large.

Motion Carried

C. Adjournment

Motion to adjourn.

Motion: Rodrigo Orduña

Seconded: Melanie Wartenberg

Ayes: All

Noes: None

Motion Carried and meeting was adjourned at 8:00 p.m.

NOTE: At the request of the Committee, these minutes have been approved via email.

Yes: Aidan Barry, Italo Calpestri, Rodrigo Orduña, Mark Ruckman, Shelby Sheehan, and Melanie Wartenberg.

No Response: Doug Biggs, William Smith

Demographic Analysis
for
Alameda Unified School District

December 14, 2009

Kirsten Vital, Superintendent

Board of Trustees

Mike McMahon, President

Ron Mooney, Vice President

Tracy Jensen, Trustee

Trish Herrera Spencer, Trustee

Niel Tam, Trustee

Prepared by:

Jack Schreder & Associates

2230 K Street

Sacramento, CA 95816

916-441-0986

EXECUTIVE SUMMARY

The purpose of the 2009-10 Demographic Analysis is to provide detailed demographic information about the City of Alameda and the effects of those demographics on the Alameda Unified School District enrollments and impacts on long range planning for facilities in order to assure that appropriate and equitable facilities are provided for the students of the District. The Alameda Unified School District remains proactive in planning and has undertaken a community based process in order to use community feedback to guide the District's Master Plan. This demographic study provides information based on current District enrollments, District facilities, District policies and City planning policies and information on development in addition to City and District demographics. As these factors change and timelines are adjusted, the Master Plan will be revised to reflect the most current information.

- Since 2002 AUSD KD-12th student enrollments have declined by 6.1%
 - KD-5th enrollments declined each year from 2002 to 2006, but have since increased each year, due primarily to increased kindergarten class sizes.
 - Kindergarten enrollment increased from 689 in 2006 to 747 in 2009.
 - Enrollments at the 6th-8th grade level have declined each year since 2002.
 - Conversely, enrollments at the 9th-12th grade level have increased by 5.9% since 2002 (+183 students).

- Since 2004 private school enrollments (for private schools located in AUSD) have declined by 13.3% (-215 students). Two private schools recently closed: St. Barnabas (K-8) closed in June of 2008 and Central Christian (K-3) closed in

August of 2008. Private school enrollments (for private schools located in Oakland USD and Berkeley USD) have also declined.

- The population of AUSD is projected to slightly increase through 2014.
 - The number of children Under 5 declined from 4,921 in 1990 to 4,057 in 2000, though increased to 4,147 in 2009 and is projected to increase to 4,270 by 2014.
 - The 5-19 age group numbered 12,923 in 2000, however this group declined to 12,123 in 2009. This age group is projected to continue to decline to 11,448 through 2014.
- The District is comprised predominantly of Asian students (32.9%) and White students. (30.8%). The District is not experiencing significant ethnic-based demographic shifts.
- The Bayport residential project within the Naval Air Station has been the most significant addition to the City's housing stock in recent years.
- No large parcels of land remain to be developed in the Alameda Unified School District with the exception of the Naval Air Station. According to the City of Alameda, the timeline for development of this area is uncertain. However, voters will have an opportunity to vote on Measure A on February 2, 2010:

"Shall the City Charter Amendment and ordinance proposing General Plan Amendments, Zoning Map and Text Amendment and Development Agreement, regarding development of Alameda Point be adopted?"

- The District should continue to closely monitor the residential development proposed for this location in order to remain proactive in planning for facilities.
- The consultant surveyed a total of 645 single family units constructed from 2000-2008. New single-family detached units in the District will generate .347 KD-12th grade students per unit.
- The consultant surveyed multi-family units within the District. Multi-family units will generate .569 KD-12th grade students per unit.
- The consultant surveyed a total of 137 affordable housing units. Affordable housing units will generate .839 students per unit.
- School zones are experiencing varied rates of in-migration¹; from 8.8% at Edison Elementary to 37.6% at Washington Elementary (in other words, 37.6% of Washington's enrollment consists of students not residing in the Washington school zone).
- School zones are experiencing varied rates of out-migration²; from 6.7% at Edison Elementary to 39.3% at Washington Elementary (in other words, 39.3% of KD-5 students residing in the Washington school zone are attending other District elementary schools).

¹ In-migration refers to those students attending a school but not residing in its zone.

² Out-migration refers to those students leaving their school zone to attend a school in another zone.

- Based on the Most Likely projection, KD-12th grade enrollments are projected to decline to 9,374 by the 2019-20 school year³.

Grade	Actual 09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
K	747	690	679	786	770	671	680	686	694	702	711
1	746	772	716	704	811	795	697	705	711	720	727
2	761	743	770	713	701	808	792	694	702	709	717
3	688	753	736	762	705	693	801	784	686	695	701
4	718	688	754	736	762	705	694	801	785	687	695
5	730	722	693	758	740	766	710	698	805	789	691
6	613	702	694	665	730	712	738	682	670	777	761
7	739	599	688	680	651	716	698	724	668	656	763
8	687	742	602	691	683	654	719	701	727	671	659
9	780	707	762	622	711	703	674	739	721	747	691
10	816	787	714	769	629	718	711	681	746	729	755
11	785	809	780	707	762	622	711	703	674	739	721
12	928	828	852	823	750	805	665	754	747	717	782
Total KD-5	4,390	4,370	4,346	4,458	4,489	4,440	4,373	4,368	4,384	4,301	4,242
Total 6-8	2,039	2,043	1,984	2,036	2,064	2,082	2,156	2,107	2,065	2,104	2,183
Total 9-12	3,309	3,131	3,108	2,922	2,853	2,849	2,761	2,878	2,888	2,932	2,949
Total	9,738	9,544	9,438	9,416	9,406	9,371	9,289	9,353	9,337	9,337	9,374

³ BASE and ACLC are not included in counts of historical enrollment or projections of student enrollment.

- Provided in the table below are 10-Year projections by school, based on the Most Likely projection.

School	Actual 09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Bay Farm	505	491	474	480	478	493	486	485	487	478	472
Earhart	605	600	605	621	629	625	616	616	618	606	598
Edison	410	427	441	463	466	478	471	471	473	464	458
Franklin	287	302	301	308	329	343	337	337	338	331	327
Haight	429	402	380	385	390	366	361	360	362	355	350
Lum	483	480	474	481	490	474	467	467	468	460	454
Otis	461	498	523	551	574	581	572	572	574	563	556
Paden	358	346	330	332	325	306	301	301	302	296	292
Ruby Bridges	565	581	589	619	609	602	593	592	594	583	574
Washington	287	246	233	221	207	184	181	181	181	177	174
Chipman	550	599	591	544	552	557	577	564	553	563	585
Lincoln	918	972	999	965	977	985	1,019	997	978	996	1,032
Wood	571	595	568	553	560	565	585	572	561	571	593
Alameda	1,882	1,846	1,802	1,698	1,655	1,653	1,598	1,671	1,677	1,704	1,715
Encinal	1,070	1,034	972	910	832	831	803	840	843	857	863
Island	206	196	199	194	194	194	194	194	194	194	194

Totals may not match districtwide projection due to rounding.

- The number of KD-5 student residents in the following school zones are projected to increase through 2014-15:
 - Earhart
 - Edison
 - Lum
 - Otis
 - Ruby Bridges

- The number of KD-5 student residents in the following school zones are projected to decline through 2014-15:
 - Bay Farm
 - Franklin
 - Haight
 - Paden
 - Washington

- The number of 6-8 student residents in the Chipman, Lincoln, and Wood middle school zones are projected to decline slightly through 2011-12 and then slightly increase through 2014-15.

- The number of 9-12 student residents in the Alameda and Encinal high school zones are projected to decline through 2014-15.

- Charter school student enrollment in Alameda Unified School District has increased by 234.2% since 2001. Since there is a finite number of KD-12th grade students who reside in the District, as charter school enrollments increase, District enrollments concurrently decline. Just as the opening of new schools in adjacent Districts and private schools draw enrollments away from AUSD, so do charter schools. While the Most Likely enrollment projection provided previously accounted for ACLC, BASE, and NEA, a revised Most Likely projection which accounts for the impact of the conversion of Chipman as a charter school in Fall 2010 is provided below. As stated previously, increased charter school enrollments have a negative impact on District enrollments, as they pull students away from AUSD schools.

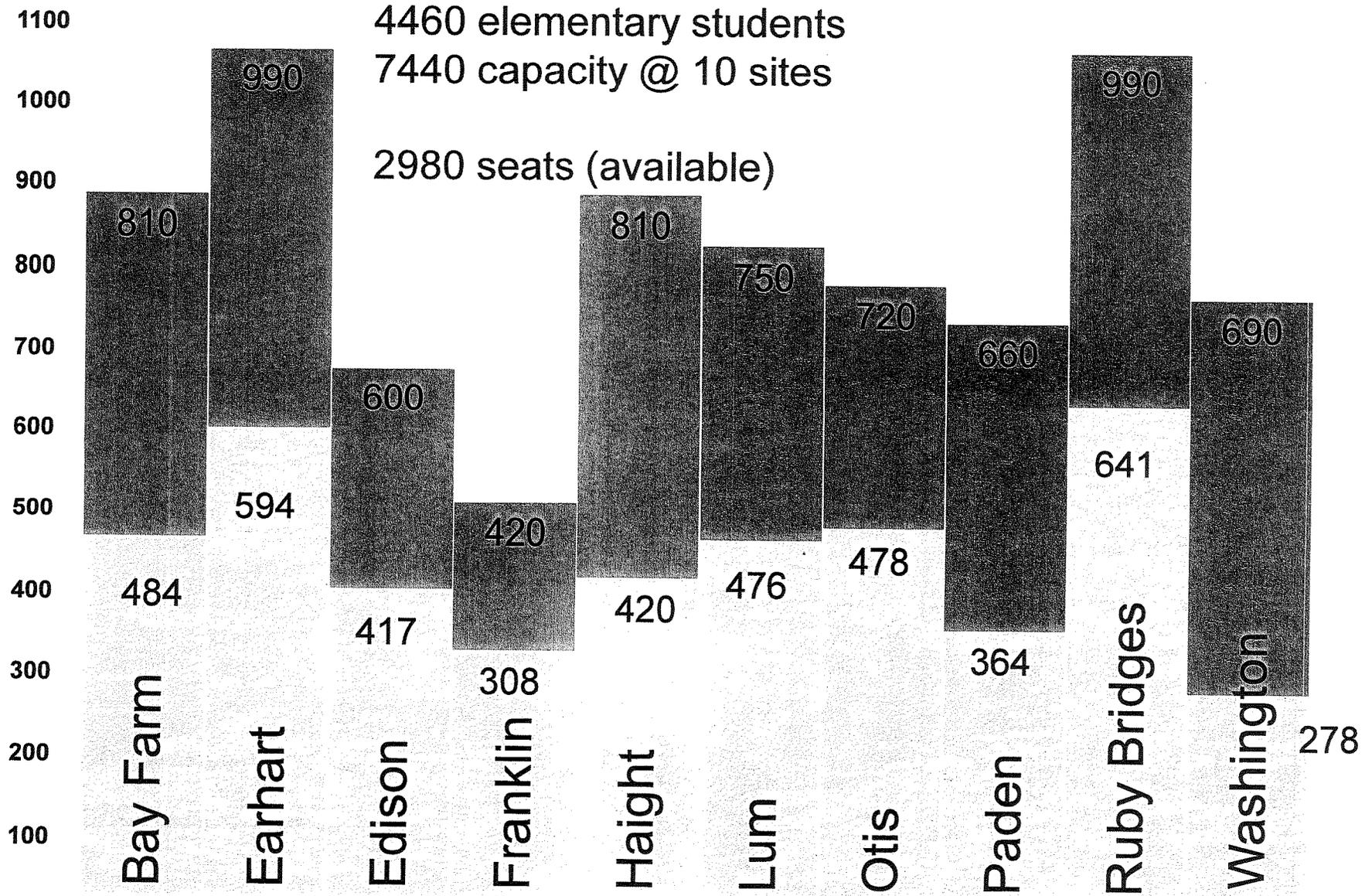
Alameda Unified School District

Most Likely Enrollment Projection including Chipman MS as a Charter School beginning Fall 2010

Grade	School Year										
	Actual 09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
KD	747	690	679	786	770	671	680	686	694	702	711
1	746	772	716	704	811	795	697	705	711	720	727
2	761	743	770	713	701	808	792	694	702	709	717
3	688	753	736	762	705	693	801	784	686	695	701
4	718	688	754	736	762	705	694	801	785	687	695
5	730	722	693	758	740	766	710	698	805	789	691
6	613	507	499	470	535	517	544	487	475	582	566
7	739	419	498	491	461	526	509	535	478	466	574
8	687	562	423	502	495	465	530	513	539	482	471
9	780	699	795	657	736	728	698	764	746	772	716
10	816	787	707	803	664	743	736	706	771	753	780
11	785	809	780	699	796	657	736	728	699	764	746
12	928	828	852	823	743	839	700	779	771	742	807
KD-5	4,390	4,370	4,346	4,458	4,489	4,440	4,373	4,368	4,384	4,301	4,242
6-8	2,039	1,488	1,421	1,463	1,491	1,509	1,583	1,534	1,492	1,531	1,610
9-12	3,309	3,124	3,134	2,982	2,938	2,967	2,870	2,977	2,987	3,031	3,048
Total	9,738	8,982	8,901	8,903	8,918	8,915	8,825	8,880	8,864	8,863	8,901

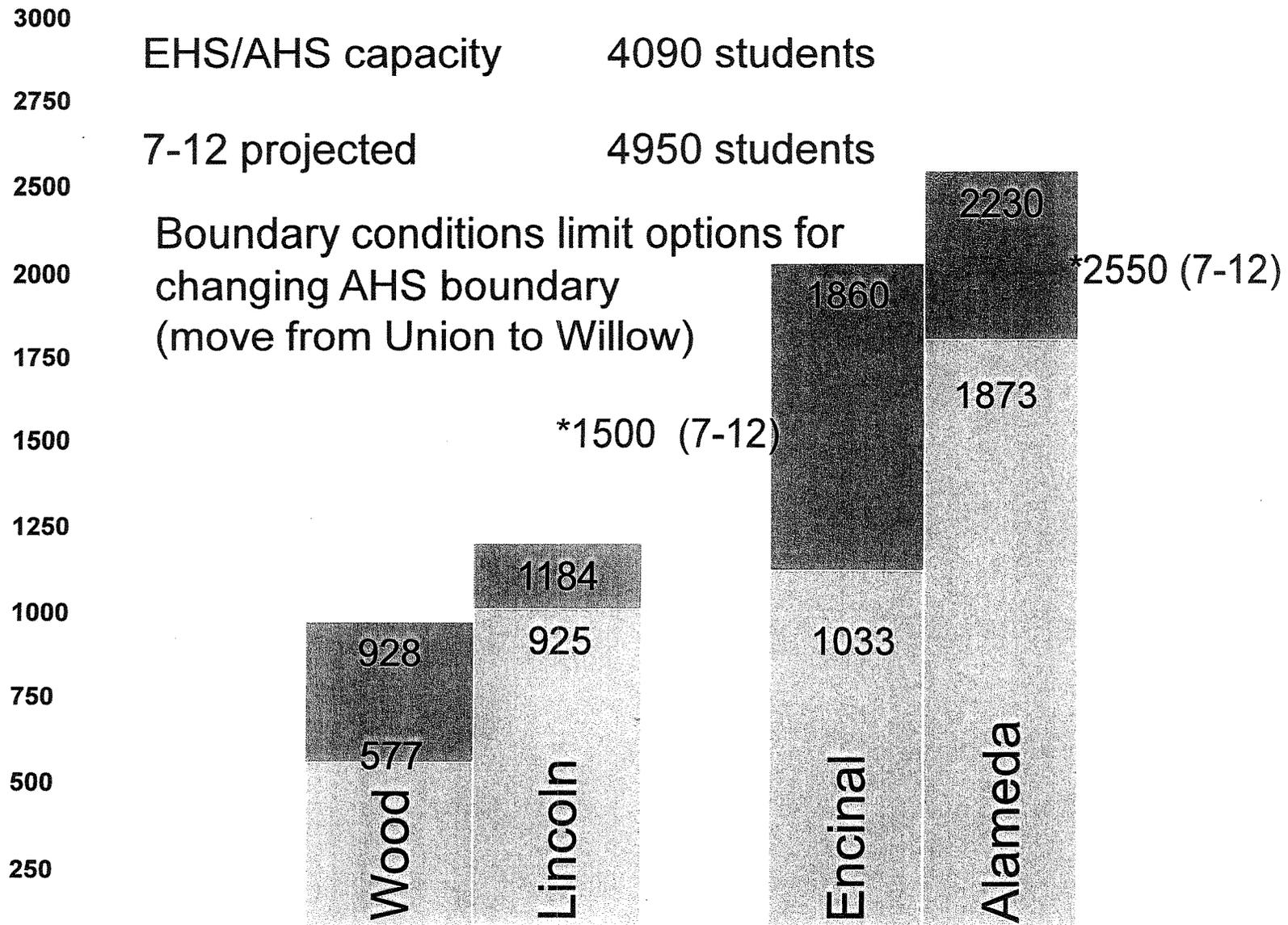
- The District should consider options for remaining fiscally responsible to all of its students. These options may include consolidation of one or more sites during a time of declining enrollments; creating programs of choice and magnet programs; reconfiguration of grade levels in order to provide more options for parents and students; alternative utilization of sites; reconfiguration of boundaries.
- The Board of Education, based on the current analysis herein and other information provided by staff and through community workshops during 2009, will make decisions to guide the district by the implementation of the District Master Plan.

Elementary Use vs. Capacity (class size 32:1)



Secondary Use vs. Capacity (35:1 class size)

projected for 7-12 (*EHS includes 8th grade Academy students)

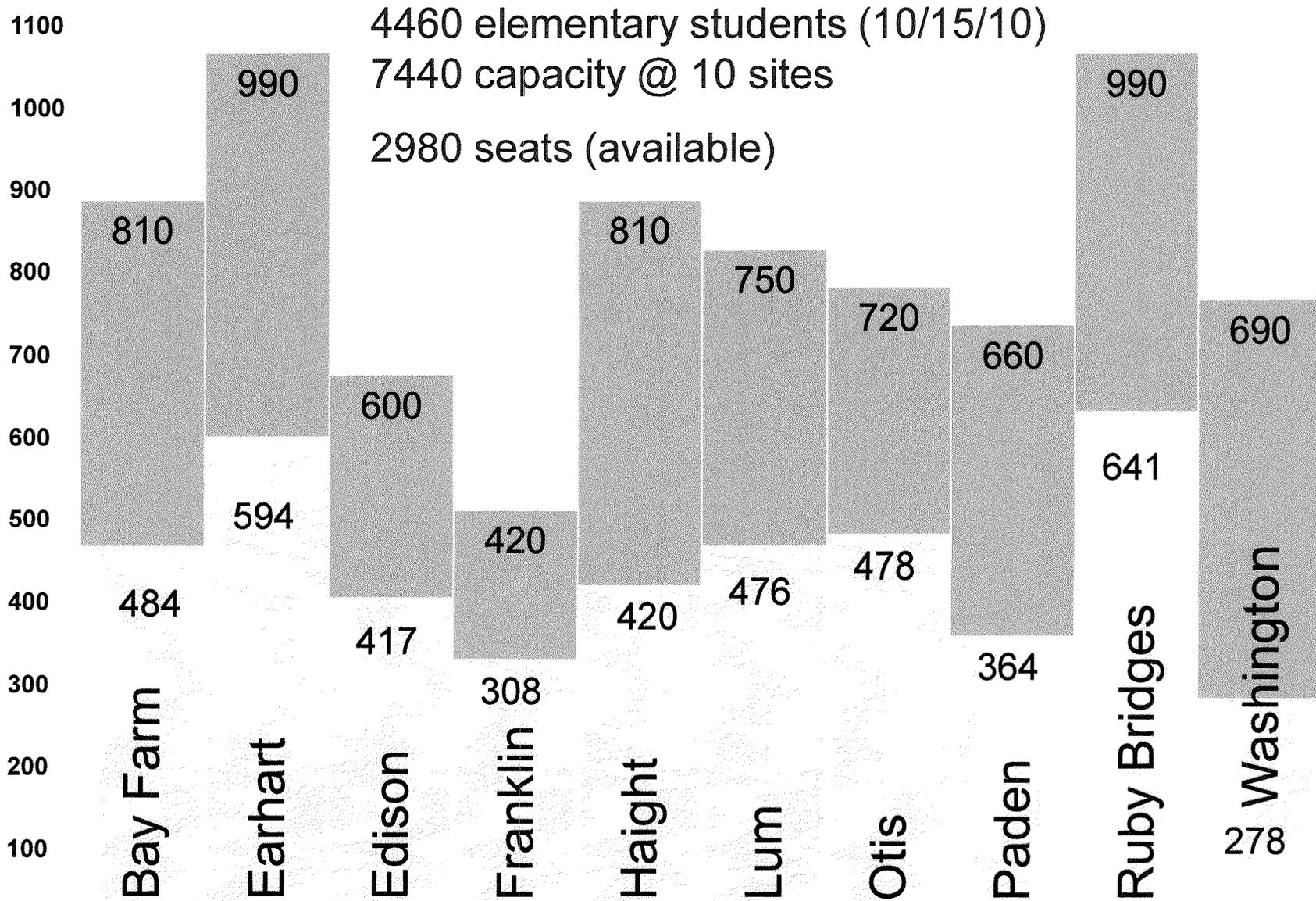


Alameda Unified School District Enrollment Report: 10/06/10															Sub-Total Grade K-12 (including Full Inclusion)	Total Special Ed (SDC)	TOTAL Enrollment (K-12 & SDC)
School	Gr Pre-K	Gr K	Gr 1	Gr 2	Gr 3	Gr 4	Gr 5	Gr 6	Gr 7	Gr 8	Gr 9	Gr 10	Gr 11	Gr 12			
Bay Farm		71	72	57	92	77	95								464	20	484
Earhart		95	100	98	100	96	95								584	10	594
Edison		72	79	59	75	61	63								409	7	416
Franklin		44	62	47	47	60	50								310	0	310
Haight		68	72	74	50	60	94								418	2	420
Lum		74	72	96	75	67	84								468	9	477
Otis		75	93	75	84	79	64								470	9	479
Paden		50	50	61	63	58	63								345	19	364
Ruby Bridges		116	101	100	123	77	80								597	18	615
Washington		50	40	61	49	32	32								264	13	277
Total Elementary Schools		715	741	728	758	667	720								4,329	107	4,436
Lincoln								315	259	319					893	26	919
Wood								175	179	196					550	26	576
Total Middle Schools								490	438	515					1,443	52	1,495
Alameda High											415	492	470	415	1,792	70	1,862
Alameda Sci & Tech Inst.											50	48	38	29	165	0	165
Encinal High											248	250	255	225	978	51	1,029
Island High											1	3	49	134	187	0	187
Total High Schools											714	793	812	803	3,122	121	3,243
TOTAL DISTRICT	CBEDS	715	741	728	758	667	720	490	438	515	714	793	812	803	8,894	280	9,174
Other Programs																	
Independent Study											1	1	5	2	9	0	9
Ruby Bridges Pre-K	26														0	26	26
- ACLC students taking classes at EHS												1	4	1	6	0	6
Students in NPS															0		0

Option 1 Assumptions Phase 1

- Class sizes for grades 7-12 would be 32:1 for 7-8 and 35:1 for 9-12.
- Class size for K-6 would be 32:1.
- Cost for initial modifications to sites will represent one-time costs.
- Savings realized by closing a school or increasing class sizes will represent ongoing savings over time.
- Standard classroom is more than 700 square feet. *(Master Plan)
- Smaller classrooms (spaces) are less than 700 square feet.
- All elementary schools will be able to maintain a media center, multi-purpose area and computer lab.
- Some will have media center/computer lab (lab in media center).
- Some schools require a classroom to accommodate a computer lab.
- If a classroom is being used for child care, it will be noted.
- Negotiations with AEA will be required.

Elementary School Use vs. Capacity (class size 32:1)



Elementary School Use vs. Capacity

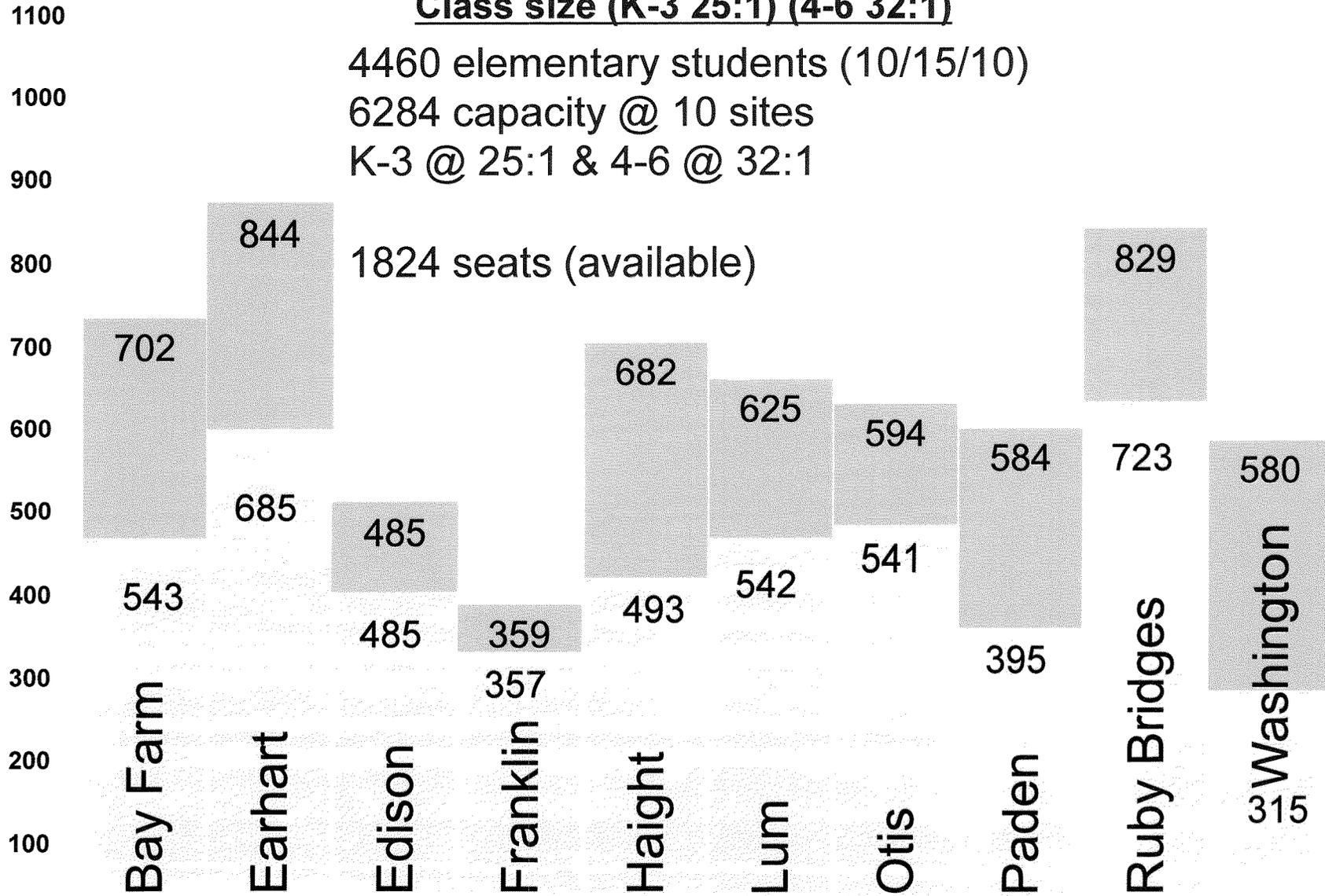
Class size (K-3 25:1) (4-6 32:1)

4460 elementary students (10/15/10)

6284 capacity @ 10 sites

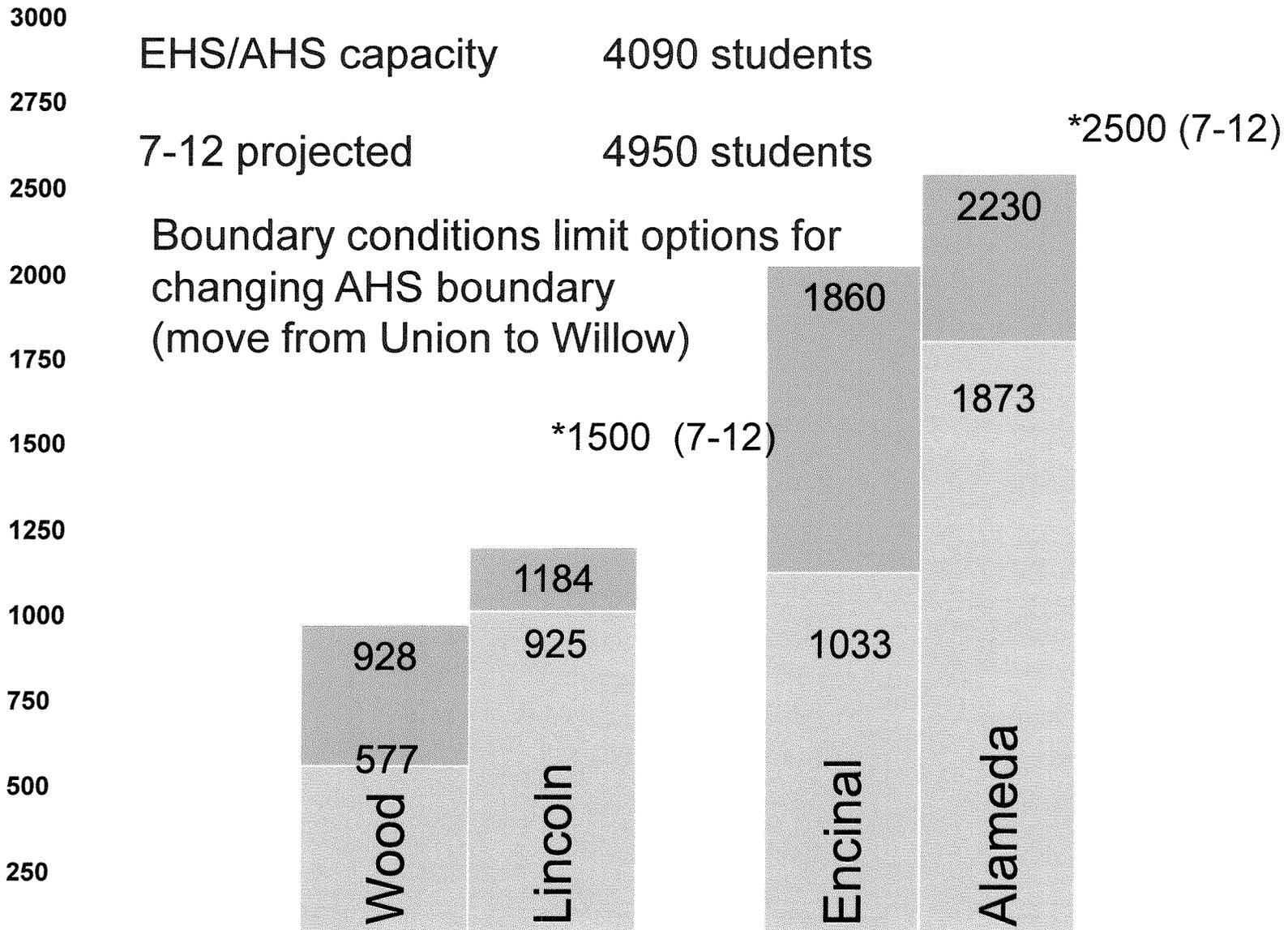
K-3 @ 25:1 & 4-6 @ 32:1

1824 seats (available)



Secondary School Use vs. Capacity (35:1 class size)

projected for 7-12 (*EHS includes 8th grade Alameda Academy students)



Current school configuration

AHS 9-12

1,873

LMS 6-8

925

Elementary K-5

EHS 9-12

1,033

WMS 6-8

577

- 594** Earhart
- 484** Bay Farm
- 478** Otis
- 417** Edison
- 476** Lum
- 420** Haight
- 308** Franklin
- 278** Washington
- 364** Paden
- 616** Ruby Bridges

Based on projected enrollment numbers for 2011-12.
Special Education enrollment included.

Facilities: Option 1 Phase 1 A

AHS 7-12

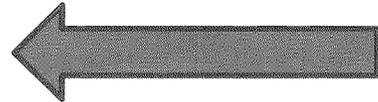
2500

7-12 boundary change to Willow

EHS 7-12

1500

LMS 6-8
close



Elementary K-6

WMS 6-8
Close



685

Earhart

543

Bay Farm

541

Otis

485

Edison

542

Lum
(AHS & EHS)

493

Haight
(AHS & EHS)

357

Franklin

315

Washington

395

Paden

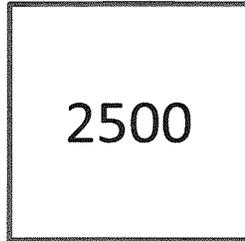
723

Ruby Bridges

Based on projected enrollment numbers for 2011-12.
Special Education enrollment included.

Facilities: Option 1 Phase 1 B

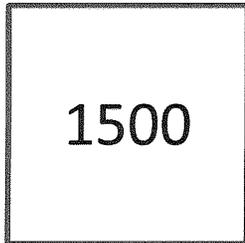
AHS 7-12



2500

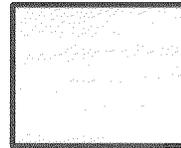
7-12 boundary change to Willow

EHS 7-12

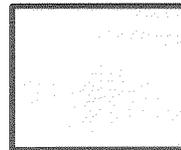


1500

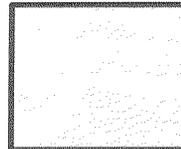
Elementary K- 8



Earhart



Haight
(AHS & EHS)



Ruby Bridges

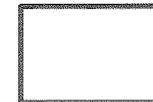
Elementary K-6



Bay Farm



Otis



Edison



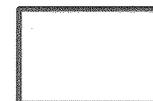
Lum
(AHS & EHS)



Franklin



Washington



Paden

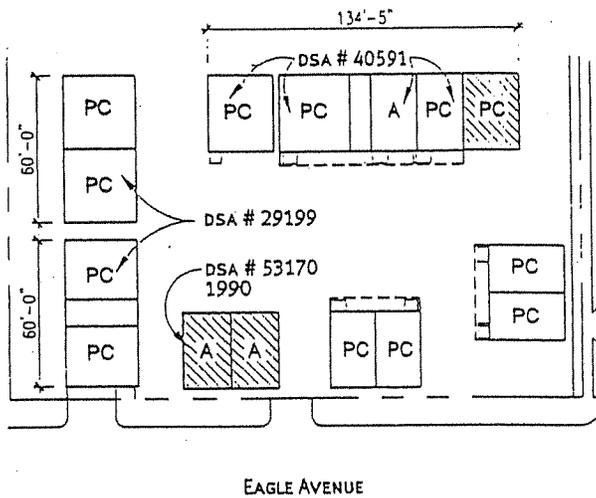
Note: This new configuration envisions the potential for three (3) sites most conducive to K-8 configuration. Based on projected enrollment numbers for 2011-12. Special Education enrollment numbers are included. New boundaries would need to be drawn.

Day 20 Enrollment 10-11

Charter School Enrollment as of September 23, 2010

	The Academy of Alameda	ACLIC	BASE	NEA
K-5	0	0	0	128
6-8	556	133	0	179
9-12	0	137	111	43
Total	556 (74 non Alameda residents)	270 (TBD non Alameda residents)	111 (TBD non Alameda residents)	350 (TBD non Alameda residents)

ALAMEDA UNIFIED SCHOOL DISTRICT



LEGEND

- A ADMINISTRATION
- C CLASSROOM
- M MEDIA CENTER
- MP MULTI-PURPOSE ROOM
- PC PORTABLE CLASSROOM

 PERMANENT BLDGS. OVER 25 YRS. AND PORTABLES OVER 20 YRS. OLD

 PERMANENT BLDGS. LESS THAN 25 YRS. OLD

 PORTABLES LESS THAN 20 YRS. OLD

ORIGINAL FACILITY BUILT 1971 DSA # 33278

SITE AREA: 1.1 ACRES

BUILDING AREA: 10,600 S.F.

PORTABLE CLASSRMS OVER 20 YRS. OLD: 10

PORTABLE CLASSRMS UNDER 20 YRS. OLD: 2

ISLAND HIGH SCHOOL



0 20 40 60 80 100

SCALE: 1" = 80'

DRAWN

FEB-23-99