

Board Office Use: Legislative File Info.	
File ID Number	21-0176
Introduction Date	April 14, 2021
Enactment Number	21-0580
Enactment Date	4/14/2021 os



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

Memo

To Board of Education

From Kyla Johnson-Trammell, Superintendent
Tadashi Nakadegawa, Deputy Chief of Facilities Planning and Management

Board Meeting Date April 14, 2021

Subject Resolution of intent to consider Joint Occupancy Development Proposals for the Piedmont Avenue Elementary School former Child Development Center

Action Approval of Resolution No. 2021-0201 to approve the issuance of Request for Proposals under the Joint Occupancy statute Education Code 17515 et. seq.

Background Board resolution of intent to receive and consider plans and proposals for the development of the property is required by the Joint Occupancy statute. The Request for Proposals document is consistent with the Board's action in accepting the report of the 2019/2020 7-11 Committee.

Discussion Staff are continuing their work on District properties which were a part of the 2019/2020 7-11 Committee process. The Piedmont Ave. Elementary School former Child Development Center project was a part of the 7-11 process with a recommendation to not surplus the property and to consider development and use as a public library community resource.

Fiscal Impact None at this time.

Attachments Resolution No. 2021-0201; Resolution of Intent to Consider Joint Occupancy Proposals for the Piedmont Avenue Elementary School former Child Development Center

**RESOLUTION OF THE BOARD OF EDUCATION OF THE
OAKLAND UNIFIED SCHOOL DISTRICT**

Resolution No. 2021-0201

**Approval of Resolution No. 2021-0201: Resolution of intent to consider Joint Occupancy
Development Proposals for the Piedmont Avenue Elementary School former Child
Development Center**

WHEREAS, the Oakland Unified School District is deeply committed to the vision of Oakland being home to high quality public education options for all students and families;

WHEREAS, to realize this vision, the District’s Board of Education (“Board”), directed the District’s Superintendent to develop a “Citywide Plan” that promotes the long-term sustainability of publicly-funded schools across Oakland that represent quality and equitable educational options (see District’s Quality School Development: Community of Schools Policy (Board Policy No. 6006));

WHEREAS, among the specific goals of the District through the Citywide Planning process is to best leverage vacant, underutilized, and surplus properties so that (i) high-quality publicly funded schools across Oakland are able to serve all of its students, (ii) a fiscally sound number of schools exist given OUSD's student population, and (iii) schools are located where more high quality options are needed;

WHEREAS, pursuant to Education Code Section 17388, the Board, prior to the sale, lease, or rental of any excess real property, except rentals not exceeding 30 days, is required appoint a District advisory committee consisting of between 7 and 11 members (“7-11 Committee”) to advise the Board in the development of districtwide policies and procedures governing the use or disposition of school buildings or space in school buildings which is not needed for school purposes;

WHEREAS, on April 10, 2019, the Board, with input and guidance from the public, took action to appoint a 7-11 Committee to investigate the potential sale, lease, or rental of certain vacant and underutilized District school sites, including the Piedmont Child Development Center located at 86 Echo Ave. Oakland, CA, 94611, as described and depicted in Exhibit “A” hereto (the “Property”);

WHEREAS, the 7-11 Committee completed its analysis and submitted its final “Report to the Board of Education” (the “Report”) to the Board in January 2020, which Report stated that District “properties should be considered for joint lease or joint occupancy lease where possible.” The Report recommended that the Property not be declared surplus, but instead be jointly used by the District and another entity as a library and educational space for District students;

WHEREAS, Education Code section 17515, *et seq.*, allows the governing board of a school district to let to any private person, firm, local governmental agency, or corporation any real property that belongs to the district if the instrument by which the property is let requires the lessee therein to construct on the demised premises, or provide for the construction thereon of, a building or buildings for the joint use of the district and the private person, firm, or local governmental agency, without having to comply with the surplus property or any other Education Code requirements;

WHEREAS, consistent with the recommendations of the Report, the District now desires to solicit proposals from qualified development entities for the conversion of the Property into a public library, and joint use of the Property with the District (collectively, the “Project”), pursuant to Education Code section 17515, *et seq.*; and

WHEREAS, Education Code sections 17520 and 17521 provide that, before a school district may solicit proposals, the district’s board must first adopt a resolution declaring its intention to consider the proposals, which resolution must: (a) describe the proposed site on which the building to be jointly occupied is to be constructed in a manner so as to identify the site, (b) specify the intended use of that portion of the building that is to be occupied by the district, and (c) fix a time not less than 90 days thereafter for a public meeting of the board at which the board shall receive and consider all plans or proposals submitted.

NOW, THEREFORE, BE IT RESOLVED THAT the Governing Board of the Oakland Unified School District hereby resolves, determines, and finds as follows:

1. The foregoing recitals are adopted as true and correct, and incorporated herein by this reference.
2. The District hereby declares its intention to receive and consider proposals from qualified development entities for the conversion, rehabilitation, renovation, and/or reconstruction of the District’s former Piedmont Child Development Center building located at 86 Echo Ave. Oakland, CA, 94611, as described and depicted in Exhibit “A” hereto, into a public library, and joint occupancy of the Property with the District.
3. The District intends to jointly occupy a portion of the Property for educational purposes, including the through the use of educational resources and the instruction of students by District staff within portions of the library.
4. The District’s Board shall, at its regularly scheduled meeting of August 18, 2021, receive and consider all proposals submitted for the Project.

PASSED AND ADOPTED by the Board of Education of the Oakland Unified School District this 14th day of April, 2021, by the following vote:

AYES: Aimee Eng, Gary Yee, VanCedric Williams, Clifford Thompson, Vice President Benjamin "Sam" Davis, President Shanthi Gonzales


NOES: Mike Hutchinson

ABSTAINED: None

ABSENT: Student Director Jessica Ramos and Student Director Samantha Pal



Shanthi Gonzales, President, BOE



Kyla Johnson-Trammell, Secretary, BOE

Parcel Information

The information provided in this map is for reference purposes only. It is not intended for any other use and should not be relied on for other purposes.

To obtain the latest information, please contact the Zoning information Hotline Counter at (510) 238-3911.

Basic Parcel Information

Parcel Number	013 111802001	MoreInfo (https://www.acgov.org/ptax_pub_app/RealSearchInit.do?searchByParcel=true&parcelNumber=13-1118-20-1)
Lot Area	Approx. area = 149749 sq. ft.	
Address within the Parcel	86 ECHO AVE	
Primary Landuse within the Parcel	Exempt Public Agency	

Zoning and General Plan Information

Zoning	RM-2 (additional zoning districts may apply if illustrated in map below)	
Height - Central Business District	N/A	MoreInfo (http://oaklandnet/oak/groups/ceda/documents/report/oak033161.pdf)
Height - Commercial Corridor	N/A	
General Plan/Estuary Policy Plan	Mixed Housing Type Residential	MoreInfo (http://www2.oaklandnet.com/Government/a/PBN/OurServices/GeneralPlan/DOWD009015)
Condominium Conversion Impact Area	Primary	Municipal Code 16.36
Impact Fee Zone	Fee Zone 1	