

4551 Steele St (Formerly known as Tilden CDC)

Property Size: 0.44 acres in former CDC area (Estimated 0.71 acres when including hillside)
Building Size: 8,640 sq ft, 1-story
Configuration: 9 classroom portables
Built in 1967



Criteria	Key Questions	Application to Shands
Enrollment Potential	Is the property needed for projected k-12 enrollment?	<p>K-12 Enrollment: Over the past 15 years, enrollment in OUSD district-run schools has declined from 44,925 in 2004-05 to 36,524 in 2018-19 - a difference of 8,401 fewer students. Over the past seven years, OUSD enrollment has flattened and has ranged from a low of 36,368 to a high of 37,096. Last year, the official district enrollment was 36,524, down from 37,096 the year before. These enrollment data are publicly available at ousddata.org. Meanwhile, we have 38 schools that are severely under enrollment capacity, meaning they use less than 75% of their facility’s seat capacity. These underutilized facilities are located across the city, with the largest concentrations in the East and West regions of Oakland.</p> <p>Early Childhood Enrollment: OUSD serves 1580 students in our early childhood development centers. See handout for program listings.</p>
Vacant	Is the property currently vacant? How long has it been vacant?	<p>The 4551 Steele St property (Tilden CDC) has been vacant since 2010. The former use was a Childhood Development Center. The program closed in 2010 due to low enrollment of K-3 students and poor facility conditions. The entire pre-school and general education programming offered at the site was moved to the Burbank campus.</p> <p>Since the site has been vacant, the 4551 Steele St property (Tilden CDC) site has cost approximately \$25,000 to the district.</p>
Building/Site Conditions & Financial Outlook	What are the building and site conditions? What is the estimated cost to repair? What is the estimated value of the property? What is the value for future income stream?	<p>FACILITIES CONDITION: Initial condition rated as Poor based on visual inspection from site and building visits. Observations included site and building deterioration due to lack of maintenance.</p> <p>COST OF REPAIRS OR REPLACEMENT: The estimated direct construction costs to repair the 4551 Steele St property (Tilden CDC) is \$2,659,099. The estimated direct construction cost of replacement assuming like-in-kind area and use is estimated at \$550/sf (including all site work costs) or \$4,752,000.</p> <p>The Facilities Condition Index (“FCI”) for the Tilden buildings is 55.96%--this indicates a building in poor condition. Properties with an FCI of 50% or greater are typically considered for demolition and replacement. (FCI is calculated based on the ratio of costs to repair the buildings to the cost to replace the buildings--the higher the ratio, the worse the condition of the buildings.) .</p> <p>PROPERTY VALUE: The estimated value of the property needs to be considered in light of the very high costs to rehabilitate the existing buildings and bring them up to current code. The owner of the property is normally required to deliver a leasable building.</p> <p>Lease Value for the Site and Buildings: \$1.50 - \$2.50/sf/month after repairs providing potential income of \$67,000 to \$110,000/year. High cost of repairs or replacement is a serious impediment to considerations of leasing, even if amortized over long lease period net return to District limited.</p> <p>Land Value: Assume a potential for 3 single-family lots in accordance with RD-1 zoning, residual value of land approximately \$130,000-\$215,000, after demolition and site clearing. Cost of demolition, including hazardous materials abatement, is estimated at \$150,000 to \$175,000.</p> <p>ZONE: 4551 Steele St property (Tilden CDC) site is zoned RD-1, RD-1 Detached Unit Residential Zone-1: The intent of the RD-1 zone is to create, maintain, and enhance areas with detached, single unit structures. A limited number of commercial uses will be permitted or conditionally permitted in existing non-residential facilities.</p> <p>DISTRICT WIDE K-12 FACILITIES ESTIMATED REPAIR COSTS: In updating the Facilities Master Plan, the district is estimating nearly \$1 billion of needs to repair or renovate sites currently used for K-12 programs. The Board is not prioritizing funding to renovate currently vacant property.</p>

Location	Is the location of the facility optimal for a school site or other educational use? Is the facility located in an Oakland Opportunity Zone?	<p>The 4551 Steele St property (Tilden CDC) site is .7 miles from an optimal elementary school location (<i>based on 2018 RAD location/allocation analysis</i>); and is 1 mile from an operating OUSD CDC program at Laurel Elementary School. It is not located in an Oakland Opportunity Zone. The site is currently co-located with an OUSD-authorized charter school, Roses in Concrete. The closest OUSD district-run K-12 school is Melrose Leadership, at a distance of .6 miles to the west. Laurel Elementary and Redwood Heights Elementary are located 1 mile to the north and east, respectively.</p> <p>See handout for the list current Early Childhood Education program offerings.</p>
Suitability for District Programs	Is this site suitable for k-12 programs or other district programs (e.g. Early Childhood, Adult Ed, Charters, Administration Buildings)?	The 4551 Steele St property (Tilden CDC) site is not suitable for educational programming due to its poor condition and location on the campus. The updated 2019 Facilities Master Plan will indicate possible sites for early childhood education programming in locations where the service is most needed.
Community Input	What is the community input on this property? What is the input from specific stakeholders (e.g., teachers, families, adjacent neighbors, surrounding areas stakeholders)?	The district is looking for community input on potential uses for 4551 Steele St property (Tilden CDC) that would serve the community. The 7-11 Committee invites community engagement and will use their input in recommending whether or not the property should be considered surplus and potential uses for the site to the Board for a final decision. Potential future uses of the site may be, for example, for the city library, health and wellness services to support the school, community services to support the school aged children and their families , or other ideas.
Other Considerations	Consider other qualitative or quantitative aspects (e.g., historical value, equity impact) to inform final recommendations	Additional considerations about this property will be added to this information sheet based on input from the community and the 7-11 committee members.

