

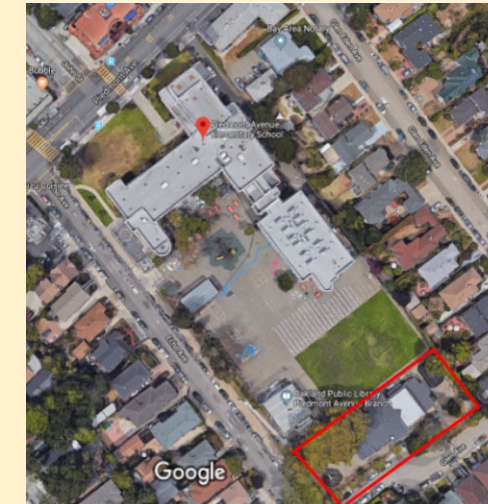
# 86 Echo Ave (Formerly known as Piedmont CDC)

**Property/Site Size:** 0.51 Acres or approximately 22,200 sf

**Building Size:** 6,837 sq ft, 1-story

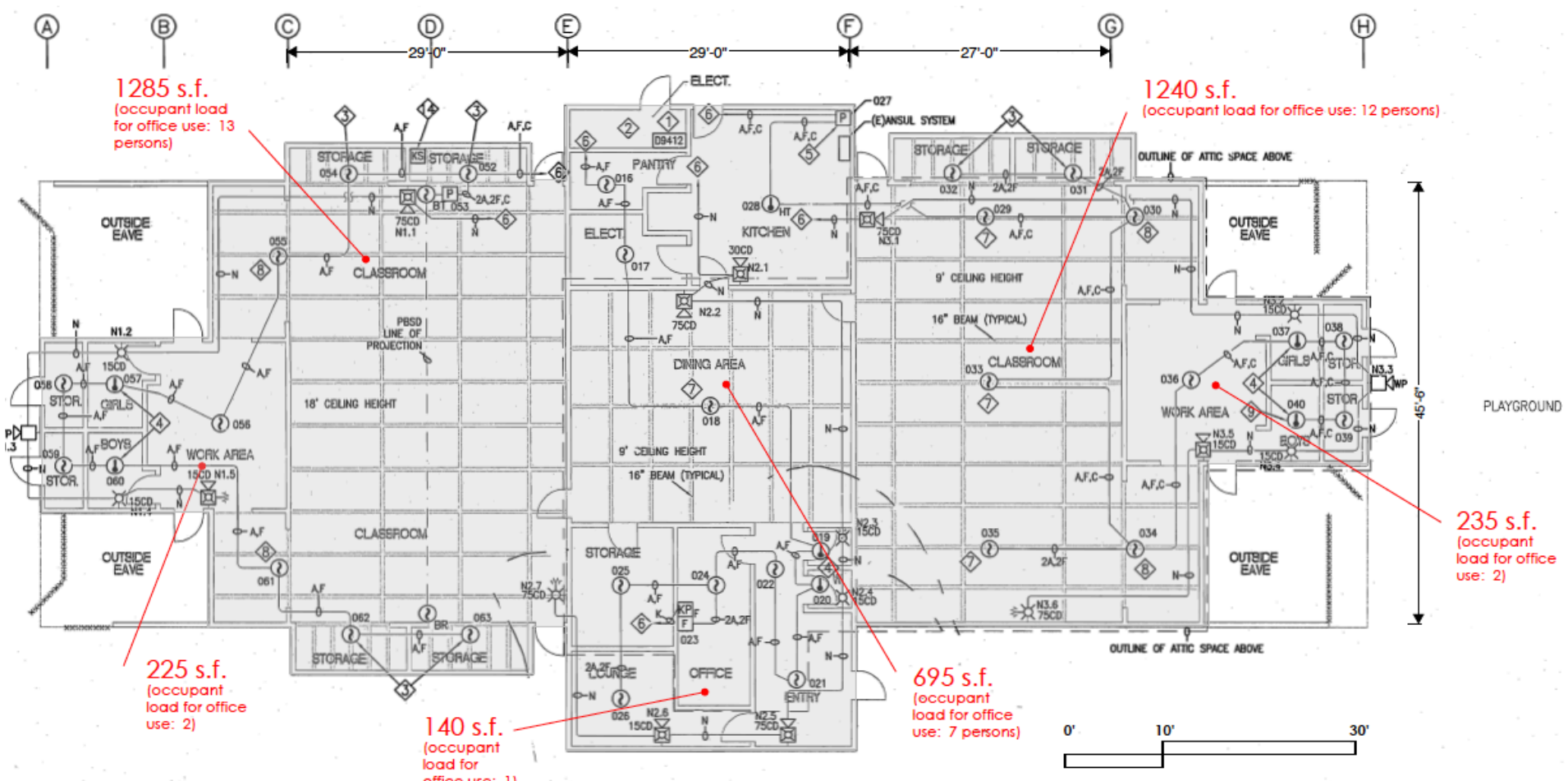
**Configuration:** 4 open classrooms, offices and kitchen, see floor plan below.

**Built in** 1966



Criteria	Key Questions	Application to Piedmont CDC
<b>Enrollment Potential</b>	Is the property needed for projected k-12 enrollment?	<p><b>K-12 Enrollment:</b> 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 <a href="http://ousddata.org">ousddata.org</a>. 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><b>Enrollment and Capacity for Piedmont Elementary:</b> The elementary school has 18 classrooms, 1 cafeteria, 1 library/media center, 2 instructional support/resource rooms, and one laboratory space (music room). The 2019 census day (October 2, 2019) enrollment at Piedmont Elementary was 341 students (322 non-SDC, 19 SDC) across grades TK-5. The program is currently using 15 classrooms - 13 for general education classes and 2 for special day classes, leaving 3 classrooms that could be used for program expansion within the school.</p> <p><b>Early Childhood Enrollment:</b> OUSD serves 1580 students in our early childhood development centers. See <a href="#">handout</a> for program listings.</p>
<b>Vacant</b>	Is the property currently vacant? How long has it been vacant?	<p>The 86 Echo Ave property (Piedmont CDC) has been vacant since 2010. The former use was a Childhood Development Center. The program closed in 2010 due to reductions in state funding allocations for early childhood. There was also low enrollment of students who qualified for the state funded seats in the pre-school.</p> <p>Since the site has been vacant, the 86 Echo Ave (Piedmont CDC) site has cost an average of \$25,000 to the district.</p>
<b>Building/Site Conditions &amp; Financial Outlook</b>	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><b>PROPERTY INFORMATION:</b> Parcel map for the site indicates that the property was assembled from seven individual lots, which appear to have been small residential properties.</p> <p><b>FACILITIES CONDITION:</b> Initial condition rated as Fair/Good based on visual inspection from site and building visits. Observations included minor site and building deterioration due to lack of maintenance. The Facilities Condition Index (“FCI”) for the Piedmont CDC property is <b>11.27%</b>--this indicates a building in good condition. (FCI is calculated based on the ratio of costs to repair the buildings to the cost to replace the buildings--the lower the ratio, the better the condition of the buildings.) Replacement value is estimated at \$750/sf direct construction only for this calculation.</p> <p><b>COST OF REPAIRS:</b> Preliminary estimated costs to repair include minor site repairs--asphalt repairs, slurry coat, fence and gate repairs, play structure surface repair. Building repairs include--interior and exterior painting, siding and trim repairs, flooring repairs, ADA Restroom Renovations at 4 locations, operable partition repairs, deep clean, and other minor upgrades to move-in condition. The estimated costs to repair the 86 Echo Ave (Piedmont CDC) site is <b>\$538,532</b>. (These costs are <u>not</u> indicative of the potential costs to turn this building into a DSA-approved K-12 school building.)</p> <p><b>PROPERTY VALUE:</b></p> <p><b>Lease Value for the Site and Buildings:</b> After preliminary review with real estate team, lease value range estimated at <b>\$2.50 to \$3.50</b> per square foot per month (NNN). At mid-range \$3.00/sf/mo. total annual lease income would be approximately \$230,000.</p> <p><b>Land Value:</b> We have not received estimated land value costs at this time.</p>

		<p><b>ZONING:</b> The 86 Echo Ave (Piedmont CDC) site is zoned <b>RM-2, RM-2 Mixed Housing Type Residential Zone-2</b>. The intent of the RM-2 zone is to create, maintain, and enhance residential areas characterized by a mix of single family homes, duplexes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.</p>
<b>Location</b>	<p>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>	<p>The 86 Echo Ave (Piedmont CDC) site is co-located on the Piedmont Avenue Elementary School site campus. It is .73 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 Emerson Elementary School. It is not located within an Oakland Opportunity Zone.</p> <p>See <a href="#">handout</a> for the map of current Early Childhood Education program offerings.</p>
<b>Suitability for District Programs</b>	<p>Is this site suitable for k-12 programs or other district programs (e.g. Early Childhood, Adult Ed, Charters, Administration Buildings)?</p>	<p>The district is not interested in using the 86 Echo Ave (Piedmont CDC) site for any educational district programming. The updated 2019 Facilities Master Plan will indicate possible sites for early childhood education programming in locations where the service is most needed.</p>
<b>Community Input</b>	<p>What is the community input on this property? What is the input from specific stakeholders (e.g., teachers, families, adjacent neighbors, surrounding areas stakeholders)?</p>	<p>The district is looking for community input on potential uses for 86 Echo Ave (Piedmont 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, a childcare center, community services to support the school aged children and their families , or other ideas.</p>
<b>Other Considerations</b>	<p>Consider other qualitative or quantitative aspects (e.g., historical value, equity impact) to inform final recommendations</p>	<p>Additional considerations about this property will be added to this information sheet based on input from the community and the 7-11 committee members.</p>



1 GROUND FLOOR FIRE ALARM/SITE PLAN  
FA1.1 SCALE: 1/8" = 1'-0"

**PIEDMONT AVENUE CDC**  
BUILDING AREA: 6,370 SF

Piedmont Child Development Center Floor Plan