

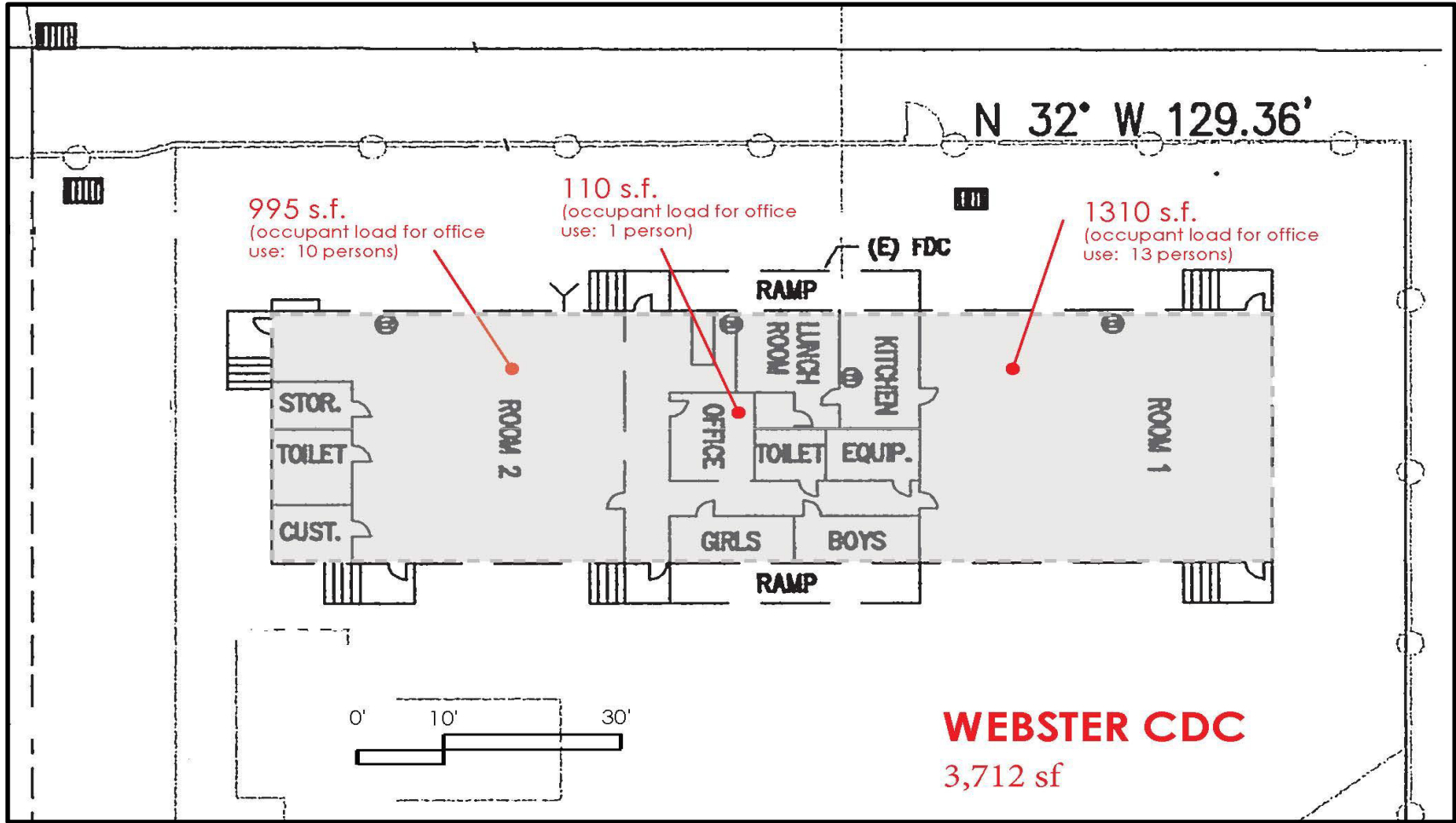
7980 Plymouth St (Formerly Webster CDC)

Property Size: 0.31 Acres
Building Size: 3,712 sq ft, 1-story
Configuration: 2 classrooms
Built in 1962



Criteria	Key Questions	Application to Webster CDC
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 7980 Plymouth St (Formerly Webster CDC) site 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 and due to poor conditions of the facility. An OUSD preschool program was eventually restored in that neighborhood at Arroyo Viejo.</p> <p>Since the site has been vacant, the 7980 Plymouth St (Formerly Webster CDC) site has cost the district approximately \$25,000.</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 Fair 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 Webster CDC building is 12.7%--this indicates a building in Fair to 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.)</p> <p>COST OF REPAIRS: The estimated costs to repair the 7980 Plymouth St (Formerly Webster CDC) site is \$259,840. This is based upon initial \$70/sf estimate for ADA upgrades, interior/exterior painting, roofing repairs, refreshed interior finishes, site exterior slurry seal coat and re-stripe.</p> <p>REPLACEMENT COST: The estimated Replacement Cost using new modular buildings is calculated at \$550/sf x 3,712sf=\$2,041,600</p> <p>PROPERTY VALUE: Primary value as a leasable program space for childcare provider, after school program, supplemental learning center.</p> <p>Lease Value for the Site and Buildings: Walk through by real estate team indicated good potential for lease based upon condition. \$1.50-\$2.50 per sf/month. This would provide a potential income of \$67,000-\$111,000 per year, after renovations to create a leasable building and site.</p> <p>Land Value: This a small parcel with limited sale potential. We have not calculated the residual land value.</p> <p>ZONING: 7980 Plymouth St (Formerly Webster CDC) site is zoned RD-1, Detached Unit Residential 1 Zone. RD-1 zones are intended to create, maintain and enhance areas with detached single unit structures. 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 7980 Plymouth St (Formerly Webster CDC) site is located .25 miles from an optimal elementary school site location (<i>based on 2018 RAD location/allocation analysis</i>) and is adjacent to an operating OUSD CDC program at Arroyo Viejo. It is located within an Oakland Opportunity Zone.</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, Administration Buildings)?	The 7980 Plymouth St (Formerly Webster CDC) site is not suitable for educational programming due to its fair 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 7980 Plymouth St (Formerly Webster 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.



From OUSD Deferred Project Sites File Webster CDC Floor Plan