



*Davis Joint Unified School District
526 B Street, Davis, CA 95616
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7/11 Surplus Property Committee Report

July 17, 2007

Honorable Trustees
Davis Board of Education

The 7/11 Surplus Property Committee submits the following report regarding disposition and/or use of the District's property located on Grande Avenue for your consideration.

Committee Charge

State law (Education Code Section 17388) requires that the District appoint a citizens committee to advise the Board regarding the disposition of any surplus school facilities or real property that may no longer be needed for school purposes. The Committee's charge (Education Code Section 17390) included the following:

- Review the projected school enrollment and other data as provided by the District to determine the amount of surplus space and real property;
- Provide for hearings of community input to the comment on acceptable uses of the space and real property, including the sale or lease of surplus real property for child care development purposes;
- Establish a priority list of use of surplus space and real property that will be acceptable to the community; and
- Make a final determination of limits of tolerance of use of space and real property.

In its Resolution No. 45-07, the Board charged the Committee to make a recommendation regarding disposition of "Sites" as surplus and to forward a report recommending uses of surplus space and real property. The District staff submitted to the Committee, for its review and recommendation, the vacant parcel of land located on Grande Avenue as the Site to make a recommendation regarding its disposition and use.

The Committee met on May 21, June 6, June 19 and July 17. Information was provided to the Committee by Bruce Colby, the Associate Superintendent for Business Services, Clark Bryant, the Director of Curriculum & Instruction, and Tom Lumbrazzo, the District's land use consultant.

The Committee actively solicited input from the Grande Neighborhood Association and the public at large regarding the possible educational and non-educational uses of the Grande site. The Committee meeting notices were posted and distributed as required by law. Two notices for the July 17 meeting were published in the Davis Enterprise to solicit input from the public at large before the Committee made its recommendation. The Committee meetings were regularly attended by members of the Grande Neighborhood Association, including Betty Pfeifer, Claudine Olsson and Pat Harbour. In addition, Jean Jackman who also lives in the Grande neighborhood attended the July 17 meeting.

Committee Composition

The term “7-11” means that the law provides that the Committee shall be composed of no fewer than 7 and no more than 11 persons, and that appointments shall be made based on certain categories.

The 7-11 Committee was comprised of nine members as follows:

Ted Adams ^{1*} (Vice-Chair)	Hui-Ling Malone ¹	Kemble Pope ^{1,3,7}
Marcelo Campos ^{1,2,7}	Harry Ohlendorf ^{1,3*}	Chris Scheuring ^{6,7}
Dave Egolf ⁵	Sheryl Patterson ^{6,7} (Chair)	Michael Taylor ⁴

Committee Membership Categories:

1. Ethnic, age group, and/or socio-economic group
2. Business community
3. Landowners or renters
4. Teachers
5. Administrators
6. Parents
7. Expertise in environmental impacts, legal contracts, building codes, and land use planning – knowledge of zoning and other land use restrictions of city/county in which District surplus property and real property is located.

* Committee members who reside within Grande Avenue neighborhood.

School Enrollment Projections and Capacity

Based on information from the Best Use of Schools Task Force report regarding K-12 enrollment projections (with K-6 enrollment broken out by elementary school and attendance area, and the Davis Demographic & Planning report providing more detail on junior high and high school enrollment projections) enrollment for the period from 2006 to 2016 indicated the following trends

- K-6 enrollment is projected to steadily decline from 4,378 to 4,071 (-7%).
- 7-9 enrollment is projected to stay level over the next 5 years and then decline slightly, from 2,048 to 1,880 (-8%).
- 10-12 enrollment is projected to be fairly stable over the 10-year timeframe, from 2,180 to 2,058 (-6%).

The Mobility No. 2 enrollment projections were based on (1) the current City General Plan and City policy which assumes about 60 to 100 infill units annually; (2) sampling of current number of students per household; (3) projecting the number of students from recent birthrate data; and (4) excluding the Cannery Park and West Davis projects. However, by 2016, the development of Cannery Park would be expected to add 250 K-12 students and West Davis Village would add 230 students. So the currently planned development plus General Plan enrollment projections would equal about 8,500 students by 2016.

The capacity at each school was determined based on the lower “use” capacity (rather than the maximum design capacity). Excluding Valley Oak, under the presumption that it will not be used as an elementary school in the future, the current capacity of the existing school facilities is about 9,350 students broken out as follows:

- K-6 capacity is 4,403
- 7-9 capacity is 2,225
- 10-12 capacity is 2,711 (excluding King High)

In comparing enrollment versus capacity, as shown below, the District could accommodate roughly 850 more K-12 students by 2016 than the number of students currently projected by that date:

• K-6 capacity 4,403 minus 4071 enrollment =	332
• 7-9 capacity 2,225 minus 1,880 enrollment =	345
• 10-12 capacity 2,711 minus 2,058 enrollment =	<u>653</u>
	1,330
minus Cannery Park and West Davis Village	<u>- 480</u>
Total	850

The Committee received a report from the District’s consultant, Tom Lumbrazo, regarding the City’s Housing Element update process, which is focusing on a number of sites for new residential development. There was no information available yet as to the potential number of residential units at any of these sites. The sites that will not require a Measure J vote are small and scattered, with the exception of the Cannery Park site, and are within the existing developed areas of the City. These sites (blue and purple on the attached map) likely would be developed gradually based on the City’s 1% annual growth rate. The Mobility No 2 enrollment projections assumed 60 to 100 new housing units per year would be developed, so enrollment from development in these areas was likely already included in the enrollment projections.

The sites that would require a Measure J vote (red) were on the City’s west and east borders, except for Covell Village in the north area. If one or more of these large areas were approved for development and if the closest neighborhood school was near capacity, a new elementary school would likely be needed to serve those new residents. The location of the Grande site is not near these larger growth areas, with the exception of Covell Village. It was noted that the prior Covell Village project was not projected to require building another elementary school (at the adjacent Wildhorse site) to serve the incoming primary grade students, and that the 7-12 students from this development also could be accommodated at the existing secondary schools.

History of Grande Site

Tom Lumbrazo reported that the Grande site was purchased back in 1971 as part of the Covell Park development (North Davis) when the City's General Plan projected additional development farther north of the Northstar neighborhood. The City's prior General Plan indicated a population projection for 1990 of 90,000, or about 25,000 more residents than today. After 1972, the City Council adopted growth control measures to scale back development. He noted that there have been no development proposals for the land north of the City limits (e.g., between Sycamore/Anderson and F Streets, north of Northstar).

Bruce Colby reported that the District had considered selling the Grande site in the 1980's and again in the 1990s. He said that at one time the City had considered using it for recreational purposes. However, no District or City proposals for this property were ever formally identified or evaluated. The only reference to a specific development proposal for the Grande site was the 2005 land exchange agreement that proposed to develop the property for residential use.

Representatives from the Grande Neighborhood Association reported on the prior uses proposed for the Grande site. Betty Pfeifer said that there had been a proposal to use this property as another Davis Parent Nursery School (preschool program), combined with some residential development. Claudine Olsson and Pat Harbour mentioned that a portion of the Grande site had in the past been considered for use by the City to expand the Covell greenbelt/parkway. They stated that the City had considered development of the site for soccer fields, but didn't have funding for that project. Based on the City's Recreation & Park Commission recommendation (meeting of April 21, 2005), on May 3, 2005 the City Council adopted a motion to support securing 50 foot greenbelts/bikepaths/buffers on the east, west and south boundaries of the Grande site.

The Grande Neighborhood Association representatives also mentioned that in the past one of the Davis High teachers had suggested using the site for a science-based environmental education program. They also noted that the Grande site has been used by the neighborhood as a community garden and as a children's play area for many years.

Possible Educational Uses of Grande Site

In addition to an elementary school or a preschool, the Committee considered other potential educational uses of the Grande site. The possible uses identified that could serve existing and expanded District programs included:

- North Davis Elementary School satellite facility;
- Davis High, ROP and agricultural and science/ecology programs;
- Da Vinci HS, Davis School for Independent Study, Adult Education and other special school programs;
- Preschool expansion in light of potential new state funding; and
- Potential future new District educational programs that may need facilities.

Clark Bryant reported to the Committee that there had been no formal or informal discussions by school administrators regarding use of the Grande site for any new or expanded educational programs, or for relocation of existing programs. He noted that fields

to support the high school agricultural science program are being established at Harper Junior High School. The Committee contacted the High School Agricultural Science teacher regarding the need for field space to support her curriculum program and she indicated that at present the High School Agricultural Department does not need any more off-site land.

Bruce Colby stated that the District had no facilities funding available to develop the Grande site for the Da Vinci High School or the Davis School for Independent Study. The proposal for the Da Vinci High School is to locate it on UC Davis property as part of the West Village development.

Bruce Colby also reported that while the Universal Preschool Program ballot measure to serve four-year-old children had passed, no new funding was part of that ballot measure and the Legislature has not proposed state funding that would be needed to establish such a program. The Committee also discussed that a District preschool program would likely be housed at the existing elementary school sites, because the preschool children would move on to kindergarten at the same site the following year and for convenience if the family has older siblings.

Recommended Disposition and Use of Grande Site

1. Considerations Leading to Recommendation

A. Elementary School

The Committee concluded that based on the enrollment projections, planned new development, possible expanded development, and the capacity of the District's facilities, the Grande site was not needed for development as another elementary school. In addition, as reported by Bruce Colby, the size of the site at approximately eight acres was less than the State's minimum 10-acre requirement for an elementary school site, and there is no existing state or local funding currently available (or anticipated) to build another elementary school.

B. Educational Program

The Committee's preference was for use of the Grande site for an educational purpose to support the District's existing programs. However, in light of the absence of any formal proposals for use of the Grande site for such purposes by District staff and the lack of funding for development of new facilities or expanding existing educational programs, the Committee recommends that the District dispose of the Grande site as surplus property.

C. Residential Development

The State Legislature stated that the purpose of a 7-11 Committee (Education Code Section 17387) was based on the following premise:

“Community involvement should facilitate making best possible judgments about the use of excess school facilities ... school closure or the use of surplus space, thus avoiding community conflict and assuring building use that is compatible with the community's needs and desires.”

The Grande Neighborhood Association members recommend use of the Grande site for an expanded park and greenbelt, community center, preschool facility, and/or an environmental and agricultural education program, such as for Explorit or as a summer science camp program. The Association members stated that it was their preference that if the site is developed for residential use, it should be consistent with the type and density of housing in the neighborhood. Their three parameters of concern for development of this site are:

- Consistency with the existing character of the neighborhood;
- Maintaining existing street system (do not change cul de sac streets that abut site); and
- Developing greenbelt/bikepath connections around the perimeter of the site.

2. Recommendation

The Committee unanimously¹ approved a motion to support the District's sale of the Grande site as surplus property as set out below. In light of the Committee's charge to minimize community conflict and assure use of surplus District property that is compatible with the community's needs and desires, the Committee recommends that the Board:

- (1) Consider the Grande Neighborhood Association parameters as set out above as guiding principles for development of the Grande site, including the need for greenbelt/bikepath connections to the existing parkway;
- (2) Maximize the revenues that can be realized from the sale of the Grande site to benefit the District's educational facility needs; and
- (3) Consider other important community values regarding the innovative character of the Davis community in development of this important infill site.

The Committee also supports continuing the dialogue between the District and the Grande Neighborhood Association and undertaking outreach to the larger Davis community regarding the development of this site.

Respectfully Submitted,



Sheryl Patterson
Committee Chair

¹ With the exception of Dave Egolf who was absent, the motion moved by Marcelo Campos and seconded by Kemble Pope was approved by a unanimous vote of the Committee.