

**AGENDA REPORT
CITY COUNCIL AND BOARD OF TRUSTEES
JOINT MEETING**



March 17, 2014

TITLE: Overview of School Facility Scenarios

BACKGROUND:

Davis Demographics & Planning, Inc. (DDP) was contracted by the Pleasanton Unified School District (PUSD) to prepare an update to student population projections by residence for fall 2012 through fall 2022 using the Ten-Year Projection Methodology and a "build-out" study using the Maturation Methodology.

DDP worked under the guidance of the Pleasanton Planning Division who collaborated with the City Manager's Office and the Director of Community Development to draft a schedule for future development. Davis Demographics & Planning, Inc. reviewed the current status of housing development, student generation rates from new and existing housing and actual student enrollment data. This data enabled them to determine in detail the location of our current student population by type of housing in specific areas of the City, to project the number of students from future new housing, and the potential effect of turnover of existing housing on future enrollments. In addition, DDP used the City's four alternatives for the East Pleasanton Specific Plan (EPSP) available at that time to develop four separate student population projections.

The Maturation Methodology process combines current housing, projected development, and an estimate of additional potential housing using aerial photos, area zoning maps, and discussions with City staff. This study provides the District the ability to plan for long-term possibilities based on vacant land being developed under current zoning policies.

The demographer's report is an integral element of District planning. Budget development (e.g., staff needs and revenue generation), potential growth needs based on future housing, and resulting developer fees are significantly influenced by these projects.

On September 10, 2013, the PUSD Board of Trustees (BOT) was presented with two possible future scenarios for elementary schools for discussion purposes. Based on the BOT's feedback and guidance, additional scenarios were prepared and presented on January 28, 2014. The January presentation is enclosed in its entirety, including all scenarios developed to date. A representative from Davis Demographics & Planning, Inc. will be present at the meeting to make a presentation and answer any questions regarding this report.

Based on Board direction, the April 2014 PUSD Board meetings will include a study session of long-term debt, as well as a presentation on options to fund the District's Facilities Master Plan.

To review the Demographer's Report:

<http://206.110.20.201/downloads/businessservices/FY12StudentPopulationProjectionsDemRpt.pdf>

Parvin Ahmadi
Superintendent

A handwritten signature in blue ink, appearing to read 'Parvin Ahmadi', is positioned below the printed name and title.

Attachments:

1. Slide presentation
2. Future Scenarios

Pleasanton Unified School District

FUTURE ATTENDANCE AREA SCENARIOS

January 28, 2014



Scenarios 2A & 2B

Adding a second site in East Pleasanton

Scenario 2A

- Creates a boundary for school 11 by combining Ruby Hill with the East Pleasanton
- Creates are larger resident population for East Pleasanton by 2020
- Sends residents of Ruby along a similar route as their existing one to East Pleasanton
- Fails to address concerns about the new route

Scenario 2B

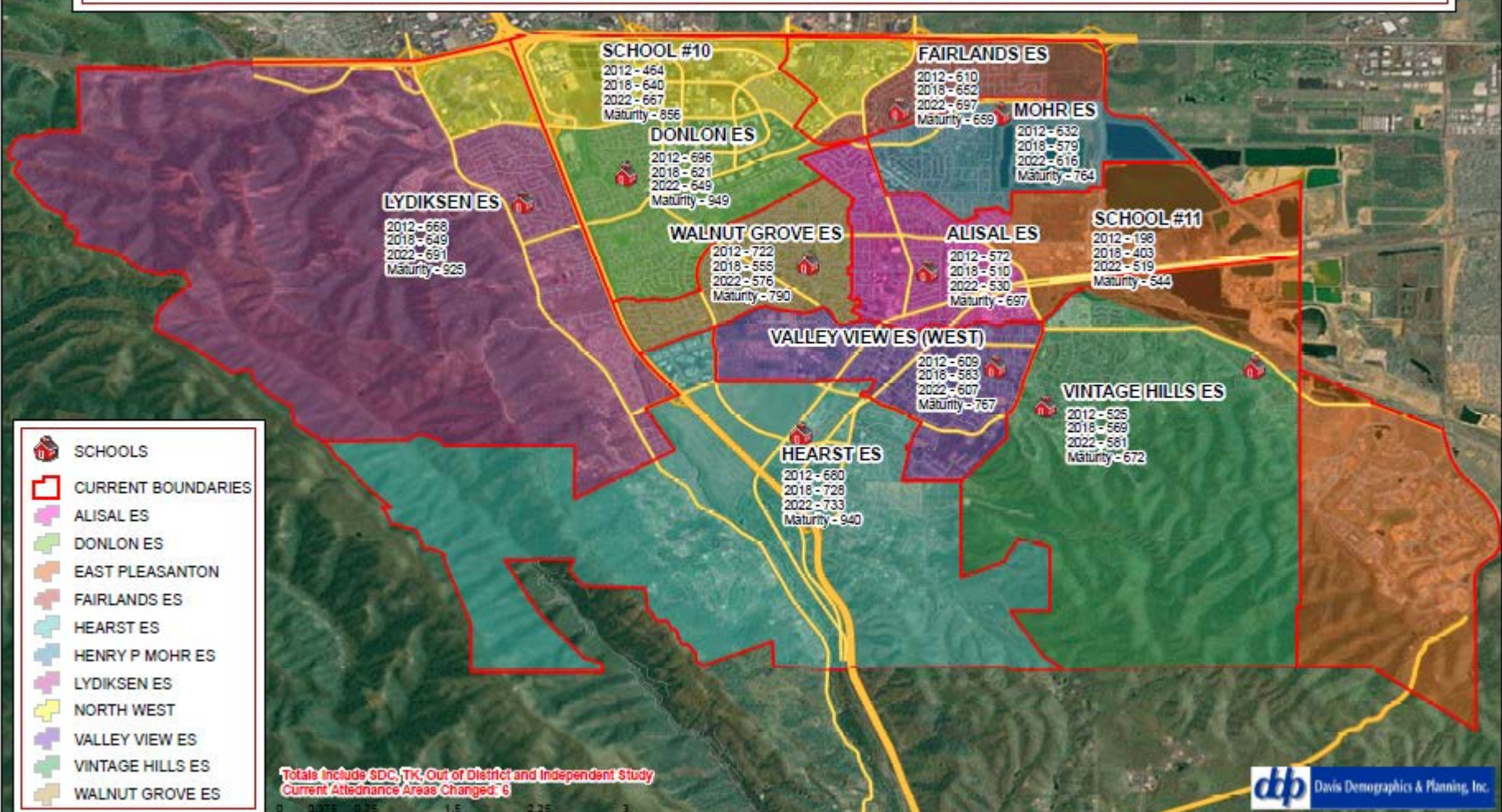
- Serves as an alternative to moving Ruby Hill to the new School in East Pleasanton
- Assigns Ruby Hill to Vintage Hills Elementary where many residents are already electing to attend
- Fails to create a large enough resident population for East Pleasanton before and possibly beyond 2022

Inspired Scenario 5



PLEASANTON UNIFIED SCHOOL DISTRICT

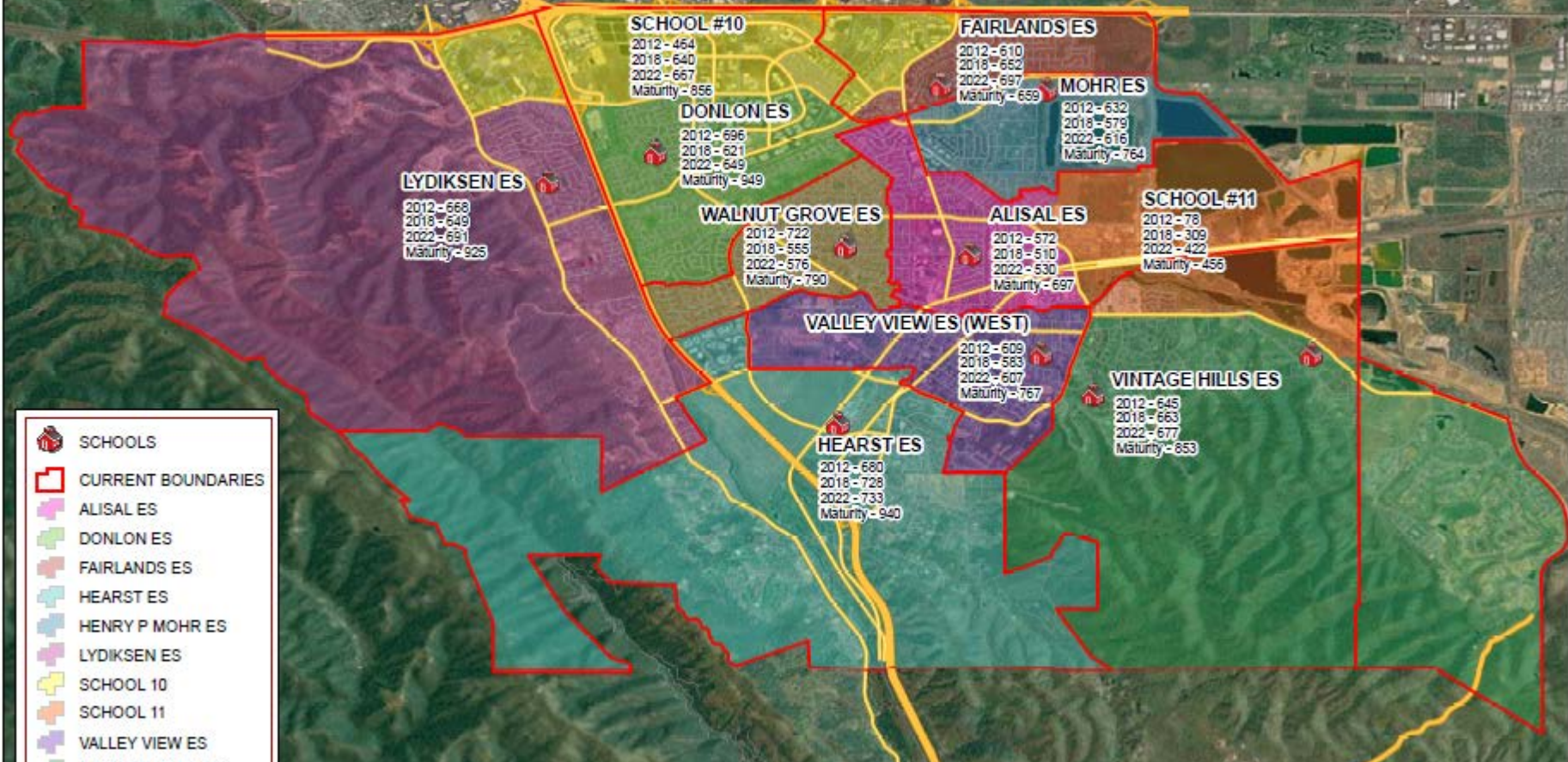
DRAFT SCENARIO 2A - OPENING SCHOOL II WITHIN THE EPSP





PLEASANTON UNIFIED SCHOOL DISTRICT

DRAFT SCENARIO 2B - OPENING SCHOOL II WITHIN THE EPSP



- SCHOOLS
- CURRENT BOUNDARIES
- ALISAL ES
- DONLON ES
- FAIRLANDS ES
- HEARST ES
- HENRY P MOHR ES
- LYDIKSEN ES
- SCHOOL 10
- SCHOOL 11
- VALLEY VIEW ES
- VINTAGE HILLS ES
- WALNUT GROVE ES

Totals include SDC, TK, Out of District and Independent Study
 Current Attendance Areas Changed: 6



Source: 2014, 2015, 2016 Census, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100

Scenarios 3A & 3B

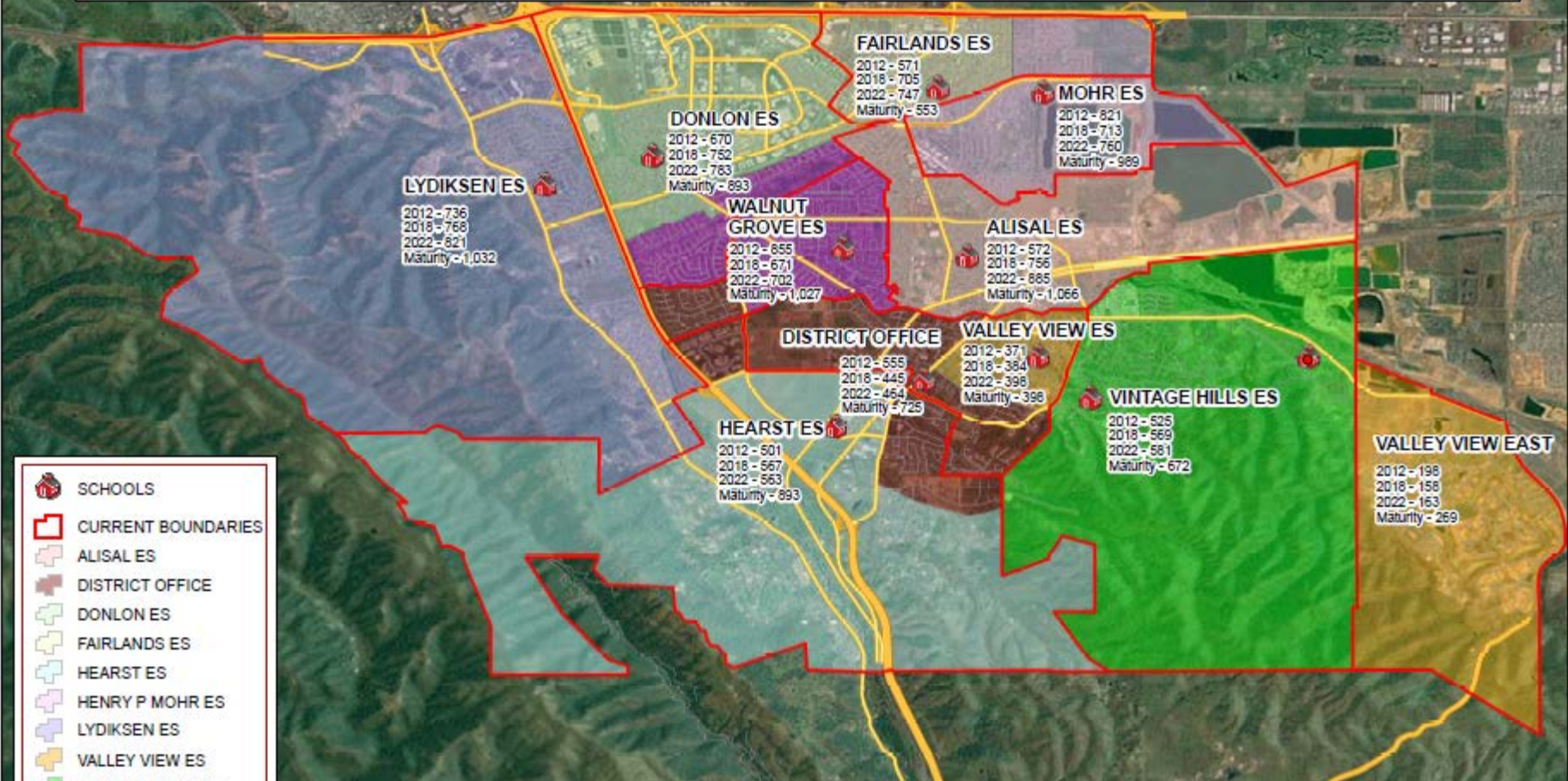
Using the District office and Neal Property for School Sites 10 & 11

- ⦿ Both scenarios are unrealistic due to the District Office's proximity to existing schools
 - The scenarios neglect the District's need for relief in the northern attendance areas
 - Would call for extensive redistricting that would be distributive many communities
 - Creates attendance areas that have resident student populations that could be considered too small operate a school with
 - Scenario 3B begins to show that the Neal property could be used as a second new site



PLEASANTON UNIFIED SCHOOL DISTRICT

DRAFT SCENARIO 3A - DISTRICT OFFICE AS SCHOOL 10



- SCHOOLS
- CURRENT BOUNDARIES
- ALISAL ES
- DISTRICT OFFICE
- DONLON ES
- FAIRLANDS ES
- HEARST ES
- HENRY P MOHR ES
- LYDIKSEN ES
- VALLEY VIEW ES
- VINTAGE HILLS ES
- WALNUT GROVE ES

Totals include 9DC, TK, Out of District and Independent Study
 Current Attendance Areas changed: 5

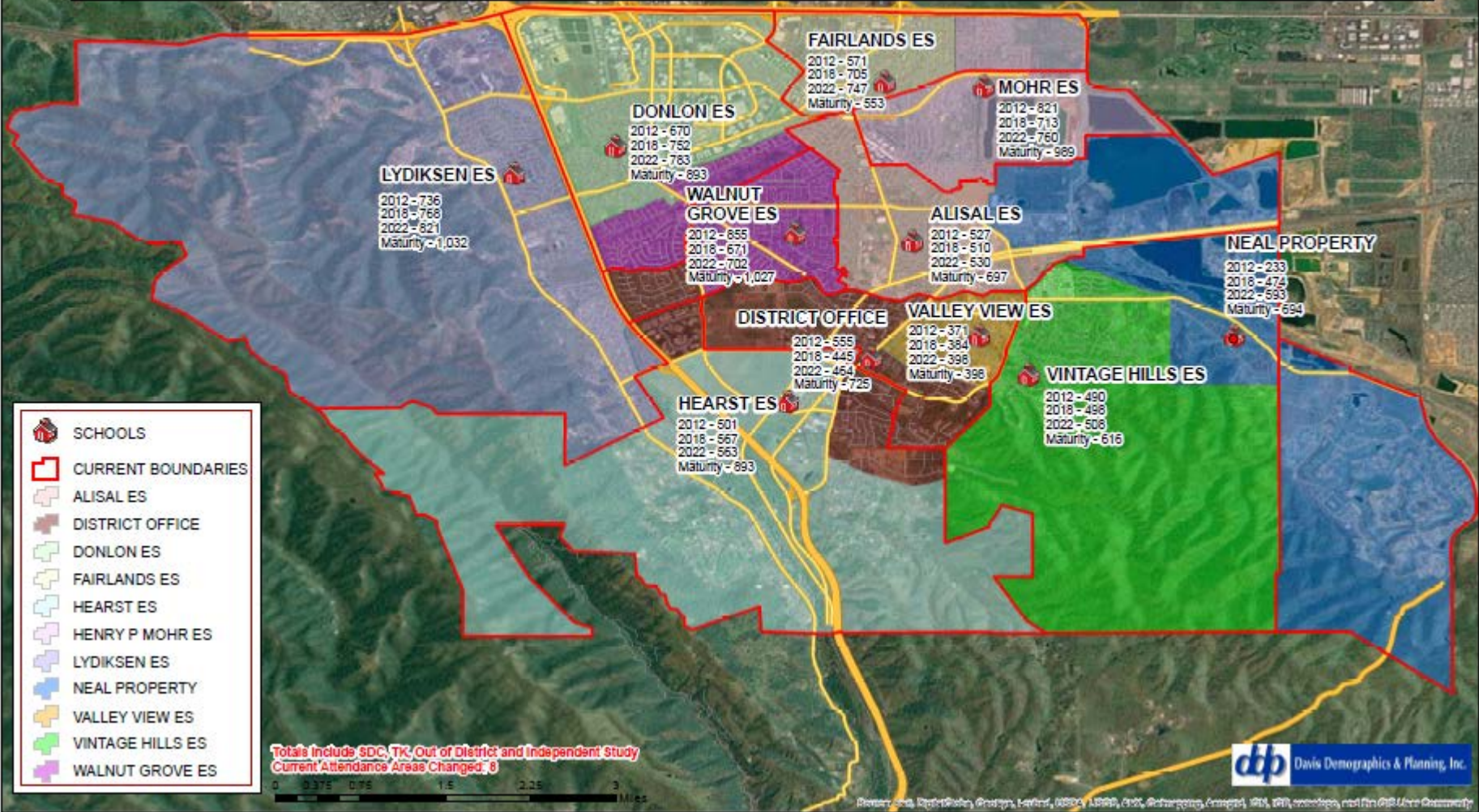


Source: 2010, 2011, 2012 Census, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100



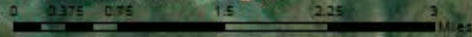
PLEASANTON UNIFIED SCHOOL DISTRICT

DRAFT SCENARIO 3B - DISTRICT OFFICE AS SCHOOL 10 NEAL PROPERTY AS SCHOOL 11



- SCHOOLS
- CURRENT BOUNDARIES
- ALISAL ES
- DISTRICT OFFICE
- DONLON ES
- FAIRLANDS ES
- HEARST ES
- HENRY P MOHR ES
- LYDIKSEN ES
- NEAL PROPERTY
- VALLEY VIEW ES
- VINTAGE HILLS ES
- WALNUT GROVE ES

Totals include SDC, TK, Out of District, and Independent Study
 Current Attendance Areas Changed: 8



Source: US Census Bureau, Census 2000, 2010, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100

Scenario 4

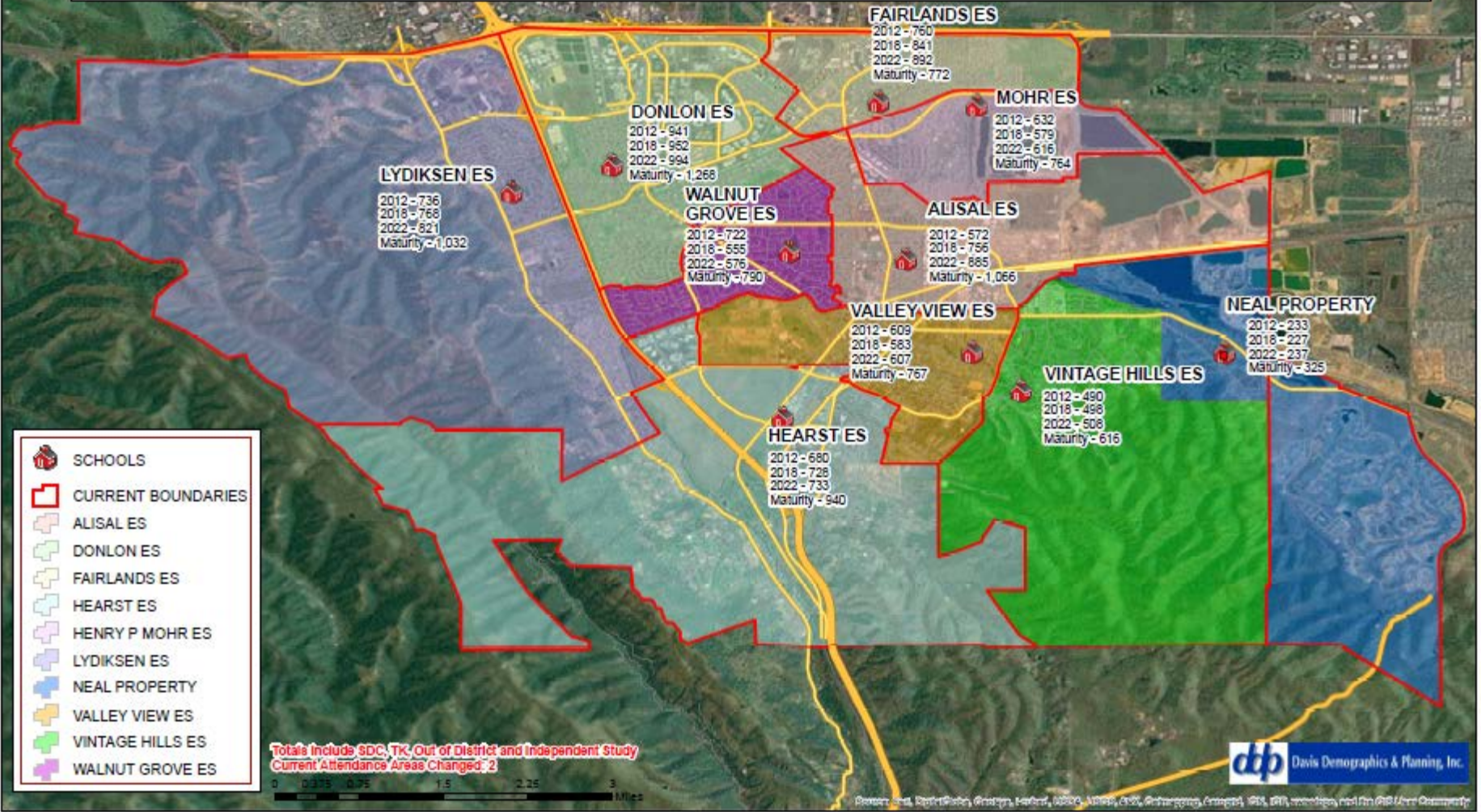
Using the Neal Property for School 10

- ⦿ Also fails to solve the problem with the northern region of the District
- ⦿ Shows that East Pleasanton must be part of a plan that uses the Neal Property
- ⦿ Shows that the Property could be used as an alternative to the East Pleasanton Site but not in conjunction with



PLEASANTON UNIFIED SCHOOL DISTRICT

DRAFT SCENARIO 4 - NEAL PROPERTY AS SCHOOL 10



Scenario 5

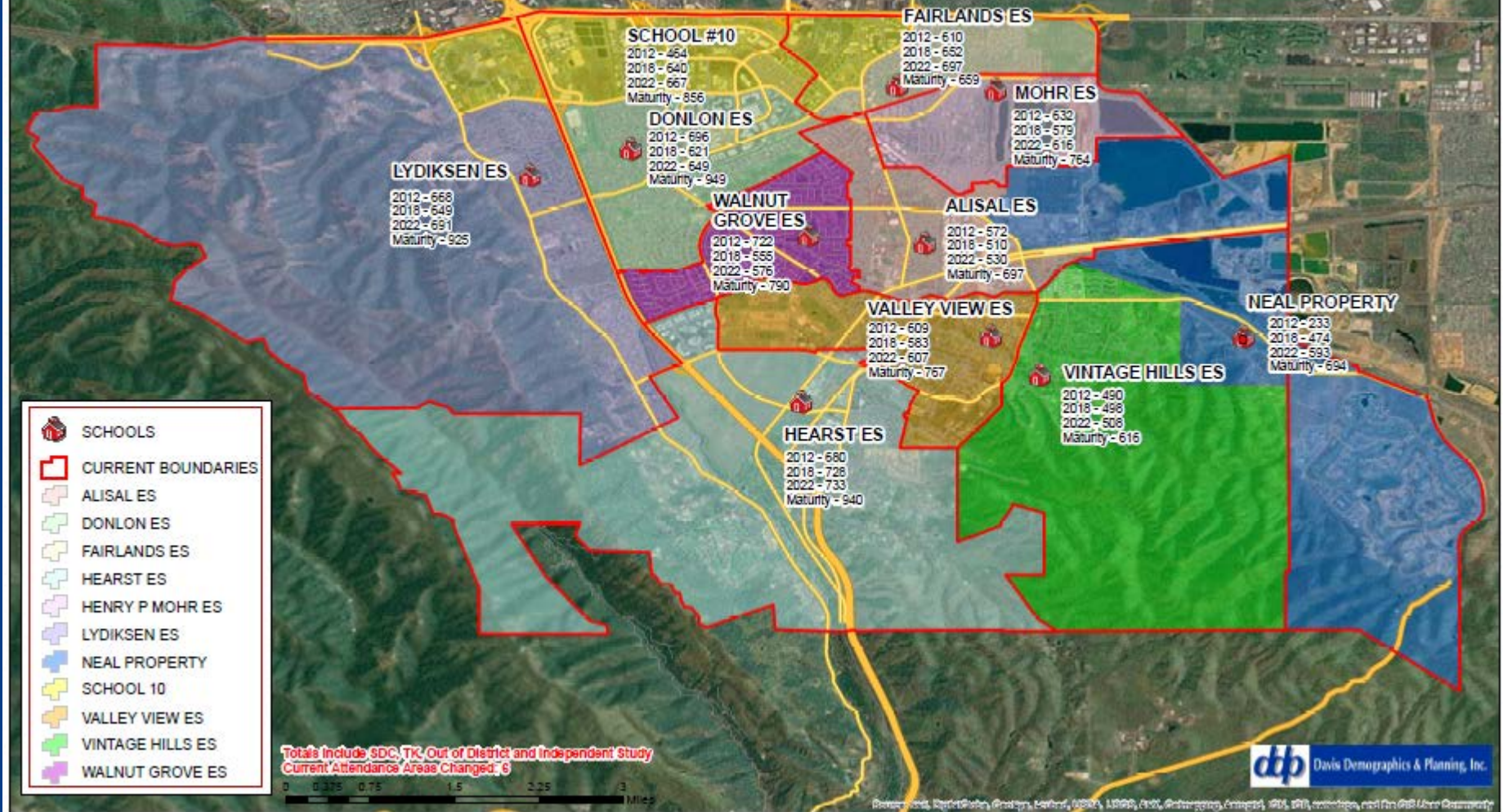
Neal Property as the Second new Site

- ⦿ Combines the positive elements from previous scenarios
- ⦿ Provides needed relief to the District's northern region
- ⦿ Puts a facility closer to the Ruby Hill community
- ⦿ Absorbs projected growth from East Pleasanton
- ⦿ Fails to create a neighborhood school within the East Pleasanton Development



PLEASANTON UNIFIED SCHOOL DISTRICT

DRAFT SCENARIO 5 - SCHOOL 10 IN THE NORTH & NEAL PROPERTY AS SCHOOL II



Conclusions

- ⦿ Scenarios 2A and 5 are the most successful in meeting the District's needs
- ⦿ A facility in the Northern region of the District would be needed first
- ⦿ The Neal property could be used an alternative to a site in East Pleasanton but not in addition to an East Pleasanton site
- ⦿ The District office is not located in an area of need or in an area that allows for the creation of a realistic boundary



Pleasanton Unified School District

Pleasanton, California

Future Scenarios

Based on Fall 2012 Data

Prepared by



December 18, 2013

INTRODUCTION

DDP has been asked to begin to examine possible solutions that could be implemented to help the District house its growing elementary student population. The solutions suggested in this report were drafted with the intention to help illustrate what the District could possibly look like in the future. The scenarios could be used a starting point for future decision makers to begin drafting a final solution that would be suitable for the District and should be considered as only draft scenarios at this time. Each scenario is based upon the projected data included in the Fall 2012 demographic study and assumes the District would like to maintain an average enrollment between 600 and 700 students.

ABOUT THE SCENARIOS

Scenario 1

Scenario 1 is based upon the opening of a 10th facility that provides needed relief to schools in the Northwestern part of the District. This region covers some of the more densely populated areas of the city as it is the site of several large apartment complexes found north of Stoneridge Drive. This scenario is successful in ensuring that only the attendance boundaries in need of relief see changes to their current boundaries in addition to bringing the projected resident student populations under the desired 700 student maximum. When considering that the current Fairlands, Donlon and Lydiksen attendance areas are projected to see a combined resident student population of 2,562 TK-5 students by 2018 it becomes clear that the District is best served by locating school 10 in the northern region of the District.

Scenario 2A

Draft Scenario 2A was designed with the intent show what the District could look like after adding an additional facility within the East Pleasanton Specific Plan (EPSP). The scenario's largest benefit is that it only disrupts one existing community and ensures that new residents of East Pleasanton have a facility located within a 1 mile walk distance to their community. Opening the site in 2022 would result in creating two new boundaries that would have a resident student population that is below the desired minimum of 600 students. This may prevent the scenario from being one that is implemented before 2022 but it is important to consider that the EPSP is expected to continue to add units through 2025 this would ensure that the proposed attendance boundary for school 11 would continue to grow as more students occupy units within the EPSP. Moving special programs and allowing for open enrollment applicants to attend can help to boost enrollment numbers should it be needed. One of the key components to making the scenario work is reassigning the Ruby Hill community to the new sight in East Pleasanton. Consideration was given to how far students are currently travelling to their assigned school of Valley View school in comparison to how far they would have to travel to reach a site in East Pleasanton. Measuring walking distance from the Northern entrance from the Ruby Hill community to Valley View elementary comes out to be 3.37 miles. The distance traveled from Ruby Hill to the proposed sites in East Pleasanton is between 3.73 and 4.34 miles depending on which Specific Plan Option is ultimately selected by the city. If the change in walk distances is considered to be too great then additional options will need to be taken into consideration. Options may include additional redistricting or further delaying the opening of the East Pleasanton facility.

Scenario 2B

In an attempt to provide an alternative to reassigning the Ruby Hill community to East Pleasanton Scenario 2B sends this community to Vintage Hills Elementary. A large majority of the resident student population in the area has already elected to attend Vintage Hills on their own so this should prove to be a much more favorable option for the community. The unappealing aspect to this solution is that even at maturity the proposed boundary for the EPSP falls short of the 600 student threshold the District would like to see their campus operating at. The shortfall could be made up however by relocating special programs to this campus and allowing open enrollment

applicants to enroll at the new facility should it be needed or using an alternative site for the location for School 11. What becomes most evident in Scenario 2B is that plans for school 11 will likely need to house both the new students expected in East Pleasanton as well as students in Ruby Hill in order for the District to create a boundary with a large enough resident student population to justify the opening of an 11th school.

Scenario 3A

As requested by the board Scenario 3A uses the District's central office as the location for school 10. Creating a feasible scenario using this site is challenging due not only to the fact the this site is located within an area of the district not projected to grow but also due to the location's close proximity to Valley View, Vintage Hills and Hearst Elementary Schools as each is located within a 1.5 mile radius. In the end the scenario fails to successfully create compact attendance boundaries that have resident student populations between 600 and 700 students. The southern portion of the District would be over served and the northern portion would be underserved. In addition attendance boundaries for 6 of the District's existing 9 schools would ultimately need to be changed disrupting an undesirably large number of neighborhoods. In all Scenario 3A helps to further reiterate just how important it will be for the District to locate a new facility within the Northern portion of the District to house the growing student population.

Scenario 3B

Like Scenario 3A, Scenario 3B assumes the use of the District office as the Site for School number 10 but goes on to illustrate the what boundaries could possibly look like if the Neal Property were used as the location for School 11 to satisfy the Board's request. While the same negative attributes carry over from scenario 3A in regards to using the District's central office as the site for school 10, Scenario 3B reveals that the Neal Property could be used to house the resident student population of the EPSP and Ruby Hill. The downside to this solution however is that the school would be outside of the suggested 1 mile walk distance from the EPSP.

Scenario 4

Scenario 4 simply goes on to show what would happen if the Neal property were to serve the immediate area including Ruby Hill but excludes the EPSP. Examination of this solution reveals that the Neal Property is a viable solution for the District only if it houses the future resident student population of the EPSP. Without this community it will not be possible to fill two facilities with the surrounding resident student populations of Vintage Hills and the eastern portion of the Valley View attendance areas. Furthermore the Neal Property should be seen as a possible alternative to the construction of a site within the EPSP and not been viewed as a site that could be built in addition to the EPSP site if the goal of the District remains to balance the resident student population as equally as possible amongst each of the District's facilities.

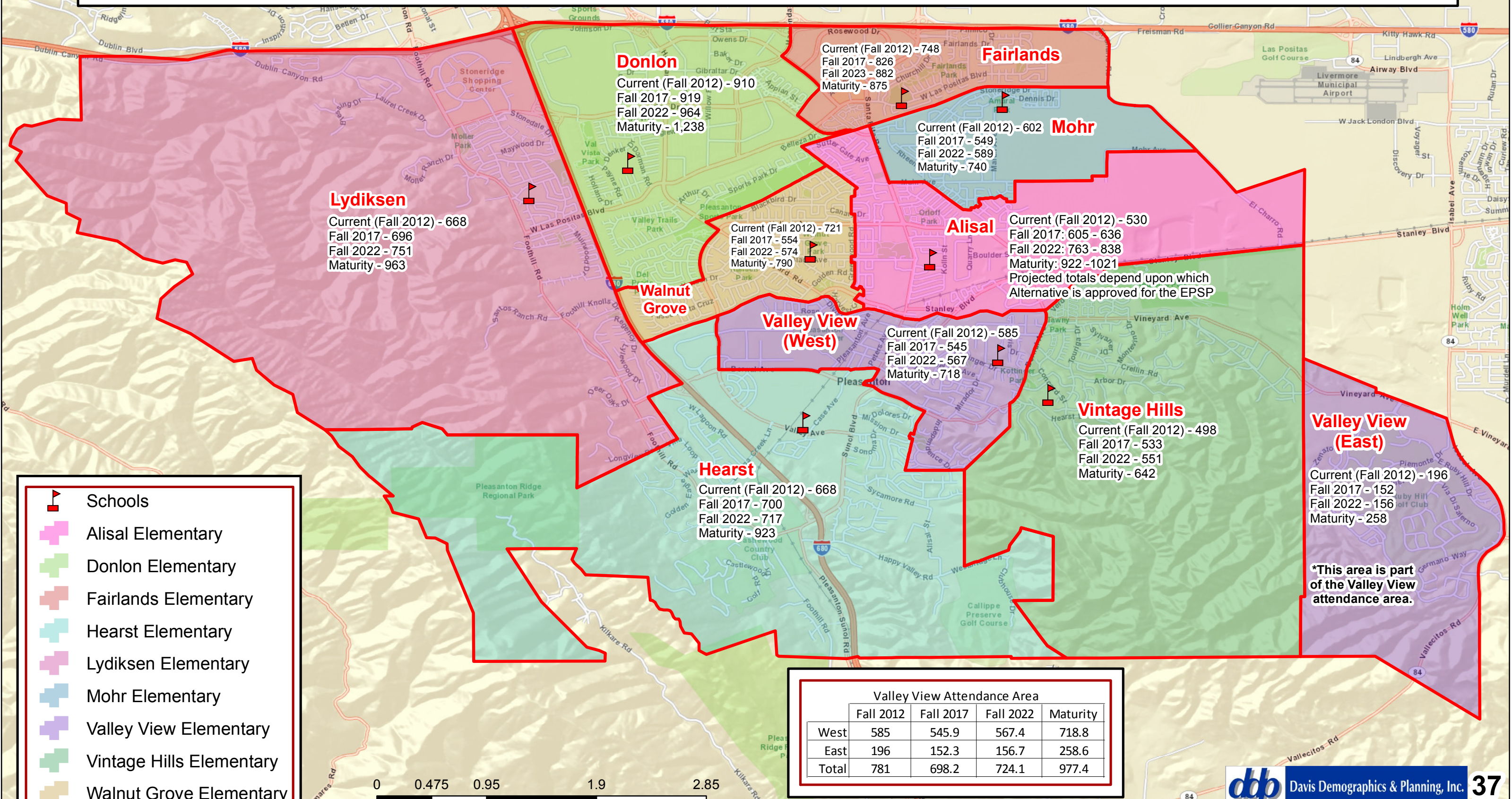
Scenario 5

In an attempt to combine the most positive aspects from all of the scenarios DDP drafted Scenario 5. This scenario is very similar to Scenario 2A in that it provides the critical relief need in the Donlon, Lydiksen and Fairlands attendance areas by adding School 10 in the northern portion of the District. The Scenario also takes the element of providing relief to the Alisal attendance area by assigning the East Pleasanton Specific Plan to School 11 located on the Neal property. This aspect would like lead to the scenario being seen as an alternative solution to those who may have concerns with reassigning the Ruby Hill community to a site located within the East Pleasanton Specific Plan (as shown in Scenario 2A). Using the Neal Property for an 11th school would provide the residents of Ruby Hill with a school that is much closer than Valley View, Vintage Hills or East Pleasanton but comes with the negative aspect of dropping the Vintage Hills resident student population below the 600 level that the district would like to stay above and also leaves the future residents of East Pleasanton lacking a facility within suggested 1 mile walk distance.



PLEASANTON UNIFIED SCHOOL DISTRICT

PROJECTED TK-5 STUDENT COUNTS CURRENT BOUNDARIES



Lydiksen

Current (Fall 2012) - 668
 Fall 2017 - 696
 Fall 2022 - 751
 Maturity - 963

Donlon

Current (Fall 2012) - 910
 Fall 2017 - 919
 Fall 2022 - 964
 Maturity - 1,238

Current (Fall 2012) - 748
 Fall 2017 - 826
 Fall 2023 - 882
 Maturity - 875

Fairlands

Current (Fall 2012) - 602
 Fall 2017 - 549
 Fall 2022 - 589
 Maturity - 740

Mohr

Current (Fall 2012) - 721
 Fall 2017 - 554
 Fall 2022 - 574
 Maturity - 790

Alisal

Current (Fall 2012) - 530
 Fall 2017: 605 - 636
 Fall 2022: 763 - 838
 Maturity: 922 - 1021
 Projected totals depend upon which Alternative is approved for the EPSP

Walnut Grove

Valley View (West)

Current (Fall 2012) - 585
 Fall 2017 - 545
 Fall 2022 - 567
 Maturity - 718

Vintage Hills

Current (Fall 2012) - 498
 Fall 2017 - 533
 Fall 2022 - 551
 Maturity - 642

Valley View (East)

Current (Fall 2012) - 196
 Fall 2017 - 152
 Fall 2022 - 156
 Maturity - 258

*This area is part of the Valley View attendance area.

Hearst

Current (Fall 2012) - 668
 Fall 2017 - 700
 Fall 2022 - 717
 Maturity - 923

Schools

Alisal Elementary

Donlon Elementary

Fairlands Elementary

Hearst Elementary

Lydiksen Elementary

Mohr Elementary

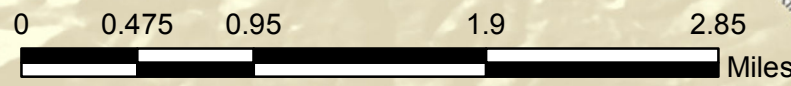
Valley View Elementary

Vintage Hills Elementary

Walnut Grove Elementary

Valley View Attendance Area				
	Fall 2012	Fall 2017	Fall 2022	Maturity
West	585	545.9	567.4	718.8
East	196	152.3	156.7	258.6
Total	781	698.2	724.1	977.4

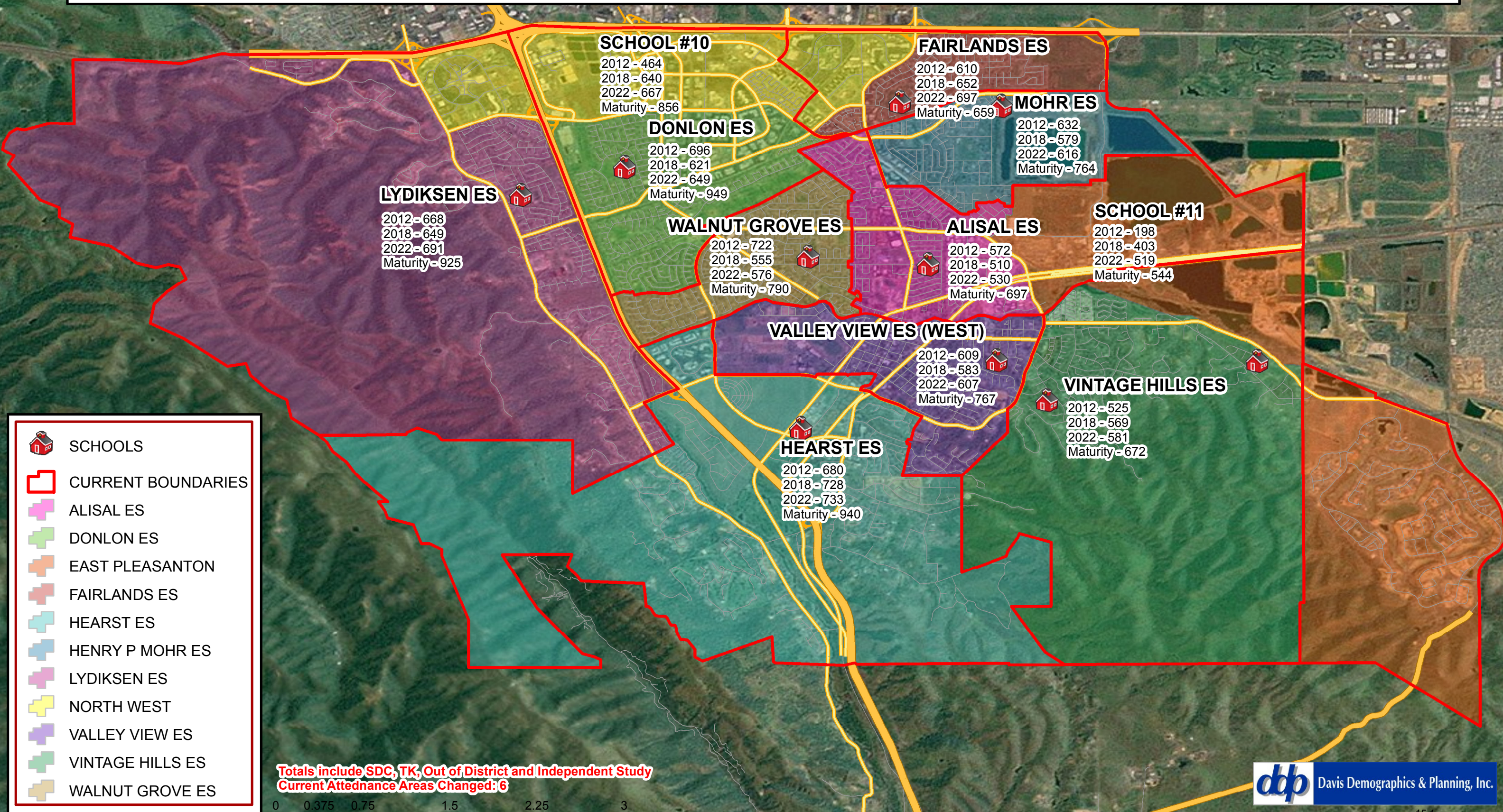
* The above chart combines the totals of Valley View West and East for the grand total for the attendance area.





PLEASANTON UNIFIED SCHOOL DISTRICT

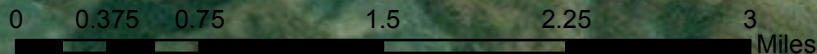
DRAFT SCENARIO 2A - OPENING SCHOOL 11 WITHIN THE EPSP



SCHOOLS

- CURRENT BOUNDARIES
- ALISAL ES
- DONLON ES
- EAST PLEASANTON
- FAIRLANDS ES
- HEARST ES
- HENRY P MOHR ES
- LYDIKSEN ES
- NORTH WEST
- VALLEY VIEW ES
- VINTAGE HILLS ES
- WALNUT GROVE ES

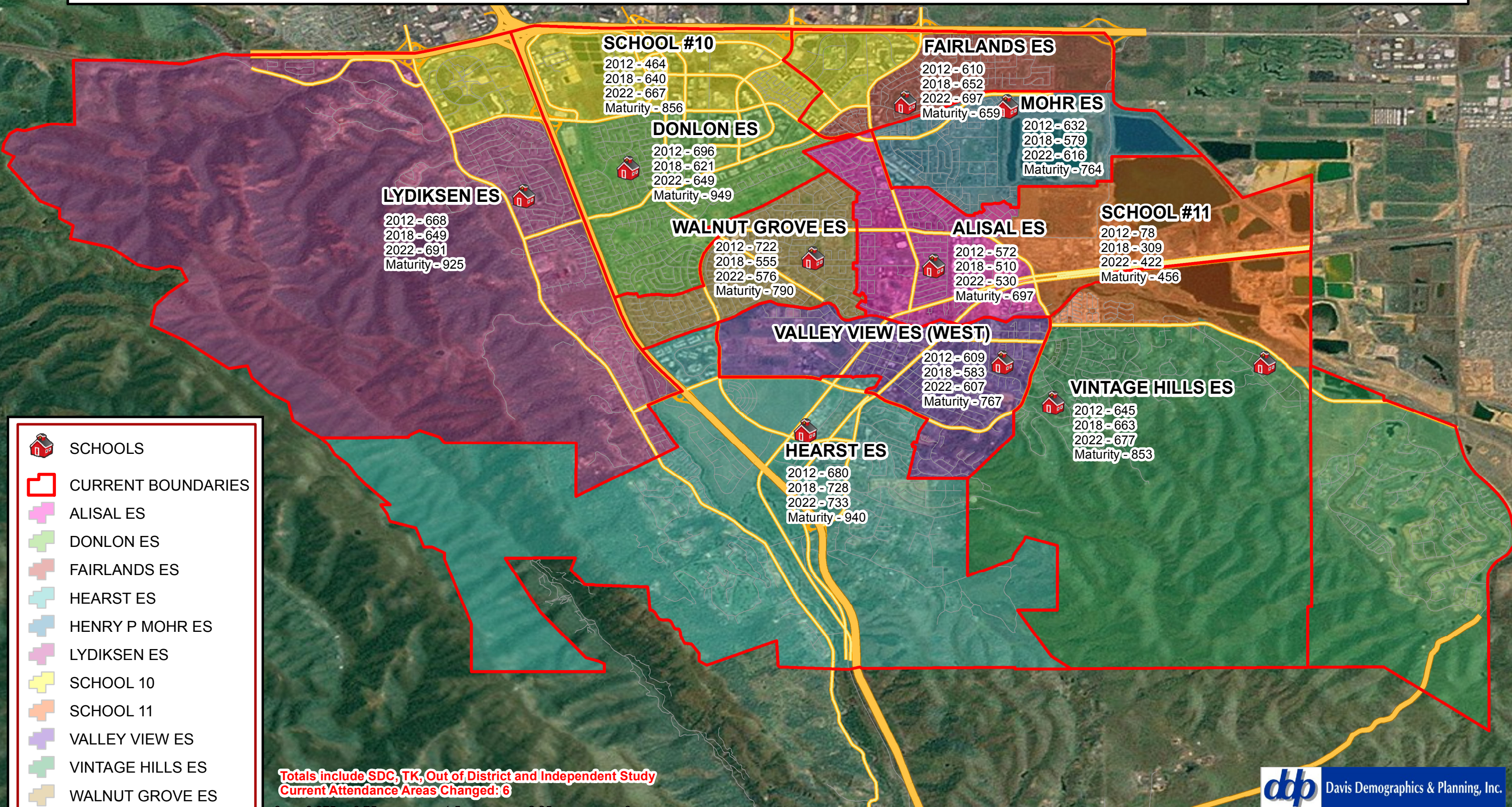
Totals include SDC, TK, Out of District and Independent Study
 Current Attendance Areas Changed: 6





PLEASANTON UNIFIED SCHOOL DISTRICT

DRAFT SCENARIO 2B - OPENING SCHOOL 11 WITHIN THE EPSP



SCHOOLS

CURRENT BOUNDARIES

ALISAL ES

DONLON ES

FAIRLANDS ES

HEARST ES

HENRY P MOHR ES

LYDIKSEN ES

SCHOOL 10

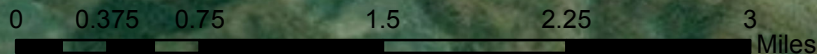
SCHOOL 11

VALLEY VIEW ES

VINTAGE HILLS ES

WALNUT GROVE ES

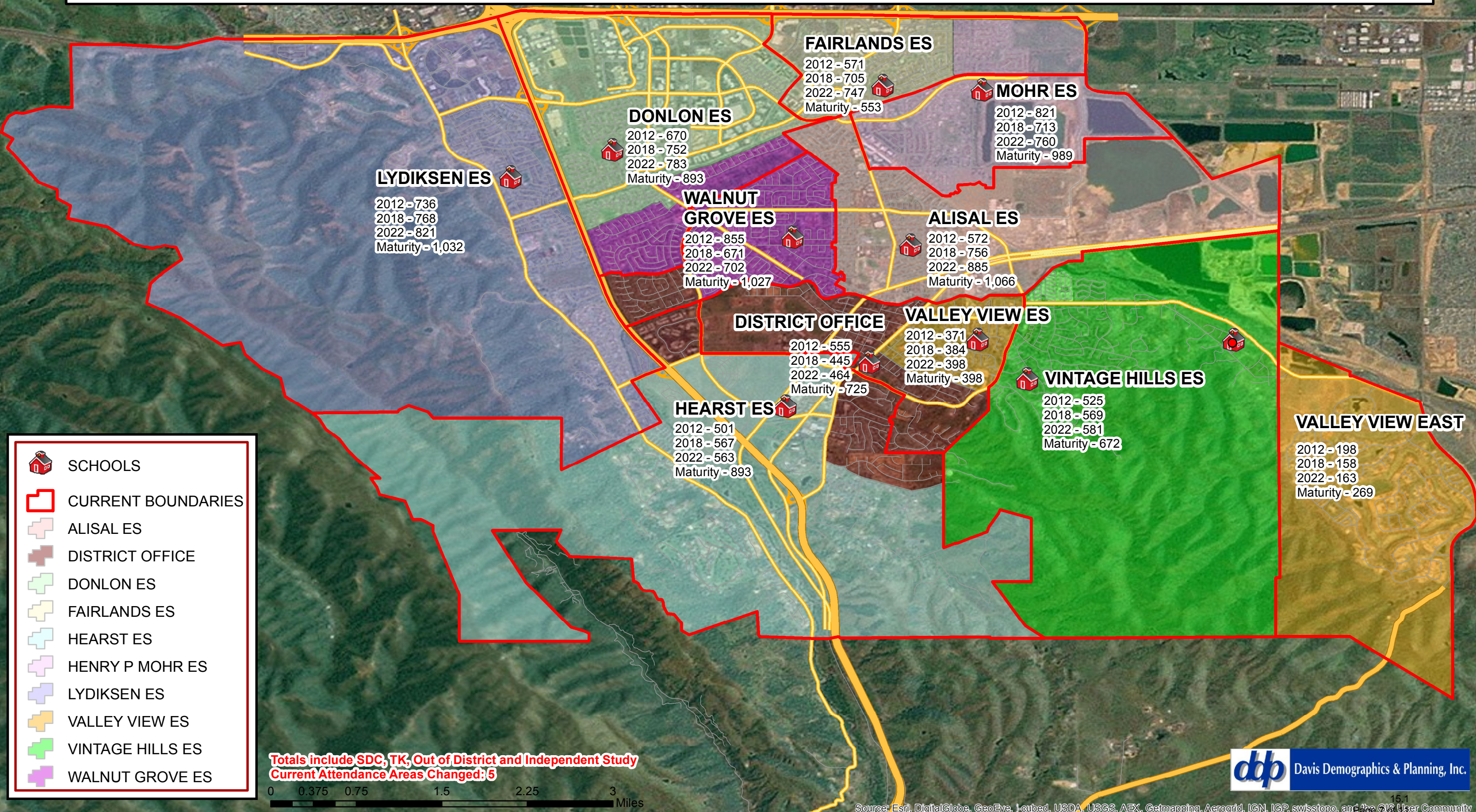
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 Current Attendance Areas Changed: 6





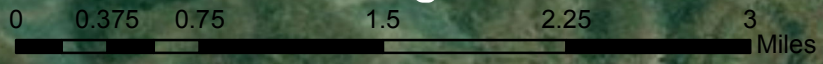
PLEASANTON UNIFIED SCHOOL DISTRICT

DRAFT SCENARIO 3A - DISTRICT OFFICE AS SCHOOL 10



- SCHOOLS
- CURRENT BOUNDARIES
- ALISAL ES
- DISTRICT OFFICE
- DONLON ES
- FAIRLANDS ES
- HEARST ES
- HENRY P MOHR ES
- LYDIKSEN ES
- VALLEY VIEW ES
- VINTAGE HILLS ES
- WALNUT GROVE ES

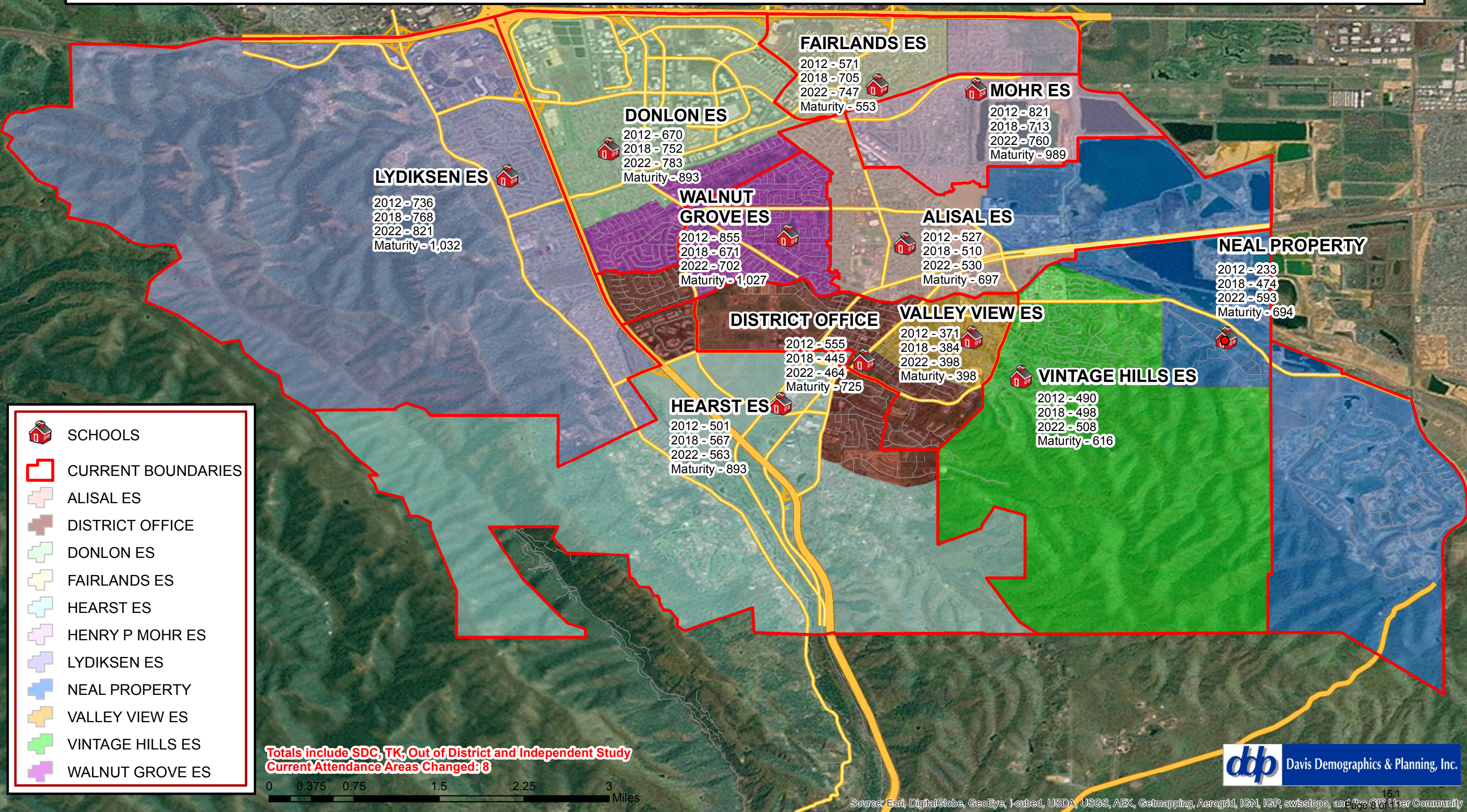
Totals include SDC, TK, Out of District and Independent Study
 Current Attendance Areas Changed: 5





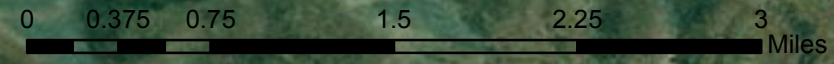
PLEASANTON UNIFIED SCHOOL DISTRICT

DRAFT SCENARIO 3B - DISTRICT OFFICE AS SCHOOL 10 NEAL PROPERTY AS SCHOOL 11



- SCHOOLS
- CURRENT BOUNDARIES
- ALISAL ES
- DISTRICT OFFICE
- DONLON ES
- FAIRLANDS ES
- HEARST ES
- HENRY P MOHR ES
- LYDIKSEN ES
- NEAL PROPERTY
- VALLEY VIEW ES
- VINTAGE HILLS ES
- WALNUT GROVE ES

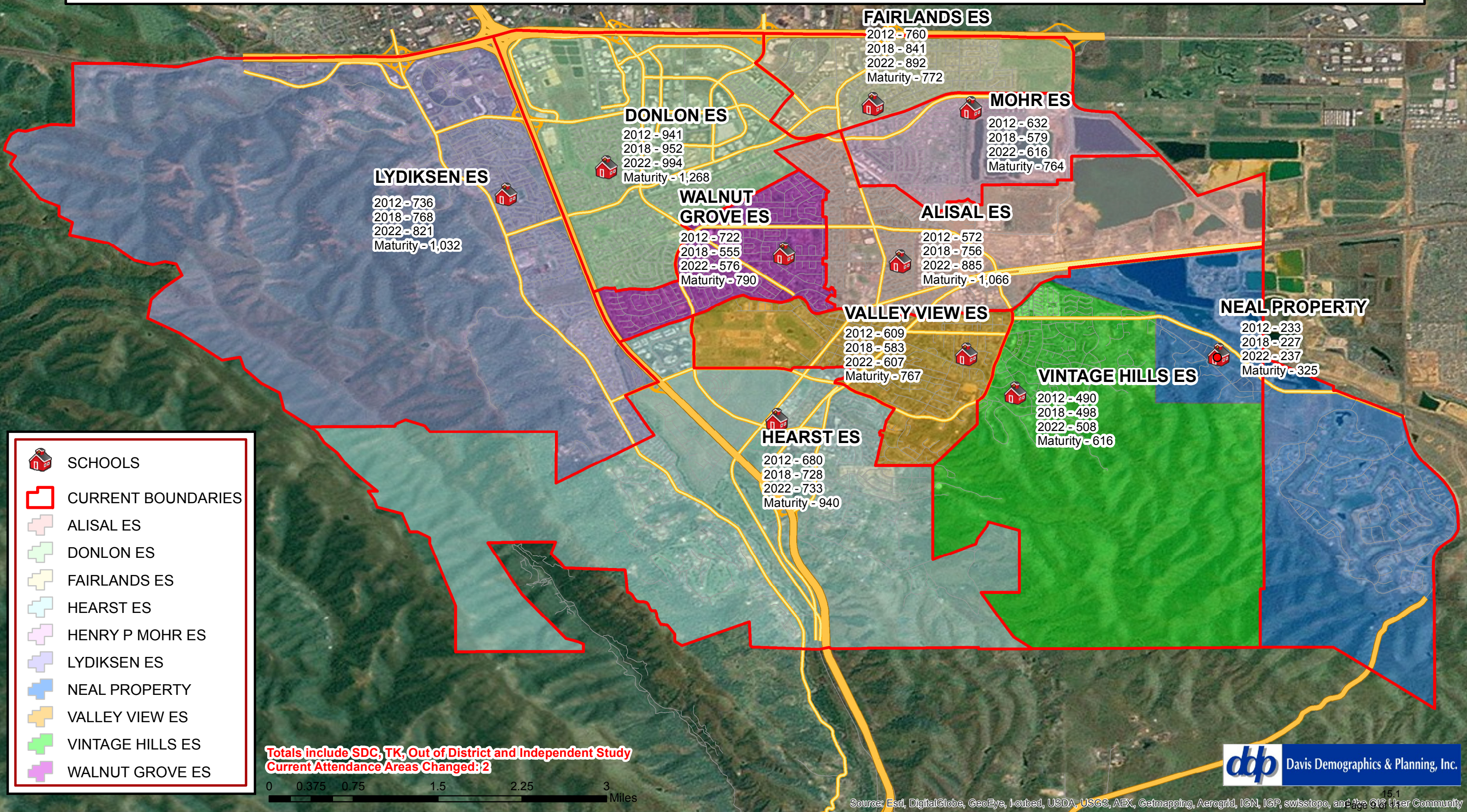
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 Current Attendance Areas Changed: 8





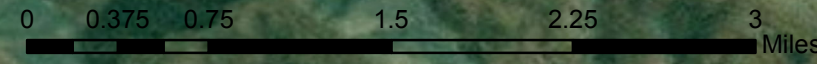
PLEASANTON UNIFIED SCHOOL DISTRICT

DRAFT SCENARIO 4 - NEAL PROPERTY AS SCHOOL 10



- SCHOOLS
- CURRENT BOUNDARIES
- ALISAL ES
- DONLON ES
- FAIRLANDS ES
- HEARST ES
- HENRY P MOHR ES
- LYDIKSEN ES
- NEAL PROPERTY
- VALLEY VIEW ES
- VINTAGE HILLS ES
- WALNUT GROVE ES

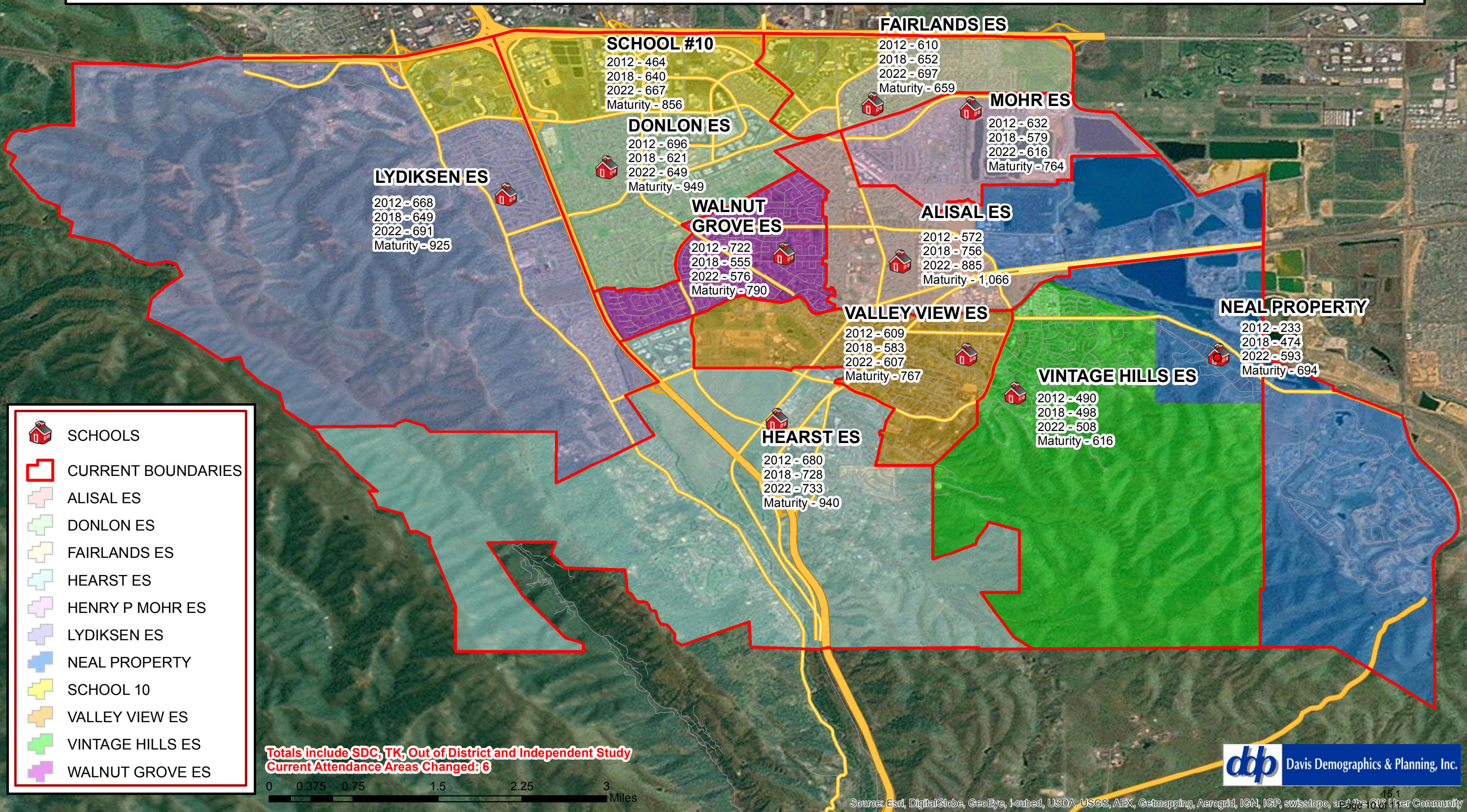
Totals include SDC, TK, Out of District and Independent Study
 Current Attendance Areas Changed: 2





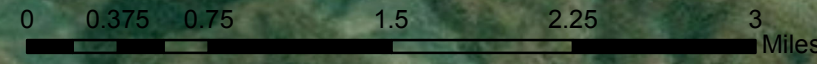
PLEASANTON UNIFIED SCHOOL DISTRICT

DRAFT SCENARIO 5 - SCHOOL 10 IN THE NORTH & NEAL PROPERTY AS SCHOOL 11



- SCHOOLS
- CURRENT BOUNDARIES
- ALISAL ES
- DONLON ES
- FAIRLANDS ES
- HEARST ES
- HENRY P MOHR ES
- LYDIKSEN ES
- NEAL PROPERTY
- SCHOOL 10
- VALLEY VIEW ES
- VINTAGE HILLS ES
- WALNUT GROVE ES

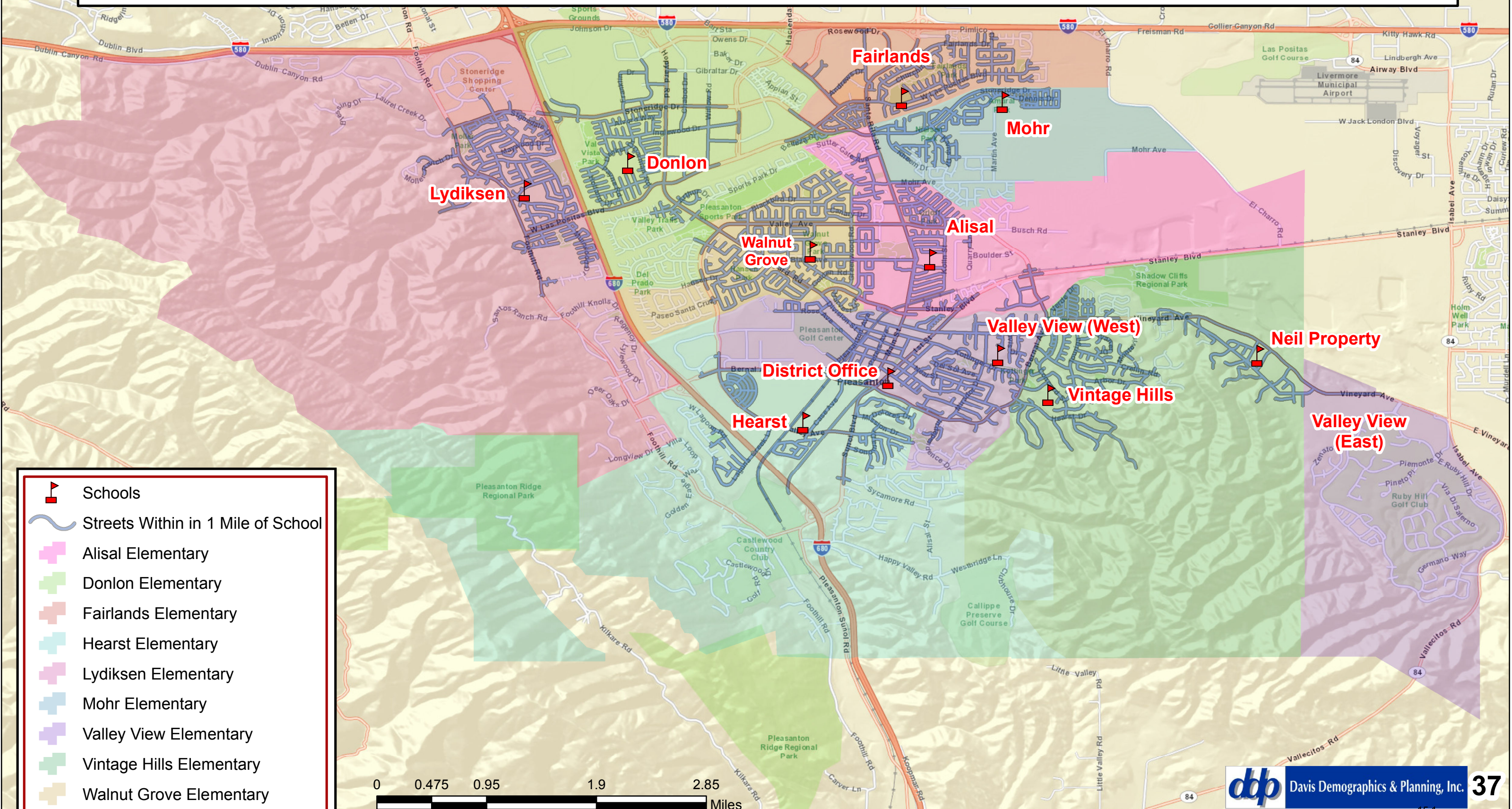
Totals include SDC, TK, Out of District and Independent Study
 Current Attendance Areas Changed: 6
















PLEASANTON UNIFIED SCHOOL DISTRICT

STREETS WITHIN 1 MILE OF AN ELEMENTARY SCHOOL



-  Schools
-  Streets Within in 1 Mile of School
-  Alisal Elementary
-  Donlon Elementary
-  Fairlands Elementary
-  Hearst Elementary
-  Lydiksen Elementary
-  Mohr Elementary
-  Valley View Elementary
-  Vintage Hills Elementary
-  Walnut Grove Elementary

