

Here is a strategic grouping of our proposed (and current) projects by scope and objectives to help communicate the plan and its student benefits to the community:

1. Modernizing Learning Environments (Major Renovations)

- **Scope:** Comprehensive renovations and phased remodels at **Edison, Garfield, Bethune, and Lowell**.
- **Timeline:** Construction begins in 2026, with major milestones and completions through 2029.
- **Cost Drivers:** Construction and design phases for health innovation hubs and modern school facilities.
- **Student Benefit:** Provides state-of-the-art classrooms and specialized spaces (like the Health Innovations Hub at Bethune) that support modern pedagogy and student wellness.

2. Specialized Program Centers & Arts (Programmatic Hubs)

- **Scope:** Establishing the **Youth Arts Campus** at the Herrera School for the Arts (Fillmore Property) and consolidating **ESS programming** (SUN, RISE, ITI, etc.) at the Herrera Fillmore site. Establish a **Youth Sports Campus and District after school programming** at the PAC.
- **Timeline:** ESS move in 2027; Youth Arts Campus operational by 2028; Youth Sports Campus operational by 2027.
- **Cost Drivers:** Facility adaptation and relocation of specialized educational services.
- **Student Benefit:** Centralizes high-quality special education and arts programming, ensuring students have access to dedicated, expert-led environments tailored to their unique needs.

3. Operational Efficiency & Infrastructure (Core Support)

- **Scope:** Building the new **Ann Ott Center** to house Plant Services, completing the **Whittier kitchen/cafeteria remodel**, and constructing new **gyms for Magnet and Kenilworth**.
- **Timeline:** Ann Ott Center and Whittier kitchen completion in 2028; gyms complete by 2029.
- **Cost Drivers:** New construction, demolition of the old Ann Ott school, and bond funding (ballot set for Nov 2026).
- **Student Benefit:** Ensures students have safe, modern athletic spaces and improved nutritional facilities while streamlining district operations to keep more resources in the classroom.

4. Strategic Asset Management (Fiscal Responsibility)

- **Scope:** Leasing underutilized space at **Heard, Dunbar, and Herrera** to partners like Beyond Autism, and finalizing the sale of the current **Plant Services site**. Explore the potential sale of part of the parcel at Herrera where the academic building playgrounds sit.

- **Timeline:** Ongoing through 2030, with key lease negotiations and marketing efforts starting in 2025-2026.
- **Cost Drivers:** Revenue generation through long-term leases and property sales.
- **Student Benefit:** Generates non-taxpayer revenue to reinvest into student programs and maintains district presence in the community without the high cost of maintaining empty buildings.

Based on your 5-year Facility Plan and supporting district documents, a **\$3 million annual revenue goal** from property leases is not only reasonable but is an **explicit strategic target** set by the district for 2030.

The feasibility of this goal is supported by the following data points:

1. Explicit District Targets

- **The 2030 Goal:** Internal presentations specifically outline a goal to "leverage opportunities to generate **\$3 million annually by 2030** by developing the back half of the Fillmore Property parcel.
- **Current Baseline:** The district already generates approximately **\$1.1 million per year** from existing long-term leases. To reach the \$3 million target, the district needs to secure an additional **\$2.5 million** in annual revenue over the next five years.

2. Available Real Estate Assets

- **Fillmore Property (Herrera):** This site is just over **14 acres** in a prime downtown location. The school utilizes 7 acres, leaving **6.5–7 acres** available for development via a forthcoming RFP.
- **Herrera Academic building and playground:** This site sits in a key area of the revitalization core - potential interested parties include Gateway Community Colleges, a
- **Other Opportunities:** The 5-year plan also identifies leasing opportunities at **Heard, Dunbar**, the 2nd floor of **Herrera at Fillmore**, and the **Herrera PAC** as well as potential land leases at **Bethune** and **Lowell** starting in 2030.

3. Market Context & Feasibility

- **Downtown Demand:** Current market rates for Downtown Phoenix commercial space range from **\$24 to \$34 per square foot (PSF)** for office and up to **\$40 PSF** for retail.
- **Development Value:** Generating an additional \$1.9 million from 7 acres of downtown land translates to roughly **\$270,000 per acre annually**. For urban infill projects like the proposed "attainable housing" neighborhoods, this level of ground lease or development revenue is standard for the area.

Summary of Revenue Drivers

Property	Status/Potential	Key Objective
Fillmore (Back Half)	7 acres available	Generate the bulk of the \$3M target by 2031
Heard & Dunbar	Existing/Expanding Leases	Continued / Expanded revenue from partners like Beyond Autism
Bethune & Lowell	2030 Exploratory	Long-term land lease options to sustain future revenue
Monterey Park	Existing	Currently generating revenue at ~\$15.54 per square foot
Herrera PAC	Available for lease 2026-2027	Generate a significant contribution of the \$3M target by 2031
Herrera Academic Building and playgrounds	Available for Lease or Sale 2026-2027	Generate a significant contribution of the \$3M target by 2031

Rough Timeline:

This timeline summarizes the key actions and projects planned from 2025 through 2030, categorized by year.

Year	Key Initiatives and Milestones of Five -Year Plan
2025	* Closure of Heard and Dunbar schools.
	* Leased 50% of Heard to Beyond Autism (3year lease); retained Head Start Classroom.
	* Marketing Dunbar for long-term lease (50,000 sq ft available).
	* Restructured Preschool program.
2026	* Begin renovations at Edison and Garfield (May).
	* Demolition of Ann Ott School.
	* Herrera School to relocate to Fillmore property (June/July).
	* Market Herrera School and Performing Arts Center (PAC) for lease (70,000 sq ft available).
	* Sale of Plant Services site finalized (August); Year 1 lease begins.
	* Bond to ballot (November) to fund Magnet gym / Whittier kitchen and cafeteria / Kenilworth gym.

	* Begin Whittier kitchen and cafeteria design phase.
	* Begin community input for Bethune: Health Innovations Hub and Lowell renovations (December).
2027	* Move ESS programming (SUN, RISE, ITI, Edison's ABC, Medically Fragile) to Herrera at Fillmore.
	* Explore market conditions for long-term land lease for Herrera/Fillmore Property (Youth Arts Campus).
	* Begin Whittier cafeteria and kitchen remodel.
	* Begin Magnet gym and Kenilworth gym design phase.
	* Year 2: Lease of Plant Services.
	* Market available building space at Herrera at Fillmore (2nd floor) for lease.
	* Construction Design begins for Bethune and Lowell.
	* Begin negotiations to extend the lease with Beyond Autism at Heard (additional 3-5 years preferred).
2028	* Youth Arts Campus at Herrera School for the Arts (former Fillmore Property) is operational.
	* Beyond Autism Lease at Heard expires.
	* Ann Ott Center construction complete; Plant Services operations move there.
	* Phase 1 remodel complete at Edison; Phase 2 remodel complete at Garfield.

	* Whittier Kitchen/Cafeteria remodel complete.
	* Move Emerson 5th grade to Whittier; Move Whittier K-4 to Emerson.
	* Occupied Phase 1 Construction done at Bethune and Lowell.
2029	* Phase 2 Construction at Lowell and Bethune complete.
	* Magnet and Kenilworth gyms complete.
2030	* Explore land lease options for Bethune and Lowell.