

**PROPOSED PROJECT**

1. Relocation of an existing private school (preschool – 8<sup>th</sup> grade) into the existing renovated 2 story office building and garage.
2. The addition of 6 market-rate homes and 12 affordable studio apartments.
3. Infill recreational amenities (active and passive) for community use.

**DESCRIPTION OF WESTMINSTER ACADEMY:**

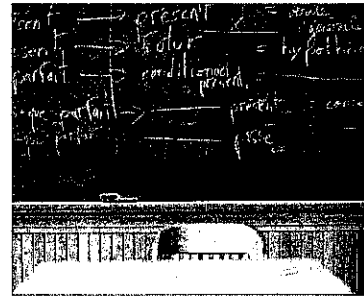
Westminster Academy is a private Christian day school for kindergarten through 8<sup>th</sup> grade students. It emphasizes advanced academic preparation for future success in high school, college, and society. Since its small beginning in 1953, the school has grown to 200 students and today offers young people an opportunity to master the skills they need to succeed. Each year, Westminster students excel academically far beyond the national average. Their SAT scores are often comparable to those of high school graduates by the time they reach eighth grade. The academic achievements of the school are measured each year with the Stanford SAT. These tests rank the performance of each grade against other schools in the state and nation. The following table summarizes the performance of Westminster Academy. The School Year represents the grade and the Academic Level the average performance of that class against other classes in the nation.

Stanford 10, Standard Achievement Test for Westminster Academy 2005-2006

School Year	1	2	3	4	5	6	7	8
Academic Level	2.6	3.4	6.0	6.9	8.6	10.0	10.1	11.6

The school has a diverse ethnic makeup with the following composition for the 2005-2006 school year.

Hispanic	25%
Caucasian	7%
African-American	1%
Arabic	2%
Armenian	2%
Asian-American	63%
Filipino	38%
Chinese	9%
Korean	9%
Other	7%



The school also specializes in extracurricular activities such as music and sports. Volleyball, basketball, and softball are offered to the girls and football, basketball, and baseball are offered to the boys. The school is actively involved in ACSI (Association of Christian School International) by participating in speech meets, spelling bees, and Junior High Choral festivals. Each year school musicals are held which have become focal points for the schools. These musicals are held off campus at a large auditorium to accommodate the number of students and their families.

One of the strengths of the school can be found in the highly qualified and experienced teachers that make up the staff. Out of the nearly 20 on staff, 13 of those are teachers of whom ten have been at Westminster for over fifteen years. Dedicated support staff, parents, and alumni also support the school through volunteering their time and knowledge. The Board is comprised of five members who serve without compensation and whose terms range from 3 to 35 years.

### **INTEREST IN THE PROPERTY**

Westminster Academy was founded in 1953 with the mission of serving families in the Glendale Pasadena area by providing a college preparatory education based on a Christian world view. The K-8 school has occupied the Eagle Rock Baptist Church for the last 27 years where between 200 and 240 students attend and represent roughly 140 families.

The Desiderio Army Reserve offers the perfect location for Westminster Academy to relocate to a permanent home. The close proximity to its existing location in Eagle Rock would allow the school to keep its current student body and families. The surrounding neighborhood provides a safe haven for the children's learning environment and the closeness to the freeway and major streets allows for easy access to the school. The size and location of the Desiderio Army Reserve embrace all the qualities that Westminster Academy is looking for in a piece of property to purchase for their permanent home.