

Becker Elementary School

1

ADAPTIVE REUSE WITHOUT IMPROVEMENTS

Market & Site Logistics	+	Community Impact	+	Financial Impact & Risk	+	Flexibility & Optionality	=	TOTAL SCORE	RANK
SCORE: 20 / 25		SCORE: 25 / 25		SCORE: 15 / 25		SCORE: 20 / 25:		80	2

STRENGTHS:

- **Market & Site Logistics:** The site is located in a dense residential neighborhood where large-scale redevelopment is limited. Adaptive reuse is a practical fit given existing conditions.
- **Community Impact:** Strong alignment with community priorities, particularly around preserving the green classroom, gardens, and other community-serving uses. Community input supports maintaining accessible neighborhood-focused programming. Strong partnership interest is evident.
- **Financial Impact & Risk:** Minimal positive impact to the district's budget challenges. Adaptive reuse allows continued use of the site without major redevelopment, helping avoid the higher expenses and time associated with full reconstruction or major expansion. Interested community partners may offer stable funding and programming.
- **Flexibility & Optionality:** The District retains ownership and control of the property, allowing future decisions as community needs and preservation requirements evolve.

CONSIDERATIONS:

- **Market & Site Logistics:** The site's historic designation and neighborhood constraints limit opportunities for higher intensity redevelopment or expanded site uses.
- **Community Impact:** While current buildings are retained for community use, this option does not significantly expand or modernize community programming or facilities due to the building(s) condition without upgrades.
- **Financial Impact & Risk:** The site requires ongoing maintenance and offers limited financial return without additional investment or partner contributions. Deferred maintenance of auxiliary buildings (e.g. green classroom and white house) increase risk and operating costs while decreasing revenue potential.
- **Flexibility & Optionality:** Historic designation and neighborhood context may make future changes more complex or require extended approval processes.

Becker Elementary scored 80 out of 100 for Adaptive Reuse Without Improvements which is well aligned, with minor tradeoffs.

Becker Elementary School

2

ADAPTIVE REUSE WITH IMPROVEMENTS

Market & Site Logistics	+	Community Impact	+	Financial Impact & Risk	+	Flexibility & Optionality	=	TOTAL SCORE	RANK
SCORE: 20 / 25		SCORE: 25 / 25		SCORE: 20 / 25		SCORE: 25 / 25:		90	1

STRENGTHS:

- **Market & Site Logistics:** The site is in a dense residential neighborhood where large scale redevelopment is limited. Partner led improvements would upgrade aging facilities and better support long term community uses that fit the site.
- **Community Impact:** Strong alignment with community priorities, especially preserving and enhancing the green classroom, gardens, and other community-serving spaces. Improvements help strengthen and expand programs that already have strong neighborhood support. Strong partnership interest is evident.
- **Financial Impact & Risk:** Partner funded improvements reduce the need for District investment while improving the condition and usability of the site. This helps extend the life of the facility and reduce long term maintenance pressures. Interested community partners may offer stable funding and programming.
- **Flexibility & Optionality:** The District retains ownership and oversight of the property while working with a partner to improve and activate the site, maintaining flexibility over future use.

CONSIDERATIONS:

- **Market & Site Logistics:** Even with improvements, the site remains constrained by historic designation and neighborhood context, limiting opportunities for higher-intensity redevelopment.
- **Community Impact:** Construction and improvements may temporarily disrupt existing programs and access to community spaces during the upgrade process.
- **Financial Impact & Risk:** Long term success depends on the strength of the partner and agreement terms.
- **Flexibility & Optionality:** Historic designation requirements and partner driven investments may limit how easily the site can be modified or repositioned in the future.

Becker Elementary scored 90 out of 100 for Adaptive Reuse With Improvements which is very well aligned, with minimal tradeoffs.

Becker Elementary School

3

LONG TERM GROUND LEASE

Market & Site Logistics	+	Community Impact	+	Financial Impact & Risk	+	Flexibility & Optionality	=	TOTAL SCORE	RANK
SCORE: 15 / 25		SCORE: 15 / 25		SCORE: 15 / 25		SCORE: 20 / 25:		65	3

STRENGTHS:

- **Market & Site Logistics:** The site's location in a dense residential neighborhood supports limited, small-scale development through a long term lease. This allows a partner to activate the site within existing physical and regulatory constraints.
- **Community Impact:** A lease could support community serving or compatible uses depending on the selected partner, while still maintaining some level of neighborhood access and benefit.
- **Financial Impact & Risk:** A long term lease provides steady revenue to the District while shifting development and operational responsibilities to a partner, reducing direct District costs.
- **Flexibility & Optionality:** The District retains ownership of the land, preserving long-term control and the ability to reassess the site after the lease term ends.

CONSIDERATIONS:

- **Market & Site Logistics:** Historic designation and neighborhood constraints limit the scale and type of development possible, reducing overall market potential compared to other sites.
- **Community Impact:** Community outcomes are dependent on the selected partner and may not fully align with preservation-focused priorities such as the green classroom and gardens.
- **Financial Impact & Risk:** While providing stable income, the land lease option does not fully capture higher value redevelopment opportunities.
- **Flexibility & Optionality:** Although ownership is retained, a long term agreement limits the District's ability to make changes or reposition the site during the lease term.

Becker Elementary scored 65 out of 100 for Long Term Ground Lease which is very well aligned, with minimal tradeoffs.

Becker Elementary School

4

FEE SIMPLE SALE

Market & Site Logistics	+	Community Impact	+	Financial Impact & Risk	+	Flexibility & Optionality	=	TOTAL SCORE	RANK
SCORE: 15 / 25		SCORE: 10 / 25		SCORE: 15 / 25		SCORE: 10 / 25:		50	4

STRENGTHS:

- **Market & Site Logistics:** The site could be transferred to a private buyer for limited-scale redevelopment that fits within historic and neighborhood constraints.
- **Community Impact:** Future development would still be subject to historic review and government approvals, which can help protect community sensitivities.
- **Financial Impact & Risk:** A sale provides a one-time financial return and eliminates ongoing maintenance and operating costs for the District.
- **Flexibility & Optionality:** The District is fully relieved of responsibility for the property, including maintenance and long term capital planning needs.

CONSIDERATIONS:

- **Market & Site Logistics:** Historic designation and neighborhood constraints significantly limit redevelopment potential and reduce market attractiveness compared to other sites.
- **Community Impact:** The District loses all ability to influence future use, including preservation of key community spaces like the green classroom and gardens. Redevelopment would require community support and governmental approvals.
- **Financial Impact & Risk:** While the sale provides immediate revenue, the overall value may be limited due to site constraints.
- **Flexibility & Optionality:** The District permanently loses ownership and control of the property, eliminating any future ability to guide its use or protect community priorities. Redevelopment faces many challenges to execute.

Becker Elementary scored 50 out of 100 for Fee Simple Sale which is moderately aligned, with some tradeoffs.

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Overall Assessment

- **Market Analysis:** The school has a historic designation on a site that is located within a densely developed single family neighborhood with large heritage trees and no frontage on major roads limiting redevelopment options. Market conditions support adaptive reuse, particularly for uses that maintain accessibility and local benefit. The four adjacent residential lots provide opportunities for monetization with fewer encumbrances.
- **Entitlement Study:** Existing entitlements support adaptive reuse, though adjustments could be required depending on the proposed use. Community support will be an important factor in rezoning for any proposed reuse.
- **Facility Condition and Maintenance Needs Assessment:** The school facility shows signs of aging, with increasing maintenance needs. Significant capital improvements would be required to make adaptive reuse viable. The adjacent residential structures also show signs of deterioration and will need special consideration when repurposing.
- **Public and Community Partner Engagement:** Community input reflects interest in maintaining accessible, community-serving uses like the green classroom and gardens, aligning with adaptive reuse as a preferred pathway. Several potential partners have also expressed interest in collaborating to support adaptive reuse as a viable option.
- **Historical Evaluation:** Designated historical landmark. Any modifications to the historic structure will need to adhere to formal processes and have community support. The green classroom holds significant meaning to the community.

The highest scoring option for Becker Elementary School is Adaptive Reuse With Improvements with a score of 90 out of 100.