

# Bedichek Middle School (Land Only)

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## ADAPTIVE REUSE WITHOUT IMPROVEMENTS

Market & Site Logistics	+	Community Impact	+	Financial Impact & Risk	+	Flexibility & Optionality	=	TOTAL SCORE	RANK
SCORE: 0 / 25		SCORE: 0 / 25		SCORE: 0 / 25		SCORE: 0 / 25:		0	3

### STRENGTHS:

- Market & Site Logistics: N/A
- Community Impact: N/A
- Financial Impact & Risk: N/A
- Flexibility & Optionality: N/A

### CONSIDERATIONS:

- Market & Site Logistics: N/A
- Community Impact: N/A
- Financial Impact & Risk: N/A
- Flexibility & Optionality: N/A

Bedichek Elementary scored 0 out of 100 for Adaptive Reuse With Improvements because the portion of the site being evaluated is land only and does not include a building for reuse.

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## ADAPTIVE REUSE WITH IMPROVEMENTS

Market & Site Logistics	+	Community Impact	+	Financial Impact & Risk	+	Flexibility & Optionality	=	TOTAL SCORE	RANK
SCORE: 0 / 25		SCORE: 0 / 25		SCORE: 0 / 25		SCORE: 0 / 25:		0	3

### STRENGTHS:

- Market & Site Logistics: N/A
- Community Impact: N/A
- Financial Impact & Risk: N/A
- Flexibility & Optionality: N/A

### CONSIDERATIONS:

- Market & Site Logistics: N/A
- Community Impact: N/A
- Financial Impact & Risk: N/A
- Flexibility & Optionality: N/A

Bedichek Elementary scored 0 out of 100 for Adaptive Reuse With Improvements because the portion of the site being evaluated is land only and does not include a building for reuse.

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## LONG TERM GROUND LEASE

Market & Site Logistics	+	Community Impact	+	Financial Impact & Risk	+	Flexibility & Optionality	=	TOTAL SCORE	RANK
SCORE: 25 / 25		SCORE: 25 / 25		SCORE: 25 / 25		SCORE: 15 / 25:		90	1

### STRENGTHS:

- **Market & Site Logistics:** The site is located in an established area with moderate redevelopment potential, making it well suited for a long-term land lease. A lease allows the property to generate value while supporting development that fits the neighborhood.
- **Community Impact:** Creates opportunities to work with a development partner to address community priorities, including preserving neighborhood character, maintaining open space features like the track, and providing community benefits through future development.
- **Financial Impact & Risk:** A long-term lease provides steady, ongoing revenue to the District while avoiding the need to sell the land outright. It also shifts development responsibilities and associated costs to the partner.
- **Flexibility & Optionality:** The District retains ownership of the land, allowing some long-term oversight and the ability to reassess the property after the lease term ends.

### CONSIDERATIONS:

- **Market & Site Logistics:** A long-term lease limits the District's ability to pursue other redevelopment opportunities during the lease period.
- **Community Impact:** Community outcomes depend on the selected partner and how well future development aligns with neighborhood expectations over time.
- **Financial Impact & Risk:** While the lease creates long-term revenue, it may not provide the same immediate financial return as a full property sale.
- **Flexibility & Optionality:** Although ownership is retained, the District's ability to make changes to the site is reduced during the lease term.

Bedichek Elementary scored 90 out of 100 for Long Term Ground Lease which is very well aligned, with minimal tradeoffs.

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## Fee Simple Sale

Market & Site Logistics	+	Community Impact	+	Financial Impact & Risk	+	Flexibility & Optionality	=	TOTAL SCORE	RANK
SCORE: 25 / 25		SCORE: 20 / 25		SCORE: 25 / 25		SCORE: 15 / 25:		85	2

### STRENGTHS:

- **Market & Site Logistics:** The site is in an established area with redevelopment potential that could attract strong private interest. A sale allows the land to move directly into private development and investment.
- **Community Impact:** Future development could provide new services, amenities, or other community benefits depending on the project and local review process.
- **Financial Impact & Risk:** A fee simple sale provides the highest immediate financial return to the District and removes any long-term responsibility related to the property.
- **Flexibility & Optionality:** The sale simplifies long-term property management by transferring responsibility for future development and maintenance to a new owner.

### CONSIDERATIONS:

- **Market & Site Logistics:** Once sold, the District no longer has influence over how the land is developed or used in the future.
- **Community Impact:** Future development may not fully align with neighborhood priorities related to open space, community character, or public access.
- **Financial Impact & Risk:** While the sale provides immediate revenue, the District gives up any future long-term financial benefit from the property.
- **Flexibility & Optionality:** The District permanently loses ownership and the ability to guide future decisions about the site.

Bedichek Elementary scored 85 out of 100 for Fee Simple Sale which is very well aligned, with minimal tradeoffs.

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## Overall Assessment

- **Market Analysis:** The site is located in an established area with moderate redevelopment potential. Market conditions support a land lease approach, allowing the district to retain ownership while enabling long-term value generation.
- **Entitlement Study:** Redevelopment is feasible under current conditions. Entitlement updates and coordination with a development partner will be required depending on the proposed use.
- **Facility Condition and Maintenance Needs Assessment:** Not applicable as the building is not included in the land repurposing.
- **Public and Community Partner Engagement:** Community input has highlighted interest in preserving neighborhood character as well as open spaces like the track and ensuring future uses provide community benefit, which can be addressed through lease structuring. Leasing provides more opportunities to collaborate with the development partner to address community benefit interests.
- **Historical Evaluation:** Formal historical designations do not apply to the excess land.

The highest scoring option for Bedichek Middle School (Land Only) is Long Term Ground Lease with a score of 90 out of 100.