

Ridgetop Elementary School

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ADAPTIVE REUSE WITHOUT IMPROVEMENTS

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

STRENGTHS:

- **Market & Site Logistics:** The site is in a strong central location with steady demand for community or educational uses. Existing conditions support continued use without requiring major change and align well with current neighborhood needs.
- **Community Impact:** Strong alignment based on community need and strong partner interest especially around childcare, education, and other community -serving uses. Community feedback supports maintaining uses that fit the character and needs of the area.
- **Financial Impact & Risk:** Minimal positive impact to the district's budget challenges. Continued partner use helps avoid vacancy and can support partnerships that keep the site active while limiting major upfront costs. It provides a stable way to maintain the property without significant new investment.
- **Flexibility & Optionality:** The District retains ownership and control of the site, allowing future decisions to be made as needs or conditions change over time.

CONSIDERATIONS:

- **Market & Site Logistics:** While conditions support reuse, the site does not fully take advantage of potential long term redevelopment opportunities that could emerge in a central, desirable location.
- **Community Impact:** Focusing on existing uses may limit opportunities for broader redevelopment outcomes such as additional housing or expanded community amenities.
- **Financial Impact & Risk:** The site may continue to require ongoing maintenance and does not generate significant new revenue depending on terms compared to more intensive development strategies.
- **Flexibility & Optionality:** Continued community use may gradually shape expectations for long -term occupancy, which could make future changes more complex.

Ridgetop Elementary scored 85 out of 100 for Adaptive Reuse With or without Improvements which is well aligned, with minor tradeoffs.

Ridgetop Elementary School

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ADAPTIVE REUSE WITH IMPROVEMENTS

Market & Site Logistics	+	Community Impact	+	Financial Impact & Risk	+	Flexibility & Optionality	=	TOTAL SCORE	RANK
SCORE: 20 / 25		SCORE: 20 / 25		SCORE: 20 / 25		SCORE: 25 / 25:		85	1

STRENGTHS:

- **Market & Site Logistics:** Strong central location with steady demand for community and institutional uses. Partner led improvements would enhance the building's condition and make it more suitable for long term, high quality community use.
- **Community Impact:** Strong alignment with community priorities, particularly around childcare and education. A partner led improvement model would allow the site to better meet community needs while maintaining services that reflect values.
- **Financial Impact & Risk:** Reduces the need for District capital investment while lease is in place. This approach can also improve long term stability while supporting reliable, high quality services.
- **Flexibility & Optionality:** The District retains ownership and oversight of the property while partnering to improve and activate the site. This allows flexibility over time while still maintaining alignment with District values and priorities. This use provides the clearest path for execution given site constraints.

CONSIDERATIONS:

- **Market & Site Logistics:** While improvements enhance usability, the site may still not capture the full potential of more intensive redevelopment in a central location.
- **Community Impact:** During improvements phase, services may experience temporary disruption or relocation depending on project scope and timing.
- **Financial Impact & Risk:** While District capital costs are reduced, long-term outcomes depend on the strength of the partner agreement and the sustainability of the program operating on site.
- **Flexibility & Optionality:** Partner led improvements may influence how the site is used in the future, which could make later changes more complex or require additional coordination with stakeholders.

Ridgetop Elementary scored 85 out of 100 for Adaptive Reuse With Improvements which is very well aligned, with minimal tradeo

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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 central location and steady demand make it a viable candidate for long-term lease to a private or nonprofit partner. A lease allows the property to be activated by an experienced partner over time.
- **Community Impact:** A long-term lease can introduce new services depending on the selected partner and project, which may expand community benefits beyond current uses (e.g. childcare, expanded educational use)
- **Financial Impact & Risk:** The lease provides steady, predictable revenue to the District while shifting development and operating responsibilities to a partner, reducing direct District burden.
- **Flexibility & Optionality:** The District retains ownership of the land. Lease expiration or renegotiation provides distant future flexibility.

CONSIDERATIONS:

- **Market & Site Logistics:** A long-term lease limits the District's ability to pursue alternative redevelopment opportunities during the lease period. Without an experienced partner redevelopment would be challenging due to existing constraints.
- **Community Impact:** Community outcomes depend heavily on the selected partner, which may not fully align with specific neighborhood priorities such as childcare or education focused uses.
- **Financial Impact & Risk:** While providing stable income, the lease potentially limits access to larger upfront financial returns that could be achieved through a sale or more intensive redevelopment. Moderate risks of redevelopment associated with existing constraints and community opposition.
- **Flexibility & Optionality:** Although ownership is retained, a long term agreement reduces the District's ability to make changes or reposition the site until the lease expires.

Ridgetop Elementary scored 65 out of 100 for Long Term Ground Lease which is well aligned, with minor tradeoffs.

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FEE SIMPLE SALE

Market & Site Logistics	+	Community Impact	+	Financial Impact & Risk	+	Flexibility & Optionality	=	TOTAL SCORE	RANK
SCORE: 10 / 25		SCORE: 10 / 25		SCORE: 15 / 25		SCORE: 10 / 25:		45	4

STRENGTHS:

- **Market & Site Logistics:** A sale allows the site to be fully transitioned to private or nonprofit ownership, enabling redevelopment to be driven entirely by market conditions and private investment.
- **Community Impact:** A future owner could introduce new development or services over time, depending on market conditions and project direction.
- **Financial Impact & Risk:** A fee simple sale provides immediate, one time financial return to the District, which can be used to support other priorities or reinvestments.
- **Flexibility & Optionality:** The sale removes ongoing responsibility for maintenance, operations, and long term capital needs at the site.

CONSIDERATIONS:

- **Market & Site Logistics:** Once sold, the District has no influence over how the site is developed, used, or phased in the future. Site heavily encumbered restricting redevelopment options associated with a sale.
- **Community Impact:** Future uses are entirely determined by the buyer and market conditions, which may not align with community priorities or existing neighborhood needs. Community expectations around continued educational uses limit redevelopment options.
- **Financial Impact & Risk:** While the sale provides immediate revenue, the District gives up any opportunity for elevated, longer term income or future value appreciation. Legal risks to fee simple sale exist that must be taken into consideration.
- **Flexibility & Optionality:** The District permanently loses ownership and control of the property, eliminating any ability to guide future decisions related to the site. Execution of sale introduces many challenges to overcome.

Ridgetop Elementary scored 45 out of 100 for Fee Simple Sale which is moderately aligned, with some tradeoffs.

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Overall Assessment

- **Market Analysis:** The site is located in a desirable central area with continued demand for community -serving and institutional uses. Market conditions support adaptive reuse, aligning with scoring outcomes and offering an opportunity to retain existing assets while meeting community needs.
- **Entitlement Study :** Current conditions favor adaptive reuse over redevelopment, though modifications may be required depending on end use. Community considerations related to traffic, compatibility, and scale remain important.
- **Facility Condition and Maintenance Needs Assessment:** The facility requires ongoing maintenance. Strategic reinvestment would be necessary to support adaptive reuse.
- **Public and Community Partner Engagement:** Community feedback has emphasized importance of use compatibility with neighborhood character and strong interest in community -serving uses like childcare and educational uses, which aligns with adaptive reuse opportunities.
- **Historical Evaluation:** No formal historical designation has been identified; however, the site holds contextual significance that supports consideration of reuse over redevelopment.

The highest scoring options for Ridgetop Elementary School are Adaptive Reuse With and/or without Improvements with scores of 85 out of 100.