

Sunset Valley 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: 20 / 25		SCORE: 15 / 25		SCORE: 20 / 25:		75	3

STRENGTHS:

- **Market & Site Logistics:** The site is in a stable area with continued demand for community and limited commercial uses. Adaptive reuse allows the property to remain active without requiring major redevelopment or immediate change.
- **Community Impact:** Strong alignment with community feedback emphasizing continued community serving uses and careful, thoughtful development. This option helps partners maintain a local presence while respecting concerns around impervious coverage, traffic and intensity of use.
- **Financial Impact & Risk:** Minimal positive impact to the district's budget challenges. Would avoid the cost and risk of major improvements related to environmental constraints in the area.
- **Flexibility & Optionality:** District maintains ownership of the property. Provides maximum flexibility for changing site use on a shorter-term basis for this high-value central site.

CONSIDERATIONS:

- **Market & Site Logistics:** This option does not fully capture the site's strong long term market value for residential or commercial redevelopment in Sunset Valley.
- **Community Impact:** While it maintains community serving use, it may limit opportunities for more significant long term improvements or expanded community benefits that could come from redevelopment.
- **Financial Impact & Risk:** Diminishes the District's ability to generate revenue, keeps the maintenance and operation burden of an aging facility on the district, and reduces the ability to fund capital improvements.
- **Flexibility & Optionality:** Although the District retains control, continued use may gradually create expectations that make future redevelopment more complex.

Sunset Valley Elementary scored 75 out of 100 for Adaptive Reuse Without Improvements which is well aligned, with minor tradeoffs.

Sunset Valley Elementary School

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ADAPTIVE REUSE WITH IMPROVEMENTS

Market & Site Logistics

SCORE: 20 / 25

+

Community Impact

SCORE: 20 / 25

+

Financial Impact & Risk

SCORE: 15 / 25

+

Flexibility & Optionality

SCORE: 20 / 25:

=

TOTAL
SCORE

75

RANK

3

STRENGTHS:

- **Market & Site Logistics:** The site is in a stable area with strong demand for residential and commercial uses. Partner-led improvements would enhance the facility and allow continued use in a more functional and updated form.
- **Community Impact:** This approach responds to community priorities around thoughtful development, traffic sensitivity, and limiting intensity. Improvements help ensure the site continues to serve the community in a way that is compatible with neighborhood expectations.
- **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 useful life of the facility without significant District cost exposure.
- **Flexibility & Optionality:** The District retains ownership of the property while partnering on improvements, allowing continued oversight and the ability to adapt future use as conditions change.

CONSIDERATIONS:

- **Market & Site Logistics:** While improvements enhance the current use, this option does not fully capture the site's highest long-term redevelopment value in a strong residential and commercial market.
- **Community Impact:** Even with improvements, the site remains limited in its ability to deliver broader redevelopment benefits such as increased housing or expanded public amenities.
- **Financial Impact & Risk:** Long-term outcomes depend on the strength of the partner agreement and may not fully leverage the site's highest value financial potential.
- **Flexibility & Optionality:** Although the District maintains ownership, partner-driven investments and agreements may influence future redevelopment options and reduce ease of repositioning over time.

Sunset Valley Elementary scored 75 out of 100 for Adaptive Reuse With Improvements which is well aligned, with minor tradeoffs.

Sunset Valley Elementary School

3

LONG TERM GROUND LEASE

Market & Site Logistics

Community Impact

Financial Impact & Risk

Flexibility & Optionality

TOTAL
SCORE

RANK

SCORE: 20 / 25

SCORE: 20 / 25

SCORE: 20 / 25

SCORE: 20/ 25:

80

2

STRENGTHS:

- **Market & Site Logistics:** Strong site location and steady demand for residential and commercial uses make it well suited for a private or nonprofit partner. This allows the property to be activated by an experienced developer without requiring District ownership transfer.
- **Community Impact:** Thoughtfully designed development that responds to community concerns around green spaces, traffic, scale are possible. It allows new uses to emerge while still considering neighborhood context and expectations.
- **Financial Impact & Risk:** A lease provides steady, long-term revenue for the District while shifting development, operating, and maintenance responsibilities to a partner. This creates predictable financial return without requiring District capital investment.
- **Flexibility & Optionality:** The District retains ownership of the land, preserving long-term control and the ability to reassess or repurpose the site once the lease term ends in the future.

CONSIDERATIONS:

- **Market & Site Logistics:** A long term lease limits the District's ability to pursue alternative redevelopment strategies during the lease period. Zoning constraints limit potential uses.
- **Community Impact:** Community outcomes depend on the selected partner and project design, which may not fully align with evolving neighborhood preferences over time.
- **Financial Impact & Risk:** While providing stable income, a lease may limit the District's ability to realize the full upfront financial value of the property compared to a sale.
- **Flexibility & Optionality:** Although ownership is retained, a long term agreement reduces near and mid term flexibility to reposition the site until the lease expires.

Sunset Valley Elementary scored 80 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

SCORE: 25 / 25

+

Community Impact

SCORE: 25 / 25

+

Financial Impact & Risk

SCORE: 25 / 25

+

Flexibility & Optionality

SCORE: 20/ 25:

=

TOTAL
SCORE

95

RANK

1

STRENGTHS:

- **Market & Site Logistics:** The site is in a strong area with high demand for residential and commercial development. A sale allows a private developer to fully invest in and improve the property.
- **Community Impact:** Even after a sale, future development is still shaped by city rules and community expectations around traffic, scale, and environmental limits, which helps guide development. Strong interest noted by the City of Sunset Valley with support from the community.
- **Financial Impact & Risk:** This option provides the highest immediate financial return to the District and removes all ongoing maintenance and operating costs.
- **Flexibility & Optionality:** The sale removes ongoing District responsibility for the property and associated costs, simplifying long-term asset management and eliminating future maintenance obligations.

CONSIDERATIONS:

- **Market & Site Logistics:** Once sold, the District no longer has influence over how the site is developed, timed, or phased, even in a strong market environment.
- **Community Impact:** Future outcomes are shaped by private development decisions, which may not fully align with evolving community preferences over time despite existing regulatory constraints.
- **Financial Impact & Risk:** While the sale provides immediate revenue, the District foregoes any long term financial participation or future appreciation of the asset.
- **Flexibility & Optionality:** The District permanently loses ownership and control of the property, eliminating the ability to guide future use or respond to changing community needs.

Sunset Valley Elementary scored 95 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 the City of Sunset Valley with steady demand for residential and commercial uses. Market conditions support disposition through a fee simple sale and maximizing land value.
- **Entitlement Study:** Entitlement changes would be required by a third party for redevelopment but are feasible. May be more complex due to city zoning and coordination with local governing bodies.
- **Facility Condition and Maintenance Needs Assessment:** The facility has ongoing maintenance needs, and continued investment would be required to sustain operations. Disposition would eliminate long-term maintenance obligations.
- **Public and Community Partner Engagement:** Community feedback has emphasized thoughtful development and traffic considerations as well as importance of adherence to strict impervious cover limitations. Preference for continued community serving uses by the community.
- **Historical Evaluation:** No formal historical designation has been identified; contextual considerations may still influence redevelopment outcomes.

The highest scoring option for Sunset Valley Elementary School is Fee Simple Sale with a score of 95 out of 100.