

# Widén 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: 15 / 25		SCORE: 25 / 25:		85	1

### STRENGTHS:

- **Market & Site Logistics:** The site is in a stable southeast Austin area with ongoing community demand, making adaptive reuse a realistic and practical option. Existing conditions support continued use by community organizations.
- **Community Impact:** This approach keeps important community services in place and maintains local access to resources in a historically underserved area. It reflects community input focused on preserving what already works on this site.
- **Financial Impact & Risk:** Keeping the site in use can help reduce costs tied to vacancy and may allow community serving partnerships that offset maintenance and operating expenses.
- **Flexibility & Optionality:** The District keeps ownership and control of the property, leaving open the ability to make different decisions in the future as needs change in this established community hub. Facility age and configuration offers versatility in use and optionality into the future.

### CONSIDERATIONS:

- **Market & Site Logistics:** This option does not take full advantage of the site's long -term redevelopment potential or other higher value future uses.
- **Community Impact:** May limit the opportunity to bring in new housing, services, or other community amenities that could serve a broader population beyond current users.
- **Financial Impact & Risk:** This approach generates limited new revenue and may still require ongoing investment to maintain an aging facility depending on lease terms.
- **Flexibility & Optionality:** Over time, continued use by organizations may make it harder to change how the site is used in the future without impacting existing community services.

Widén Elementary scored 85 out of 100 for Adaptive Reuse Without Improvements which is very well aligned, with minimal tradeoffs.

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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: 15 / 25		SCORE: 20 / 25:		75	2

### STRENGTHS:

- **Market & Site Logistics:** Makes the site more usable and better suited for long term community use. It strengthens the building so it can support a wider range of programs over time.
- **Community Impact:** Improvements help better serve the community by making the space safer, more functional, and more welcoming for a historically underserved area. This builds on existing community priorities and improves the quality of services offered on site.
- **Financial Impact & Risk:** Improvements are funded by a partner rather than the District, allowing the site to be upgraded without direct district capital. This can reduce long -term repair needs and support more stable, reliable operations for community -serving uses.
- **Flexibility & Optionality:** The District keeps ownership and control of the site while partnering on improvements, allowing flexibility to reassess or adjust use in the future as community needs change in this established neighborhood.

### CONSIDERATIONS:

- **Market & Site Logistics:** Even with improvements, the site may not fully reach its highest long term redevelopment potential compared to more intensive redevelopment options.
- **Community Impact:** Construction and upgrades could temporarily disrupt existing services or access for current community users during the improvement period.
- **Financial Impact & Risk:** While the District avoids upfront capital costs, long-term outcomes depend on the strength and stability of the partner agreement and ongoing operations. Lease rates may be lower in this area.
- **Flexibility & Optionality:** Partner -led improvements may shape how the site is used in the future, which could make later changes more complex or require additional coordination with existing partners.

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

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## LONG TERM GROUND LEASE

Market & Site Logistics	+	Community Impact	+	Financial Impact & Risk	+	Flexibility & Optionality	=	TOTAL SCORE	RANK
SCORE: 20 / 25		SCORE: 15 / 25		SCORE: 20 / 25		SCORE: 15 / 25:		70	3

### STRENGTHS:

- **Market & Site Logistics:** The site is in a community that could support long-term private or nonprofit development in southeast Austin. A long-term lease allows the property to be put to productive use in a way that responds to steady market demand.
- **Community Impact:** A lease could bring new services or uses to this evolving area that may benefit the broader community over time, depending on the selected partner and project type.
- **Financial Impact & Risk:** A long-term lease provides a steady, predictable source of revenue for the District without requiring the District to fund improvements or ongoing operations. It would also shift maintenance responsibilities to the selected partner.
- **Flexibility & Optionality:** District would still retain ownership of the land, allowing for some long term oversight and potential future planning after the lease term ends.

### CONSIDERATIONS:

- **Market & Site Logistics:** While the site has market potential, long-term leasing limits the District's ability to pursue other redevelopment opportunities during the lease period within this evolving area.
- **Community Impact:** Community outcomes depend heavily on the selected tenant and project. There is less direct control over how community needs are prioritized compared to other uses.
- **Financial Impact & Risk:** Although the lease generates steady revenue, the District likely gives up the opportunity for a larger one-time financial return that could come from a sale in this evolving area.
- **Flexibility & Optionality:** Once a long-term lease is in place, the District's ability to make changes or reposition the site is limited for the duration of the agreement, reducing flexibility for this evolving area.

Widén Elementary scored 70 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: 15 / 25		SCORE: 10 / 25		SCORE: 10 / 25		SCORE: 15 / 25:		50	4

### STRENGTHS:

- **Market & Site Logistics:** A sale allows the site to be fully transitioned into market -driven development in southeast Austin. It transfers responsibility for future development to a buyer with the resources and expertise to execute a project.
- **Community Impact:** A new owner may bring long -term redevelopment that could introduce new uses or improvements to the site, depending on market conditions and project direction in this evolving area.
- **Financial Impact & Risk:** A fee simple sale provides the highest immediate financial return to the District, offering a one -time influx of funds that can be used to support other district priorities, capital needs, or reinvestment elsewhere.
- **Flexibility & Optionality:** While the District no longer retains ownership, it fully removes ongoing responsibility for maintenance, operations, and future capital investment at the site.

### CONSIDERATIONS:

- **Market & Site Logistics:** Future development is fully dependent on the buyer, meaning the District no longer has influence over how the site is used or phased over time.
- **Community Impact:** Community outcomes are less certain and depend entirely on the private development process, which may or may not align with local priorities, particularly for a historically underserved community.
- **Financial Impact & Risk:** Although the sale provides immediate revenue, the District forfeits any future long -term income or participation in potential value increases over time in this evolving area.
- **Flexibility & Optionality:** Once sold, the District permanently loses control of the property and has no ability to influence future decisions about use, design, or redevelopment direction.

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

# Widén Elementary School

## Overall Assessment

- **Market Analysis:** The site is located in an area with stable demand and opportunities for community -focused uses. Market conditions support adaptive reuse as a practical and context -sensitive approach.
- **Entitlement Study:** Adaptive reuse is feasible under current conditions though adjustments may be required depending on specific use. Community engagement will remain important for all potential uses.
- **Facility Condition and Maintenance Needs Assessment:** The facility requires continued maintenance with aging systems. Reinvestment may be necessary to enable successful reuse in the long term.
- **Public and Community Partner Engagement:** Community feedback emphasized the importance of preserving services provided to this historically underserved area. Adaptive reuse would maintain space for community partners to ensure future uses provide local benefit.
- **Historical Evaluation:** No known historical designation for this site; however, community identity and past use may support reuse over redevelopment.

The highest scoring option for Widen Elementary School is Adaptive Reuse Without Improvements with a score of 85 out of 100.