

Winn Montessori School

1

ADAPTIVE REUSE WITHOUT IMPROVEMENTS

Market & Site Logistics

+

Community Impact

+

Financial Impact & Risk

+

Flexibility & Optionality

=

TOTAL
SCORE

RANK

SCORE: 15 / 25

SCORE: 20 / 25

SCORE: 10 / 25

SCORE: 20 / 25

65

4

STRENGTHS:

- **Market & Site Logistics:** The current civic status facilitates development focused on community needs. It ensures continued park access in a northeast Austin neighborhood lacking green spaces and provides community partners with cost-effective rental options within the neighborhood/area.
- **Community Impact:** Allow for uses to meet the requested educational and job training programs. It respects neighborhood requests to protect green space and maintain park access amid rapid local development, with negligible traffic or density issues. Multiple community groups have already expressed interest.
- **Financial Impact & Risk:** Minimal positive impact to the district's budget challenges. The site requires ongoing maintenance and offers limited financial return without additional investment or partner contributions.
- **Flexibility & Optionality:** The district retains complete ownership of the land. This allows for high adaptability and short-term adjustments to the site's usage in a premium location.

CONSIDERATIONS:

- **Market & Site Logistics:** Restricts the school district's capacity to fully capitalize on a valuable redevelopment zone in northeast Austin facing other community issues (housing, healthcare & trade skills) that could be solved through other reuse options.
- **Community Impact:** Foregoing complete redevelopment deprives the broader area of prospective housing, community serving commercial uses, or mixed-use facilities situated near transportation and job hubs.
- **Financial Impact & Risk:** Hampers the district's revenue generation potential, leaves the costly upkeep of an aging school on its books, and limits available funds for other major projects.
- **Flexibility & Optionality:** While keeping ownership preserves authority, locking in this usage could build long-term public expectations that make transitioning or redeveloping the site much harder later on.

Winn Montessori scored 65 out of 100 for Adaptive Reuse without Improvements which is well aligned with minor considerations.

Winn Montessori School

2

ADAPTIVE REUSE WITH IMPROVEMENTS

Market & Site Logistics

+

Community Impact

+

Financial Impact & Risk

+

Flexibility & Optionality

=

TOTAL
SCORE

RANK

SCORE: 15 / 25

SCORE: 20 / 25

SCORE: 15 / 25

SCORE: 20 / 25

70

2

STRENGTHS:

- **Market & Site Logistics:** Present Civic zoning facilitates development aimed at community needs. It accommodates ongoing park utilization alongside focused upgrades to boost operations, tackle repairs, and secure occupants.
- **Community Impact:** Use would allow for requested medical, educational, and professional training initiatives. It matches local objectives by protecting public green areas while elevating security and site access.
- **Financial Impact & Risk:** Delivers stronger income generation through enhanced rental pricing and utilization. It transfers upkeep and operational obligations to lessees, reducing long-term building liabilities.
- **Flexibility & Optionality:** The school district maintains full title to the tract, retaining reasonable leverage for strategic adjustments down the road.

CONSIDERATIONS:

- **Market & Site Logistics:** Does not represent the most lucrative application considering surging real estate interest in northeast Austin. Current physical structures restrict complete utilization of the property.
- **Community Impact:** Expanded activities may lead to minor traffic increases. Use path would fail to provide solutions for larger neighborhood needs such as missing middle residential housing options or community serving commercial uses.
- **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.

Winn Montessori scored 70 out of 100 for Adaptive Reuse with Improvements, which is well aligned with minor considerations.

Winn Montessori 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: 15/ 25:

75

1

STRENGTHS:

- **Market & Site Logistics:** This northeast Austin location and generous parcel size enable the District to secure substantial value without permanently relinquishing the property.
- **Community Impact:** Offers opportunities to negotiate neighborhood enhancements (like public parks and affordable housing) in this established community. This path allows for close alignment with local community desires.
- **Financial Impact & Risk:** Generates reliable, ongoing lease income while transferring development and operational liabilities to the developer. Provides more dependable returns than standard reuse models.
- **Flexibility & Optionality:** Retains underlying land ownership, safeguarding long-term control. The eventual termination or renegotiation of the lease preserves strategic options for future generations.

CONSIDERATIONS:

- **Market & Site Logistics:** Requires complex legal agreements and robust interest from developers. The ultimate scale of development remains subject to zoning modifications, municipal approvals, and builder negotiations.
- **Community Impact:** Increased density associated with major development may raise neighborhood concerns regarding traffic congestion, physical scale, and the character of the existing area.
- **Financial Impact & Risk:** Immediate capital gains are generally lower compared to an absolute sale. Long-term performance is highly dependent on lease structures and developer execution.
- **Flexibility & Optionality:** Multi-decade lease terms substantially restrict operational flexibility for future leadership, even though the District retains ultimate title to the land.

Winn Montessori scored 75 out of 100 for Long Term Ground Lease which is well aligned with minor considerations.

Winn Montessori School

4

FEE SIMPLE SALE

Market & Site Logistics

+

Community Impact

+

Financial Impact & Risk

+

Flexibility & Optionality

=

TOTAL
SCORE

RANK

SCORE: 15/25

SCORE: 20/25

SCORE: 20/25

SCORE: 15/25:

70

2

STRENGTHS:

- **Market & Site Logistics:** Given its established northeast Austin location and site size, a fee simple transaction allows the property to unlock maximum value with navigating few constraints.
- **Community Impact:** Though development paths vary, a sale grants purchasers increased versatility to establish vital neighborhood resources, including housing options, clinics, or parks. Strong partner interest with community serving missions.
- **Financial Impact & Risk:** Offers the school district the most immediate fiscal return. By converting a non-performing asset into a major single-payment capital sum, it helps alleviate current budget strains while shedding ongoing maintenance costs.
- **Flexibility & Optionality:** Even though the District surrenders future oversight of this property, it acquires complete financial freedom to allocate and reinvest capital into other pressing priorities.

CONSIDERATIONS:

- **Market & Site Logistics:** Fully capitalizes on market value but permanently excludes this asset from the District's real estate holdings. Future development remains entirely reliant on private developer initiatives.
- **Community Impact:** Minimizes direct District control over the property's ultimate destination. Resulting developments might not correspond with local neighborhood desires, especially regarding the critical preservation of open green spaces.
- **Financial Impact & Risk:** Although it delivers the highest immediate cash payoff, it forfeits any continuous revenue streams or future financial gains from this property.
- **Flexibility & Optionality:** A permanent sale relinquishes all future District authority and choices and limits future decisions about use, design and redevelopment.

Winn Montessori scored 70 out of 100 for Fee Simple Sale which is well aligned with minor considerations.

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Overall Assessment

- **Market Analysis:** Located in Northeast Austin with potential to support community serving uses. A Public Facility Corporation (PFC) structure would likely be attractive to the development community at this location.
- **Entitlement Study:** Zoned P-NP with a Civic land use designation. Institutional uses are supported, but non-civic redevelopment would require rezoning and a neighborhood plan amendment.
- **Facility Condition and Maintenance Needs Assessment:** Building is functional but requires significant long-term capital investment. Adaptive reuse is feasible, but disposition to a partner is a more efficient long-term strategy.
- **Public and Community Partner Engagement:** Strong preference for healthcare, education, and workforce development. Residents seek uses that provide direct public benefit and avoid displacement. Strong desire for the preservation of green space and public park access to serve the neighborhood.
- **Historical Evaluation:** Facility built in 1970; subject to City historic review if demolition is proposed. Other factors include landfill buffer regulations and utility easements.

The highest scoring option for Winn Montessori School is Long Term Ground Lease with a score of 75 out of 100.