

BHS / BTC Site Search & Evaluation

June 15, 2021



white + burke

REAL ESTATE ADVISORS

BHS / BTC Site Search & Evaluation

- Site Search and Evaluation Approach
- Review Site Search and Evaluation Criteria
- Timeline and Next Steps



BHS / BTC Site Search

Approach

- Establish site search and evaluation criteria
- Weight each criterion
- Search for and identify potential sites
- Evaluate and score each site
- Produce numeric ranking of potential sites

Site Search & Evaluation Criteria

Site Evaluation Criteria	Weight	Comments
City / Community Support	5	
Occupancy Schedule	5	Target open date: September 2024
Expected Site Work / Building Cost	5	
Program Fit on Site	4	BHS (including outdoor green/activity space), BTC, ONTOP and Horizons on the same site
Accessibility – Bus Transit	4	Location on bus line w/bus stop nearby; fewer bus transfers preferred
Availability of at Least 325 Exclusive Parking Spaces	4	350 – 400 spaces preferred
Land Acquisition Cost	4	
Zoning / Permitting Risk	4	Potential for permitting issues that could delay timeline or increase cost
Potential Environmental Risk	4	

Site Search & Evaluation Criteria

Site Evaluation Criteria	Weight	Comments
Location / Central Location in City	3	In relation to student population
Accessibility – Vehicular	3	Safe and efficient access, minimal traffic congestion
Accessibility – Walk / Bike	3	Convenient and safe access for bikers and pedestrians
Distance / Accessibility to Athletic Fields	3	Level of convenience to get from school to athletic fields – walk, bus, drive
Expansion Potential	3	
Nearby Amenities (Bike Path, Nature Area, Shops, Services)	2	
Potential for Partnerships	2	

Next Steps & Timeline

- Finalize criteria and commence site search
- Create page on BSD website for submission of site location ideas
- Preliminary list of sites and rankings by mid - July
- Present findings and recommendations – early August

