

# **BHS / BTC Site Search & Evaluation**

**August 17, 2021**



**white + burke**

**REAL ESTATE ADVISORS**

# BHS / BTC Site Search & Evaluation

- Site Search and Evaluation Approach
- Site Search and Evaluation Criteria
- Key Assumptions
- Sites Considered
- Next Steps & Timeline



# 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      | Amount of time to negotiate land acquisition/legal issues, design, permit and construct;<br>Target open date: September 2024 |
| Expected Site Work / Building Cost                       | 5      |                                                                                                                              |
| Program Fit on Site                                      | 4      | BHS (including outdoor green/activity space),<br>BTC, ONTOP and Horizons on the same site                                    |
| Accessibility – Bus Transit                              | 4      | Location on bus line w/bus stop nearby; fewer<br>bus transfers preferred                                                     |
| Availability of at Least 325 Exclusive<br>Parking Spaces | 4      | 350 – 400 spaces preferred                                                                                                   |
| Land Acquisition Cost                                    | 4      |                                                                                                                              |
| Zoning / Permitting Risk                                 | 4      | Potential for permitting issues that could delay<br>timeline or increase cost                                                |
| Potential Environmental Risk                             | 4      | Potential for environmental contamination which<br>could increase time and cost                                              |

# 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, Cultural) | 2      |                                                                                    |
| Potential for Partnerships                                           | 2      | Opportunities for programmatic partnerships and/or share space with other entities |
|                                                                      |        |                                                                                    |
|                                                                      |        |                                                                                    |

# BHS / BTC Site Search

## Key Assumptions

- Building Size: 275,000 – 300,000 square feet
- Lot Size: Minimum Required Developable Area
  - 8 acres for “suburban” location with surface parking
  - 2 – 2.5 acres for downtown “urban” location with structured parking
- No conceptual site planning has been conducted

# BHS / BTC Site Search

## Key Assumptions – Continued

- No substantive discussions have been held with private landowners
- No cost to acquire/use City-owned property
- Redevelopment of former high school property assumes full remediation to safe/acceptable standards
- All other sites assume sale of former high school property in “as-is” condition

# Sites Considered

|    |                                 |
|----|---------------------------------|
| 1. | 345 Pine St (former VT Transit) |
| 2. | 453 / 501 Pine Street           |
| 3. | Centennial Field                |
| 4. | Champlain Elem / BSD Facilities |
| 5. | City Place Property             |
| 6. | CP Smith / Shifilliti Park      |
| 7. | Elks Property                   |
| 8. | Gateway Block                   |

|     |                              |
|-----|------------------------------|
| 9.  | Institute Rd. – North Side   |
| 10. | Institute Rd. – South Side   |
| 11. | Lakeside Ave. / Sears Ln.    |
| 12. | Leddy Park                   |
| 13. | Macy's / City Place Property |
| 14. | Rock Point                   |
| 15. | Sisters of Mercy             |
| 16. | Urban Reserve                |



# Next Steps & Timeline

- August 2021 - Finance and Facilities Committees review and consider the prospective sites and evaluations and prepare recommendation to School Board
- September 7, 2021 – School Board selects priority site(s) to advance to Phase 2
- September 8, 2021 - Commence Phase 2 conceptual design and preliminary feasibility analysis of priority site(s)

