

## Small Group #1 Feedback from Brainstorming

### ASHLAND SCHOOL DISTRICT: BRISCOE SCHOOL SITE REUSE FORUM

Forum Date: 5-4-17

#### Group Discussion

##### Assumptions:

1. The open space park area and playground must be maintained and owned as a public community green space for perpetuity. While it may be acceptable to make the field slightly narrower to accommodate parking behind Briscoe School, this would be the only reduction in size or accessibility and use by the public.
2. The reuse of the Briscoe School parcel should reflect a balance between benefits to the Ashland School District (ASD), ASD students and the community.
3. Any reuse of the Briscoe School Building must not be parking-intensive due to limited availability of parking and its location within an existing residential community.

##### Questions:

1. Has the ASD and the City Council had discussions on how to increase affordable housing stock to allow young families to live in Ashland for their children attend our schools?
2. Has the ASD sought input into deciding the Urban Growth Boundary for Ashland that might allow for setting side land for affordable housing?
3. Why has ASD not included an architect and construction manager or contractor in the evaluation of upgrade costs for the Briscoe School to insure accuracy in the scope and associated costs?

##### Suggestions:

1. Reach out to local (Rogue Valley), regional (Northwest) and national tech companies and foundations to set up Briscoe School as a center for STEM (Science Technology Engineering and Mathematics) which would be an adjunct to the main middle and high school curriculums. This might include a robotics lab, a “making lab”, bio engineering lab, etc.

Below is a list of Rogue Valley Tech Companies, including a reference to “**Sustainable Valley Technology Group**” and examples of how other school districts around the country have approached the tech partnership concept:

<https://www.newswire.com/press-release/medford-oregon-ranks-1-for-high-tech-diversity-measure>

<http://www.educationdive.com/news/district-tech-companies-partner-with-ut-to-design-new-high-school/440993/>

<https://www.theatlantic.com/business/archive/2016/02/public-schools-partnership/459945/>

[http://www.educationworld.com/a\\_admin/admin/admin323.shtml](http://www.educationworld.com/a_admin/admin/admin323.shtml)

<https://edsource.org/2016/oakland-unified-to-expand-computer-science-and-math-with-tech-company-grant/568846>

<https://www.usnews.com/news/stem-solutions/articles/2015/04/03/partnerships-volunteerism-philanthropy-companies-with-stem-talent-support-education>

2. Briscoe School property remains in public ownership (i.e. Ashland Parks and Recreation) for continued benefit to the community at large. This might be made more feasible through a long-term lease-to-buy agreement as a stop-gap measure, as well as their acceptance of any related liabilities for the building condition during this period. This would allow them to plan for raising required bond funds for the purchase of the property at a later date.
3. Use as an SOU expansion space for existing programs or night classes, including art which might be taught by artists currently using the building.
4. Relocate ASD Administrative Offices to Briscoe School to provide for expansion space at Ashland High School
5. Asante expansion of offices or other functions which would not over stress parking availability.
6. If the ASD must consider sale of the Briscoe School Building to a private party, the ASD should prepare a Request for Proposal that will be weighted toward adaptive reuse of the Briscoe School Building to have the least impact on the surrounding neighborhood and provide the greatest good to ASD students and the community at large.

# Briscoe Brainstorming – 5/4/17

## Basics

- We all agree that preserving the park for community use is our goal. There are many ways to get there.
- Understand that District’s goal is to relieve itself of liability & cost of maintaining the building and grounds if it is no longer using the facility to meet District needs.
- Understand also that there is at least \$3M of work to bring the building up to standard function and safety levels.

## Ideas for reuse of building

Concept	Pros	Cons
<ul style="list-style-type: none"> <li>• District Office</li> </ul>	<ul style="list-style-type: none"> <li>• Keeping Lithia Artisans might be an option for a tenant.</li> <li>• Building would remain a public facility</li> </ul>	<ul style="list-style-type: none"> <li>• Would need additional tenants as the District does not need a building this size for its offices.</li> </ul>
<ul style="list-style-type: none"> <li>• Community Center</li> </ul>	<ul style="list-style-type: none"> <li>• Building is well suited for parks &amp; rec classes</li> <li>• Building would remain a public facility</li> <li>• Very compatible with the park use adjacent</li> <li>• Keeping Lithia Artisans might be an option for a tenant.</li> </ul>	<ul style="list-style-type: none"> <li>• Unless a parking lot is constructed, it’s likely a lot of parking will spill into the neighborhood if the building is fully occupied.</li> <li>• Parking for evening classes an even bigger issue.</li> </ul>
<ul style="list-style-type: none"> <li>• City Hall</li> </ul>	<ul style="list-style-type: none"> <li>• Building would remain a public facility</li> <li>• City wants to keep the City Hall near downtown</li> </ul>	<ul style="list-style-type: none"> <li>• Unless a larger parking lot is constructed, likely a lot of parking will spill into the neighborhood.</li> <li>• Parking for evening meeting an even bigger issue.</li> </ul>
<ul style="list-style-type: none"> <li>• John Muir school facility</li> </ul>	<ul style="list-style-type: none"> <li>• Building would stay a public school</li> <li>• John Muir students do not need as large a facility as most schools</li> </ul>	<ul style="list-style-type: none"> <li>• Would lose the efficiency of being able to use the cafeteria and athletic facilities at AMS</li> <li>• Much less expensive to use existing classrooms in an open school.</li> <li>• District would have to shoulder the cost of rehabbing and maintaining the building</li> </ul>

Concept	Pros	Cons
<ul style="list-style-type: none"> <li>• Tear down building and expand size of park</li> </ul>	<ul style="list-style-type: none"> <li>• Site would be fully public</li> <li>• Much larger green space &amp; park for neighborhood</li> <li>• Cost to tear down likely much lower than cost to rehab &amp; reuse building.</li> </ul>	<ul style="list-style-type: none"> <li>• Community is attached to the building</li> <li>• Is in the historic district, so possibly difficult to get permission to tear down</li> </ul>
<ul style="list-style-type: none"> <li>• Rehab as small apartments for housing teachers or OSF workers</li> </ul>	<ul style="list-style-type: none"> <li>• Great to have more small apartments available for these groups in this area</li> <li>• Less parking needed for residential units</li> <li>• To do this, the building would need to be sold, relieving the District of liability and future costs</li> </ul>	<ul style="list-style-type: none"> <li>• Building already needs substantial rehab work. May not pencil to do that and to remodel for apartments.</li> <li>• Big concern is that if building is sold to private party, that they or a future owner would bring in a use or building type that is incompatible with the neighborhood and park</li> </ul>

## Suggestions

- Look into Federal and state funding for seismic and lighting upgrades
- Think creatively about ways the District can get another party to take over the liability and care for the building and park.
- When considering selling the property, if buyer (such as the City) does not have adequate funds to buy outright at this time, consider a lease-to-own option or a long-term lease that allows the leasee to upgrade the building & renew or buy out the lease.
- Talk to an attorney about options for leasing or shared ownership that would release the District from liability and bring in some funds.
- Hold future Forum to have the public come up with the Pros & Cons of any reuse ideas the District thinks is worth entertaining. They may have different concerns than the District would have. Good to include those in your thinking.
- Next meeting should update the community on what options are being discussed by the District with Parks and with the City.

## Small Group #3 Feedback from Brainstorming

Briscoe Forum Group Comments/Questions

May 4, 2017

- Does the district need to be a landlord?
- How do we transfer deeds to the City?
- What happens if deferred maintenance costs are estimated to be sky high?
- How does the district maximize its investment?
- A sale would be a one-time gain.
- Is it possible to subdivide the property and sell a portion?
- Cutting up the property defeats the purpose of saving for possible, sudden growth.
- It's hard to parse out the value of the building from the open space.
- It's important to keep the open space open, or at least half the property.
- Is there a way to make tenants or leasee responsible for maintenance (e.g. a "ground lease")?
- What value does the district want from the property?
- City and schools are facing big budget concerns due to PERS.
- How about having a community center?
- What about the city using the building as offices?
- What about contacting McMenamins (in Portland) about developing the property?
- A new structure would probably cost less than rehabilitating the existing building.
- A combination of mixed uses would be intriguing (e.g. retail, condos, offices), but parking is a concern.
- If the existing building is too expensive to repair and/or maintain, what about leveling the property as a park?
- What about a business incubator?

## Small Group #4 Feedback from Brainstorming

Briscoe School Discussions

May 4, 2017

### Statement on Community Value of Property

A commendable amount of activities of value to the Ashland Community occurs on the current Briscoe facility. This includes the park grounds and established educational exhibits therein developed by the community (Parks, School System, City) along with the intrinsic value of green space park lands. Educational activities occur in the building facility via OCDC and community supported aesthetic/art development.

There was consensus that it is imperative for the continued availability of the park component of the property for ongoing Ashland community utilization.

### Possible Uses Developed in Our Group

1. The Ashland School District assumes a K-14 perspective on the facility, and develops programs for continuing education in the building. STEM education activities.

- Coordination with SOU, Rogue Valley Community College, university extension services

2. Establishing a public/private partnership could optimize future utilization of the property, ex-parkland.

3. Establishment of a public charter school in coordination with SOU, University of Oregon. The OCDC use of the property is a good example for promoting/development in their type of activity. It was a consensus that private charters would not be viable in the community.

4. Explore Measure 98 funding and/or programs in association with SOESD/SOU/RVCC/UOregon. STEM and workforce development.

5. City Hall replacement.

6. Temporary use facility while other school system properties are improved.

7. Solicit possible involvement from technology businesses to develop an innovation center.

## Statements about Imperative Actions of ASD Facilities

1. It is imperative that the School Board include capital costs in cost-analysis of the property. This is normal operating procedure for property owners and facility managers.
2. The appraised, market value of the property are needed to determine maintenance costs and on-going capital improvement (2%-4% of assessed value)
3. Does ASD have access to proper legal advice to pursue innovative financing strategies for various uses (build-to-lease, build-to-suit, longterm leases, lease-to-buy).

## Questions Yet to be Answered

1. Can the property be subdivided into building as one component and park land as another?

2. Is it possible to put covenants on any subdivided land? (e.g., can the park land be sold with the condition that it will be parkland in perpetuity?)

3. What is the assessed value of the property as a whole and in its various components?

4. Is it possible to bring in non-profit property development (TIAA-CREF) or commercial development (CBRE) to determine the value and possible uses of the property, ex-parkland.

# Small Group #5 Feedback from Brainstorming

## Our Small Group's Suggestions and Questions

### Compiled during the May 4 Briscoe Forum

### Summarized for the Ashland School Board and School District Staff

#### **SUGGESTIONS FROM OUR SMALL GROUP**

These suggestions are stand-alone suggestions, definitely not all mutually compatible. But the group felt they all had enough merit to forward to you:

- Please do everything possible to turn the Briscoe and Lincoln playgrounds and playing fields into dedicated city parks
- Consider unabashedly adding the cost of annual Briscoe and Lincoln grounds maintenance to the upcoming bond issue. Our group felt that there are a lot of Briscoe and Lincoln voters that might view the bond issue favorably if that is included.
- Explore the potential for Ashland Parks and Recreation Dept. to acquire the whole Briscoe property, using the building for Parks programs and perhaps for current tenants as well
- Use Briscoe and Lincoln grounds and buildings as training sites for high school vocational education students to learn skills, and as a center for a vocational education program.
- Demolish the Briscoe building and make the whole property a city park
- Please ask the Ashland Parks and Recreation commissioners and staff to have one or more representatives at our follow-up forum, so that citizens attending can hear their views on the practicality and steps needed for Briscoe playground to become a city park

#### **QUESTIONS FROM OUR SMALL GROUP**

- Would a citizen group be helpful to facilitate talks or negotiations between Ashland School District and Ashland Parks and Recreation Department?
- Would a citizen fund-raising effort help in transforming Briscoe playground into a city park?
- Would it be helpful for citizens to form a group to help maintain the Briscoe grounds?
- Is any portion of the Briscoe building currently unused and potentially available for other income-generating purposes?
- If the Briscoe property is sub-divided into a building portion and a playground portion, would the building portion be sold to the highest bidder?
- How much will it cost to demolish the Briscoe building?

## Small Group #6 Feedback from Brainstorming

### MAY 4 BRISCOE COMMUNITY FORUM NOTES

- 1) ASD should consider the importance of having artists working and teaching at Briscoe. This is an important and valued community service in the schools. Local artists are currently active and teaching within ASD through this venue.
- 2) It is the community's responsibility to provide a place for migrant Head Start program at Briscoe. Briscoe provides a safe place of integration for underprivileged children in a beautiful Ashland neighborhood.
- 3) ASD should consider Briscoe as a possible school / campus for the John Muir School. The School currently does not have an adequate facility and is turning away applicants, thus is an income loss for ASD.
- 4) What is ASD's fallback plan if Briscoe is sold and 10 years from now the district has a need for classrooms?
- 5) What solution or ideas has Ashland Parks and Rec come forward with the Briscoe property?
- 6) ASD should look at progressive, collaborative ideas with other entities (Parks and Rec, City facilities, SOU) with an optimistic approach rather than a fear based worst case scenario approach.
- 7) ASD should consider both Briscoe and Lincoln prospects together rather than separate.
- 8) Briscoe could be used as a facility for stem/trade education and training.
- 9) Retain education/curriculum of paleontology exhibit – this is an incredible benefit to the students in ASD.
- 10) Open up a position on the ASD facilities committee to current teachers and employees who are working in the buildings

## Small Group #7 Feedback from Brainstorming

### QUESTIONS AND IDEAS: MAY 4 BRISCOE COMMUNITY FORUM

#### Questions:

What grants are available to rehabilitate the building?

How much money does the School Board need to make out of this building?

#### Ideas:

- New City Hall
- Parks and Rec
- Ashland School District Office
- Medical Offices
- Memory Care Facility
- Community Events Venue
- Community Meeting Space
- All Ages Coffeeshop/Live Music Venue
- Adult Education Center (currently no facilities for any type of adult learning at north end of town)
- Community Garden
- Digital Deprivation Center (block that wifi and give students a break from screens)
- Alternative School (like Medford's)
- Willow Wind for High School Students
- Geology Park
- Lab for Alternative Education Practices
- Adjunct Facility to Augment School Programs
- Facility for Internship Programs
- Turbo-Charged Learning Site for 21st Century Education, including some or all of the following possibilities: digital media, art & technology enrichment programs, digital graphics. Benefits of this plan would include:
  1. Major attraction to out-of-district students
  2. Help to define "Ashland Education"
  3. Encourage community volunteer engagement
  4. Pioneer new ways of teaching and learning

Everyone agreed on the need for the grounds to be preserved as a park/playground.