

# 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.