



Facilities Advisory Committee
Wednesday, June 29, 2016, 5:30 p.m.
Auxiliary Services Center

Minutes

Facilities Advisory Committee Members: • (in attendance)

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| Ron Banner | CPSD Assist. Superintendent |
| • Dale Brewer | CPSD Operations |
| • Dave Bugher | City of Lakewood |
| • Craig Cook | CPSD Information Technology |
| • Bill Coon | CPSD Capital Projects |
| Moureen David | CPSD Assist. Superintendent |
| • Joel Davis/Dennis Erwood | Facilitators |
| • Michael Forsythe | CPSD Operations |
| • Bruce Gardner | CPSD Operations |
| Doreen Gavin | Engineering |
| • James Guerrero | Architect |
| • James Hairston | Citizen |
| • Choi Halladay | Pierce College |
| • Carrie Prudente Holden | Boys & Girls Club |
| • Ron Irwin | Real Estate |
| • John Korsmo | Construction Management/Contractor |
| • Brian Laubach | CPSD Deputy Superintendent |
| • Nate Lemings | Citizen |
| • Kristy Magyar | CPSD Finance |
| Charlie Maxwell | Business |
| • Norma Melo | JBLM |
| • Rick Ring | CPSD Business Services |
| • Gary Sabol | CPSD Community Relations |
| • Deb Shanafelt | CPSD Planning Principal |
| • Lisa Stults | Citizen |
| • Joe Vlaming | CPSD Board of Directors |
| • Stephanie Walsh | Business |
| • Larry Woods | Citizen |

Handouts: Dave Bugher Powerpoint Presentation
Michael Forsythe Powerpoint Presentation
Meng Powerpoint Presentation

District/Capital Facilities Planning Updates – Rick Ring

Rick convened the meeting at 5:35 p.m. and clarified what was addressed at last week's meeting that the board charge for this FAC is different from the previous recent committees. This FAC focus will be on reviewing the data in the Facilities Condition Assessment study and prioritize potential facility modifications to maximize the district's limited future bonding capacity. Rick explained that the decision making process is like a funnel where the needs (issue like equity, deferred maintenance, safety, security, environmental, technology, capacity, costs, etc.) are filtered down to establish priorities which are further filtered down to the FAC recommendations to the school board. The board will then determine which recommendations to move forward with and what the cost impacts are to the district.

MENG Analysis Report Recap – Joel Davis & Dennis Erwood

Dennis briefly reviewed the FAC Norms and emphasized that all members should respect each other and that there are no bad ideas so feel free to bring up any and all ideas during the upcoming brainstorming sessions. Joel quickly reviewed the FAC Workshop schedule and a few slides from the June 22 FAC meeting.

City Zoning Changes – Dave Bugher

Dave provided a slide presentation that covered 16 topics related to the background history of the zoning plans for the Woodbrook neighborhood and how that relates to Woodbrook Middle School. Dave commented that a 1998/99 lawsuit with the Growth Management Board over their decision to zone the Woodbrook area as industrial rather than residential. In July of 2000, the City Council adopted an ordinance that created the first permanent comprehensive plan for the Woodbrook area and established land use designations. At that time, the City also adopted policies to bring sewers to Tillicum and Woodbrook. In August 2001, Woodbrook MS was classified as public institutional use (PI). In December 2004, the City initiated the process to bring sewers to Tillicum and Woodbrook. A Woodbrook area zoning map was shown to the FAC. In 2005, the Clover Park School District Facilities Plan determined that Woodbrook MS and Tillicum ES were high on the matrix scoring but "because of the cross base highway plans and the uncertain economic development prospects for the City of Lakewood, it was determined that disposition of these facilities should wait until these issues solidify more clearly." From 2006 to 2009, the City began the process to build sewers in the Tillicum and Woodbrook areas. In 2009, the Clover Park School District Facilities Plan recommended that the district pursue a partnership with Ft. Lewis to relocate Woodbrook MS on Ft. Lewis and identified a potential site on base but this plan did not move forward. Dave presented population and housing figures for the Tillicum and Woodbrook areas and also student enrollment figures for Woodbrook MS from 2009 to 2015. Based on a capacity of 760 students at Woodbrook MS the occupancy has remained at approximately 2/3 of

capacity over the last few years. Dave then discussed the 2009 Woodbrook Business Park Development Report and presented a map of the Woodbrook Business Park Study Area. The report discussed the relocation of Woodbrook MS as a desirable action and converting the property to a business-related use. The report also outlined potential project benefits. In 2009, the sewer installation began. As of 2016, 40% of the Tillicum/Woodbrook properties adjacent to sewer lines have been connected and new roadwork had begun in the Woodbrook area. A map was presented showing the current network of sewers in the Woodbrook area.

In 2012, the City Council adopted an ordinance that amended the City of Lakewood's Comprehensive Plan including sections of Title 18A of the Lakewood Municipal Code specific to Woodbrook MS. The public institutional (PI) designation for Woodbrook MS was changed to Industrial Business Park (IBP). Council zoning text was added as follows: "Public/institutional uses previously within the Public/Semi-Public Institutional future land-use designation and Public Institutional zoning district which have been re-designated and rezoned in anticipation of surplus sale or other action intended to result in ownership transition to a non-public entity. Existing uses shall be considered conforming for regulatory purposes until the ownership transfer is complete." A revised zoning map was shown. In June of 2013, the Lakewood Hearings Examiner approved a Conditional Use Permit application from YKC, with conditions, to construct a 442,382sf warehousing and distribution or manufacturing center. In July of 2015, the WA State Legislature approved \$495 million for I-5 improvements from Mounts Road to Thorne Lane Interchange. Also in 2015, WSDOT announced plans to rebuild the Thorne Lane and Berkeley Street interchanges; add a fourth lane to I-5 in each direction from Thorne Lane to Steilacoom-DuPont Road; and build the Gravelly-Thorne connector local road. Construction work is scheduled to begin in 2016 and be completed by 2019. The impact to the Fredrickson Industrial Area was also discussed. Industrial freight traffic will be bypassing Hwy 512 so lots of heavy trucks and traffic is expected on the roads around Woodbrook MS.

Dave reported that the City is currently in discussion with WSDOT regarding the location of an existing 25-acre maintenance facility for commercial redevelopment purposes. If the WSDOT site can be relocated, the City proposes to redevelop the property for retail and service commercial uses. One of the sites considered for relocation is within the Woodbrook Business Park that affects Woodbrook MS. The economic benefits for relocation were presented and Washington State, Lakewood, Pierce Transit, Pierce County, Pierce County Library and Port of Tacoma are all expected to benefit. Pending city activities were presented that include a revised zoning text amendment that would designate Woodbrook MS "nonconforming use." The City would allow maintenance activities at Woodbrook MS but would not approve any permits for additions or portables. Other pending City activities include revised zoning text amendment to allow industrial warehousing subject to an administrative use in the IBP zone, new industrial development permits pending in Woodbrook, possible relocation of the WSDOT maintenance facility to Woodbrook and a North Clear Zone/JBLM land swap. It was also noted that some property owners are contemplating vacating Spring Street SW. If that occurs, the City believes the school district would be liable to pay taxes on one half

of the vacated street that is adjacent to district property. Dave also advised that industrial developers have expressed interest in acquiring the Woodbrook property for industrial development and that industrial development continues to head south towards Centralia and Chehalis.

A question was asked about whether or not OEA would allow a new middle school to be built on JBLM property. The answer was probably yes but that several issues still needed to be addressed and that land acquisition discussions with JBLM were ongoing.

Rick and Dave both noted that the Woodbrook presentation was needed so the FAC understands the City's position with regard to Woodbrook and that the school district and the City have a very good professional working relationship. The City understands the processes that the district must follow in order to relocate Woodbrook MS or dispose of the property but the City wants to take advantage of the current opportunities to utilize the property for other uses. Both the City and the school district will continue to work together to resolve the disposition of the Woodbrook MS property.

Woodbrook MS Discussions – Joel Davis

Joel briefly recapped the high points from the June 22nd FAC meeting and advised that the district should be investing in upgrading the existing district facilities. The condition scores and deficiencies at Woodbrook MS were reviewed which provided an introduction for a review of strategy options with regard to the future use of Woodbrook MS.

Woodbrook Conceptual Options – Michael Forsythe

Michael presented background and boundary information on the Woodbrook facility. Enrollment figures were provided from 1999 to present with the high mark being 2001 when the enrollment was 815 students. Over the last five years, the enrollment has averaged around 500 students per year and ended with 458 students in the spring of 2016. Projections for 2016/17 are 456 students. Approximately 74% of the Woodbrook students reside on JBLM. Facility concerns are: buildings are 53 years old, approximately \$15 million in current deferred maintenance, declining enrollment, buildings lack the infrastructure to enhance the learning environment and zoning conflicts with the City of Lakewood. Six scenario strategies were presented for the short and long term disposition of the Woodbrook MS. The FAC was tasked with reviewing each of the scenarios in three small groups and providing feedback on the impacts of each scenario. If additional scenario options are proposed, they should be noted. Over the summer, a sub-committee of district staff will comprehensively investigate and analyze each scenario including the comments from the FAC small groups. Rick noted that the sub-committee will need to evaluate each option as it relates to the educational goals of the district and other objectives. The committee should concentrate on listing the general pros and cons of each scenario and provide any questions or concerns that the sub-committee should investigate further. The sub-committee will report back to the FAC in September and their findings will be included in the FAC Final Report. It was noted that if boundary adjustments are required for the 2017/18 school year the district should begin discussions by this September in order to develop a Plan of Action by December 2016.

The six scenario strategies are:

- Scenario 1 – Do nothing – Operate ‘AS-IS’
- Scenario 2 – Closure of Woodbrook MS – Redistribution of all displaced students to surrounding Middle Schools in Lakewood
- Scenario 3 – Closure of Woodbrook MS – Repurposing a JBLM Elementary School to JBLM Middle School
- Scenario 4 – Closure of Woodbrook MS – Reconfigure all JBLM Elementary Schools to a K-6 grade structure and reassigning displaced 6-8 Woodbrook students to surrounding Middle Schools in Lakewood
- Scenario 5 – Closure of Woodbrook MS – Rebuild Woodbrook MS in new location in Lakewood
- Scenario 6 – Closure of Woodbrook MS and Mann MS – Rebuild Woodbrook MS in Lakewood

Woodbrook Options Brainstorming – Small Group Discussions

The FAC was divided into three groups lead by a district staff facilitator. The groups were:

1. Brian Laubach/Facilitator with group members Ron Irwin, Lisa Stults, Carrie Prudente Holden, Joe Vlaming, Bruce Gardner, Dale Brewer and Craig Cook
2. Kristy Magar/Facilitator with group members Nate Lemmings, Michael Forsythe, Larry Woods, Dave Bugher, James Hairston and Stephanie Walsh
3. Bill Coon/Facilitator with group members James Guerrero, John Korsmo, Norma Melo, Choi Halladay and Gary Sabo

The groups used display boards to note their comments for each scenario. These comments will be recapped and provided to the FAC before the next meeting in September.

Wrap-up/Q&A – Rick Ring

Rick thanked the FAC for their feedback and reminded the group that some scenarios may not be practical for several reasons and they may need to be eliminated as an option once the sub-committee meets this summer.

The next meeting is September 21, 2016 where the Woodbrook scenarios will be discussed further. Meeting adjourned at 7:35 p.m.