



Old Marshall and Thomas Jefferson Ideas

Ad Hoc Meeting
May 3, 2016

Category	Site	
	Old Marshall	Thomas Jefferson
Art Use	Arts/Performance Arts Center (11) ex. Art Center of Davis, Art Center of Santa Cruz, Art Center of SF, Verge Center, AS220 in Providence, RI	Museum (2) ex. Museum of Tolerance, Children's museum
	Studio & Classroom Space for Artist (4) ex. Art Hotel, can teach SCUSD kids	
Housing Use	Subsidized Housing for Teachers (4)	Homeless Shelter (5) with trauma recovery center, triage center, mental health and job training
	Affordable Housing (3) ex. Northeast Junior High Place Kansas City	
	LGBT Senior Housing (3)	Market Rate Housing/ Mixed Income (4)
	Apartments/Mixed Income Condo/ Townhomes (2)	
Commercial Use	Coffee Shop (5)	Central Kitchen Property Swap (4)
	Public Market (4) ex. Oxbow Market, Ferry Building	
	Boutique Hotel (3)	
	Restaurant/Brewing (2)	
Community Use	Community Center (7) ex. Sierra 2, Community Center of Mendocino	Multi-Use Space with Housing, Maker Space and Farm, etc. (3) Shared Working Space/Co-working/ Collaborative Venue (3)
	Hybrid of Hotel/Restaurant/Theatre/Pool (5) ex. McMenamins - Kennedy School Home	
	Garden in Parking Lot (5) ex. Education garden	
	Nonprofit Incubator (4) ex. SF Presidio	
Educational Use	Adult Education (3)	Vocational Technology/Art Space (2)
	ESL Program (2)	

Old Marshall and Thomas Jefferson Concerns/Comments/Questions

OLD MARSHALL CONCERNS/COMMENTS

1. Parking
2. Noise
3. Time of business hours
4. Historical Guidelines - developer challenges
5. Attract more tourism downtown
6. Keep pedestrian flow
7. Fair Market Value vs. appraisal
8. Clearly articulated objectives
9. Good explanation of process
10. No district financing

OLD MARSHALL QUESTIONS

1. If the building is leased, how is it able to be profitable for a group?
2. Will district fund education if it maintains a stake in the building?
3. How do we get board consensus?
4. Can we put requirements on a buyer to not tear the building down, etc.?
5. Do non-profits need to own a property to receive grants?
6. When will an RFP go out?
7. How do we attract developers without district money toward a project?

THOMAS JEFFERSON CONCERNS/COMMENTS

1. Biggest concern is that nothing will be done at the end of the day
2. Avoid alcohol venues...bars, nightclubs, etc.
3. Don't forget the kids
4. Put people before tangibles (swap)
5. Needs to be used by many different community groups
6. Should provide benefits other than financial

THOMAS JEFFERSON QUESTIONS

1. Can dependent charters go into non-field act buildings?
2. What is market rate for housing?
3. If swapped, will this information be given to potential developers?
4. How can it serve students?