

*Rich History • Thriving Present • Promising Future*

# THE H-BARN PROJECT

## CASE FOR SUPPORT

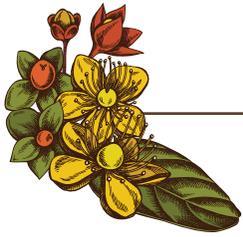




“This is a legacy project for our community. When this iconic barn is ‘reborn’ it has the potential to breathe new life into families’ experiences for years to come. I hope you too can join us and be a part of this great project!”

— Andie Gernon, Honorary Campaign Co-Chair





## Steilacoom (Ste!le'qub)

Traditionally, the home for indigenous people dating back more than 10,000 years.

## Fort Nisqually

Fort Nisqually, a Hudson's Bay Trading Post, was built near here.

## Joseph Heath's Farm

Joseph Heath's farm employed native workers to supply the Hudson's Bay Company outpost with produce.



*Distinctive H Shape*

## THE H-BARN

The City of Lakewood and Partners for Parks have created a public-private partnership to raise capital funding for a barn renovation project at Fort Steilacoom Park, in Lakewood, WA. Both entities are committed to the restoration of this important community asset.

This public-private partnership seeks to raise a total of \$7.5 million dollars by the year 2025. Partners for Parks is committed to leading the private sector fundraising effort with a goal of raising \$3.5 million dollars to support the City of Lakewood's investment of \$4 million dollars from public sector resources.

Lakewood is one of the most diverse cities in the State with easy access from I-5 and adjacent to other cities, towns and JBLM. Lakewood's crown jewel, Fort Steilacoom Park, is a top regional attraction in Pierce County offering 350+ acres of active and passive recreational opportunities for both public and private use.

**The "H-Barn" is one of the many historic structures at this site identified for preservation and renovation.**

Because of its historic features, architecture, and location near other park amenities, the H-Barn was determined to be the most useful and functional barn to restore in the park. With its open floor plan it will be optimal for multi-functional events, educational programs, community gatherings, farmer's markets, and public and private special events benefiting our local and regional community.

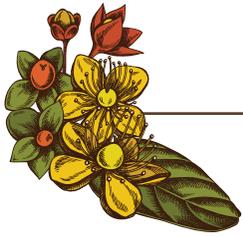




“When I witness people of all ages and ethnic groups enjoying the beautiful parks and amenities they offer, it brings my heart joy. It is diverse groups of people coming together that enhance the quality of life for all.”

— Jo-Ethyl Smith, Honorary Campaign Co-Chair





## Farm to Therapy Tool

The 640-acre farm was converted to a mental health facility. The farm was developed as an occupational therapy tool.



## Western State Hospital

Sales from the patient farm expanded and covered a third of the cost of the institution's operational expenses.



## Pierce County Lease

Pierce County leases 340 acres from the State for public outdoor recreation.



## RENOVATION

The H-Barn, as its name implies, consists of two long parallel barns, or wings, attached to a central structure. Each wing, approximately 36 feet wide by 130 feet long, is connected by a central structure 40 feet wide and 32 feet deep. The H-Barn has three copulas along the ridge which traditionally provided ventilation for the building. Each wing has concrete flooring and curbing that historically supported pens for livestock.

The central structure has a small pop-out feature along the front side that was originally extended to provide the main entrance. This area also provides access to the two grain silos on the back side of the building. Standing roughly 28' tall on the interior and in need of structural and seismic reinforcement, these silos serve as iconic symbols of the H-Barn project.

While the barn still stands as a majestic, historical remnant of a nostalgic time it is over 100 years old. Rehabilitation would not only provide the community with a dynamic indoor gathering space to host a variety of local events but also preserve this structure for future generations.



### Investment Begins

Over \$20 million in improvements have been completed at Ft. Steilacoom Park by the City of Lakewood from 2001-2021.



### Master Plan

The master plan recommends adopting a farm theme to create park identity and identifies barn renovation as a significant economic impact tool.



### US Open

International recognition shines a light on the Park, with an average of 3,750 cars parked per day.



## HISTORIC PRESERVATION

Preservation of the H-Barn complex will honor the historical function of the building while allowing the structure to become a modern multifunctional event space. The interior of the barn will require extensive remodeling to meet occupancy and current building codes, however historic areas and features will be preserved to honor the barns' rich history.

“This is a great project, that will have a great impact on the future of Lakewood. I am very proud to be an Honorary Co-Chair and encourage all the citizens of Lakewood to get involved in some manner and support Partners for Parks.”

— *LTC William H. Harrison*



For example: some of the low interior ceilings will be removed to showcase the beautiful high pitched wooden rooflines; iconic barn doors will be rebuilt and displayed to highlight their distinct historical function and the silos, stamped with identification numbers, capacity and date built, will be restored to their original glory. Historic markers and other interpretive information will impart the significance that the farming history had on the development of Fort Steilacoom Park and Western State Hospital.





### Lakewood Takes Ownership

The City of Lakewood becomes the proud owner of Fort Steilacoom Park.



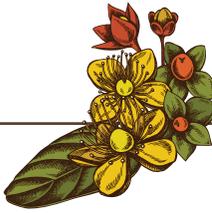
### H-Barn Project

The City of Lakewood in partnership with Partners for Parks, explores the feasibility of Historic Preservation of the H-Barn Complex.



### Public-Private Partnership

The H-Barn renovation project (phase 1) is launched with the unanimous support of the City of Lakewood and Partners for Parks.



Large Gathering Capacity



Multi-Use Event Space

## REGIONAL ECONOMIC DEVELOPMENT

**Fort Steilacoom Park:**  
*Serving a Million Visitors Every Year. The greater Lakewood-Tacoma region is the tenth fastest growing metropolitan area in the nation.*

With continued growth ahead and currently serving up to a million visitors regularly from the following areas: Pierce County, and the surrounding cities and towns including Tacoma, University Place, Gig Harbor, Steilacoom and more. In addition, Fort Steilacoom Park draws from JBLM and neighboring King and Thurston counties. The H-Barn will be a true community gathering space.

Fort Steilacoom Park is a community hub attracting regional, national and international events. In 2010, the City of Lakewood researched how to enhance the park to unlock its potential as an economic resource attracting revenue generating opportunities. Many of the strategies have been implemented which created new uses at the park. To date, the City of Lakewood has invested over \$20 million in park improvements and amenities, maintaining and upgrading important infrastructure along with new and improved facilities.

***One of the key remaining strategies yet to be implemented is the historic renovation of the H-Barn Complex. As a public-private partnership, YOU can help make this happen!***



Venue Space

Preserved Historic Area

Outdoor Trellis Plaza

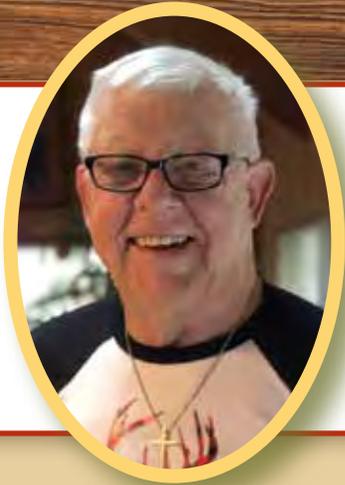
Silo

Silo

Kitchen

New Covered Porch

Venue Space



“For over 50 years I’ve watched our park grow to become the pride of Lakewood it is today! From ball fields, soccer fields, shelters, added restrooms, dog parks, playgrounds and even paved roads. It’s a place that the entire community gathers and enjoys! The addition of the barn complex and the way it will be used will be another great addition to Lakewood and the surrounding community”

— Dave Betz, Legacy Task Force Campaign Chair

## PROJECT LEADERSHIP

### Campaign Honorary Chairs

- ✦ Ron Banner
- ✦ Andie Gernon
- ✦ LTC William H. Harrison
- ✦ Natalie Humphrey
- ✦ Jo-Ethyl Smith

### Campaign Counsel

- ✦ Al Hove, J.D.,  
Phoenix Risen Consulting

### Campaign Management & Support

- ✦ Red Barn Communications

### Legacy Task Force Committee

- ✦ Dave Betz, *Chair*
- ✦ Sylvia Allen
- ✦ Ron Banner
- ✦ David Boyd
- ✦ Alan Billingsley
- ✦ Mary Dodsworth
- ✦ Phil Eng
- ✦ James Guerrero
- ✦ Emily Happy
- ✦ Dr Jurgen Huck
- ✦ Kris Kauffman
- ✦ Sydna Koontz
- ✦ Taylor Johnson
- ✦ Sally Saunders
- ✦ Dwight Williams
- ✦ Ken Witkoe

### Partners for Parks Board

- ✦ Sally Saunders, *President*
- ✦ Hallie McCurdy, *Vice-President*
- ✦ Mary Dodsworth, *Secretary*
- ✦ Sylvia Allen, *Treasurer*
- ✦ Cynthia Balzarini
- ✦ Brian Benedetti
- ✦ Dave Betz
- ✦ Bruce Dees
- ✦ Alan Billingsley
- ✦ Phil Eng
- ✦ Sydna Koontz
- ✦ Ken Witkoe

### Lakewood City Council

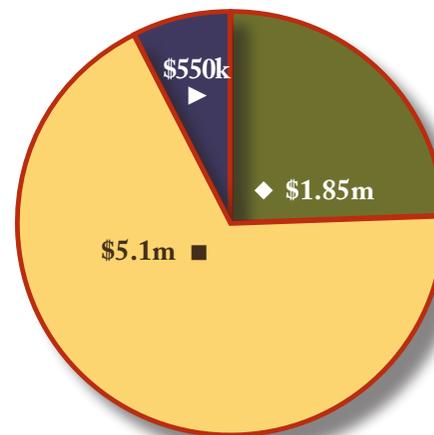
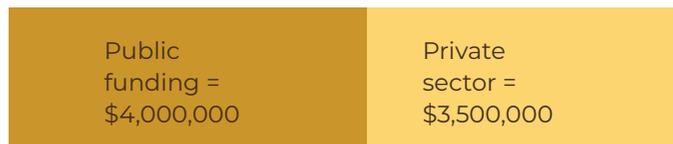
- ✦ Jason Whalen, *Mayor*
- ✦ Mary Moss, *Deputy Mayor*
- ✦ Don Anderson
- ✦ Mike Brandstetter
- ✦ Patti Belle
- ✦ Linda Farmer
- ✦ Paul Bocchi



# CAMPAIGN OVERVIEW

## H-Barn Project By the Numbers

Total Project Cost = \$7,500,000



### Expenditure Breakdown

- ◆ Architectural plans & engineering, permits and construction management = \$1.85M
- Construction costs & materials = \$5.1M
- ▶ Campaign management & consulting, board development, promotion and marketing = \$550,000

## Campaign Timeline

### 2018

A cost study is completed and recommends renovation of H-Barn for historical preservation while also providing a unique community gathering space.

Partners for Parks conducts a feasibility study that includes interviews with stakeholders including the City Council, City Manager, PFP Board of Directors and selected community leaders.

### 2021

### 2022

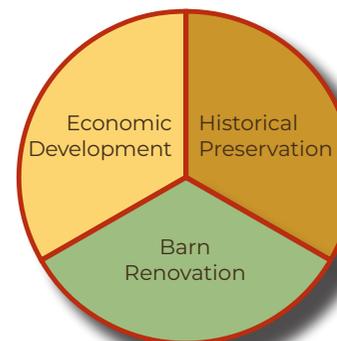
Partners for Parks launches the H-Barn Project with the unanimous consent of the City of Lakewood.

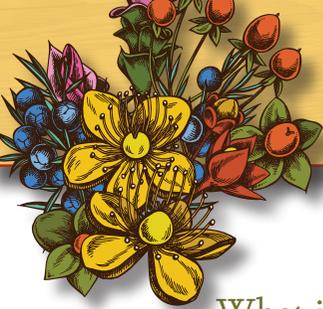
The H-Barn Project fundraising campaign is projected to take 36 months.  
Internal phase – 9 months (2022)  
External phase – 24 months (2023-2024)  
Public phase – 3 months (2025)

### 2022 - 2025

## Community Impact

Rich history to be preserved, a thriving present to protect and a renovation that brings a promising future are not lofty or non-substantiated ideas. Fort Steilacoom Park envelopes these ideals and strives to bring a community both diverse and exponentially growing together in a very tangible way. The H-Barn project will stand as a hub for economic growth and development in a beautifully designed and full functional multi-use facility that will allow the legacy of this iconic barn and other nearby structures to live on.





# QUESTIONS & ANSWERS

## What is Partners for Parks?

**Answer:** The mission of Partners for Parks is to be a resource and assist in the improvement of Lakewood area parks. Our vision is for a *public-private partnership* with the City of Lakewood to preserve, restore and renovate the H-Barn Complex at Fort Steilacoom Park into a multi-use facility for the benefit of the greater community.

## What is the H-Barn Project and why was it selected?

**Answer:** In 2008/2009, a study was conducted of the Fort Steilacoom Park, and the H-Barn Complex was identified as the best option for rehabilitation based upon structural integrity, adjacent parking, and usable square footage for a variety of uses. The large open floor plan and the “H” like shape were considered optimal for hosting large events; and make it possible to section off different spaces, when needed or requested. Rehabilitation of the H-Barn Complex would not only preserve this iconic structure, but would also provide the community a needed, dynamic indoor gathering space that could host a wide variety of local and regional events.

*Restoring the H-Barn is the perfect blend of preserving Lakewood's rich history and creating a great public space for the surrounding community.*

—ALAN BILLINGSLEY

H-Barn Leadership Awareness Chair, PFP Board of Directors

## Why is Partners for Parks conducting this campaign and please explain the phases?

**Answer:** The feasibility study conducted in 2021 explored several funding options for this H-Barn Project, including: 1) public source (funding) ONLY; 2) private source (funding) ONLY; or 3) a public-private (funding) option. The results were overwhelming in favor of a public-private option, assuming Partners for Parks had the organizational capacity to lead such an effort within the private sector. The fundraising goal from the private sector is \$3.5 million dollars. This includes anticipated funding from a variety of private sources: individuals, businesses and corporations, civic, fraternal and military organizations, as well as foundations. The Board of Directors of Partners for Parks will be implementing a Plan of Campaign, supported by an expert consulting team and a Legacy Task Force of community leaders to provide campaign leadership, oversight and guidance.

## What is the level of support by the current Board of Directors?

**Answer:** Before others are asked to join this legacy project, and notable fundraising effort, ALL current and former board members of Partners for Parks will be asked to participate in the H-Barn Campaign at a level commensurate with their ability.





# QUESTIONS & ANSWERS

How much will the project cost and what are the phases?

**Answer:** The working goal and estimated project cost is \$7.5 million dollars. The capital campaign for the H-Barn Project will be carried out in three phases, that will extend over 36-months and can be summarized as follows:

- ☞ INTERNAL CAMPAIGN - Quiet Phase / getting ready (9 months)
- ☞ EXTERNAL CAMPAIGN – Awareness & most solicitations (24 months)
- ☞ PUBLIC CAMPAIGN – Broad-based, community effort to all (3 months)

Why are pledges encouraged and when does the current campaign conclude?

**Answer:** The H-Barn Campaign will extend over a 36-month period of intensive activity, beginning April 1, 2022 and extending through March 2025. Multi-year pledge (3-5 years) are encouraged and enable donors to make more significant investments than might be provided with one-time cash gifts. Donors are free to choose their own payment method and schedule, whether by check, or credit card, with payments either monthly, quarterly, or annually. Partners for Parks is a not-for-profit 501c3 corporation, and as such, all gifts are tax deductible to the extent allowed by law.

Are there ways - other than giving cash - to financially help the H-Barn Project?

**Answer:** YES, there are many ways to support the H-Barn Project and non-cash gifts are a wonderful way to leave a legacy and make a lasting difference. Non-cash gifts often result in larger gifts and usually bring with them significant tax advantages for the donor. Examples of non-cash gifts include appreciated stock (pay no capital gains), retirement fund gift (tax free, mandatory retirement distribution), charitable gift annuities, or charitable trusts.

Partners for Parks has also prepared a Plan of Campaign, which relies upon the participation of key volunteers and community leaders. All interested volunteers will be invited to participate according to a master schedule.

How can I pledge my support to the campaign to help the H-Barn Project?

**Answer:** Please complete and return our pledge form to Partners for Parks; or call us at (425)658-2240 if you can help or want more info. We'd love to hear from you!





# TESTIMONIALS

*This project is something that supports ALL members of our community, and I am happy to support a project that will stand as a beacon. A place of historical and practical relevance that generates conversation among all of us.*

**RON BANNER**

Superintendent, Clover Park School District  
Honorary Campaign Co-Chair

*I am honored to contribute to the most wonderful park in Washington. I love that park!*

—**NATALIE HUMPHREY**

Honorary Campaign Co-Chair

*The project to remodel the H-Barn has great potential. Once completed it will serve to preserve a significant piece of the history for the area while also providing a unique community gathering space.*

—**JAMES GUERRERO**

Guerrero Architects Inc

*My family has been part of Lakewood history and local historic preservation efforts for more than 100 years. Our parents raised us with the value of participating in community and honoring the legacy of those who came before. This included the importance of Fort Steilacoom Park and its historic structures. Reimagining and restoring the beautiful H-Barn into a usable and vibrant community space will transform Lakewood and Pierce County and provide new opportunities for coming together.*

**EMILY HAPPY**

The Philanthropy Collective

*I'm so excited to see history come alive by preserving and renovating the H-barn at Fort Steilacoom Park. So many people will enjoy the improvements; whether attending a special event inside the barn or learning and reliving the nostalgia of farming by exploring the exterior improvements. The silos are my favorite feature!*

**MARY JODSWORTH**

City of Lakewood Parks, Recreations & Community Services Director



# TESTIMONIALS

*The H-Barn is part of Lakewood's history. It is part of beautiful Steilacoom Park and the restoration of it can only increase the beauty of the park.*

— **SALLY SAUNDERS**  
PFP Board President

*The H-Barn at Fort Steilacoom Park has always had their place in Lakewood's history. That needs to continue, and what better way than a venue where families and community groups can celebrate weddings, reunions, holiday events and businesses can gather to hold meetings, seminars, trade shows. The indoor/outdoor setting would be a unique regional draw, driving economic development for the city and exposing users to the many benefits of living and working in Lakewood.*

— **SYDNE KOONTZ**  
PFP Board of Directors

*The H-Barn renovation is important because it maintains the history of the property, from the Nisqually Tribe to the Western State Farms. Next, improving the structure so the public can enjoy it. Finally, it provides another event space in our community which will bring economic development and a new excitement to our city and surrounding areas.*

— **HALLIE MCCURDY**  
PFP Vice President

*The project of restoring the H-Barn is another way for Lakewood to provide additional gathering spaces to the community. This continues in the city's goal of beautification, economic development, embracing history, and creating a place where people can work, live, and play. As a result, we build a life-enhancing community.*

— **KEN WITKOE**  
PFP Board of Directors



# PLEDGE FORM

I want to support the H-Barn Project's

Historic Preservation, Renovation and Regional Economic Development and would like to make the following investment.

- \$100,000     50,000     \$25,000     \$10,000     \$5,000
- \$2,500     \$1,000     Other \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone (Day) \_\_\_\_\_

Phone (Evening) \_\_\_\_\_

Email \_\_\_\_\_

## Invest Now!

My Campaign donation is paid in full now for the total amount of:

\$ \_\_\_\_\_

OR

## Invest over time!

My H-Barn Project investment will be pledged as follows:

(Please select one option.)

\$ \_\_\_\_\_ per month X \_\_\_\_\_ months

beginning on \_\_\_\_\_ for a total pledge of \$ \_\_\_\_\_

3 Year  
Max

\$ \_\_\_\_\_ per year X \_\_\_\_\_ years

beginning on \_\_\_\_\_ for a total pledge of \$ \_\_\_\_\_

5 Year  
Max

Thank you for your investment!



# PLEDGE FORM

My Choice for how to pay my H-Barn Project investment:

## Automatic Draft / Invoice

- Please automatic draft from credit card on the 15th of each month. I have provided my card number.
- Please automatic draft from credit card in the timeframe I have indicated. I have provided my card number.
- Please send me an invoice(s) for my pledge amount over the time-frame I've indicated.

## Pay in Full

- Paid in full by check payable to Partners for Parks.
- Please charge my credit card for the full amount.
- Donate securely online (use QR code)



## PARTNERS FOR PARKS

1401 Marvin Rd NE | STE 307 #504 | Lacey, WA 98516  
(425)658-2240 | [partnersforparks.net/h-barn-restoration](https://partnersforparks.net/h-barn-restoration)

Donations are tax deductible to the extent allowed by law. Partners for Parks is a 501(c)(3) not-for-profit organization. EIN# 76-0808398

## Credit Card Information

VISA    MasterCard    Discover    American Express

Credit Card Number \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

CVV \_\_\_\_\_ (3 digit code on back of card)

Expiration date \_\_\_\_ / \_\_\_\_

Name as it appears on the credit card:

\_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

FOR MORE INFORMATION



**Please contact us:**  
**425-658-2240**  
**[info@partnersforparks.net](mailto:info@partnersforparks.net)**  
**[www.partnersforparks.net](http://www.partnersforparks.net)**

## About Partners for Parks

*Partners for Parks (PFP) is a collaboration of Lakewood service organizations, local governments, community groups, educational institutions, military partners, local businesses and community partners.*