

REUSE STRATEGY AND ACTION PLAN

BLENHEIM SCHOOL SITE

2411 E. 70th Terrace Kansas City, Missouri 64132



CREDITS AND ACKNOWLEDGEMENTS

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The following serves as a guide for the reuse/redevelopment of the Blenheim school site. The reuse recommendations/information found herein are supported by the building and market assessments that have been conducted for the site (see Appendix B), reflect the feedback and priorities of the Kansas City Public Schools (KCPS) community (see Appendix C), and are consistent with the Board adopted Repurposing Guidelines (see Appendix D). This repurposing strategy also includes an action plan to effectively move the site toward productive reuse that both supports the goals of KCPS and benefits the District's neighborhoods and residents. The document has been designed to both assist the KCPS administration and policy-makers in the solicitation and evaluation of reuse proposals for the site, while also serving as a valuable resource for entities interested in acquisition/reuse of the site.

1.0 BACKGROUND INFORMATION

Originally constructed in 1924, with further additions in the 1920s and 1930s, as well as modern renovations in 1996, Blenheim is a good example of a Progressive Era school in the Moorish Revival style, and appears eligible for listing in the National Register of Historic Places. Blenheim is 67,760 ft² on 4 floors, complete with 22 classrooms, auditorium, gymnasium, and elevator. The building is structurally sound and in fair condition. Since its closing in 2009, the building has had some water infiltration/sewer backup in the basement/gym; however, KCPS and the Water Services Department have been working to address this issue.

The school building is located in R-5 zoning, whereas the eastern portion of the property is zoned B3-2 along Prospect. The site is 3.5 acres in the Tri-Blenheim neighborhood, with single family homes bordering the site to the north, south and west, and an underperforming commercial area to the east. The site is easily accessible via multiple transportation modes as it is located at the intersection of two major arterials, Gregory Blvd and Prospect Ave, and has immediate access to Bruce R. Watkins Drive (Hwy 71). See Appendix A – Site Profile for additional information.



2.0 REUSE ASSESSMENT

Blenheim's historical integrity, building layout, and location along prime arterials provide opportunities for reuse, however, the loss of population and businesses in the surrounding area, present challenges to attracting reuse/reinvestment. Reuse options and community feedback are outlined below:

Residential & Mixed Use: The size and configuration of the classrooms in Blenheim lend well to adaptive reuse as multi-family housing (35+/- units). Classrooms convert well into a single bedroom apartment or combine well into a two bedroom apartment. Community feedback has indicated the only support for residential use would be senior housing as it was identified as a need in the area and more acceptable than affordable multi-family rentals. Participants also noted the need for services and indicated support for senior housing coupled with social services.

Educational Use: As the building is in fair condition, it could be reopened as an elementary school with moderate improvements/renovations, although other closed school sites in the area are more likely candidates due to their smaller size and better condition. The building's plan is not well suited to the specialized functions required for a middle or high school, although this could be accommodated with additional renovation. Community members were supportive of educational use as a public, charter, private or religious school, although they expressed a preference for an elementary over middle and high school. Participants noted that the educational entity should be able to demonstrate long-term capacity and solid academic performance.

Community Use: When Blenheim was operating as a school, it housed a health clinic, which served not only students, but members of the surrounding community. In addition, a food pantry and other community services (computer lab for adults) were provided out of the building. Local stakeholders have indicated that these services are no longer available near-by. The building, complete with auditorium, kitchen, and gymnasium, would be able to facilitate community reuse, however, due to the building's size and condition, any community use would likely need to be paired with other uses, under a mixed use/multi-tenant scenario. Community feedback has indicated strong support for community/social services.

Commercial Use: Due to its location and layout, Blenheim is not a strong candidate for retail or office use. The building's exterior and interior design limit the visibility typically required for retail use. While the B3-2 zoning would support commercial construction on the site along Prospect Ave, the market has not been strong for new development in the area. Community members were skeptical about the viability of commercial use and cited examples of promised retail development in the area, such as the failed Citadel project, that never materialized.



REUSE POTENTIAL RATING


Medium

- Mixed Use (Residential + Social Services) (Multi-tenant)
- Residential
- Community/Social Services
- Education (Public, Elementary)

Low

- Commercial

Complimentary Use

- Community use of grounds (playground, garden, open space)
- 

Demolition: While reuse opportunities for Blenheim are limited, the building is structurally sound and in fair condition, and reuse of the site should be prioritized over demolition. Community members expressed a desire to find a reuse for the building and cited concern regarding the maintenance of razed sites and pointed to the possible outcome of demolition followed by a stalled project.

3.0 REUSE RECOMMENDATION & ACTION PLAN

As outlined in the reuse assessment and the feedback received from the Blenheim Site Tour and Phase II meetings, reuse options for Blenheim may be limited, however, KCPS had received redevelopment interest in the site. As such, KCPS issued a Request for Expressions of Interest (RFI 11-22) on November 28th, 2011 in order to allow parties to present their formal interest/offers for the site. Responses to the RFI were due February 17th, 2012.

In response to RFI 11-22, the district received one proposal for Blenheim for reuse as a senior housing/health clinic mixed-use project. In evaluating the proposal, the KCPS review committee used the following criteria:

- Overall Project Feasibility (Financeable and Sustainable)
- Respondent Team's Qualifications/Track Record in completing similar projects and/or financial and organizational capacity to complete the project
- Consistency with community goals/reuse priorities as identified during the repurposing process
- Benefits to the district.

After conducting its evaluation, the review committee determined that the proposal warranted serious consideration and invited the interested party to make a presentation to community stakeholders on March 26, 2012 at a public meeting coordinated with the Tri-Blenheim Neighborhood Association. At the public meeting, stakeholder feedback indicated strong support within the Tri-Blenheim neighborhood for the senior housing/health clinic mixed-used project. KCPS staff advised the participants that the District would need to list the site with the District's broker prior to entering into any negotiations for the sale of the site in order to be compliant with MO State Statute requirements for the sale of surplus school property. (Note: if the District sells to a for-profit entity, it must either list the site with a broker or use a formal bidding process. The RFI process is acceptable if the buyer is community group or governmental agency). KCPS staff advised the meeting participants that anticipating the need to list the site, the District authorized its brokerage team, Block Real Estate Services, to list the site starting March 1, 2012. Staff also advised the participants that based on inquiries into the building to date; they did not anticipate receipt of any additional proposals.

No additional offers were received within the 45 day listing period, and as such, KCPS could begin negotiations with the team that submitted its senior housing/health clinic proposal through the RFI 11-22 process.

Step 1: Negotiate Sales Agreement with Contingencies

As the District moves forward, it will work to address the following concerns outlined by community stakeholders during the public presentations:

- **Security:** Adequate security integrated into the building/parking lot/site plan to ensure the safety of residents
- **Youth:** Since the building is geared toward seniors, how can area youth benefit from the project? Will there be an opportunity for youth to still have access to the grounds, such as the basketball courts? Will there be an opportunity to use community space within the building for youth mentoring and tutoring activities?
- **Community feedback:** Community shall be consulted as the team works to finalize its site plan and programming of the building/site

If the development team can effectively address these concerns as well as meet the District's other requirements (qualifications/track record, project feasibility, benefits to the District), KCPS should enter into a sales agreement that is contingent upon performance criteria. Criteria shall include: securing necessary financing and entitlements (rezoning, etc...), demonstrate that the project adequately addresses community concerns, and that the community is consulted during site plan development.

Step 2: Secure Necessary Approvals

Once a sales agreement is negotiated, it shall be presented to the KCPS Board and the Board of the Building Corporation for approval. Any additional bond insurer/trustee approvals shall also be coordinated in a timely manner.

Step 3: Monitor Progress in Securing Financing/Entitlements

The development team requested a lengthy inspection period in order to secure financing and entitlements. As the sales contract will also include some seller contingencies related to planning criteria, the district shall monitor the status as the necessary city/agency approvals to ensure that the project adequately addresses the community concerns as represented during public meeting presentations.

Additional Recommended Actions

- **Community coordination:** Since the project is still in an early stage of site planning and the inspection period may be 6 months or more, KCPS should provide regular updates to local stakeholders so that they are apprised of progress and opportunities to provide feedback.
- **Contingency planning:** If KCPS is unable to reach an agreement with the development team, or the team is unable to secure the necessary entitlements/financing prior to closing on the sale, the District should assess the contributing factors, and then determine how to best proceed with identifying a new use for the Blenheim site.
- **Environmental considerations:** As environmental remediation will be necessary for redevelopment of the site, KCPS conducted a Phase I Environmental Assessment and a Hazardous Materials Survey in February 2012. Based upon the assessment, the site appears to be eligible for the revolving loan fund administered jointly by the City and the EDC Loan Corp.

The program provides low-interest loans and subgrants for cleanup of environmental hazards. These funds could serve as a supplementary funding source for the project.

APPENDIX A: SITE PROFILE

Blenheim

2411 E. 70th Terrace

Kansas City, Missouri 64132

Historical Brief

Architect:

Charles A. Smith

Architectural Style:

Moorish Revival

Year Built:

1924-1927-1930-1932-1996

Designation:

Eligible

Site Overview

Acreage:

3.5 acres

Square Footage:

67,760 square feet

Number of Floors:

4 floors

Neighborhood:

Tri-Blenheim

Zoning:

R-5, B-3.2

Deed Restrictions:

TBD

Site Details

Closed in 2009

22 classrooms/ 445 seat capacity

Partial A/C

2 low pressure steam boilers

Aluminum windows

with single layer glazing

Water infiltration/water damage

Auditorium

Gymnasium

Cafeteria

Elevator

Cost Management

Utility Costs (as an Open Facility):

\$6,500/month



Reuse Assessment

Condition Rating: 3 out of 5



Historic Rating: 3 out of 5



Reuse Potential Rating:

Med

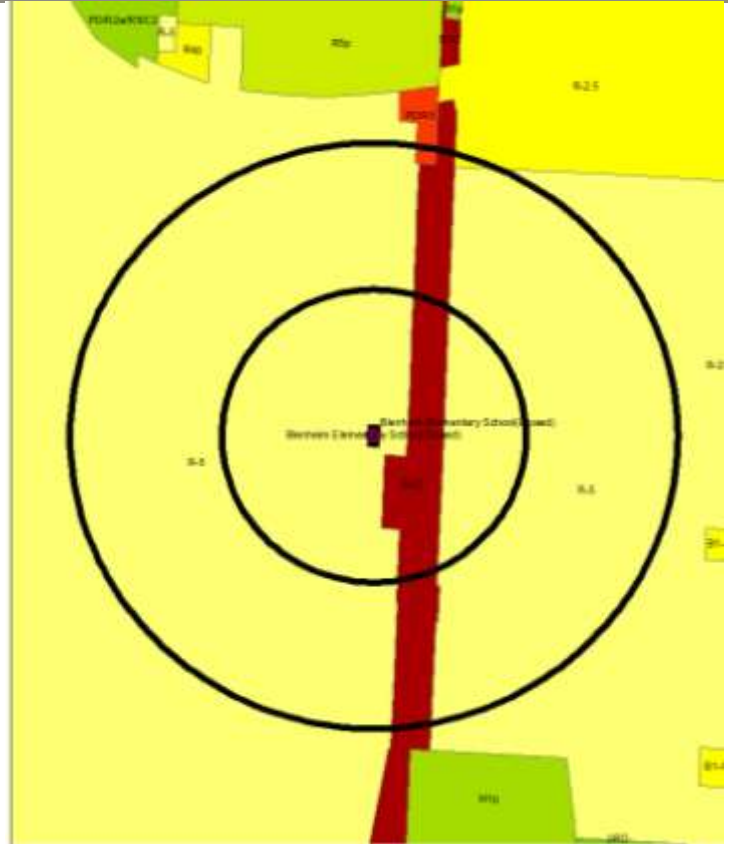
- Mixed Use
 - Residential + Social Services
 - Multi-tenant
- Residential
- Community/Social Services
- Education (Public, Elementary)

Low

- Commercial



Current Land Use Map



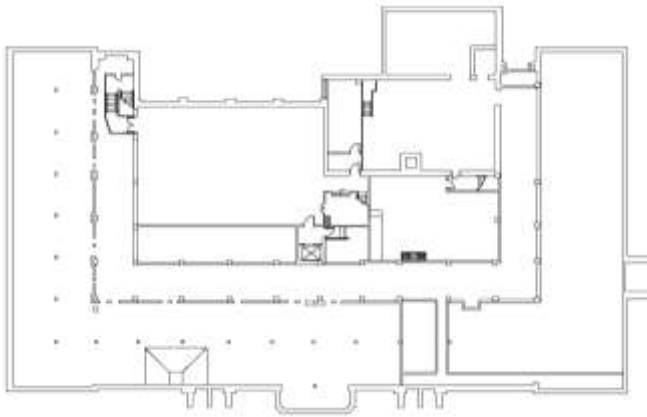
Zoning Map

Aerial View: Blenheim

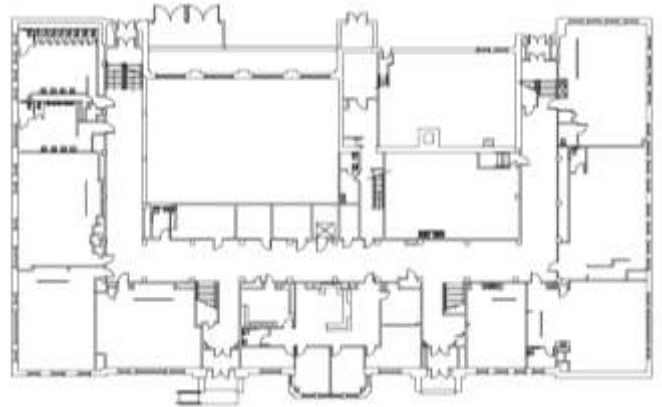


Floor

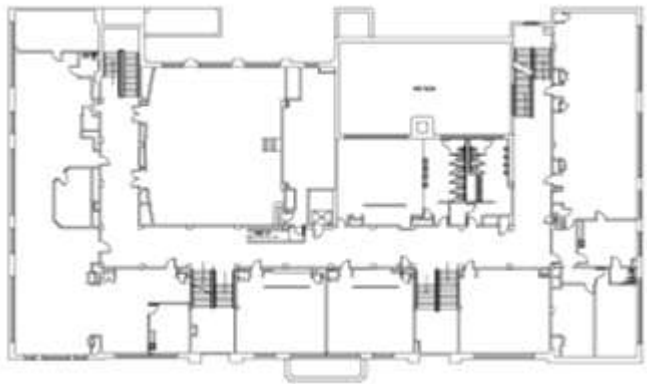
Basement Floor



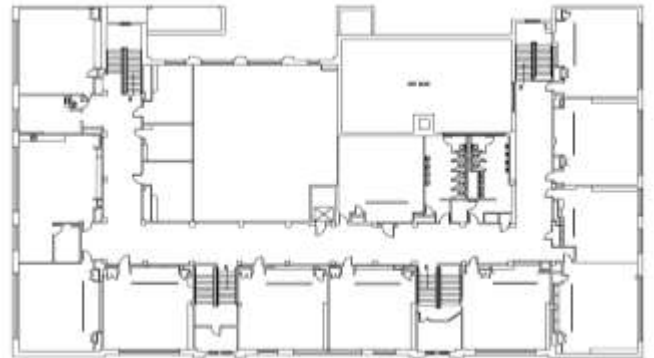
Ground Floor



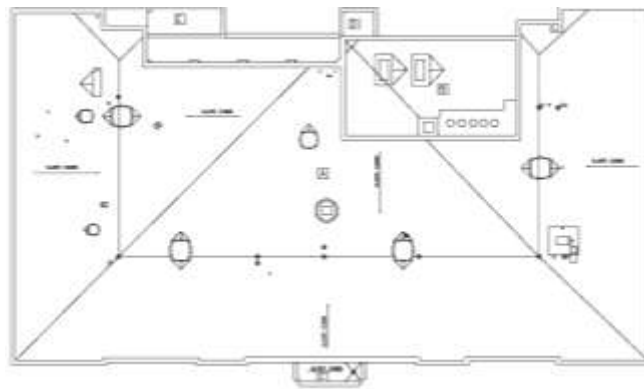
First Floor



Second Floor



Roof Plan



North →

Final Recommendations & Community Priorities



Interior Photograph



Interior Photograph



Interior Photograph

APPENDIX B: TECHNICAL ASSESSMENT

Reuse Summary

Site Assessment

Market Assessment

Blenheim

2411 E. 70th Terrace

Kansas City, Missouri 64132

REUSE ASSESSMENT

	SITE ASSESSMENT	MARKET ASSESSMENT	COMMUNITY FEEDBACK	OVERALL APPROPRIATENESS	DISPOSITION ALTERNATIVES (L)EASE / (S)ALE
EDUCATION	3	3	4	3	L or S
Elementary					
Middle/High					
Day Care/ Early Childhood					
RESIDENTIAL	5	3	4	3	S
Market Rate					
Affordable		3			
Senior		3	4		
Mixed-Income					
New Construction					
COMMERCIAL	3	2	3	2	L or S
Office	4	2	3		
Retail	1	2			
COMMUNITY USE	4	3	5	3	L or S
Community Center			5		
Open Space					
Community Garden					
MIXED USE	4	3	5	3	L or S
Residential + Social Services					
Multi-tenant					
DEMOLISH	1	2		1	S



BUILDING/SITE ASSESSMENT: Building is in fair condition; there is some water infiltration/sewer backup that must be addressed and deterioration of window lintels. The building size and layout are readily adaptable for multi-family housing (35 +/- units). Classroom size converts well into a single bedroom apartment or combines well into two bedroom apartments. The number and configuration of stairs and exits supports division of the building for multiple tenants (such as housing + community services/office). The building's exterior and interior design limit the visibility required for good retail use, but could work for office occupancy or as a business incubator. Classrooms could be converted into multi-person office space, although the ratio of circulation space to lease space is inefficient. There is only partial air conditioning, which will limit reuse options under a short-term lease scenario. Uses other than office or education will typically require installation of a fire sprinkler system (a community center may also be exempt depending on overall sq. footage and location of exits). The large playground east of the building offers opportunities for commercial infill or community use of the grounds (garden, open space, playground).

HISTORIC ASSESSMENT: Building is a good example of an early 20th century Progressive Era school. Much of the original plan and fabric remain intact, although rooms have been reconfigured, some historic elements have been lost, and finishes have been updated. Appears eligible for listing in the National Register of Historic Places.

MARKET ASSESSMENT: Located at the intersection of two major arterials (Gregory Blvd & Prospect Ave) and with immediate access to Bruce R. Watkins Drive (Hwy. 71), Blenheim has very good access via multiple transportation modes. While the area has experienced substantial population decline since 1980 and growing vacancy rates, the loss has been less than the District-wide average. Home ownership rates also remain higher than the District-wide average.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Blenheim is primarily single-family residential on the south, west and north with neighborhood commercial along Prospect Street. The current B3-2/R-5 zoning classification supports a variety of potential reuses, including education and some daycare, community center, and certain low intensity residential uses. Higher density residential would require rezoning. Commercial uses allowed under B3-2 zoning include retail sales and office. More commercial uses are allowable with a special use permit.

COMMUNITY FEEDBACK (Site visit May12, 2011): When the school was open, it provided much-needed health and social services to the community. Since the school closed, participants indicated that locals no longer have a convenient location to access these services, and supported reuse of the site for a health clinic, service center, food pantry, etc. They were also supportive of senior housing, or a combination of senior housing + senior services/community center, and use of the grounds for a community garden.

Blenheim

2411 E. 70th Terrace

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GENERAL NOTES

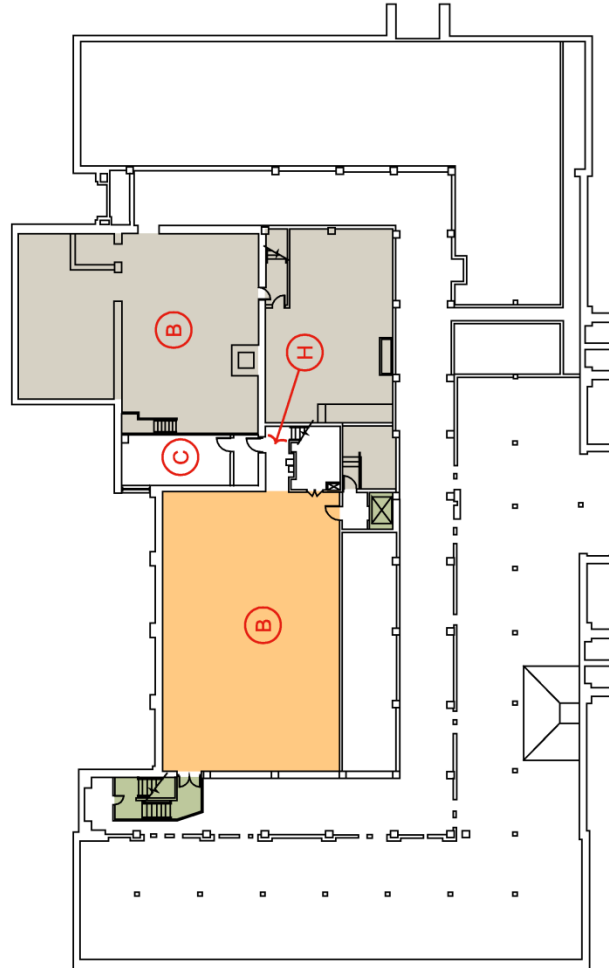
- Masonry requires repointing in several locations
- Exterior terracotta and stone work in good condition
- Window lintels show signs of deterioration
- Storm water is infiltrating basement and gymnasium
- Classrooms range 750-1,100 SF in size and converts well into a single or two bedroom apartment units.
- Large operable windows allow natural light and ventilation
- Sufficient parking with easy access
- Large auditorium in good condition
- Building could be divided into multiple uses, for example it could be divided vertically into multiple areas or horizontally providing separation between lower floors and upper floors

KEY NOTES

1. Wood frame and transom
2. Stone surround
3. Tall multi-light transom at vestibule
4. Wide corridors and stairs
5. Windows overlooking gym
6. Display case
7. Fire place
8. Cafeteria possibly consolidated classrooms
9. Historic doorway with multi-light transom and sidelights
10. Decorative plaster ceiling, procenium and walls, highly intact space
11. Multiple classrooms consolidated to create library
12. Historic cabinets
13. Typical classroom
 - a. Built in cabinet
 - b. Recessed coat closet
 - c. Floating partition
 - d. Wood framed chalkboards

CONDITION NOTES

- A. Area well full of water
- B. Standing water on floor
- C. Sump pit flooded and pump was not working
- D. Mold on carpet
- E. Mold odor this area
- F. Plaster damage at ceiling
- G. Plaster damage at wall
- H. Mold on walls and floor
- I. Damage at roof coping
- J. Parapet appears to be leaning
- K. Broken and spalling brick at parapet
- L. Masonry damage
- M. Window opening steel lintels are rusted and expanding in multiple locations on the building
- N. Brake metal filler panels are separating from windows in multiple locations



Basement



Blenheim

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Kansas City, Missouri 64132

GENERAL NOTES

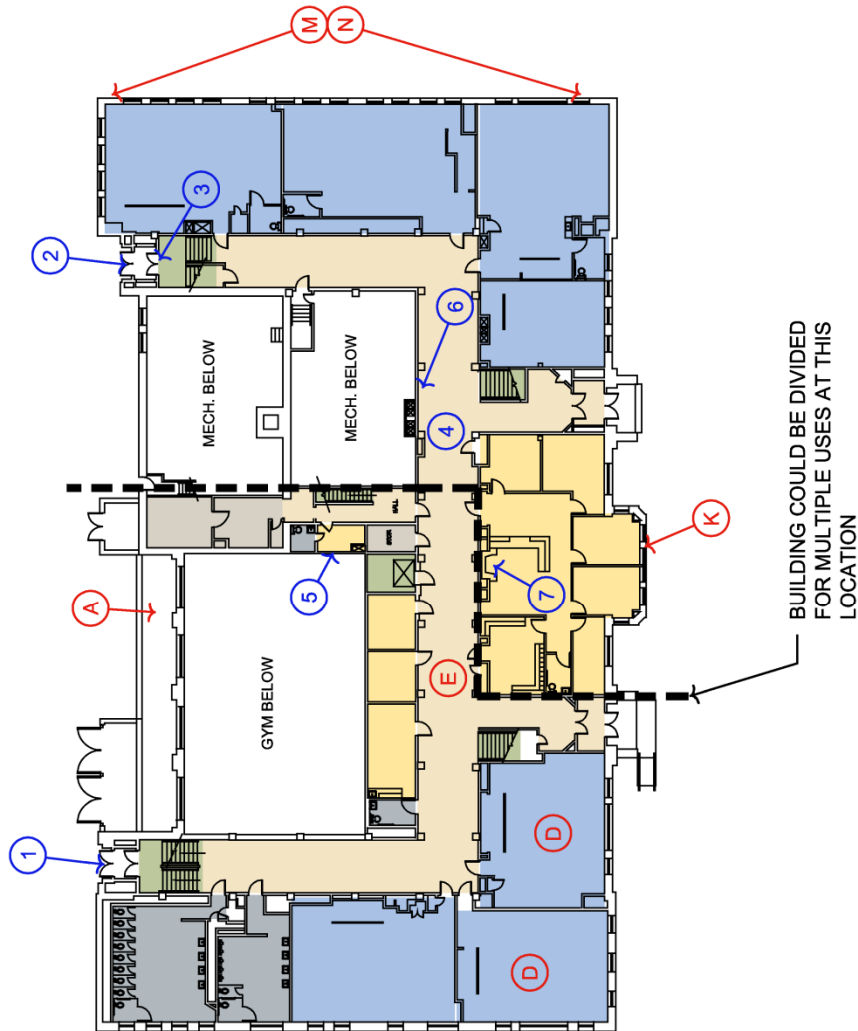
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Ground Floor



Blenheim

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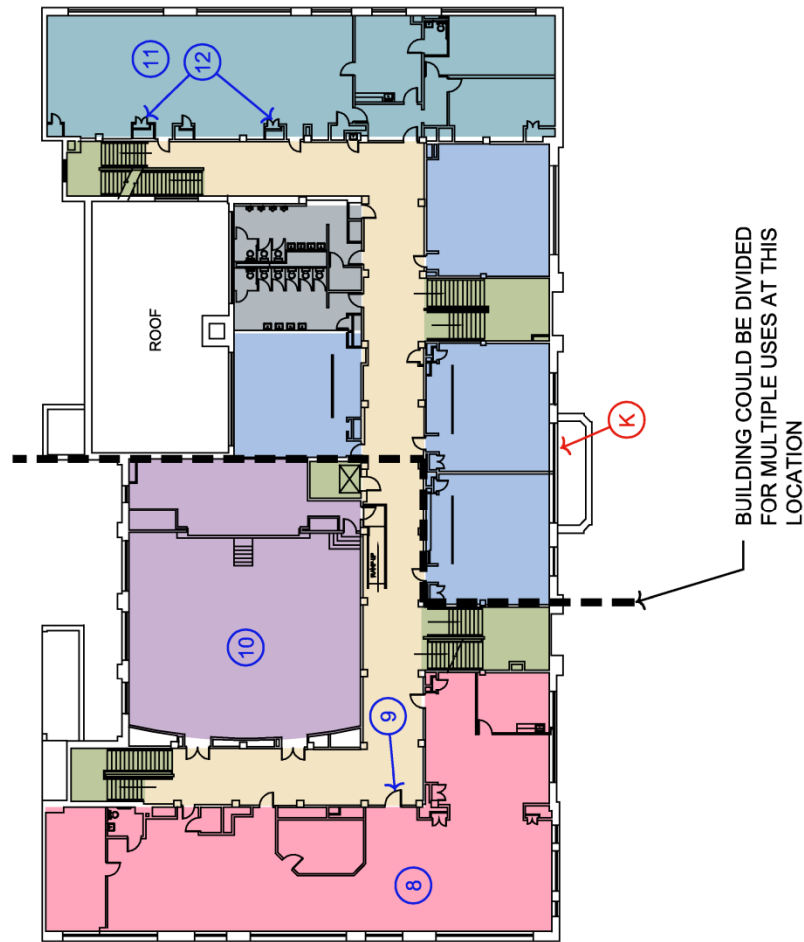
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First Floor



Blenheim

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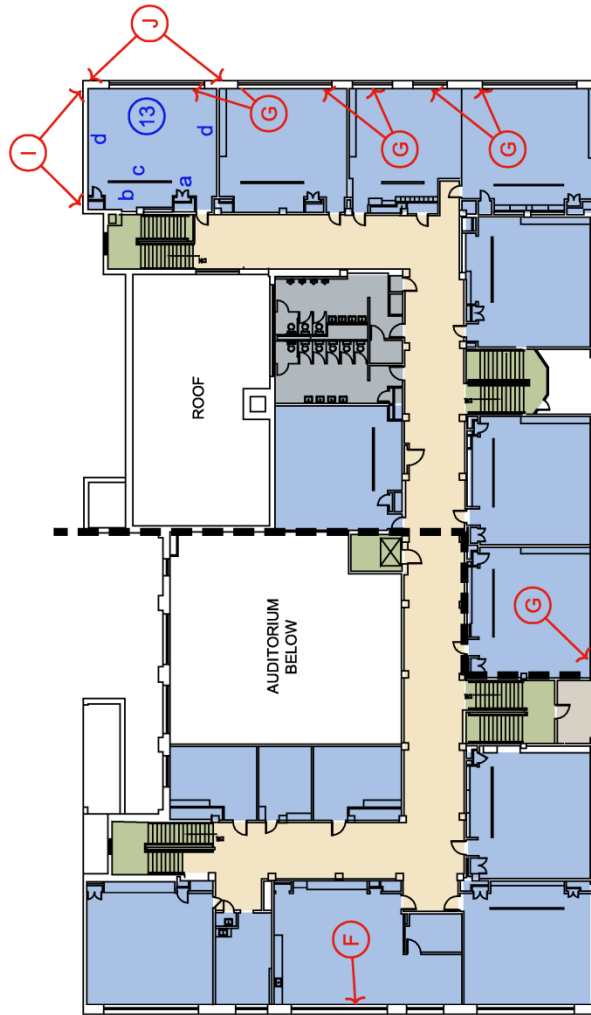
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BUILDING COULD BE DIVIDED
FOR MULTIPLE USES AT THIS
LOCATION

Second Floor



Blenheim

2411 E. 70th Terrace

Kansas City, Missouri 64132

PHOTOGRAPHS



Exterior



Main entrance



Auditorium



Gymnasium



Corridor



Classroom

Blenheim

2411 E. 70th Terrace

Kansas City, Missouri 64132

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on May 12, 2011. The site visit examined the school grounds, the exterior, and all floors on the interior of the building. The roof was not accessible for review, and mechanical and electrical systems were not reviewed. No invasive or destructive review techniques were employed.



The team also reviewed written information provided by the owner. These documents included:

- 2006 Building Dialogue (dated 9/20/2006) - dialogue was incomplete; building conditions remain similar to those noted in 2006.
- CADD floor plans -- basically accurate.
- Kansas City Historic Inventory Form (dated 3/89)

CONDITION RATING: ***

The building is structurally sound. The exterior envelop is in good condition with remaining usable life of the envelop components. Masonry repairs are required, including repointing mortar joints in multiple areas. Window lintels show signs of deterioration and will eventually require replacement. Interior finishes are in fair condition with evidence typical of wear and use. The mechanical and electrical systems appear to be sufficient and in good condition for immediate building use. The building has recently developed issues with storm water and sewage backing up in the basement. The source of the problem is not readily apparent. The exterior site requires repairs to damaged areas, including the parking lot and playground.

HISTORIC RATING: ***

Good example of a Progressive Era elementary school. Much of its original plan and fabric remain intact, although a number of rooms have been reconfigured and repurposed. Some historic elements have been lost and finishes have been updated. Despite these changes the building appears eligible for listing in the National Register of Historic Places.

PHYSICAL OBSTACLES TO REUSE: Building has issues with storm water and sewage infiltrating the basement and with water entering the upper stories, possibly through failed roof elements, corroded lintels, or spalled masonry.

DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

Building Structure

- Foundation: Limestone, generally in good condition
- Floor Framing: Undetermined.
- Roof Framing: Undetermined.

Note: No items were noted for further in-depth review by structural consultant.

Blenheim

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Exterior Envelope

- Exterior Wall Construction: Tapestry brick with rusticated limestone foundation/water table and cast stone trim. Details include quoins, buttress-like pilasters, patterned brick work, and cast stone medallions. Masonry is generally in good condition. Some areas of damage and possible leaning of the parapet were noted on the northwest corner. Some spalling of cast stone above east elevation entrance. Limited areas requiring repointing.
- Exterior Windows: Hung aluminum sashes are configured singly, in pairs and in bands. Treatment of the window openings varies. Some windows have cast stone sills, others have brick sills. Steel window lintels are visibly starting to corrode, causing some spalling of adjacent brick and cast stone. On interior windows have plaster jamb returns, marble sills, and varnished wood mullion caps.
- Exterior Entrances: Aluminum doors have single or multiple lights. Arched openings on east elevation have tall multi-light aluminum transoms and sidelights flanking doors. Paired metal doors in the southwest entry sit in historic wood frame with multi-light wood transom. The northwest entry has a deep stone surround.
- Roof: Flat roof, condition unknown.

Building Interior

- Corridors: Double loaded corridors follow the U-shaped footprint of the building. VCT flooring over concrete. Integral concrete baseboards; plaster walls have a wood chair rail; ceiling grid with acoustical tiles hangs below the plaster. Materials are generally in fair condition.
- Classroom Entries: Classroom entries have non-historic wood doors with small windows set in metal frames. Materials are generally in fair condition.
- Classrooms: Plaster walls with wood chair rails. VCT or carpet covers the concrete floors. Suspended ceiling grids with acoustical tiles. Some are arranged as "clouds" that cover most of the ceiling but do not extend to the walls. In these locations the original plaster ceiling and picture rail molding are visible above the dropped ceiling. Many new partitions have been added to reconfigure historic classrooms. Floating partitions have been constructed in front of most coat closets. Materials are generally in fair condition.
- Walls: Mostly plaster, some non-historic drywall. Materials are generally in fair condition.
- Ceilings: Grid ceiling with lay-in acoustical panels and recessed florescent light fixtures. Materials are generally in good to fair condition.
- Trim: Wood chair rails are found throughout the building (corridors and classrooms). Some classrooms retain wood-framed chalk boards; these are most evident on the upper floor. The historic coat closet alcoves have no doors, but wood cabinets are intact in most classrooms. Ground floor classrooms retain fewer historic trim elements. Six-bay wood display case in corridor near office. Materials are generally in fair condition.
- Floors: Carpet and vinyl composition tile over concrete. Materials are generally in fair condition.
- Stairwells/Egress: Wide concrete stairs with low, solid plaster railings separating runs. Railings have wood caps. There are wood handrails on both sides. Materials are generally in fair condition.
- Restrooms: Modern finishes and fixtures, generally in fair condition.

Conveying System

- The building has an elevator. It was not operational for review during the site visit.

Fire Protection Systems

- Fire Alarm system is a simple manual system with horns, strobes, smoke detectors and pulls located in corridors. Some of the rooms have smoke detectors. Smoke detectors are located in the supply and return air ductwork. (Information from the 2006 Building Dialog)

Blenheim

2411 E. 70th Terrace

Kansas City, Missouri 64132

Mechanical / Electrical Systems (Information from the 2006 Building Dialog)

- Two low pressure steam boilers provide heat for the entire building. Two large fan units provide the air for most of the building. The gymnasium and auditorium are each served by their own fan. The fans provide heat through steam coils. The majority of the building is equipped with perimeter heat through fin tube radiators. Partial air-conditioning is provided by spit units with DX cooling for the office, office workroom, health rooms, library, and computer room. Three classrooms have window air-conditioners.
- Electrical system consists of an estimated 1000A 208Y/120V services. This service would be adequate for air-conditioning the entire building.

Site

- Sidewalks: Concrete, generally in fair to poor condition. Stairs at the NE portion of the site and SE portion area damaged and require repair or replacement. City owned sidewalks surrounding the site are generally in fair to poor condition.
- Parking Lots: Asphalt is in poor condition. In need of plant removal, milling, topping and resealing and striping.
- Playground: Asphalt is in fair condition. In need of plant removal, some patching and resealing and striping.
- Playground Equipment: Playground equipment is in good to fair condition.
- Lawn and Landscaping: Fair condition, with a significant amount of weeds in the lawn areas. Landscaping is minimal mostly located along the south side of the site and in fair condition but overgrown.
- Fencing: Chain link in fair condition with multiple damaged areas noted.
- Exterior railings: Steel tube railing generally in fair condition in need of painting.

Key Public Spaces

- Auditorium: Attached rows of wood seats, concrete floor with carpet runner on the aisles, raised stage with wood floor. Decorative plaster proscenium has egg-and-dart molding and keystone shield with the letter "B." Plaster beams create a coffered ceiling. Acoustical tile is applied directly to the plaster on the flat surfaces within the coffers. Historic light fixtures with Art Deco wedding cake globes hang from the ceiling. Balcony has been enclosed and converted into offices.
- Gym: High ceiling, carpeted floor, plaster and brick walls; flooded at the time of site visit. Balcony has multi-light wood windows that overlook gym floor.
- Office: Non-historic partitions, carpeted floor, dropped grid ceiling. Tiled fireplace with nursery rhyme motif suggests that this room was originally the kindergarten or library.
- Library: Created from 2 (maybe 3) classrooms. Partition walls removed, but classroom cabinets are intact.
- Cafeteria: VCT floor. May also have been created by combining multiple classrooms. Nice multi-light wood doors at entrance with multi-light transom. Two wood cabinets within cafeteria.

Other Special/Distinct Features

- Very damp building. At the time of the site visit, water had flooded the gym through a window well. Peeling paint was also evident in many locations.
- Plaster had failed above a window in one classroom. This may be the result of failing roof, corroded window lintels and/or spalled brick or cast stone trim.
- Upper portion of brick chimney has multiple cracks.

Kansas City Public Schools
Repurposing Initiative - Market Assessment



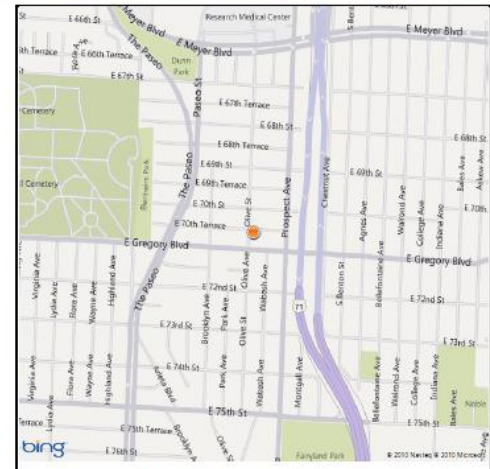
School: Blenheim
Address: 2411 E. 70th Terrace

Market Potential: ☆☆☆
Market Reuses: Mixed-Use, Recreational, Community Reuse, Commercial, Education



Proximity to Parks: 0.3 mile (Blenheim Prk.)
Proximity to Comm. Ctrs: 1.13 miles (Southeast)
Proximity to Major Arterial: Immediate (E. Gregory)
Nearest School: 0.06 mile (Banneker, PK-6)
Proximity to Bus Route & Route: 274' (Prospect)
Proximity to Bus Stop: 366'
Located in a Food Desert? No
High Need Zip Code-Education: No

<u>1.0 mile Stats (2010)</u>		<u>District Wide</u>
Population:	12,666	197,361
Pop. Growth (00-10):	-12%	-9%
Pop. <18 yrs:	3,361	45,231
% Pop. <18 yrs old:	16%	25%
% 65+:	11%	11%
Households (1.5 mile):	13,058	89,759
Median Income (*):	\$33,081	\$28,188



Facility Location

*American Community Survey 05-09

Comments:

Located at the intersection of two major arterials (Gregory Boulevard & Prospect Avenue) and with immediate access to Bruce R. Watkins Drive (Hwy. 71) Blenheim has very good access via multiple transportation modes. While the area has experienced substantial population decline since 1980 and growing vacancy rates, the loss has been less than the District-wide average. Home ownership rates also remain higher than the District-wide average. The Blenheim facility is relatively affordable to maintain for its large size (i.e. utilities). The facility is large enough to facilitate multiple uses that could sync with the needs of the surrounding community (i.e. recreational, urban agriculture, mentoring services, and healthy living instruction).

APPENDIX C: COMMUNITY FEEDBACK

Site Tour

Phase II Meeting

Blenheim Site Tour

Thursday, May 12, 2011

5:30 – 7:30pm

18+ attendees

BREAKOUT SESSION (SB, DC)

Site Significance

- Several participants were students and/or had children who attended Blenheim.
 - Lots of memories. School is very important
 - Can point out daughter's classroom. Family history
 - All of my children went here. Remembers teachers and death of 6th grade teacher.
 - Both sons went here. Became active with LINC program- before/after school program. Black history month program, community service like library
- School had needed programs/served as a resource to the community
 - Computer classes for adults
 - Health program – served as an alternative to Research Hospital Emergency Room
 - Food pantry ran out of school
 - Utility and bill assistance

Strengths

- Location- transportation
- Elevator
- Gym
- Parking-ample
- Children in the area-opportunity to serve need
- Historic building
- Amenable to many uses

Challenges (Interim solutions in blue)

- Vandalism- copper theft: Police caught vandals. Increase security/higher visibility. Change schedule/not predicable at higher frequency. Outside lights in parking lot.
- Water damage in gym

Community Needs

- Health clinic- take load off Research ER
- Safe place for children
- Mentoring/tutoring children
- children
- Adult education

- Access to food (previously served by pantry)
- Jobs
- Activities for seniors
- Healthy cooking instruction- diabetes & other diet needs
- Senior housing
- Access to services
- Swimming pool- exercise, wellness

Reuse Options (that could address community needs)

- Health Clinic- next closest is Swope
- Food pantry
- Service Center- social services, SSI-closer office, utility assistance help for families
- Interviewing job search skills/ use of site will create jobs
- Community member heard that Big Brothers/Big Sisters might be interested in the site
- Safe place for kids
- Senior/multiuse community center
- Community garden/cooking instruction
- Apartment housing for seniors like DA Holmes
- Informal Proposal Received - Charter School: 6-12th grades + center/resource center for community. Career and college prep extended service to community
 - Community Reaction to Charter: Concerned about younger kids mixing with older students. Would prefer younger age school-Pre K to 7th

Parking Lot

- How often does security check building?
- Outside lights (security)?

Blenheim – Phase II Meeting Summary

Thursday, September 8, 2011
 South-Broadland Presbyterian Church
 5:30-7:30pm
 6 attendees

The following is a summary of the discussion/feedback from the Phase II meeting for the Blenheim school site:

RECAP OF SITE TOUR FEEDBACK

During the site tour, the district received great feedback about community needs and reuses that could address community needs. Key things that the district has noted from the site tour discussion:

- School served as a resource for the community – health program, computer classes, food pantry - now those services are no longer available nearby
- Challenges of copper theft, water damage
- Variety of reuse options identified: senior housing, health clinic, social service center
- If the site was reused as another school – preference for younger ages (Pre K – 7)

Participants confirmed that this was a good summary of the site tour feedback and added that reuse of the school as a Pre K – 7 facility could increase residency and home ownership as it would attract families to the neighborhood.

REUSE FEEDBACK

Based on the technical assessment and feedback from the site tour, several types of reuse have been identified as viable options for Blenheim, including multi-family residential, a combination of residential and social services/community uses, or as a facility that provides social/community services.

Community feedback on **Multi-family Residential or Mixed Use (Residential + Social Services/Community Center/Etc):**

- The participants were not interested in multi-family apartments/rentals that were either affordable or market rate as they considered them to lack stability, create parking issues. Participants were worried about “what comes with a rental property”
- The participants indicated, however, that they would be supportive of senior housing, including senior rentals, as there was a feeling that senior housing is needed in the area. D. A. Holmes was considered a good model
- Some participants also indicated that they wanted the developers to be local with a long-term commitment to Kansas City
- The participants also indicated support for senior housing coupled with social services

Community feedback on **Social Services/Community Center/Etc:**

- Participants expressed strong support for social/community services. They indicated an opportunity to partner with Parks and Recreation and/or Research Hospital

The technical assessment indicated that based on the site's location and layout (lack of exterior and interior visibility) it's not a strong candidate for retail or office use, and while commercial space could be developed along Prospect Avenue, the market has not been strong for new development.

Community feedback on **Retail/ Office Use:**

- Participants indicated that they had been promised new retail in the past, which didn't develop. They expressed the feeling that they didn't think it would work at this site.

Community feedback on **Educational Use:**

- Participants indicated that they were supportive of reuse of the site by a public school, including a charter, private or religious school. They are most interested in elementary-aged children, although they are open to older-aged children as well.
- Participants indicated that the entity should be able to demonstrate long-term capacity. They did express that they want to attract new children and families to the neighborhood; however, they felt that a new school would not likely achieve that and instead the children would come from outside the neighborhood

Community feedback on **Additional Uses:**

- Participants also added that the following reuses/projects would be in line with community interests:
 - Grounds used by children to give them a needed outlet. A possible partnership with Parks and Recreation could be pursued.
 - Research Hospital Partnership
 - Extended stay hotel in connection with Research Hospital

Participants indicated that of the reuses that were discussed, the following (in no particular order) would be their priorities:

- Senior housing/ services
- Educational
- Social Services Only

SOLICITATION PROCESS

The district has a few options available to it when it disposes of surplus property:

- Choose to sell or lease
- Use one of three methods to sell/lease (as required by state statute):
 - Market a property through a broker
 - Formal bidding process (award to highest bidder)
 - Negotiate directly with a community group/governmental agency

During the meeting, participants were asked to provide their feedback on the solicitation process. The following summarizes their feedback/comments:

Community feedback on the **Solicitation Process:**

- Participants were open to either a lease or a sale of the building
- Participants expressed a desire to be included in the process of reviewing proposals. They requested that prospective buyers/tenants meet with the Tri-Blenheim and

Walnut Grove Neighborhood Associations in advance of submitting their proposal to the district. Charles Kennedy, President of Tri-Blenheim should serve as the primary contact person

INTERIM REUSES/ACTIONS

In the event the district doesn't receive viable proposals for Blenheim, or if it takes several years, the district solicited feedback from the community on interim actions/activities.

Community feedback on Interim Uses:

- Participants stressed that something needed to be done and expressed a desire to see change within seniors' lifetimes
- The participants did not identify any priorities for interim uses. They did indicate that a community garden or farmers market would be acceptable; however, they expressed concern over who would take care of it
- When presented with the question, participants responded that they would be interested in assisting the District find a reuse, however, they were concerned about feasibility and time requirements

DEMOLITION

For every site, the district is gathering community feedback on the possible demolition of the building.

Community feedback on Demolition:

- Participants expressed concern about KCMSD's maintenance of open space/razed sites. In addition, they cited the Citadel project on 63rd Street as an example of a major redevelopment project where homes were demolished, but the development project stalled and the site sits empty, which was not looked upon favorably by the participants

APPENDIX D: REPURPOSING GUIDELINES

Policy Category: Appendix C
Policy Name: Repurposing Guidelines

1. Repurposing will not impair or impede the District's ability to achieve Global Ends Policy 1.0.
2. Repurposing will promote the financial strength and integrity of the District.
3. Repurposing will promote the well being of the community and neighborhoods surrounding District facilities.
4. Repurposing will be comprehensive. Reuse strategies will be developed for individual sites, however those reuse strategies must be consistent with the reuse solutions for all the District's surplus facilities.
5. Repurposing reuses will be driven by a comprehensive community engagement process however final decisions will be determined by the Board as guided by this policy.
6. The Board, guided by applicable Missouri statutes, may consider proposals from educational service providers on a case-by-case basis, provided:
 - a. Preference will first be given to schools sponsored by the KCMSD.
 - b. The educational service provider has a proven academic track record and an effective educational program that compliments District schools and programs.
 - i. For the purposes of these guidelines, "proven academic track record" is preferably defined as making progress at a pace similar to or exceeding the KCMSD towards "deep understanding" as measured through authentic assessment school-wide.
 - ii. For the purposes of these guidelines, "proven academic track record" may be defined as exceeding the KCMSD average MAP performance in both Mathematics and Communication Arts as a whole as well as for at least 80% of applicable subgroups in at least two of the preceding three academic years and exceeding the KCMSD average for such End-of-Course Exams as may be required by DESE.
 - iii. For education service providers without a "proven academic track record" the Board may consider proposals only if the education service provider's sponsoring organization commits to annual academic growth requirements.
 - c. Preference, in the form of more favorable lease terms, will be given to providers that seek buildings in high-needs geographies (The Paseo to I-435, 63rd St. to Independence Ave.) and programs that target specific high-needs populations; guidelines 6bi-iii remain applicable.

- d. The Board will not approve any proposal from an education service provider without soliciting and strongly considering the Superintendent's opinion and guidance.
- 7. The District will maintain ownership of some closed school sites based on strategic considerations, including but not limited to future enrollment growth. The District will consider lease proposals for these sites.
 - a. The District will consider both lease and sale proposals for properties it identifies as surplus and not needed for strategic purposes.
 - b. All proposals will be evaluated based on alignment with District goals and impact on District finances as well as the technical and financial capacity of the proposing entity.
 - c. Lease/sale agreements will include claw backs and/or other necessary provisions to mitigate risk to the District and ensure performance, including academic performance where applicable.

Revision Dates: March 9, 2011- Adopted

May 18, 2011