

Bryant Site Tour

Tuesday, May 17, 2011

5:30 – 7:30pm

84+ attendees

BREAKOUT SESSION #1 (SB, DB)

Site Significance

- Lot of “old money”- famous Kansas city residents attended the school
- Historic school
- Elite
- Not a neighborhood school for 25 years- bused in many
- Chili supper, pancake breakfast
- Sports teams
- Foundation, parents contributed
- Vacancy is dragging down the property values

Strengths

- Location in metro- real estate
- Character of building
- Good shape/physical condition
- Site- 4 acres, mature trees, areas for activities
- On weekend, sometimes grounds are used, gardens, baseball practice
- Strong active neighborhood
- Very public/open space “ours”

Challenges

- Remediation rules may affect reuse
- Traffic is a concern already. Need to allow off-street parking
- Reuse must consider residential location. Pavement used to be playground- parking used to be worse due to this
- Families now send children to private school
- Density- high activity places may cause traffic/issues (reuses)
- Layout of building on site- entrance/exits
- Strong active neighborhood-intimidating to a re-user

Community Needs

- Recreation in community
- Place for kids to swim/practice
- Space to grow food, odd shaped lots

- Space for self-employed to work
- More opportunities to educate neighborhood children
- Residents work closer to home, jobs in this area of the metro
- Support those aging in place

Reuse Options (that could address community needs)

- Community center
- Swimming pool (Olympic-size)
- Community garden space, organic- part of community center
- Use of kitchen as training, education facility, incubator for businesses
- Rent rooms for office space
- Neighborhood school (border star) provides parking, larger space
- Senior housing, condos
- Day care facility (part of building), senior activities/ adult day care
- Mixed use, light retail on bottom/condos on top
- Art gallery
- Artists' spaces- lots of natural light (mixed support)
- Culinary institute
- Boutique hotel
- Museum

The following are the communities' responses to informal proposals received by the Repurposing Office:

- Historic research center/archives -- already have plaza library, duplicate
- Demo -- depends on reuse, seems like a waste, ok if reuse better, can this building be make more efficient first, could be a sinkhole \$\$ to fix up sound building, no skyscrapers- keep vertical scale, see Armour homes, covering extra grounds is ok
- Low income housing -- no, changes character of neighborhood, need more specifics
- Housing condo ok -- empty units may be an issue, single family ok, in character with neighborhood
- Demo for new houses -- ok as long as in character with neighborhood
- Private recreation club -- ok, not completely exclusive, semi- public?, young families should be able to join
- Tennis, swimming, meetings -- ok/possibility
- Nonprofit use -- so-so/ok, might draw too many people, especially in evening, depends on services, hours, zoning affects reuse
- Charter school -- ok, preferred use, public school, ok great, ideally neighborhood
- Lease vs. sell -- who would maintain, sell as is, condition, no one would invest for a year
- Neighborhood would repopulate for school -- or would it?
- Office space -- lean toward commercial need to have commitment to neighborhood

- Important to keep neighborhood intact

Parking Lot

- Please save photos- find those that are missing
- Was it abated?
- How can one manage restrictions of hours/activity in lease agreement?

BREAKOUT SESSION #2 (FB, DC)

Site Significance

- Went through grade school
- Kids went to school here
- Was here when President Kennedy was assassinated

Strengths

- Location
- Transportation
- Close to university
- Property values
- Well educated area
- Employment potential
- Central location to many amenities
- Attractive for other community resources to strengthen
- Limited access to parking (is good if it's a school use)

Challenges

- Compatible usage
- Significance \$ for reuse
- Plumbing/wiring
- Inappropriate use could weaken neighborhood
- The longer it stays vacant, it hurts the neighborhood
- Limited access to parking
- Overflow parking from St. Theresa's (could be an opportunity to partner to allow St. Theresa's to use off-street parking)
- Zoning

Community Needs

- Public School in the neighborhood, school age kids k-5 (plenty of private schools but not enough good public school options)
- Recreation centers

- Intergenerational daycare
- Central community meeting place
- Entertainment/activities
- Multifamily housing

Reuse Options (that could address community needs)

- KCMUSD elementary
- YMCA or other community center
- Theatre (community) and education, film institution
- Charter school okay, if open to neighborhood children (concern that Academie Lafayette was turned away)
- Social club w/ tennis, swimming (thumbs up)
- Focal community place, small business space- office
- Commercial – concerns about traffic
- Condos at market rate – strong preference for ownership vs rentals
- Prioritize reuse of the building first before consider tearing it down)
- Community garden, park
- Subdivide property for multi usage (thumbs down)
- Would need mass transit system to support
- Culinary Institute of America with dorms and community garden in the rear
- Community center w/ pool, tennis courts, fitness, cont. education classes, cooking classes

The following are the communities' responses to informal proposals received by the Repurposing Office:

- Historical research w/archives occupy top two floors. Bottom floors for community center. Build additional building for storage space – questions about parking, size, location of additional building
- Senior housing -- maintenance free residential housing ok, concerns about nursing home/assisted living
- Low income housing -- density would be a concern. May be defeated in community b/c value to housing would decrease
- Housing that requires demolition - - “We don’t want the building torn down”
- Multi-family: already enough multi-family housing in the area that is vacant. May be opportunity for free-standing housing
- Housing owner-occupied vs rentals: Rentals are too transient (turnover), owner-occupied preferred
- Lease vs Sale --Short term lease options? Function as a school site, since it was original purpose for building. Short term would have to be a school
- Charter school elementary -- Educational choices limited b/c of public school. Students have to go to private school for quality education, vacant buildings need to be lease or sold to entity that can sustain the facility

- Non profit use of building -- need more information to find out if compatible
- Please hurry and get it reused!

Parking Lot

- What does district have in mind for site and kids in neighborhood?
- Are you leaning toward knocking down?
- When will building be cleaned out and sold?
- Was Academie Lafayette proposal rejected?