

Chick– Phase II Meeting

Thursday, October 20, 2011
Southeast Community Center
5:30 -7:30pm
6 attendees

The following is a summary of the discussion/feedback from the Phase II meeting for the Chick 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 noted from the site tour discussion:

- Losing school created a major disconnect for the neighborhood. Kids now have to be bussed
- Desire for the neighborhood to be engaged and included early when discussing reuses
- Building is in good shape and could accommodate a variety of uses that would benefit the community. These ranged from shopping center to before/after school care to social services center to offices.
- There was some concern about residential reuse – preference was to rehab existing homes

Participants also emphasized the following:

- Swope Community Builders, Swope Elmwood and Sheraton Estates would like to be the voice for Chick.
- Community members feel they are doing the same things, going through the same motions over and over again with no result; spending too much time on the process rather than obtaining results.
- Timing - the longer it sits vacant, the bigger the issue.

REUSE FEEDBACK

Based on the technical assessment and feedback from the site tour, several types of reuse have been identified as viable options for Chick. The following provides a summary of the community feedback received in discussing reuse options:

Community Feedback on **Educational/Community-Oriented Reuse:**

- Many participants would support the reuse of Chick as an educational site as kids in the neighborhood now need to be bused to a school outside their neighborhood. A charter or private school would be an acceptable educational reuse.
- It was brought up that the population surrounding Chick is aging. The current population trend may not support an education reuse.
- A variety of education/community oriented services would be supported by the community. These services ranged from after school program, day care facility, to an adult education and technical training center.

Community Feedback on **Residential Use or Residential Combined with Other Uses:**

- Feelings about a residential reuse were mixed amongst participants. Some voiced concerns over duplication of housing services already provided in the area, such as senior housing. Accessibility and traffic congestion would need to be addressed by any residential proposal submitted.

Community Feedback on **Commercial Use(Office, Retail):**

- Participants were not supportive of a commercial reuse of the building. The need to re-zone was considered an issue. Many cited the multiple vacant buildings currently available surrounding Chick as an indication that commercial reuse is not viable.

SOLICITATION PROCESS/EVALUATION CRITERIA

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 requested to solicit proposals through the RFI process first. If no viable proposals are received, then the building should be listed with a broker.
- The district should share ideas with the community illustrating the proposals, after proposals have been deemed viable. A public presentation that would include all five community groups (could be held at Covenant Presbyterian Church or Southeast Community Center). Participants felt it was important that all the stakeholders meet at once, so everyone hears the same information.
- Swope Community Builders should be involved in the process, as well as the multiple churches located close to the school site.

DEMOLITION

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

Community feedback on **Demolition:**

- Chick should not be considered for demolition, unless there is a valid plan in place that would replace the building. If several years go by, and a reuse has not been found then the neighborhood would support a demolition scenario. The district would need to fence the grounds in order to prevent illegal dumping on the grounds.
- If Chick is eligible for tax credit, then that will also indicate whether or not Chick should be demolished.

INTERIM REUSES/ACTIONS

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

- Community members would need to know potential interest of the grounds if the building isn't reused in the near term. Participants indicated a walking trail, youth sports, or different outdoor uses would be acceptable on the property.