

# REUSE STRATEGY AND ACTION PLAN

## CHICK SCHOOL SITE

4101 E 53<sup>RD</sup> Street, Kansas City, Missouri 64130



KANSAS CITY PUBLIC SCHOOLS

August 28, 2013

# CREDITS AND ACKNOWLEDGEMENTS

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The following serves as a guide for the reuse/redevelopment of the Chick 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 1931 with additions in 1954 and 1997, Chick is unique among Kansas City schools for its Art Deco design. It is also a good example of a Progressive Era Elementary school. The 1954 addition complements the massing and exterior and interior materials. Much of the historic interior trim and finishes have been lost, but the building appears eligible for listing in the National Register of Historic Places. Chick is 45,760 ft<sup>2</sup> on 3 floors, complete with 17 classrooms, a shared auditorium/gymnasium, and an elevator. The building is structurally sound but its condition has deteriorated over the last year due to vandalism and break-ins by scrap metal thieves.

Chick is located on a 3.92-acre site in the SPENA neighborhood, just east of Swope Parkway. The school site is zoned R-2.5 and located in a single family neighborhood where the majority of homes date from the 1950s, however, the area has seen some single family and duplex infill redevelopment through the efforts of Swope Community Builders. While not all of the new construction is occupied, the area has been a targeted area for reinvestment by Swope and the City of Kansas City. Chick is less than a mile from a commercial shopping district on Blue Parkway, but the site is not served directly by a primary arterial so it lacks good visibility. For additional information about the building, floor plans, land use, etc, see Appendix A – Site Profile.



## 2.0 REUSE ASSESSMENT

Chick is a viable opportunity for redevelopment, however, as a target for vandalism, the impacts of a prolonged vacancy on the surrounding neighborhood must be taken into consideration. Reuse options and community feedback are reflected in the reuse assessment below:

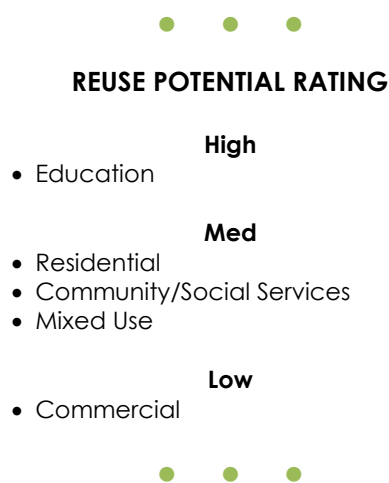
**Education:** Due to the building's original purpose and layout, it could be reopened as an elementary school. Recent vandalism and condition concerns could hinder interest in that type of reuse. Community members strongly support education reuse. Opportunities for education reuse could expand beyond youth education to adult classes or technical training. At this time, Kansas City Public Schools does not have an immediate or near-term need for additional seats in this area.

**Residential Use:** While Chick's building size and layout are readily adaptable for multi-family housing (27 +/- units), the institutional finishes and location of parking make this less desirable than at other locations. The majority of community members that attended public meetings were supportive of a residential reuse; many felt that the close proximity to Swope Community Builders would increase interest in the site.

**Commercial use:** Chick's location in a single-family neighborhood does not make it a good candidate for commercial use. Although the classrooms could be converted into multi-person office space, the amount of circulation space compared to rentable space is not highly efficient. The building's exterior and interior design limit the visibility required for good retail. In addition, the site's topography does not allow for ideal parking adjacent to the school building.

**Community and Social Services use:** The large gymnasium/auditorium combination, cafeteria and kitchen, as well as the classrooms, could be utilized for community services, education/training or recreational reuse. The large paved playground on the south side of the building offers opportunities for community use of the grounds (farmer's market, open space, playground, etc.)

**Demolition:** Community stakeholders have indicated that they would prefer a reuse of the building, however, due to continued vandalism and break-ins that jeopardize safety and well-being in the area, the SPENA and Sheraton Estates Neighborhood Associations have requested that the school district demolish the school building. Above all, community members have stressed that leaving the building in its current state for any length of time is not an acceptable option, as it has had a negative impact on the surrounding neighborhood.



### 3.0 REUSE RECOMMENDATION & ACTION PLAN

As outlined in the reuse assessment and the feedback received from the Chick Site Tour and Phase II meetings, the Chick school site presents some, but limited, opportunities for redevelopment. As such, KCPS listed Chick with Block Real Estate Services in November of 2012 in order to effectively market the site to interested parties. As of the approval date of this document, Block has actively marketed the site for almost 10 months; however, no viable proposals have been received. Since its closure in 2009, the building has been the target of multiple break-ins and vandalism, the boiler system has been compromised such that the gas line has been turned off at the street in early 2013. Going forward, the district should take a two-pronged approach:

#### A. CONTINUE MARKETING THE SITE

If a proposal(s) is received, the KCPS review committee will use the following evaluation criteria:

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

If a proposal meets the aforementioned criteria, KCPS should take the following steps to ensure that the proposal meets the overall goals of the repurposing effort:

##### **Step 1: Obtain Stakeholder Feedback on Reuse Proposals**

The SPENA and Sheraton Estates neighborhoods would like to be engaged during the solicitation process. While the district has received some valuable insight from attending neighborhood association meetings, additional community feedback is necessary. As such, if a proposal meets the district's evaluation criteria, the district, in coordination with the SPENA and Sheraton Estates associations, should organize an opportunity for community stakeholders to learn more about the short-listed proposal and provide their feedback to the district. Feedback garnered during the meeting will assist the district in its evaluation/decision-making process.

##### **Step 2: Negotiate Sales Agreement with Performance Assurances**

If a short-listed project is in line with community goals/priorities and can effectively address these concerns as well as meet the District's other requirements the KCPS should enter into a sales/lease agreement with performance assurances. This could be in the form of closing contingencies or post-closing requirements.

##### **Step 3: 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 4: Monitor Progress in Fulfilling Closing Contingencies/Post-Closing Requirements**

As any sales contract would include some KCPS contingencies/post-closing requirements to ensure performance/project viability, the District shall monitor the status and to ensure that the project secures sufficient financing.

**B. TAKE NECESSARY STEPS TO DEMOLISH & IDENTIFY APPROPRIATE REUSE POST-DEMOLITION**

Community members have indicated that they are not supportive of the building remaining in its current vulnerable state for any extended period. To ensure that the school building does not have a negative impact on the surrounding neighborhood, the district should take a few necessary actions:

**Step 1: Solicit Demolition Proposals**

As SPENA and Sheraton Estates have formally endorsed/requested demolition of the site, the district should begin the process of soliciting demolition proposals. Any contract should prioritize landfill diversion and deconstruction methods so that the valuable and historic building materials can be salvaged and repurposed.

**Step 2: Plan for Appropriate Interim & Long-term Options**

While the district moves forward on demolition activities, the district should simultaneously work with community members and governmental stakeholders to determine viable options for interim and long-term reuse of the site. To date, community members have indicated that they would like to see the site reused as a school or infill housing. In addition, they have indicated that importance of identifying appropriate interim uses such as multi-purpose field, playground, walking path, etc., that ensure the site will not be a target for illegal dumping, illicit activities. The district and community should begin having conversations with the Parks Department, Housing Department, Land Bank/Homesteading Authority to determine if any of these agencies would be interested partners.

**Step 3: Prepare Site for Redevelopment/Reuse**

The district's demolition contract should contain provisions that the site be graded in such a way that it is readied for redevelopment or reuse as open space.

## APPENDIX A: SITE PROFILE



# Chick

4101 E. 53<sup>rd</sup> Street

Kansas City, Missouri 64130

## Historical Brief

**Architect:**

Charles A. Smith

**Architectural Style:**

Art Deco

**Year Built:**

1931-1954-1997

**Designation:**

Eligible

## Site Overview

**Acreage:**

3.92 acres

**Square Footage:**

45,760 square feet

**Number of Floors:**

4 floors

**Neighborhood:**

Swope Parkway/Elmwood

**Zoning:**

R-2.5

**Deed Restrictions:**

TBD



## Site Details

Closed in 2009

17 classrooms / 308 seats

Partial A/C

2 low pressure steam boilers

Gymnasium

Cafeteria

## Cost Management

**Utility Costs (as an Open Facility):**

\$6,150/month avg. (FY01-09)

## Draft Reuse Assessment

**Condition Rating:** 3 ½ out of 5



**Historic Rating:** 3 out of 5



**Reuse Potential Rating:**

**High**

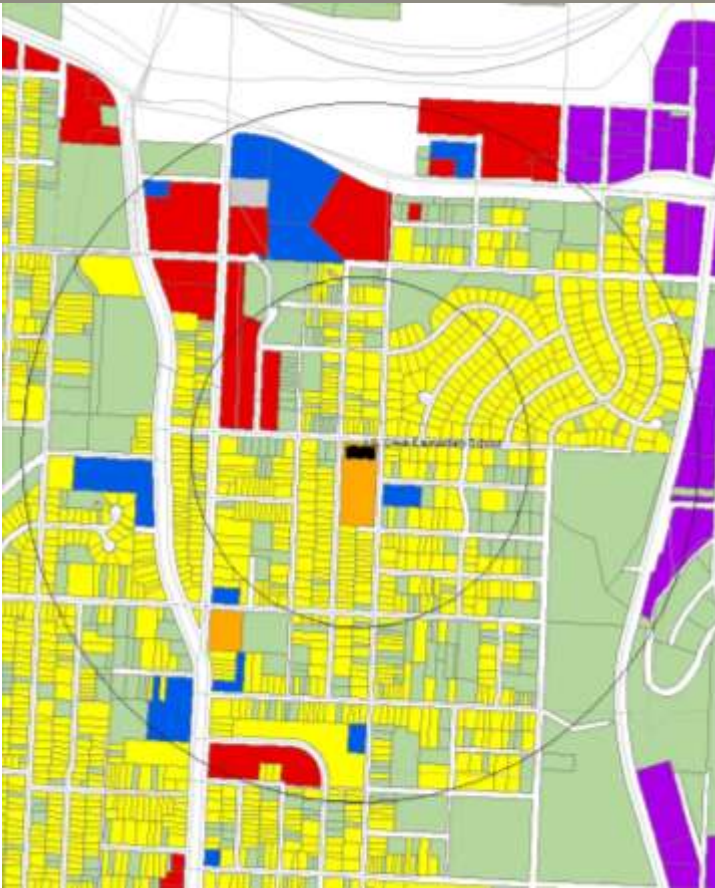
- Education

**Med**

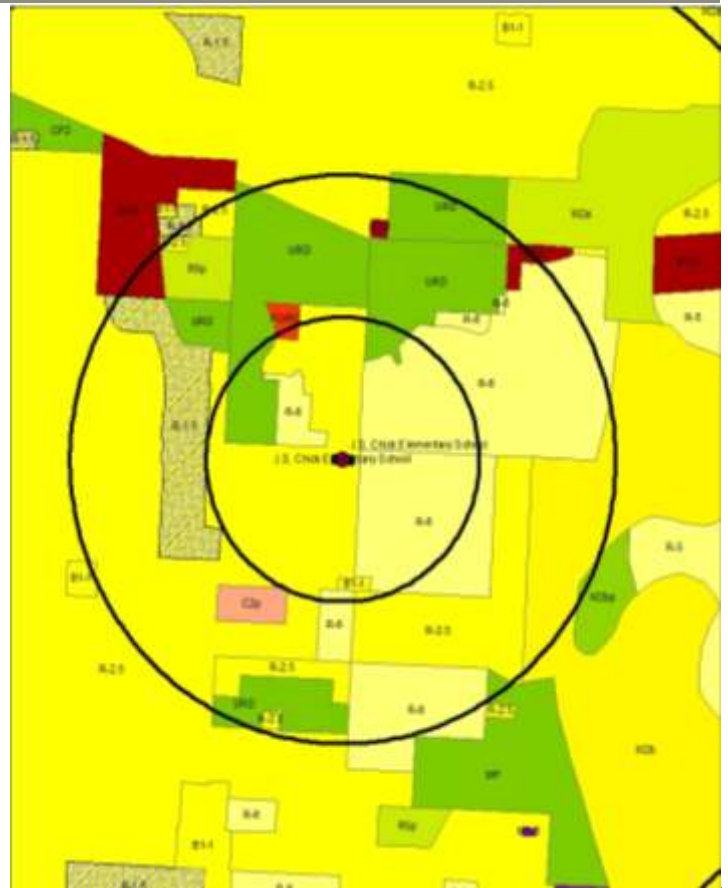
- Residential
- Community/Social Services
- Mixed Use

**Low**

- Commercial



Current Land Use Map



Zoning Map

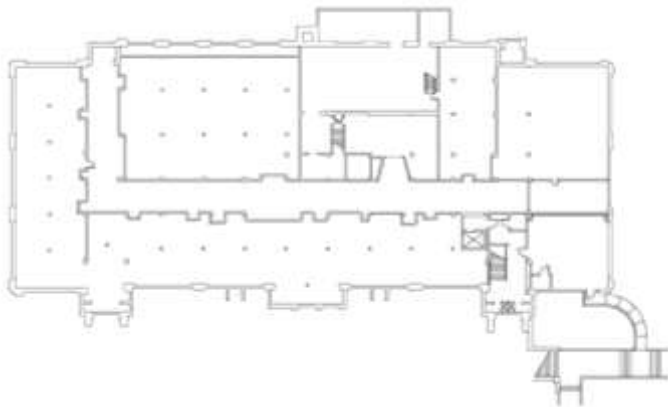
Aerial View: Chick



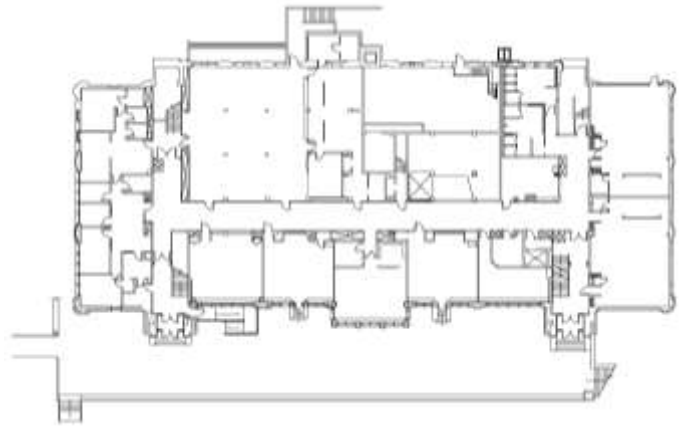


# Floor Plans:

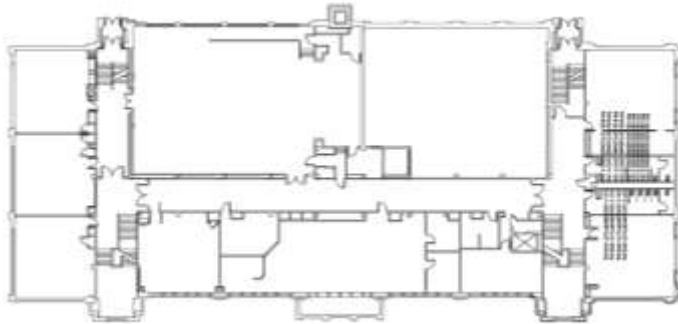
## Basement Floor



## Ground Floor



## First Floor



## Second Floor



North  
↑

## Final Recommendations & Community Priorities

4101 E. 53rd Street

Kansas City, Missouri 64130



Exterior Photograph



Interior Photograph



Interior Photograph

## APPENDIX B: TECHNICAL ASSESSMENT

Reuse Summary

Site Assessment

Market Assessment

# Chick

4101 East 53rd Street

Kansas City, Missouri 64130

## REUSE ASSESSMENT

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

Scale: 1-5, 5 being highest

**COMMUNITY FEEDBACK** (*Site visit April 19, 2011*): Attendees felt that Chick was in very good condition, and as such, presented opportunities for reuse. Participants discussed a variety of reuses, which included: residential, social services, day care, supermarket, and farmer's market. While the community indicated there may be support for some of these reuses, they stressed the importance of engaging the community early in the proposal review process.



**BUILDING/SITE ASSESSMENT:** Building is in good condition. The large gymnasium, cafeteria and kitchen, as well as the classrooms, could be well utilized for community services, education/training or recreational reuse. While building size and layout are readily adaptable for multi-family housing (27 +/- units), the institutional finishes and location of parking make this less desirable than at other locations. Classrooms could also be converted into multi-person office space, although the amount of circulation space compared to rentable space is not highly efficient. The building's exterior and interior design limit the visibility required for good retail. Partial air conditioning may limit reuses under a short-term lease scenario. Any use other than office or education will typically require installation of a fire sprinkler system (a community center may not require this depending on overall square footage and location of exits). The large paved playground on the south side of the building offers opportunities for community use of the grounds (farmer's market, open space, playground, etc.)

**HISTORIC ASSESSMENT:** Chick is unique among Kansas City schools for its Art Deco design. It is also a good example of a Progressive Era Elementary school. The 1954 addition complements the massing and exterior and interior materials. Much of the historic interior trim and finishes have been lost, but the building appears eligible for listing in the National Register of Historic Places.

**MARKET ASSESSMENT:** Located in a single family neighborhood just east of Swope Parkway, Chick is less than a mile from the commercial shopping district on Blue Parkway. Access to Chick is good but the site is not served directly by a primary arterial. The area is aging, with a higher concentration of residents over 65 compared to the district-wide statistics. Median home values and household income are lower than the district as a whole, and while homeownership rates have historically been higher than the district-wide average, they have been in decline since 1990. The area has experienced significant investment over the last 10 years, which includes the development of the Shops on Blue Parkway, Swope Health Clinic, and several housing developments/senior housing facilities, many of which have been targeted public/private redevelopment projects aimed at stabilizing/stimulating reinvestment in the area.

**LAND-USE AND ZONING ASSESSMENT:** Land-use surrounding Chick is primarily single-family residential. The current R-2.5 zoning classification supports a variety of potential reuses, including education, daycare (up to 20 children), agriculture, community center, and certain residential uses. Commercial reuses would require rezoning unless the building receives national or local historic designation. With historic designation certain commercial uses may be allowed if a special use permit is approved by the City. Higher density residential reuse would require rezoning.

# Chick

4101 East 53rd Street

Kansas City, Missouri 64130

## GENERAL NOTES

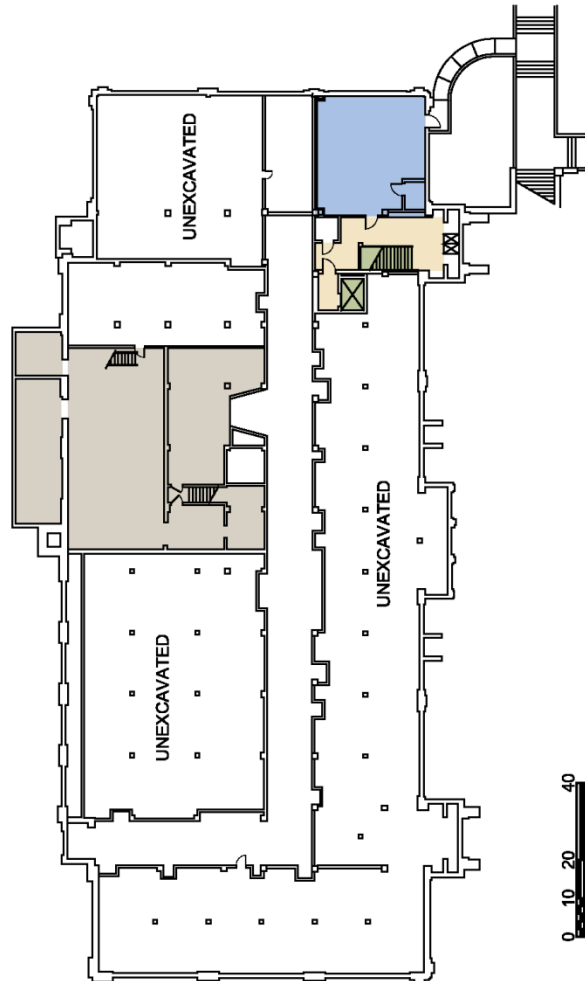
- Typical classroom size is +/-750 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Operable windows allow natural light and ventilation
- Sufficient parking, some spaces located adjacent to the building
- Large gymnasium/auditorium in good condition
- Building could be divided for multiple users. For example, it could divide vertically into multi-story sections or horizontally to provide separation between floors. Dividing the building will require shared access to the existing exits or the addition of additional exits.

## KEY NOTES

1. Vaulted plaster ceiling with Art Deco trim
2. Modern finishes
3. Typical wide corridor has plaster over glazed tile walls, plaster ceiling, picture rail molding, VCT floor
4. Typical classroom has cabinet, plaster, dropped lay-in ceiling
5. Glassblock windows with lower hopper sashes
6. Collapsible bleachers
7. Glazed tile and brick walls, wood floor
8. Raised stage
9. Tile fireplace (finish damaged)
10. Wide concrete stairs with glazed tile walls, wood caps and handrails
11. Restroom has glazed tile walls with mosaic tile floor

## CONDITION NOTES

- A. Water damage
- B. Peeling paint
- C. Mortar parge coating is failing at painted brick above the roof
- D. Broken glass block units
- E. Water infiltration damage at planter and window sill



Basement





# Chick

4101 East 53rd Street

Kansas City, Missouri 64130

## GENERAL NOTES

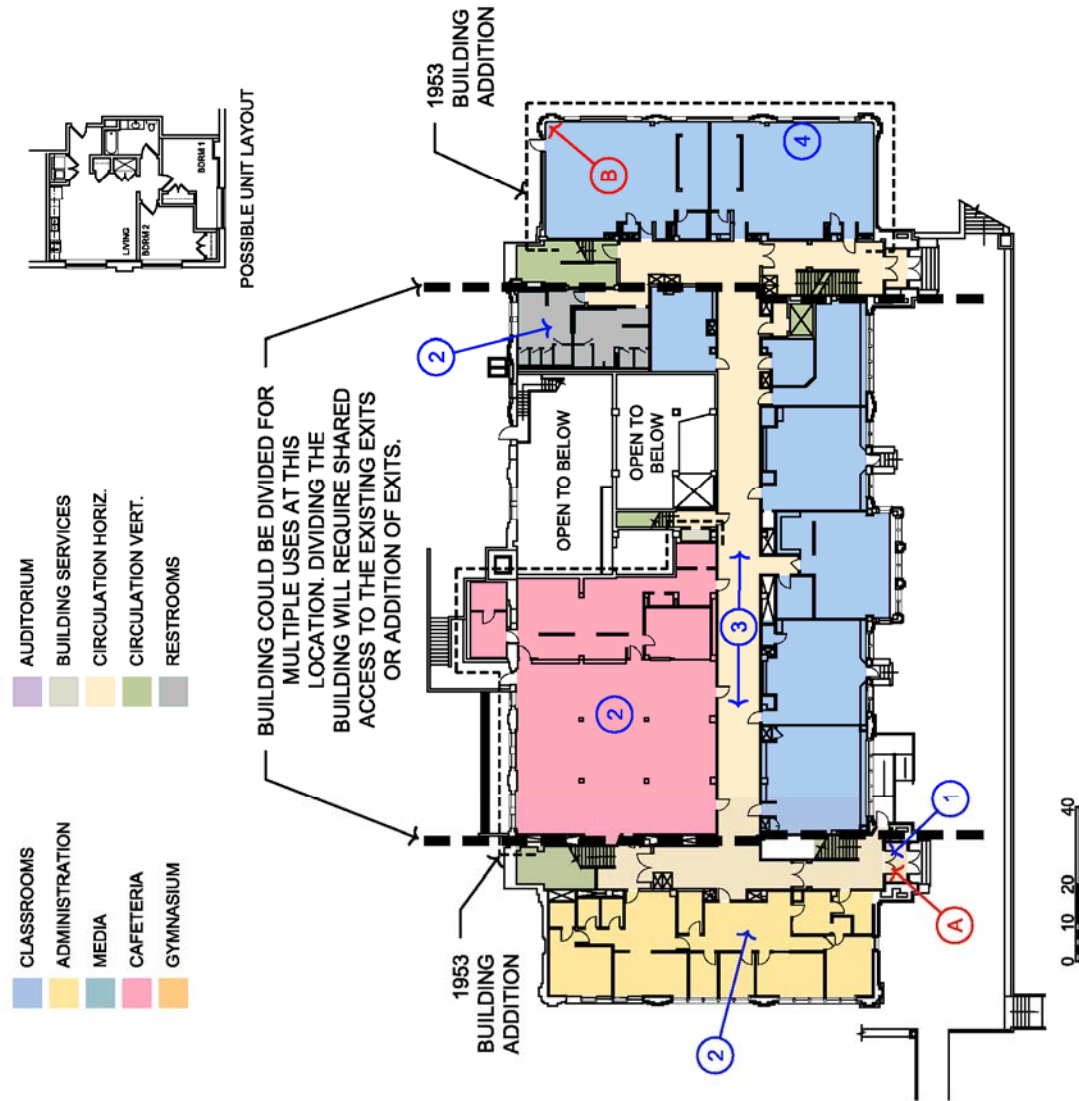
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First Floor





# Chick

4101 East 53rd Street

Kansas City, Missouri 64130

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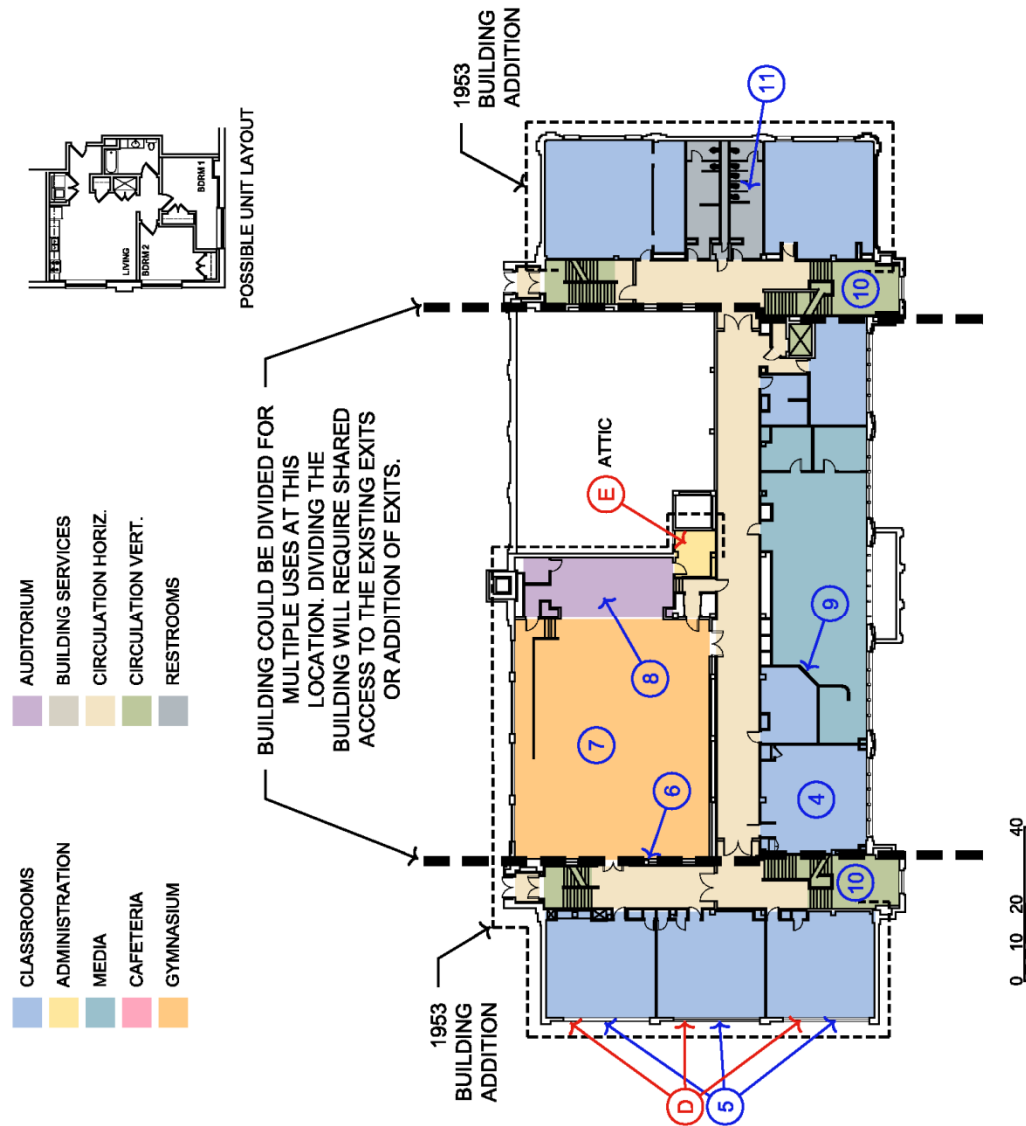
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Second Floor



# Chick

4101 East 53rd Street

Kansas City, Missouri 64130

## GENERAL NOTES

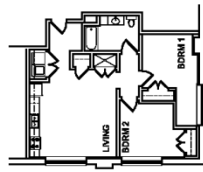
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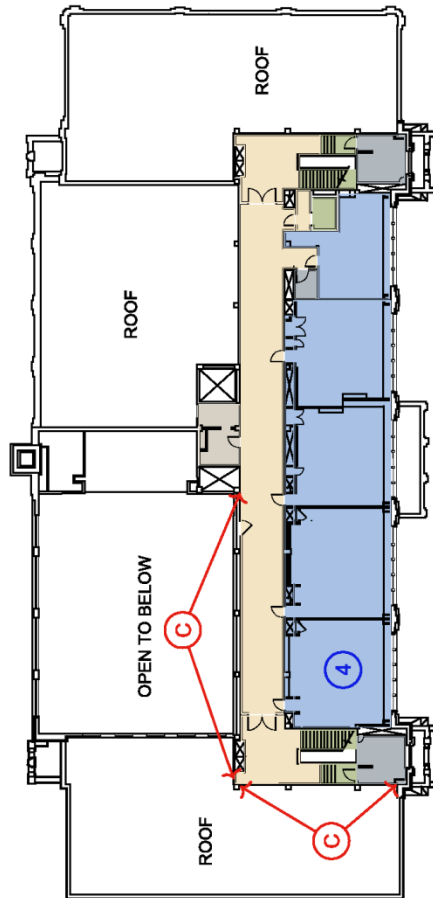
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POSSIBLE UNIT LAYOUT



0 10 20 40

THE SIZE AND LAYOUT OF THIS LEVEL DOES NOT DIVIDE FOR MULTIPLE USERS

Third Floor



# Chick

4101 East 53rd Street

Kansas City, Missouri 64130

## PHOTOGRAPHS



Addition (1953-54)



Exterior



Media library



Gymnasium



Corridor



Classroom



# Chick

4101 E. 53<sup>rd</sup>

Kansas City, Missouri 64130

## PHYSICAL BUILDING ASSESSMENT

### ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on April 19, 2011. The site visit examined the school site, the exterior and all floors on the interior of the building. The roofs were 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 11/9/2006. Dialogue was incomplete. Building conditions are still similar to those noted in the 2006 dialogue.
- CADD floor plans. Basically accurate, but noted with numerous missing items including windows, door, etc.
- Kansas City Historic Inventory Form (dated 3/89)



### CONDITION RATING: \*\*\*1/2

The building is structurally sound. The exterior envelop is in good condition with remaining usable life of the envelop components. Building envelop requires only minor repairs. Interior finishes are in fair condition with typical wear from use. The mechanical and electrical systems appear to be sufficient and in fair condition for immediate building use. The exterior site requires minor repairs to damage at the parking lots and playgrounds.

### HISTORIC RATING: \*\*\*

Chick is unique among Kansas City schools for its elements of Art Deco styling. It is also a good example of a Progressive Era Elementary school. The 1954 addition complements the massing and exterior and interior materials. Much of the historic interior trim and finishes have been lost, but the building appears eligible for listing in the National Register of Historic Places.

**PHYSICAL OBSTACLES TO REUSE:** None.

### DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

#### Building Structure

- Foundation: Concrete.
- Floor Framing: Concrete.
- Roof Framing: Undetermined, believed to be concrete.

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

#### Exterior Envelope

- Exterior Wall Construction: Orange/blond textured brick with cast stone accents. Details above entrances express Art Deco style. Masonry is generally in good condition with limited areas requiring repointing. The mortar parge coating on the original building above the addition roof is failing in areas. Chimney cap is

# Chick

4101 E. 53<sup>rd</sup>

Kansas City, Missouri 64130

eroding.

- Exterior Windows: 1/1 single glazed aluminum sashes fill historic window openings. Wood trim on interior is very simple. Some windows have historic marble sills and glazed tile, others have solid surface sills. Classroom windows in the addition have large swaths of glass block above ribbons of double-stacked hopper sashes. There are multiple areas of damage to the glass block. Gym has high hopper sashes. Windows are generally in fair condition.
- Exterior Entrances: All doors are aluminum with multi-light upper glazing. Two sets of doors create an air lock vestibule at the primary entrances. These doors are also framed by multi-light aluminum transoms and sidelights. The plaster ceiling within the vestibule is vaulted with a geometric Art Deco border. Four classrooms have direct exterior access through metal doors with small windows. Handicapped ramp/entrance at SW entry. Materials are generally in fair condition.
- Roof: Flat roof with tight eaves on the original building and the addition. The south and east elevations have stone copings, while the north and west elevation copings are generally metal. The roof was not accessible during the site visit, the condition is unknown.

## Building Interior

- Corridors: Corridors have yellow glazed tile wainscot with bullnose cap. Plaster walls and ceiling above wainscot. There is a simple picture rail molding below ceiling. Floors are VCT. Light fixtures are non-historic. Finishes in the first floor addition attempted to match the original but the color of the glazed tile and shape of the cap differ slightly. There is a series of blind openings down the length of the corridors. These have flat wood frames and are filled with fabric covered wood panels. They appear to be access panels, but their specific function and date of installation are not clear. Materials are generally in good to fair condition.
- Classroom Entries: Aluminum frames hold wood doors with small vertical windows. Materials are generally in fair condition.
- Classrooms: Plaster and gypsum board walls. Most have dropped ceiling grids. Where the plaster ceiling is exposed, there is a simple picture rail molding similar to corridors. The handful of classrooms with plaster ceilings also retains original built-in cabinets. Long open coat closets along one wall, typically opposite the windows. The openings above the coat closets have been lowered to accommodate HVAC ductwork and lights. Bookshelves in front of the radiators (below the windows) are plastic laminate. Four classrooms have direct exterior access. Materials are generally in fair condition.
- Walls: Painted plaster with glazed tile wainscot in corridors; painted plaster or gypsum board in classrooms. Walls around elevator are painted CMU. Materials are generally in good to fair condition.
- Ceilings: High plaster ceilings are exposed in corridors and gymnasium. Dropped ceiling grids in most other rooms (duct work runs above). Materials are generally in fair condition.
- Floors: Most floors are VCT. Carpet in office and library and a limited number of other rooms. Gym (and stage) have wood floor. Materials are generally in fair condition.
- Trim: Minimal – simple wood window casings (wood is fir/pine and quite light finish – may be 50s); small painted crown molding where historic ceiling is visible; wood chair rail in one or two classrooms; one classroom has a wood chalk rail. A few doorframes retain marble plinths; some marble window sills; Library fireplace has beautiful tile mantel that appears to be original, but glazed finish has been removed. Second floor bathrooms (at top of south stairs) retain historic multi-light wood doors, white mosaic tile floor. First floor bathrooms have white glazed tile walls that suggest 1950s. Materials are generally in fair condition.
- Stairwells/Egress: Stairwells have same glazed tile/plaster walls and ceilings as corridors. Wood caps and handrails. Rubber treads in most locations, some are concrete. Materials are generally in fair condition.
- Restrooms: Ground floor bathrooms are completely modern. Second floor bathrooms (at top of south stairs) retain historic multi-light wood doors, white mosaic tile floor. First floor bathrooms have white glazed tile walls that suggest 1950s. Materials are generally in fair condition.

# Chick

4101 E. 53<sup>rd</sup>

Kansas City, Missouri 64130

## Conveying System

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

## Fire Protection Systems (Information from the 2006 Building Dialog)

- Fire Alarm system panel is located in the boiler room. The panel is an Edwards LSS4/36. Fire Alarm system appears to be a simple manual system. Horns, strobes, and smoke detectors are located in the corridors with pull stations located at points of egress. Smoke detectors are also located in the gymnasium/auditorium.
- Fire sprinklers are not provided.

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

- Two low pressure steam Burnham boilers provide heat for the building. A large fan unit provides ventilation air to all the classrooms and other areas. The majority of the building is setup for perimeter heat with fin tube wall convectors. The kitchen is served by an air handling unit with heating capability. The gymnasium is provided with ventilation air by a fan unit located in the ceiling space above the stage.
- Air conditioning is provided in the classroom by window units. Partial air conditioning is provided by two separate DX split systems that serve the library and office areas. These units have steam coils and provide heat in the winter. The computer room is served by a cooling only rooftop unit.
- Electrical system is 800A 208Y/120V.

## Site

- Retaining Walls: Modular wall along the north side area well is in good condition. Modular wall at the southeast exterior classroom entrance is in fair to poor condition. Concrete retaining walls on the south side of the site are generally in good to fair condition.
- Sidewalks: Concrete, generally in fair conditions. City-owned sidewalks surrounding the site are generally in fair condition.
- Parking Lots: Asphalt and concrete is in fair condition. The asphalt parking lot requires weed removal, crack repair, resealing and stripping.
- Playground: Asphalt playground is generally in fair condition. It requires weed removal, crack repair and resealing.
- Playground equipment: There is no equipment on site.
- Lawn and Landscaping: Fair condition with significant amount of weeds in the lawn areas. There is no decorative landscaping.
- Fencing: Chain link is in fair condition with some areas of damage noted. There are multiple areas where the galvanizing has eroded.
- Exterior railings: Typical steel pipe in good condition. Repainting recommended.

## Key Public Spaces

- Cafeteria: ground floor – no historic elements, VCT, painted walls, dropped ceiling, some CMU
- Gymnasium/auditorium: added in 1954 – green glazed tile and red brick walls; stage has a wood floor; no fixed seating.
- Library: All modern finishes (dropped ceiling, carpet), book cases and library counter. Non-historic partitions. Ceramic tile fireplace has distinctive large nursery rhyme tiles. It appears to be historic but has lost its original glazed finish.
- Office: At west end of ground floor. Non-historic partitions and counters; dropped ceiling; carpet.

## Other Special/Distinct Features

- Building was clearly designed for the addition of more stories. NW, SW, and SE stairs rise another half-flight and either dead end (NW) or have a small bathroom on the landing (SE and SW).

# Chick

4101 E. 53<sup>rd</sup>

Kansas City, Missouri 64130

- Historic tile fireplace in library, although glazed surface of the tile has been significantly damaged.
- 1954 addition seems to be limited to gymnasium and three classrooms on west end of 1<sup>st</sup> floor.  
However, the general appearance of the spaces/finishes throughout the building suggests that the entire building underwent a major renovation at this time or later.



**Kansas City Public Schools  
Repurposing Initiative - Market Assessment**



**School: Chick**  
**Address: 4101 E. 53rd**

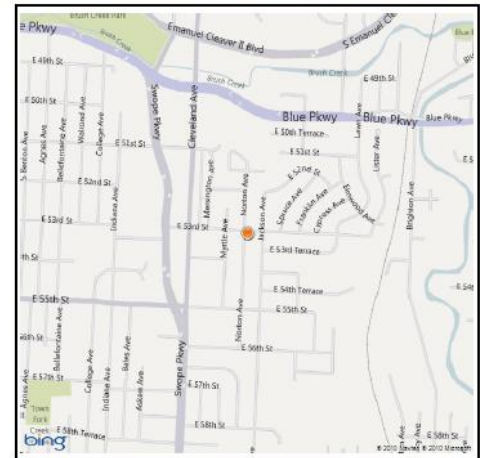
Market Potential: ☆☆☆☆  
Market Reuses: Education, Community Center, Residential



Proximity to Parks: 0.3 mile (Town Fork)  
Proximity to Comm. Ctrs: 0.3 mile (DuBois Ctr)  
Proximity to Major Arterial: 0.19 mile (Cleveland Ave.)  
Nearest School: 0.96 mile (Carver, PK-6)  
Proximity to Bus Route & Route: Adjacent (55th St.)  
Proximity to Bus Stop: 23'  
Located in a Food Desert? No  
High Need Zip Code-Education: Yes

1.0 mile Stats (2010)

		District Wide
Population:	8,155	197,361
Pop. Growth (00-10):	-18%	-9%
Pop. <18 yrs:	1,960	45,231
% Pop. <18 yrs old:	26%	25%
% 65+:	18%	11%
Households (1.5 mile):	12,260	89,759
Median Income (*):	\$24,822	\$28,188



Facility Location

\*American Community Survey 05-09

Comments:

Located in a single family neighborhood environment just east of Swope Parkway, Chick is less than a mile from a commercial shopping district on Blue Parkway. Access to Chick is good but the site is not served directly by any primary arterial. The area is aging, with a high concentration of residents over 65 compared to the District-wide statistics. Median home values and household income are lower in the area than for the District as a whole, and while homeownership rates have historically been higher than District averages, they have been in decline since 1990. The area has experienced significant investment of the last 10 years, which includes the development of the Shops on Blue Parkway, Swope Health Clinic, and several housing developments/senior housing facilities, many of which have been targeted public/private redevelopment projects aimed at stabilizing/stimulating reinvestment in the area.



## APPENDIX C: COMMUNITY FEEDBACK

Site Tour

Phase II Meeting

## Chick

Tuesday, April 19, 2011

5:30-7:30pm

16+ attendees

### **BREAKOUT SESSION #1 (DC, DB)**

#### **Significance**

- Center of afro centric education
- Teachers would sew African attire for the children to wear
- Black History flowed through the halls
- Losing school created a major disconnect to neighbors. Had to bus kids out of area to go to school

#### **Strengths**

- Parking
- Large facility for multiple accommodations
- On the bus line
- Lots of surrounding space
- Water tight building
- Building could be retrofit for handicap access
- Art deco design
- Well kept building

#### **Challenges**

- Handicap access- **SOLUTION: build ramp next to stairs for each elevated bathroom**
- Not in my back yard attitude for some reuses – **SOLUTION: engage neighborhood early with idea. Sell benefit of the facility and services**

#### **Community Needs**

- Jobs
- Shopping within walking distance
- Well maintained park
- Safe place for children
- Access to fresh food
- More security
- Alternate energy resources
- Vacant houses - repair/ not demo
- Infrastructure for waste water
- More entertainment

**Reuse Options (that could address community needs)**

- Theatre ( live and film)
- Small super market
- Early childhood/before and after school care
- Action center
- Multipurpose center for social needs/ mall that provides goods
- Farmers market: Would like to have supermarket next door
- One stop shop for social services: rent to multiple agencies that can service neighborhood
- Multi-purpose room for wholesome family activities
- Urban agriculture: could teach community how to tend to their gardens. Place to rent out tools  
Note: KC Urban Agriculture says this area is too dark and too hilly to grow any crops
- Housing: There are enough vacant houses in the community. Rehab those first. Could develop some rooms for senior housing, but retail on bottom
- 1<sup>st</sup> floor retail- 2<sup>nd</sup> floor offices

**Parking Lot (Technical or other questions to address at the next meeting)**

- How would the district handle leasing to a main entity and they sublease to other individuals

## 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.

## APPENDIX D: REPURPOSING GUIDELINES

**Policy Category: *Appendix C***  
**Policy Name: Repurposing Guidelines**

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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, 63<sup>rd</sup> 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