

Douglass – Phase II Meeting

Tuesday, June 9, 2011

5:30 -7:30pm

54+ attendees between Douglass/Switzer-West sites

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

Education Use:

- We heard at the site tour that reuse as a school is a high priority for the community. What type of school is needed in the community and would have your support as a reuse of Douglass: early childhood, elementary school, middle school, high school?
 - High School- out growing Alta Vista
 - Compatible with neighborhood
 - Latino males have high dropout rate, therefore need High School
 - Promised High school years ago
 - Charter schools are public
 - Need building to expand Alta Vista
 - Prefer public school
 - Alta Vista or nothing
 - Nothing sponsored by the District
- Would you agree or disagree that a public school (KCMSD, charter, contract school) is preferred over a parochial or private school?
 - No to private or parochial
 - Lots of low income families couldn't afford
 - Night not last, no feeder school
 - Lack of experience with migrant population
- If a public school is not an option, would a parochial or private school be acceptable?
 - no
- If the district enters into negotiations with an educational entity for use of the site as an educational facility, should the negotiations give some consideration to an after school program? Should it be a requirement?
 - After school programs are important, but not requirement
 - Not condition by District
 - Too much for a start up
 - Optional depending on funding

Community Use:

- Is there an interest in a community use of the facility? If so, what types?
 - Yes to community access: meetings, big space, gym, easy to get in
 - Both community and school use
 - No parks nearby- recreational use
 - Baby showers/receptions

- Access to playground
 - Night School: ESL, GED, adult literacy
 - Comfort with building, well lit, classrooms, bus line, walkable
- If the district enters into negotiations with an educational entity for use of the site, should community access to the facility/site for these types of activities be a consideration? A requirement?
 - Note: there was not group consensus
 - Any group getting building should provide community access
 - Not encumber user restrictions
 - Alta Vista will provide community access
 - Another group should be required to provide community access (groups other than AV)
 - If an elementary school reuse does not happen (for whatever reason), would any of these community uses be acceptable as the primary use of the site? Why or why not?
 - Not needed in community. Change in community ("trendy", artist studios) raising proper taxes for long time residents
 - "Trendy" not compatible with neighbors
 - Is the community use sustainable? What would be the frequency of use?

Commercial Use:

- If an elementary school reuse does not happen (for whatever reason), would commercial use be acceptable? What kinds – office, retail, combination? Why or why not?
 - No, building is surrounded by houses. No trucks or factory
 - No, enough in general area. Spot zoning all over area. No size big enough
 - Crossroads good, but want to grow this way. Artist community not good for this neighborhood.

Residential Use:

- If school reuse does not happen (for whatever reason), would residential use be acceptable? What kinds – apartments, condos, senior housing, affordable, etc.? Why or why not?
 - No, use West Jr. High
 - Need for senior housing, but not here
 - School is what was built for- no need to alter
 - Building + grounds below what senior housing requires

Evaluation Criteria

- The Repurposing Office plans to include the list of identified community needs as part of the overall consideration. Is there anything else you'd like to add to that list?
 - Fallout shelter for community
 - Most beneficial to sell without conditions

- Preference to organizations currently servicing the area/community
 - Looking at record of entity wanting property
 - Financial stability
 - Recommendations of community members: letter, calls
 - School district to give/sell for (\$1) in good condition
 - Building intact, operable: boiler, operations as when closed, nothing taken out, nothing torn out
 - Would like desks, tables
 - Concrete documents and support from neighborhood
- Are there organizations/neighborhood groups that interested parties should consult with as part of the proposal evaluation process? Do you have a preference for how that would be done
 - Guadalupe Center
 - Survey to Westside residents with proposals: bilingual
 - Neighborhood associations
 - Sacred Heart Church
 - Latino Civic Cooperation

Demolition

- 1) What if a viable proposal comes in that is consistent with community feedback, but would require demolition of the building?
 - Would dismantle board building if this happens
 - Terrible waste of resources
 - Just renovated 2-3 years
 - No
 - Inspect/Concrete evidence that part of building is faulty- entity should be able to fix or demolish that section to renovate
 - Empty building over vacant lot

- 2) What if several years go by, and the building still hasn't been reused. Or a school comes in, doesn't meet performance standards or decides to relocate and now the building is vacant again? What should the district do?
 - No, Will only fail if don't listen to community
 - Community support crucial for any reuse going in

*** Note: People want a school. Community wants Alta Vista High School. Can get started right away. Let this opinion be enough.

Parking lot

- Was Douglass a storm shelter at one point?
- How would conditions of school be enforced or addressed by the District