

## Dunbar – Phase II Meeting

Tuesday, August 9, 2011

Mohart Multi-Purpose Center

5:30-7:30pm

12 attendees

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

### **RECAP OF SITE TOUR FEEDBACK**

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

- *Desire for reuse of the building to bring the neighborhood together*
- *Building's size and condition are an asset*
- *Strong support for reuses that benefit the community: daycare, before & after school care, job training, multi-purpose center, social services, food pantry, etc.*

Participants confirmed that this was a good summary of the site tour feedback.

### **REUSE FEEDBACK**

Based on the technical assessment and feedback from the site tour, several types of reuse have been identified as viable options for Dunbar, including:

- Educational Services such as: Daycare, Before/After School Program, Early Childhood Education, Job Training
- Office – specifically targeting nonprofits
- Other Community Services: Recreational, Social Services, Etc.

### **Community feedback for Educational Services:**

- Generally, there was consensus that a child daycare would be ok in the neighborhood but the participants added several comments:
  - there is a church across the street that already provides daycare
  - there are not many families in the area, so it may not be needed
  - there is an apt complex that could provide the children needed for a daycare
  - there is a distinction between adult day care and child day care; if a proposal came in for day care, they would want to know which category it fell into
- There was general consensus/support for before and after-school programs:
  - programs could easily coexist with other use, such as daycare
  - kids need something to do after-school
- Some participants had some concerns about reuse of the site as a job training center as there are already other organizations (such as Full Employment Council) that already provide job services

#### Community feedback on **Office Use:**

- Generally, there was consensus for reuse of the site as non-profit office space, however, there was concern about bringing in a lot of people into the neighborhood. Some participants were also concerned about seeing the office space used as a party facility

#### Community feedback on **Community Use:**

- There was consensus around reuse of the site as either a typical community center with a recreational function as well as/or a center that provides social services
  - High priority for a community center to provide an outlet for youth
  - Social services and recreation could coexist with other uses
  - Concern about what funding is available to provide such a facility (i.e., the city doesn't have the money to run a community center at Dunbar)

During the discussion, members of the neighborhood were asked by a community participant who is also interested in redeveloping the site for commercial use that could be combined with some of the other uses that community members have mentioned (commercial use could pay for itself). Participant feedback included:

#### Community feedback on **commercial/retail use:**

- There was concern amongst the participants that the location would not support retail and/or wasn't the right location for retail
  - Little traffic near the site
  - Fearful of the extra traffic commercial use would bring into a residential area with narrow streets

There has been interest in using the school for a foster care facility/parenting center or women's shelter. The technical assessment indicates that the site could accommodate this type of reuse.

#### Community feedback on **foster care/women's shelter/parenting center:**

- The neighborhood has several concerns regarding these uses and determined that they would need more detailed information regarding activities/programs/structure before they could determine if it would be supported
  - Some questioned if the facility could be adequately funded over time
  - Others thought the facility would be too small for foster care

### **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**:

- The participants indicated that they would need more information in order to make a determination on whether they felt a sale or lease would be more desirable for the Dunbar site
- The community members present at the Phase II meeting acknowledged that they only represent a small fraction of the neighborhood; therefore, they desire greater participation from the entire neighborhood regarding proposals. The Dunbar neighborhood association and local churches were identified as the best points of contact in order to reach the local community
- There was general consensus from community members that they were not interested in speaking with every group that might be interested in the site because some groups might not have the capacity to complete a project. Instead, they preferred for the district to vet formal proposals for viability and once that was completed, they desired the district present the proposals to the community for review/feedback.

**INTERIM USES/ACTIONS**

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

Community feedback on **Interim Uses**:

- Neighborhood could use the site as a gathering space for meetings, although they already use space free of charge at a local church and any charge for utilities would be an issue
- There was some interest in renting office space, although there was not full support for this activity (it was also noted that this would require rezoning)
- The Dunbar neighborhood association could serve as point of contact for interim use proposals

**DEMOLITION**

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

Community feedback on **Demolition**:

- There was consensus among the participants in that they were not supportive of the demolition of the Dunbar site, even if there was a viable proposal that was consistent with community feedback. They felt that the building is in good shape and should not be torn down
- Participants, indicated that even if several years go by without an identified reuse, they wanted the district to avoid demolition and wait to find a viable reuse for the building