

Longan – Phase II Meeting

Tuesday, June 7, 2011

5:30-7:30pm

77+ attendees

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

Education Use:

We heard in the last session that there's strong support for reopening Longan as an elementary school. And the district has received more than one informal proposal for leasing or purchasing the site by existing and start-up elementary schools.

- Would you agree or disagree that an elementary school is the preferred reuse for the community?
 - Great support for this reuse
 - Ready to go
 - Community at meeting wants a school
 - Lots of hands- people staying in neighborhood for school
 - Combinations of parents/community/neighborhood make this viable. Track conversation with parental involvement
 - Turning it into something else not viable
- Would you agree or disagree that a public school (KCMSD, charter, contract school) is preferred over a parochial or private school?
 - No other expressed interest/ wishes in other uses
 - District opportunity to listen to community and take direction from community. Embrace passion community has
- Some charter/contract schools are open to children all over the district, and therefore children living in this neighborhood would not be guaranteed enrollment. What are your thoughts on this?
 - Desire for the school to be open to all children living in the district – promotes diversity within the school

Community Use:

At the site tour, participants expressed a need for a “community gathering space” and to be able to access the building/site for a variety of uses, including:

- ✓ Playground
- ✓ Community center/community meeting room
- ✓ Park space
- ✓ Library open for public use
- ✓ Fitness classes/dance classes
- ✓ Food pantry/clothes

- ✓ Community services
 - ✓ Gardening
 - ✓ School by day/community center by night
- If the district enters into negotiations with an entity for use of the site, should community access to the facility/site for these types of activities be a consideration? A requirement?
 - District should evaluate proximity of existing, similar reuses so not redundant
 - No support in this group as a separate from school function/operation. School supports all these community uses
 - If look to other non-profit, district advised to look carefully at those org's financially stable
 - Hyde park community already has many of the possibly community uses
 - If had to look at these uses, must look at long-term viability of use/idea/organization
 - Observation by participant that site group "forced into" considering other used other than school

Residential Use:

The technical analysis indicated that residential reuse of the site may be viable, although not as strong as educational/community use. However, during the site tour we heard several people indicate that they did not support residential reuse -- that there was already too much density along Armour Boulevard.

- Do you agree or disagree with this feedback?
- No section 8, have enough
- Other developers increase residential options, but other people moving away because no school

Commercial Use:

The technical analysis indicated that commercial reuse of the site may be viable, although not as strong as educational/community use. There was not a lot of discussion about commercial use (office, retail, etc). during the site tour, although it wasn't noted that the community needs a gathering place, such as a coffee shop.

- 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 support expressed for commercial
- Building would require extensive renovation – not viable right now
- Other empty commercial available, redundant
- Would require rezoning- community opposition
- Don't want another family dollar etc.
- "ruining a beautiful school" – we can use it right away

- Opposed to office use: KCMSD would not promote community involvement
- Suggestion: District relocate to lowest demand, sell highest demand, lease medium demand

Evaluation Criteria

We've talked a little bit about community use of and access to this site as a compliment to an elementary school, but as the district solicits and evaluates proposals for reuse, what are some of the things you'd like them to consider during negotiations or to incorporate into a request for proposals?

- Loss to district if they do not move quickly
- Note: Academie Lafayette undertook a careful assessment process to identify Longan as a site and Longan met the assessment criteria. The need is urgent
- Does proposal align with KCMSD objectives
- School needs place, planning to stay long term
- Success for school? History of success/high performance/stability
- High performing school
- Adds to economic success of area
- Attract other high performance schools to area
- Reputation of Academie Lafayette as dual language school
- School continues to provide activities to community, parents, children
- Any entity interested should meet with neighborhood to develop community relationship
- Collaboration required for success, that's why we're all here
- Fill our needs, willing to act immediately
- Financial strength, self sufficient, stable- all important factors with public. Decrease public funding
- Wants to know what KCMSD looking for?
- Concern that KCMSD is in danger of missing opportunity to hear support
- Someone that can act quickly – the financial ability to move into the building soon, so that benefits neighborhood, etc., increase property taxes, keep people in neighborhood, encourage staying in KCMO- lots of support for this comment
- Academie Lafayette satisfies all parameters
- Lots of hands- people staying in neighborhood for school
- Combination of parents/community/neighborhood make this viable. Track parental involvement
- Track record in reusing a closed school

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?

- Hyde Park Homes Assoc.
- Hyde Park, Old Hyde Park, Center City, Ivanhoe

Demolition

For every site, the district wants to get community feedback on the dreaded “D” word – Demolition. There are two demolition scenarios that we want to discuss:

- 1) What if a viable proposal comes in that is consistent with community feedback, but would require demolition of the building?
 - Why is this issue if the building is in good condition?
 - Weigh and balance “benefit” demo with environment
 - If happened or threatened explore the rehab re-use value over loss
 - Community overwhelming support against demolition
 - Candidacy for National Historic Register mitigates against demo or repurpose
 - 5 star building should not be an option for demo