

REUSE STRATEGY AND ACTION PLAN

PINKERTON SCHOOL SITE

6409 Agnes Kansas City, Missouri 64132



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The following serves as a guide for the reuse/redevelopment of the Pinkerton 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

Pinkerton served as kindergarten through eighth grade elementary school when it closed in 2010, and has a capacity for 318 students. Originally constructed in 1930, with further additions/renovations in 1952, 1980, and 1998, Pinkerton is an example of Modern Movement school design. Today, little of the original building remains visible due to multiple alterations of the façade, updated interior finishes, and expansion of the building footprint, such that the building does not appear to be eligible for listing in the National Register.

Pinkerton is 48,400 ft² on 4 floors, complete with 21 classrooms, combined gymnasium/auditorium, a well-equipped kitchen and cafeteria, and two elevators. The 5-acre site in the Swope Parkway Campus neighborhood is zoned R-2.5 and is surrounded by single family homes. Pinkerton is easily accessible, located just east of 71 Highway and close to major arterials, E. Meyer Blvd and 63rd Street. In addition, the site is 0.5 miles from the Research Medical Center campus, a major regional employer and service center. See Appendix A – Site Profile for additional information.



2.0 REUSE ASSESSMENT

Pinkerton is in good condition and is one of only a few surplus school sites that is fully air conditioned, making either sale or lease viable options. Since early 2011, the building has been occupied by W.E.B. Dubois Learning Center, an educational service provider offering after-school and summer programming, under a short-term use scenario subject to the District's long-term repurposing plans. Although occupied, the District conducted the same assessment and public engagement for Pinkerton as for all the vacant school sites in order to determine the optimal long-term reuse of the site. Reuse options and community feedback are outlined below:

Educational Use: As the building is in good condition, it could be reopened as an elementary school with minimal improvements/renovations. The building's plan is not as well suited to the specialized functions required for a middle or high school, although this could be accommodated with additional renovation. The building could also support other educational uses, such as after-school programming or adult education, etc, as demonstrated by its current use. Participating community members strongly supported educational use and this was identified as having priority over all other reuses. Meeting participants were very supportive of the current tenant's use of the school, although there were multiple inquiries as to whether parts of the building were underutilized and whether there might be an opportunity for additional entities to co-locate at the site.



REUSE POTENTIAL RATING

High

- Educational
- Multi-Tenant
- Community/Social Services

Low

- Commercial
 - Residential
- 

Community Use/Social Services: The building's large combined gymnasium/auditorium and institutional kitchen support reuse as a community center or a facility that provides community services. The layout of the building lends itself well to division for multiple users. Community feedback has indicated support for community use/social services, especially those that benefit children and the surrounding neighborhoods. Participants noted that due to the building's size and plan, proposals could include multiple users to ensure full building utilization.

Commercial Use: Due to its location and layout, Pinkerton is not a strong candidate for commercial use. The building's exterior and interior design limit the visibility typically required for retail use; however, it could work as an office occupancy or business incubator with classrooms converted into offices for one or more people. The vast majority of community members were not supportive of commercial reuse.

Residential Use: Although Pinkerton is located in a residential neighborhood, the building's institutional finishes and sprawling plan do not support residential reuse. Several community members noted they were in favor of residential reuse, as it could help rebuild the neighborhood. Other participants questioned the need for additional housing stock in the area.

Demolition: Pinkerton is structurally sound and in good condition, therefore demolition is not recommended. Community members were not in favor of demolition; however participants noted if a viable proposal that was beneficial to the community required demolition, the community would be willing to consider such a proposal.

3.0 REUSE RECOMMENDATION & ACTION PLAN

Based on the technical assessment, feedback from the community and interest expressed in the building/site, the strongest reuse potential for the Pinkerton school site is as an educational and/or community use facility. This could take the shape of a traditional elementary school, after-school programming, educational opportunities for adults, and/or other community uses of the building. The building could support a single entity or multiple tenants with shared or complimentary programming/missions.

While Pinkerton is currently occupied under a short-term use agreement, the current tenant as well as other entities expressed interest in owning/occupying the building long-term. In addition, when asked about preferences between leasing and selling the building, the majority of community members who attended repurposing meetings indicated a desire to have a permanent/long-term reuse of the building in order to provide stability for the neighborhood. In order to identify a long-term reuse solution, KCPS issued a Request for Expressions of Interest (RFI 11-22) on November 28, 2011 in order to allow all interested parties the opportunity to present their formal interest/offers for the site. Responses to the RFI were due February 17, 2012.

The KCPS review committee used the following criteria to evaluate proposals received for all the closed school sites, including Pinkerton:

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

Due to the unique situation at Pinkerton, where there is an existing tenant, the KCPS review committee also took into consideration the ongoing programming/schedule of W.E.B. Dubois Learning Center.

The following outlines the key steps KCPS should take to ensure a reuse of the site that meets the overall goals of the repurposing effort:

Step 1: Hold Public Presentation of Short-listed Proposal(s)

Once the District has determined that it has viable reuse proposal(s) for the Pinkerton site, it shall schedule a public hearing in order to provide local stakeholders an opportunity to learn about the proposals and to provide feedback to the District.

Step 2: Negotiate Sales/Lease Agreement with Contingencies

As the District considers entering into a sales/lease agreement for the reuse of the Pinkerton site, it shall work to ensure that the agreement adequately addresses not only community concerns that are raised during the public meeting, but also meets the District's requirements (qualifications/track record, project feasibility, benefits to the district). Any decision that may impact the existing occupant should also work to minimize disruptions and accommodate existing obligations, if applicable.

Step 3: Secure Necessary Approvals

Once a sales/lease 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 Securing Financing/Entitlements

As any sales contract/lease agreement would include some KCPS contingencies to ensure performance/project viability, the District shall monitor the status of necessary city/agency approvals, if applicable, and to ensure that the project secures sufficient financing.

Additional Recommended Actions

- **Community coordination:** KCPS should provide regular updates to local stakeholders so that they are apprised of progress and opportunities to provide feedback.
- **Contingency planning:** If KCPS is unable to reach an agreement with an interested party, or that party is unable to secure the necessary entitlements/financing prior to closing on the sale, the District should assess the contributing factors, and then determine how to best proceed with identifying an alternative for the Pinkerton site.

APPENDIX A: SITE PROFILE

Pinkerton

6409 Agnes Avenue

Kansas City, Missouri 64132

Historical Brief

Architect:

Charles A. Smith

Architectural Style:

Modern Movement

Year Built:

1930-1952-1980-1998

Designation:

Does not appear to be eligible

Site Overview

Acreage:

5 acres

Square Footage:

48,400 square feet

Number of Floors:

4 floors

Neighborhood:

Swope Parkway Campus

Zoning:

R-2.5

Deed Restrictions:

TBD

Site Details

Closed in 2010

Currently leased by Dubois Learning Center

Capacity for 318 students

Full A/C

2 hot water boilers

Aluminum windows with insulated glazing units

Auditorium/Gymnasium combined

Cafeteria

Cost Management

Utility Costs (as an Open Facility):

\$6,000 /month



Reuse Assessment

Condition Rating: 4 ½ out of 5



Historic Rating: 2 out of 5



Reuse Potential Rating:

High

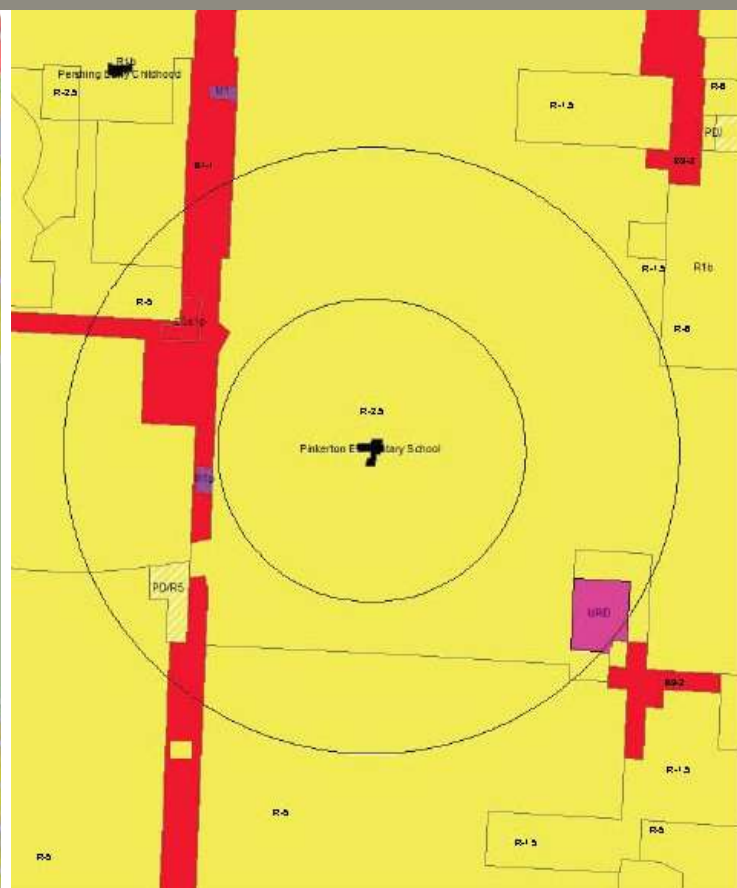
- Education
- Community/Social Services
- Multi-tenant

Low

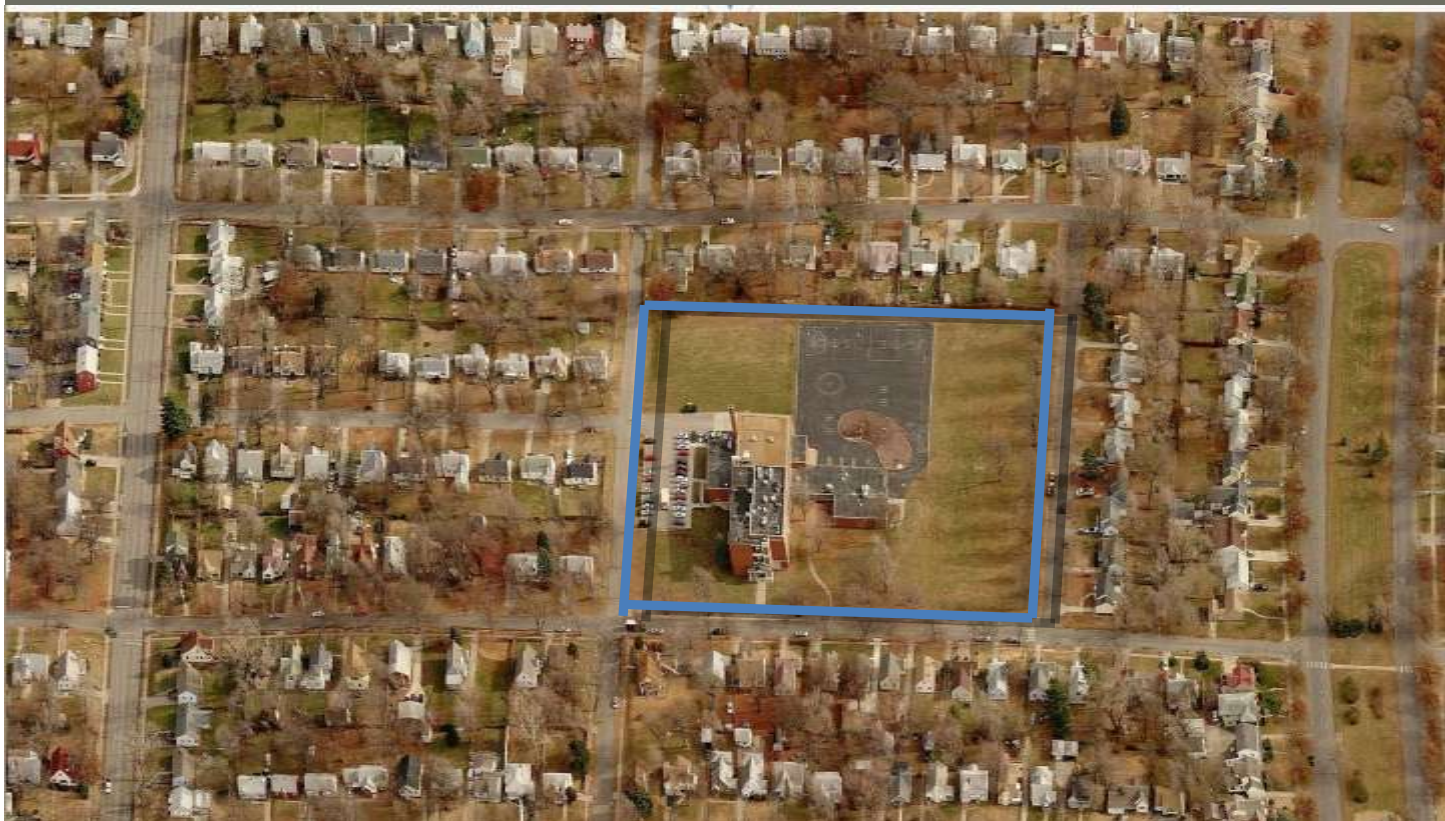
- Commercial
- Residential



Zoning Map



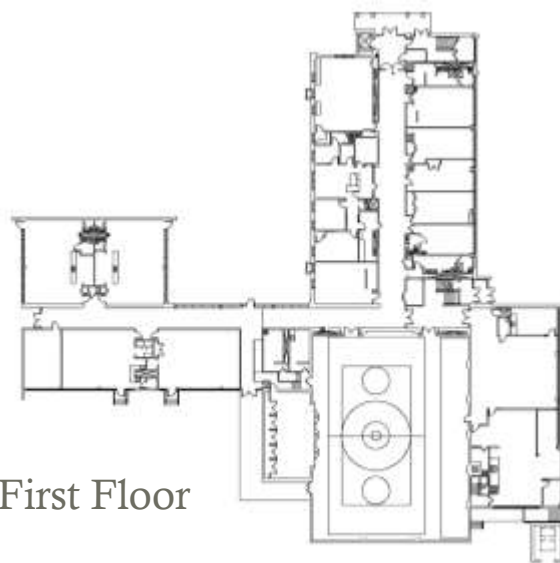
Aerial View: Pinkerton



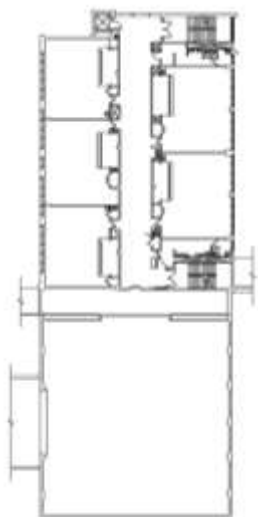
Floor Plans:



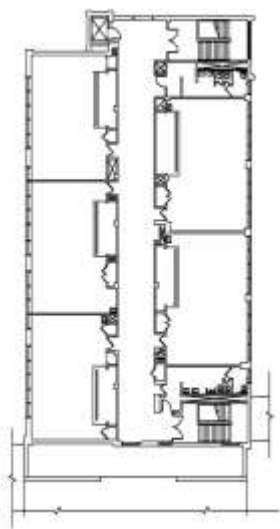
Basement Floor



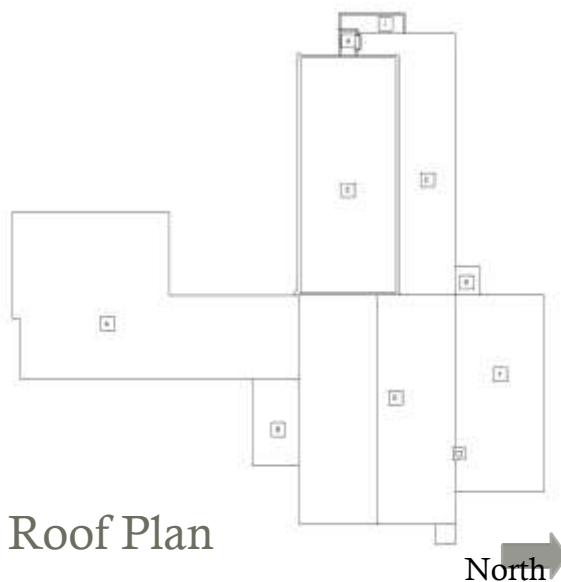
First Floor



Second Floor



Third Floor



Roof Plan

North

Final Recommendations & Community Priorities



Exterior Photograph



Exterior Photograph

APPENDIX B: TECHNICAL ASSESSMENT

Reuse Summary

Site Assessment

Market Assessment

Pinkerton

6409 Agnes

Kansas City, Missouri 64132

REUSE ASSESSMENT

	SITE ASSESSMENT	MARKET ASSESSMENT	COMMUNITY FEEDBACK	OVERALL APPROPRIATENESS	DISPOSITION ALTERNATIVES (L)EASE / (S)ALE
EDUCATION	5	4	5	4	L or S
Elementary	5	3			
Middle/High					
Before/After or Early Childhood	5	4			
RESIDENTIAL	2	2	-	2	S
Market Rate					
Affordable					
Senior					
Mixed-Income					
New Construction					
COMMERCIAL	3	2	3	2	L or S
Office	4	2			
Retail	1				
COMMUNITY USE	5	4	5	4	L or S
Community Center					
Open Space					
Community Garden					
MIXED USE	4	4	4	4	L or S
Residential + Community services/office					
Multi-tenant		4			
DEMOLISH	1	1	1	1	S

Scale: 1-5, 5 being highest

COMMUNITY FEEDBACK(Site visit June 30, 2011): Attendees were very supportive of WEB Dubois Center's use of the school, although there were some inquiries as to whether parts of the building were underutilized and whether there might be an opportunity for additional entities to co-locate at the site. Participants identified a range of reuses that could benefit the neighborhood, including: education, social services/community center, commercial/office space, business incubator or a reuse that could take advantage of the commercial kitchen.



BUILDING/SITE ASSESSMENT: Building is in good condition. It is fully air conditioned, which supports continued use as an educational facility. Full AC also makes short-term lease of the building a viable option. The large gymnasium and well-equipped institutional kitchen support reuse as a school, a community center or a facility that provides community services. The institutional finishes and sprawling plan of the building do not support a residential reuse. The building's exterior and interior design limit the visibility required for good retail use, but it could work as an office occupancy or business incubator with classrooms converted into offices for one or more people. A 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 and unpaved fields offer opportunities for community use of the grounds (garden, farmer's market, open space, playground, etc.)

HISTORIC ASSESSMENT: The original 1930 building was altered in 1953 with construction of an expanded footprint that included a full block along the north side of the original building with a glazed stair tower/primary entrance at the west end. In the 1990s the primary west façade was altered again and interior finishes were updated. Little of the original building remains visible. Although the plan and some exterior details reflect the Modern Era improvements, the 1990s renovations altered the historic 1953 primary façade and updated finishes throughout the building. Building does not appear eligible for listing in the National Register.

MARKET ASSESSMENT: Nestled in a single-family residential neighborhood just east of 71 Highway, access to the site is good via E. Meyer Blvd. and 63rd St. Pinkerton is 0.5 miles from the Research Medical Center campus, a major employment and service center. The area has experienced a significant decline in population and household income is below the district-wide average; however, median home values and home ownership rates remain higher than district-wide levels. Based on the condition and amenities of the site, its setting, as well as, the demographics of the area, which show higher than average rates of both the under 18 and over 65 populations, the building is an attractive facility for youth, community and/or senior services.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Pinkerton 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), community center, and certain residential uses. Commercial reuses would require rezoning. If the building receives national or local historic designation certain commercial uses may be allowed if the City approves a special use permit.

Pinkerton

6409 Agnes

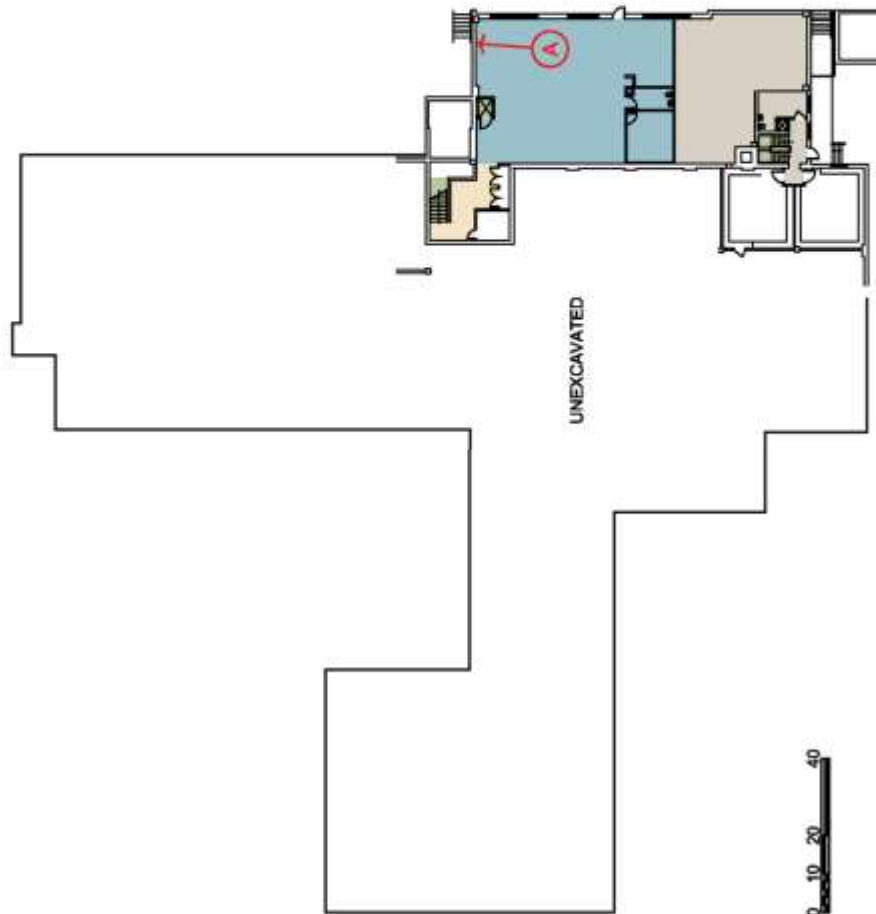
Kansas City, Missouri 64132

GENERAL NOTES

- Typical classroom size is +/- 900 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Large operable windows allow natural light and ventilation.
- Sufficient parking with easy access
- 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

KEY NOTES

1. Typical classroom has, metal framed chalk board, VCT floor covering, dropped ceiling grid, plastic laminate cabinets and shelving
 2. Glazed corridor
 3. Larger rooms partitioned to create smaller classrooms and offices
 4. Cafeteria has VCT floor, painted cmu walls, dropped ceiling grid
 5. Collapsible bleachers
 6. Wood floor
 7. Raised stage with storage below
 8. Historic cabinetry and door casings, wood, base
 9. Floating partition in front with coat area behind
 10. Wide corridor with VCT floor
 11. Concrete filled metal pan stairs
- CONDITION NOTES**
- A. Paint peeling in this area
 - B. Gutter in poor condition
 - C. Carpet wrinkled in this area
 - D. Spalled concrete at overhang and paint is peeling
 - E. Wall settlement in this area
 - F. Precast panel corner damaged
 - G. Water stains at ceiling in this area
 - H. Sink drain clogged
 - I. Metal guard and hand rail are in poor condition



Basement



Pinkerton

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Kansas City, Missouri 64132

GENERAL NOTES

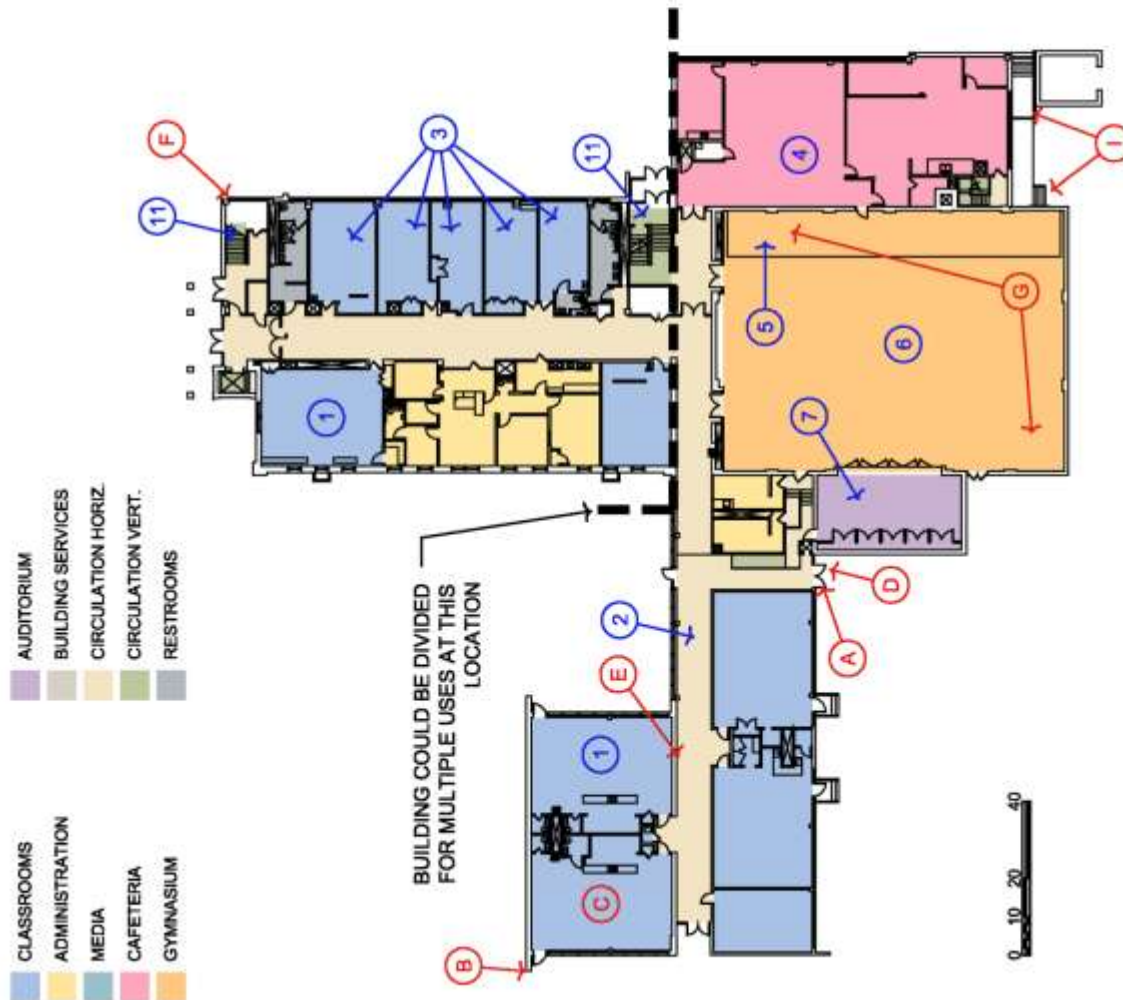
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First Floor

Pinkerton

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Kansas City, Missouri 64132

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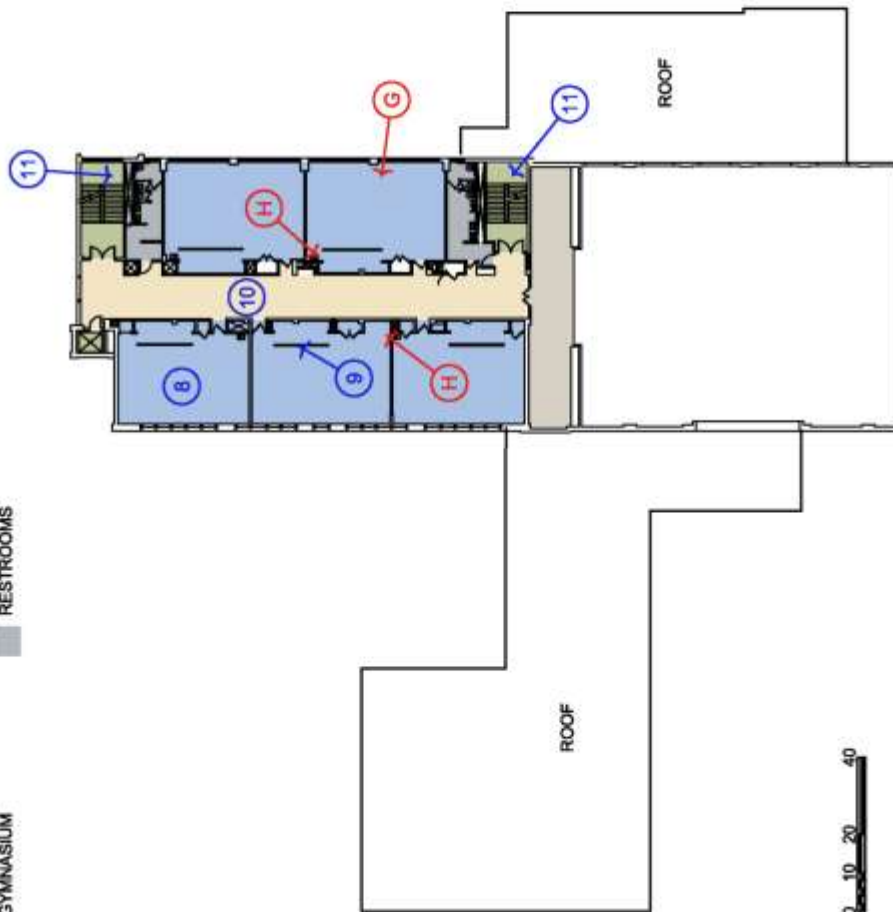
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0 10 20 40

Second Floor



Pinkerton

6409 Agnes

Kansas City, Missouri 64132

GENERAL NOTES

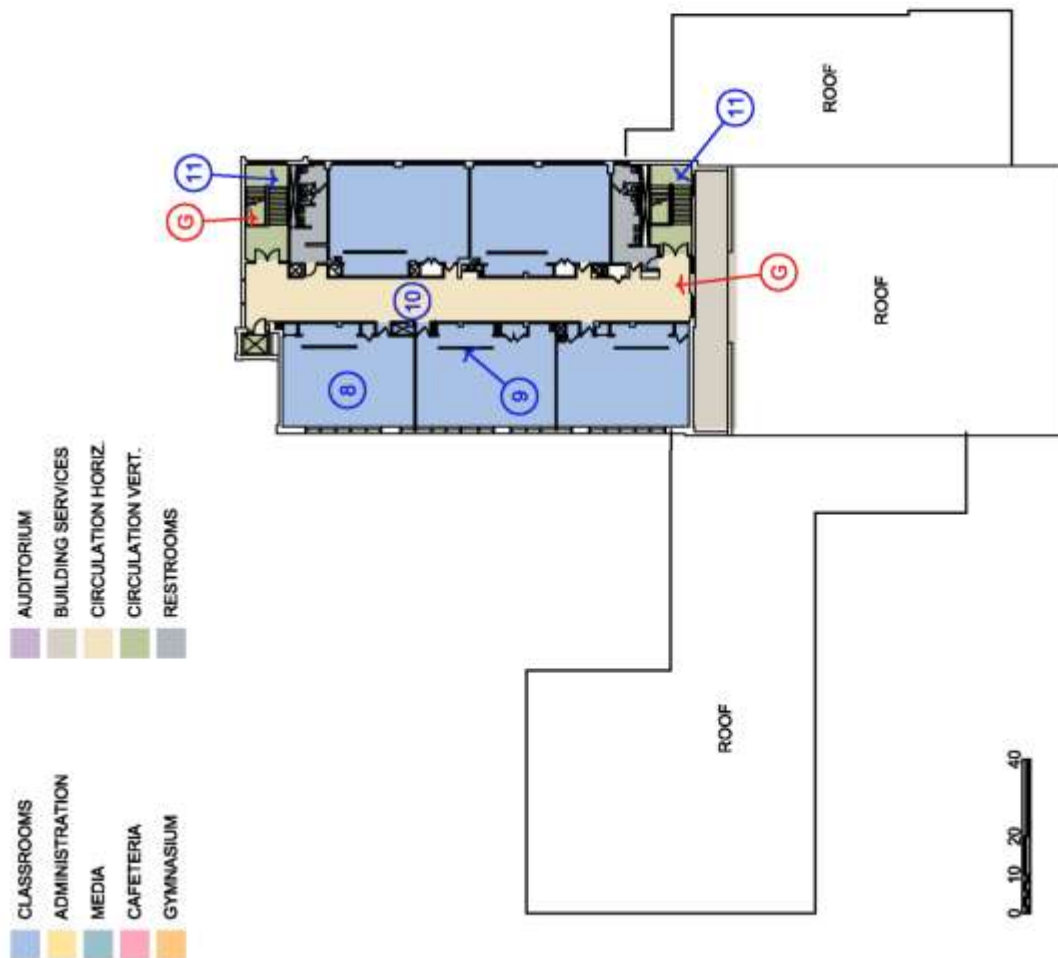
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Third Floor



Pinkerton

6409 Agnes

Kansas City, Missouri 64132

PHOTOGRAPHS



Exterior



Exterior



Corridor



Gymnasium/Auditorium



Kitchen



Classroom

Pinkerton

6409 Agnes

Kansas City, Missouri 64132

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on June 30, 2011. The site visit examined the school site, the exterior, and all interior floors of the building. The roof was 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 remain similar to those noted in the 2006.
- CADD floor plans - basically accurate; missing some windows, doors, etc.
- Kansas City Historic Inventory Form (dated 3/89)



CONDITION RATING: **** 1/2

The building is structurally sound. The exterior envelop in good condition with remaining usable life in the envelop components. The interior finishes are also in good condition with some typical wear from use. The mechanical and electrical systems appear to be sufficient and in good condition for immediate building use. The building is fully air-conditioned. The exterior site requires only typical maintenance and repairs.

HISTORIC RATING: **

The building has been altered several times since the original block was erected in 1930. A major addition in 1953 included a one story wing, the gymnasium, a classroom block along the full north side of the original building and a glazed stair tower/entrance at the west end. A new entrance and elevator were added to the west end of the building in the early 1990s. The original building is almost completely engulfed in the later additions. The 1990s elements obscure the 1953 entrance and much of the west end curtain wall. The interior has also been extensively renovated. Little fabric survives from 1930. While the plan reflects the educational function and Modern Era improvements to the building, the 1990s renovation altered the 1953 primary entrance and updated finishes throughout the building. The building does not appear 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 and limestone, generally in good condition
- Floor Framing: Undetermined. Assumed to be concrete, generally in good condition.
- Roof Framing: Combination of steel and concrete generally in good condition.

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

Pinkerton

6409 Agnes

Kansas City, Missouri 64132

Exterior Envelope

- **Exterior Wall Construction:** Red brick with stone belt courses on the original block above the ground floor and third floor. The southeast and southwest corners are articulated as corner posts with a heavier base and a slender shaft capped by the upper beltcourse. The north elevation has vertical bands of gray slate between the windows. The masonry is generally in good condition. Some areas require minor repointing of mortar joints.
- **Exterior Windows:** The original block has one-over-one hung sashes arranged singly and in bands of four or five. These openings have stone sills. Windows on the north elevation have four vertical parts. The upper three sections are fixed sashes; the bottom sash operates as a hopper. Banded windows in the one-story wing are similar vertically-stacked sashes. The west end wall has pairs of four-light fixed windows above the entrance on the first and second floors. All of the windows are aluminum-framed with insulated glass. They are generally in good condition.
- **Exterior Trim:** Exterior trim is limited to stone beltcourses on the south elevation and the south end of the west elevation. These run above and below the ground story windows and above the third story windows. The third story beltcourse has a stepped profile. The north elevation has vertical panels of slate between the window bays.
- **Exterior Entrances:** Aluminum-framed glazed doors are surrounded by sidelights and transoms. They are generally in good condition. The main west entrance has a cast stone portico. Four square posts support a flat roof with a central gable. Entrances in the 1953 block are slightly recessed from the plane of the wall and sheltered by a wide projecting eave.
- **Roof:** Flat roof with tight eaves on the original building and wide eaves with hanging gutters on the 1953 addition. The north roofline is wrapped in metal. The main roof was not accessible during the visit, the condition is unknown. One each of gutter and downspout was noted.

Building Interior

- **Corridors:** Painted gypsum board walls in main block; painted CMU in 1953 block. Dropped gypsum board ceilings. Flooring is VCT on the first floor and linoleum on the 2nd and 3rd floors. Materials are generally in fair condition. Water stained areas were noted the third floor.
- **Classroom Entries:** Wood doors with small single windows in metal frames. Generally in good to fair condition.
- **Classrooms:** Some classrooms have been subdivided into smaller spaces. Walls are furred-out with painted gypsum board. VCT flooring. Dropped ceiling grids with acoustical tiles are held high above the windows. Floating walls screen recessed openings for coat closets. These have been filled with plastic laminate cubbies and shelving. A few classrooms retain marble window sills. One room has historic wood base and three historic wood-trimmed doorways.
- **Trim:** Very little trim. Light oak appears to date from the 1990s renovation.
- **Stairwells/Egress:** Metal pan stair structure with concrete-filled treads. Solid walls with separate runs. Metal mesh screens at landings. Metal handrails. Materials are generally in good to fair condition with normal evidence of use and wear.
- **Restrooms:** CMU walls. All modern finishes and fixtures. Generally in good condition with normal evidence of use and wear.

Pinkerton

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Conveying System

- The building has an elevator. It does not appear to have any operational problems.

Fire Protection Systems

- Fire alarm appears to be a simple manual system with horns, strobes, and pulls located in corridors.

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

- Two hot water boilers provide heating throughout the building. The hot water is distributed for perimeter heating by two circulating pumps. Perimeter heat is provided by either unit ventilators or in some areas unit ventilators and heat convectors. Two AHUs provide heat in the gymnasium, one AHU provides heat for the library. The kitchen and office area on first floor are each heated by separate rooftop units.
- The building is fully air-conditioned. Five classrooms on the third floor and four classrooms on the south side of first floor are cooled by independent rooftop units. Five classrooms on the second floor and seven rooms on first floor are cooled by unit ventilators with DX cooling and separate condensing units. The gymnasium is served by two split systems. The library is served by its own split system. The cafeteria and kitchen are cooled by two independent rooftop units. The office area on first floor is served by a separate system.
- Electrical system has been upgraded to switchboard construction, 1600A frame 480Y/277V with step down transformer.

Site

- Sidewalks: Concrete, generally in good condition. Ramp at the rear of the building was noted with damage. City-owned sidewalks surrounding the site generally in good to fair condition.
- Parking Lots: Asphalt is in good condition. Plant removal, some crack repair, resealing, and striping recommended.
- Playground: Asphalt is in good condition. Plant removal, some crack repair, resealing, and striping recommended.
- Playground Equipment: There is one older "jungle gym" piece of equipment on site along with basketball goals. These are in fair condition.
- Lawn and Landscaping: Fair condition, with a significant amount of weeds in the lawn areas. There is no decorative landscaping.
- Fencing: Chain link fencing is in good condition.
- Exterior railings: Typical steel pipe, fair condition with some damaged areas, specifically at the ramp on the rear of the building. Repainting recommended.

Key Public Spaces

- Gymnasium: Raised stage with wood floor at south end of large open gymnasium has gypsum board proscenium. Collapsible bleachers along north walls. Glazed brick and painted CMU walls; wood floor; multi-light windows. Ceiling is dropped but high. The ceiling has multiple areas of staining from water leaks.
- Cafeteria: VCT floor, painted CMU walls, and dropped grid ceiling.
- Office: Glazed wall at corridor. Carpet. Dropped ceiling grid.

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



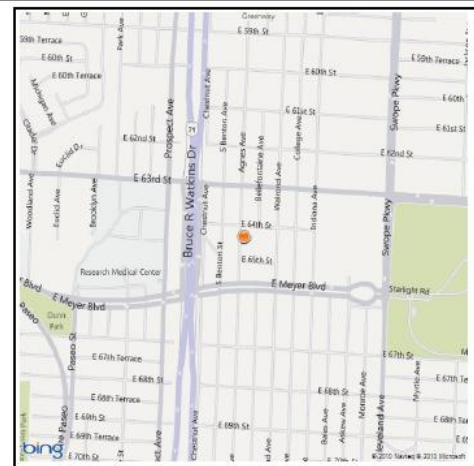
School: Pinkerton
Address: 6409 Agnes

Market Potential: ☆☆☆☆
Market Reuses: Education, Community Center, Mixed-Use



Proximity to Parks: 0.5 mile (Swope)
Proximity to Comm. Ctrs: 0.3 mile (Southeast)
Proximity to Major Arterial: 0.13 mile (63rd St.)
Nearest School: 0.35 mile (ACE, PK-5)
Proximity to Bus Route & Route: 573' (63rd St.)
Proximity to Bus Stop: 573'
Located in a Food Desert? Yes
High Need Zip Code-Education: No

1.0 mile Stats (2010)		District Wide
Population:	12,714	197,361
Pop. Growth (00-10):	-18%	-9%
Pop. <18 yrs:	3,389	45,231
% Pop. <18 yrs old:	27%	25%
% 65+:	14%	11%
Households (1.5 mile):	12,260	89,759
Median Income (*):	\$25,716	\$28,188



Facility Location

*American Community Survey 05-09

Comments:

Nestled in a single-family residential and located in a neighborhood environment just east of 71 Highway, access to the site is good via E. Meyer Blvd. and 63rd Street. Pinkerton is 0.5 miles from the Research Medical Center campus, a major employment and service center. The area has experienced a significant decline in population and household income is just below the district average; however, median home values and home ownership rates remain higher than district-wide rates. The facility is moderately sized, providing some beneficial reuse alternatives. Based on the condition and amenities of the site, its setting, as well as, the demographics of the area, which show high rates of both the under 18 and over 65 populations, the facility presently is an attractive educational reuse facility for youth, community and/or senior services.

APPENDIX C: COMMUNITY FEEDBACK

Site Tour

Phase II Meeting

Pinkerton Site Tour

Thursday, June 30, 2011

5:30pm-7:15pm

7 attendees

BREAKOUT SESSION (DB & JL)

Site Significance

- New Homeowner in this area. Bought their house from someone whose child attended Pinkerton
- Neighborhood school. Strong relationship with neighborhood
- Also brought in children from homeless shelters and some who had disabilities
- Closed quick and painful for the neighborhood. They were close knit with teachers (although neighbors didn't show up during the right-sizing meetings to fight for the school)
- Hosted community breakfasts
- Provided a safe place for neighborhood kids
- Neighborhood residents volunteered at the school

Reaction to current use (WEB Dubois Center)

- Excellent use. Good track record of 35+ years
- Perhaps underutilized space (interior and exterior space), however great current use
- Consensus- supportive of current use
- Could other entities co-locate in the facility to maximize underutilized space?

Strengths

- Great size classrooms. Built for educational purpose. Upper floors could be used for other uses.
- Parking off street
- Full commercial kitchen but needs new stove/hood
- Solid, middle class neighborhood

Challenges

- Multi-use gym/auditorium. Could be better if it was a traditional auditorium
- If building is vacant, could start a reaction of mass selling of homes/rentals
- Loading dock goes to a brick wall

Community Needs

- A place for social services, not a really a rec. center
- Safe place in neighborhood

Reuse Options (that could address community needs)

- Shared building arrangement
- Community center: social services, event space
- Mixed use / commercial (including retail, office space)
- Culinary arts training/catering business (take advantage of commercial kitchen)
- Business incubator
- Performance center
- Educational
 - Adult education center
 - Charter school

Pinkerton and Graceland – Phase II Meeting

Tuesday, October 4, 2011
Southeast Community Center
5:30-7:30pm

15 attendees: 6 present at the site tour, 7 neighborhood residents

The following is a summary of the discussion/feedback from the Phase II meeting for the Graceland + Pinkerton school sites:

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 has noted from the ***Pinkerton site tour*** discussion:

- *When the school was open, there was a good relationship between the neighborhood and school/teachers (community breakfasts/volunteers in school)*
- *Concern that if the building is vacant, it would hurt the neighborhood – home owners start to sell*
- *Strong support for WEB Dubois use of the building (positive activities/good track record)*
- *Question as to whether the building is underutilized (opportunity for additional tenants)*
- *A variety of reuses were identified as beneficial to the neighborhood: shared use of the facility/multiple tenants; education (youth/adults); community/social services; office/retail/business incubator – something to take advantage of commercial kitchen*

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

Key things that the district has noted from the ***Graceland site tour*** discussion:

- *The area needs to rebuild its image – rebranding – create a new identity*
- *There is a lack of a community gathering place in the area (coffee shop; breakfast spot; place for neighborhood meetings)*
- *There is a concern that the longer the building sits vacant, it is more susceptible to deterioration (closed in 2005)*
- *A variety of reuses were identified, including: education/training facility; neighborhood resource/services center; business incubator; childcare; 24 hour access to technology resources*
- *Overall, a multi-use facility that could be used by multiple organizations was identified as very attractive*
- *Any reuse should serve the needs of the community*

Participants confirmed that this was a good summary of the site tour feedback. A participant wanted to add that a neighborhood shopping center was also discussed as a possible reuse.

REUSE FEEDBACK

The following provides a summary of the community feedback received in discussing reuse options for Pinkerton and Graceland.

Community feedback on Educational Use:

- Many participants strongly supported educational use and this was identified as having priority over all other reuses.
- Some participants said it doesn't matter what type of school, as long as it is used for education. Several felt the buildings should retain their original purpose. One participant noted that the schools are in the middle of neighborhoods and that the location supports educational reuse over other uses.
- Some participants voiced the desire for the sites to be community schools, open to the community for use (i.e. gathering places for community activities and events).
- A participant said that the best thing for the neighborhood is to have traditional public schools. He noted that the district should only lease the buildings for a limited time, until they can come back as KCMSD schools.
- Some participants noted that there is strong community support for charter schools at both sites.
- A resident participant expressed a desire for the charter discussion take place in front of the neighborhood association.
- A participant proposed a facility oriented toward building trades as a possibility for adult education. Another participant noted the proposed facility at 50th and Prospect which will act as a contractor incubator. It was expressed that a building trades education center could complement this proposed facility.
- Several participants agreed that they would like to see Graceland assist the neighborhood. It was noted that people need job training and they need an easy place to access such training.
- A participant proposed mixing different educational uses. This was generally supported, however safety of children was cited as a primary concern and that this concern should be addressed in any type of educational mix proposals.

Community feedback on Community-Oriented Use (including non-profit offices/community services):

- Several participants expressed support for community services. Participants said that community use should benefit children and the surrounding neighborhoods.
- A resident participant noted that she preferred community services over commercial development.
- A participant said that any proposal for community use should address safety, maintenance, and reasonable standards of care.
- Several participants felt that a single, stand-alone service provider would not be able to fully utilize the buildings and that community service proposals should include multiple users.
- The Center School District was cited by a participant as an example of mixing educational uses with community services. It was noted that parents can drop off kids and stay to receive services. Another participant said Manual Tech also offers a mixture of community-oriented use and education.
- One concern expressed was that a community-oriented use should not serve as a loitering place; rather people should receive services and leave.
- Regarding community use at Graceland, a participant noted that the type of services offered and need for a facility would depend upon Blue Hills Health Services. It would be desirable for the services to not overlap, but rather complement one another.

Community feedback on **Commercial Use:**

- The majority of participants were against commercial and retail reuse.
- A participant said that the neighborhood needs a place for children to go to school. She expressed that there are already areas for retail close by and that there is ample opportunity for retail in other places.
- Another participant added she would not like to see big commercial.
- Others added that commercial use would not be lasting. A participant said that businesses would have to increase prices to offset the undesirable commercial locations, resulting in the absence of long-term viability.
- A participant said that schools didn't have enough parking for commercial uses.
- Another participant said that commercial raised numerous security issues.
- A participant was in favor of commercial use. He said that anything could be put into a neighborhood shopping center and it could pay for other uses in the building. In addition, he said the area needs shopping within walking distance and jobs. He felt that the playgrounds could be converted to accommodate the needed parking.
- If there was a commercial proposal, the group wanted to exclude adult entertainment, guns, tobacco, and alcohol.

Community feedback on **Residential Use + Residential and Other Use Combination:**

- Several participants noted they were pro-residential. They said that residential reuse of the schools could help to rebuild the neighborhood.
- A participant expressed the need for transitional housing. He said there is a new homeless situation. People are losing their jobs and families need temporary housing. He suggested temporary housing that allows residents to learn a trade at the same time, then transition to a home of their own.
- Another participant disagreed and stated that there are already vacant houses surrounding the schools and that these vacancies could indicate there is no need for housing in the area.
- Others stated that there is a shortage of money to pay for housing which is the real issue, not the vacancies.

DEMOLITION FEEDBACK

The following questions were asked of the participants:

- Scenario 1) What if a viable proposal comes in that is consistent with community feedback, but would require demolition of the building? What are your thoughts about demolition in this case?
 - Several participants agreed that it would depend upon the proposal.
 - A participant noted that it is important to get the highest or best use for the site.
 - Another participant added that if you have a proposal to bring in something beneficial to the community, then possibly demolition would be acceptable.
- Scenario 2) What if several years go by, and the building still hasn't been reused. In the case of Graceland, it has already been vacant for 6 years. What should the district do? What are your thoughts about demolition in this scenario?
 - A participant expressed that in this scenario, the district should not demo the building and continue to look for new uses.

SOLICITATION PROCESS/EVALUATION CRITERIA FEEDBACKCommunity feedback on **Preference for Lease or Sale:**

- Participants were split as to preference for lease or sale.
- A participant said that the schools should be leased, so they could be brought back later as a KCMSD school.
- Another participant expressed concern over who would be responsible for a leased site. Questions were raised about maintenance and upkeep. In addition, it was noted a lease situation would impact needed improvements to the building and site.
- Other participants said the schools should be sold. They added that the neighborhood desires stability of a long-term reuse.
- Several participants expressed the need for a right of refusal option to be included in the sale of the buildings. They said that if the buildings are sold again, the district should have the opportunity to buy it back.

Community feedback on **Solicitation Process:**

- The participants supported the RFI method for both school sites.

Community feedback on **Evaluation of Proposals:**

- A participant said there should be a two step process. The proposals should be ranked, then enter into negotiations. He added that the district should weed out undesired groups.
- Another participant said it is critical to meet with the neighborhood associations. Others said it should be presented to the entire neighborhood.
- A participant expressed that neighborhoods should be able to talk to the school board before decisions are made.
- Participants were split as to when they wished to be involved in the process. Some said that all proposals should be brought to the neighborhood first, to include the community. However, other participants disagreed and thought the district should vet proposals first; allowing neighborhoods to have still have access to information, and then bring it before a neighborhood.
- A participant raised concern regarding if the neighborhood associations are truly representative of the preferences of the residents.
- When asked if any others should be included in this process, a participant said possibly city councilmen should be included in the conversation.

APPENDIX D: REPURPOSING GUIDELINES

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

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, 63rd 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