

**Robeson Reuse Proposal Presentation
Community Question & Answer (Q&A) Session
Hartman Elementary School – 3/06/17**

The following is a summary (drafted by Kansas City Public Schools (KCPS) staff) of the Q&A session that took place after the Wisdom Exchange, Inc. proposal presentation (in partnership with Garcia Architecture, SMA Sports Management Associates and FTE Land and Sports Division) for the Robeson school site.

Participant questions to proposal team (Sean Pickett, Wisdom Exchange; Rafael Garcia, Garcia Architecture; Brett Hunter, SMA Sports Management Associates; Jason Kanak, FTE Land and Sports Division):

Q1: What is the condition of the swimming pool?

A1: Requires replacement of pool components but it can be reused. It has been graffiti'd and that could be removed and left.

Q2. What is the orientation of the rendering?

A2. It is looking at the south side of the building. The right side of the rendering would be Troost and the left side would be Holmes.

Q3. Would the fields be natural or artificial grass?

A3. Artificial turf.

Q4. What portion of the property would be parking?

A4. We plan to keep the existing parking area. Parking will be provided to code. Additional parking could be provided, if needed, where the existing tennis courts are located.

Q5. When will the facility be open?

A5. Each tenant will have its own operating hours.

Q6. Who is going to run the facility?

A6. Currently, we plan on Wisdom Exchange purchasing the site and we would work with management companies, including SMA, which would manage the fields.

Q7. How late with the facility/fields be open?

A7. There will be separate weekend/weeknight hours. This has not yet been determined.

Q8. How many in/out on a daily basis?

A8. The proposal team described an event that the organized recently that had 2,000 attendees but they did not provide estimates for the Robeson site.

Q9. How will you address parking if you have large events/multiple activities?

A9. We will need ingress/egress from Troost along with Holmes. This is something we need to work on with the City. We want the entrances from Troost and Holmes to be inclusive and allow both vehicular and pedestrian access. We want the entrances to be transparent and inviting.

[Community member comment: The Marlborough Community Coalition has a traffic-calming plan on Troost that the project needs to connect to]

Q10. What is your organization's experience reaching out to and engaging youth from neighborhoods with our demographics?

A10. We want to let kids know that they are welcome. We use scholarships to pay for staff that can operate clinics and camps to get kids using the facilities. We also can do coaches clinics for people in the neighborhood who are interested.

Q11. What are you going to do for a buffer for the homes on 83rd Street?

A11. We will have adequate lighting for safety. There is some nice greenery to buffer the noise, and we'll add vegetation where needed to adequately buffer the site.

Q12. If do Phase I and Phase II (add 3 story building for indoor sports), how much will it cost?

A12. Phase I is estimated at \$8.6 MM. Phase I depends on the designs, but it could be up to \$28 MM.

[Community member comment: Expressed concerns about whether the payback would be sufficient to support construction of the Phase II building]

Q13. What is the benefit for kids in the area? Could demographics of youth served be written into the contract?

A13. Yes, we would agree to put this in writing. Wisdom Exchange's involvement will help keep costs low for kids in the neighborhood. Part of the way that we will manage this is through partnerships.

Q14. Will there be accessibility for pick-up games?

A14. Yes, subject to liability/security.

Q15. How long has the building been closed?

A15. 2006.

Q16. Will there be anything for seniors?

A16. There is an opportunity for seniors to use the facilities, especially during the daytime, when kids are in school. The Phase III housing would also be an opportunity for seniors, some of whom have already expressed interest. We want seniors to serve as volunteers, employees, living on the site.

Q17. What will be done for drainage?

A17. We will be required to conduct a study of the existing conditions (how much water drains off site), and we won't be able to go over that.

Q18. What will you be doing for placemaking along Troost?

A18. The branding will have some aspect of "WE" to signify our desire for the site to serve all the local neighborhoods. The terrain/grade changes along Troost are tough but we want to take advantage of the higher elevation and what to give it a sense of place. Signage/placemaking will be consistent along Holmes and Troost.

Q19. Will there be summer school tutoring?

A19. This could be done.

Q20. What will the access be from Troost (will 82nd no longer dead-end)?

A20. We will need to work with the City and the neighborhood to determine how to best provide access from Troost.

Participant questions to KCPS (Shannon Jaax answered):

Q1: Can the district include in its contract a requirement that the site serve kids of all income levels from the neighborhood?

A1: In the past, we have had contract provisions to ensure that the development addresses community issues like ingress/egress, parking, landscaping, affordable vs market rate housing. This is a little different, because it's more about who is using the site. We could look into a mechanism like a Community Benefits Agreement (CBA) that would be a signed agreement between the school district, the developer and the neighborhoods that outlines expectations.

Q2: What happens if they acquire the site, and can't make the project work financially? I have concerns about the cost of the Phase II addition.

A2: We work to address this in a few ways: #1, we do significant vetting upfront. And right now, we don't have enough information yet from the development team; we'll need to get there before we would put the site under contract. #2, we include a right to repurchase in the agreement, such that if they don't secure construction financing within a certain timeframe, KCPS has the ability to repurchase the building. KCPS isn't required to repurchase, but has the option to repurchase. #3, we include a property use restriction, so that a buyer couldn't "sell" the community on a community center and instead build 10 story apartment buildings.

Q3: Will there be additional meetings, not everyone from my neighborhood was able to attend tonight?

A3: We don't currently have additional meetings set. If you feel your neighborhood needs additional information before you would feel comfortable making a recommendation on the project, please write that down on the feedback form. Sometimes the development teams can meet with neighborhoods individually, and sometimes we'll set up follow-up meetings. We'll also be posting information about the project on our website (www.kcpublicschools/repurposing).

Q4: How will they address access to the site/buffering of the adjacent residences. This is a concern?

A4: Unfortunately, not all the details of projects can be worked out at this early stage. KCPS includes a provision in each of its sales contracts that requires the buyer to conduct a minimum of two additional meetings with the community prior to a site plan going to the City for a rezoning/permit. This ensure that community members have an opportunity to weigh in on the site plan. Please write down on your feedback form what kinds of concerns, if any, you have that you would like to see addressed if KCPS moves forward in executing a contract with the proposal team.