

# REUSE STRATEGY AND ACTION PLAN

## SWINNEY SCHOOL SITE

1106 W 47th, Kansas City, Missouri 64112



KANSAS CITY PUBLIC SCHOOLS

May 23, 2012

# CREDITS AND ACKNOWLEDGEMENTS

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R. Stephen Green, Ed.D.

## **Repurposing Initiative Office**

Shannon Jaax, AICP  
Jesse Lange  
Nicole Collier White

## **Technical Assessment Conducted By**

Rosin Preservation  
SWD Architects  
Development Initiatives

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

Originally constructed in 1915, Swinney is 54,373 ft<sup>2</sup> on 3 floors (plus basement) and is a good example of a Progressive Era elementary school. Much of its original plan and fabric remain intact. While the 1990 renovations improved internal circulation and egress, its placement on the front elevation does not respect the original design. The district's historic consultant has had concerns as to whether the building would be eligible for listing in the National Register of Historic Places in its current state. However, if the addition was removed and the original façade restored, the district has been advised that the building would likely qualify for Register listing. Closed since 2010, the building is structurally sound and in very good condition.

The site is 2.6 acres in the West Plaza Neighborhood, within walking distance of the Country Club Plaza. The school site is zoned R-1.5/R-2.5 with single family homes, multi-family residential and neighborhood retail adjacent to the site. The immediate area around the site has experienced significant reinvestment and redevelopment, mostly in rental and for-sale multi-family residential projects. See Appendix A – Site Profile for additional information.



## 2.0 REUSE ASSESSMENT

Swinney's attractive location and site attributes present some exciting reuse alternatives, not possible at most of the other closed school sites, and as outlined below:

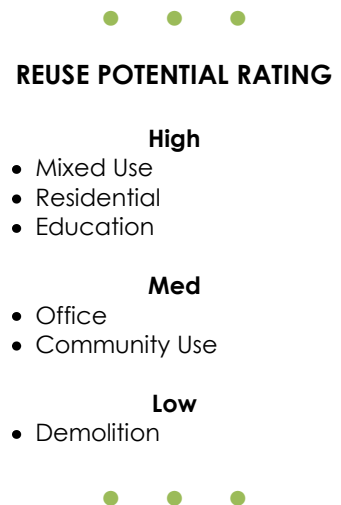
**Commercial Use/Mixed Use:** The number and configuration of stairs and exits supports the division of the building for multiple tenants (such as housing + office). It could also work for office occupancy, either a single office user or multiple office suites with classrooms converted into multi-person office space or several classrooms combined to accommodate office suites. Neighborhood stakeholders have expressed support for mixed use/commercial use of the site, but are concerned about operating hours, use of a liquor license, and ensuring that any project would provide sufficient off-street parking.

**Residential Use:** The size and layout of Swinney makes it readily adaptable for multi-family housing (24 +/- units). Classroom size converts well into a single bedroom apartment or combines well into a two bedroom apartment. Community members expressed a preference for a residential condo project over a multi-family rental development, as they felt ownership would ensure the site would be better maintained, residents would be more invested in the community, and overall it would better support area property values. Meeting participants also suggested that they were open to a residential project that called for renovation of the existing school structure plus the construction of additional units (i.e., townhouse style) on the site. They did stress that any redevelopment or new construction would need to be sensitive to the impact on the residential neighborhood south and east of the building.

**Educational Use:** Swinney could easily reopen as an elementary school, due to the good condition of the building. While the area's percentage of children under 18 years is very low (1/3 of the District average), the lack of other public schools nearby could present an opportunity for educational reuse. Many young families are now moving out of the neighborhood due to the perceived lack of quality public schools in area. Many community members voiced strong support to return the site to educational use if it was public (free or affordable) and had good academic track record, however, there was not consensus about whether there was sufficient demand for school use.

**Community Use:** While Swinney could support community use of all or part of the building, the value of the building/site could be cost prohibitive. As such, the technical assessment concluded that mixed use, residential, or education use were more likely candidates for the reuse of the site. While many community members were interested in a community use concept, many voiced concerns about traffic, noise, and diminished privacy that they associated with a community center concept.

**Demolition:** While the location of the site and parcel size suggest that there may be interest in teardown and redevelopment (this has been confirmed by inquiries submitted to the district's brokerage team), the building's condition, potential for multiple reuse scenarios and community sentiment suggest that adaptive reuse should be prioritized and pursued over demolition scenarios.



### 3.0 REUSE RECOMMENDATION & ACTION PLAN

As outlined in the reuse assessment and the feedback received from the Swinney Site Tour and Phase II meetings, several acceptable and viable reuse options exist for the Swinney school site. As such, KCPS listed Swinney with Block Real Estate Services on November 28, 2011 in order to effectively market the site to interested parties. Proposals were due on February 15, 2012.

The district received two proposals for the site. In evaluating the proposals, the KCPS review committee used the following criteria:

- 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.

After evaluating the two proposals, the review committee invited one short-listed team that proposed conversion of the building into medical suites to make a presentation to community stakeholders on March 29, 2012 at a public meeting that was coordinated with the West Plaza Neighborhood Association. While several attributes of the second proposal were in line with the reuse assessment/community priorities, it was determined by the review committee not to be a solid candidate for the reuse of the Swinney school site for the following reasons: 1) proposal did not demonstrate the team had the organizational capacity to carry out/finance the project; 2) team did not demonstrate it had conducted sufficient due diligence to determine if the proposal was viable; and 3) offer was not in line with the value of the site and would not meet the criteria established by the District's bond insurer necessary to approve a sale of a closed school site.

#### **Step 1: Negotiate Sales Agreement with Contingencies:**

Based on the stakeholder feedback received during the March 29<sup>th</sup> public presentation, the one short-listed proposal for a historic conversion to medical office suites is strongly acceptable/supported by the community, and it also meets the district's internal evaluation criteria. As the District further evaluates entering into negotiations for the purchase of the property, it will work to address the following concerns outlined by community stakeholders:

- **Parking:** Provide sufficient off-street parking to prevent tenants/visitors/employees from parking on the street and impacting adjacent residents
- **Rezoning/Site Plan Review:** Rezoning shall consider the long-term impacts to the community (i.e., a residential rezoning that allows for limited commercial use such as medical office development would be preferable over rezoning to a commercial zoning district which could allow a non-compatible commercial reuse in the future). In addition, a rezoning that includes a public process for site plan review would be desirable to allow local stakeholders an opportunity to weigh in on site plan design to insure it is consistent with the neighborhood scale/adjacent land uses (i.e., quality landscaping as presented during public meeting, etc)
- **Use of public incentives:** Ensure that any pursuit of public incentives for an abatement or recapture of funds mitigates the direct or indirect impact of funding for the KCPS
- **Community feedback:** Community shall be consulted as the team works to finalize its site plan

If the short-listed team can effectively address these concerns as well as meet the District's other requirements (qualifications/track record, project feasibility, benefits to the district), the KCPS should enter into a sales agreement that is contingent upon performance criteria. Criteria shall include: securing necessary financing and entitlements (rezoning, etc), demonstrate that the site plan adequately addresses community concerns, and that the community is consulted during site plan development.

### **Step 2: Secure Necessary Approvals**

Once a sales 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 3: Monitor Progress in Securing Financing/Entitlements**

The short-listed team requested a lengthy inspection period in order to secure financing and entitlements. As the sales contract will also include some seller contingencies related to planning criteria, the district shall monitor the status as the necessary city/agency approvals to ensure that the project adequately addresses the community concerns as represented during public meeting presentations.

### **Additional Recommended Actions**

- **Community coordination:** Since the project is still in an early stage of site planning and the inspection period may be 6 months or more, the 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 the short-listed team, or if the selected team is unable to secure the necessary entitlements/financing prior to closing on the sale, the District should assess the contributing factors, and then determine if how to best proceed with identifying a new use for the Swinney site.

## APPENDIX A: SITE PROFILE



# Swinney

1106 W. 47<sup>th</sup> Street

Kansas City, Missouri 64112

## Historical Brief

**Architect:**

Charles A. Smith

**Architectural Style:**

Tudor Revival/Collegiate  
Gothic

**Year Built:**

1915-1928

**Designation:**

None

## Site Overview

**Acreage:**

2.6 acres

**Square Footage:**

54,373 square feet

**Number of Floors:**

4 floors

**Neighborhood:**

West Plaza

**Zoning:**

R-1.5/R-2.5

**Deed Restrictions:**

TBD

## Site Details

Closed in 2010

17 classrooms/ 416 seat  
capacity

Full A/C

2 low pressure steam boilers

Single pane aluminum windows  
with plexiglass

Auditorium

Gymnasium

Cafeteria

Elevator

## Cost Management

**Utility Costs (as an Open Facility):**

\$7,200/month



## Reuse Assessment

**Condition Rating:** 4 ½ out of 5



**Historic Rating:** 2 out of 5



**Reuse Potential Rating:**

**High**

- Mixed Use
- Residential
- Education

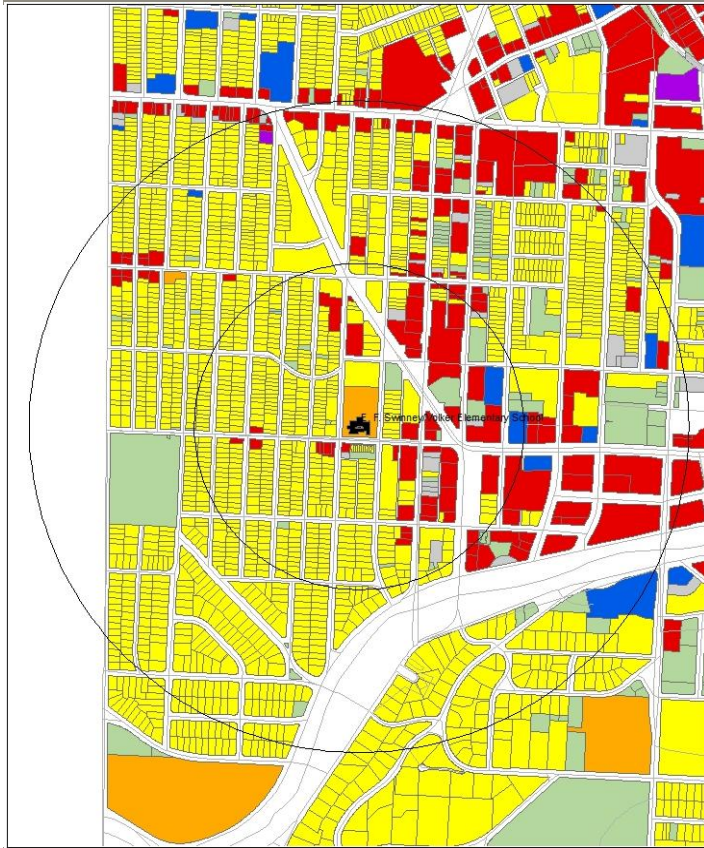
**Med**

- Office
- Community

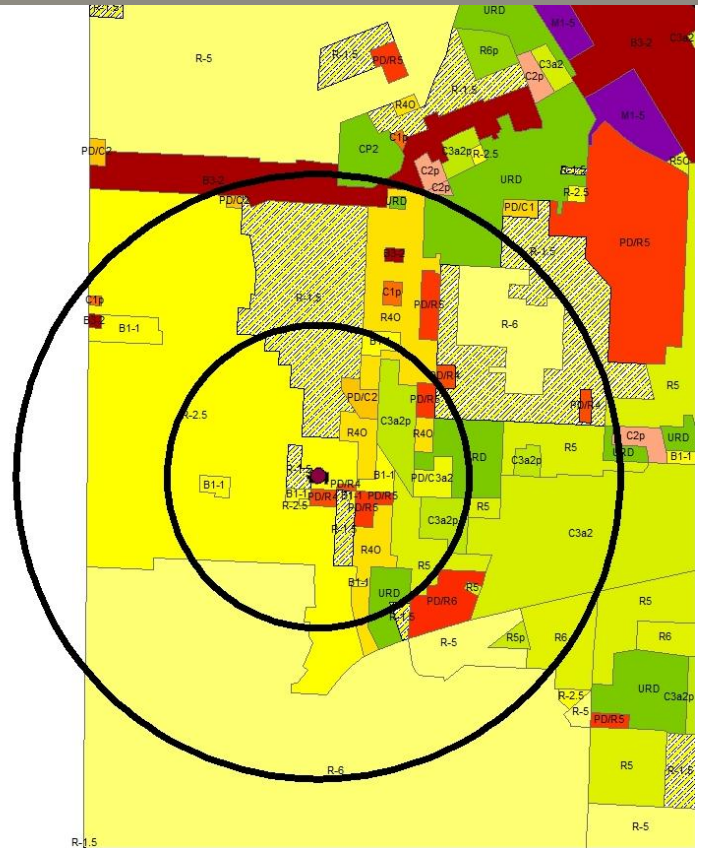
**Low**

- Demolition



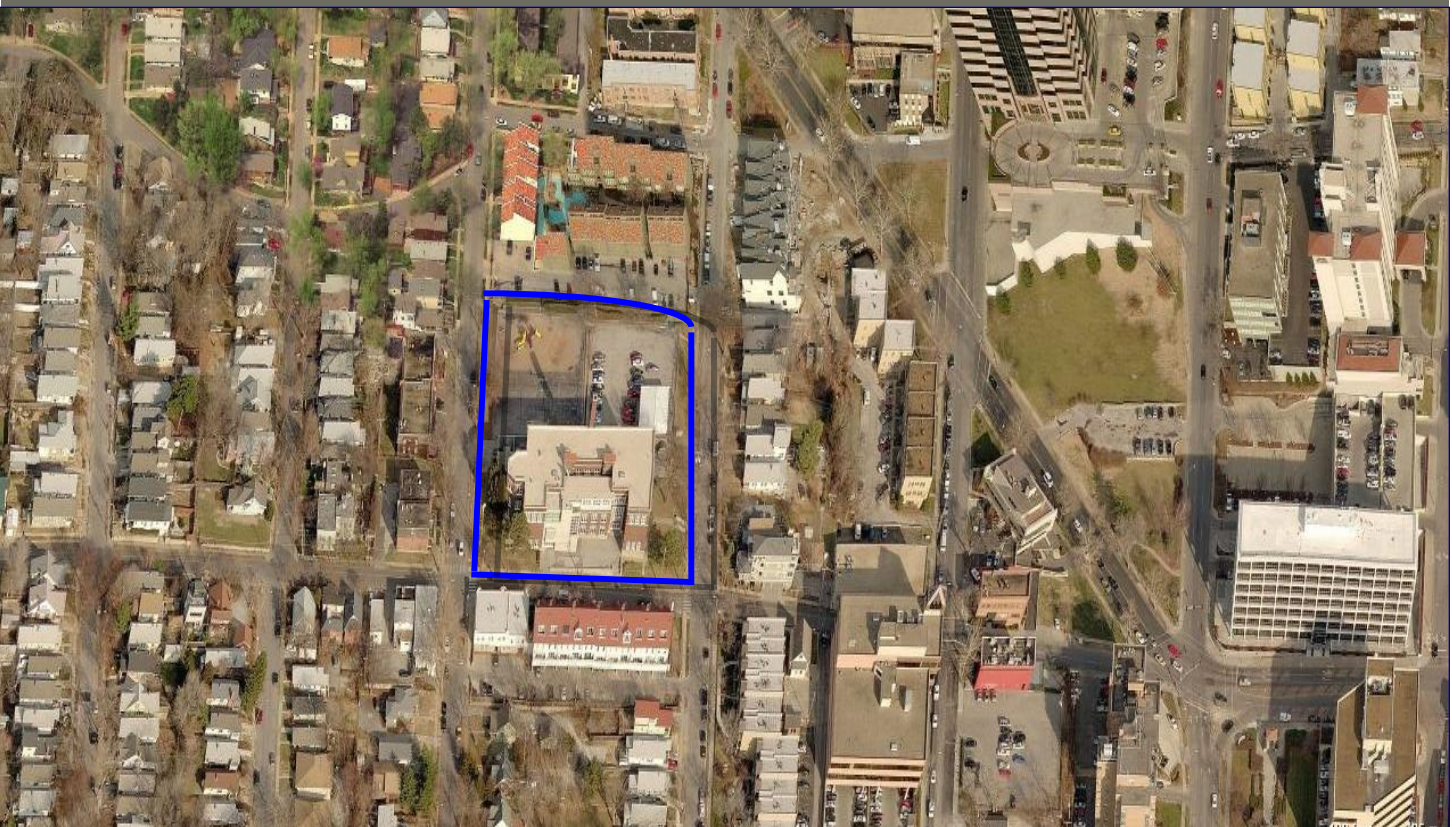


## Current Land Use Map



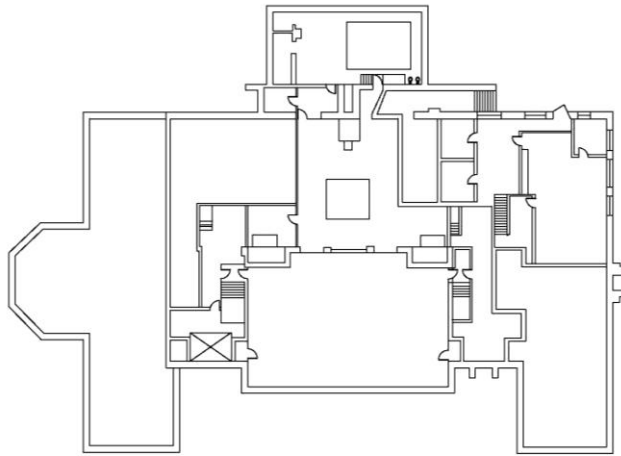
# Zoning Map

Aerial View: Swinney



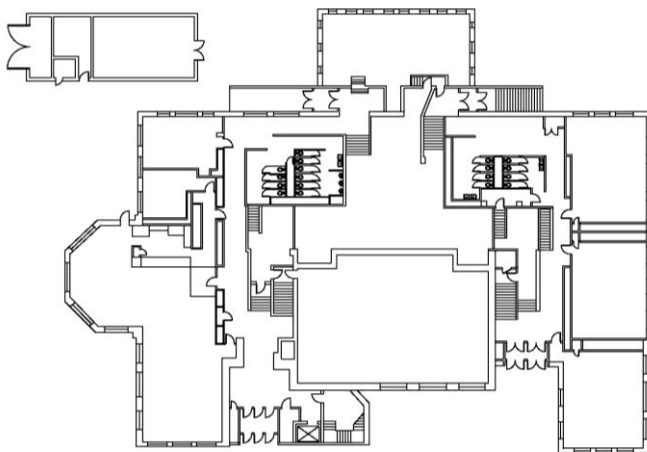


# Floor Plans:

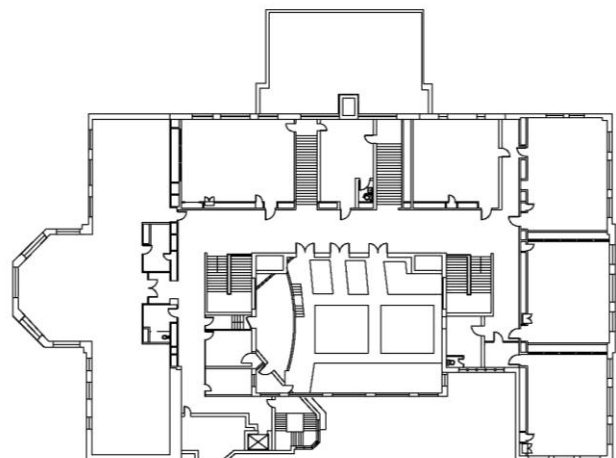


Basement Floor

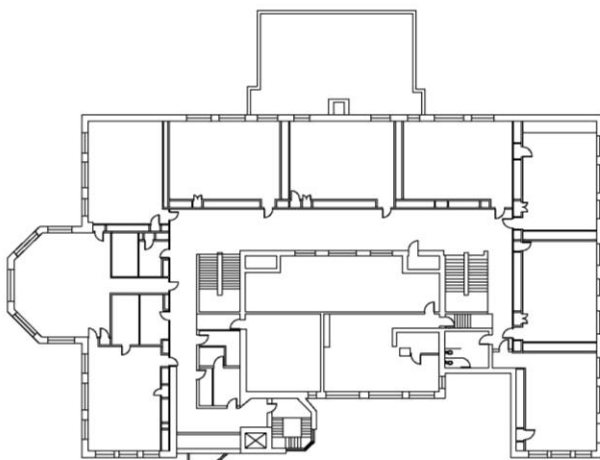
First Floor



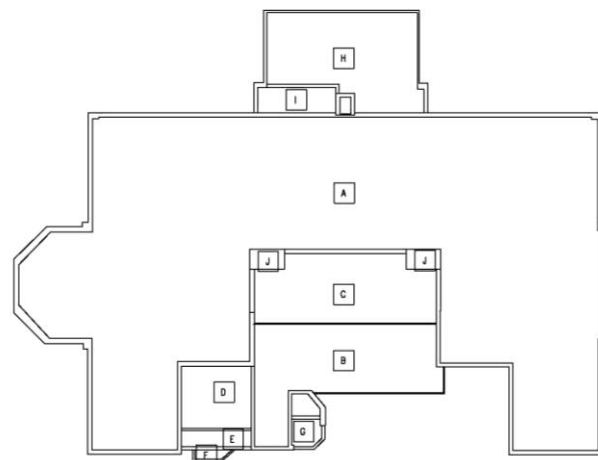
Second Floor



Third Floor



Roof Plan



1106 W. 47<sup>th</sup> Street

Kansas City, Missouri 64112

## Final Recommendations & Community Priorities



Interior Photograph



Exterior Photograph



Interior Photograph

## APPENDIX B: TECHNICAL ASSESSMENT

Reuse Summary

Site Assessment

Market Assessment

# Swinney

1106 West 47<sup>th</sup> Street

Kansas City, Missouri 64112

## REUSE ASSESSMENT

	SITE ASSESSMENT	MARKET ASSESSMENT	COMMUNITY FEEDBACK	OVERALL APPROPRIATENESS	DISPOSITION ALTERNATIVES (L)LEASE / (S)ALE
<b>EDUCATION</b>	5	3	4	4	L or S
Elementary		3			
Middle/High					
Day Care/ Early Childhood					
<b>RESIDENTIAL</b>	4	4	4	4	S
Market Rate	4	4			
Affordable	4	4			
Senior	4	3			
Mixed-Income	4	4			
New Construction	3	4			
<b>COMMERCIAL</b>	3	3	3	3	L or S
Office	4	3			
Retail	1	1			
<b>COMMUNITY USE</b>	4	3	4	3	L or S
Community Center		3			
Open Space					
Community Garden					
<b>MIXED USE</b>	4	4	4	4	L or S
<b>DEMOLISH</b>	1	1	1	1	S

Scale: 1-5, 5 being highest

**COMMUNITY FEEDBACK** (*Site visit May 26, 2011*): When the school was open, neighbors volunteered in the school, it served as a polling station and was where the neighborhood homes association met. Since closing, maintenance of the building and grounds has become an issue for neighbors. Participants were supportive of several types of reuse, including school, senior housing/services, market rate condos, small business incubator, multi-purpose center/arts center; however, they also indicated that any reuse would need to address traffic/parking concerns.



**BUILDING/SITE ASSESSMENT:** The building is in very good condition. It could easily reopen as an elementary school. Its size and layout are also readily adaptable for multi-family housing (24 +/- units). Classroom size converts well into a single bedroom apartment or combines well into a two bedroom apartment. The number and configuration of stairs and exits supports the division of the building for multiple tenants (such as housing + office). The building's exterior and interior design limit the visibility required for good retail use. It could work for office occupancy or as a business incubator with classrooms converted into multi-person office space, although the ratio of circulation space to lease space is inefficient. This building is fully air conditioned, which may expand reuse options under a short-term lease scenario. Uses other than office or education will typically require installation of a fire sprinkler system (a community center may also be exempt depending on overall sq. footage and location of exits). The large playground north of the building offers opportunities for community use of the grounds (garden, open space, playground).

**HISTORIC ASSESSMENT:** Good example of a Progressive Era elementary school. Much of its original plan and fabric remain intact. While the addition improved internal circulation and egress, its placement on the front elevation does not respect the original design. It would be difficult and costly to remove. The building does not appear eligible for listing in the National Register of Historic Places. However, if the addition was removed and the original façade restored, the building would likely qualify for Register listing.

**MARKET ASSESSMENT:** Located in the West Plaza neighborhood, Swinney has a mix of single family, multi-family and neighborhood retail adjacent to the site and is, within walking distance of the Country Club Plaza. Median household income and home values are strong in the area, which has also seen substantial redevelopment/reinvestment. Swinney's location and site attributes present some beneficial reuse alternatives not possible at other closed school sites, including residential rehab plus infill townhomes, or a mixed use redevelopment. While the area's percentage of children under 18 years is very low (1/3 of the District average), the lack of other public schools nearby could present an opportunity for educational reuse.

**LAND-USE AND ZONING ASSESSMENT:** Land use surrounding Swinney is a mix of single and multi-family residential with neighborhood commercial along 47<sup>th</sup> Street. The current R1.5, R-2.5 zoning classifications support a variety of potential reuses, including education, community center, and certain lower density residential uses. Commercial reuses would require rezoning unless the building receives national or local historic designation. Higher density residential reuse within the current R-2.5 portion would require rezoning.



# Swinney

1106 West 47<sup>th</sup> Street

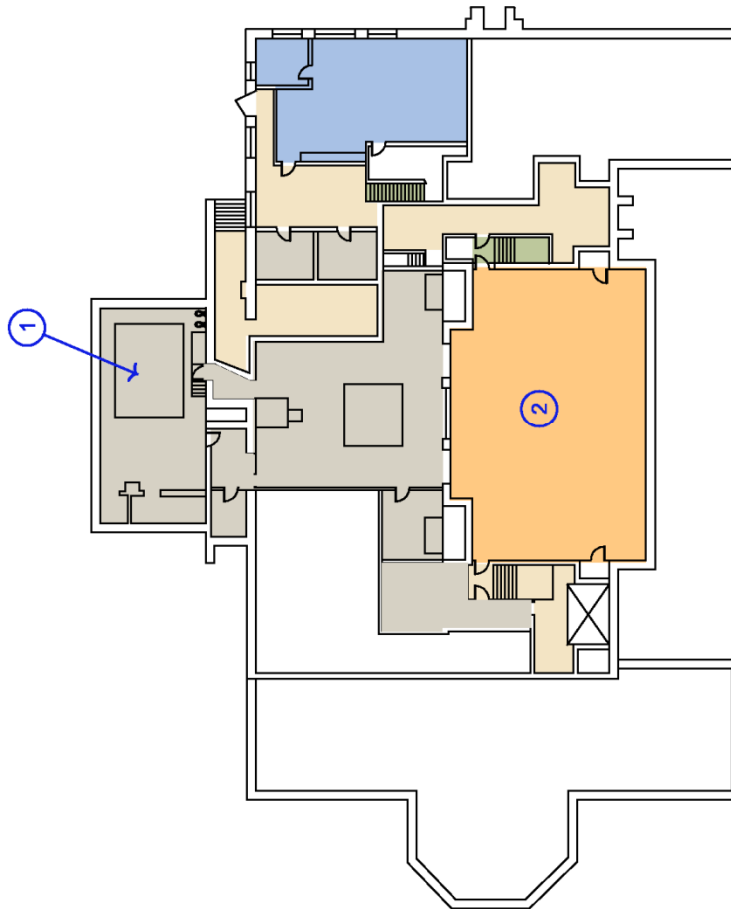
Kansas City, Missouri 64112

## GENERAL NOTES

- Typical classroom size is 800 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.
- Parking is sufficient but on a different (lower) level than building entrance, which creates difficult access
- Large gymnasium and auditorium in good condition
- Paint is peeling in a number of areas
- Building could be divided for multiple users. For example, it could divide vertically into multi-story sections or horizontally to provide separation between floors
- Northwest portion of site could accommodate new construction.

## KEY NOTES

1. Power plant
  2. Gymnasium has brick and plaster walls, wood floor and high ceiling
  3. No circulation between east and west halves of building
  4. Modern finishes and fixtures
  5. Classrooms on first floor have very low dropped ceilings and modern finishes
  6. Infilled entrance to Branch Library
  7. Original exterior terracotta intact
  8. Egress stair and elevator addition
  9. Cubbies below bay window
  10. Wide corridor with VCT floor, plaster walls and dropped ceiling
  11. Typical classroom includes:
    - a. Wood floor
    - b. Glazed door with transom
    - c. Wood framed chalkboard
    - d. Historic cabinets with glazed doors
    - e. Recessed coat closet
  12. Heating/Ventilation system chase
  13. Auditorium includes:
    - a. Fixed wood seating
    - b. Raised stage with simple plaster proscenium
    - c. Wood floor
  14. Enclosed "porch" has concrete columns and railings
- CONDITION NOTES**
- A. Water damage at wall and ceiling
- B. Deteriorated steel lintel above window



0 10 20 40

THIS LEVEL COULD NOT BE  
DIVIDED FOR MULTIPLE USES  
UNLESS MORE EXITS ARE  
PROVIDED



Basement

# Swinney

1106 West 47<sup>th</sup> Street

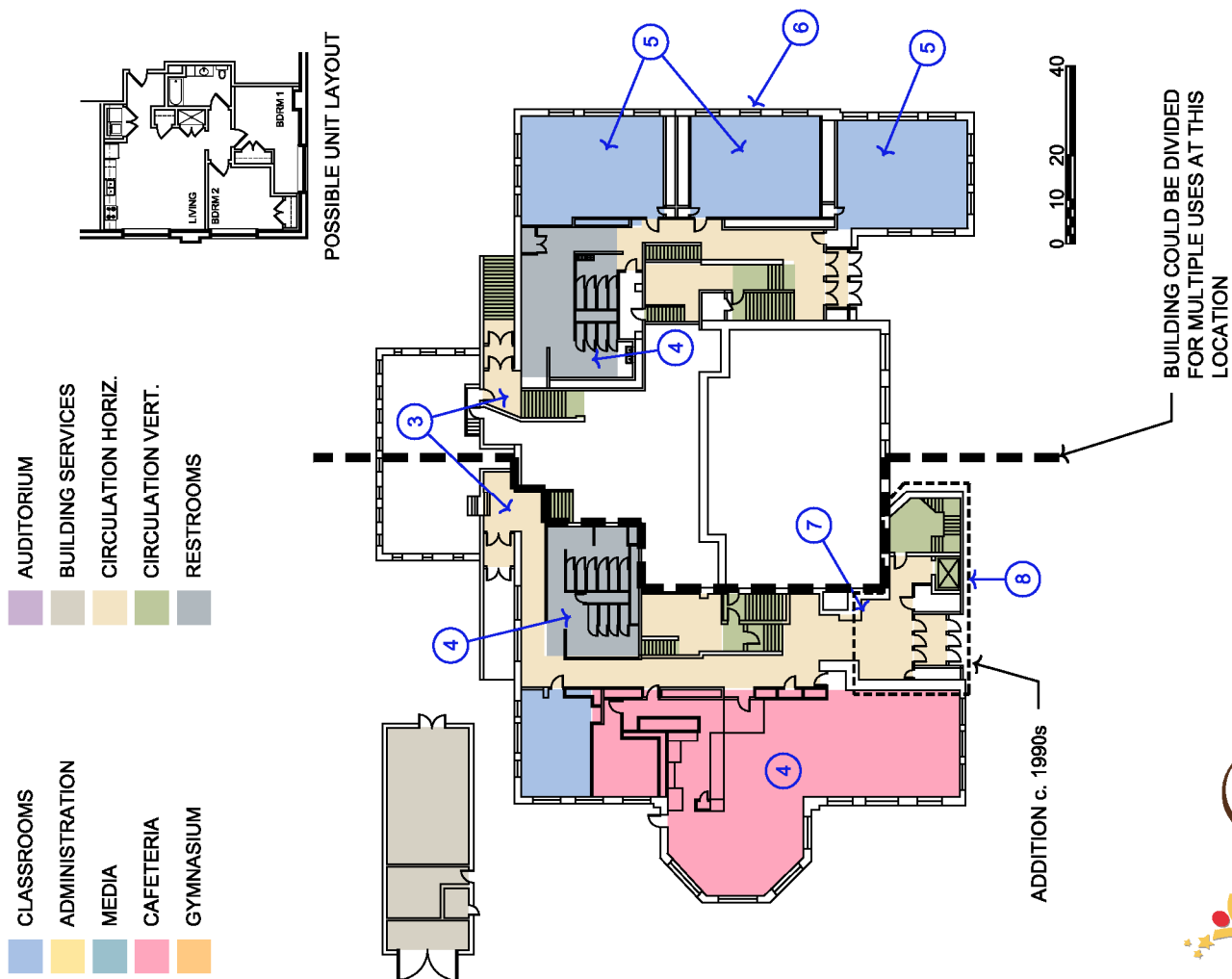
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First Floor





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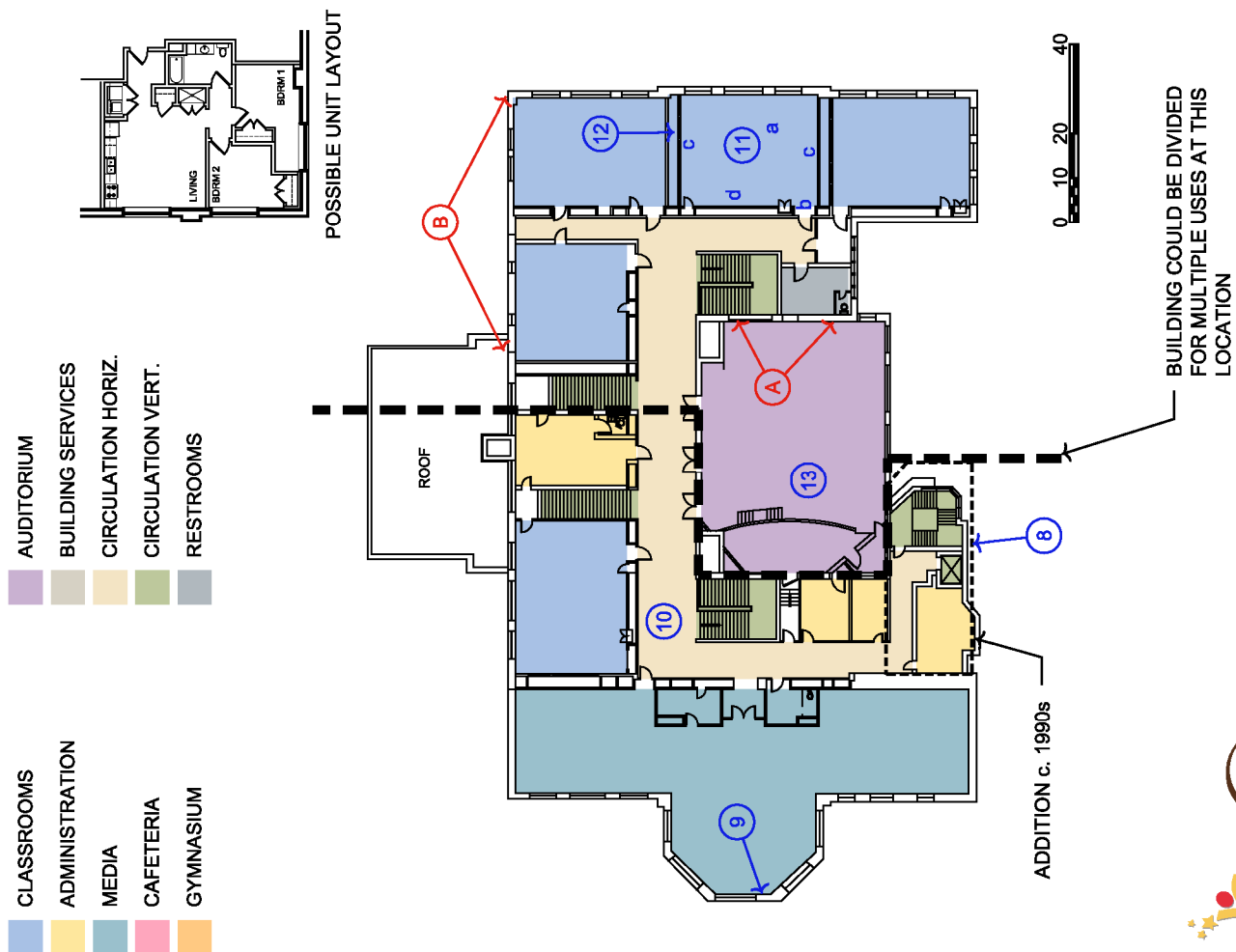
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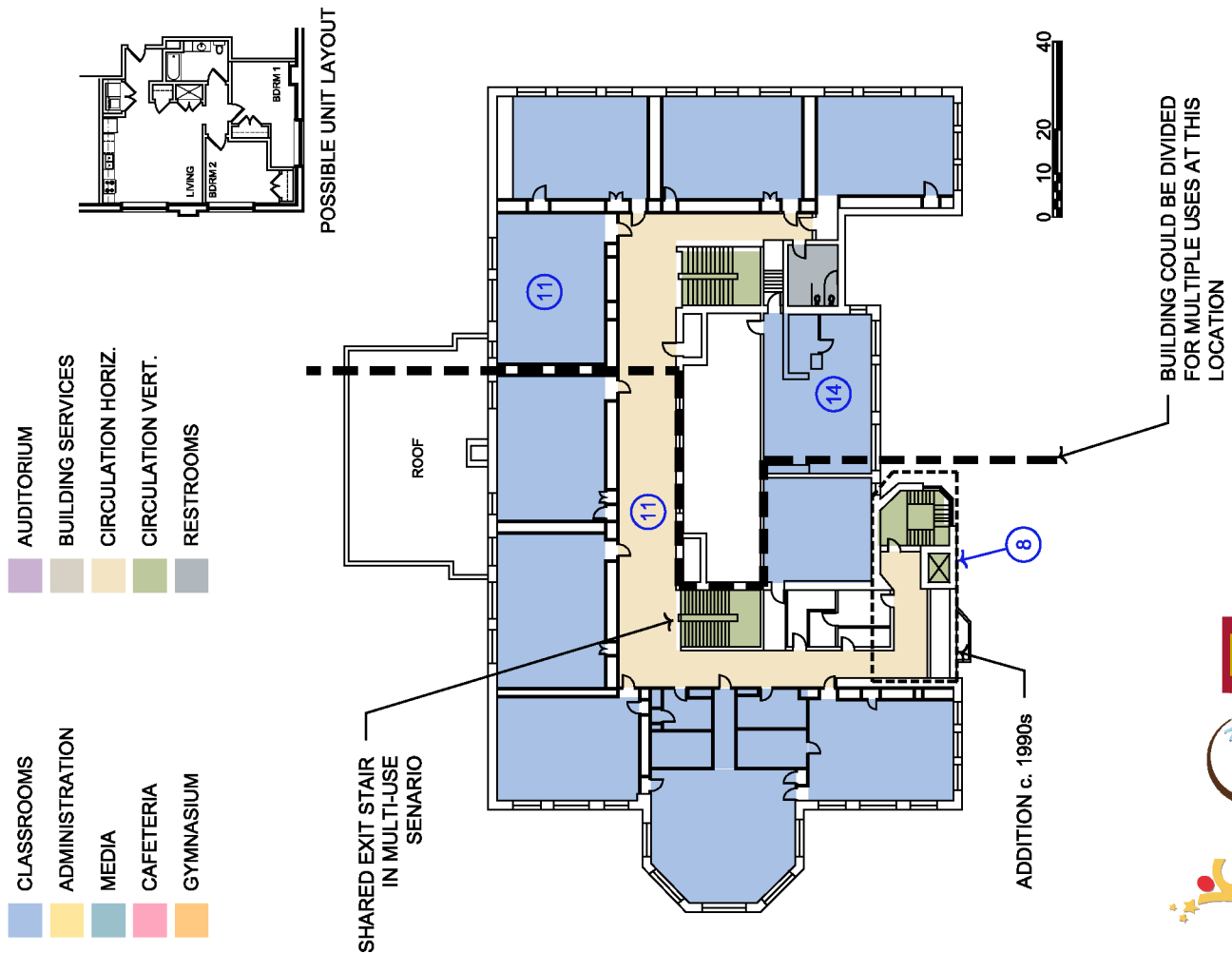
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# Swinney

1106 West 47<sup>th</sup> Street

Kansas City, Missouri 64112

## PHOTOGRAPHS



Rear exterior



Main entrance



Auditorium



Gymnasium



Corridor



Classroom



# Swinney

1106 West 47<sup>th</sup> Street

Kansas City, Missouri 64112-1215

## PHYSICAL BUILDING ASSESSMENT

### ASSESSMENT METHODOLOGY:

### ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on May 26, 2011. The site visit examined the school grounds, 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 2006.
- CADD floor plans -- basically accurate.
- Kansas City Historic Inventory Form (dated 3/89)



### CONDITION RATING: \*\*\*\* 1/2

The building is structurally sound. The exterior envelop is in good condition with remaining usable life of the envelop components. Building envelop requires only minor repairs. Interior finishes are in fair condition with typical wear from use. The mechanical and electrical systems appear to be sufficient and in fair to good condition for immediate building use. The exterior site requires repairs of damaged areas, including parking and playground areas and stone retaining walls.

### HISTORIC RATING: \*\*

Good example of a Progressive Era elementary school. Much of its original plan and fabric remain intact. Some finishes have been updated and small number of partitions has been altered or added. While the addition on the front of the building improved internal circulation and egress, it does not respect the materials or character of the original design and would be difficult and costly to remove. Its placement on the primary façade compounds the effect. The building does not appear eligible for listing in the National Register of Historic Places. However, if the addition was removed and the original façade was restored, the building would likely qualify for Register listing.

### PHYSICAL OBSTACLES TO REUSE:

- No circulation between east and west wings on 1<sup>st</sup> floor.

### DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

#### Building Structure

- Foundation: Limestone, generally in good condition
- Floor Framing: Undetermined.

# Swinney

1106 West 47<sup>th</sup> Street

Kansas City, Missouri 64112-1215

- Roof Framing: Undetermined.

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

## Exterior Envelope

- Exterior Wall Construction: Red brick with rusticated limestone foundation/water table and terra cotta trim. Patterned brick cornice. Ornament exhibits Sullivan-esque influences. Masonry is generally in good condition, although some bricks are beginning to spall and crack. Limited areas require repointing.
- Exterior Windows: Single-hung one-over-one aluminum sashes topped by fixed transoms. Windows have terracotta sills. Steel lintels show signs of deterioration. On the interior, the windows sit deep in plaster openings framed by thin non-historic wood trim and wood mullion caps.
- Exterior Entrances: Non-historic aluminum doors have multiple lights. Transoms at entrances on primary façade. Entrance in addition projects forward from wall of school. Original terra cotta trim is preserved in situ within new vestibule. East interior vestibule is wood-framed and has tile floor.
- Roof: Flat roof, condition unknown.

## Building Interior

- Corridors: Double-loaded corridors echo the U-shaped footprint of the building on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The 1<sup>st</sup> Floor has east and west corridors that exit to the south but that do not connect to each other. Vinyl composition tile covers the concrete floors. The concrete rises to form an integral baseboard; plaster walls have a varnished wood chair rail; a grid with lay-in acoustical tiles hangs below the plaster ceiling. In some locations the dropped ceilings are configured as "clouds" that float in the middle of the space, particularly above the stair wells. The 3<sup>rd</sup> floor corridor has a simple picture rail molding below the dropped ceiling. Materials are generally in fair condition.
- Classroom Entries: Glazed wood doors with operable transoms. Materials are generally in fair condition.
- Classrooms: Plaster walls with varnished chair rails. Wood floors are covered with carpet or vinyl composition tile in some rooms. Dropped grid ceilings have lay-in acoustical tiles. Materials are generally in fair condition.
- Walls: Mostly painted plaster. Painted CMU in addition. Materials are generally in fair condition.
- Ceilings: Lay-in grid ceilings in corridors and classrooms. Materials are generally in good to fair condition.
- Floors: Carpet and VCT over wood in the classrooms. VCT over concrete in the corridors and addition. Materials are generally in fair condition.
- Trim: Varnished wood chair rails are found throughout the building (corridors and classrooms). Classrooms also have wood baseboards, framed chalkboards, cabinets with leaded glass doors, and coat closets with pull-up doors or sliding doors. First floor classrooms have minimal historic trim. The addition is trimmed to mimic the corridors with concrete base and wood chair rail. Materials are generally in fair condition.
- Stairwells/Egress: Original building has wide concrete stairs with solid plaster knee wall railings separating runs. Railings have wood caps. Wood handrails are attached to both flanking walls. The addition contains an elevator and a concrete-filled metal pan stair structure. Materials are generally in fair condition.
- Restrooms: Modern finishes and fixtures, generally in fair condition.

## Conveying System

- The building has an elevator. It was not operational for review during the site visit.

# Swinney

1106 West 47<sup>th</sup> Street

Kansas City, Missouri 64112-1215

## Fire Protection Systems

- Fire Alarm system is a simple manual system with horns, strobes, smoke detectors and pulls located in corridors. Smoke detectors are also located in the library and classrooms.
- Fire sprinklers are provided in the kitchen and in the building corridors.

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

- Two low pressure steam boilers provide heating A 150 ton reciprocating chiller provides cooling. The entire building is air conditioned. Equipment appears to be in fair condition.
- Electrical system consists of a 1600A 208Y/120V service.

## Site

- Retaining Walls: Stone retaining walls at the north parking lot, east stair wing walls and main south entrance are in fair to poor condition. Damaged and missing stones were noted at each location.
- Sidewalks: Concrete, generally in fair condition. Stairs at the north parking lot are damaged and the southeast sidewalk is broken and settling. City-owned sidewalks surrounding the site are generally in fair condition except for the west side and northeast side, which were noted in poor condition.
- Parking Lots: Asphalt is in fair to poor condition. The lower parking lot on the north and the asphalt area at the south entry are in need of plant removal, milling, topping and resealing and striping. The upper parking lot on the north is in need of plant removal, resealing and striping.
- Playground: Asphalt is in fair condition. In need of plant removal, some patching, resealing and striping. The PVC pipe edging surround the soft play area is in need of repair.
- Playground Equipment: Only two basketball goals remain. These are in fair condition.
- Lawn and Landscaping: Fair condition, with a significant amount of weeds in the lawn areas.
- Fencing: Chain link in good to fair condition.
- Exterior railings: Steel tube railings are in good to fair condition.

## Key Public Spaces

- Auditorium: Open room has a raised stage at one end framed by a simple plaster proscenium. Fixed wood seats. Carpet runners on aisles of wood floor. Plaster walls with wood chair rail and baseboard. Dropped ceiling stops just above tops of window openings. Water staining on east wall, below 3<sup>rd</sup> floor bathroom.
- Library: Large open space along west side of building. Finishes similar to classrooms. Cubbies in bay window suggest that it may have been a kindergarten room.
- Gym: Glazed brown brick and plaster walls. Wood floor. High ceiling with plastered beams and acoustical tile attached to ceiling between beams. No bleachers.
- Office: Historic entrance surround with newer door. Wood cabinets along one wall. Wood desk. Single-user restroom.
- Cafeteria: On west side of building. All modern finishes and fixtures. VCT floor and dropped acoustical grid ceiling.

## Other Special/Distinct Features

- Separate power plant block sits just north of school. Matching exterior finishes and trim. Similar in form and placement to mechanical block at Moore, which originally housed a pool.

# Swinney

1106 West 47<sup>th</sup> Street

Kansas City, Missouri 64112-1215

- Lower level originally housed public library branch (see exterior trim). Entrance was in-filled to create additional classrooms.
- Third floor "sleeping porch" has stylized concrete columns, a low concrete railing and wide modillioned eaves. Windows infill original openings. May have been an outdoor play space that was later enclosed to create two classrooms.

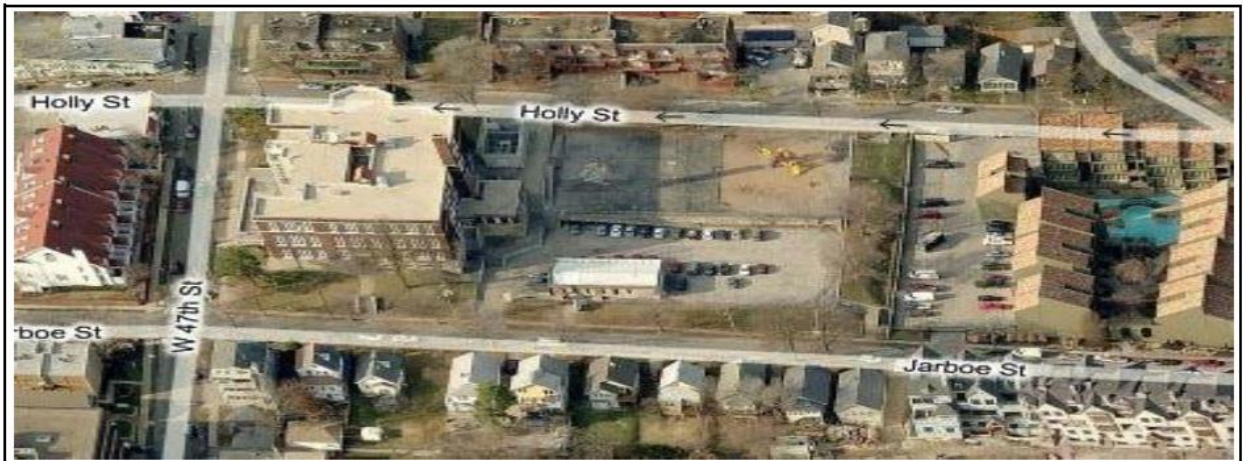


**Kansas City Public Schools  
Repurposing Initiative - Market Assessment**



**School: Swinney**  
**Address: 1106 West 47th Street**

Market Potential: ☆☆☆☆  
Market Reuses: Residential, Mixed-Use



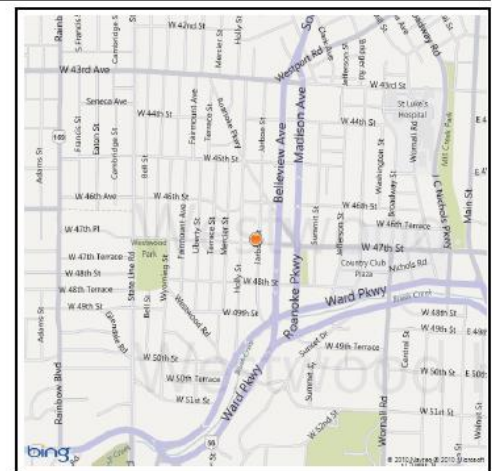
Proximity to Parks: 0.29 mile (Westwood)  
Proximity to Comm. Ctrs: 1.43 miles (Discovery Ctr.)  
Proximity to Major Arterial: Immediate (47th St.)  
Nearest School: 0.8 miles (Border Star)  
Proximity to Bus Route & Route: 333' (Broadway)  
Proximity to Bus Stop: 333'  
Located in a Food Desert? No  
High Need Zip Code-Education: No

1.0 mile Stats (2010)

Population: 12,506  
Pop. Growth (00-10): -4%  
Pop. <18 yrs: 860  
% Pop. <18 yrs old: 7%  
% 65+: 12%  
Households (1.5 mile): 15,357  
Median Income (\*): \$41,802

District Wide

197,361  
-9%  
45,231  
25%  
11%  
89,759  
\$28,188



Facility Location

\*American Community Survey 05-09

Comments:

Located in the West-Plaza neighborhood, Swinney has a mix of single-family, multi-family and neighborhood retail adjacent to the site and is within walking distance of the Country Club Plaza. Median household income and home values are strong in the area, which has also seen substantial redevelopment/reinvestment. Swinney's location and site attributes present some beneficial reuse alternatives not possible at other closed school sites, including residential redevelopment plus infill townhomes, or a mixed-use redevelopment. While the area's percentage of children under 18 years of age is very low (lower 1/3rd of the District average), the lack of other public schools nearby could present an opportunity for education reuse.



## APPENDIX C: COMMUNITY FEEDBACK

Site Tour

Phase II Meeting

## Swinney Site Tour

Thursday, May 26, 2011

5:30 – 7:30pm

30+ attendees

### **BREAKOUT SESSION (DC, FB)**

#### Site Significance

- Went to school here in 4<sup>th</sup> grade
- Closing didn't affect me
- Use to meet here with neighborhood home association
- Central for neighborhood
- Voted here
- Interaction with neighbors
- Sad school closed
- Student from K-7
- Worked in woodshop in exact room exploratory meeting being held
- School board forgot about school after closing
- Tattered flag when school was open
- Lost a resource – public school that neighborhood children can walk to
- Magnet school for a period
- Proud of school when I went here
- There was excitement in neighborhood with the new principal – enrollment doubled
- Number of students with ethnic backgrounds/school diversified the neighborhood a bit

#### Strengths

- Surrounding land use/density
- Redevelopment /reinvestment of neighborhood
- Apartments have been converted to condos in the area
- Range of housing values in neighborhood
- Low number of foreclosures in community
- Don't have empty houses or empty storefronts – when there is business turnover, new businesses come in quickly
- Young/seniors in neighborhood
- Location: proximity to Plaza
- Building is solid and “redeemable”
- Hardwood floors are great/ Floors could be great for dance
- Textured windows on closet door
- Size of classrooms are great
- Structure allows for multiple uses

- Natural light
- Exterior architecture is quite nice
- School was bilingual when open

#### Challenges (Interim solutions in blue)

- Getting lawn mowed
- Elevator shaft has a sump pump that pumps out front of school (mosquitoes) (Pump water elsewhere or have it cleaned; re-routed to sewer or used to water lawn)
- Bad sidewalks when school was open, worse now that it's closed. Sidewalks need repaired (Have city look at sidewalks)
- Crosswalk markings at 47<sup>th</sup>/Holly were removed after school was closed leaving a destroyed street beneath (City resurface street)
- Site is becoming blighted: lawn + sidewalks
- Young families are going to Kansas schools and leaving neighborhood b/c of the "lack of a good public school"
- Deferred maintenance, leakage in auditorium, upset by the lack of care for the interior of building (Weatherizing bathroom the auditorium backs up into)
- Maintenance has gone down since building was closed
- Plumbing: building had major plumbing issues in its last year. Had to bus kids elsewhere to use the bathroom
- Not neighborhood school, a lot of students were bused in
- Sidewalks not shoveled in winter

#### Community Needs

- We want KCMSD to get themselves together!
- Senior services for independent living seniors
- Food- no neighborhood grocery store
- Good automotive parts store nearby
- Education/schools ( elementary public/magnet)
- New housing (ownership)
- Parking is a problem. Condos across the street are short 40 off-street parking stalls : District could make money by leasing parking to nearby residents

#### Reuse Options (that could address community needs)

- Retirement home
- Senior activities
- Multi-purpose center: garden, canning, organic gardeners'/educational learning how to prepare foods and garden (concern expressed about whether this was the best location – maybe it would be better in another location)
- No to new charter/ okay for existing high-performing charter school
- Must be an accredited school

- Small private school with affordable tuition, might be ok but public school preferred
- Small business incubator – “professionals”
- Small business/professionals Incubator
- No strip joints
- Nothing that will be a drag on the district
- No business that will be odious (odors, etc)
- Condos
- Concern about traffic issues and parking in set use
- Arts organizations – concern about capacity of shares use from successful non-profits
- Public use
- East and west side could be used for parking

Feedback on Informal proposals:

- Housing: not a fan of concentrated affordable housing. Already have quite a bit in the neighborhood. Prefer affordable housing to be distributed throughout community
- Private Recreational Club: concern about traffic issues and parking. Already have Woodside nearby; traffic would be a concern; may not be financially successful if start up; if existing that may be okay; not enough details
- Boarding school: plumbing would be horrible; would need more detail to give feedback
- Charter school expansion: If successful, okay

Parking Lot

- Are all rooms wired with technology capability?

## Swinney – Phase II Meeting

Thursday, September 15, 2011  
 All Souls Unitarian Universalist Church  
 5:30-7:30pm  
 14 attendees

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

### **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 site tour discussion:

- *While most of the kids weren't from the area, the neighborhood had been excited about new principal – new interaction between the school and neighbors; school was where the neighborhood association met*
- *Site has a lot of positives: proximity to Plaza, redevelopment/reinvestment in the neighborhood, business area doesn't have empty storefronts, range of housing types & values*
- *Concern that maintenance of building and grounds have deteriorated since school closing*
- *Area loses young families due to lack of good public education options*
- *Variety of reuses discussed including: school, senior housing/senior services, condos, small business incubator, arts or multi-purpose center, public use*
- *Traffic/parking concerns with any proposal (one of the nearby condo buildings is already underparked)*

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 Swinney. The following provides a summary of the community feedback in discussing reuse options:

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

- Participants expressed that condos (home ownership) are more desirable than rentals. One participant noted there are already lots of rentals in the area. At a subsequent meeting with the West Plaza Neighborhood Association on 9/20/11, participants stressed that maintenance of the facility was important, and it was felt that condo owners typically maintain their facilities better than renters, and thus better curb appeal. In addition, home owners typically are more invested in the neighborhood and participate in activities such as the neighborhood association
- Participants were mixed over use of the facility for senior housing. Some distinguished between senior housing (non-assisted living) and nursing homes (a nursing home considered less desirable); others made no distinction and had no issues with use of the

facility for senior housing. Concerns that were expressed: young families might not be attracted to the area (senior facility perceived as depressing); increased noise from ambulance/emergency vehicles

- Some participants said they are not interested in subsidized housing because they worry about the impact on home values
  - A developer who participated in the discussion indicated that he felt that the ground is too expensive for affordable housing
  - Some residents said they prefer market rate housing, but also noted a development that allocated a small percentage of units to be affordable, while the majority remain market rate, would be acceptable.
- In regards to the possibility of new construction of townhomes, etc on the site (in addition to renovation of the existing structure):
  - Participants generally were supportive of new residential construction on the site, but expressed the desire for more information about the potential development. A participant voiced concern over the height of recently constructed residential structures in the area and that any proposal should outline height of any new structure(s)
  - A participant noted they would like the district to get the maximum value for the site
  - At the 9/20/11 West Plaza Neighborhood Association meeting, there was strong support/interest in a project that would include additional residential units along the western boundary. One participant indicated that such a development would improve the streetscape
- Participants indicated that while there was a feeling that the site could adequately handle parking, it should be addressed in any development proposal
- At the 9/20/11 West Plaza Neighborhood Association meeting, residents/property owners indicated that they

Community feedback on **Mixed Use (Residential + Other – Office, Community Center, Etc)/Commercial Use:**

- In the case of a mixed- use scenario involving a community center component, some participants expressed multiple concerns. Participants questioned who would be coming into the neighborhood to access a community center and the hours of operation. Some noted that a people may not want to live in a building housing a community center due to noise, traffic, and diminished privacy. Due to these factors, some participants said they could not see a mixed-use residential and community center working. -
- Another participant suggested people might not want to live next to other uses besides residential and some participants said they prefer residential by itself without an office component
- At the 9/20/11 West Plaza Neighborhood Association meeting, participants were open to mixed use/commercial use proposals; however, they did indicate that they would want to understand the operating hours of the facility (note: concerns were expressed about any use requiring a liquor license); what would be done with the existing playground area as they didn't want it all to be converted to parking; parking would need to be effectively accommodated off-street

Community feedback on **Educational Reuse:**

- Participants expressed strong support to return the site to educational use if possible
  - One resident noted that young families might not want to send their kids to a KCMSD school, but would consider a charter or private school
  - If there was an educational reuse, one resident said they preferred elementary age children
  - Another participant said there could be a daycare at the site
  - At the 9/20/11 West Plaza Neighborhood Association meeting, participants strongly supported reuse of the site as a school. They cited the issue of young families moving out of the area due to the feeling that there is a lack of good public school options. Residents who live adjacent to the site did indicate that because so many of the children who attended Swinney in the recent past were not from the neighborhood, there was significant bus traffic, and this was something that would be desirable to address if the site returned to school use

**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/Evaluation Criteria:**

- Participants expressed varying opinions on whether they had a preference for the district to sell or lease the site; however, they were in agreement that the most critical thing was for the district to focus on finding the best use for the site
- Some participants expressed concern that the district had sold schools in the past and then they remained vacant
- Participants also expressed varying opinions on the process the district uses to solicit proposals; however, they stressed a desire for the neighborhood to be involved in the process with the developer or in negotiations. They indicated that this was done during the West Edge project and was a positive experience. The desire to be involved was affirmed during the West Plaza Neighborhood Association meeting

**INTERIM REUSES/ACTIONS**

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

Community feedback on **Interim Uses**:

- The district should take responsibly and maintain property as well as they can
- Possible community center or arts center/artist studios in the interim
- Playground could be used for neighborhood kids
- Lease of parking spots to address parking need in the area



## APPENDIX D: REPURPOSING GUIDELINES

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

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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, 63<sup>rd</sup> 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