

# REUSE STRATEGY AND ACTION PLAN

## WILLARD SCHOOL SITE

5015 Garfield Avenue, Kansas City, Missouri 64130



# CREDITS AND ACKNOWLEDGEMENTS

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The following serves as a guide for the reuse/redevelopment of the Willard 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 1924, with an addition in 1930, the one-story plan for Willard was very unique and innovative for its period of construction. The Mediterranean Revival architecture is clearly expressed and well suited to the massing. It retains extensive wood trim, original built-ins and decorative features, as well as skylights in several classrooms, corridors and the gymnasium. Willard is 48,941 ft<sup>2</sup> on 3 floors, complete with classrooms with exterior entrances, auditorium, and gymnasium. The building is in poor condition due to repeated vandalism and water damage since the building closed in 2006. Substantial rehabilitation will be required for any reuse of the building. The multilevel design also presents accessibility challenges. While Willard is in a diminished condition, its original plan and historic architectural features remain highly intact. The building does appear to be eligible for listing in the National Register and thereby eligible for historic tax credits that could be used to finance the reuse/redevelopment of the structure.

The school building is located in the Blue Hills neighborhood several blocks west of Bruce R. Watkins (Hwy 71), surrounded by a combination of single family homes, vacant lots, and the Southside First Baptist Church immediately to the west. The 3.15 acre site is zoned R-6 (low density residential). While the building's condition will limit some reuse options, its location, which is within the Green Impact Zone, a LISC NeighborhoodsNOW neighborhood, and within the service area of Blue Hills Community Services could help foster redevelopment opportunities. For additional information about the building, floor plans, land use, etc., see Appendix A – Site Profile.



## 2.0 REUSE ASSESSMENT

Willard's poor condition restricts the marketability of the site and building. Renovations will be unlikely without substantial subsidy. The following outlines a reuse assessment of the building/site:

**Residential Use:** While classroom size and features support reuse as multi-family housing, the building would accommodate only 15 +/- units. This small number would require additional new construction on the property to make residential development feasible. The multilevel design also presents accessibility challenges. A majority of the classrooms do have direct exterior access which would be an asset for residential or office use or for a multi-tenant scenario.

### REUSE POTENTIAL RATING

Low/Med

- Residential
- Mixed-use
- Commercial
- Education
- Demolition

**Mixed-use/Commercial use:** Willard's location within a single-family neighborhood is not ideal for most mixed-use/commercial uses as it lacks good visibility. As previously stated, a majority of the classrooms have direct exterior access which would be an asset for an office use or multi-tenant scenario/business incubator/art space, although the amount of office space compared to circulation space is not highly efficient.

**Community and Educational use:** The large paved playground on the south side of Willard offers opportunities for additional new construction or for community use of the grounds (garden, farmer's market, open space, playground, etc.) Stakeholders who participated in public meetings were very supportive of an educational/vocational use for Willard, however, the high cost per square foot would likely be prohibitive unless subsidies were identified.

**Demolition:** Community stakeholders have indicated that they would prefer a reuse of the building, however, due to continued vandalism and break-ins that jeopardize safety and well-being in the area the district and neighborhood began discussing the possibility of demolition. As of the writing of this document, the district had recently received a proposal for the site, so demolition discussions were put on hold. If the proposal does not yield a successful redevelopment project, demolition discussions should resume.

## 3.0 REUSE RECOMMENDATION & ACTION PLAN

As outlined in the reuse assessment and the feedback received from the Willard Site Tour and Phase II meetings, the Willard school site presents some, but limited, opportunities for redevelopment. As such, KCPS listed Willard with Block Real Estate Services in August of 2012 in order to effectively market the site to interested parties. While the district did not receive a viable proposal during the initial listing period, the district did receive one in July 2013. The KCPS review committee used the following criteria to evaluate proposals for all the closed school sites, including Willard:

- 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.

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: Obtain Community Feedback**

The District should hold a public hearing in order to provide local stakeholders an opportunity to learn about the proposals and to provide feedback to the District. This meeting is currently scheduled to occur on August 24, 2013 during the Blue Hills Neighborhood Association monthly meeting. Feedback garnered during the meeting will assist the district in its evaluation/decision-making process.

#### **Step 2: Negotiate Sales Agreement with Contingencies**

If the proposal is in line with community goals/priorities and can effectively address these concerns as well as meet the District's other requirements the KCPS should enter into a sales agreement that is contingent upon performance criteria. Criteria will be finalized after the district completes its assessment of the proposal and receives community feedback, however, it may include: securing necessary financing and entitlements (rezoning, etc.), demonstrate that project adequately addresses community concerns, and that the community is consulted during any necessary site plan development.

#### **Step 3: 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 4: Monitor Progress in Securing Financing/Entitlements**

As any sales contract 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 the interested party, or that party is unable to secure the necessary entitlements/financing, the District should assess the contributing factors, and then determine how to best proceed, which may include resuming demolitions discussions with the neighborhood association.

## APPENDIX A: SITE PROFILE



# Willard

5015 Garfield

Kansas City, Missouri 64130

## Historical Brief

**Architect:**

Charles A. Smith

**Architectural Style:**

Mediterranean Elements

**Year Built:**

1924-1930

**Designation:**

Eligible

## Site Overview

**Acreage:**

3.15 acres

**Square Footage:**

48,941 square feet

**Number of Floors:**

3 floors

**Neighborhood:**

Blue Hills

**Zoning:**

R-6

**Deed Restrictions:**

TBD



## Site Details

Closed in 2000, leased until 2006

Auditorium

Gymnasium

Classrooms have exterior entrances

In Green Impact Zone

Roof damage/water infiltration

## Cost Management

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

Unknown

**Appraisal/Fair Market Value:**

\$ 0 (2008)

## Draft Reuse Assessment

**Condition Rating:** 2 out of 5



**Historic Rating:** 4 out of 5



**Reuse Potential Rating:**

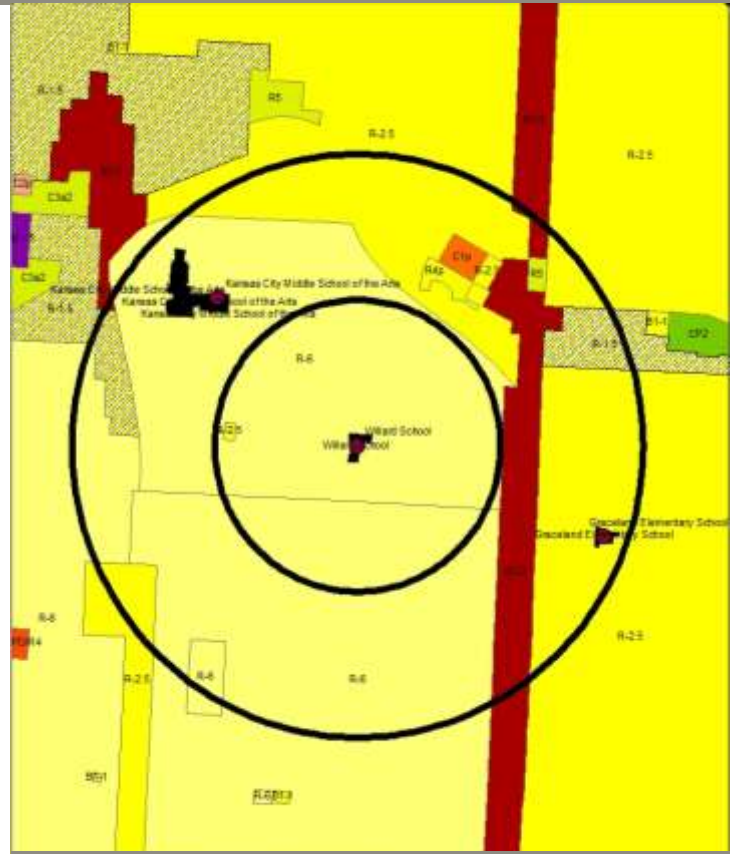
**Low/Med**

- Mixed Use
- Residential
- Commercial
- Education
- Demolition





Current Land Use Map

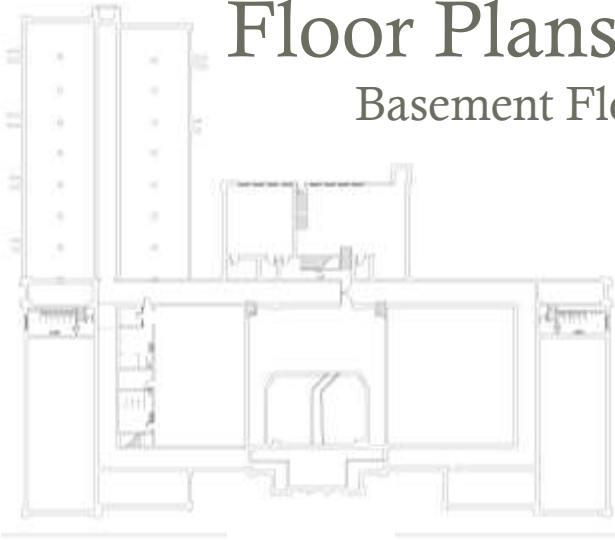


Zoning Map

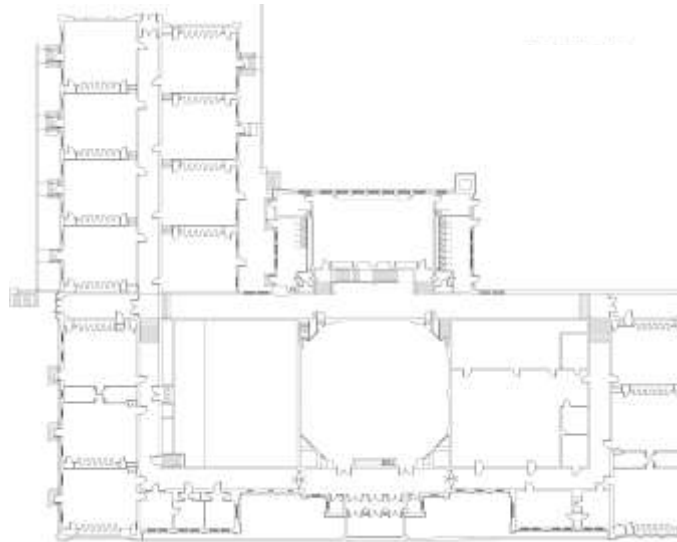
Aerial View: Willard



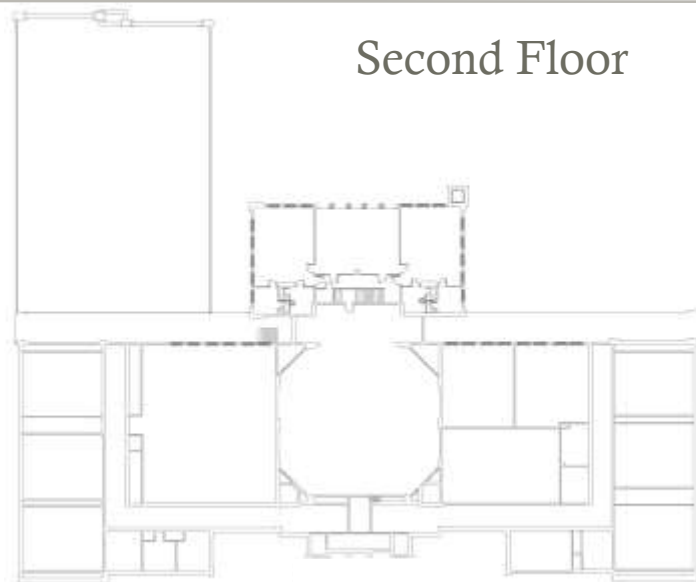
## Floor Plans: Basement Floor



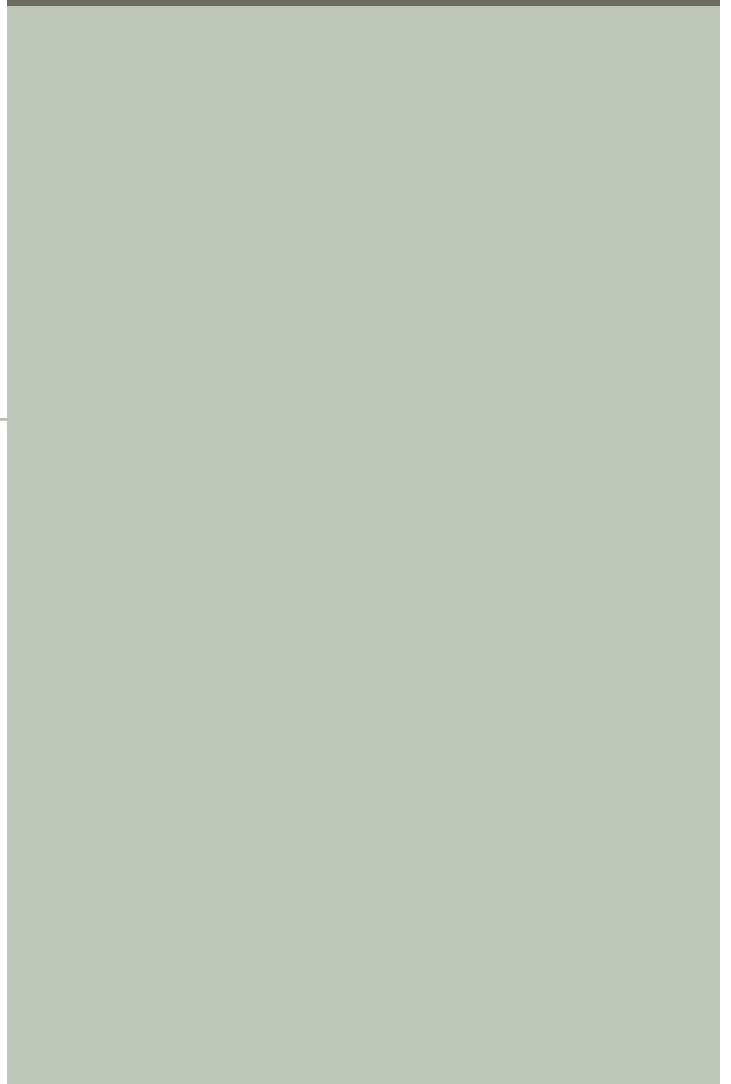
## First Floor



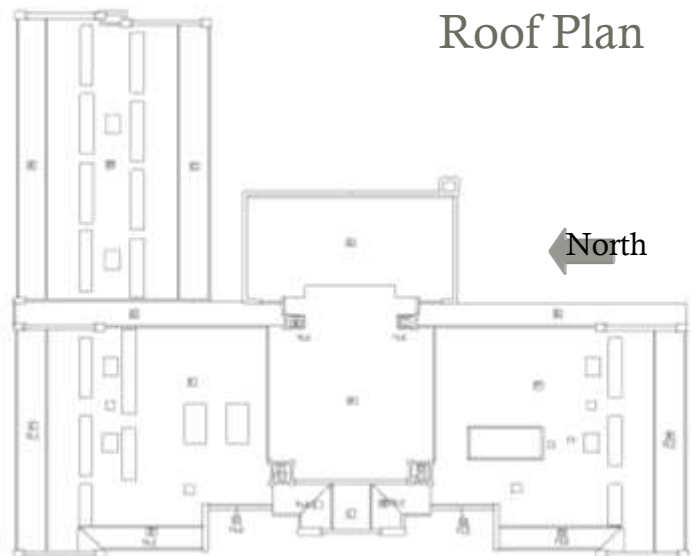
## Second Floor



## Final Recommendations & Community Priorities



## Roof Plan







Exterior Photograph



Interior Photograph



Interior Photograph

## APPENDIX B: TECHNICAL ASSESSMENT

Reuse Summary

Site Assessment

Market Assessment

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5015 Garfield

Kansas City, Missouri 64130

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**Reuse Potential Rating:**

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# Willard

5015 Garfield

Kansas City, Missouri 64130

## REUSE ASSESSMENT

|                           | SITE ASSESSMENT | MARKET ASSESSMENT | COMMUNITY FEEDBACK | OVERALL APPROPRIATENESS | DISPOSITION ALTERNATIVES (L)EASE) / (S)ALE |
|---------------------------|-----------------|-------------------|--------------------|-------------------------|--|
| <b>EDUCATION</b>          | 2               | 1                 | 3                  | 1                       | L or S                                     |
| Elementary                |                 |                   |                    |                         |  |
| Middle/High               |                 |                   |                    |                         |  |
| Day Care/ Early Childhood |                 |                   |                    |                         |  |
| <b>RESIDENTIAL</b>        | 3               | 2                 | 3                  | 2                       | S  |
| Market Rate               |                 |                   |                    |                         |  |
| Affordable                |                 | 2                 |                    |                         |  |
| Senior                    |                 |                   |                    |                         |  |
| Mixed-Income              |                 |                   |                    |                         |  |
| New Construction          |                 |                   |                    |                         |  |
| <b>COMMERCIAL</b>         | 2               | 2                 | 3                  | 2                       | L or S                                     |
| Office                    | 3               | 2                 |                    |                         |  |
| Retail                    | 1               | 1                 |                    |                         |  |
| <b>COMMUNITY USE</b>      | 3               | 2                 | 4                  | 2                       | L or S                                     |
| Community Center          |                 |                   |                    |                         |  |
| Open Space                |                 |                   |                    |                         |  |
| Community Garden          |                 |                   |                    |                         |  |
| <b>MIXED USE</b>          | 3               | 3                 | 3                  | 3                       | L or S                                     |
|                           |                 |                   |                    |                         |  |
| <b>DEMOLISH</b>           | 3               | 3                 | -                  | 3                       |  |

Scale: 1-5, 5 being highest

**COMMUNITY FEEDBACK** (*Site visit May 21, 2011*): Participants were supportive of several types of reuse, including senior housing, community services/center, art space, and community garden. Neighbors noted that they had dedicated significant efforts towards addressing crime in the area and wanted to ensure that reuse of the site did not "invite" any criminal activity back to the area. As such, attendees indicated that any youth activities at the site should be structured and heavily monitored.



**BUILDING/SITE ASSESSMENT:** Building is in fair to poor condition. Substantial rehabilitation will be required for any reuse. The multilevel design also presents accessibility challenges. Direct exterior access from many classrooms would be an asset for residential or office use or for a multi-tenant scenario. While classroom size and features support reuse as multi-family housing, the building would accommodate only 15 +/- units. This small number would require additional new construction on the property to make residential development feasible. The building's exterior and interior design limit the visibility required for good retail use but could work for office occupancy or business incubator with classrooms converted into multi-person office space, although the amount of office space compared to circulation space is not highly efficient. The large paved playground on the south side of the building offers opportunities for additional new construction or for community use of the grounds (garden, farmer's market, open space, playground, etc.)

**HISTORIC ASSESSMENT:** While Willard is in diminished condition, its original plan and historic architectural features remain highly intact. The one-story plan was very unique and innovative for its period of construction. The Mediterranean Revival architecture is clearly expressed and well suited to the massing. It retains extensive wood trim, original built-ins and decorative features, as well as skylights in several classrooms, corridors and the gymnasium. Appears eligible for listing in the National Register of Historic Places.

**MARKET ASSESSMENT:** Located in a single family neighborhood just west of Bruce R. Watkins (Hwy 71), Willard is less than a mile from the UMKC and Rockhurst campuses. Access to Willard is good but the site is not served directly by a primary arterial. The area is aging, with a higher concentration of residents over 65 than District wide averages. While homeownership rates have historically been higher than the district-wide average, they have declined over the last few decades. The area's vacancy rate has more than doubled since 2000 and median home values and household income are lower than the district-wide. While the building's condition will limit some reuse options, its location within the Green Impact Zone could help foster redevelopment opportunities.

**LAND-USE AND ZONING ASSESSMENT:** Land-use surrounding Willard is primarily single-family residential. The current R-6 zoning classification supports a variety of potential reuses, including education, community center, and low density residential uses. Commercial reuses would require rezoning. If the building receives national or local historic designation some commercial uses may be allowable with a special use permit approved by the City. Higher density residential reuse would require rezoning.



# Willard

5015 Garfield

Kansas City, Missouri 64130

## GENERAL NOTES

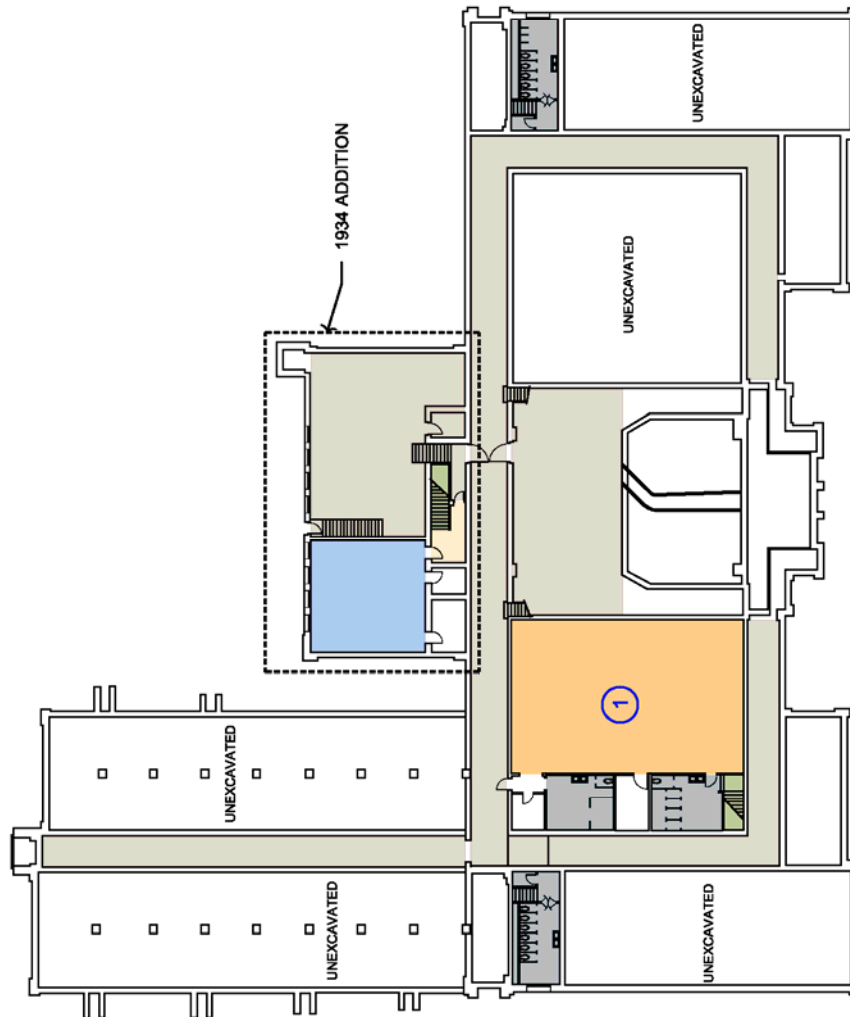
- Typical classroom size is +/-830 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Operable windows allow natural light and ventilation
- Sufficient parking, some spaces located adjacent to the building
- Large gymnasium and auditorium in fair - good condition
- Building could be divided for multiple users. Dividing the building will require shared access to the existing exits or the addition of additional exits.
- Numerous areas of water damage to various interior surfaces throughout the entire building
- Multi-level design presents accessibility challenges
- Exterior material containing copper has been removed leaving the building open to the elements

## KEY NOTES

1. Gymnasium has wood floor and skylights
2. Typical classroom has closet, coat area (some with pivot doors), cabinet, exterior access with transom, chalk board (some with drawers below), deep paneled wood jambs and skylights
3. Hex tile floor with metal partitions
4. Typical corridor concrete floor and skylights
5. Auditorium with raised stage, plaster proscenium, wood paneling, beamed ceiling and decorative brackets
6. Multi-light wood doors with transoms
7. Paired wood doors typical
8. Wood shelving
9. Balcony with wood bleachers
10. Concrete floor (may have been open air at one time)

## CONDITION NOTES

- A. Building exterior requires masonry repointing typical
- B. Concrete stairs are damaged
- C. Retaining wall is rotating and damaged
- D. Hole in roof at this location



Basement



# Willard

5015 Garfield

Kansas City, Missouri 64130

## GENERAL NOTES

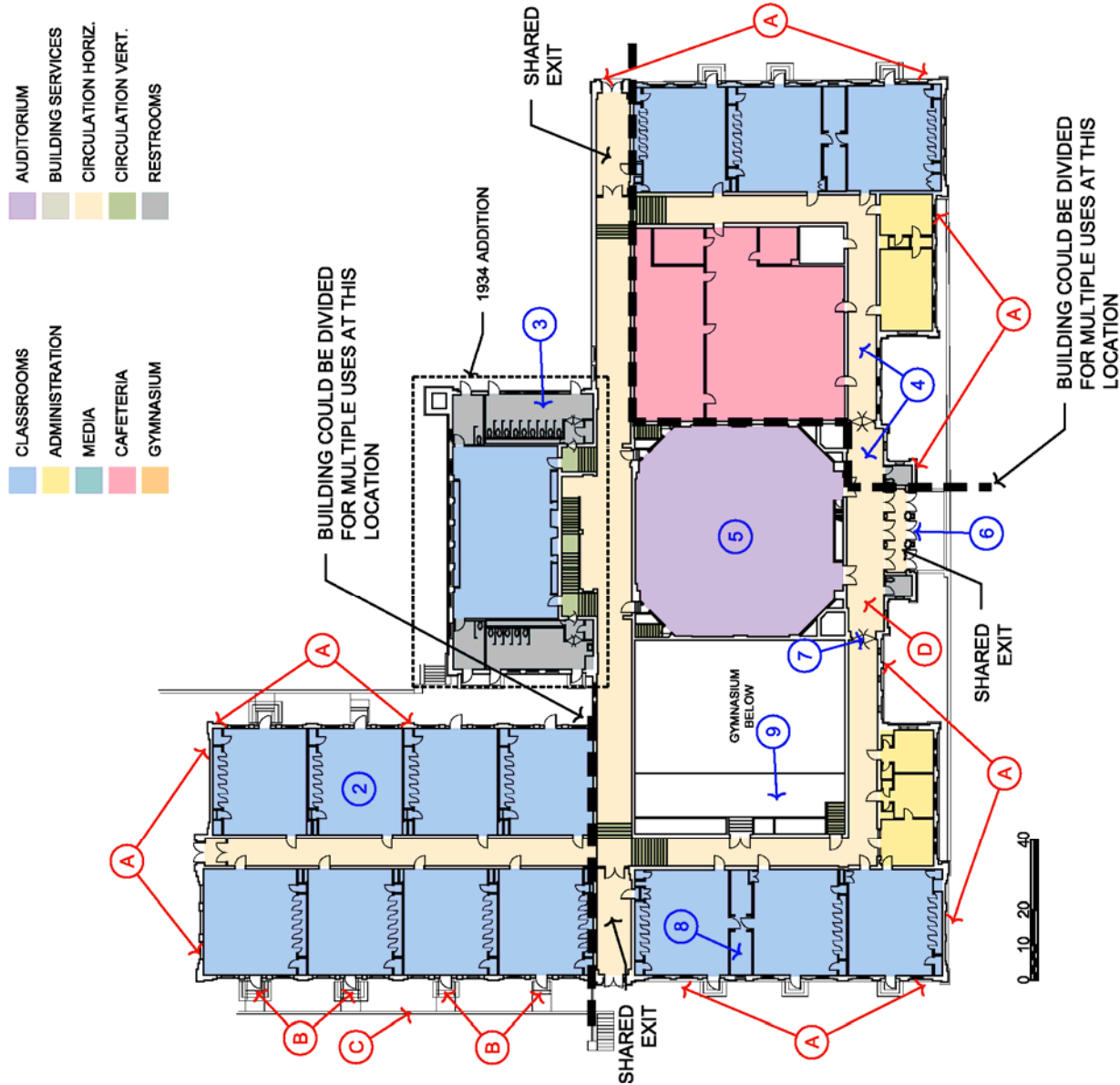
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First Floor



# Willard

5015 Garfield

Kansas City, Missouri 64130

## GENERAL NOTES

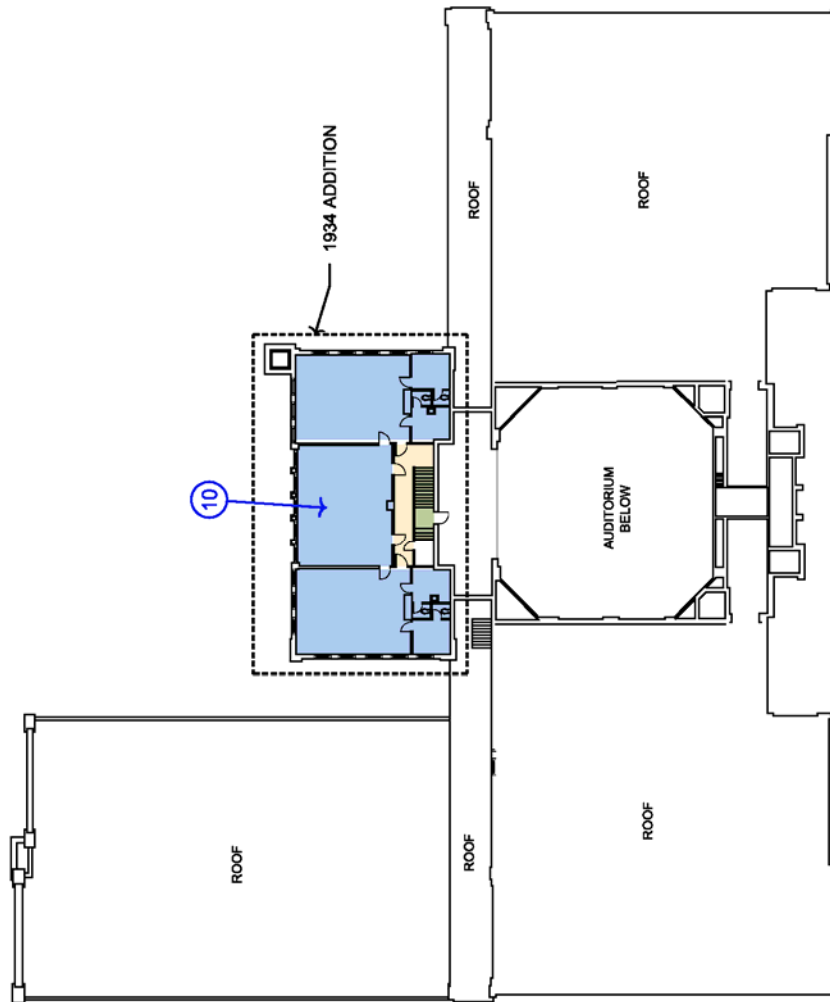
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Second Floor





# Willard

5015 Garfield

Kansas City, Missouri 64130

## PHOTOGRAPHS



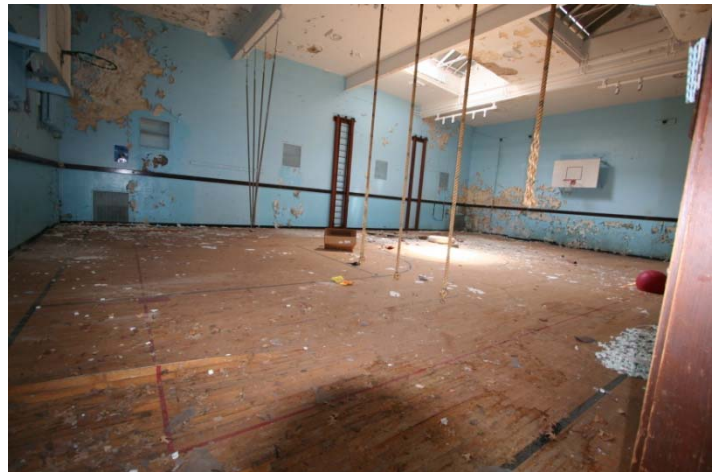
Exterior



Exterior



Auditorium



Gymnasium



Corridor



Classroom

# Willard

5015 Garfield

Kansas City, Missouri 64130-2546

## PHYSICAL BUILDING ASSESSMENT

### ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on May 11, 2011. The site visit examined the school grounds, the exterior, and all floors on the interior of the building. The roofs were 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 11/20/2006. Dialogue was incomplete. Building conditions have deteriorated compared to those noted in the 2006 dialogue.
- CADD floor plans. Basically accurate, but noted with numerous missing items including windows, door, etc.
- Kansas City Historic Inventory Form (dated 3/89)



### CONDITION RATING: \*\*

The building is structurally sound with the exception of water damaged roof areas. The exterior envelop is in fair to poor condition with some remaining usable life of the envelop components if repaired. The numerous required repairs include repointing of masonry, repair of clay tile roofing, installation of new roof edge drainage systems, and repair / replacement of multiple concrete entry stairs. Interior finishes are generally in poor condition with numerous areas of water damage. The mechanical and electrical systems conditions are unknown. The exterior site requires repairs to damaged areas, including parking and playground areas and stone and concrete retaining walls, and railings.

### HISTORIC RATING: \*\*\*\*

While Willard is in diminished condition, its original plan and historic architectural features remain highly intact. The one-story plan was very unique and innovative for its period of construction. The Mediterranean Revival architecture is clearly expressed and well suited to the massing. It retains extensive wood trim, original built-ins and decorative features, as well as skylights in several classrooms, corridors and the gymnasium. Appears eligible for listing in the National Register of Historic Places.

**PHYSICAL OBSTACLES TO REUSE:** Water infiltration has caused extensive damage to plaster walls and ceilings. There is a visible hole in the roof above the office and evidence of mold in some classrooms. Standing water in the west corridor at the time of site visit. It is unknown if the existing HVAC equipment is operational.

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

#### Building Structure

- Foundation: Limestone. Appears to be in good condition.
- Floor Framing: Concrete slab. Framing undetermined.
- Roof Framing: Multiple types including concrete, steel and wood. Condition is unknown.

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

# Willard

5015 Garfield

Kansas City, Missouri 64130-2546

## Exterior Envelope

- Exterior Wall Construction: Red brick with cut and cast stone, stucco and tile accents. Masonry is generally in fair condition with multiple areas requiring repointing and brick replacement.
- Exterior Windows: Aluminum replacement windows. One-over-one windows that fill the entire masonry opening. Windows are boarded up on the exterior but appear to be in generally fair condition.
- Exterior Entrances: Multi-light metal doors are in historic wood surrounds with multi-light transoms, generally in fair condition. Interior vestibules have wood-framed openings with pairs of multi-light wood doors. Classrooms also have multi-light aluminum exit doors. These openings have wood frames and three-part arched transoms.
- Exterior Trim: Ornamental brickwork includes window hoods with drip molding, arched openings with corbels, blind arches and cornice corbels. Elaborate stone plaques above the main entrance portals feature female figures ("teachers") with children. Other stone details include slender columns. Stucco panels have geometric tile designs. Ventilation shafts flanking the main block rise above the main building mass. They have tiled roofs with bracketed eaves and arched openings in the tall louvered side walls. Materials are generally in fair condition.
- Roof: The flat roof area was not accessible during the visit. The condition is unknown. It was noted in poor condition in the 2006 Building Dialog. Decorative sloped sections and parapets are clad with red tile. Tiles are missing in isolated locations, most notably valleys. Copper guttering, downspouts and flashing have been stripped from the building allowing water to infiltrate structure.

## Building Interior

- Corridors: Polished concrete floors with an integral concrete base, wood chair rail, and plaster ceilings with picture rail molding and sky lights. Paired multi-light wood doors create deep vestibules at entrances. Materials are generally in fair to poor condition. Plaster is failing where water damaged.
- Classroom Entries: Multi-light wood doors in deep frames with paneled wood jambs. Materials are generally in fair condition.
- Classrooms: Plaster walls, wood floors, wood base, and wood chair rail. Dropped acoustical tile ceiling grid obscures wood skylights. Classrooms have multiple built-in features including recessed coat areas, some with pivot doors, and framed chalk boards. Area under some chalkboards has rows of drawers. Single-user restrooms are built out in some classrooms. Classrooms in 1930 block have concrete floors and no sky lights – this area may have been an open air classroom at one time. Materials are generally in fair condition.
- Walls: Plaster. Materials are in fair to poor condition.
- Ceilings: High grid ceiling with lay-in acoustical panels. Materials range from good to poor condition. Notable areas of water damage in office and some corridors and classrooms.
- Trim: Stained and painted wood chair rails, baseboards, chalkboard frames, built-ins, and window and door casings. Materials are generally in good to fair condition.
- Floors: Polished concrete and wood floors. Materials are generally in fair condition.
- Stairwells/Egress: Plaster walls, polished concrete floors, wood handrails. Materials are generally in good condition.
- Restrooms: Historic finishes (mosaic tile floor, plaster and glazed tile walls) and metal partitions, generally in fair condition. Single-user bathrooms in classrooms are newer and in generally good condition.

## Conveying System

- The building does not have an elevator.

## Fire Protection Systems

- Fire Alarm system was not noted in the 2006 Building Dialog. Fire Alarm system appears to be a simple manual system with pulls located in corridors.
- Fire sprinklers are not provided.



# Willard

5015 Garfield

Kansas City, Missouri 64130-2546

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

- Two Kewanee steam boilers provide low pressure steam heating throughout the building. Three house fans heated by steam coils circulate air throughout the building. Additional heat is provided by cast-iron radiators located around the perimeter of the building. The condition of any remaining equipment is unknown.
- Air- conditioning is partially provided covering the office and classrooms by the former use of window units. The condition of any remaining equipment is unknown.
- Electrical system size and type are unknown. The condition of any remaining equipment is unknown.

## **Site**

- Retaining Walls: Cast in place concrete walls along the north side and at various stairs and area wells were generally noted in fair condition with a few minor areas of damage. The concrete wall at the east parking lot is failing. Stone retaining walls throughout the site are generally in fair to poor condition with multiple areas noted that require repointing and some areas of stone replacement. Stone wall along the north side is rotating. Stone wall at the east parking lot is failing. Brick walls along the west at the main entrance are in fair condition with some areas of damage.
- Sidewalks: Concrete, generally in fair condition. Damage was noted at the north classroom stairs. City owned sidewalks surrounding the site generally in fair condition.
- Parking Lots: Asphalt and concrete is in fair-poor condition. The asphalt parking areas on the east over a concrete slab should be removed including the concrete slab below and replaced. The concrete drive area on the west should have the north apron replaced and damaged areas within the drive. The asphalt parking lot on the south requires milling, overlay and stripping.
- Playground: Asphalt playgrounds on the south are generally in fair to poor condition. All areas appear to require milling and overlay.
- Playground equipment: Equipment is in fair condition. Edging and mulch require replacement.
- Lawn and Landscaping: Fair condition with a significant amount of weeds in the lawn.
- Fencing: Chain link is in fair condition with some areas of damage noted.
- Exterior railings: Typical steel pipe, in poor condition with multiple damaged areas. Repair and repainting recommended.

## **Key Public Spaces**

- Auditorium: Sloped concrete floor; historic fixed wood seats; beamed plaster ceiling, cross beams have decorative brackets, acoustical tile affixed to flat surfaces; ornamental plaster proscenium; historic pendant light fixtures; raised stage with wood floor; wood paneled walls flank stage; high multi-light wood windows.
- Gym: Wood floor; plaster walls with wood chair rail, high ceiling with sky lights. Balcony has wood bleachers and metal railing.
- Office: Hole in roof at this location has caused extensive damage to plaster and wood floor.
- Library: Header brick fireplace has tile hearth. Wood mantel shelf above fireplace extends to cap wood wainscot and glazed bookshelves. Library floor is carpeted.
- Cafeteria: VCT floor, dropped ceiling, plaster walls.

## **Other Special/Distinct Features**

- Many classrooms have individual exterior entrances in addition to entrances from the corridors.
- Many classrooms have built-in cabinets and plumbing.
- Classrooms and corridors have wood skylights.
- Narrow supply rooms have wood shelving.

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

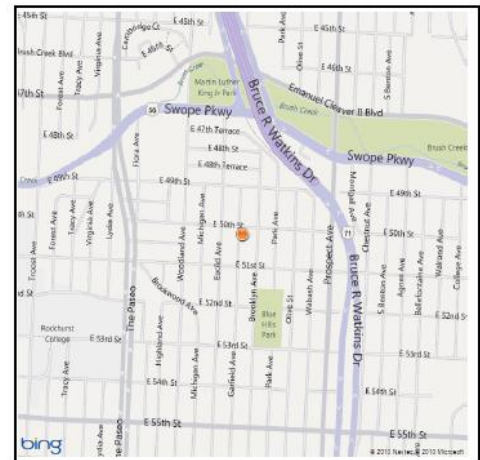


**School: Willard**  
**Address: 5015 Garfield**

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



Proximity to Parks: 0.1 mile (Blue Hills)  
 Proximity to Comm. Ctrs: 0.7 mile (Discovery Ctr)  
 Proximity to Major Arterial: 0.3 mile (Prospect)  
 Nearest School: 0.47 mile (Paseo High)  
 Proximity to Bus Route & Route: 0.28 mile (Prospect)  
 Proximity to Bus Stop: 0.28 mile  
 Located in a Food Desert? No  
 High Need Zip Code-Education: Yes



Facility Location

| <u>1.0 mile Stats (2010)</u> |          | <u>District Wide</u> |
|------------------------------|----------|----------------------|
| Population:                  | 19,515   | 197,361              |
| Pop. Growth (00-10):         | -21%     | -9%                  |
| Pop. <18 yrs:                | 4,784    | 45,231               |
| % Pop. <18 yrs old:          | 25%      | 25%                  |
| % 65+:                       | 14%      | 11%                  |
| Households (1.5 mile):       | 12,260   | 89,759               |
| Median Income (*):           | \$23,392 | \$28,188             |

\*American Community Survey 05-09

Comments:

Located in a single family neighborhood environment just west of Bruce R. Watkins (Hwy 71), Willard is less than a mile from a commercial shopping district on Blue Parkway. Access to Willard is good but the location is a destination location only and not served directly by any primary arterials. The area is aging, with a higher concentration of residents over 65 than the District average. Single-family home ownership rates are approximately 46%, lower than District averages. The area's vacancy rate has more than doubled since 2000. Within one-half mile, there are 102 abandoned single-family homes and 33.4 acres of vacant single-family residential lots. Median home values and household incomes are lower in the area than for the District as a whole. The site is located within the Green Impact Zone, which could help foster redevelopment.

## APPENDIX C: COMMUNITY FEEDBACK

Site Tour

Phase II Meeting

## Pershing, Willard

Saturday, May 21, 2011

9:00-10:30am

13 + attendees

### **BREAKOUT SESSION: (DB)**

#### **Site Significance**

##### **Pershing**

- Historic name from WWI: general in war

##### **Willard**

- Went to K-1 here
- Saw building 3 years ago and it is declining fast
- Historic names from WWI: a man in favor of women's suffrage and prohibition
- Past proposals sent in and denied
- Beneficial to community: green impact zone

#### **Strengths**

##### **Pershing**

- Structurally sound
- Transportation: close to Prospect

##### **Willard**

- Architecturally well done: appealing
- Good bones still stand

#### **Challenges (Interim solutions in blue)**

##### **Pershing**

- Not as much of a tight neighborhood
- Better for institution or group, not neighborhood support system

##### **Willard**

- Condition: vandalism , people taking copper out (tarp over holes in roof) ( patrol more)
- Rapid turnover in neighborhood
- Used to represent community heart
- Hundreds of vacant houses
- Needed to secure all of the outside doors
- No central entrance
- Close neighbors do not want lingering young adults: just removed crime, drugs from area

Pershing, Willard – Phase II Meeting Summary

Thursday, October 20, 2011  
Brush Creek Community Center  
5:30-7:30pm  
16 attendees

The following is a summary of the discussion/feedback from the Phase II meeting for the Pershing and Willard 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 site tour discussion:

*Willard*

- *Concern about vandalism and the damage it is causing to the building – hole in the roof*
- *Concern that district has had offers in the past for the building and didn't take them*
- *Building has architectural significance*
- *Community has invested a lot of time working to clean up the neighborhood; don't want a reuse that reverses that work*
- *Community could benefit from a facility that would allow seniors to age in place, provide youth activities, provide retail services, attract people back to the neighborhood*

*Pershing*

- *Building is structurally sound*
- *Proximity to Prospect as a transportation corridor is an asset*
- *Community could benefit from a facility that would provide youth activities, mentoring, community services, or a mix of uses/services*

Participants concurred with the assessment/feedback from the site tour. They also indicated that their biggest concern was that the buildings would continue to sit vacant. The neighborhood around each site is filled with seniors who are ageing in place and have been in the area for a number of years.

**REUSE FEEDBACK**

After a review of the technical assessment for each site, the participants provided additional feedback on reuse options for Willard and Pershing:

Community feedback on **Educational**

- Educational reuse for both sites was supported by participants. Blue Hills neighborhood association has overseen an extensive crime/drug clean up, therefore the reuse needs to ensure that programs are structured and supervised.
- **Pershing:**

- Community members felt very strongly about an educational use being the highest priority for the Pershing school site. Specifically an elementary school due to the ageing population surrounding the school and the noise associated with elementary school kids would be less than an older generation. Participants indicated they were open to a charter school occupying the building and felt this may be a viable option since the district does not have a high elementary age population surrounding the school site.
- **Willard:**
  - Participants were supportive of an educational use for Willard. Suggestions for this school focused on a university/college using the site as a satellite campus. This thought was further supported when a suggestion was brought up to seek a historically black college to use the site as a satellite campus. This could draw students from the surrounding area when looking to rent/buy housing close to the campus. Vocational training would be a viable option as well.

#### Community feedback on **Residential Use or Residential Combined with Other Uses**

- Community feedback **Community Use/Vocational Training:**

All of the participants would support a vocational training institute or culinary institute. The vocational training would need to be supervised with security detail. A majority of the participants did not support a community use with a recreational component for either site. There was great discussion about what age range should be targeted with a community use or vocational training.

- **Pershing:**
  - Participants felt the reuses for Pershing should be geared towards senior services or early childhood services. The surrounding area is mainly seniors aging in place. Many residents felt it is safest for seniors to have a senior day care facility or early childhood facility.
- **Willard:**
  - A majority of participants supported an educational reuse for Willard. One participant felt the adult education should be offered for those in the area who never finished high school. Another idea was a women's multi-purpose center: fitness, sewing, cooking, healthy living, goes along with namesake of bldg, art studio. Parking is a general concern brought up by neighbors who live close to the building. It will need to be addressed by any proposal submitted for the property.
  - Participants did not agree on the use of the building by the teenage population. One individual thought it was unfair to take off any youth recreation or learning services because of fear. If that is the problem, then we should be part of the solution. Partner with Paseo High school (13-15 year old kids) to get kids in some kind of supervised program.



- **Community feedback on Residential**

- Pershing:
  - Several participants were in support of assisted living as a possible reuse for Pershing. More specifically a senior complex.
  - All participants agreed that affordable housing, section 8 housing would be a good fit for the area.
- Participants did not give feedback on the possible residential reuse of Willard.

- **Community feedback on Commercial (Office, Retail)**

One individual cited that the black community is underserved by the lack of shopping centers in the urban core. Interim shopping centers in closed school sites would be a way to pay for the social services that each neighborhood desires. A shopping center could come in and not disturb the structure of the building, therefore when the District repopulates the building can revert back to schools.

Several community members did not agree with this statement. Many felt that there are too many vacant properties currently up and down prospect. The area has low quality businesses and no major named brands. There is room to do a shopping center in one of those areas.

- **Pershing:**
  - Participants did not discuss commercial reuses for Pershing.
- **Willard:**
  - Small office incubator, doctors/dentists were supported by the majority of the participants. Some individuals were concerned about customers parking on the street instead of the designated parking lot.

- **Prioritization**

- 1) Community members did not state a particular reuse that should take priority for either property. All proposals should be presented to the neighborhood for review.

### **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:**

Brokers have tried to sell buildings in this area before and failed because they do not have proper knowledge of the area. Participants agreed that it would be in their best interests to issue an RFI for both buildings. Participants also agreed to view all proposals

submitting for either Pershing or Willard. KCPS should work with Blue Hills NA, city hall, council members, and channel 2 to distribute information to the surrounding area.

### **DEMOLITION**

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

Community feedback on **Demolition**:

- Willard
  - Participants would be open to a viable proposal that is consistent with community feedback, but would require demolition of the building. Neighborhood would need to see a full blown presentation and plan.
- Pershing
  - Participants agreed that Pershing was in much better shape than Willard, therefore KCPS should wait in the case of demolition. Participants were open to demolition as long as the building is replaced by another project. The plan would need to be approved by the neighborhood association.

## **Community Needs**

### **Pershing**

- Need a clearing house for mentoring services
- Restoration for broken families

### **Willard**

- Need youth activities
- Older generation aging in place: need activity center
- Homeowners: need to know what resources are out there to help rehab house
- Sustainable community
- Intergenerational groupings
- Grocery: fresh produce
- More dense, need heart of community

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

### **Pershing**

- Mixed use
- Mentoring groups: teach people how to mentor/tutor, serve community with those resources
- House restoration: retirees will have desk space in building. Go out to neighbors and help fix houses. Teach or give insight on how to do simple upgrades

The following are the communities' responses to informal proposals received by the Repurposing Office:

- Resource center/mentoring (okay)
- Culinary institute (okay)

### **Willard**

- Senior housing
- Art space: KC Art Institute looked at building a few years ago
- Housing: combine rooms, awesome multi use, need to attract people to stay in neighborhood
- Senior housing/ community center
- Community garden
- Nothing that would bring older kids back to lingering on the streets. Have rehabbed the neighborhood and bringing negative people back would anger residents. Maybe if the program was well structured and monitored. Lower grade school or activities would be okay.

The following are the communities' responses to informal proposals received by the Repurposing Office:

- Charter -- not here, other uses more important

## 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