

**Marlborough Reuse Proposal Presentation  
Community Question & Answer (Q&A) Session  
Zoom Virtual Meeting – 12/8/20  
25 attendees**

The following is a summary (drafted by Kansas City Public Schools (KCPS) staff) of the Q&A session that took place during a virtual meeting to learn about reuse plans presented by Exact Marlborough, LLC and a team led by the Marlborough Community Coalition (Partnership between MCC, Marlborough Community Land Trust (MCLT) and Prairie Fire Development).

Kansas City Public Schools is collecting community feedback on the two proposals through 12/31/20: <https://www.surveymonkey.com/r/DTMY3V6>.

**Marlborough Community Coalition (MCC) team’s reuse plan:**

- Redevelopment of Marlborough School into 37 units of Low Income Housing Tax Credit (LIHTC) housing, plus new construction of 18 units. Northern end is a potential location for future single family lots. MCLT and MCC to provide tenant representation, social activities, gardening and home ownership classes. Amenities include: community gardens, natural planted path connecting the school building units to 75<sup>th</sup> Street.
- This proposal would require that KCPS remove an existing deed restriction that does not currently allow for income restricted housing units (i.e., LIHTC)

**Q1: The plan has fewer parking spots than units. Is there going to be an impact to on-street parking?**

A1: Due to the proximity to the Troost Max, we wanted to minimize the amount of land dedicated to parking, which allowed us to include more green space. This is a preliminary plan and the number of parking stalls could be increased if needed.

**Q2. What kind of security will you have?**

A2. The school building will have a secured entrance and security cameras. Don’t anticipate needing to have on-site security but could hire off-duty KCPD officers to patrol site if security becomes an issue.

**Q3. Why are all closed school sites converted into housing? Can’t there be some community uses?**

A3. MCC team focused on housing because the proposal came out of work done by the MCC housing task force. Marlborough already has a community center nearby. In addition, the former Robeson School site is supposed to be converted into a multi-use center with fields and other community center-type amenities. While there is a desire for more retail/commercial activities in the area, the neighborhood has three commercial corridors which are underutilized. MCC wants to stabilize housing first, and then this can promote commercial activity.

**Q4. The infill units are very close to 75<sup>th</sup> Street. Could these be set back from the busy road?**

A4. The site plan is preliminary at this point and we’re open to feedback/changes to the layout.

**Q5: Who is the developer representative associated with this project?**

A5. Kelley Hrabe with Prairie Fire is partnering with MCC and MCLT on this project.

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**Exact Marlborough, LLC team's reuse plan**

- This proposal is an alternate plan if MCC does not receive LIHTC funding for its proposal.
- 18 detached homes (12 with accessory dwelling units) that border around a park space that would be built where the school building current is (school building would be demolished). 23 units of townhomes along 74<sup>th</sup> and Virginia. 6 detached homes along Virginia. All units would be for sale at a range of price points. 3-4 of the townhomes could be sold to MCC to allow for affordable units. The south end of the site could be new construction, 3-story, multi-family building (LIHTC or market-rate) in a future phase.
- This proposal would require that KCPS remove an existing deed restriction that requires the adaptive reuse of the school building, which would allow for demolition of the building

**Q1: Since these are for sale units, would there be an HOA?**

A1: Yes, there would need to be an HOA for the maintenance of the park, grounds and for snow removal. The attached townhomes would have an HOA/party wall to cover shared spaces.

**Next Steps - Shannon Jaax, KCPS:**

- Community Feedback Survey open until December 31, 2020:  
<https://www.surveymonkey.com/r/DTMY3V6>
- KCPS Board will factor in community feedback from the survey into the requests received from MCC and Exact Marlborough, LLC to revise the deed restrictions
  - MCC proposal would require that KCPS remove an existing deed restriction that does not currently allow for income restricted housing units (i.e., LIHTC)
  - Exact Marlborough proposal would require that KCPS remove an existing deed restriction that requires the adaptive reuse of the school building, which would allow for demolition of the building