

**King/Weeks Reuse Discussion @ Oak Park Neighborhood Association
Central Middle School
June 2, 2022
36 attendees**

The Repurposing team attended the Oak Park Neighborhood Association meeting to share information about the upcoming marketing/repurposing process for the King/Weeks site and to get feedback on reuse possibilities. The following provides a summary of the discussion and information shared:

KING/WEEKS UPDATE

- In Fall 2014, KCPS relocated the students attending King/Weeks to the KC Middle School for the Arts building due to building conditions that were compromising the health and experience of students and staff. At the time, KCPS decided to hold onto the site for a future elementary school, and in 2016 it was recommended to move forward with demolition of the site.
- Earlier this year, KCPS conducted an assessment of our remaining closed school sites to determine if they were still needed for future use. The school board declared 3 sites surplus, including King/Weeks. This means they are no longer needed for district use and are available for sale.
- The building has been subject to considerable vandalism, and there are concerns about water infiltration that could impact willingness of interested buyers to retain the building. We'll know more after interested parties and their contractors tour the building.
- Next week, KCPS' brokerage team at Block Real Estate will begin marketing King/Weeks along with several others.

2022 MARKETING EFFORT/PROPOSAL REVIEW

- Next week, the marketing blitz by Block Real Estate will begin.
- Site Tour: Thursday, 6/30/2022 - 10am-12pm. In order to ensure safety/security of everyone in the building, Block will have to limit the # of participants, so folks will be required to register in advance.
- Proposals will be due in September
- Information will be posted on our website next week.
- Expect that KCPS will receive several proposals for the site. After the deadline, KCPS' review committee will evaluate proposals based on the criteria outlined in the offering guidelines. For viable proposals, KCPS will hold reuse proposal presentations, similar to what was done for Ladd, so that community members can weigh in.
- One of the criteria KCPS uses to evaluate proposals is how effectively the proposal addresses community benefits as well as community goals/reuse priorities.

2022 KCPS PRIORITIES

KCPS has made a few changes to the repurposing process/agreements. Always had a focus on wanting to ensure that reuses are things that the community supports.

- One way KCPS has tried to accomplish this is by asking developers to identify in their proposal how their project will benefit the community (and how they are responding to community feedback received during our meetings).
- KCPS also requires a Property Use Restriction Agreement that gets filed with the deed – ensure developers build out what they tell us they are going to do. Also ensures that if they need to make major changes, they come back to KCPS and we hold an additional meeting. Rather
- Started memorializing community benefits in Benefits Agreements. This has been done on the last few sites, and a several others are in process. This can include things like neighborhood association offices in the building/community access to a gym, community

- KCPS' leadership team is also prioritizing projects that address affordable housing needs of our teachers, staff and community members. This is incorporated into the information that is provided to interested buyers.

COMMUNITY NEEDS/REUSE DISCUSSION

The following summarizes the feedback received from meeting participants. Note: this information does not indicate consensus, but feedback from individuals.

Support for the following:

- Need for more workforce development/training center/boys' academy
- Area is a food desert, something that could provide access to healthy, affordable foods
- Building/site is large enough, could support a mixed-use development
- Use spaces like gyms for youth activities

Lack of support/discourage the following:

- Area is inundated with senior apartments – don't need more

DEMOLITION

For every site, the district wants to get community feedback on if/when demolition should be considered. The Repurposing team advised that KCPS will likely receive proposal(s) that include demolition of the site due to the condition of the building.

- Several participants strongly expressed a desire to retain/renovate the building
- Several indicated that residents needed to consider demolition due to the condition of the building and the costs associated with renovation that could deter viable proposals
- The group discussed waiting until the site tour so that renovation experts could advise on the viability of renovation

OTHER FEEDBACK/QUESTIONS

- Concern that KCPS has allowed the property to fall into further disrepair rather than spend the money to maintain it/prevent break-ins – making demolition inevitable
- Concern that parking light lots aren't working – creating safety issues. Don't see enough security patrolling the site
- Concern that there isn't long enough for the neighborhood to put together a viable proposal. Want more time (note: S. Jaax responded that she encouraged keeping the proposal deadline at September, as they may receive a proposal(s) that would be desirable to the community. If they don't, have an opportunity to request changes to proposals and/or request additional proposals.)