

Scarritt Reuse Discussion**On-site****June 21, 2022****24 attendees**

The Repurposing team hosted an on-site public meeting to share information about the upcoming marketing/repurposing process for the Scarritt site and to get feedback on reuse possibilities. The following provides a summary of the discussion and information shared:

SCARRITT OVERVIEW

- When KCPS closed the Scarritt School in 2010, it was identified as a site to hold onto for future school use. In 2017, the district evaluated the possibility of reopening the site for our Newcomers Center but based on the condition of the school at that time, and the cost of renovation, a decision was made instead to co-locate that program at Woodland Early Childhood.
- 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 but we've seen historic buildings in far worse condition be effectively redeveloped.

2022 MARKETING EFFORT/PROPOSAL REVIEW

- Block Real Estate Services is providing brokerage services for KCPS. They began marketing the site in early June.
- Block is hosting a site tour for interested buyers on Wednesday, 6/29/2022 - 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 September 16
- Information on the site is posted on our website.
- The school board is committed to ensuring that the redevelopment of our school sites benefits the surround neighborhoods, so there will be multiple opportunities to participate:
 - Today - collecting feedback prior to proposal deadline from residents on reuses/amenities that would benefit the neighborhood. This feedback is shared with interested buyers and in their proposals they have to address how they are responsive to community feedback
 - 2nd – reuse proposal presentations. After KCPS' internal review committee evaluates proposals received, the repurposing team schedules a reuse proposal presentation so that community members can learn about the proposal(s) and share your feedback with the district. This community feedback is factored into KCPS' final decision-making on whether to move forward with a sale.
 - 3rd – Benefits Agreements. While we've always worked to ensure redevelopments benefit the community, we are now memorializing this formally in a Benefits Agreement that gets recorded with the deed of sale. This has typically been an agreement between the district, the buyer and the neighborhood association. Even after the site is under contract, we will host several additional public meetings in order to work through the details of a Benefits Agreement.

SITE SIGNIFICANCE

Community members were asked to share what the school/site means to them, memories etc.

- Several participants and/or their siblings attended the school
- This was a neighborhood school, so there were family members who were lunch ladies. We had the best homemade food for lunch
- Theaters and recreational activities used to be more prevalent in the community
- Went here 1000 years ago. Fond memories. 1st-4th grade walked here. My cousins went here. Mom went here. Aunt and uncle went here. Tragic it is falling apart, vandalized, etc. Lots of kids in neighborhood, zero things to do.

COMMUNITY NEEDS/REUSE DISCUSSION

The following summarizes the feedback received from meeting participants. Note: this information does not indicate consensus, but feedback from individuals. Participants were provided four dots each and asked to indicate their top priorities. The feedback is listed based on level of support from meeting participants:

What does the community need? What types of reuse would you like to see at the site?

- Theater/arts center (13 votes)
- Daycare center (11 votes)
- Senior housing – (9 votes)
- Mix of housing & community center/services (8 votes)
- Educational (8 votes)
- Affordable housing – for renters and owners (4 votes)
- While NE has outdoors spaces that are used in the summer, the area lacks similar community/activity space in the winter (3 votes)

What reuses would you like to discourage? What reuses would you NOT support?

- Homeless shelter (10 votes)
- Housing that pushes out neighbors (i.e., gentrifying) (4 votes)
- Warehouse (2 votes)

DEMOLITION

For every site, the district wants to get community feedback on the dreaded “D” word – Demolition.

- Scenario 1) What if a viable proposal comes in was a reuse that you (individually) supported but would require demolition of the building? What are your thoughts about demolition in this case?
 - Feedback was mixed, but the majority indicated Yes.
- Scenario 2) What if we don't get a viable proposal, and the building continues to sit vacant. What should the district do? What are your thoughts about demolition in this scenario?
 - Feedback was mixed, but the majority indicated No.

OTHER FEEDBACK/QUESTIONS

Q1: What is the zoning of the site?

A1: S. Jaax indicated that she would need to double-check (R-2.5)

Q2: What is the cost of the building? What is the appraised value?

A2: KCPS doesn't have list prices for our sites, but the board has pushed for sales to be within the appraised value. Site is in the process of being appraised now.

Q3: What was the price of recent sales?

A3: Ladd School sold for \$300,000

Q4: Where do the funds from sales go?

A4: S. Jaax advised that she would need to follow-up on this so answer was not provided during the meeting. The district's budget office has advised that proceeds have been placed in a capital account (used for facility-related expenses).

Q5: Why doesn't the district sell the building for \$1?

A5: The district works to balance its fiduciary duty and also finding reuses that benefit the community. The district has several instances of working with organizations (adult day care, after-school tutoring program) to ensure that purchase price did not deter a good project from moving forward.

Q6: What is the condition of the theater?

A6: The entire building has been extensively vandalized. Every part of the building will require significant renovation before it could be reused.

Q7: Do you have any proposals?

A7: No, we have not received any proposals for the site. We have received inquiries, but no proposals to date as we just started marketing the site.

Q8: Have you had any interest from schools (charter/private)?

A8: We might have had inquiries from other schools after the school first closed (but wasn't surplus). I'm not aware of any that have expressed interest lately. Due to the condition of the building and associated cost to renovate, S. Jaax indicated that she doesn't see the building as a strong candidate for school use.