

# Former Wendell Phillips/KCNA School Site: Community Discussion

1. Purpose – Shannon Jaax, KCPS Repurposing Consultant
2. Project Overview/Update – Jamee Rodgers & Shalaunda Holmes, UNI
3. Community Discussion
  - Draft Benefit Agreement
  - Draft Property Use Restriction Agreement
4. Next Steps/Wrap-Up – Shannon Jaax



# Purpose/Background

- TODAY'S PURPOSE: Collect community feedback on draft Benefits Agreement & Property Use Description Agreement (PUDA)
- KCPS held proposal presentations in Apr/May 2022 to collect community feedback on UNI's proposal
- KCPS, UNI and WPNA leadership worked on drafting terms of Benefits Agreement between May – Sep 2022
- KCPS and UNI entered into a sales contract on Sep 28, 2022
- Prior to sale, KCPS & UNI need to finalize a Benefit Agreement and a Property Use Description Agreement (PUDA)



- Notes**
1. Signature Art Piece
  2. Stage
  3. Amphitheater Seating
  4. Preserved Open Lawn
  5. Parking with Permeable Paving
  6. Stormwater Feature with Fountain
  7. Playground
  8. Hillside
  9. Entry Plaza
  10. Swale
  11. Urban Agriculture
  12. Allee
  13. Daycare Playground
  14. Greenhouse
  15. Two-Story Parking Structure
  16. Orchard (MoDOT R.O.W.)

An aerial photograph of an urban neighborhood. On the left, a multi-lane highway interchange with several overpasses and ramps is visible, with cars driving on it. To the right of the highway, there are green spaces, trees, and several buildings. One prominent building is a large, multi-story brick structure. In the foreground, there's a paved area that looks like a parking lot or a playground area with some equipment. In the background, a city skyline with various skyscrapers is visible under a clear sky.

# Urban Neighborhood Initiative - Unity Campus

- ❑ Green Infrastructure Site Design
- ❑ Multi Use Buildings with Mission Aligned Organizations and Programming
- ❑ 34,000 square feet of existing usable building space
- ❑ UNI Youth STEAM programming
- ❑ 5 Anchor Tenants
- ❑ Open space - future site for Mixed use and mixed income housing development



# Urban Neighborhood Initiative - Unity Campus

- Initial building renovation budget \$7M
  - Hard Cost: Building Construction and Site Improvements (Roofing, HVAC, MEP) \$6.5M
  - Soft Costs: \$500K (Architectural & Engineering, Legal, Financing Fees, Holding Cost etc.)
- Financing
- Philanthropic Contributions
- Grants

# What is a Benefit Agreement?

- Document that is recorded with the deed of sale that outlines benefits to the community and KCPS stakeholders
- KCPS, buyer and neighborhood association are parties to the Agreement
- Term runs from the date of sale through the end of any tax abatement or 15 years, whichever is longer

# Draft Benefit Agreement Terms

- **Access:** Furnished office space + storage space for WPNA + UNI neighborhood associations
- **Workforce Development:** Good faith effort to contract with local residents in hiring for operations of project (maintenance, landscaping, security, property management, etc)
- **Tenant Selection:** Prioritize entities owned by residents of the UNI neighborhoods and strive for balance of for-profit/non-profit entities that provides services/goods to the community
- **Career Technical Training/Mentorship:** UNI shall participate in KCPS Real World Learning programs (i.e., paid internships, class speaker, field trips, etc) to prepare KCPS students for post-secondary education and the workforce.

# Draft Benefit Agreement Terms, continued

- **Use Consistent with Community Priorities:** UNI shall inform WPNA of proposed material changes and allow opportunity for feedback. Building shall not be used for residential multi-family housing nor primarily as commercial office space that does not further the Community Priorities
- **KCNA Campus:** Use of land may include office, commercial, recreation, neighborhood agricultural, and/or residential. PUDA will include a provision that UNI obtain support from WPNA prior to obtaining site plan approval from KCMO.
- **Development, Design and Construction of Project:** Shall be consistent with the heritage, culture, setting and design of the neighborhood and 1932 addition.

# Draft Benefit Agreement Terms, continued

- **Neighborhood Engagement:** UNI shall provide WPNA with monthly updates and shall make a Good Faith Effort to address community concerns.
- **Cooperative Engagement:** UNI and WPNA agree to conduct an annual survey of neighborhood residents of their needs; to evaluate programming and tenant involvement; and to work together on engagement efforts and coordination of events/meetings.
- **Advisory Committee:** UNI Partner Meeting leaders will serve as an Advisory Committee on the selection of tenants and workforce development efforts.

# What is a Property Use Description Agreement (PUDA)?

- Document that is recorded with the deed of sale that outlines the permitted (and not permitted) uses of the property
- Intent is to ensure that buyer develops the project in accordance with what they told the community and KCPS
- If buyer wants to make a change to the reuse of the site, they need to come back to KCPS for approval. KCPS holds public meeting(s) prior to granting/denying requested changes

# Draft PUDA Terms

## Goal:

- Engage, educate and enrich the Wendell Phillips neighborhood and UNI focus area by focusing on the Purpose Built “Community Priorities”: Quality Education Pipeline, Mixed Income Housing, Community Wellness, Neighborhood Safety & Prosperity

## Permitted Uses:

- Adaptive reuse of the **existing school building** into a Multi-Purpose Facility
  - Multi-use, multi-tenant facility that includes UNI offices and program space, office space and shared storage space for event materials for UNI neighborhood associations
  - May also include third party office space and commercial uses
- Allows for demolition of a portion of the building if UNI determines that rehab is not economically feasible and/or adequate for the project scope
  - Demolition shall not include the 1932 portion of the building without an amendment to the PUDA

# Draft PUDA Terms, continued

## Permitted Uses, Cont:

- Allows for new construction, and/or future sale of all or a portion of the property
- Use of the **land** has not been finalized but may include office, commercial, recreation, neighborhood agricultural, and residential purposes.
  - UNI shall use commercially reasonable efforts to obtain support from WPNA prior to obtaining site plan approval from KCMO.
  - UNI shall hold a min of 2 public meetings with WPNA to review the proposed site plan & obtain community feedback in advance of the City Plan Commission/BZA hearings.
- KCPS shall have a right of first refusal to enter into an MOU with any Pre-K operator that leases space or to serve as the Pre-K operator (if the Pre-K Cooperative dissolves or the Pre-K operator's lease is not renewed)

# Draft PUDA Terms, continued

## Restricted Uses:

- No K-12 school use
- Existing **school building** shall not be used for:
  - Residential multifamily housing
  - Primarily as commercial office space that does not further the Community Priorities
- Note: restrictions could be allowed with School Board written consent

# Draft PUDA Terms, continued

- Site Plan shall address the following community concerns:
  - Sufficient off-street parking
  - Enhanced landscaping
  - Ingress to and egress from the Property that minimizes the traffic and impact on adjacent residents

# Next Steps



- Share feedback on-line, <https://www.surveymonkey.com/r/KCNA2> or
- 2<sup>nd</sup> Community discussion: Nov 3 @ 12pm  
Join Zoom Meeting  
<https://zoom.us/j/91062742783?pwd=ZWd2Z1lvMWJ6ZHFOTtg3aDNNT2U5Zz09>  
  
Meeting ID: 910 6274 2783  
Passcode: 679401
- Finalize Benefit Agreement & Property Use Description Agreement prior to Nov 28 (end of due diligence period)
- Sale scheduled for early Jan 2023