



KCMSD REPURPOSING INITIATIVE

WILLARD

PROGRAM OVERVIEW

DISTRICT-WIDE INFO SESSIONS

APRIL 4TH & 6TH, 2011

@ BRUCE R. WATKINS CULTURAL CENTER & MANUAL CAREER TECH

AGENDA

- BACKGROUND
 - Goal/purpose of repurposing
 - Why were schools closed?
- CLOSED SCHOOL SITE INFO
- REPURPOSING PROCESS
 - Guidelines
 - Phases and schedule
 - How to get involved
 - How to acquire a school site



ASKEW

REPURPOSING INITIATIVE PURPOSE & GOALS

- REPURPOSING INITIATIVE OFFICE
 - Created in January 2011
 - Staff reports to school board
- DEVELOP COMMUNITY-DRIVEN REUSE STRATEGIES FOR THE DISTRICT'S CLOSED SCHOOL SITES
 - Promote financial strength and integrity of the district
 - Promote the well-being of the community and neighborhoods

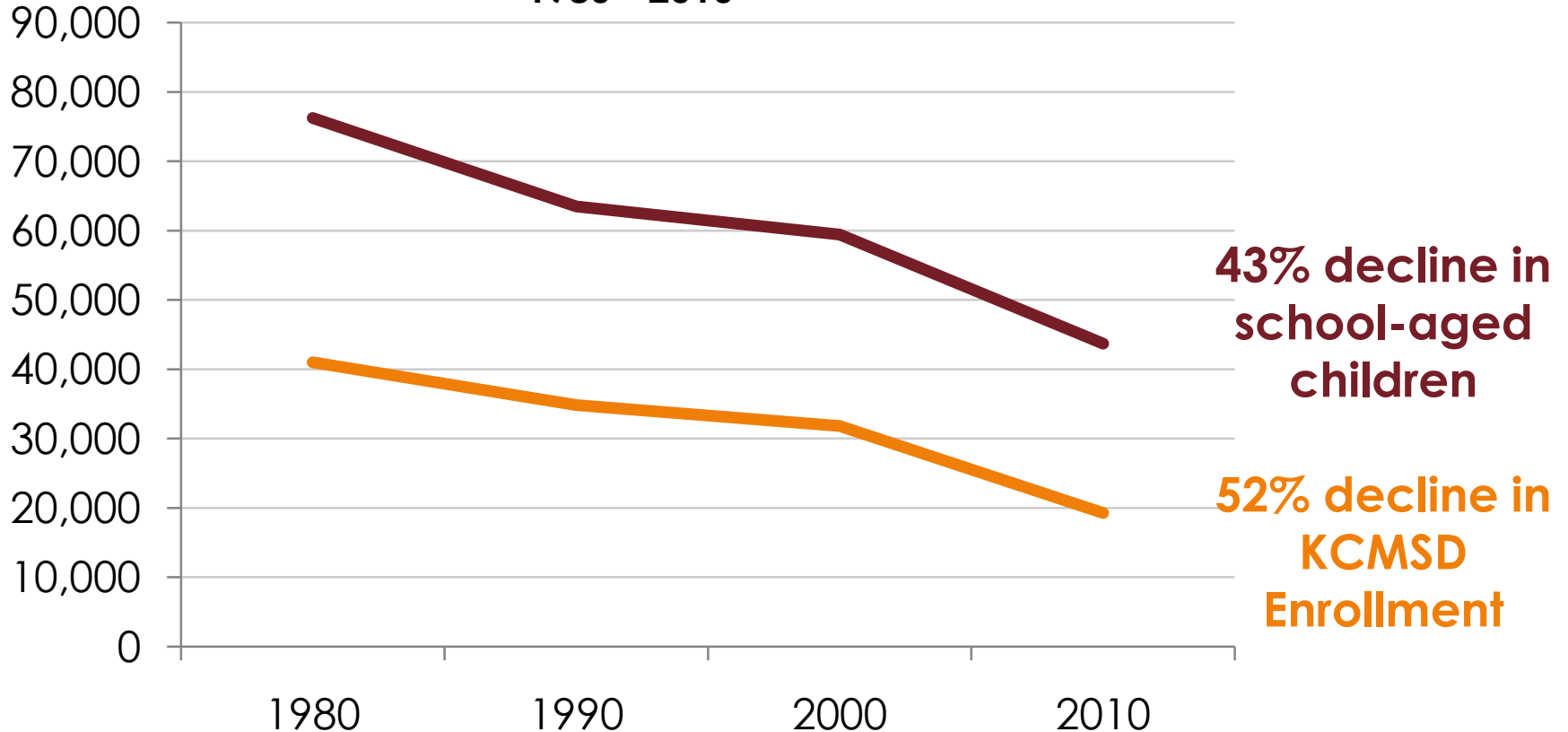


WHY WERE SCHOOLS CLOSED?



Decline in School-Aged Children & KCMSD Enrollment

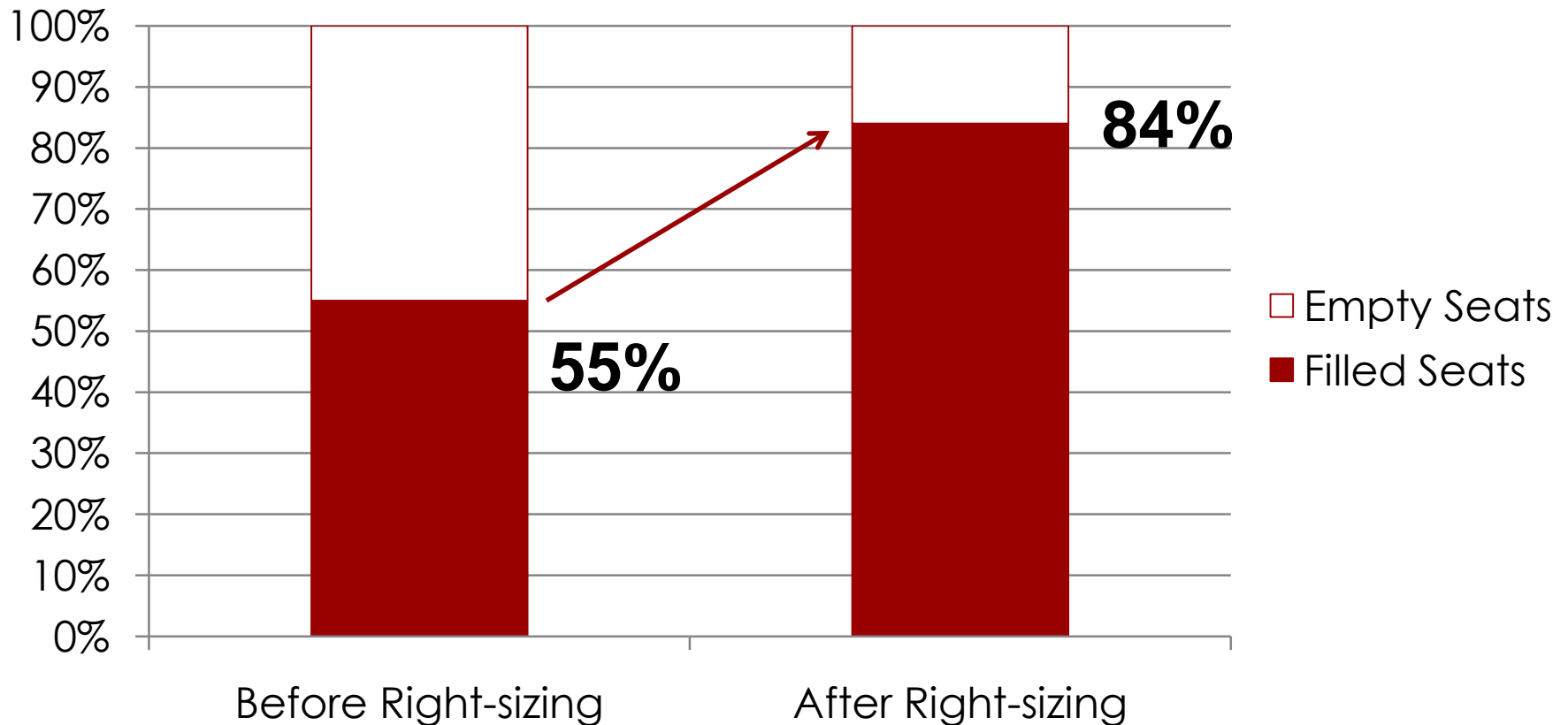
1980 - 2010



WHY WERE SCHOOLS CLOSED?



BUILDING UTILIZATION



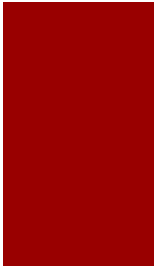
KCMSD IS NOT ALONE: OTHER URBAN DISTRICTS



DECREASES IN STUDENT ENROLLMENT

CLEVELAND Since 1960s	- 100,000	- 67%
DETROIT Since 2002	- 76,800	- 47%
KCMSD Since peak	- 60,000	- 78%
PITTSBURGH Since peak	- 54,000	- 68%

KCMSD IS NOT ALONE: OTHER URBAN DISTRICTS



RECENT SCHOOL CLOSURES

Detroit, MI	64 since 2007 57 more proposed by 2012
New Orleans, LA	51
Cleveland, OH	30
Washington, DC	24
Pittsburgh, PA	18
Minneapolis, MN	12
Denver, CO	12

KCMSD IS NOT ALONE: SUBURBAN DISTRICTS



- DEMOGRAPHIC CHANGES
 - Fewer children per household
 - Households with no children
 - Retirees
 - Singles
 - Couples waiting to have children
- INCREASED SUBURBANIZATION
 - Families move to newer suburbs (further away from city)



KCMSD IS NOT ALONE: SUBURBAN DISTRICTS

- Shawnee Mission, KS
- Prince George's County, VA
- Mounds View, MN
- Lakeville, MN
- Dekalb County, GA

Homepage > EDUCATION

Shawnee Mission Considers Closing Schools

School Board To Vote On Proposed Changes Nov. 8

POSTED: 9:27 am CDT September 14, 2010
UPDATED: 10:19 am CDT September 14, 2010

Email Print

Comments (1)

Recommend 7

SHARE

SHAWNEE, Kan. -- The Shawnee Mission School District is considering closing five schools over the next two years and redrawing school boundaries.

Superintendent Gene Johnson outlined 11 proposals on Monday that he said was designed to even out attendance and save money.

The Kansas City Star reported Johnson said his plan would close Bonjour and Shawanoe elementary schools and Antioch and Mission Valley middle schools after this school year. Dorothy Moody Elementary School would close in 2012.

The school board is scheduled to vote on the proposed changes at its Nov. 8 meeting.

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HOW WILL WE MOVE FORWARD?



70%

success rate

Of the last 30 KCMSD closed school sites that were sold, 22 have been repurposed.

Reuses include: city park, multi-family and single-family residential, charter schools, parochial schools, storage facilities, university and governmental use, & a parking lot.

HOW WILL WE
MOVE FORWARD?



WE HAVE AN
OPPORTUNITY . . .

“NEW USES,
NEW BEGINNINGS”



QUESTIONS ?

CLOSED SCHOOL INVENTORY



21 CLOSED IN 2010

+ 8 CLOSED IN 2009

+ 10 CLOSED PRIOR TO 2009

= **39 TOTAL CLOSED SCHOOL SITES**

CLOSED SCHOOL INVENTORY



1 REUSED BY DISTRICT

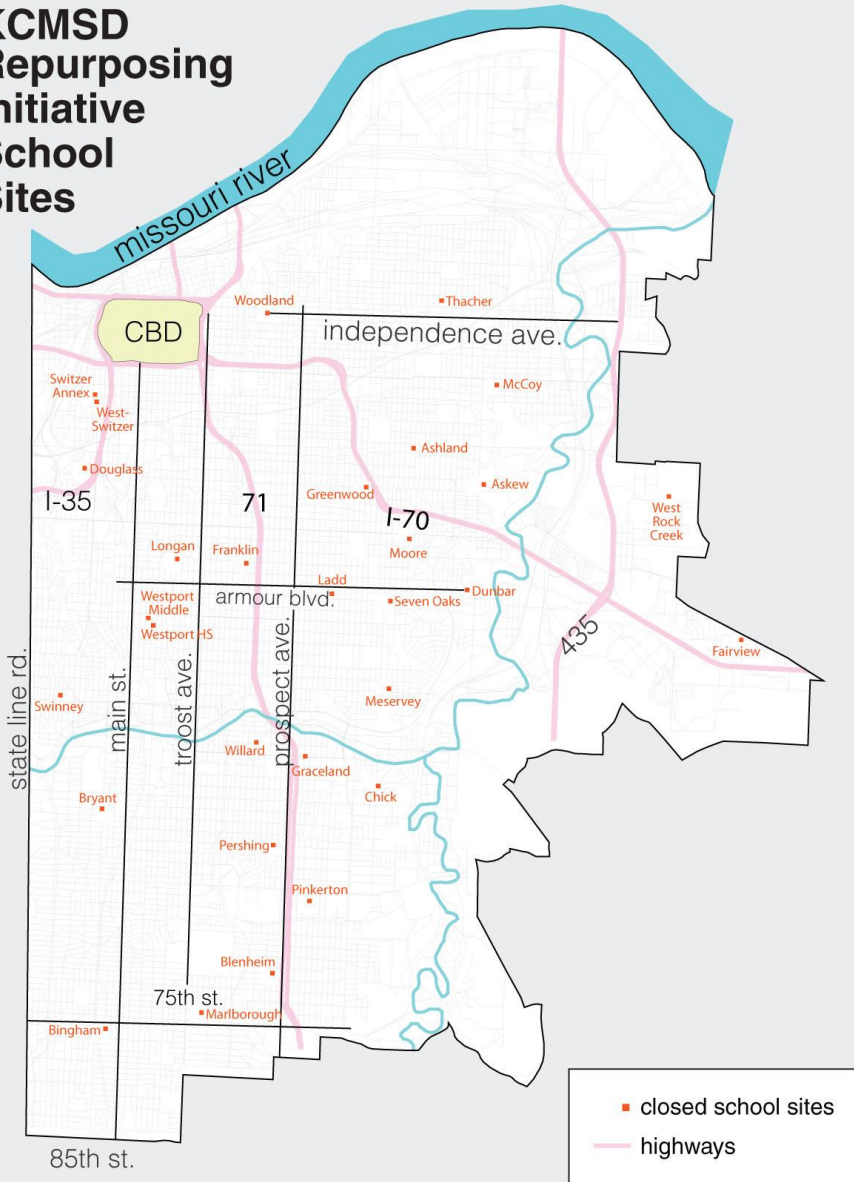
(RICHARDSON)

8 RETAINED FOR FUTURE DISTRICT USE

(COOK, CENTRAL MIDDLE, KCMSA, KNOTTS,
LINCOLN MIDDLE, NE MIDDLE, ROBESON, SCARRITT)

30 SITES AVAILABLE FOR REPURPOSING

KCMSD Repurposing Initiative School Sites



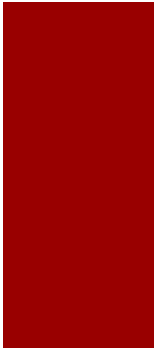
Ashland
Askew
Bingham
Blenheim
Bryant
Chick
Douglass
Dunbar
Fairview
Franklin
Graceland
Greenwood
Ladd
Longan
Marlborough

McCoy
Meservey
Moore
Pershing
Pinkerton
Seven Oaks
Swinney
Switzer Annex
Thacher
Westport Middle
Westport High
West Rock Creek
West - Switzer
Willard
Woodland

30 SITES

CLOSED SCHOOL FACTS

- 1.8 MILLION FT²
 - 63K ft² = average building size
 - Buildings range from 24K ft² to 180K ft²
- 134 ACRES
 - 4.5 acres = average site
 - Sites ranges from 1.8 acres to 14 acres
- ZONING DISTRICTS
 - 24 in residential
 - 5 in mix of residential + commercial/manufacturing
 - 1 in commercial



30
SITES



MEET THE SITES

ASHLAND

- 4610 East 24th St
- Vacant lot
- 1.9 acres
- R-2.5 & B3-2 zoning





ASKEW

- 2630 Topping
- 58,190 ft²
- 3.86 acres
- R-2.5 zoning
- Closed in 2010



BINGHAM

- 7618 Wyandotte
- 101,640 ft²
- 7.57 acres
- R-2.5 and M1-5 zoning
- Closed in 2001
- Has served as KCMSD warehouse



BLENHEIM

- 2411 E. 70th Terrace
- 67,760 ft²
- 3.5 acres
- R-5 zoning
- Closed in 2009



BRYANT

- 319 Westover Road
- 45,760 ft²
- 4.15 acres
- R-6 zoning
- Closed in 2009



CHICK

- 4101 E. 53rd Street
- 45,760 ft²
- 3.92 acres
- R-6 zoning
- Closed in 2009



DOUGLASS

- 2640 Belleview
- 36,466 ft²
- 1.87 acres
- R-6 zoning
- Closed in 2010



DUNBAR

- 5419 E. 36th St.
- 24,512 ft²
- 1.84 acres
- R-2.5 zoning
- Closed in 2010



FAIRVIEW

- 3850 Pittman Road
- 29,405 ft²
- 15 acres
- R-7.5 zoning
- Closed in 2010



FRANKLIN

- 3400 Highland
- 79,640 ft²
- 4.4 acres
- R-2.5 zoning
- Closed in 2010



GRACELAND

- 2603 E. 51st. St.
- 44,330 ft²
- 3.86 acres
- R-2.5 zoning
- Closed in 2005

GREENWOOD



- 3711 E. 27th St.
- 59,510 ft²
- 2.4 acres
- R-2.5 zoning
- Closed in 1997
- Has served as KCMSD warehouse



LADD

- 3640 Benton Blvd
- 85,910 ft²
- 2.25 acres
- R-5 zoning
- Closed in 2010



LONGAN

- 3421 Cherry
- 49,523 ft²
- 2.4 acres
- R-2.5 zoning
- Closed in 2010



MARLBOROUGH

- 1300 E. 75th
- 44,400 ft²
- 3.7 acres
- R-5 zoning
- Closed in 2007



McCOY

- 1524 White
- 46,090 ft²
- 2.8 acres
- R-2.5 zoning
- Closed in 2010

MESERVEY



- 4210 E. 45th St.
- 64,900 ft²
- 3.8 acres
- R-2.5 zoning
- Closed in 2009



MOORE

- 4510 Linwood Blvd
- 43,340 ft²
- 3.62 acres
- R-5 & B3-2 zoning
- Closed in 2010



PERSHING

- 5915 Park
- 46,851 ft²
- 3.56 acres
- R-6 zoning
- Closed in 2009



PINKERTON

- 6409 Agnes
- 48,400 ft²
- 5 acres
- R-2.5 zoning
- Closed in 2010
- Currently leased to
W E B Dubois Learning
Center

SEVEN OAKS



- 3711 Jackson
- 51,696 ft²
- 3.79 acres
- R-2.5 zoning
- Closed in 1997



SWINNEY

- 1106 W. 47th St.
- 54,373 ft²
- 3.6 acres
- R-2.5 zoning
- Closed in 2010

SWITZER ANNEX



- 1810 Madison
- 27,260 ft²
- 2.4 acres
- R-2.5 zoning
- Closed in 2006

SWITZER/WEST



- 1829 Madison
- 97,537 ft²
- 2.24 acres
- R-2.5 zoning
- Used for community services until 2006



THACHER

- 5008 Independence Ave.
- 34,100 ft²
- 2.12 acres
- R-2.5 & B3-2 zoning
- Closed in 2009
- Major fire in addition in January

WEST ROCK CREEK



- 8820 E. 27th St.
- 30,250 ft²
- 14 acres
- R-7.5 zoning
- Closed in 2010

WESTPORT HIGH



- 315 E. 39th St.
- 181,196 ft²
- 9.25 acres
- R-2.5 & R-1.5 zoning
- Closed in 2010

WESTPORT MIDDLE



- 300 E. 39th St.
- 166,650 ft²
- 4.16 acres
- R-5, B1-1 & B3-2 zoning
- Closed in 2009



WILLARD

- 5015 Garfield
- 48,941 ft²
- 3.15 acres
- R-6 zoning
- Closed in 2006

WOODLAND



- 711 Woodland
- 100,913 ft²
- 8.1 acres
- R-1.5 zoning
- Closed in 2010

Longan

3421 Cherry Street

Kansas City, Missouri 64109

Historical Brief

Architect:
Eberett L. Peterson
Architectural Style:
Jacobethan Elements
Year Built:
1955
Designation:
None

Site Overview

Acreage:
2.4 acres
Square Footage:
49,523 square feet
Number of Floors
3 floors
Neighborhood:
Hyde Park
Zoning:
R-2.5
Deed Restrictions:
TBD

Site Details

Closed in 2010
16 Classrooms (____ Capacity)
Partial A/C
2 Steam heat boilers
Auditorium
Gymnasium
Cafeteria

Cost Management

Utility Costs (as an Open Facility):
\$4,650.00/monthly
Holding Costs (as a Closed Facility):
/yearly



Market Assessment

Appraisal/Fair Market Value:

Market Rating:



Market Potential:

Building Assessment

Condition Rating:



Reuse Potential:

SITE PROFILES

- Basic site information
- Zoning, land use maps
- Floor plans
- Market/building assessment
- Exterior/interior photos



QUESTIONS ?

REPURPOSING GUIDELINES



BOARD ADOPTED ON MARCH 9, 2011

1. Repurposing will not impair or impede the District's ability to achieve Global Ends Policy 1.0. (**support educational mission**)
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.

REPURPOSING GUIDELINES, CONT.



6. The Board may consider proposals from educational service providers:
 - a. The institution has a **proven academic track record** and an effective educational program that **compliments District schools and programs**.
 - b. **Preference** will be given **to schools sponsored by the KCMSD**.
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 **clawbacks** and/or other necessary provisions to ensure performance and risk-mitigation for the District.

REPURPOSING INITIATIVE PHASING

I

Site Tours

II

Public Meetings

III

Reuse Strategies

IV

Site Disposition

PHASE I: SITE TOURS/ EXPLORATORY MEETINGS



- PUBLIC TOUR OF BUILDING AND GROUNDS
- BEGIN DIALOGUE ABOUT COMMUNITY NEEDS /
HOW SCHOOL SITE CAN ADDRESS THOSE NEEDS
- APRIL – JUNE 2011

APRIL SITE VISIT SCHEDULE

April 12th – Longan

April 14th – Franklin

April 16th – Westport High/Middle

April 19th – Chick

April 21st – Marlborough

April 26th – Woodland

April 28th – Dunbar

April 30th – Douglass, West & Switzer Annex

PHASE I: SITE TOURS/ EXPLORATORY MEETINGS

I
Site Tours

THINGS TO REMEMBER:

- CLOSED-TOE SHOES REQUIRED
- SIGNED WAIVER REQUIRED
- 30 MIN WALKING TOUR OF BUILDING/GROUNDS
 - Think comfortable
- HEAT/COOLING NOT ON
 - Dress accordingly

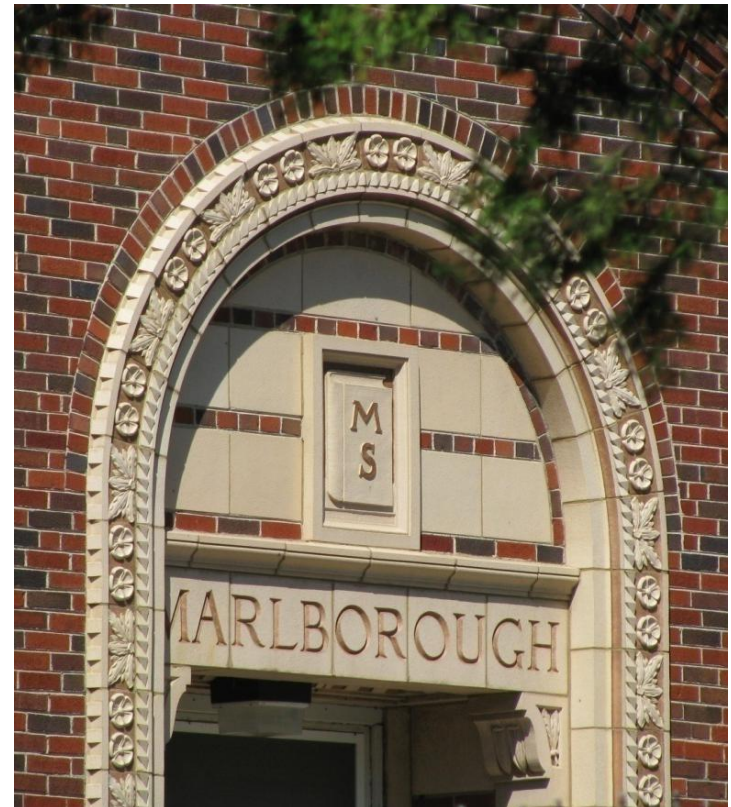


PHASE II: PUBLIC MEETINGS



Public Meetings

- PRESENT REUSE ASSESSMENT FINDINGS
 - Market study
 - Building assessments
- EVALUATE REUSE OPTIONS
 - Reuses that support community needs
 - Reuses that do not support community needs/priorities
- 3-5 SCHOOL SITES PER MEETING
- MAY – SEP 2011

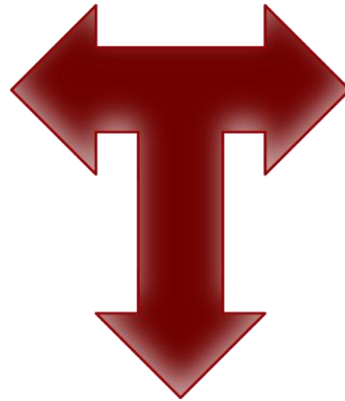


PHASE III: REUSE STRATEGIES



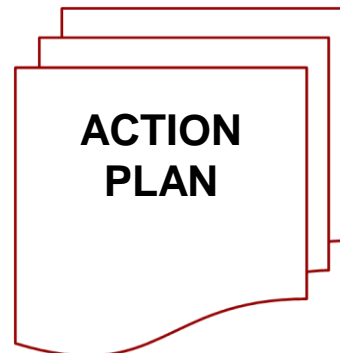
COMMUNITY ADVISORY TEAM

- 1- 2 reps from each set of public meetings



TECHNICAL ADVISORY TEAM

- Building assessment team
- Market study team
- Reps from district & key disciplines/agencies



school board approval/adoption (Jun – Dec)

PHASE IV: SITE DISPOSITION



- UPON BOARD APPROVAL
- ADOPTED REUSE STRATEGIES GUIDE SITE DISPOSITION
 - Interim-use & lease
 - Sale
- PROPOSAL EVALAUTIONS
 - Technical/financial capacity
 - Support district goals/impact on district finances
- CLAWBACKS & OTHER PROVISIONS IN AGREEMENTS
 - Ensure performance
 - Risk-mitigation

SITE DISPOSITION BACKGROUND



- CURRENT OWNERSHIP (UNTIL FEB 2014)
 - Owned by Building Corporation
 - School District leases the school sites (12 month lease term)

- SALES OF SURPLUS SCHOOL SITES ARE ALLOWED
 - Fair market value required

- SUB-LEASING IS ALLOWED
 - Limited to short-term (12 month or less but can be “renewable upon mutual consent”)
 - Non-profit & gov’t lessees only, no private, for-profit

STATE STATUTE REQUIREMENTS

IV Site Disposition

3 PROCESSES FOR SALE OR LEASE OF SURPLUS SCHOOL PROPERTY

THRU BROKER

- May not be listed for less than fair market value + broker commission

THRU BIDDING PROCESS

- Public notice in newspaper
- Sale/lease to highest bid = most economically advantageous terms

TO COMMUNITY GROUP/GOV'T ENTITY

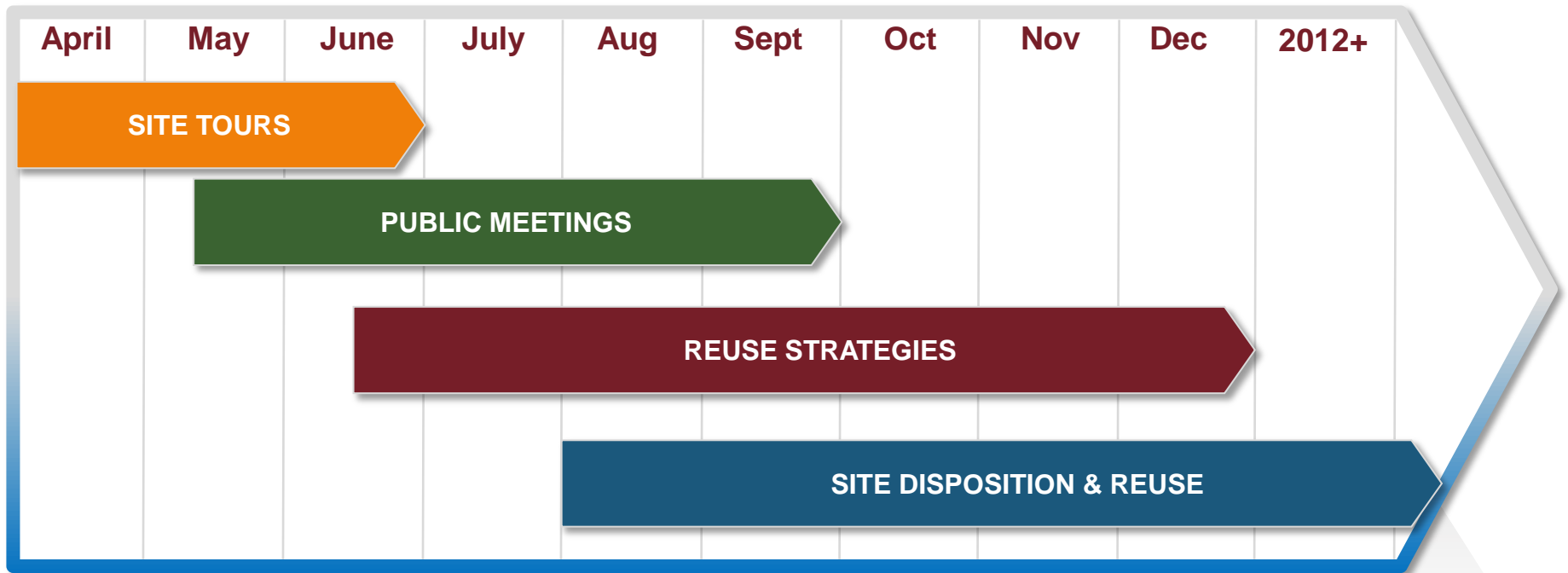
- Public notice in newspaper
- For public uses & purposes
- Agreed upon sum



APPROVAL REQUIRES 2/3 VOTE OF THE BOARD

REPURPOSING INITIATIVE TIME LINE

2011



HOW TO ACQUIRE A CLOSED SCHOOL SITE?

STEP 1

- SUBMIT INFORMAL PROPOSAL INQUIRY FORM ON-LINE
- www2.kcmsd.net/Pages/Repurposing.aspx

STEP 2


- ATTEND SITE TOUR + PUBLIC MEETINGS

STEP 3

- UPON BOARD ADOPTION OF REUSE STRATEGY FOR SITE, SUBMIT FORMAL PROPOSAL THRU
 - Broker
 - Bidding process
 - Community group agreement

WANT MORE INFORMATION?

- E-BLASTS
- WEBSITE
 - Site profiles
 - Site tour dates
- SOCIAL MEDIA



The screenshot shows the Kansas City, Missouri School District website. The header features the district's name and logo. A navigation bar includes links for Students, Parents, Employees, and Community, along with a search box. The main content area is titled "KCMSD Repurposing Initiative" and describes a year-long community engagement process. A sidebar on the left lists various district resources. A right sidebar lists upcoming events for the repurposing initiative.

Kansas City, Missouri School District

Students | Parents | Employees | Community | Search

KCMSD Home > Repurposing

About KCMSD
News Room & PR
School Board
Superintendent
Schools
Departments
Business with KCMSD
Career Opportunities
Contact Information
Parent Involvement
Volunteer Opportunities
Bell Times & Calendar
School Meals

KCMSD Repurposing Initiative

The Kansas City, Missouri School District Repurposing Initiative is a year-long community engagement and planning process to develop community-driven reuse plans for the district's closed school buildings. This effort will be led by the Repurposing Initiative office that was established by the district in Jan 2011. The district is committed to working with neighborhoods and local stakeholders to identify opportunities to reposition these school sites as valuable assets for the community.

GET INVOLVED!

If you are interested in getting involved or would like to be informed of upcoming meetings, please contact us at repurposing@kcmsd.net

If you are interested in a closed school site, please complete this form.

Adopted Policy Guidelines
[School Site Information](#)
Proposal Inquiry Form
Contact Us
Repurposing Calendar

Repurposing Upcoming Events

4/4/2011 5:30 PM	District Wide Info Session
4/6/2011 5:30 PM	District Wide Info Session
4/12/2011 5:30 PM	Longan Site Tour
4/14/2011 5:30 PM	Franklin Site Tour
4/16/2011 9:00 AM	Westport Middle and High
4/19/2011 5:30 PM	Chick Site Tour
4/21/2011 5:30 PM	Marlborough Site Tour
4/26/2011 5:30 PM	Woodland Site Tour
4/28/2011 5:30 PM	Dunbar Site Tour
4/30/2011 9:00 AM	Douglass, West, and Switzer Annex Site Tour

CONTACT US AT REPURPOSING@KCMSD.NET OR 418-7725 FOR ADDITIONAL INFO

[HTTP://WWW2.KCMSD.NET/PAGES/REPURPOSING.ASPX](http://WWW2.KCMSD.NET/PAGES/REPURPOSING.ASPX)