

Marlborough School Site Reuse Concepts

December 8, 2020

KANSAS CITY
PUBLIC SCHOOLS



Marlborough School Site – Status Update

- Site sold to Exact Marlborough, LLC (affiliated with Exact Partners, LLC) in December 2017
- Sale included deed restrictions to ensure the developer completed a project in accordance with proposal that received KCPS & neighborhood support:
 - Required historic adaptive reuse of the school building for market rate housing
 - Allowed for complimentary commercial use in school building
 - Allowed for future market rate new residential in-fill development (requires obtaining support from Marlborough Community Coalition)
 - Restricts use of Low Income Housing Tax Credits (LIHTC) or other funding sources that restrict future rental rates

Marlborough School Site – Status Update

- State Historic Preservation Office (SHPO) and National Park Service denied developer's applications to list the site in the National Register (necessary in order to be eligible for Historic Tax Credits)
- Developer's adaptive reuse proposal was contingent upon securing Historic Tax Credits
- Developer and MCC have both worked to identify alternative reuse concepts that will require revisions to the Use Restrictions (needs School Board approval)
- Meeting today to get your feedback on the reuse plans and whether there is neighborhood support for revising the Use Restrictions

Marlborough School Site – Status Update

- Overview of Letter of Intent (LOI) between Exact Partners and MCC
- Review reuse plan submitted to MHDC by MCC team for Low Income Housing Tax Credit (LIHTC) funding
- Review alternative reuse plan (if LIHTC funding is not received by MCC team)

Marlborough Lofts and Townhomes

- Partnership between MCLT, MCC and Prairie Fire
- 55 units of housing including 1BR, 2BR and 3Br units:
 - Redevelopment of Marlborough School in to 37 units of housing
 - New construction of 18 units
- Enriched Services provided by MCLT/MCC, including tenant representation, social activities, gardening and home ownership classes
- Adjacent to several KC ATA/BRT Bus Stops
- 9% LIHTC Application – main funding source for the project





SITE PLAN - PROPOSED



Marlborough Community Land Trust

Prairie
FIRE

EXISTING BUILDING
1 BEDROOM - 21 UNITS
2 BEDROOM - 16 UNITS

BLDG 1
2 BEDROOM - 2 UNITS
3 BEDROOM - 3 UNITS

BLDG 2
2 BEDROOM - 3 UNITS
3 BEDROOM - 2 UNITS

BLDG 3
2 BEDROOM - 6 UNITS
3 BEDROOM - 2 UNITS

TOTAL - 55 UNITS

PARKING
43 STANDARD SPACES
4 ADA SPACES

TOTAL - 47 SPACES

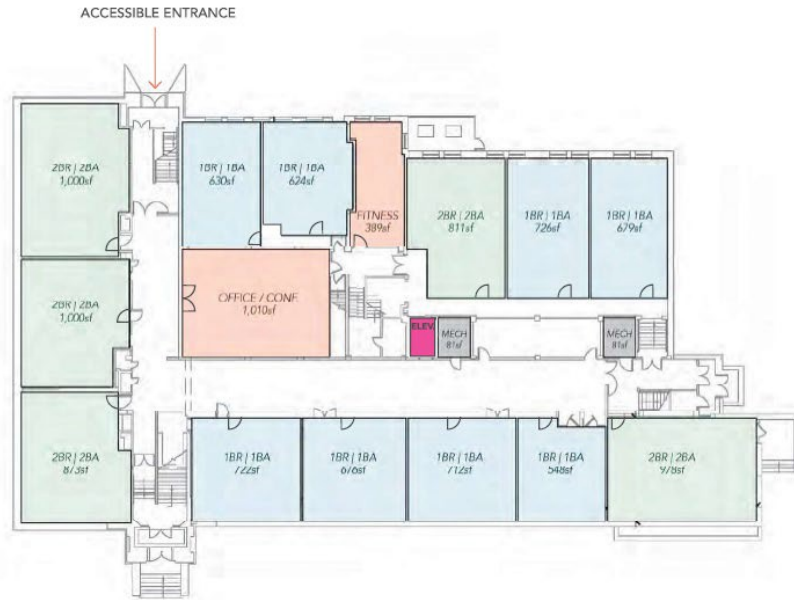


1. SOUTH ELEVATION - PROPOSED RENOVATION





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GROUND LEVEL

- 1 BED / 1 BATH - 8 UNITS
- 2 BED / 2 BATH - 5 UNITS
- OFFICE / CONFERENCE ROOM
FITNESS ROOM

Prairie
FIRE

GROUND LEVEL PLAN - EXISTING BUILDING



LEVEL 01

- 1 BED / 1 BATH - 7 UNITS
- 2 BED / 2 BATH - 7 UNITS

LEVEL 01 PLAN - EXISTING BUILDING





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PRAIRIE FIRE | MARLBOROUGH LOFTS | OCTOBER 29, 2020

Prairie
FIRE



LEVEL 02

- 1 BED / 1 BATH - 6 UNITS
- 2 BED / 2 BATH - 4 UNITS

LEVEL 02 PLAN - EXISTING BUILDING





2. WEST ELEVATION - VIRGINIA AVE

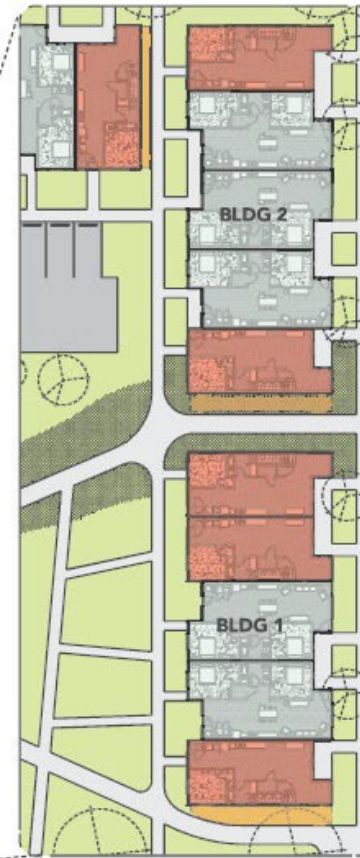
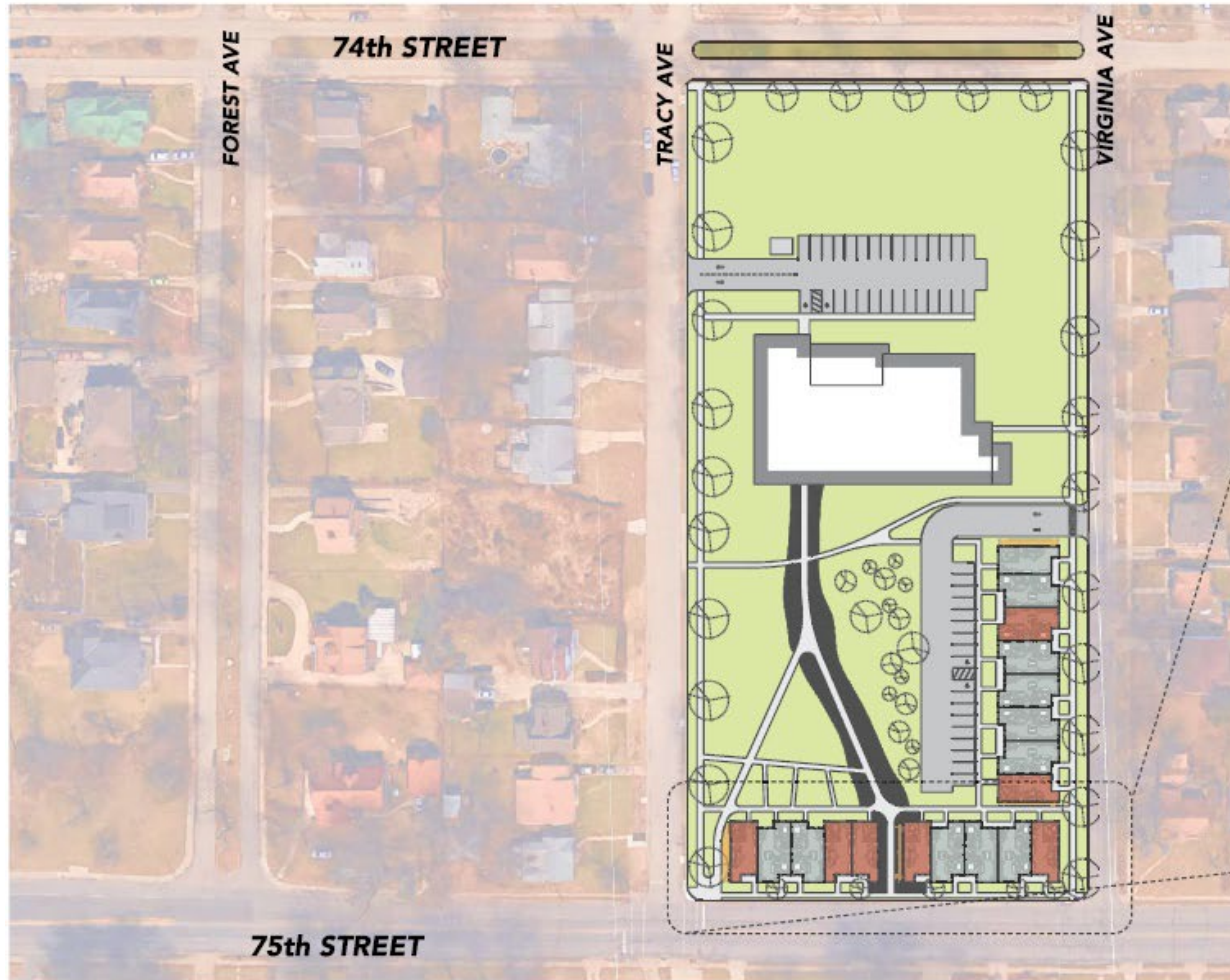


3. SOUTH ELEVATION - 75TH STREET



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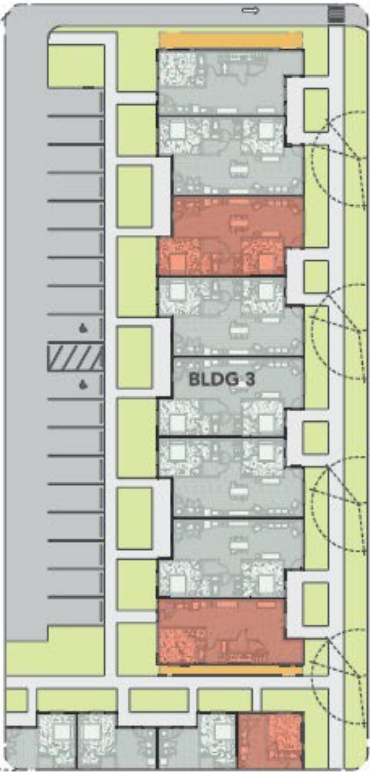


- 2 BED / 1 BATH - 5 UNITS
- 3 BED / 2 BATH - 8 UNITS



GROUND LEVEL SITE PLAN - BUILDING PLANS

BLDGS 1 & 2



- 2 BED / 1 BATH - 6 UNITS
- 3 BED / 2 BATH - 2 UNITS

BLDG 3



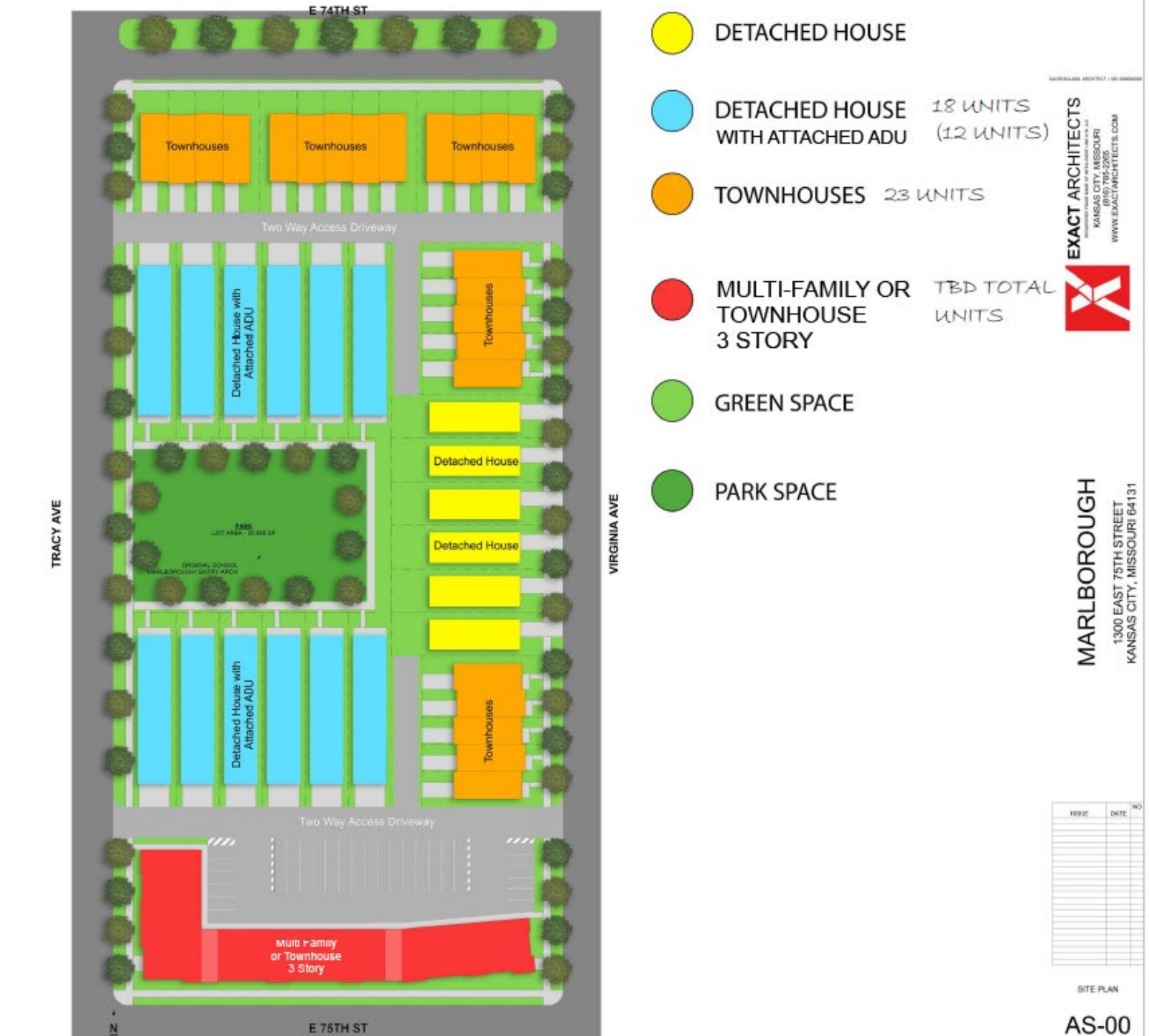
Marlborough Community Land Trust



QUESTIONS?



Note: Reuse proposal for consideration if MCC's plan does not receive LIHTC funding



QUESTIONS?

Marlborough School Site – Feedback

- Survey: <https://www.surveymonkey.com/r/DTMY3V6>
- We want your feedback on both proposals
- We want your feedback on revising the use restrictions (note: this will require school board action)
 - Remove requirement for historic adaptive reuse of the school building (i.e., allow for demolition) – **Exact Partner's Alternative Plan would require this change**
 - Allow for residential units to include affordable housing (i.e., use of Low Income Housing Tax Credits (LIHTC) or other funding sources that restrict future rental rates) – **MCC's Plan would require this change**