

REUSE STRATEGY AND ACTION PLAN

MARLBOROUGH SCHOOL SITE

1300 E. 75th, Kansas City, Missouri 64131



KANSAS CITY PUBLIC SCHOOLS

August 26, 2015

CREDITS AND ACKNOWLEDGEMENTS

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The following serves as a guide for the reuse/redevelopment of the Marlborough school site. The reuse recommendations/information found herein are supported by the building and market assessments that have been conducted for the site (see Appendix B), reflect the feedback and priorities of the Kansas City Public Schools (KCPS) community (see Appendix C), and are consistent with the Board-adopted Repurposing Guidelines (see Appendix D). This repurposing strategy also includes an action plan to effectively move the site toward productive reuse that both supports the goals of KCPS and benefits the district's neighborhoods and residents. The document has been designed to both assist the KCPS administration and policy-makers in the solicitation and evaluation of reuse proposals for the site, while also serving as a valuable resource for entities interested in acquisition/reuse of the site.

1.0 SITE INFORMATION

Marlborough is a good example of a Progressive Era elementary school designed in the Italian Renaissance Style. An addition from 1953 obscures most of the original primary façade, but this change documents the evolution of educational architecture and the district's response to a need for additional classroom space. The site does appear eligible for listing in the National Register of Historic Places.

Marlborough is 44,400 ft² on 3 floors, complete with auditorium, gymnasium, and cafeteria. The site is 3.7 acres in the Marlborough neighborhood, zoned R-5, surrounded by single-family homes and residential streets aside from 75th Street to the south, which is a four lane arterial. Closed in 2007, Marlborough remained in fairly good condition, until it experienced significant levels of vandalism in 2014, which resulted in the removal of copper/metals, as well as, damage to portions of the roof, which caused significant water damage. Due to safety concerns of staff, KCPS has had environmental testing conducted at the site, which confirmed "very high levels of airborne Aspergillus/Penicillium" and limited staff access to the building. In addition, KCPS filed a claim with its insurance company, which conducted an assessment of the extent of the damage caused by the vandalism (note: KCPS had Marlborough insured for demolition value only). In December 2014, the insurance adjustor classified the building as a total loss and in early January 2015, KCPS received a check from the insurance company. Since the insurance company has paid out the claim, it will no longer provide coverage for the building.



2.0 REUSE ASSESSMENT

Marlborough is located on 75th Street, two blocks from the Troost corridor and the new Troost Max, affording the site good access via multiple transportation modes. While the area has been losing population since the 1970s, the loss has been significantly less than the district average; likewise the area's vacancy rate is significantly lower than the district-wide rate. Household income, home values and home ownership rates are also higher around Marlborough than for the district as a whole. Marlborough had been marketed for sale in 2008 - 2009 prior to commencement of the Repurposing Initiative, but no viable offers were received at that time. In 2013, after no viable offers were received in a new marketing effort, the Marlborough Community Coalition received grant funding to further assess the redevelopment opportunities of the Marlborough school. The results of that effort, the "Catalyst Project", are found at <http://wearemarlborough.com/> and have been incorporated into the summary of community feedback below. In addition, the city is making significant infrastructure reinvestments in the area to address combined stormwater/sewer overflow issues and is currently developing an overlay district along Troost to guide the future redevelopment of the corridor.

Multi-family Housing/Senior Housing/Mixed Use: The size and layout of Marlborough does make it adaptable for multi-family housing/senior housing (23 +/- units) or a mix of housing and other uses, although it would likely require an additional entrance/exit on the north. The small size of the building and the costs of conversion are such that construction of additional units on the site may be needed to make a redevelopment project financially feasible. Classroom size converts well into single bedroom apartments or combines well into two bedroom apartments. Neighborhood stakeholders have expressed support for multi-family housing/senior housing/mixed use of the site, but are concerned about the type of amenities offered, designated community space within the building, property management, and ensuring that any project would provide appropriate levels of parking and pedestrian connectivity.

REUSE POTENTIAL RATING

Med

- Mixed Use/Multi-tenant
- Residential
- Community Use
- Education

Low

- Commercial uses

Complimentary Uses

- Community use of grounds
 - Recreation
 - Community garden

Community and Social Services: The large gymnasium/auditorium combination, cafeteria and kitchen, as well as the classrooms, could be utilized for community services, education/training or recreational reuse. The large paved playground on the south side of the building offers opportunities for community use of the grounds (farmers' market, open space, playground, etc.) Local stakeholders were supportive of community services within the site and stressed a desire for the site to be open to the public, as they identified a lack of large community gathering places currently in the area. The Catalyst Project proposed that a "complex mix of educational programs, including job training, community space with health programs, and shared office space can cultivate the intellectual, social, and physical well-being of a thriving community." While the building lends itself from a layout perspective for these uses and there is community support for these uses, the current condition of the building and the cost of renovations makes this reuse more challenging unless included as part of a mixed-use project.

Retail/Commercial: While the site has high visibility and is easily accessible from 75th Street, the market assessment does not support this location for commercial use, and as such, it is not considered a good candidate for retail. The building's exterior and interior design limit the visibility necessary for retail use but could work for office occupancy or as a business incubator.

Demolition: Community stakeholders have indicated that they would prefer a reuse of the building, however, there is an understanding that due to continued vandalism and break-ins that jeopardize safety and well-being in the area, the demolition may need to be considered as an option if no viable proposal was being considered.

3.0 REUSE RECOMMENDATION & ACTION PLAN

As outlined in the reuse assessment and the feedback received from the Marlborough Site Tour and Phase II meetings, the Marlborough school site presents some, but limited, opportunities for redevelopment. After concluding the technical assessment for the site and at the request of community leaders, KCPS postponed marketing the Marlborough site until November 2012 so that the community would have sufficient time to respond with a proposal. Despite this, no offers were received during the initial marketing period, and KCPS began accepting proposals on a first-come, first-served basis in early 2013 through Block Real Estate Services. Due to the serious vandalism that occurred in 2014 and the findings of the district's insurance carrier, it is imperative that KCPS develop a plan of action for the site. The following outlines recommended next steps:

A. CONSIDER A SALE WITH CONTINGENCIES

In June 2015, KCPS received a proposal for the Marlborough site from a partnership between NHS and Dalmark. In evaluating the proposal, the KCPS review committee used the following criteria:

- Overall Project Feasibility (Financeable and Sustainable)
- Respondent Team's Qualifications/Track Record in completing similar projects and/or financial and organizational capacity to complete the project
- Consistency with community goals/reuse priorities as identified during the repurposing process
- Benefits to the district.

After evaluating the proposal, the review committee invited the NHS/Dalmark team to present its proposal to community stakeholders on July 28, 2015 at a public meeting that was coordinated with the Marlborough Community Coalition. A summary of the Q&A session can be found in Appendix C.

Step 1: Negotiate Sales Agreement with Contingencies

Based off the community feedback and the technical review, the NHS/Dalmark proposal appears to be in line with community goals/priorities and represent a feasible project from a team with a solid track record. However, the development proposal is still in a conceptual stage and cannot address all the pending district and community questions (site plan details, community use of the facility, project amenities, etc.). As such, KCPS should consider entering into a sales agreement prior to the September 4, 2015 Low Income Housing Tax Credit (LIHTC) application deadline that includes contingencies. Contingencies would need to be fulfilled prior to closing on the sale of the site. Contingencies may include: securing necessary financing and entitlements (rezoning, etc.); demonstrating that the project

adequately addresses community concerns; meeting/exceeding MBE/WBE/local hiring goals for LIHTC projects; and consulting with the community during future site plan development.

Step 2: Secure Necessary Approvals

Once a sales agreement is negotiated, it shall be presented to the KCPS Board for consideration prior to the 2015 LIHTC application deadline.

Step 3: Monitor Progress in Fulfilling Contingency Requirements

LIHTC awards will be decided in December 2015, such that KCPS will know whether the NHS/Dalmark team secures a necessary funding source for the project. In addition, KCPS shall monitor the status of necessary city/agency approvals, if applicable, and the fulfillment of other contingencies.

B. ALTERNATIVE DISPOSITION SOLUTIONS

If a sales contract cannot be negotiated/approved with the NHS/Dalmark team, or if the NHS/Dalmark team cannot fulfill its closing contingencies, KCPS must expeditiously proceed with an alternative disposition scenario, as holding the property long-term is not an option.

Alternative 1: Sale to NHS/Dalmark team without contingencies

If the NHS/Dalmark proposal does not receive funding in the Fall 2015 round, but receives favorable feedback from the Missouri Housing Development Commission (MHDC), KCPS and NHS/Dalmark should consider negotiating a sales agreement that is not contingent upon securing construction financing. In this scenario, KCPS would relieve itself of the holding costs and liability associated with the building, and the Marlborough community and NHS/Dalmark team would retain the opportunity to resubmit the proposal in the Fall 2016 LIHTC round.

Alternative 2: Expedited Disposition Process

To date, KCPS has only proceeded with sales of sites when a buyer can demonstrate the project benefits the community, and that it has the ability to finance not only the purchase, but also the construction and operation of a facility. This requirement was established to ensure that developers “delivered” on the proposals they presented to KCPS and the community. While this process ensures accountability, it takes more time and may deter some interested parties from submitting proposals. Due to the lack of interest in the Marlborough site since its closure in 2007, KCPS may consider an expedited disposition process that guarantees an interested party that a decision will be made within an established, expedited timeframe and with limited restrictions, i.e., an expedited disposition process. This may prove successful at attracting interested buyers, but also increases the risk that a buyer may purchase the site yet not be able to deliver a completed project.

Alternative 3: Proceed with Demolition

A third alternative is to proceed with demolition of the building. In December 2014, KCPS’ insurance carrier paid out a claim that would cover the majority of the estimated cost of demolition of the building. If an alternative disposition approach is not found, KCPS should apply the insurance proceeds towards the cost of demolition. If KCPS proceeds with demolition, it would need to work with the community to identify historical elements to be preserved and ensure that the surrounding neighbors are properly informed of the demolition process. KCPS would also need to determine if the property would be held by KCPS for future use or made available for sale/lease.

APPENDIX A: SITE PROFILE

Marlborough

1300 East 75th Street

Kansas City, Missouri 64131

Historical Brief

Architect:

Charles A. Smith

Architectural Style:

Romanesque elements

Year Built:

1927-1938-1952

Designation:

Eligible

Site Overview

Acreage:

3.7 acres

Square Footage:

44,400 square feet

Number of Floors:

3 floors

Neighborhood:

Marlborough

Zoning:

R-5

Deed Restrictions:

TBD



Site Details

Closed in 2007

Partial A/C

Steam heat boilers

Auditorium

Gymnasium

Cafeteria

2 blocks from Troost Max

No elevator

Roof leaks/water damage

Cost Management

Utility Costs (as an Open Facility):

\$5,450/month

Appraisal/Fair Market Value:

\$500,000 (2008)

Draft Reuse Assessment

Condition Rating: 2 ½ out of 5



Historic Rating: 4 out of 5

**Reuse Potential Rating:****Med**

- Mixed Use/Multi-tenant
- Residential
- Community Use
- Education

Low

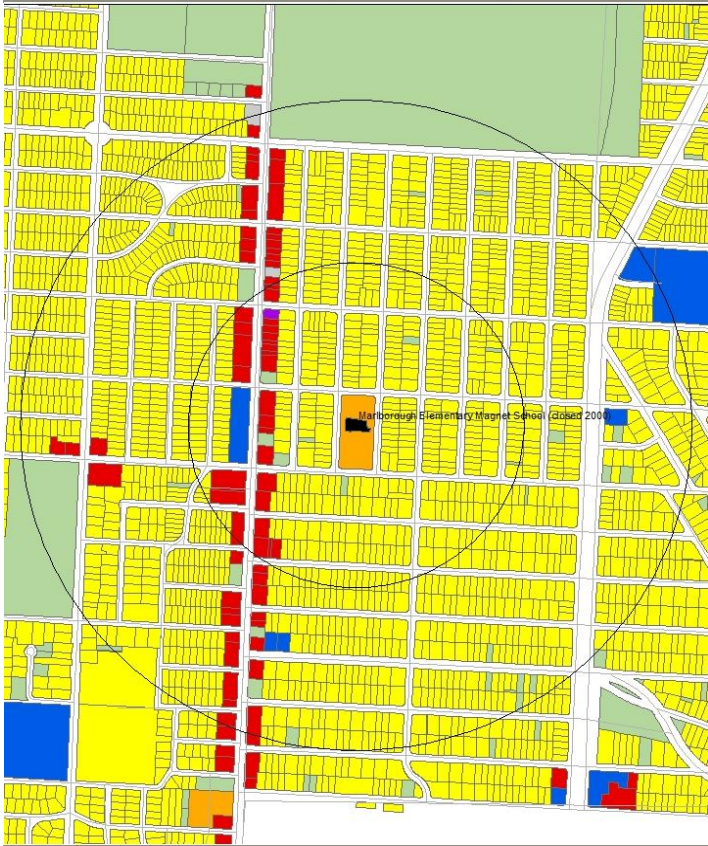
- Commercial

Complimentary Use

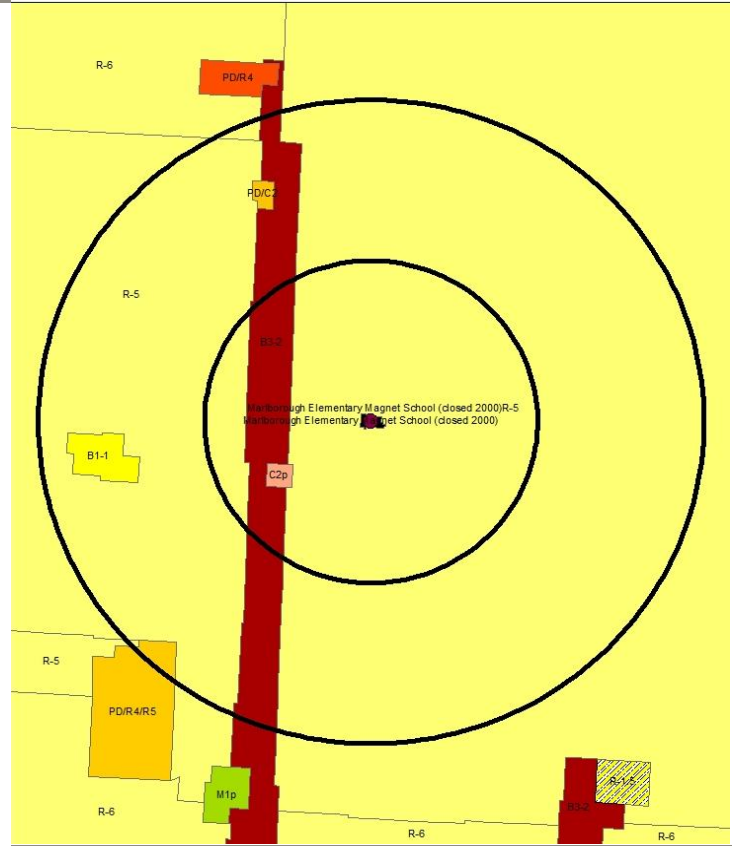
- Farmers' Market/Community Garden

1300 East 75th Street

Kansas City, Missouri 64131



Current Land Use Map



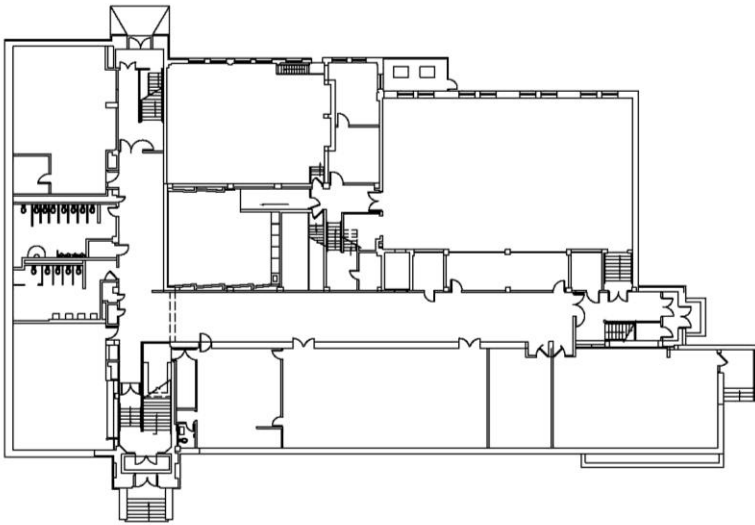
Zoning Map

Aerial View: Marlborough

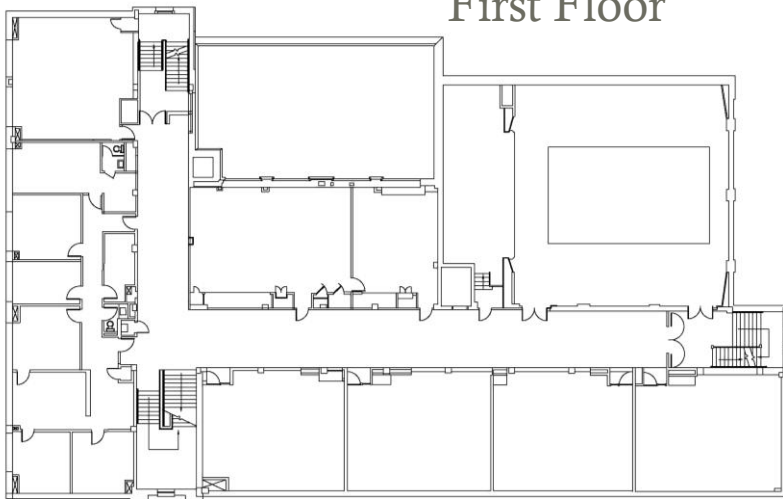


Floor Plans: Ground Floor

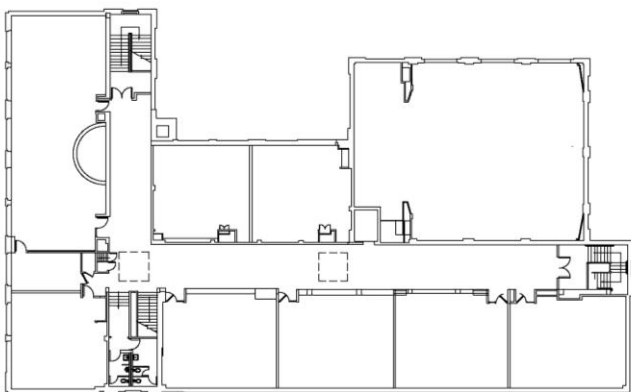
Final Recommendations & Community Priorities



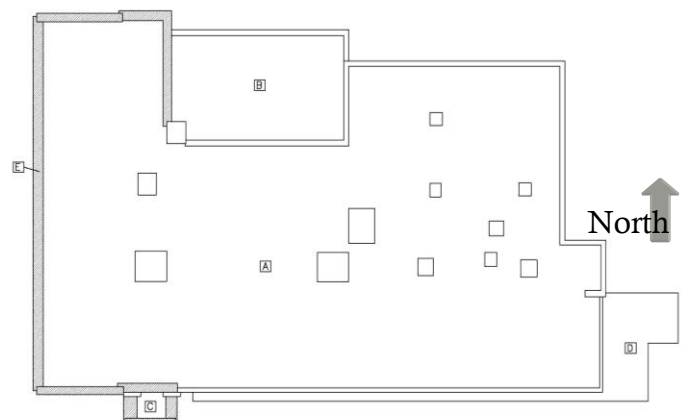
First Floor



Second Floor



Roof Plan



1300 East 75th Street

Kansas City, Missouri 64131



Exterior Photograph



Interior Photograph



Exterior Photograph

APPENDIX B: TECHNICAL ASSESSMENT

Reuse Summary

Site Assessment

Market Assessment

Marlborough

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Kansas City, Missouri 64131

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Marlborough

1300 E. 75th Street

Kansas City, Missouri 64131

REUSE ASSESSMENT

	SITE ASSESSMENT	MARKET ASSESSMENT	COMMUNITY FEEDBACK	OVERALL APPROPRIATENESS	DISPOSITION ALTERNATIVES (L)EASE / (S)ALE
EDUCATION	3	3	4	3	L or S
Elementary					
Middle/High					
Day Care/ Early Childhood					
RESIDENTIAL	3	3	3	3	S
Market Rate					
Affordable					
Senior					
Mixed-Income					
New Construction					
COMMERCIAL	2	2	4	2	L or S
Office	4	2			
Retail	1	1			
COMMUNITY USE	4	3	4	3	L or S
Community Center		3			
Open Space		3			
Community Garden/Market		3			
MIXED USE	4	3	4	3	L or S
Residential + Community services/office					
Multi-tenant					
DEMOLISH	1	2			S



BUILDING/SITE ASSESSMENT: Building is in fair condition. Deteriorated roofing has left walls, floors and ceilings water damaged throughout the building. There is also more-than-average evidence of mold. Building size and layout are readily adaptable for multi-family housing (23 +/- units). Classroom size converts well into single bedroom apartments or combines well into two bedroom apartments. Classrooms could also be converted into multi-person office space. The building's exterior and interior design limit the visibility necessary for retail use but could work for office occupancy or as a business incubator. There is only partial air conditioning, which will limit many reuses under a short-term lease scenario. Any use other than office or education will typically require installation of a fire sprinkler system (a community center may not require this depending on overall square footage and location of exits). The large play areas (paved and grass) north and south of the building offer opportunities for community use of the grounds (garden, farmers' market, open space, playground, etc.)

HISTORIC ASSESSMENT: Building is a good example of a Progressive Era elementary school designed in the Italian Renaissance Style. An addition from 1953 obscures most of the original primary façade, but this change documents the evolution of educational architecture and the District's response to need for additional classroom space. It is over 50 years of age and has achieved significance in its own right. Appears eligible for listing in the National Register of Historic Places.

MARKET ASSESSMENT: Closed since 2007, Marlborough is located on 75th Street, within a five minute walk of the Troost corridor and the new Troost Max, affording the site good access via multiple transportation modes. While the area has been losing population since the 1970s, the loss has been significantly less than the District average; likewise the area's vacancy rate is significantly lower than the District-wide rate. Household income, home values and home ownership rates are also higher around Marlborough than for the District as a whole. In addition, the city is currently making significant infrastructure reinvestments in the area to address combined stormwater/sewer overflow issues.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Marlborough is primarily single-family residential. The current R-5 zoning classification supports a variety of potential reuses, including education, community center, and certain low density residential uses. Commercial reuses would require rezoning unless the building receives national or local historic designation. Higher density residential reuse would also require rezoning.

COMMUNITY FEEDBACK (Site visit April 21, 2011): Participants identified multiple reuses that would benefit the neighborhood, and stressed that any reuse would ideally be something that would draw people back to the area. Reuse ideas included: school (elementary or technical); church or institutional use; health care provider or other office; community use of the gym/auditorium; housing, as part of a mixed-use space that may include a community garden.

Marlborough

1300 E. 75th Street

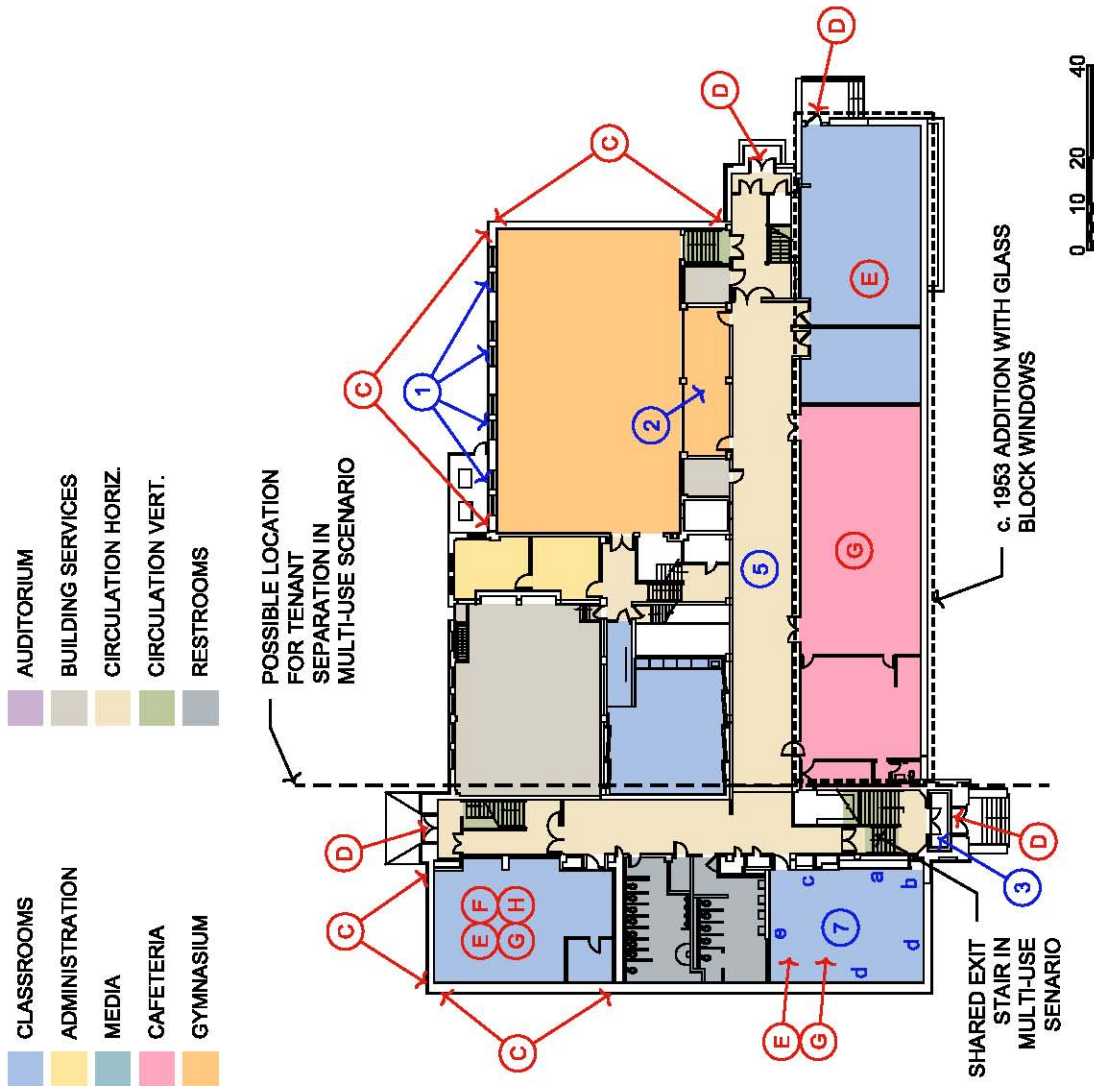
Kansas City, Missouri 64131

GENERAL NOTES

- Poor condition of roof has allowed plaster ceilings and walls to become damaged
- Exterior masonry is good condition
- Typical classroom size is 750-850 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Large operable windows in older portion of building allow natural light and ventilation
- Glass block with smaller operable windows used in later addition allow natural light and ventilation
- Sufficient parking with easy access
- Large gymnasium and auditorium in good condition
- Building could be divided into multiple uses, for example it could be divided vertically into multiple areas or horizontally providing separation between lower floors and upper floors

KEY NOTES

1. Multi-light steel windows
 2. Gym balcony
 3. Historic wood vestibule
 4. Metal stair
 5. Wide corridors & stairs
 6. Office area modern finishes
 7. Typical classroom:
a. Coat area with pivot doors
b. Built-in cabinet
c. Closet
d. Marble window sills
e. Wood framed chalk board
 8. Auditorium
a. Wood stage
b. Affixed seats
c. Art deco plaster motifs
 9. Raised platform
 10. Historic wood skylight
- ## CONDITION NOTES
- A. Clogged roof drains
 - B. Damaged roof membrane at south and east parapet
 - C. Minor repointing of masonry mortar joints is needed
 - D. Entry doors are in poor condition
 - E. Water damage at ceiling
 - F. Plaster damage at walls
 - G. Water damage at floor
 - H. Mold present
 - I. Broken window



Ground Floor

Marlborough

1300 E. 75th Street

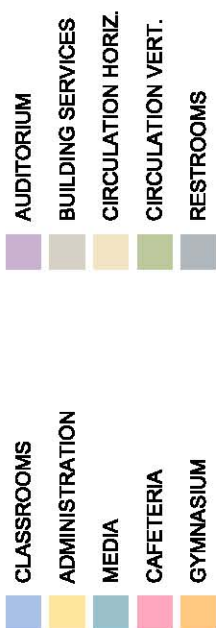
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GENERAL NOTES

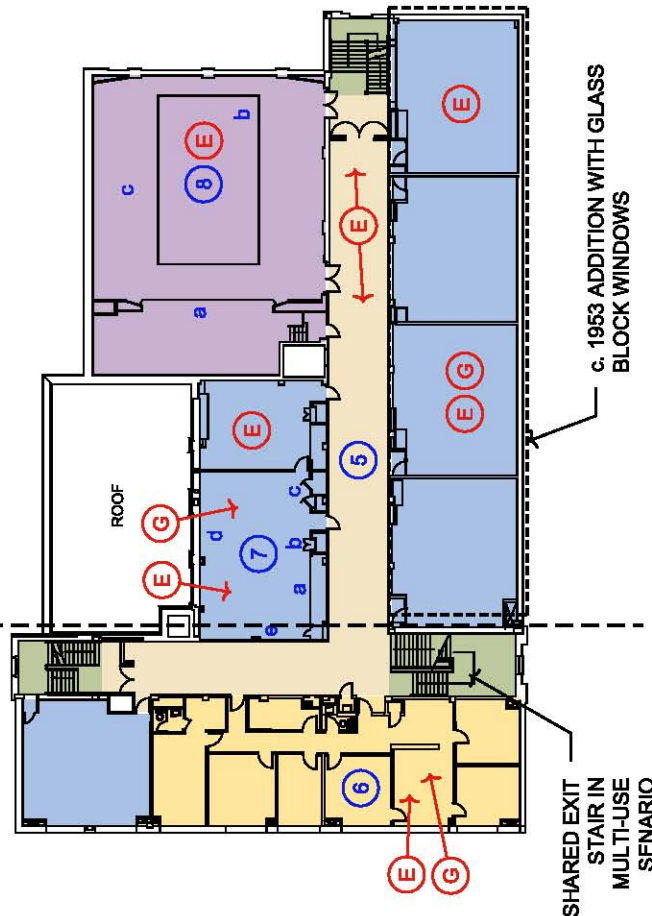
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POSSIBLE LOCATION
FOR TENANT
SEPARATION IN
MULTI-USE SCENARIO



0 10 20 40

First Floor



Marlborough

1300 E. 75th Street

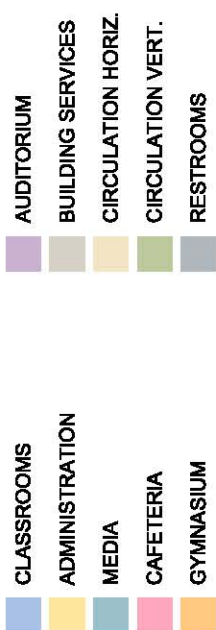
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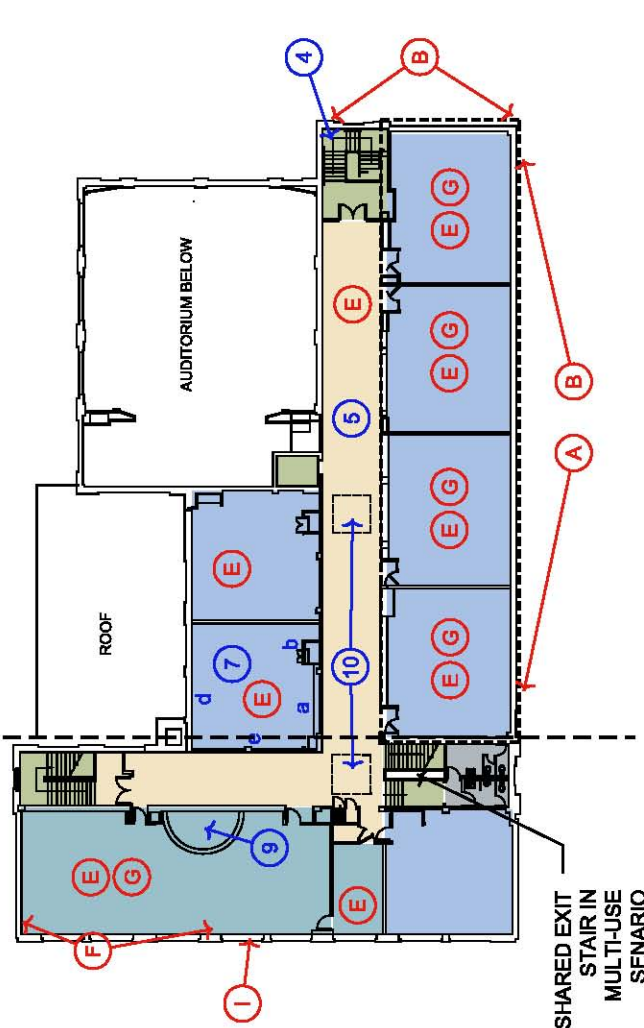
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POSSIBLE LOCATION FOR TENANT SEPARATION IN MULTI-USE SCENARIO



Second Floor



Marlborough

1300 E. 75th Street

Kansas City, Missouri 64131

PHOTOGRAPHS



Exterior



Main entrance



Auditorium



Gymnasium



Classroom (1924)



Classroom (1953 Addition)

Marlborough

1300 E. 75th

Kansas City, Missouri 64131

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on April 21, 2011. The site visit examined the school grounds, the exterior, and all floors on the interior of the building. Only the upper roof was accessible for review. Mechanical and electrical systems were not reviewed. No invasive or destructive review techniques were employed.

The team also reviewed written information provided by the owner. These documents included:

- 2006 Building Dialogue dated 11/20/2006 - dialogue was incomplete; building conditions are still similar to those noted in 2006.
- CADD floor plans. Basically accurate, but noted with numerous missing items including windows, door, etc.
- Kansas City Historic Inventory Form (dated 3/89)



CONDITION RATING: **1/2

The building is structurally sound. The exterior envelop is in fair condition with some remaining usable life of the envelop components including the masonry and windows. The upper roof membrane is in poor condition causing multiple roof leaks and damage to the building interior. Interior finishes are in generally fair condition with typical wear from use, but a number of areas are in poor condition due to roof leaks. The mechanical and electrical systems appear to be sufficient and in good condition for immediate building use. The exterior site requires repairs of damaged areas, including parking and playground areas.

HISTORIC RATING: ***

Building is a good example of a Progressive Era elementary school designed in the Italian Renaissance Style. An addition from 1953 obscured most of the original primary façade, but this change documents the evolution of educational architecture and the district's response to need for additional classroom space. It is over 50 years of age and has achieved significance in its own right. The building appears eligible for listing in the National Register of Historic Places.

PHYSICAL OBSTACLES TO REUSE: Lack of an elevator will limit the building to certain uses.

DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

Building Structure

- Foundation: Stone and concrete, generally in good condition.
- Floor Framing: Concrete, generally in good condition.
- Roof Framing: Concrete, generally in good condition with some area of damage noted due to roof leaks.

Note: No items were noted for further in-depth review by structural consultant.

Exterior Envelope

- Exterior Wall Construction: Tapestry brick with cream and polychrome terra cotta accents. Masonry is generally in good condition with limited areas requiring repointing, as noted.

Marlborough

1300 E. 75th

Kansas City, Missouri 64131

- Exterior Windows: Hung aluminum sashes have non-historic wood trim and historic marble sills. The 1952 addition has bands of glass block and double-stacked hoppers that span the façade separated at each classroom by a heavier mullion. These windows have two-tone glazed green tile sills. Gym has high multi-light steel sashes with hoppers; two adjacent rooms retain multi-light steel windows with lower hoppers. The windows are generally in fair condition.
- Exterior Entrances: Paired non-historic aluminum doors with single vertical lights. Interior vestibule at the SW entrance retains historic wood elements, including paired doors, multi-light transom and sidelights. Entrances are generally in poor condition.
- Roof: Flat roof, generally in poor condition. At the time of site visit, the roof drains on the upper roof were clogged with sediment and the roof membrane had pulled away from the parapet wall on the east and south sides.

Building Interior

- Corridors: Plaster walls with varnished wood chair rail and integral concrete base; vinyl composition tile covers concrete floors; dropped ceiling grid with lay-in acoustical tile. Simple picture rail molding is visible high on the walls where ceiling tiles are missing. Materials and finishes are generally in fair condition with typical signs of wear. Multiple ceiling tiles are missing or water damaged.
- Classroom Entries: Non-historic aluminum frames have wood doors with narrow single lights; some entries have sidelights. Entries appear to date to 1953 renovation. Materials and finishes are generally in fair condition.
- Classrooms: 1924 classrooms -- painted plaster walls with wood chair rail, dropped grid ceiling with lay-in acoustical tiles and vinyl composition tile or carpet on the floor. 1953 classrooms -- painted CMU walls, dropped ceiling grids (hang below concrete structure) and vinyl composition tile flooring. Materials and finishes are generally in fair condition.
- Walls: Painted plaster or CMU; glazed brown brick in gym. Materials are generally in good to fair condition.
- Ceilings: Grid ceiling with lay-in acoustical panels. High plaster ceilings are exposed in gym and auditorium. Materials are generally in good to fair condition.
- Trim: Varnished wood chair rail in original corridors and classrooms; simple wood picture rail is also intact above dropped ceilings in these locations. Classroom built-ins include wood cabinets; coat rooms with multiple pivot doors; pivot doors have chalk boards on one side; coat room includes pipe-framed umbrella holder and concrete step for boots; wood framed chalk boards; closets. Only a few classrooms have very intact trim. Most do not. In some classrooms, non-historic laminate sinks/shelves fill the coat room recesses. Materials and finishes are in good to fair condition.
- Floors: Vinyl composition tile over concrete. Carpet in library and office. Materials are generally in fair condition.
- Stairwells/Egress: Concrete stairs with wood cap and handrail on north and south stairs at west end. East stair has a metal structure with concrete treads.
- Restrooms: Modern finishes and fixtures, generally in fair condition.

Conveying System

- The building does not have an elevator.

Fire Protection Systems

- Fire Alarm system appears to be a simple manual system with horns, strobes and pulls located in corridors. Smoke detectors were noted in the corridors. There was no fire alarm information include in the 2006 Dialog.
- Fire sprinklers are not provided.

Marlborough

1300 E. 75th

Kansas City, Missouri 64131

Mechanical / Electrical Systems (Information from the 2006 Building Dialog)

- Two low pressure steam boilers provide heating throughout the building. Two AHU's with steam heating coils provide ventilation air to the gymnasium. One rooftop unit provides cooling and gas heat in the auditorium stage area. One separate split system serves the rest of the auditorium area. The air-cooled condensing unit for the auditorium is located on the roof. Unit ventilators with DX cooling and steam heating capability provide air-conditioning in all classrooms and administrative office. These unit ventilators are served by the air cooled condensing units located on the roof to produce cooling for the space.
- Electrical system consists of a 1200A 480Y/277V with 3 mains, 600A and (2) 400A. Electrical system consists of an estimated 1000A 208Y/120V services.

Site

- Sidewalks: Concrete, generally in fair conditions. Sidewalk at the east entrance is damaged and should be replaced. City owned sidewalks surrounding the site are generally in fair condition.
- Parking Lots: Asphalt is in fair to poor condition. The north parking lot is in need of plant removal, milling, patching, topping, resealing and striping. The west drive asphalt should be replaced with new.
- Playground: Asphalt is in fair condition. In need of plant removal, some patching and resealing and striping.
- Playground Equipment: Playground equipment is in fair to poor condition. Equipment includes two basketball goals in the south playground area and a half dome "jungle gym" in the north playground area.
- Lawn and Landscaping: Fair condition, with a significant amount of weeds in the lawn areas. There is no decorative landscaping.
- Fencing: Chain link in poor condition with damaged areas noted. Galvanized coating has worn off the majority of the fencing materials.
- Exterior railings: Steel pipe rails generally in fair condition. Recommend repainting.

Key Public Spaces

- Auditorium – 1938 – Art Deco proscenium, tiered ceiling beams, affixed wood seats, concrete floor, and shallow stage with wood floor.
- Gym – 1938 – wood floor, high ceiling, multi light windows, small balcony with concrete bleachers, acoustic tile glued on to ceiling.
- Cafeteria – 1952 – CMU walls and VCT flooring; adjacent kitchen has a screen door into the hall.
- Library – non-historic finishes include a raised platform along one wall.

Kansas City Public Schools
Repurposing Initiative - Market Assessment



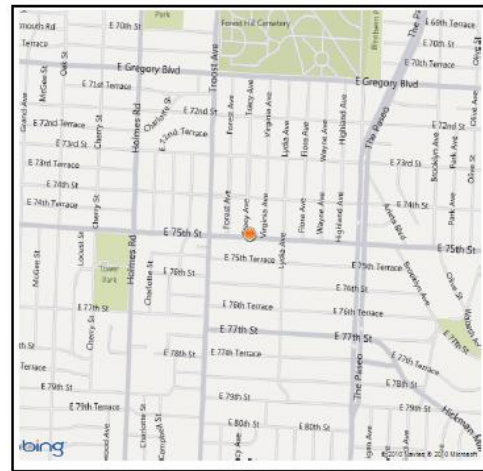
School: Marlborough
Address: 1300 E. 75th

Market Potential: ☆☆☆
Market Reuses: Residential, Community Use, Mixed-Use



Proximity to Parks: 0.3 miles (Tower Park)
Proximity to Comm. Ctrs: 2.0 miles (Southeast)
Proximity to Major Arterial: Immediate (75th)
Nearest School: 0.79 mile (JC Nichols)
Proximity to Bus Route & Route: Adjacent (75th St.)
Proximity to Bus Stop: Adjacent
Located in a Food Desert? No
High Need Zip Code-Education: No

1.0 mile Stats (2010)		District Wide
Population:	2,008	197,361
Pop. Growth (00-10):	-6%	-9%
Pop. <18 yrs:	4,080	45,231
% Pop. <18 yrs old:	20%	25%
% 65+:	11%	11%
Households (1.5 mile):	13,058	89,759
Median Income (*):	\$38,909	\$28,188



Facility Location

* American Community Survey 05-09

Comments:

Marlborough closed in 2007 and is located on 75th Street and within a five minute walk from the Troost corridor and the new Troost Max, affording the site good access via multiple transportation modes. While the area has been losing population since the 1970s, the loss has been significantly less than the District averages. Likewise the area's vacancy rate is significantly lower than the District-wide rate. Household income, home values and home ownership rates are also higher around Marlborough than the District as a whole. In addition, the city is currently making significant infrastructure reinvestments in the area to address combined stormwater/sewer overflow issues.

APPENDIX C: COMMUNITY FEEDBACK

Site Tour

Phase II Meeting

Reuse Proposal Presentation

Marlborough

Thursday, April 21, 2011

5:30 -7:30pm

18+ attendees

BREAKOUT SESSION (DC)

Site Significance

- Remembers when JFK was assassinated
- Drills for home defense
- Drives to help out Korean War
- Jean Harlow rode pony to this school

Strengths

- Structure is sound
- Good transportation on Troost/Paseo, 75th is major arterial
- Mixed Neighborhood - some stability, but some tenant challenge
- Smaller size makes it easier to market
- Auditorium and gym could be useful to community- separated is better for performance
- Classrooms are a good size and have windows

Challenges (Solutions in blue)

- The building had 2 additions- could cause problems with HVAC
- Environmental issues: asbestos, lead paint ([inspection/assessment to catalog problems](#))
- Not ADA accessible ([repair loose handrails, install ramps or stair lifts](#))
- Size of investment to waterproof/HVAC
- People moving out of neighborhood ([good reuse of building, investment off of Troost/Cleaver. Could attract buyers, renters of space, YMCA too far](#))

Community Needs

- Walking access to nutritional food- or short drive
- Quality education- public schools serves neighborhood
- Attract people to single family housing available, but need something to keep people
- Entertainment- something for people to do- skate park, bike path, music, theatre
- To fuel something positive, pride in neighborhood, importance to wider area
- Green space usable by community
- Draw people back to create critical mass

Reuse Options (that could address community needs)

- Grocery store/community garden
- School
- Cultural arts center
- Building used for community purpose- gym, auditorium, and other recreational functions
- Bike path on grounds
- Active use of building
- Park or other greenspace, fitness, playground
- Company that needs a compact space and could employ people here (office-high tech-certain kinds of clean meetings/packages
- Technical school
- Church/Institution
- Healthcare providers
- Assisted living
- Couple groups
- Housing- but has to be a catalyst to draw people into neighborhood- as part of mixed use space

Parking Lot (Technical or other questions to address at the next meeting)

- None

Marlborough– Phase II Meeting

Tuesday, September 8, 2011

5:30 -7:30pm

South-Broadland Presbyterian Church

7 attendees

The following is a summary of the discussion/feedback from the Phase II meeting for the Marlborough school site.

RECAP OF SITE TOUR FEEDBACK

During the site tour, the district received great feedback about community needs and reuses that could address community needs. Key things that the district has noted from the site tour discussion:

- *Strong desire to find a reuse that would retain people in the neighborhood AND bring residents back*
- *Challenges of water damage, lack of an elevator*
- *Variety of reuse options identified: school (ranging from elementary to technical school), community use of gym, auditorium (Troost YMCA too far away), church or institutional use, assisted living/senior center, health care providers*
- *Grounds offer open space opportunity for neighborhood*

The participants of the Phase II meeting did not attend the site tour for Marlborough, and therefore provided the following additional feedback:

- The Marlborough Community Coalition is comprised of four neighborhoods. Half of which are in the Center School District: Battleflood Heights, Marlborough Renaissance, Marlborough East, Marlborough Pride
- 80% of the area is rental; trying to increase home ownership in the area
- The existing Marlborough Community Center is landlocked and inadequate
- Need to make sure the reuse of the site is an asset for both the North and South sides of 75th St.
- Reuse of the site can help with the re-branding of the neighborhood
- Reuse of the site needs to serve as a catalyst for bringing development back to the area

REUSE FEEDBACK

Based on the technical assessment and feedback from the site tour, several types of reuse have been identified as viable options for Marlborough. The following provides a summary of the community feedback received in discussing reuse options:

Community feedback for **Residential Use or Combination of Residential + Other Uses :**

- Participants were not supportive of any new residential development in the area. The only type of residential reuse that the community might consider is senior housing. The group felt that the community does not have enough amenities in the area to support the current population.

- The group felt that the area is a major food desert because there aren't enough places (grocery store/farmers market) to obtain fresh fruits and vegetables. They felt a residential reuse would bring more people to an area without the proper resources to support their needs. (note: by the generally accepted definition of food desert, the Marlborough area is not considered a food desert).

Community feedback for **Community Use:**

- The existing Marlborough Community Center is landlocked and inadequate; it is not easily accessible by community members. The space is run down and cannot support the events held by the Marlborough Community Coalition.
- Marlborough Community Coalition would like to be the main contact for any community use for the building. The Coalition would like to have access to the gym and auditorium for their neighborhood events.
- Participants felt renting the facility out or hosting non-community events at the site would attract negative attention to the area. All community uses would need to be programmatic: political or structured.
- Participants felt any mixed use for the building should be complimentary in nature. For example: Senior Center and Health Center.

Community feedback for **Major Organization/Institutional/Church Use:**

- Participants indicated that any organization would need to demonstrate they have the financial capacity to renovate and operate the building. They also indicated that the project would need to provide adequate parking and a willingness to partner with the Marlborough Community Coalition.
- Participants expressed concern whether a church would be able to finance the necessary renovations (there are already a lot of churches in the area). In addition, they did not feel there was a need for a health institution because Southtown Clinic, which is located within the neighborhood is adequate.

Community feedback for **Educational Reuse:**

- Educational reuse of the site was the preferred option of the participants. Community members would support an educational use for the Marlborough site. Reuse could be from an established charter school, private school, start-up charter school, or faith-based school. The prospective school entity would need to show financial stability and sustainability.

Community feedback for **Retail/Office:**

- Participants were open to several nonprofits working within the building, but understand they need to find an umbrella organization to oversee management/redevelopment of the site.
- The participants were supportive of urban farming and agriculture as a long-term use of the site. In addition, they were supportive of locating a farmers market at the site as a long-term use or as an interim use of the site until the urban agriculture can be established.
- The entity that has the building should work with the community and allow access to the Marlborough Community Coalition. Any retail offices would need to consider off-street parking and zoning.

INTERIM USES/ACTIONS

In the event the district doesn't receive viable proposals for Marlborough, or if it takes several years, the district solicited feedback from the community on interim actions/activities.

Community feedback on the **Interim Uses/Actions**:

- In addition to use of the grounds for a farmers market, the Marlborough Community Coalition would like to use the grounds for large outdoor events, community gatherings, and block parties.
- Betty Ost-Everyly from the Marlborough Community Coalition would serve as the point of contact to coordinate this partnership with the District. Other community partners could be the KC Health Dept or Bridging the Gap.

SOLICITATION PROCESS

During the meeting, participants were asked to provide their feedback on the solicitation process. The following summarizes their feedback/comments.

Community feedback on the **Solicitation Process**:

- The participants requested that all groups interested in the site present their proposals to the Marlborough Community Coalition.
- The participants did not have a preference between a lease and sale of the site; however, the community members were strongly against the KCPS working through a broker or the formal bidding process to perform either option. The group would like the district to be selective in how they choose to market the Marlborough school site. They felt marketing with a broker would be too broad of a range for the selective process they are seeking.

DEMOLITION

For every site, the district is gathering community feedback on the possible demolition of the building.

Community feedback on **Demolition**:

- The participants acknowledged that demolition needs to be considered an option after a particular length of time if the district is unsuccessful in securing a lease/sale of the site. They are concerned the building will get vandalized and attract negative activities if it continues to remain vacant. As long as the community is informed/consulted during the decision-making process, then it will support this as an option.

**Marlborough Reuse Proposal Presentation
Community Question & Answer (Q&A) Session
Marlborough Community Center – 7/28/15**

The following is a summary (drafted by KCPS staff) of the Q&A session that took place after the proposal NHS/Dalmark proposal presentation for the Marlborough school site.

Participant questions to Proposal team:

Q1: What assurance does the community have that your project will be good for the neighborhood long-term? What if the site deteriorates in 15-20 years? Would you be willing to sign a 99 year land use agreement?

A1: Probably not 99, but any project awarded by MHDC has to adhere to specific requirements. One of those is a 15-30 year land use restriction, which states the building has to be affordable senior housing for the next 15-30 years. Any use a developer lists on their awarded application must be adhered to for the terms listed on the land use agreement. We are going to have a quality management team on site that will be making sure the property stays a positive asset to the neighborhood.

Q2. Is this an assisted living program? Wondering if the neighbors would like ambulances going through the streets.

A2. We would be targeting independent housing residents. We would not be providing medical services.

Q3. Is there going to be an age restriction for this property?

A3. We will offer housing for 62 and above.

Q4. Are there any exceptions? Possibly for someone with a disability that is younger.

A4. We would have to define all exceptions within our application. The only restriction we've listed thus far is that we are targeting seniors over 62 versus over 55.

Q5. What style of housing with the new construction be?

A5. This is one of the areas where we'd like to get your feedback. The new construction could be one story ranch style homes or we could make them two or three story units. We will try to make the roofs very complimentary to the surrounding area. All frontage, landscaping, and materials will compliment neighborhood. We have room to incorporate community feedback in that design process.

Q6.What do you mean by the project has to be rated by the City? Can you explain AMI?

A6. The award for Low Income Housing Tax Credits (LIHTC) is a very competitive process. In Kansas City, MO a project needs to be in the Mayor's list of top priorities to be considered favorable by MHDC. AMI stands for Area Median Income. Families who make 60% or less than AMI are eligible to live in LIHTC funded units.

Q7.Will the new construction be connected to the original structure?

A7. The new construction that is currently proposed would be fourplexes or sixplexes.

Q8. Did you consider market rate senior vs low income senior housing?

A8. We did consider this, but tax credits help secure equity so you reduce your level of debt on a project.

Q9. Are you going to ask for tax abatement?

A9. We are looking at pursuing historic tax credits, but we are not looking to ask for tax incentives, like tax abatement. We have calculated payment of 100% of taxes into our pro-forma.

Q10. What will the square footage of the apartments?

A10. Between 850-900 square feet (two bedroom units).

Q11. Will there be a retail component?

A11. Not at this time. We would have to list that in the application to MHDC.

Q12. Will there be any community space?

A12. We have not designed out all of our community spaces yet, but we are looking at making part of the auditorium, cafeteria, and gym available for community use.

Q13. Will you use energy efficient materials?

A.13. Scoring from MHDC will require some energy efficient items to be used, but we have to balance that will cost.

Q14. Will there be a workout facility?

A14. We can entertain incorporating this amenity into the project.

Q15. Parking or entry changes?

A15. We need some more time to draw finalize these elements of the project, but we will provide parking in accordance with code requirements.

Q16. Will there be landscape around the facility?

A16. We have no special plans for landscaping at this time. We will make the surroundings nice for residents and surrounding neighbors. A walking area can be considered.

Q17. Can you leverage/target green funds?

A17. We have not looked into it yet.

Q18. Does the façade change the historical possibility for incentives?

A18. Answered by KCPS: An original review by Rosin Preservation stated the site was most likely eligible for listing on the National Register, but this will not be confirmed until an application is made to the Park Service.

Q19. How long will this project take to be completed?

A19. We will apply to MHDC in September, award notifications are made in November/December, and we would complete our due diligence by April so that we could start construction. The site should be completely finished 18 months after start of construction.

After the completion of Q&A with the proposal team, KCPS staff and community members discussed the following:

Q1. What previous deals have asked for tax abatement?

A1. To date, other LIHTC projects have received tax abatement, including Seven Oaks (10 years), Bancroft (not known), and Faxon (10 years). The City also put in Home funds to fill a funding gap with the Seven Oaks project.

Q2. Why can't this project be market rate?

A2. This site has been vacant since 2007 and this is the first proposal we've received. We'd hoped there might be interest from developers to do market rate housing, but the small size of the building and the market rate rents in the area may be a barrier. An affordable project is likely more financially feasible to get done due to the multiple funding streams available.

Q3. Is this the appropriate amount of parking?

A3. The appropriate level of parking is something that will need to be decided once the number of units of the new construction is finalized. This is something that we can work to get additional information on as the project progresses.

Q4. Can the ATA bus pull into the property for residents?

A4. The developer and community could work with KCATA to see if a bus stop could be put in on the corner. I don't believe any conversations about a bus pickup have been made yet.

Q5. Is there a demand for senior housing in area?

A5. Affordable senior housing is a very popular conversion for former school buildings because the classrooms convert well into apartments. MHDC has not offered any concerns at this point about a concentration of senior housing in this area.

Q6. I'm concerned with the level of vagueness around community space?

A6. NHS is willing to work with the community around what types of spaces should be allowable inside the building.

KCPS statement: This site plan is very conceptual at this point. Neighborhood feedback is still very vital is this project is to move forward. Items that aren't fully flushed out at this time, are things that we can include in the sales agreement as closing contingencies. KCPS requires that a developer hold at least two additional public meetings to get additional feedback on these types of issues. In order to close on the sale, the developer would be required to adequately address the items included as closing contingencies. Let's clarify the neighborhood's priorities and concerns so that KCPS knows how to address this in the sales agreement:

Neighborhood Priorities-	Concerns-
<ul style="list-style-type: none">• Community space available within the building• Connectivity to public transportation and for pedestrians• Appropriate level of off-street parking• Amenities provided for residents• Lack of specifics with the site plan/floor plan	<ul style="list-style-type: none">• Management of property• Security of site• Screening process for residents• Is this the right type of development for site

APPENDIX D: REPURPOSING GUIDELINES

Policy Category: *Appendix C*
Policy Name: Repurposing Guidelines

1. Repurposing will not impair or impede the District's ability to achieve Global Ends Policy 1.0.
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.
6. The Board, guided by applicable Missouri statutes, may consider proposals from educational service providers on a case-by-case basis, provided:
 - a. Preference will first be given to schools sponsored by the KCMSD.
 - b. The educational service provider has a proven academic track record and an effective educational program that compliments District schools and programs.
 - i. For the purposes of these guidelines, "proven academic track record" is preferably defined as making progress at a pace similar to or exceeding the KCMSD towards "deep understanding" as measured through authentic assessment school-wide.
 - ii. For the purposes of these guidelines, "proven academic track record" may be defined as exceeding the KCMSD average MAP performance in both Mathematics and Communication Arts as a whole as well as for at least 80% of applicable subgroups in at least two of the preceding three academic years and exceeding the KCMSD average for such End-of-Course Exams as may be required by DESE.
 - iii. For education service providers without a "proven academic track record" the Board may consider proposals only if the education service provider's sponsoring organization commits to annual academic growth requirements.
 - c. Preference, in the form of more favorable lease terms, will be given to providers that seek buildings in high-needs geographies (The Paseo to I-435, 63rd St. to Independence Ave.) and programs that target specific high-needs populations; guidelines 6bi-iii remain applicable.

- d. The Board will not approve any proposal from an education service provider without soliciting and strongly considering the Superintendent's opinion and guidance.
- 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 claw backs and/or other necessary provisions to mitigate risk to the District and ensure performance, including academic performance where applicable.

Revision Dates: March 9, 2011- Adopted

May 18, 2011