Bryant Site Tour

Tuesday, May 17, 2011
5:30 – 7:30pm
84+ attendees

BREAKOUT SESSION #1 (SB, DB)

Site Significance
- Lot of “old money”- famous Kansas city residents attended the school
- Historic school
- Elite
- Not a neighborhood school for 25 years- bused in many
- Chili supper, pancake breakfast
- Sports teams
- Foundation, parents contributed
- Vacancy is dragging down the property values

Strengths
- Location in metro- real estate
- Character of building
- Good shape/physical condition
- Site- 4 acres, mature trees, areas for activities
- On weekend, sometimes grounds are used, gardens, baseball practice
- Strong active neighborhood
- Very public/open space “ours”

Challenges
- Remediation rules may affect reuse
- Traffic is a concern already. Need to allow off-street parking
- Reuse must consider residential location. Pavement used to be playground- parking used to be worse due to this
- Families now send children to private school
- Density- high activity places may cause traffic/issues (reuses)
- Layout of building on site- entrance/exits
- Strong active neighborhood-intimidating to a re-user

Community Needs
- Recreation in community
- Place for kids to swim/practice
- Space to grow food, odd shaped lots
• Space for self-employed to work
• More opportunities to educate neighborhood children
• Residents work closer to home, jobs in this area of the metro
• Support those aging in place

Reuse Options (that could address community needs)
• Community center
• Swimming pool (Olympic-size)
• Community garden space, organic- part of community center
• Use of kitchen as training, education facility, incubator for businesses
• Rent rooms for office space
• Neighborhood school (border star) provides parking, larger space
• Senior housing, condos
• Day care facility (part of building), senior activities/ adult day care
• Mixed use, light retail on bottom/condos on top
• Art gallery
• Artists’ spaces- lots of natural light (mixed support)
• Culinary institute
• Boutique hotel
• Museum

The following are the communities’ responses to informal proposals received by the Repurposing Office:
• Historic research center/archives -- already have plaza library, duplicate
• Demo -- depends on reuse, seems like a waste, ok if reuse better, can this building be made more efficient first, could be a sinkhole $$ to fix up sound building, no skyscrapers- keep vertical scale, see Armour homes, covering extra grounds is ok
• Low income housing -- no, changes character of neighborhood, need more specifics
• Housing condo ok -- empty units may be an issue, single family ok, in character with neighborhood
• Demo for new houses -- ok as long as in character with neighborhood
• Private recreation club -- ok, not completely exclusive, semi- public?, young families should be able to join
• Tennis, swimming, meetings -- ok/possibility
• Nonprofit use -- so-so-ok, might draw too many people, especially in evening, depends on services, hours, zoning affects reuse
• Charter school -- ok, preferred use, public school, ok great, ideally neighborhood
• Lease vs. sell -- who would maintain, sell as is, condition, no one would invest for a year
• Neighborhood would repopulate for school -- or would it?
• Office space -- lean toward commercial need to have commitment to neighborhood
• Important to keep neighborhood intact

Parking Lot
• Please save photos- find those that are missing
• Was it abated?
• How can one manage restrictions of hours/activity in lease agreement?

BREAKOUT SESSION #2 (FB, DC)

Site Significance
• Went through grade school
• Kids went to school here
• Was here when President Kennedy was assassinated

Strengths
• Location
• Transportation
• Close to university
• Property values
• Well educated area
• Employment potential
• Central location to many amenities
• Attractive for other community resources to strengthen
• Limited access to parking (is good if it’s a school use)

Challenges
• Compatible usage
• Significance $ for reuse
• Plumbing/wiring
• Inappropriate use could weaken neighborhood
• The longer it stays vacant, it hurts the neighborhood
• Limited access to parking
• Overflow parking from St. Theresa’s (could be an opportunity to partner to allow St. Theresa’s to use off-street parking)
• Zoning

Community Needs
• Public School in the neighborhood, school age kids k-5 (plenty of private schools but not enough good public school options
• Recreation centers
• Intergenerational daycare
• Central community meeting place
• Entertainment/activities
• Multifamily housing

Reuse Options (that could address community needs)
• KCMSD elementary
• YMCA or other community center
• Theatre (community) and education, film institution
• Charter school okay, if open to neighborhood children (concern that Academie Lafayette was turned away)
• Social club w/ tennis, swimming (thumbs up)
• Focal community place, small business space - office
• Commercial – concerns about traffic
• Condos at market rate – strong preference for ownership vs rentals
• Prioritize reuse of the building first before consider tearing it down)
• Community garden, park
• Subdivide property for multi usage (thumbs down)
• Would need mass transit system to support
• Culinary Institute of America with dorms and community garden in the rear
• Community center w/ pool, tennis courts, fitness, cont. education classes, cooking classes

The following are the communities’ responses to informal proposals received by the Repurposing Office:
• Historical research w/archives occupy top two floors. Bottom floors for community center. Build additional building for storage space – questions about parking, size, location of additional building
• Senior housing -- maintenance free residential housing ok, concerns about nursing home/assisted living
• Low income housing -- density would be a concern. May be defeated in community b/c value to housing would decrease
• Housing that requires demolition - - “We don’t want the building torn down”
• Multi-family: already enough multi-family housing in the area that is vacant. May be opportunity for free-standing housing
• Housing owner-occupied vs rentals: Rentals are too transient (turnover), owner-occupied preferred
• Lease vs Sale --Short term lease options? Function as a school site, since it was original purpose for building. Short term would have to be a school
• Charter school elementary -- Educational choices limited b/c of public school. Students have to go to private school for quality education, vacant buildings need to be lease or sold to entity that can sustain the facility
• Non profit use of building -- need more information to find out if compatible
• Please hurry and get it reused!

Parking Lot
• What does district have in mind for site and kids in neighborhood?
• Are you leaning toward knocking down?
• When will building be cleaned out and sold?
• Was Academie Lafayette proposal rejected?