REPURPOSING
KCMSD INITIATIVE
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
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

- 43% decline in school-aged children
- 52% decline in KCMSD Enrollment
WHY WERE SCHOOLS CLOSED?

BUILDING UTILIZATION

Before Right-sizing: 55%
After Right-sizing: 84%

- Empty Seats
- Filled Seats
KCMSD IS NOT ALONE: OTHER URBAN DISTRICTS

<table>
<thead>
<tr>
<th>City</th>
<th>Since</th>
<th>Change</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLEVELAND</td>
<td>Since 1960s</td>
<td>- 100,000</td>
<td>- 67%</td>
</tr>
<tr>
<td>DETROIT</td>
<td>Since 2002</td>
<td>- 76,800</td>
<td>- 47%</td>
</tr>
<tr>
<td>KCMSD</td>
<td>Since peak</td>
<td>- 60,000</td>
<td>- 78%</td>
</tr>
<tr>
<td>PITTSBURGH</td>
<td>Since peak</td>
<td>- 54,000</td>
<td>- 68%</td>
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</table>
KCMSD IS NOT ALONE: OTHER URBAN DISTRICTS

<table>
<thead>
<tr>
<th>City, State</th>
<th>Closures Since 2007</th>
<th>More Proposed by 2012</th>
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</thead>
<tbody>
<tr>
<td>Detroit, MI</td>
<td>64</td>
<td>57</td>
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<tr>
<td>New Orleans, LA</td>
<td>51</td>
<td></td>
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<tr>
<td>Cleveland, OH</td>
<td>30</td>
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<tr>
<td>Washington, DC</td>
<td>24</td>
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<td>Pittsburgh, PA</td>
<td>18</td>
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<tr>
<td>Minneapolis, MN</td>
<td>12</td>
<td></td>
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<tr>
<td>Denver, CO</td>
<td>12</td>
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</tr>
</tbody>
</table>
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

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

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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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.
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
30 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
CLOSED SCHOOL FACTS

- **1.8 MILLION FT$^2$**
  - 63K ft$^2$ = average building size
  - Buildings range from 24K ft$^2$ to 180K ft$^2$

- **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
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
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 Bellevue
- 36,466 ft²
- 1.87 acres
- R-6 zoning
- Closed in 2010
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
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
3711 E. 27th St.
59,510 ft²
2.4 acres
R-2.5 zoning
Closed in 1997
Has served as KCMSD warehouse
- 3640 Benton Blvd
- 85,910 ft²
- 2.25 acres
- R-5 zoning
- Closed in 2010
LONGLAN

- 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
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 ft$^2$
- 3.79 acres
- R-2.5 zoning
- Closed in 1997
SWINNEY

- 1106 W. 47th St.
- 54,373 ft$^2$
- 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
1829 Madison
97,537 ft²
2.24 acres
R-2.5 zoning
Used for community services until 2006
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
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
SITE PROFILES

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

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

- 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

REUSE STRATEGIES
ACTION PLAN

School board approval/adoption (Jun – Dec)
PHASE IV: SITE DISPOSITION

- UPON BOARD APPROVAL
- ADOPTED REUSE STRATEGIES GUIDE SITE DISPOSITION
  - Interim-use & lease
  - Sale
- PROPOSAL EVALUATIONS
  - 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

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

SITE TOURS

PUBLIC MEETINGS

REUSE STRATEGIES

SITE DISPOSITION & REUSE

2011

April

May

June

July

Aug

Sept

Oct

Nov

Dec

2012+
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

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

HTTP://WWW2.KCMSD.NET/PAGES/REPURPOSING.ASPX