

## BRC Action Plans

ASHLAND BRANCH		Community	TAC Team 4	SLPS Action Plan
4415 Margaretta		Feedback	Feedback	
16,419 sf on .87 acres		0	0	
Built—1964		Recommendations	Recommendations	The property is under Contract to The North Campus to become an afterschool program.
Closed—2009		N/A	N/A	
Tour date	4/23/15			
Tour attendance	16	15	1	
Forum date	7/21/15			
Forum attendance	13	9	4	

**Real Estate Director Comments:** Alderman Antonio French, founder and president of The North Campus, has the school under contract. It will serve as an afterschool resource to neighborhood children, most of whom attend Ashland School across the street.

BADEN		Community	TAC Team 1	SLPS Action Plan
8724 Halls Ferry Road		Feedback	Feedback	
59,188 sf on 2.7 acres		1	2	
Built—1908		Recommendations	Recommendations	Concur with TAC and community
Closed—2009		Job training facility	Job training facility, senior housing / healthcare	
Tour dates	4/8/15 7/8/15			
Tour attendance	51	45	6	
Forum date	7/6/15			
Forum attendance	4	0	4	

**Real Estate Director Comments:** The school is located in the northernmost ward of the city in a stable residential section of Baden. Neighbors turned out and told us, “What the neighborhood needs is a job training center or trade school.” Many of the existing services in this arena are located in the central corridor and difficult to access for individuals living in North City and lacking reliable transportation. The TAC agreed and came up with several potential users, including construction trade unions, Ranken Tech, SLATE and the AGC. The school is large enough to accommodate several users. The site has ample room for parking and possibly new construction. Given it is already a school, the cost of renovation is likely to be less than a retro-fit into some other use. Notwithstanding this, a secondary property use would be multi-family or senior apartments/assisted living.

BANNEKER		Community	TAC Team 7	SLPS Action Plan
2840 Samuel Shepard Drive		Feedback	Feedback	
47,896 sf on 1.15 acres		1	1	
Built—1940		Recommendations	Recommendations	Banneker has failed to win approval for low-income housing tax credit in past 9% applications based on location. A community use seems the best outcome and two neighboring churches have expressed interest in purchasing.
Closed—2004		Community center	Low-income housing tax credit	
Tour date	6/15/15			
Tour attendance	39	35	4	
Forum date	7/27/15			
Forum attendance	2	0	2	

**Real Estate Director Comments:** Following the failed Vicino Group bid to do a 9% housing deal at Banneker, evidence points to the highest and best and most likely use being a community amenity. Central Baptist Church on Olive is a growing congregation that has expressed interest. The marketing effort should focus on this avenue, while leaving all others open as well.

CLARK		Community	TAC Team 6	SLPS Action Plan
1020 N. Union		Feedback	Feedback	
62,671 sf on 1.63 acres		6	2	
Built—1918		Recommendations	Recommendations	Focus marketing on developers engaged in community amenities, e.g., McCormack Baron or YMCA
Closed—2009		Reopen as a school, community center, job training, low-income housing tax credit, senior housing, office space, healthcare	Reopen as a school, condos	
Tour date	5/4/15			
Tour attendance	47	41	6	
Forum date	7/22/15			
Forum attendance	6	3	3	

**Real Estate Director Comments:** No one, single-use consensus emerged from the community feedback, and the same was true of the TAC feedback. What was clear from the majority of community members who responded with ideas was that the neighborhood “does not need more housing.” Based on this and the emphasis on “community-based needs,” the property should be marketed to entities engaged in job training, community services and small-office uses. A good example of this type of project is the Emerson School which was acquired and renovated by Better Family Life as a community amenity.

CLEVELAND HS		Community	TAC Team 2	SLPS Action Plan
4352 Louisiana		Feedback	Feedback	
235,285 sf on 10.6 acres		1	0	
Built—1915		Recommendations	Recommendations	Position as an arts / entertainment complex. Work with SLDC on feasibility study.
Closed—2006		Mixed use	N/A	
Tour dates	4/15/15    7/9/15			
Tour attendance	361	356	5	
Forum date	7/6/15			
Forum attendance	4	0	4	

**Real Estate Director Comments:** SLPS has received several offers on the football field and South Grand frontage. However, the field is viewed as an incentive to a developer(s) taking on rehabilitation of the school. A group of multi-disciplinary developers, including hospitality, residential, restaurateurs, live theater purveyors and movie theater operators was invited on a tour of the building in 2014, but the timing did not work for all, and the effort did not get traction. Currently, SLPS is working with Alderman Shane Cohen and SLDC on a feasibility study to help market the school on a national basis. While well-attended, the open houses did not generate much feedback. The participants were primarily CHS alumni, photographers and urban explorers. Given its size and deteriorating condition, Cleveland represents an enormous challenge for any one developer to take on. Another possibility, raised at the forum, is to position it as a cooperative educational site for local universities and community colleges.

COOK		Community	TAC Team 6	SLPS Action Plan
5935 Horton		Feedback	Feedback	
73,590 sf on 2.87 acres		0	2	
Built—1964		Recommendations	Recommendations	Cook is under contract to be sold to William Liebermann and converted to office space. It may attract community uses.
Closed—2009			Reopen as school, community center	
Tour date	4/30/15			
Tour attendance	17	14	3	
Forum date	7/23/15			
Forum attendance	6	3	3	

**Real Estate Director Comments:** The property is under contract to be turned into multi-user office space, which may include non-profit, community-focused tenants. Post contract we have received inquiries from community service providers interested in the property. These have been forwarded to the prospective buyer as “leads.”

CUPPLES		Community	TAC Team 3	SLPS Action Plan
4908 Cote Brillante		Feedback	Feedback	
69,228 sf on 2.54 acres		2	1	
Built—1918		Recommendations	Recommendations	Pursue interest from Mt. Carmel Church, as well as possible extension of Hawthorn Leadership School for Girls on Kingshighway
Closed—2003		Community center	Market-rate apartments	
Tour date	5/26/15			
Tour attendance	37	35	2	
Forum date	7/20/15			
Forum attendance	0	0	4	

**Real Estate Director Comments:** Property has not been listed but received initial interest at the open house from leaders at the nearby Mt. Carmel MBC. This lead will be pursued while a back-up strategy is to keep in touch with the newly opened Hawthorn all-girls charter school located one block west. The property has seen little vandalism but suffers from a faulty flat roof that has flooded several classrooms on the rear of the building. A bid for roughly \$65,000 was obtained from Tremco to replace the roof.

DEANDREIS		Community	TAC Team 4	SLPS Action Plan
4257 Clarence		Feedback	Feedback	
64,047 sf on 3.59 acres		0	2	
Built—1925		Recommendations	Recommendations	Property is not listed. The main building has been damaged badly by vandals and water intrusion. The addition is in good condition and is save-able.
Closed—2004			Raze building	
Tour date	4/22/15			
Tour attendance	31	26	5	
Forum date	7/21/15			
Forum attendance	13	9	4	

**Real Estate Director Comments:** The main building lost 25% of its roof in a storm in 2013. Subsequent water damage has been extensive, exacerbating the looting and vandalism that had already taken place. While demolition of the main building is probably the most appropriate course of action, the district does not have the funds to raze it. One option is to pursue Tim Hightower, the developer currently approved to acquire and demolish Central and Turner Branch, and swap out Turner Branch for DeAndreis. (Turner Branch, while badly deteriorated, was the former tuberculosis “open air” school across from Sumner and has cultural significance in The Ville that may prevent Hightower from obtaining a permit to demolish). The newer addition could be a viable office product either for Hightower’s City Up headquarters or a potential shared use with Antonio French’s The North Campus community facility approximately one block northwest of the DeAndreis property. Removing the main building could add green space to the football practice field behind the school. Absent interest that would spur us to list DeAndreis, this appears to be the best approach.

ELIOT		Community	TAC Team 5	SLPS Action Plan
4242 Grove		Feedback	Feedback	
51,380 sf on 1.4 acres*		0	1	
Built—1898		Recommendations	Recommendations	Disagree. The building is save-able and would make a good senior low-income housing tax credit multi-family project or community center
Closed—2004		N/A	Raze building	
Tour date	6/4/15			
Tour attendance	23	21	2	
Forum date	7/22/15			
Forum attendance	5	2	3	

**Real Estate Director Comments:** Eliot has been the subject of three Washington University School of Architecture senior projects. One featured the school as affordable housing, the other two as community amenities. The architectural significance of the building, an early Ittner, is supported by the academic interest in it.\*The BOE owns eight contiguous lots across Grove from the school, which could be used as parking for the ultimate use of the school parcel. If approved by the Real Estate Committee and the SAB, these lots will be added to the Eliot listing.

EUCLID		Community	TAC Team 7	SLPS Action Plan
1131 N. Euclid		Feedback	Feedback	
35,757 sf on .7 acres		1	1	
Built—1893		Recommendations	Recommendations	Euclid is under contract to become affordable artists housing and studio/performance space. Stay the course.
Closed—2007		Reopen as a school	Arts-based project	
Tour date	6/11/15			
Tour attendance	31	26	5	
Forum date	7/27/15			
Forum attendance	2	0	2	

**Real Estate Director Comments:** Artist and urban redeveloper Theaster Gates and affordable housing developer Brinshore Development have partnered to create the proposed Fountain Park Artsblock concept. This compelling proposal depends on project's receipt of 9% low-income housing tax credit in December 2015. Until or unless the project does not receive an allocation of credits, the property will not be aggressively marketed for other purposes. If Artsblock fails to receive credits, the marketing effort will shift to a focus on multi-family residential, either market rate or affordable.

FORD BRANCH		Community	TAC Team 3	SLPS Action Plan
5599 Ridge		Feedback	Feedback	
11,800 sf on 1.29 acres		1	1	
Built—1954		Recommendations	Recommendations	Concur with TAC and community and recommend \$25K sale to Friendly Temple MBC for Meals On Wheels program
Closed—2010		Faith-based service	Faith-based service	
Tour date	4/20/15			
Tour attendance	17	13	5	
Forum date	7/20/15			
Forum attendance	0	0	0	

**Real Estate Director Comments:** Property is under contract for \$25,000 to Friendly Temple MBC for rehabilitation into the base for its Meals on Wheels program.

GRATIOT		Community	TAC Team 6	SLPS Action Plan
1616 Hampton		Feedback	Feedback	
27,474 sf on .94 acres		2	2	
Built—1896		Recommendations	Recommendations	Gratiot is under contract to be converted to market rate apartments.
Closed—2013		Market rate apartments, raze the building, senior housing, office space, healthcare	Market rate apartments, office space	
Tour date	6/8/15			
Tour attendance	48	44	4	
Forum date	7/22/15			
Forum attendance	6	3	3	

**Real Estate Director Comments:** Garcia Properties is currently in its inspection period. The recommendation of the community and TAC is reflected in the Garcia redevelopment plan. However, should the contract fall through, the property will be marketed both as a residential project and as a potential office project, as there has been significant interest from other prospective buyers in redeveloping the project as office space.

<b>GUNDLACH</b>		<b>Community</b>	<b>TAC Team 3</b>	<b>SLPS Action Plan</b>
2931 Arlington		Feedback	Feedback	
69,579 sf on 1.38 acres		0	0	
Built—1930		Recommendations	Recommendations	Market as affordable housing
Closed—2009		N/A	N/A	
Tour date	5/18/15			
Tour attendance	23	21	2	
Forum date	5/19/15			
Forum attendance	0	0	0	

**Real Estate Director Comments:** Property has seen very little traffic or interest. No feedback was given by the community or the TAC, so no visibility exists on neighborhood needs or feasibility. Despite some recent vandalism, including the theft of newel posts, dedicatory plaque and kindergarten room stained glass, the property is in generally good condition with the exception of two roof leaks in the rear corners of the building.

<b>JACKSON</b>		<b>Community</b>	<b>TAC Team 7</b>	<b>SLPS Action Plan</b>
1632 Hogan		Feedback	Feedback	
52,085 sf on 1.38 acres		0	2	
Built—1899		Recommendations	Recommendations	
Closed—2003		N/A	Reopen as a school, community center	Jackson is not listed for sale. TAC was split between a community center and a school. Continue to hold as possible Saint Louis Public School or a solid charter.
Tour date	5/7/15			
Tour attendance	35	31	4	
Forum date	7/27/15			
Forum attendance	2	0	2	

**Real Estate Director Comments:** As mentioned, SLPS has not listed Jackson and will continue to hold the property in inventory as a possible Saint Louis Public School or charter opportunity.

LAFAYETTE		Community	TAC Team 2	SLPS Action Plan
815 Ann Ave.		Feedback	Feedback	
61,946 sf on 1.01 acres		0	0	
Built—1907		Recommendations	Recommendations	Monitor progress of residential rehab
Closed—2004		N/A	N/A	
Tour date	5/18/15			
Tour attendance	89	84	5	
Forum date	7/6/15			
Forum attendance	4	0	4	

**Real Estate Director Comments:** Property has been sold and is being converted into market-rate multi-family units.

LYON		Community	TAC Team 2	SLPS Action Plan
7417 Vermont		Feedback	Feedback	
43,983 sf on .98 acres		0	2	
Built—1910		Recommendations	Recommendations	On 9/24 Lyon went under contract as mixed-use office / residential with a potential community space in the lower level and a gym.
Closed—2010		N/A	Low-income housing tax credit and community center	
Tour date	5/14/15			
Tour attendance	22	20	2	
Forum date	7/14/15			
Forum attendance	4	0	4	

**Real Estate Director Comments:** Lyon is a smaller school and presents challenges to a multi-family-only regime. A possible solution is to break it into the aforementioned uses. The Patch neighborhood is stable and has a solid neighborhood association and congregation—the St. Trinity Lutheran church and school—across the street. The property recently went under contract as mixed-use office/residential.



MARK TWAIN		Community	TAC Team 1	SLPS Action Plan
5316 Ruskin		Feedback	Feedback	
66,259 sf on 1.78 acres		1	2	
Built—1912		Recommendations	Recommendations	Concur with TAC and community
Closed—2009		Job training facility	Urgent care, assisted living	
Tour date	5/11/15			
Tour attendance	33	30	3	
Forum date	7/6/15			
Forum attendance	4	0	4	

**Real Estate Director Comments:** This building is being held in inventory and is not listed. At the open house it was noted that vandals had removed all of the copper cladding off one dome and most of the copper on the other. Inside, recent heavy rains had flooded into the building from the domes. Prior to this, the building was in pristine condition. A bid of \$16,500 (for a roofing system to restore the building to a water-tight state) was obtained by Tremco. There was no community feedback, and the TAC was split between a community health center and senior housing as the highest and best use. The action plan for Mark Twain is to stabilize the domes and continue to hold.

MARSHALL		Community	TAC Team 5	SLPS Action Plan
4342 Aldine		Feedback	Feedback	
49,896 sf on 2.84 acres		0	1	
Built—1900		Recommendations	Recommendations	TAC recommendation is sound. However, the parcel is big enough to include commercial/industrial use on MLK frontage.
Closed—2003		N/A	Senior low-income housing tax credit, affordable multi-family housing	
Tour date	6/3/15			
Tour attendance	20	17	3	
Forum date	7/22/15			
Forum attendance	5	2	3	

**Real Estate Director Comments:** The TAC's vision should be pursued, along with a parallel positioning of the property to commercial/industrial users interested in the MLK frontage (part of the city's MLK revitalization hot zone). The property is comprised of three parcels, which could facilitate mixed use by discrete developers. The 1900 schoolhouse and 1950s branch are on the Aldine fronting parcel, and the MLK frontage is in two parcels of 38,804 sf and 20,320 sf that are divided by an alley (not apparent when on the site) that runs from MLK to the southwest corner of the branch and east to Billups.

SCULLIN		Community	TAC Team 1	SLPS Action Plan
4160 N. Kingshighway		Feedback	Feedback	
31,735 sf on 4.3 acres		0	2	
Built—1928		Recommendations	Recommendations	Concur with TAC
Closed—2003		N/A	Manufacturing	
Tour date	5/12/15			
Tour attendance	22	20	2	
Forum date	7/6/15			
Forum attendance	4	0	4	

**Real Estate Director Comments:** The school sits on a large site near I-70, which makes it ideally suited for a manufacturing/distribution facility. The two one-story branch buildings could be used for assembly, while the 1990s-era gym could serve as 30-foot clear warehouse space. The school itself could be renovated as offices. The site has ample room for truck turnarounds and new construction. Given these features, the highest and best use—after use as a school—is as a manufacturing and distribution facility. A secondary property use would be multi-family in the school with new construction townhomes on the surplus land.

SHEPARD		Community	TAC Team 2	SLPS Action Plan
3450 Wisconsin		Feedback	Feedback	
61,998 sf on 2.66 acres + 3-acre lot		1	1	
Built—1906		Recommendations	Recommendations	Multifamily / condo*
Closed—2009		Reopen as school	Reopen as school	*under contract for this use
Tour date	4/13/15			
Tour attendance	27	21	6	
Forum date	7/14/15	0	3	
Forum attendance	4	0	4	

**Real Estate Director Comments:** This building is under contract as market-rate, multi-family and new construction townhomes on the lot. Recommendation: stay the course, as the district has no plans to reopen the building as a Saint Louis Public School. The Cherokee neighborhood is rebounding with a vibrant arts, food and ethnic culture and seems poised for residential redevelopment.

SHERMAN		Community	TAC Team 4	SLPS Action Plan
3942 Flad		Feedback	Feedback	
52,638 sf on 1.07 acres		2	1	
Built—1899		Recommendations	Recommendations	Sherman is under contract to a market-rate apartment developer. SLPS will continue to show property in case contract falls through.
Closed—2013		Reopen as a school	Senior low-income housing tax credit	
Tour date	6/1/15			
Tour attendance	56	52	4	
Forum date	7/21/15			
Forum attendance	13	9	4	

**Real Estate Director Comments:** All of the attendees for the TAC Team 4 community forum were Shaw neighborhood residents, and the dialogue was lively with the two primary uses suggested being 1) to reopen as a school and 2) to sell to an apartment developer. The property was already under contract to Advantes, a market-rate developer, and this was the outcome the majority of forum attendees wanted. The property should continue to be marketed in the event the Advantes purchase falls through.

SIMMONS		Community	TAC Team 5	SLPS Action Plan
4318 St. Louis		Feedback	Feedback	
87,542 sf on 2.7 acres		0	2	
Built—1899		Recommendations	Recommendations	Pursue the TAC guidance and market to senior and assisted living developers
Closed—2009		N/A	Senior low-income housing tax credit, assisted living	
Tour date	4/27/15			
Tour attendance	35	31	4	
Forum date	7/22/15			
Forum attendance	5	2	3	

**Real Estate Director Comments:** Simmons is a large school on 2.7 acres. It is in relatively good condition and would make an excellent elderly facility of some kind. The floors are large enough to accommodate independent living on the 3rd level, assisted living on the 2nd level and full-time care on the 1st floor. The wide hallways make for good social gathering areas or lounges.

STOWE		Community	TAC Team 3	SLPS Action Plan
5750 Lotus		Feedback	Feedback	
73,320 sf on 4.77 acres		0	1	
Built—1967		Recommendations	Recommendations	Market as medical office / urgent care
Closed—2009		N/A	Office space	
Tour date	4/16/15			
Tour attendance	16	12	4	
Forum date	7/20/15			
Forum attendance	0	0	0	

**Real Estate Director Comments:** Property has seen little traffic or showings. It is a larger school on a large site, modern in appearance and construction. It could be used as a job-training center, but given the scarcity of medical options to residents north of Delmar, Stowe could be a smart location for an urgent care facility or medical office building. Finding the right partners in the community will be crucial as the for-profit urgent care model has not been universally successful in North City. Brightrock Capital and Garner Brothers may be possible redevelopers.

TURNER MIDDLE		Community	TAC Team 5	SLPS Action Plan
2615 Billups		Feedback	Feedback	
49,768 sf on 1.3 acres		0	5	
Built—1940		Recommendations	Recommendations	Pursue as an arts and entertainment space in line with the majority of TAC comments.
Closed—2010		N/A	Arts / performing arts / office space or restaurant	
Tour date	4/29/15			
Tour attendance	32	28	4	
Forum date	7/22/15			
Forum attendance	5	2	3	

**Real Estate Director Comments:** The proportion of classrooms to public/common areas is the lowest at Turner of any of the closed schools. The large kitchen and spacious ground-level cafeteria, the huge theater, the large arts and sciences labs and the gym could all play a role in a community amenity for The Ville that could center around the performing and visual arts but accommodate meaningful office uses, as well. I have reached out to the Black Rep, which is temporarily located at Washington University's Edison Theater, as a possible user. The RAC may be another resource in this positioning plan. The building is in good condition and has seen a lot of interest from other community-minded entities like the Lutheran church and the African Diaspora Council. A \$410,000 offer from the Great Commission Lutheran Church was countered on timing and amount of option fee. Negotiating currently.

WALNUT PARK		Community	TAC Team 1	SLPS Action Plan
5814 Thekla		Feedback	Feedback	
57,281 sf on 3.6 acres		1	2	
Built—1909		Recommendations	Recommendations	Concur with TAC and community
Closed—2003		Job training facility	Job training facility	
Tour dates	4/9/15      7/7/15			
Tour attendance	32	29	3	
Forum date	7/6/15			
Forum attendance	4	0	4	

**Real Estate Director Comments:** The community feedback and TAC responses were identical at Baden and Walnut Park, schools that are nearly identical in size and layout. State Representative Joshua Peters and Alderman Chris Carter have agreed to help us find a suitable user or users for the school, which has seen a lot of vandalism and looting in 2015. The proximity to North County and Ferguson could make a project here attractive from a funding standpoint.

WEBSTER		Community	TAC Team 7	SLPS Action Plan
2127 N. 11th		Feedback	Feedback	
65,745 sf on 1.6 acres		2	5	
Built—1908		Recommendations	Recommendations	One TAC and one community member agreed on reopening the property as a school. Plan to target solid charters.
Closed—2007		Reopen as a school, arts-based community amenity (studios, gallery, performance space)	Reopen as a school, community center, low-income housing tax credit, healthcare, office space	
Tour date	5/6/15			
Tour attendance	57	52	5	
Forum date	7/27/15			
Forum attendance	2	0	2	

**Real Estate Director Comments:** A wide range of potential reuses was advanced by community and TAC feedback. The only common thread was reopening as a school. As SLPS has no plans to reopen Webster, the focus should continue to be to market the property to bona-fide charters like Vernare Learning, which has toured the school twice and shown continued interest.

WILKINSON		Community	TAC Team 6	SLPS Action Plan
7202 Arsenal		Feedback	Feedback	
36,621 sf on 1.55 acres		6	1	
Built—1927		Recommendations	Recommendations	Market as multi-family housing or mixed use but remain open to community interest in office space with public meeting space
Closed—2008		Condos, office space, community center, mixed-use, senior housing, healthcare	Reopen as a school	
Tour date	6/10/15			
Tour attendance	87	86	1	
Forum date	7/22/15			
Forum attendance	5	2	3	

**Real Estate Director Comments:** The property is well-located in Ellendale near the city limits and is in good condition. SLPS has received offers from several developers close to asking price for multi-family uses. Urban Capital Partners' offer (a market-rate apartment regime) was approved but never went forward. Wilkinson seems best positioned as a multi-family project, but we should remain open to office and community-use recommendations put forward by the community.

WILLIAMS		Community	TAC Team 4	SLPS Action Plan
3955 St. Ferdinand		Feedback	Feedback	
64,504 sf on 2.9 acres		0	0	
Built—1964		Recommendations	Recommendations	Property is not listed. De La Salle charter has expressed interest in the school and has toured several times. This will be pursued.
Closed—2008		N/A	N/A	
Tour date	5/29/15			
Tour attendance	26	24	2	
Forum date	7/21/15			
Forum attendance	13	9	4	

**Real Estate Director Comments:** Williams is in overall good repair. The flat roof leaks and needs replacement to stem water intrusion into three classrooms in the center north section. A bid obtained several years ago came in at roughly \$397,000. Given this cost, the best course of action is to continue to hold the building in inventory and work toward a transaction that would allow De La Salle to obtain and rehabilitate the property.