

Ashland

4610 E. 24th Street

Kansas City, Missouri 64127

REUSE ASSESSMENT

	SITE ASSESSMENT	MARKET ASSESSMENT	COMMUNITY FEEDBACK	OVERALL APPROPRIATENESS	DISPOSITION ALTERNATIVES (L/EASE) / (S)ALE
EDUCATION	1	1	3	1	S
Elementary					
Middle/High					
Day Care/ Early Childhood					
RESIDENTIAL	5	2	1	2	S
Market Rate					
Affordable					
Senior					
Mixed-Income					
New Construction	5	2			
COMMERCIAL	2	1	2	2	S
Office					
Retail					
COMMUNITY USE	5	4	5	4	L or S
Community Center	4	2	5		
Open Space/ Recreation	5	4	4		
Community Garden	5	4	1		
MIXED USE	1	1	3	1	S
DEMOLISH	N/A				S



BUILDING/SITE ASSESSMENT: Vacant site could be left as open space for community use (garden, open recreational space, play ground, etc.) or redeveloped with new construction for single family housing or a community center. While 24th Street is a neighborhood commercial corridor, the small area of property assigned to commercial zoning makes development of new retail or office difficult without rezoning. The site may also be too small for construction of a modern school facility. Land Trust owns two vacant parcels in the northwest corner of the same block, which may be an opportunity for land assembly to enhance the site's development options.

MARKET ASSESSMENT: The site is adjacent to 23rd Street to the north, a major east/west connector, the new Boys & Girls Club to the south, and is in an existing LCRA area. The area has experienced continued population loss since the 1960s, which has resulted in a significant number of vacant single-family homes and residential lots, as well as a loss of local businesses. While the Boys & Girls Club already has a playground adjacent to its site and Ashland Square Park is a block away, a need for youth recreational fields (primarily soccer) has been identified and as a relatively low-cost alternative, resources could likely be secured for this reuse. While the residential market is not strong in the area, the ability to assemble 10+ large adjacent single-family lots could serve as a catalyst for additional infill development.

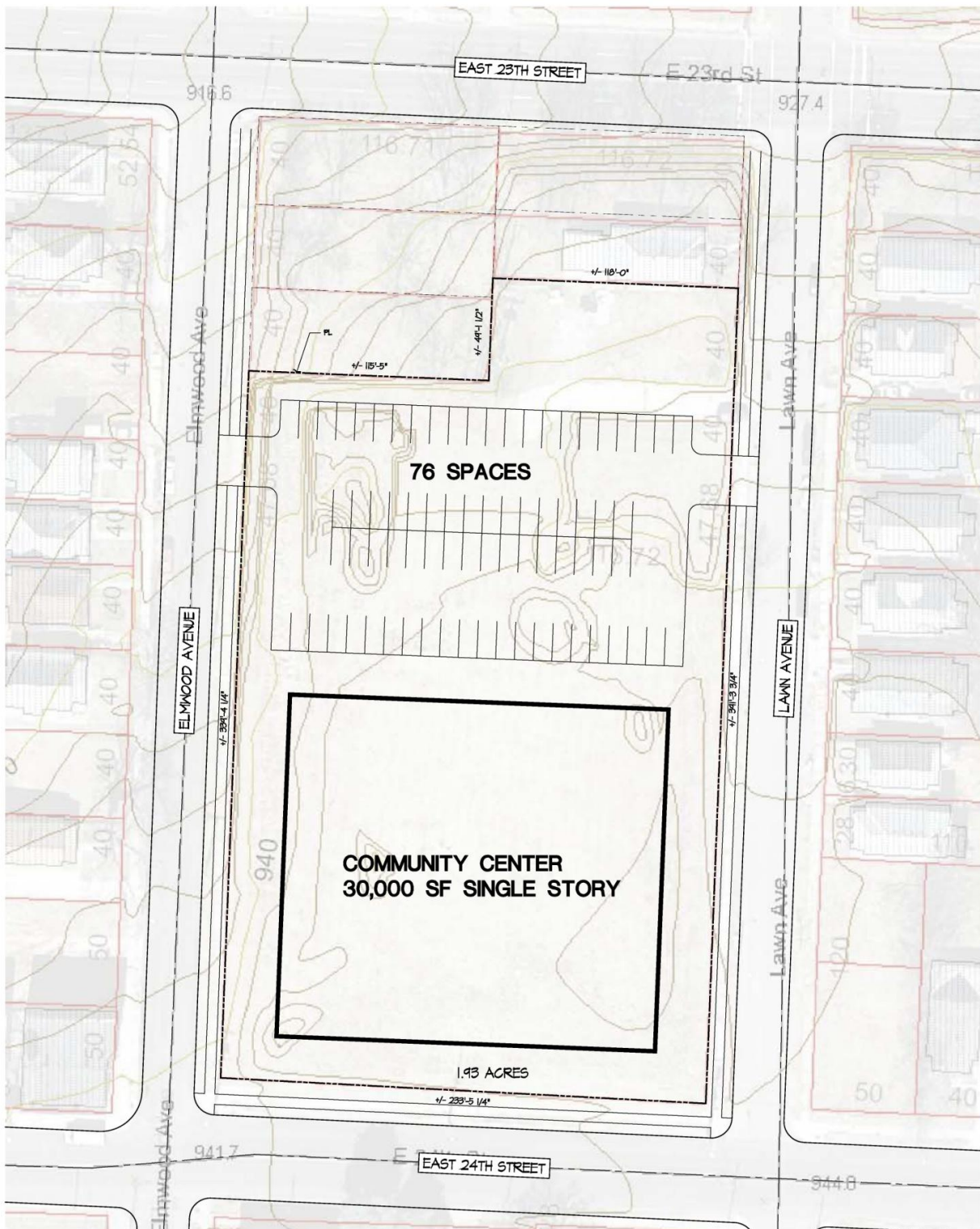
LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Ashland is primarily single-family residential on the east, west and north with neighborhood commercial along 24th Street. The current B3-2/R-2.5 zoning classification supports a variety of potential reuses, including education and some daycare, community center, and certain low intensity residential uses. Higher density residential would require rezoning. B3-2 zoning allows many commercial uses, including retail sales and office. More commercial uses are allowable with a special use permit.

COMMUNITY FEEDBACK (Site visit June 21, 2011): Attendees expressed a strong desire for a multi-purpose center that could provide social services/skills training/office space. Participants also identified a need for recreational fields (specifically soccer fields) that could support the Boys & Girls Club youth programs, and be available for public use. Participants cited a lack of quality retail in the area and the need for a neighborhood school; although there was concern that the site is too small for either of these uses. There was not support for a community garden or residential development on the site. Participants preferred for residential construction to be focused on the existing vacant residential homes/lots and there was concern about the upkeep of garden plots.

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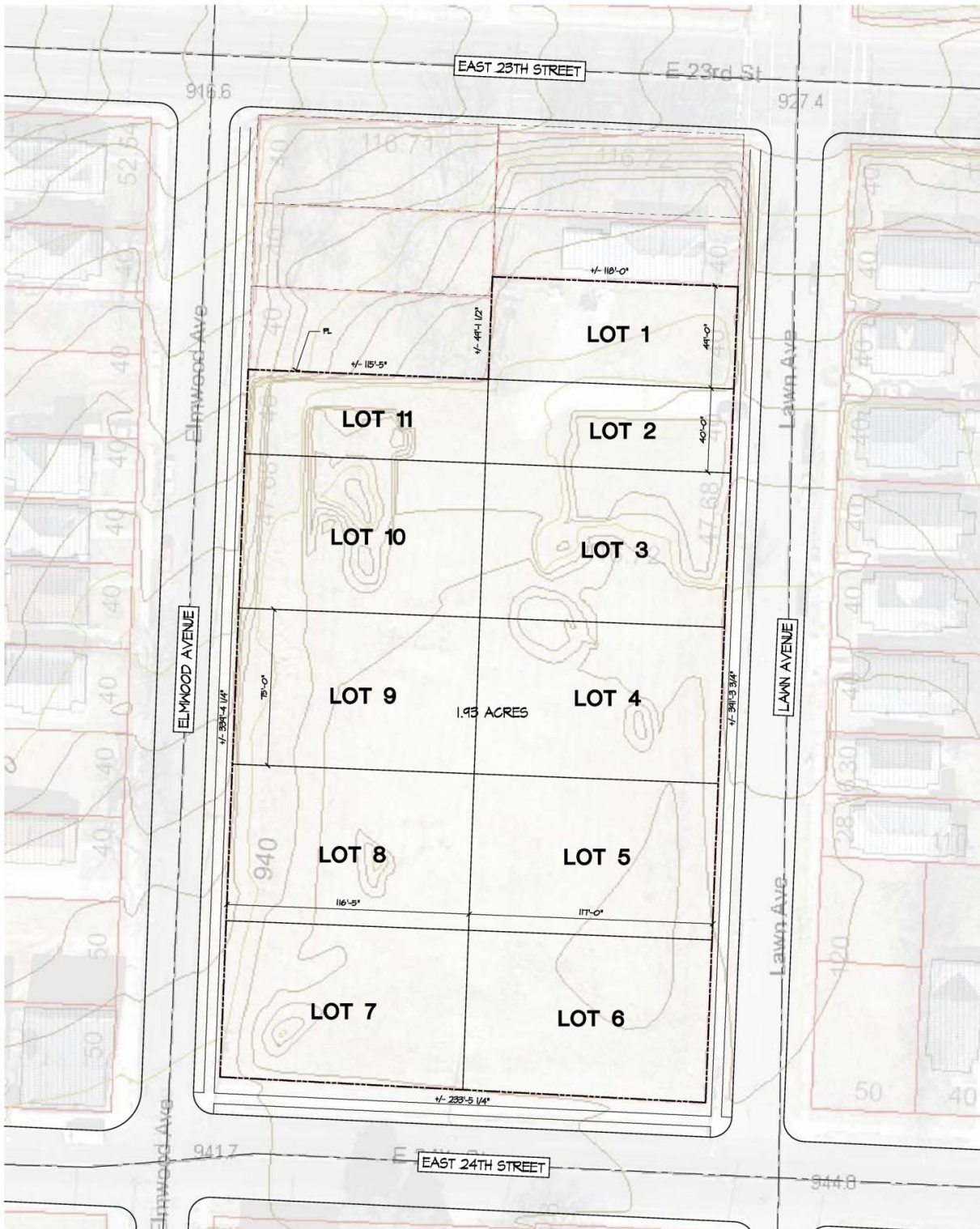


Community Center Option

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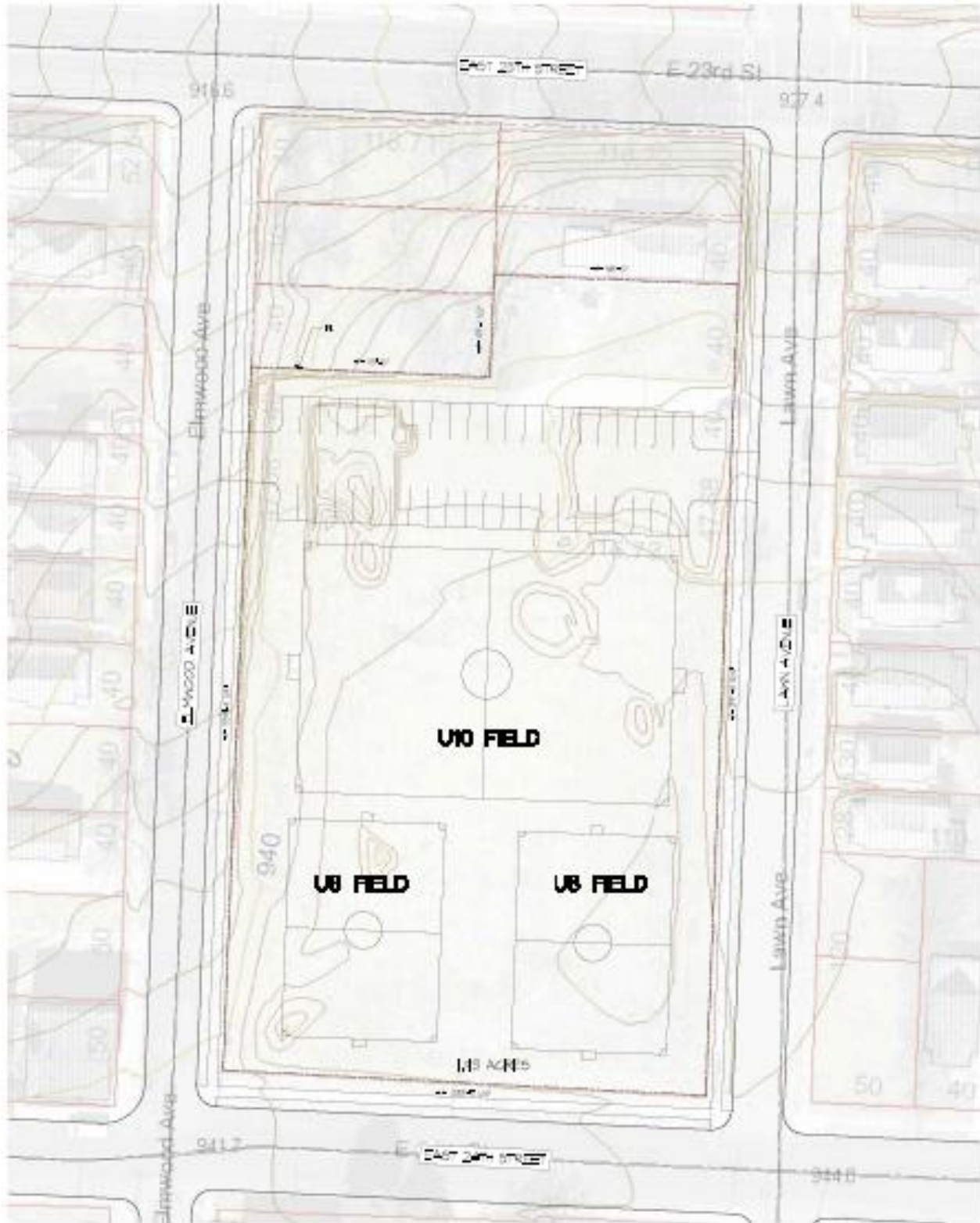


Single Family Home Lots Option

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Soccer Field Option