

Askew

2630 Topping

Kansas City, Missouri 64129

REUSE ASSESSMENT

	SITE ASSESSMENT	MARKET ASSESSMENT	COMMUNITY FEEDBACK	OVERALL APPROPRIATENESS	DISPOSITION ALTERNATIVES (L)EASE / (S)ALE
EDUCATION	4	2	2	2	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	1	2	2	L or S
Office	3				
Retail	1				
COMMUNITY USE	3	3	5	3	L or S
Community Center		3	5		
Open Space		1			
Community Garden		1			
MIXED USE	4	3	4	3	L or S
Residential + Community services					
Multi-tenant					
DEMOLISH	1	2	2	2	S



BUILDING/SITE ASSESSMENT: Building is in good condition. Its size and layout are readily adaptable for multi-family housing (23 +/- units) or a combination of housing + community services/office use. 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, although inefficient in the amount of circulation space relative to leasable area. 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. Direct exterior access from many classrooms could enhance several reuse scenarios, including multi-tenant uses. 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 area (paved and grass) north of the building offers opportunities for community use of the grounds (garden, farmers' market, open space, playground, etc.)

HISTORIC ASSESSMENT: Building is an excellent example of an early 20th century Progressive Era school. Direct exterior access and skylights in many classrooms are unique features. Alterations have left the original design substantially intact. The most notable changes include replacement of windows and updated interior finishes. Building appears eligible for listing in the National Register.

MARKET ASSESSMENT: Askew sits within a residential neighborhood bordering Blue Valley Park to the east. While Askew has good vehicular access from Van Brunt, Interstate-70 and 27th Street, the site has limited visibility at best, such that reuse opportunities may be more limited. While population loss around Askew has historically been less than in other parts of the district, the area suffered a significant decline in the last decade. While the area has a high vacancy rate for residential homes/lots, local residents have indicated new homeowners have begun to make investments.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Askew is primarily single-family residential. The current R-2.5 zoning classification supports a variety of potential reuses, including education, community center, and 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 June 2, 2011): Attendees were supportive of many reuses that would complement the area: senior housing, community/resource center, commercial use. They expressed concern that the district would sell to the highest bidder and then the site would remain vacant or reused in a way that wouldn't benefit the neighborhood. Participants stressed the need to focus on identifying an entity that has the capacity to use the facility.

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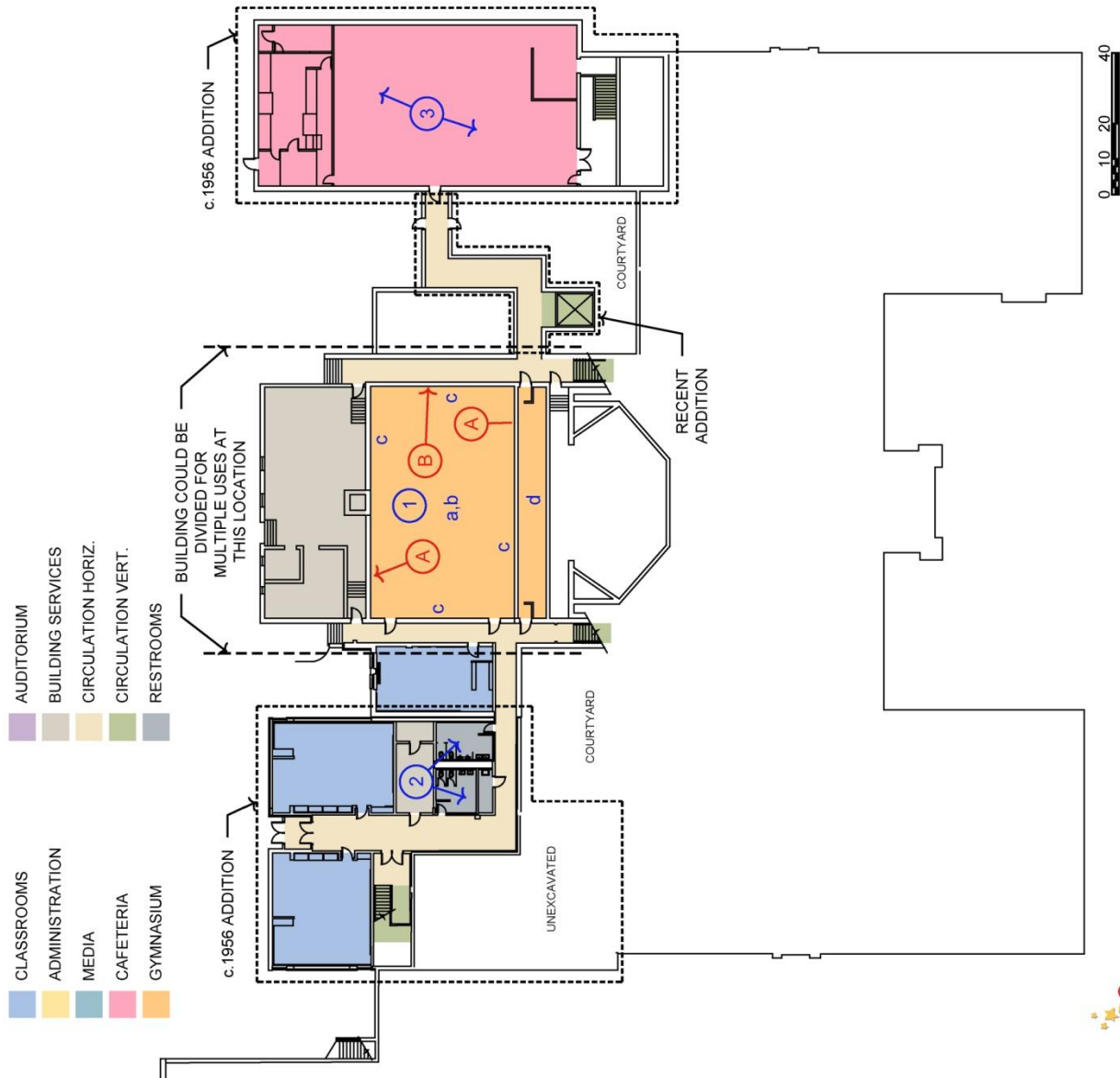
Kansas City, Missouri 64129

KEY NOTES

1. Gymnasium:
 - a. Exposed steel beams
 - b. Wood floors
 - c. Glazed brick/plaster walls
 - d. Concrete bleachers
2. Modern restrooms
3. Cafeteria modern finishes
4. Typical classroom:
 - a. Newer slab door with narrow glazing
 - b. VCT or linoleum flooring
 - c. Plaster walls with wood chair rail, vinyl base
 - d. Acoustical ceiling tile in grid
 - e. Built in cabinets with decorative glazing in doors
5. Tile floor, glazed wall with transoms, ornate plaster molding, arches and columns
6. Library fireplace
7. Typical entrance, tile floor, glazed wall, non-historic doors
8. Auditorium has attached seating, sloped floor, beamed ceiling, raised stage, ornate plaster proscenium arch
9. Wood skylights covered by newer roof, visible from classrooms above lay-in ceiling

CONDITION NOTES

- A. Evidence of roof leakage
- B. Water infiltration at wall
- C. Paint peeling
- D. Site retaining walls are rotating outward
- E. Sidewalks in fair condition
- F. Asphalt on west side in poor condition
- G. Asphalt around playground in poor condition and overgrown with vegetation
- H. Site fencing in fair condition
- I. Site metal railings in fair to poor condition



Ground Floor



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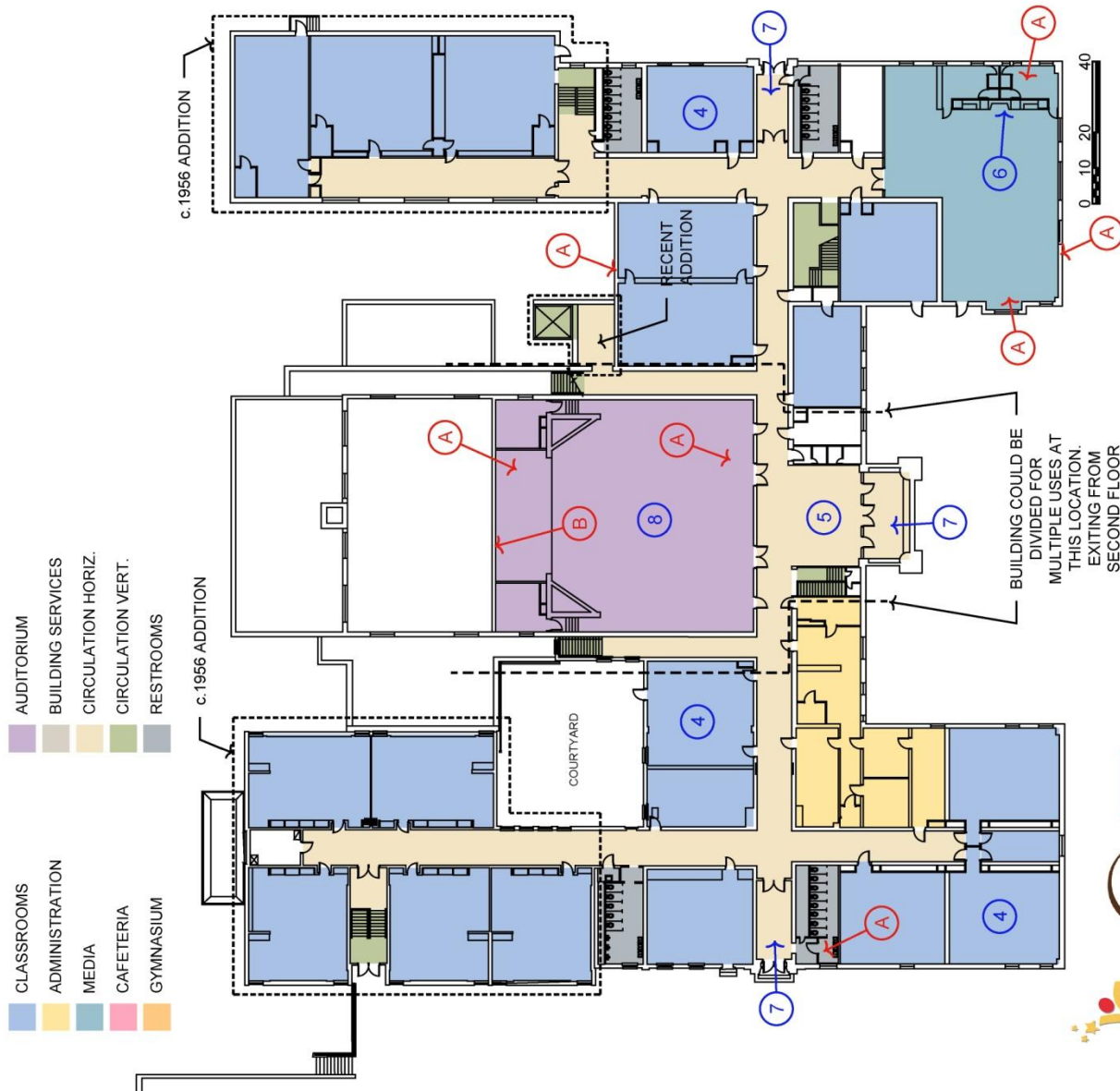
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First Floor Plan



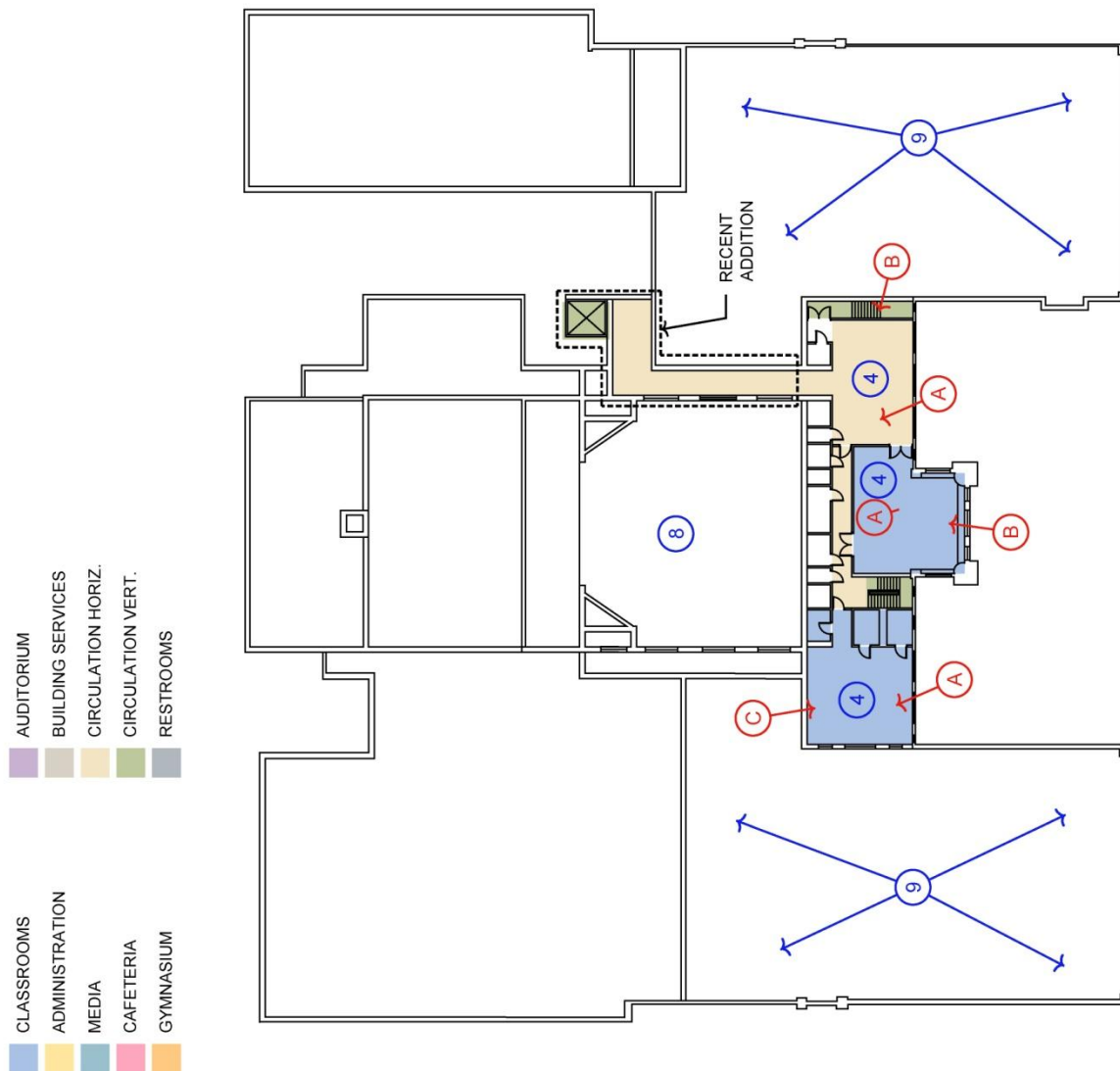
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GENERAL NOTES

- Original building has stone foundation in good condition, with later additions in concrete in good condition
- Exterior painting generally in good condition
- Exterior terracotta and stone work in good condition
- Building has functioning elevator
- Manual fire alarm system c. 1999
- Play equipment in fair to good condition
- Exterior fencing in fair condition
- Exterior metal railings in poor 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 allow natural light and ventilation
- Easy access to parking
- 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
- Site has sufficient parking



Second Floor Plan



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PHOTOGRAPHS



Exterior



Main entrance



Auditorium



Cafeteria



Gymnasium



Classroom