

Blenheim

2411 E. 70th Terrace

Kansas City, Missouri 64132

REUSE ASSESSMENT

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



BUILDING/SITE ASSESSMENT: Building is in fair condition; there is some water infiltration/sewer backup that must be addressed and deterioration of window lintels. The building size and layout are readily adaptable for multi-family housing (35 +/- units). Classroom size converts well into a single bedroom apartment or combines well into two bedroom apartments. The number and configuration of stairs and exits supports division of the building for multiple tenants (such as housing + community services/office). The building's exterior and interior design limit the visibility required for good retail use, but could work for office occupancy or as a business incubator. Classrooms could be converted into multi-person office space, although the ratio of circulation space to lease space is inefficient. There is only partial air conditioning, which will limit reuse options under a short-term lease scenario. Uses other than office or education will typically require installation of a fire sprinkler system (a community center may also be exempt depending on overall sq. footage and location of exits). The large playground east of the building offers opportunities for commercial infill or community use of the grounds (garden, open space, playground).

HISTORIC ASSESSMENT: Building is a good example of an early 20th century Progressive Era school. Much of the original plan and fabric remain intact, although rooms have been reconfigured, some historic elements have been lost, and finishes have been updated. Appears eligible for listing in the National Register of Historic Places.

MARKET ASSESSMENT: Located at the intersection of two major arterials (Gregory Blvd & Prospect Ave) and with immediate access to Bruce R. Watkins Drive (Hwy. 71), Blenheim has very good access via multiple transportation modes. While the area has experienced substantial population decline since 1980 and growing vacancy rates, the loss has been less than the District-wide average. Home ownership rates also remain higher than the District-wide average.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Blenheim is primarily single-family residential on the south, west and north with neighborhood commercial along Prospect Street. The current B3-2/R-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. Commercial uses allowed under B3-2 zoning include retail sales and office. More commercial uses are allowable with a special use permit.

COMMUNITY FEEDBACK (Site visit May12, 2011): When the school was open, it provided much-needed health and social services to the community. Since the school closed, participants indicated that locals no longer have a convenient location to access these services, and supported reuse of the site for a health clinic, service center, food pantry, etc. They were also supportive of senior housing, or a combination of senior housing + senior services/community center, and use of the grounds for a community garden.

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GENERAL NOTES

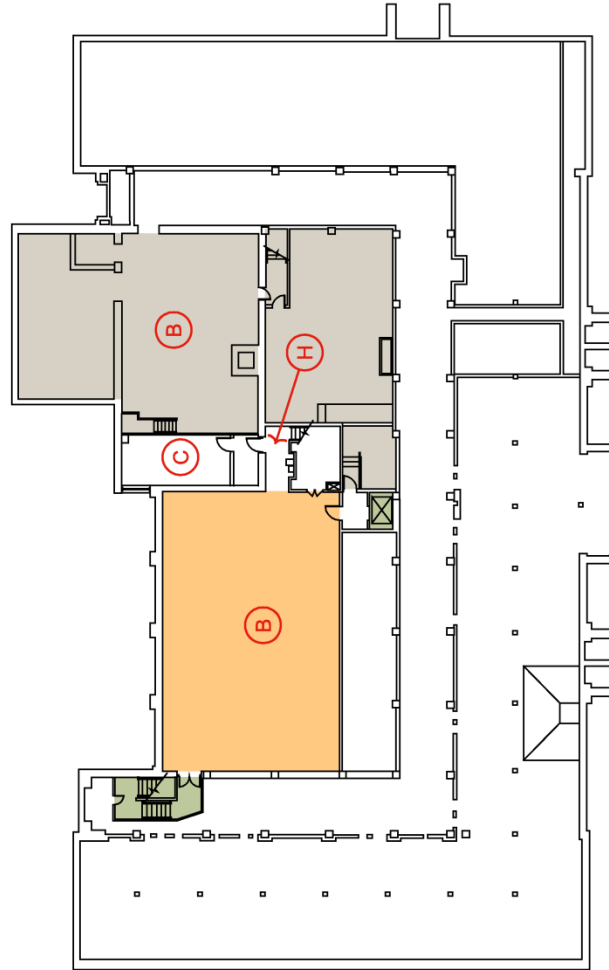
- Masonry requires repointing in several locations
- Exterior terracotta and stone work in good condition
- Window lintels show signs of deterioration
- Storm water is infiltrating basement and gymnasium
- Classrooms range 750-1,100 SF in size and converts well into a single or two bedroom apartment units.
- Large operable windows allow natural light and ventilation
- Sufficient parking with easy access
- Large 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

KEY NOTES

1. Wood frame and transom
2. Stone surround
3. Tall multi-light transom at vestibule
4. Wide corridors and stairs
5. Windows overlooking gym
6. Display case
7. Fire place
8. Cafeteria possibly consolidated classrooms
9. Historic doorway with multi-light transom and sidelights
10. Decorative plaster ceiling, procenium and walls, highly intact space
11. Multiple classrooms consolidated to create library
12. Historic cabinets
13. Typical classroom
 - a. Built in cabinet
 - b. Recessed coat closet
 - c. Floating partition
 - d. Wood framed chalkboards

CONDITION NOTES

- A. Area well full of water
- B. Standing water on floor
- C. Sump pit flooded and pump was not working
- D. Mold on carpet
- E. Mold odor this area
- F. Plaster damage at ceiling
- G. Plaster damage at wall
- H. Mold on walls and floor
- I. Damage at roof coping
- J. Parapet appears to be leaning
- K. Broken and spalling brick at parapet
- L. Masonry damage
- M. Window opening steel lintels are rusted and expanding in multiple locations on the building
- N. Brake metal filler panels are separating from windows in multiple locations



THIS LEVEL COULD NOT BE
DIVIDED FOR MULTIPLE USES
UNLESS MORE EXITS ARE
PROVIDED



Basement

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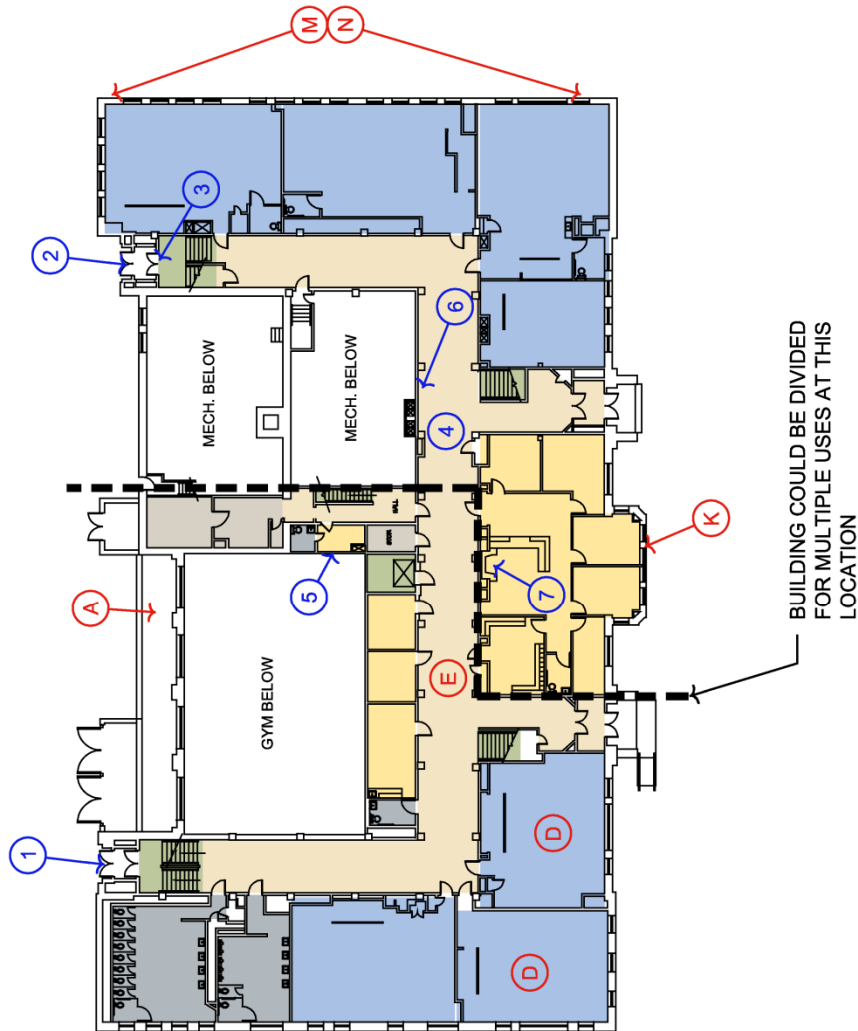
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Ground Floor



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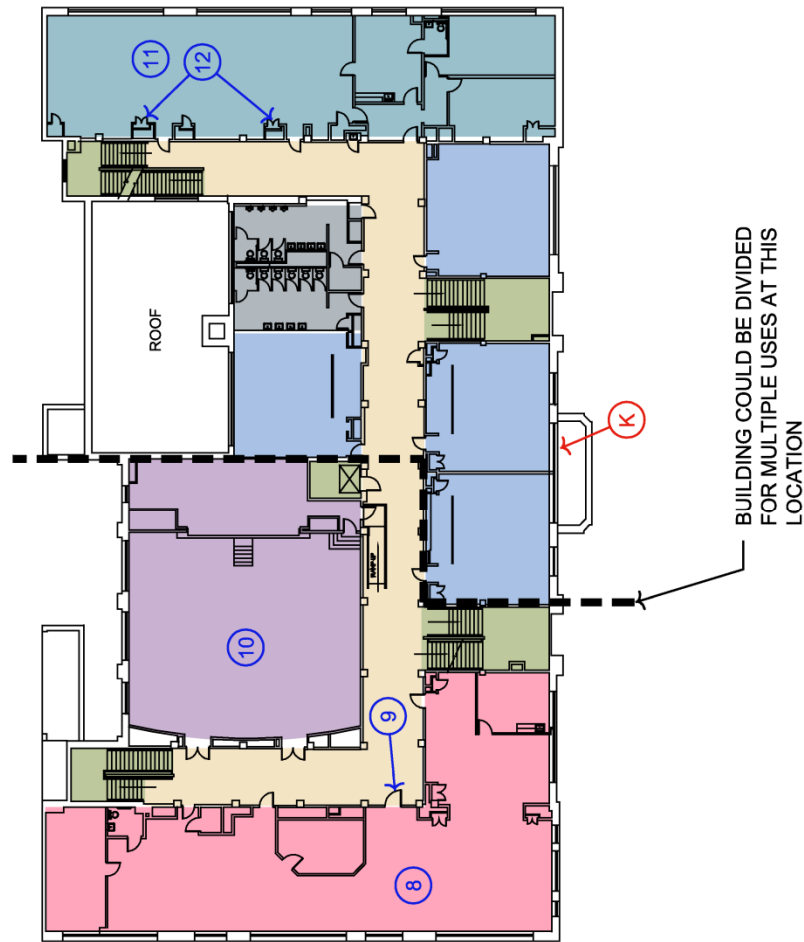
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First Floor



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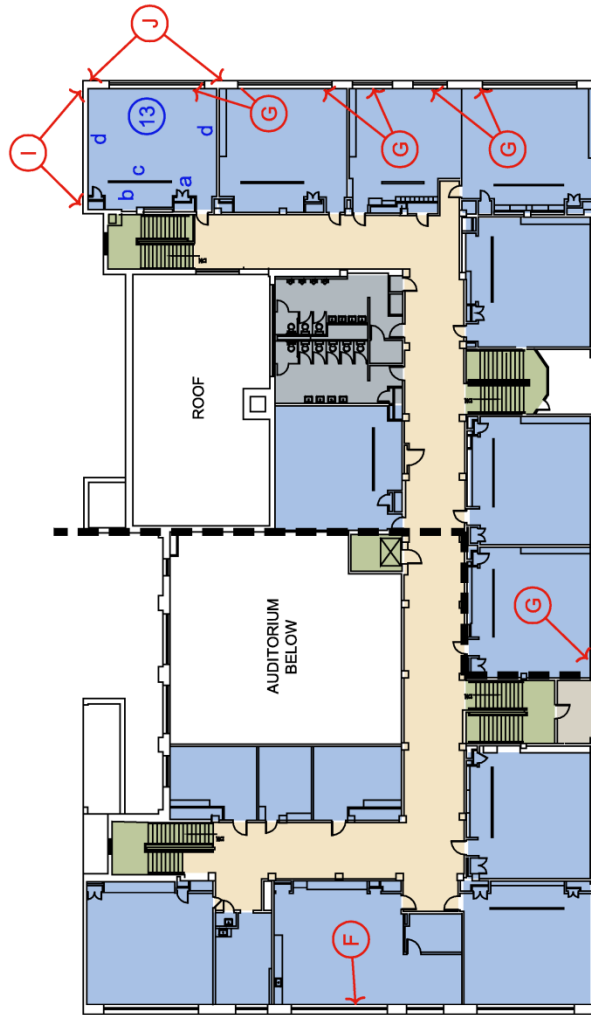
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LOCATION

Second Floor



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PHOTOGRAPHS



Exterior



Main entrance



Auditorium



Gymnasium



Corridor



Classroom