

Chick

4101 East 53rd Street

Kansas City, Missouri 64130

REUSE ASSESSMENT

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

Scale: 1-5, 5 being highest

COMMUNITY FEEDBACK (*Site visit April 19, 2011*): Attendees felt that Chick was in very good condition, and as such, presented opportunities for reuse. Participants discussed a variety of reuses, which included: residential, social services, day care, supermarket, and farmer's market. While the community indicated there may be support for some of these reuses, they stressed the importance of engaging the community early in the proposal review process.



BUILDING/SITE ASSESSMENT: Building is in good condition. The large gymnasium, cafeteria and kitchen, as well as the classrooms, could be well utilized for community services, education/training or recreational reuse. While building size and layout are readily adaptable for multi-family housing (27 +/- units), the institutional finishes and location of parking make this less desirable than at other locations. Classrooms could also be converted into multi-person office space, although the amount of circulation space compared to rentable space is not highly efficient. The building's exterior and interior design limit the visibility required for good retail. Partial air conditioning may limit 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 paved playground on the south side of the building offers opportunities for community use of the grounds (farmer's market, open space, playground, etc.)

HISTORIC ASSESSMENT: Chick is unique among Kansas City schools for its Art Deco design. It is also a good example of a Progressive Era Elementary school. The 1954 addition complements the massing and exterior and interior materials. Much of the historic interior trim and finishes have been lost, but the building appears eligible for listing in the National Register of Historic Places.

MARKET ASSESSMENT: Located in a single family neighborhood just east of Swope Parkway, Chick is less than a mile from the commercial shopping district on Blue Parkway. Access to Chick is good but the site is not served directly by a primary arterial. The area is aging, with a higher concentration of residents over 65 compared to the district-wide statistics. Median home values and household income are lower than the district as a whole, and while homeownership rates have historically been higher than the district-wide average, they have been in decline since 1990. The area has experienced significant investment over the last 10 years, which includes the development of the Shops on Blue Parkway, Swope Health Clinic, and several housing developments/senior housing facilities, many of which have been targeted public/private redevelopment projects aimed at stabilizing/stimulating reinvestment in the area.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Chick is primarily single-family residential. The current R-2.5 zoning classification supports a variety of potential reuses, including education, daycare (up to 20 children), agriculture, community center, and certain residential uses. Commercial reuses would require rezoning unless the building receives national or local historic designation. With historic designation certain commercial uses may be allowed if a special use permit is approved by the City. Higher density residential reuse would require rezoning.

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GENERAL NOTES

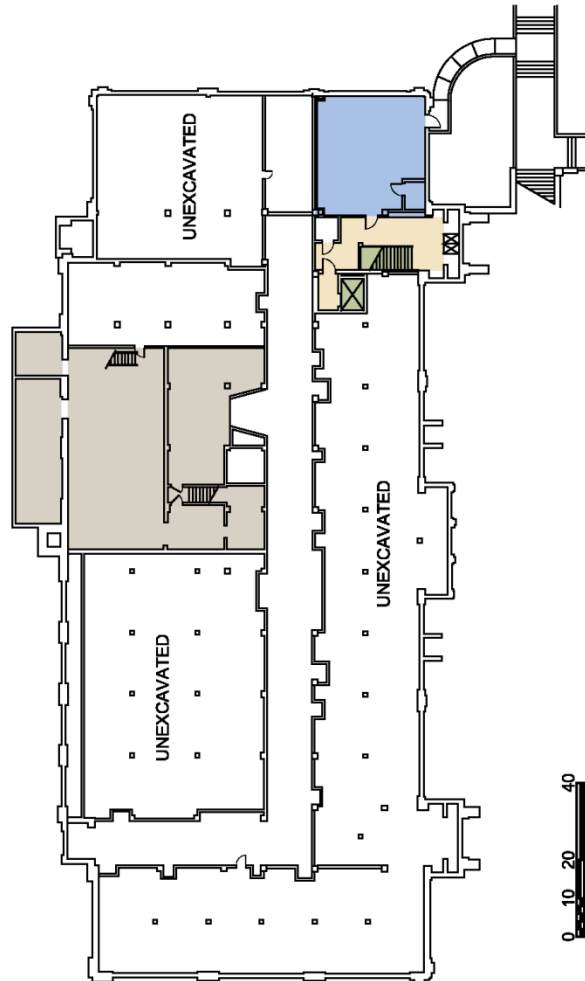
- Typical classroom size is +/-750 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Operable windows allow natural light and ventilation
- Sufficient parking, some spaces located adjacent to the building
- Large gymnasium/auditorium in good condition
- Building could be divided for multiple users. For example, it could divide vertically into multi-story sections or horizontally to provide separation between floors. Dividing the building will require shared access to the existing exits or the addition of additional exits.

KEY NOTES

1. Vaulted plaster ceiling with Art Deco trim
2. Modern finishes
3. Typical wide corridor has plaster over glazed tile walls, plaster ceiling, picture rail molding, VCT floor
4. Typical classroom has cabinet, plaster, dropped lay-in ceiling
5. Glassblock windows with lower hopper sashes
6. Collapsible bleachers
7. Glazed tile and brick walls, wood floor
8. Raised stage
9. Tile fireplace (finish damaged)
10. Wide concrete stairs with glazed tile walls, wood caps and handrails
11. Restroom has glazed tile walls with mosaic tile floor

CONDITION NOTES

- A. Water damage
- B. Peeling paint
- C. Mortar parge coating is failing at painted brick above the roof
- D. Broken glass block units
- E. Water infiltration damage at planter and window sill



Basement



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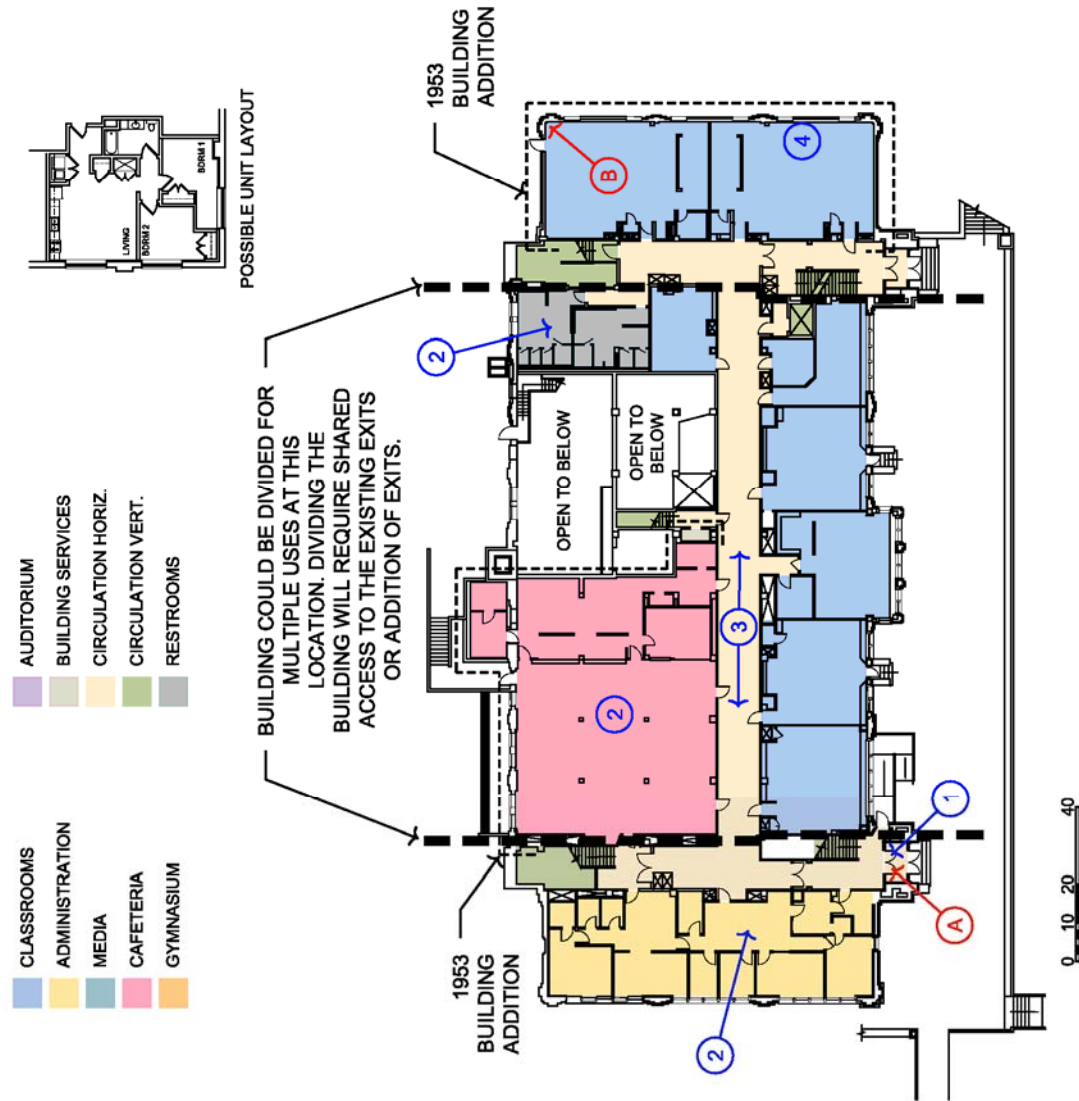
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First Floor



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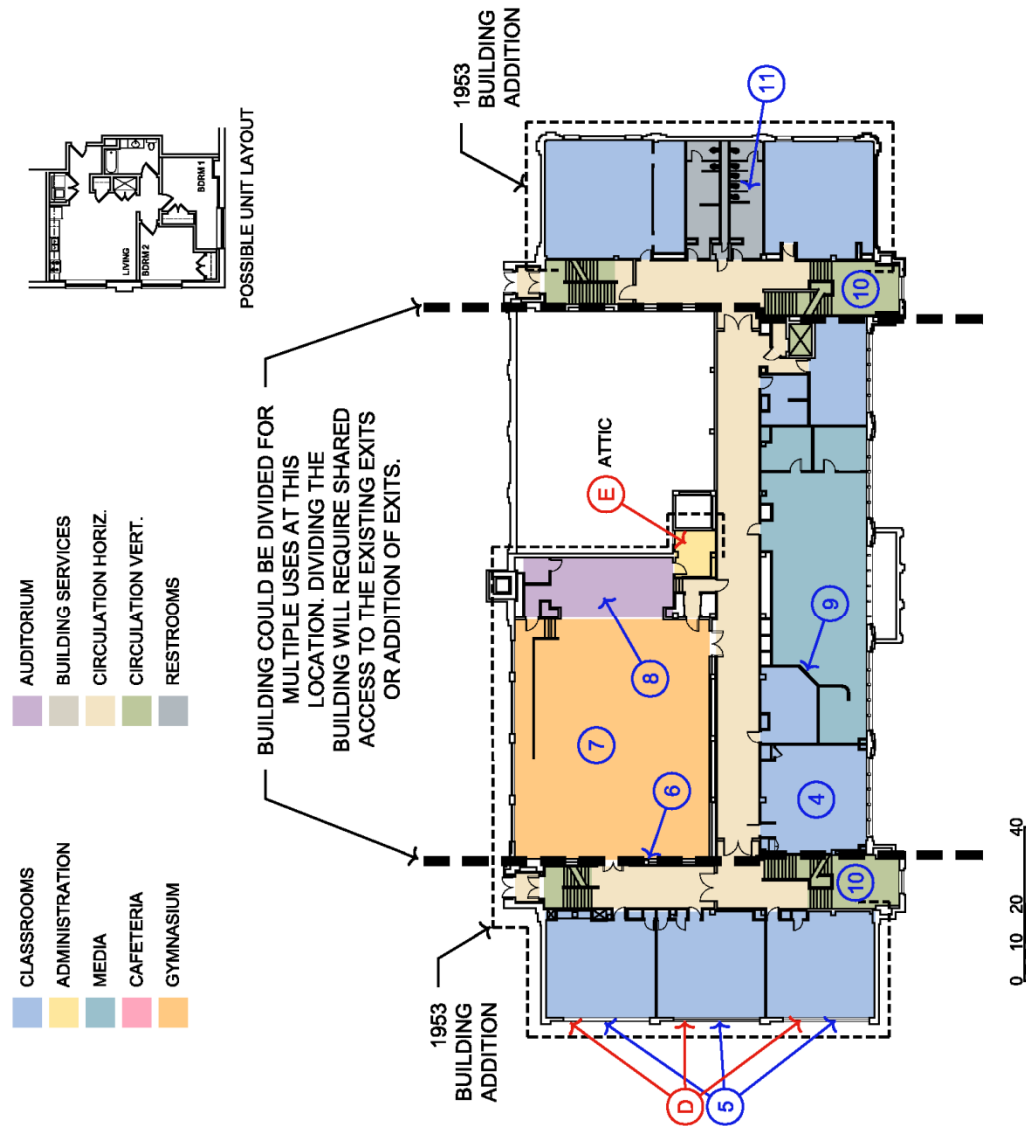
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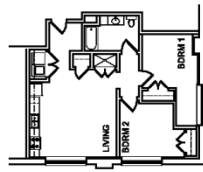
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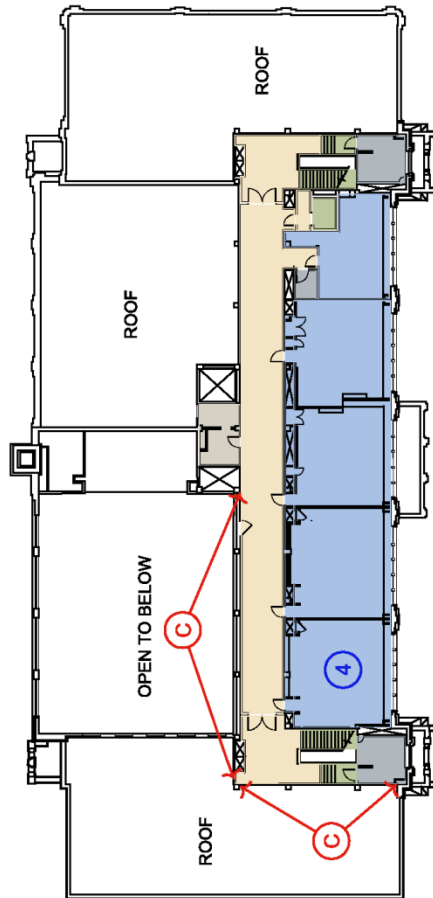
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POSSIBLE UNIT LAYOUT



0 10 20 40

THE SIZE AND LAYOUT OF THIS LEVEL DOES NOT DIVIDE FOR MULTIPLE USERS

Third Floor



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PHOTOGRAPHS



Addition (1953-54)



Exterior



Media library



Gymnasium



Corridor



Classroom