

Dunbar

5419 E. 36th Street

Kansas City, Missouri 64128

REUSE ASSESSMENT

	SITE ASSESSMENT	MARKET ASSESSMENT	COMMUNITY FEEDBACK	OVERALL APPROPRIATENESS	DISPOSITION ALTERNATIVES (L)EASE / (S)ALE
EDUCATION	5	2			L or S
Elementary	5	2			
Middle/High	3	1			
Day Care/ Early Childhood	5	3			
RESIDENTIAL	1	1	1	1	S
Market Rate					
Affordable					
Senior					
Mixed-Income					
New Construction					
COMMERCIAL	5	3	4	3.5	L or S
Office (non-profit)	5	3	4		
Retail					
COMMUNITY USE	5	3	5	4	L or S
Community Center					
Open Space					
Community Garden					
MIXED USE	5	3	5	4	
OTHER					
Multi-tenant					
DEMOLISH	3	2	1	2	



BUILDING/SITE ASSESSMENT: Building is in excellent condition and its size and facilities are best suited to an elementary or early childhood school. Building size is small for multi-family residential, but size and layout could be readily adapted for multiple small commercial/non-profit tenants or a business incubator. Also, well suited to use as a community center, daycare, shelter, or foster care facility. The open area to the west provides the opportunity for a secured outdoor space directly accessible from the building.

HISTORIC ASSESSMENT: Building illustrates mid-20th century school architecture. Few alterations have left the original design substantially intact. The most notable change is the replacement of windows. Building appears eligible for listing in the National Register.

MARKET ASSESSMENT: Closed in 2010, Dunbar is move-in ready and not too large in size, providing affordable monthly utility costs. The facility is located in an area which has experienced continued population loss with many vacant residential parcels indicates that the site would not support a residential reuse.. Dunbar is close to the Veterans Affairs Medical Center and could offer potential reuse opportunities for affiliated non-profit offices/services. The site is off the beaten track yet in close proximity to major arterials, I-70 and Dunbar Park, which may provide an opportunity for an entity looking for a quieter environment with good access.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Dunbar is primarily single-family residential with scattered neighborhood commercial. The current R-2.5 zoning classification supports a variety of potential reuses, including education, daycare (up to 20 children), and community center with complimentary office space. Commercial reuses would require rezoning unless the building receives national or local historic designation. Higher density residential reuse, shelter and foster care facility would all require a zoning modification.

COMMUNITY FEEDBACK (Site visit 28 April 2011): Attendees viewed the building's size and condition as an asset. They strongly supported reuses that benefit the community such as daycare, before & after school programs, job training, multi-purpose center, social services, food pantry, etc.

Dunbar

5419 E. 36th Street

Kansas City, Missouri 64128

GENERAL NOTES

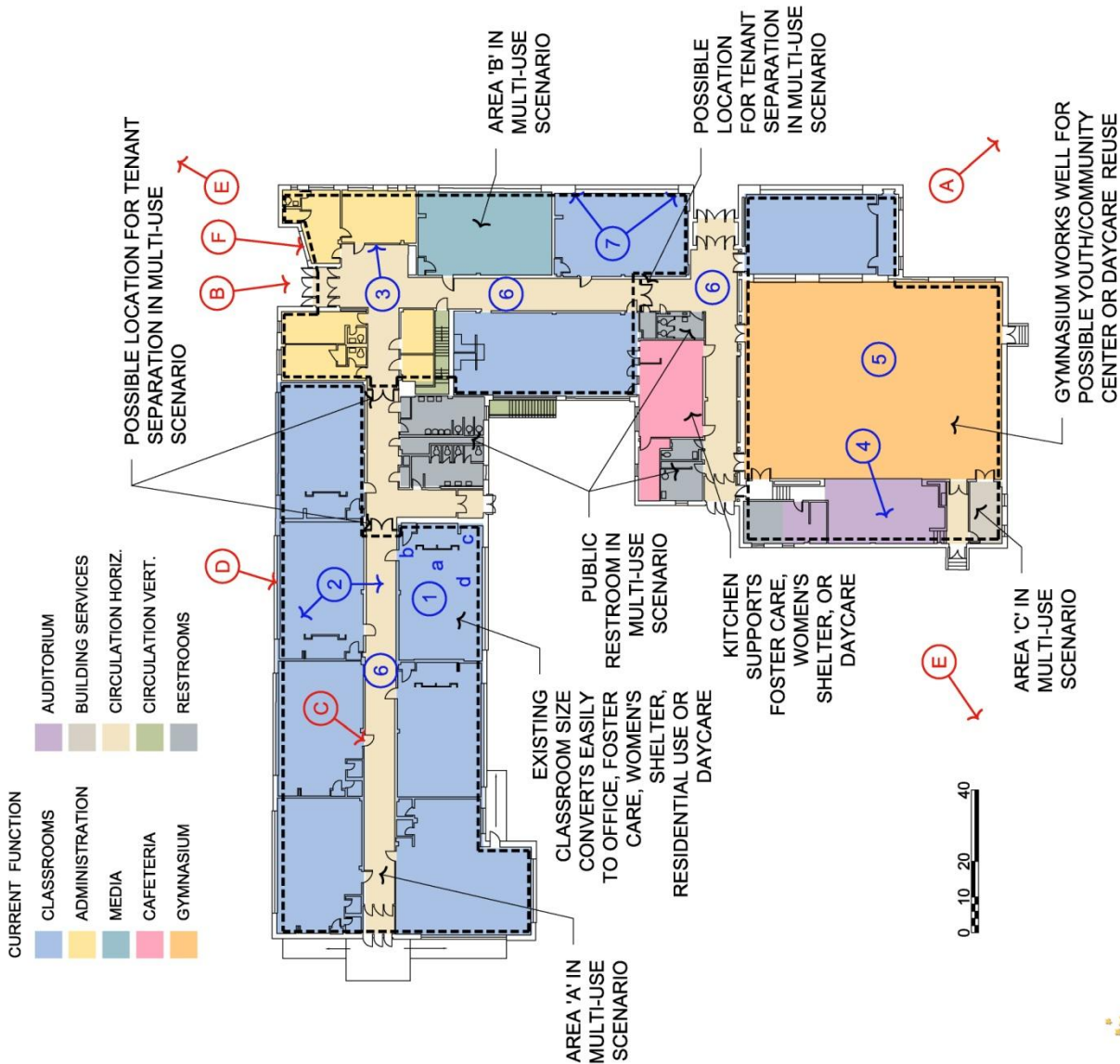
- Adjacent to Dunbar Park
- Typical classroom size would accommodate office, foster care, women's shelter or office use
- Number of exits allow building to be divided into separate uses
- Multi-tenant use could be enhanced by adding outside access to most classrooms
- Large operable windows allow natural light and ventilation
- Easy access to parking
- Large assembly room in good condition and could function independently
- Site is somewhat concealed and provides poor traffic visibility for an office/retail use

KEY NOTES

1. Typical Classroom includes:
 - a. Free standing cabinets, coat room, screen wall
 - b. Closet
 - c. Shelving
 - d. Large aluminum frame windows
2. Size and finish of corridors and classrooms would accommodate many reuse scenarios
3. Large glazed wall at office
4. Raised stage
5. Wood floor and high ceiling
6. Painted CMU corridors
7. Unpainted exposed brick typical

CONDITION NOTES

- A. Asphalt parking lot in fair condition, typical cracking/settlement, large pot hole at south entrance
- B. Concrete sidewalk settled and cracked at main entrance overall in fair condition
- C. Hollow metal door frames need repainting typical
- D. Cooling appears to be provided by window units typical
- E. Chain link fence on north and southwest corner in poor condition
- F. Glass block damaged



First Floor Plan



Dunbar

5419 E. 36th Street

Kansas City, Missouri 64128



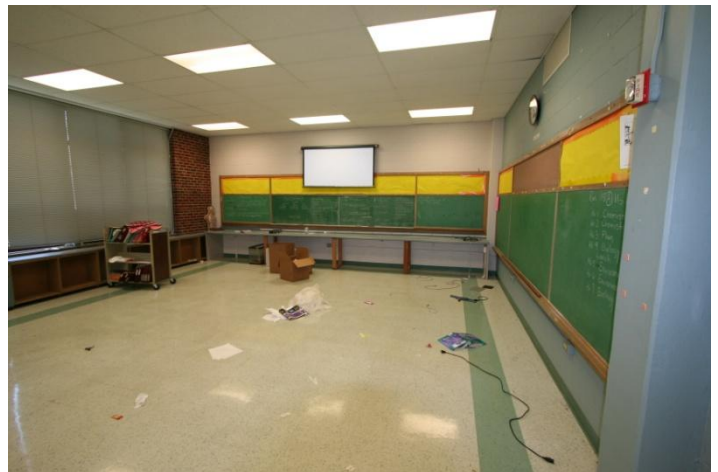
Main entrance



Exterior



Gymnasium



Classroom



Corridor



Kitchen