

Franklin

3400 Highland Avenue

Kansas City, Missouri 64109

Historical Brief

Architect:

Swanson & Brey Architects

Architectural Style:

Modern

Year Built:

1968

Designation:

Eligible

Site Overview

Acreage:

4.4 acres

Square Footage:

79,640 square feet

Number of Floors:

2 floors

Neighborhood:

Ivanhoe/Boston Heights

Zoning:

R-2.5

Deed Restrictions:

TBD

Site Details

Closed in 2010

Flexible classroom layout

Capacity for 507 seats

Central air

Water heater removed

Auditorium

Gymnasium

Cafeteria

No windows

Cost Management

Utility Costs (as an Open Facility):

\$7,000 /month



Reuse Assessment

Condition Rating: 4 out of 5



Historic Rating: 4 out of 5



Reuse Potential Rating:

Med/High

- Education (Public, Elementary)

Low

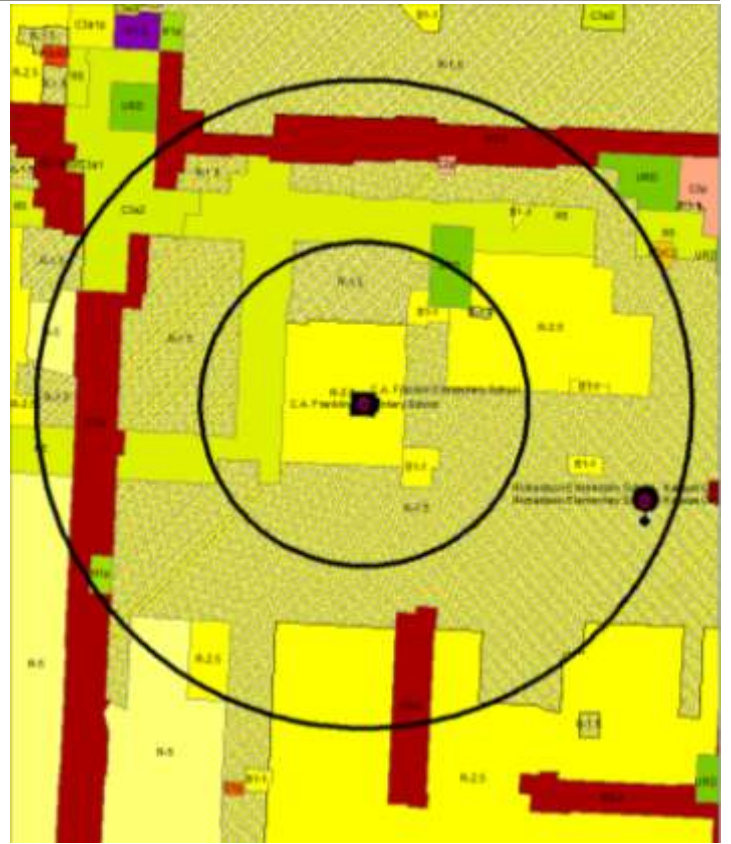
- Residential
- Commercial
- Demolition

Complimentary/Secondary Uses

- Community (Garden, Farmers market, Meeting facility)
- Religious

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Current Land Use Map

Zoning Map

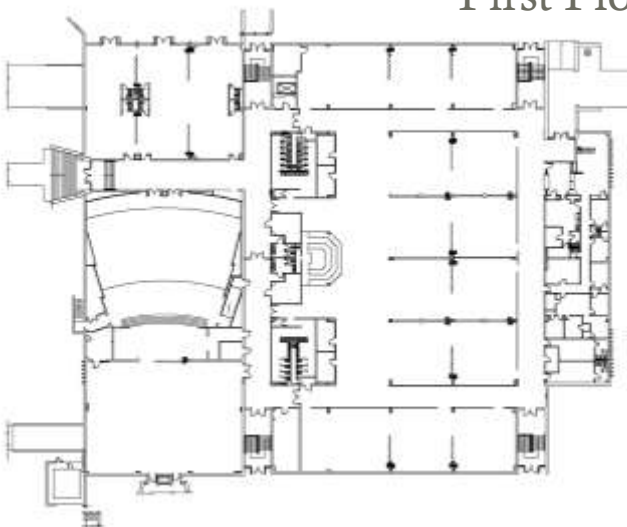
Aerial View: Franklin



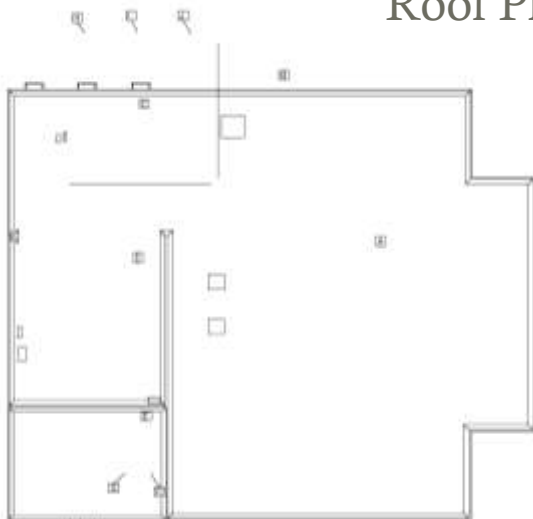
Floor Plans: Ground Floor



First Floor



Roof Plan



Final Recommendations & Community Priorities

Franklin is well suited for educational, community and/or religious reuse that can take advantage of the building's open plan and almost limitless reconfiguration options.

The building is in good condition, and could be reopened as an elementary school with minimal improvements/renovations.

Community members have indicated that a public elementary school that ensures enrollment to neighborhood children would be their highest priority.

Desired community use/access may include: community garden, farmers' market, after school center, meeting facility, and could be accommodated as a secondary use of the site.

Community members have indicated that community use/access to the site should be a consideration/requirement of the evaluation/agreement with an educational entity.

In the event a public elementary school is not possible, community members indicated that they would prefer the site be reused for community use/community education versus a parochial or private school that may not be open/available to all community members.

Due to the lack of windows and the preferred priority to rehab/redevelop existing residential lots and vacant homes, residential/commercial uses are least suitable for this site.

Franklin is not a strong candidate for demolition, as it is in good condition and could be reused as a school with minimal improvements.

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Exterior Photograph



Interior Photograph



Interior Photograph