

Graceland

2803 East 51st Street

Kansas City, Missouri 64130

REUSE ASSESSMENT

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

Scale: 1-5, 5 being highest

COMMUNITY FEEDBACK (*Site visit May 21, 2011*): Attendees expressed a desire for a reuse of the site that would serve the needs of the community, be a positive influence and help to rebuild the image of the neighborhood. As such, the participants identified a range of reuses that could benefit the area, including: education/training facility; neighborhood resource center; community gathering place such as a coffee shop; business incubator and/or other facility that could utilize the auditorium/cafeteria. Participants stressed a desire for the site to be multi-use and open to the community.



BUILDING/SITE ASSESSMENT:

Building is in fair condition, requiring repair/replacement of deteriorated lintels and associated failing brick veneer. The location of stairs and exits makes it difficult to divide the building for multiple tenants. Its size and layout are adaptable for multi-family housing (25 +/- units), although the institutional finishes make this somewhat less desirable. The building's exterior and interior design limit the visibility required for good retail use but could work as an office occupancy or business incubator with classrooms converted into single or multi-person office space. The amount of circulation space relative to office space is inefficient, although typical for a building of this type. Uses 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 offers opportunities for community use of the grounds (garden, farmer's market, open space, playground, etc.)

HISTORIC ASSESSMENT: Graceland is an interesting amalgamation of Progressive Era and Modern Movement school design. The original building received multiple large additions in the post-war period to meet the needs of a growing student population. The additions illustrate changing ideas about educational architecture. Building appears eligible for listing in the National Register.

MARKET ASSESSMENT: Located in a single family neighborhood adjacent to Bruce R. Watkins (Hwy 71), Graceland is less than a mile from a commercial shopping district on Blue Parkway. Access to Graceland is good but the location is not served directly by a primary arterial. The area has been stigmatized by its zip code – 64130 – aka "Murder Factory." Vacancy rates have more than doubled, as population in the area has declined by more than 20% since 2000. Median home values and household income are lower in the area than for the district as a whole. Home ownership rates are higher than the district average; however, the area is aging, with a high concentration of residents over 65. The site is located within the Green Impact Zone, which could help foster redevelopment. In addition, Graceland's moderate size, condition and location have generated some viable interest in reusing the site as a facility to provide much needed community services to the area.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Graceland 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), community center, and certain residential uses. Commercial reuses would require rezoning. If the building receives national or local historic designation certain commercial uses may be permitted with the approval of a special use permit by the City.

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GENERAL NOTES

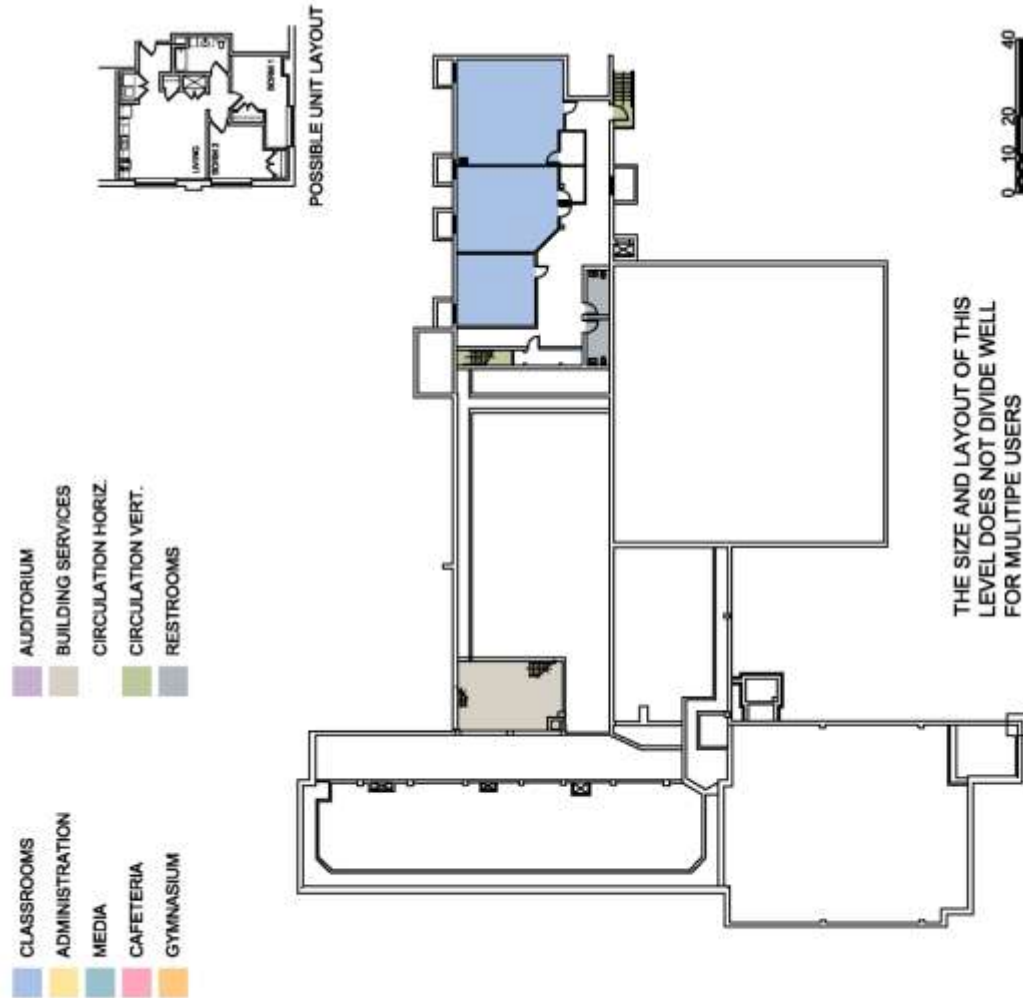
- Typical classroom size is +/-800 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Operable windows allow natural light and ventilation
- Sufficient parking with easy access
- Large gymnasium/auditorium in good condition
- Building could be divided for multiple users. For example, it could divide vertically into multi-story sections or horizontally to provide separation between floors
- Numerous areas of movement or failure of the exterior brick veneer were noted

KEY NOTES

1. Wood vestibule
2. Storage cabinets
3. Modern finishes and fixtures
4. Floating partition typical
5. Typical classroom has VCT tile floor, plaster ceiling and walls
6. Brick vestibule
7. Blue glazed tile walls
8. Raised stage with storage below
9. Collapsible bleachers
10. Historic cabinet and closet, infilled coat recess
11. Wide corridors

CONDITION NOTES

- A. Brick masonry has fallen off at the parapet
- B. Movement and cracking in brick masonry
- C. Brick faces are spalling on light colored brick
- D. Rusted and damaged window lintels
- E. Cast stone masonry pieces are cracked and spalling
- F. Damaged transom window
- G. Damaged concrete stair
- H. Collapsed ceiling
- I. Peeling paint



Basement



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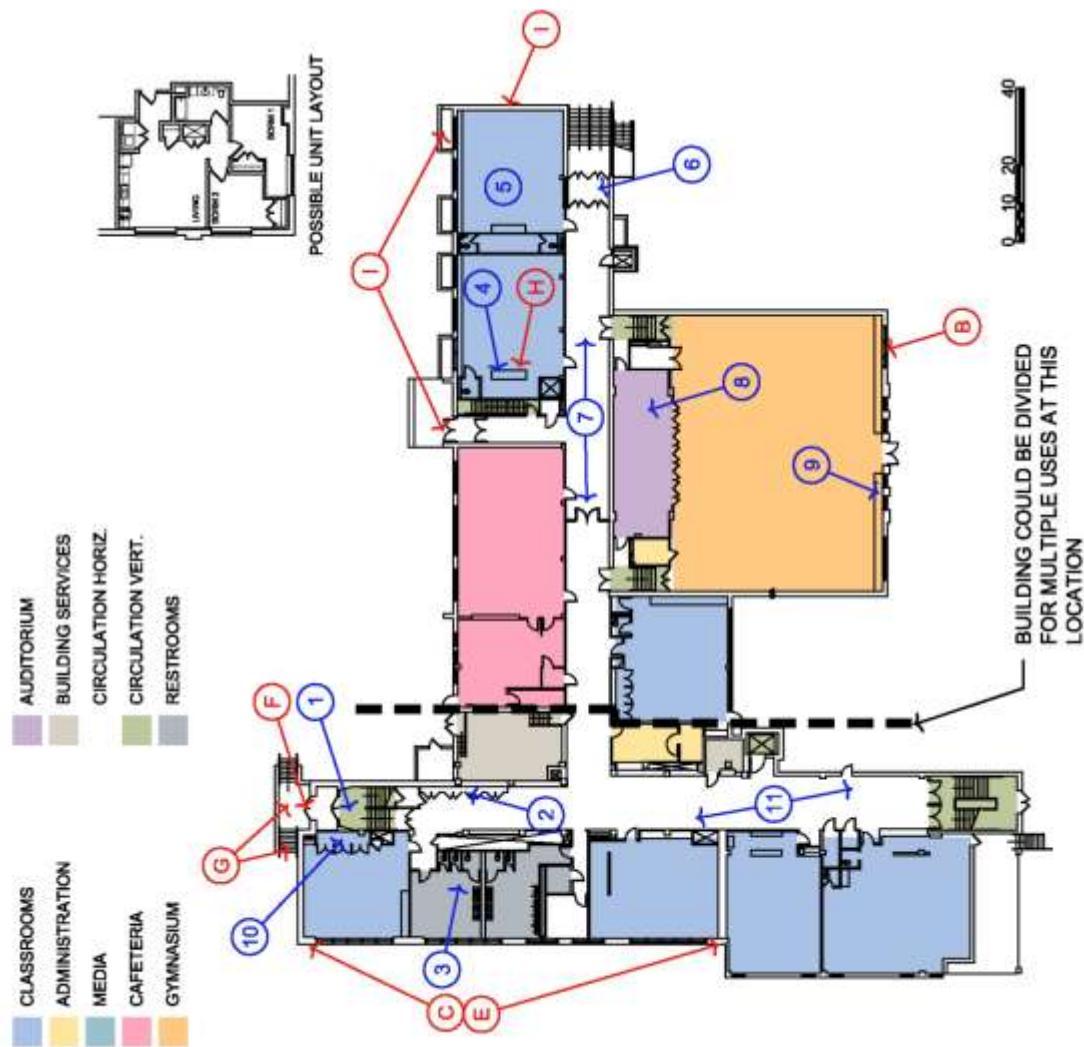
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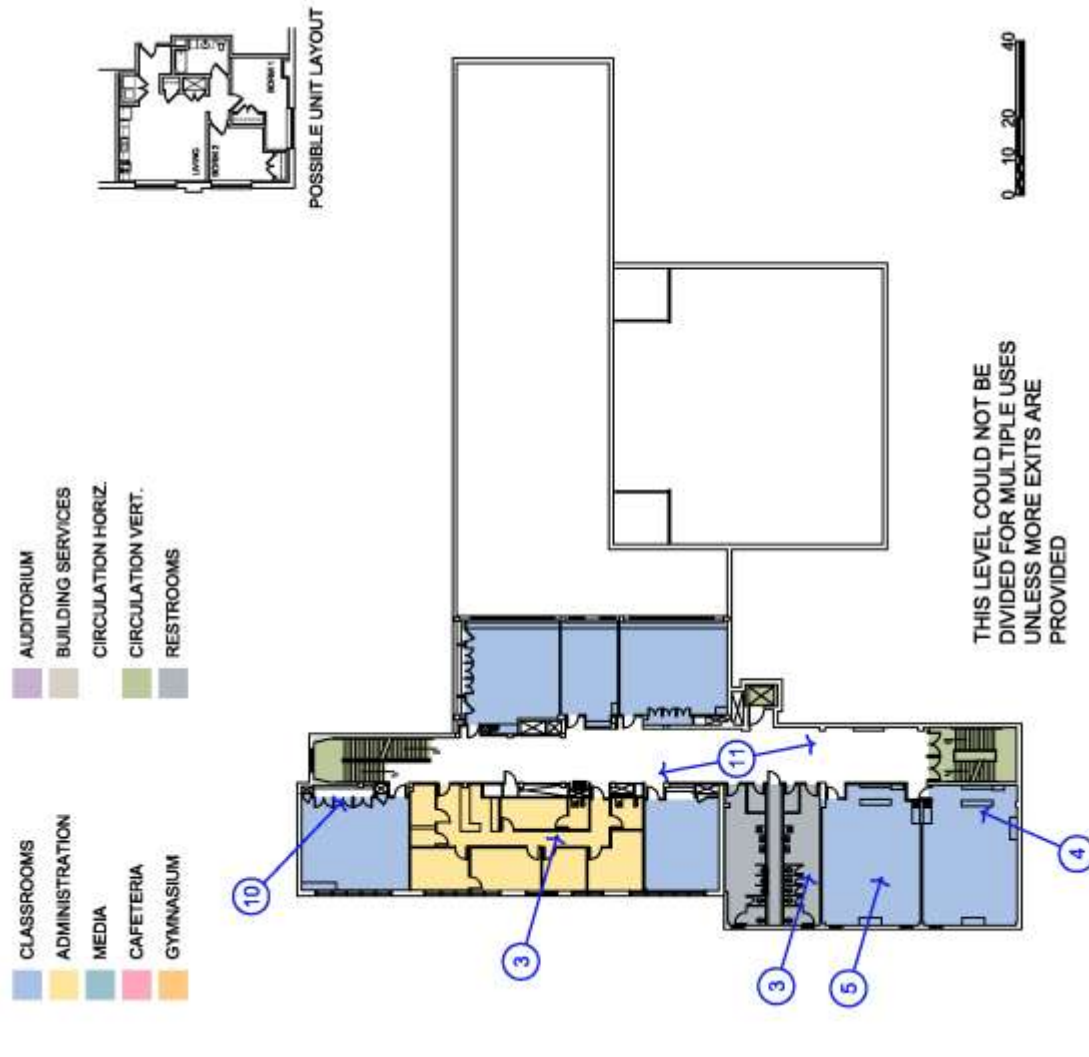
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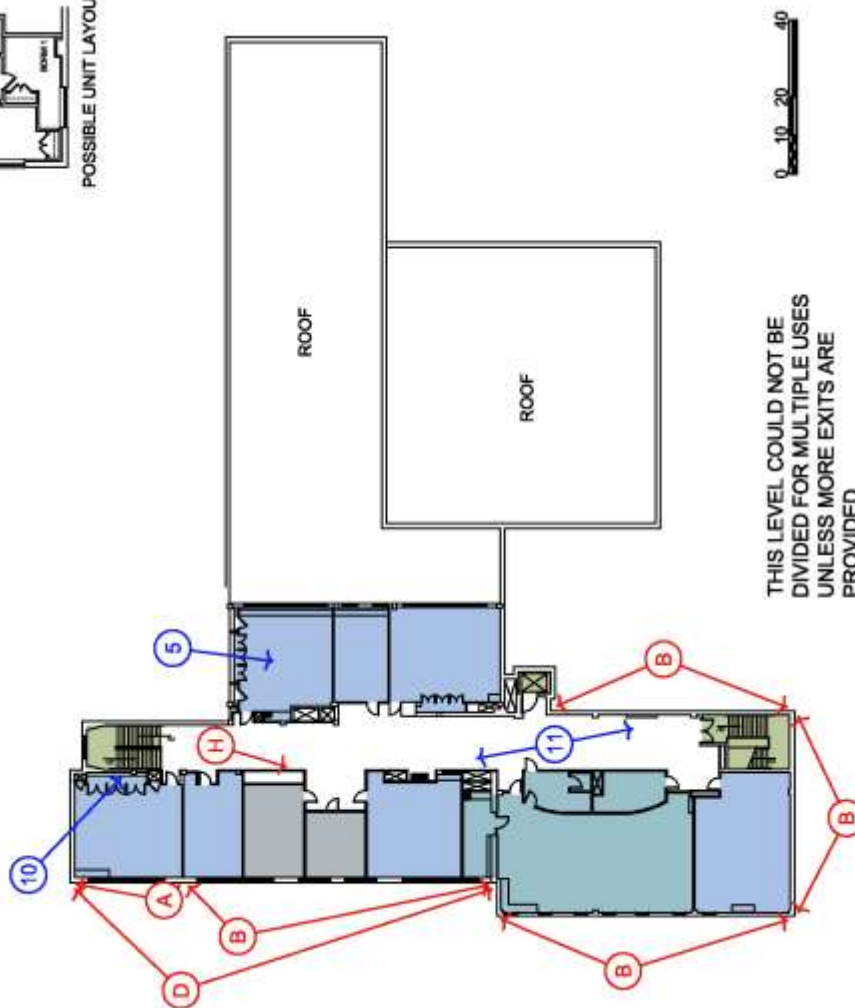
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Third Floor



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PHOTOGRAPHS



Main entrance (original circa 1926)



Addition (circa 1954-56)



Media library



Gymnasium



Corridor



Classroom