

Greenwood

3711 East 27th

Kansas City, Missouri 64127

REUSE ASSESSMENT

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

Scale: 1-5, 5 being highest

COMMUNITY FEEDBACK (*Site visit July 11, 2011*): Participants suggested that Greenwood offered an opportunity to build and reinvest in the neighborhood and could be a means to attract/retain residents/families/businesses. They were concerned that since the building has been closed for so long, that there is a loss of connection to the site so getting local residents involved could be a challenge. Attendees discussed a variety of community needs and reuse ideas including: gathering place for youth; education (youth/adults); quality housing; employment opportunities; health/social services; mixed-use. Participants stressed that whatever the reuse of the site, it needed to benefit/contribute to the local community.



BUILDING/SITE ASSESSMENT: Building is in fair to poor condition. Substantial rehabilitation will be required for reuse; as such, the general condition, coupled with the lack of heating and cooling systems, make reuse under a short/mid-term lease scenario unlikely. However, the building is structurally sound and retains many unique architectural elements. The building size and layout are readily adaptable for multi-family housing (33 +/- units), or a combination of housing + community services/office use. Classroom size converts well into a single bedroom apartment or combines well into two bedroom apartments. Classrooms could also be converted into multi-person office space, although there is a large amount of circulation space relative to office space. While the building's exterior and interior design limit the visibility required for good retail use, the building faces a commercial corridor along 27th Street, and it could work as a business incubator. The large paved playground on the south side of the building offers opportunities for community use of the grounds (garden, farmer's market, open space, playground, etc.).

HISTORIC ASSESSMENT: Greenwood is an excellent example of the transitional period when City Graded Schools began adopting elements of Progressive Era design. This is one of the oldest schools owned by the District, and it has features and finishes that are unique from most other buildings included in the Repurposing Initiative. The historic plan and much of the original fabric remain intact. Some finishes have been updated; replacement windows fill historic openings; and the staircase at the north entrance is missing. The building appears eligible for listing in the National Register of Historic Places.

MARKET ASSESSMENT: The Greenwood facility, closed since 1997, is located in an area that has lost 60% of its population since its peak in 1960, resulting in a significant amount of residential demolitions, creating more than 70 acres of vacant land within ½ mile of the site. The 26% residential vacancy rate in the area is the district-wide high, and median household incomes are near the district-wide low. While the facility is highly visible along the 27th St. corridor and has easy access to westbound I-70, the declines in population and income have limited commercial activity along 27th St, although some small service-oriented businesses are operating adjacent to the site. The 2.5 acre site does experience med/high traffic and visibility for any reuse.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Greenwood is primarily single-family residential with neighborhood commercial along 27th Street. The current B3-2/R-2.5 zoning classification supports a variety of potential reuses. The R-2.5 zoning classification (which applies to the back half of the structure) supports education, daycare (up to 20 children), community center, and certain residential uses. Commercial reuses would require rezoning unless the building receives national or local historic designation. Certain commercial uses may then be allowed if a special use permit is approved by the City. The B3-2 zoning classification (which applies to the original structure that faces 27th Street) supports residential, public/civic, commercial, and accessory services.

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GENERAL NOTES

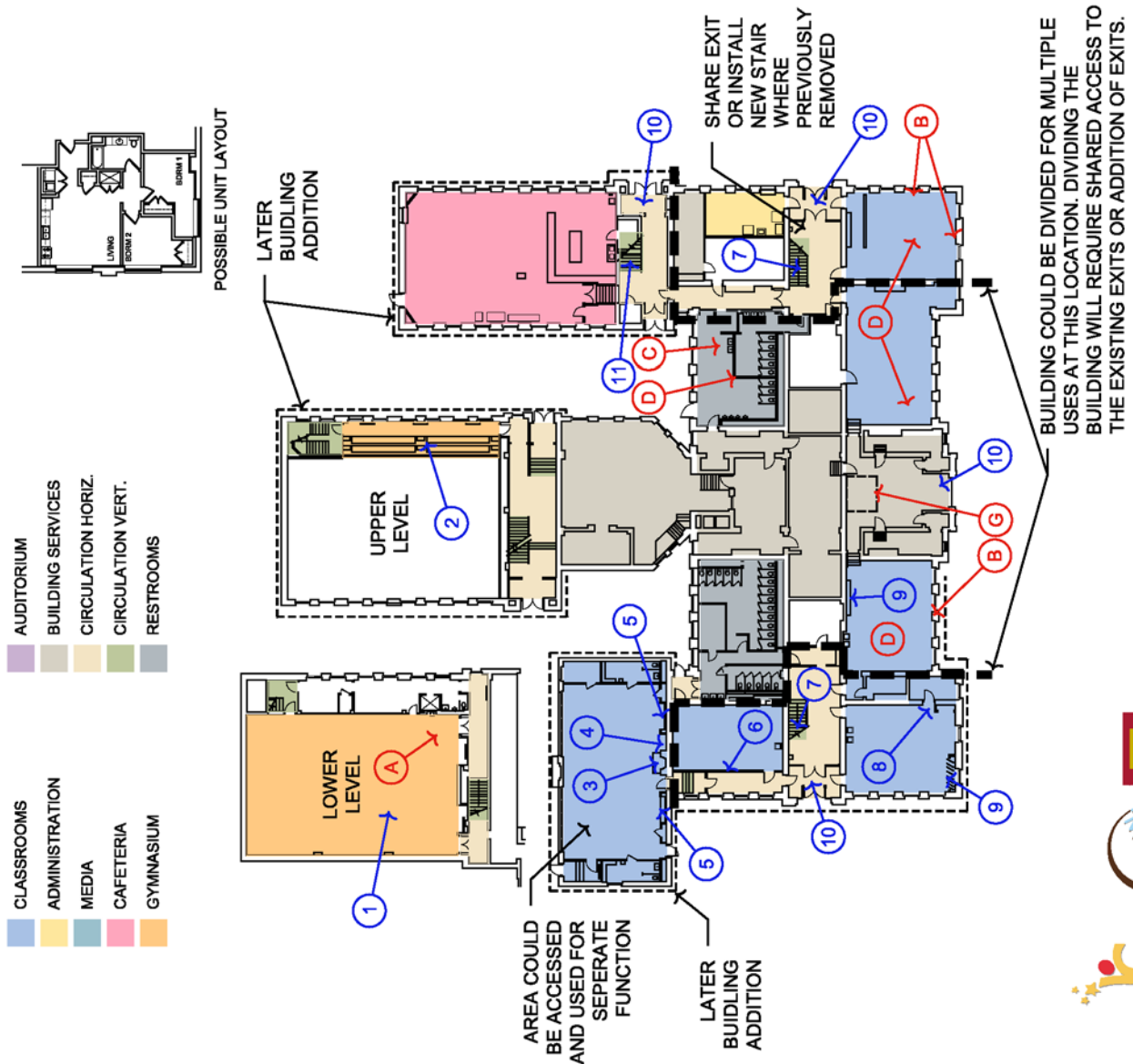
- Typical classroom size is +/-800 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Operable windows allow natural light and ventilation
- Sufficient parking, some spaces located adjacent to the building
- Large gymnasium and auditorium in a separate wing with direct exterior access
- 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. End block wood floor
2. Concrete bleachers
3. Brick fireplace with wood mantel
4. Wood bench
5. Glazed cabinet
6. High windows
7. Metal stair has ornate railings
8. Arched doorway
9. Wood cabinet
10. Vestibule has brown glazed brick walls and terrazzo floor
11. Wide concrete stairs with plaster railing and wood cap
12. Vestibule has side lights and transom, yellow glazed brick walls
13. Ornate iron railing and newell posts remain where stair was removed
14. Auditorium has basket weave ceiling, raised stage, seats removed, pendant lights
15. Typical classroom has wood floor and base, high ceiling with acoustical tile adhered to plaster ceiling, plaster walls, wood trim window casings and chalk boards, chair rail
16. Wood floor
17. Concrete floor

CONDITION NOTES

- A. Water damage flooring
- B. Water damage at wall
- C. Water damage at ceiling
- D. Mold this area
- E. Decorative metal is deteriorated
- F. Decorative metal gutters are deteriorated and full of plant material and downspouts are disconnected
- G. Stair removed at main entrance
- H. Bird guano in auditorium



First Floor

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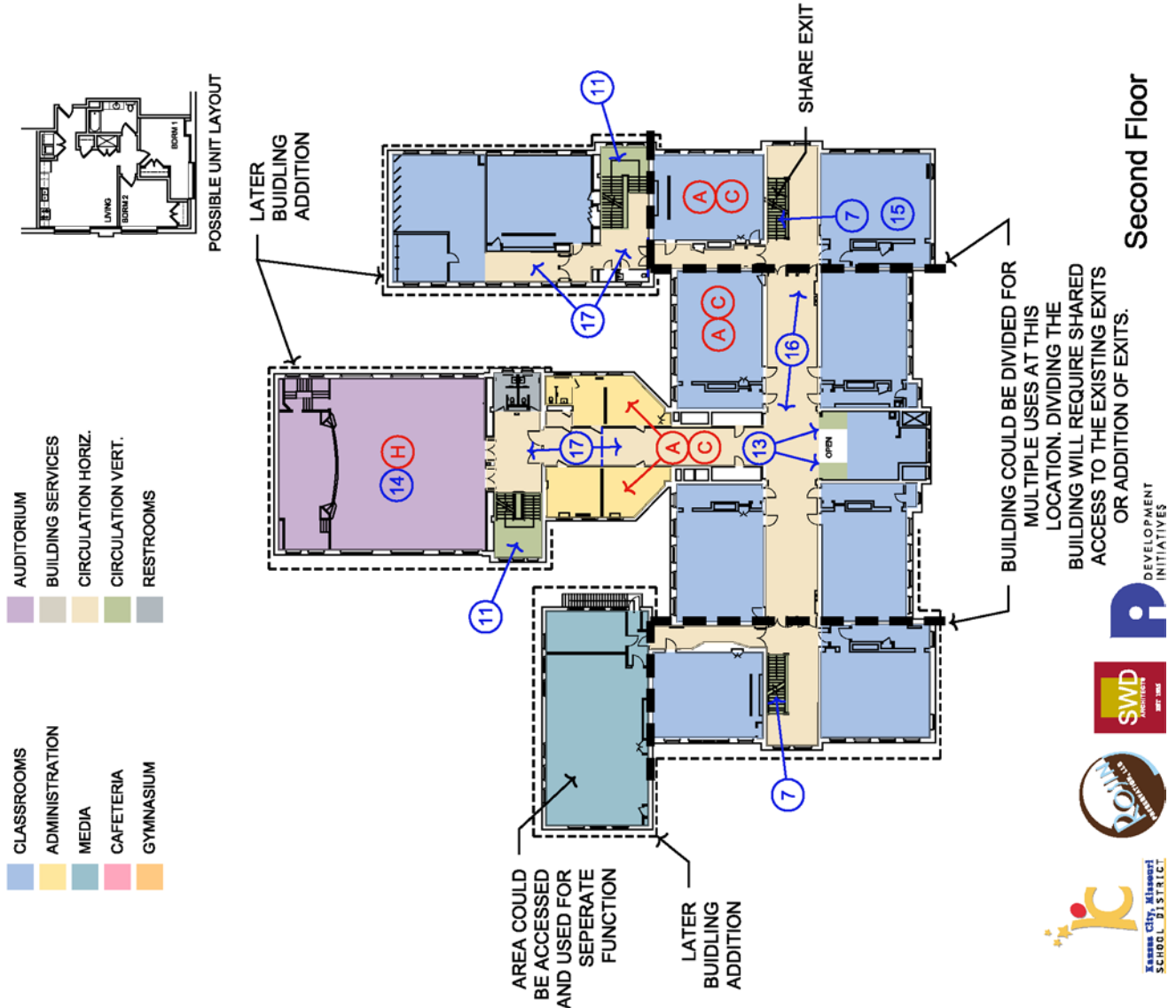
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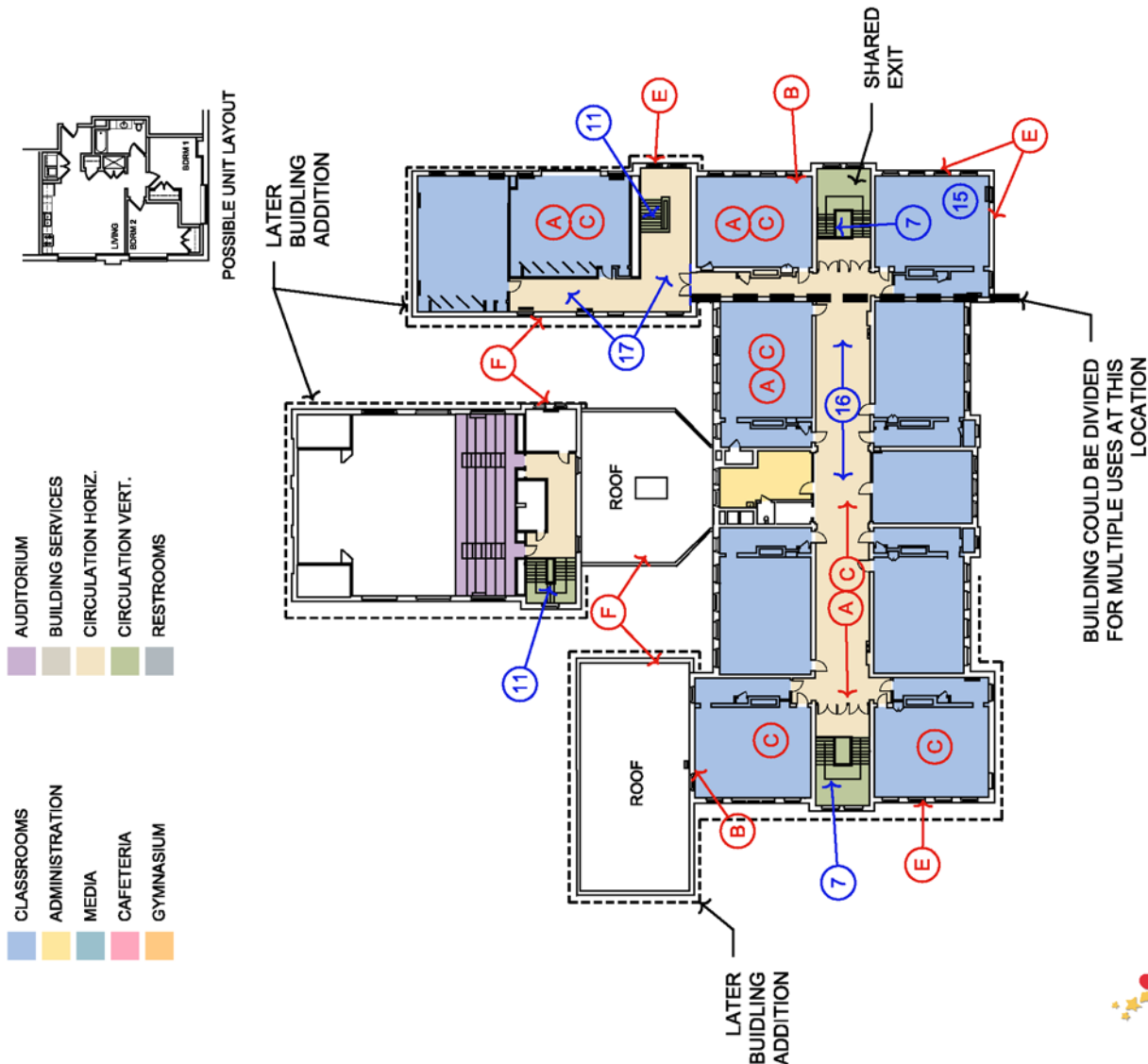
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Third Floor



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PHOTOGRAPHS



Exterior



Exterior



Corridor



Gymnasium



Auditorium



Classroom