

Longan

3421 Cherry Avenue

Kansas City, Missouri 64109

REUSE ASSESSMENT

REUSE POTENTIAL MATRIX

	SITE ASSESSMENT	MARKET ASSESSMENT	COMMUNITY FEEDBACK	OVERALL APPROPRIATENESS	DISPOSITION ALTERNATIVES (L)EASE / (S)ALE
EDUCATION	5	4	5	5	L or S
Elementary	5	4	5		
Middle/High	2				
Day Care/ Early Childhood		4			
RESIDENTIAL	3	2	1	2	S
Market Rate					
Affordable					
Senior					
Mixed-Income					
New Construction					
COMMERCIAL	3	2	1	2	
Office					
Retail					
COMMUNITY USE	4	4	4	4	L or S
Community Center			4		
Open Space					
Community Garden					
MIXED USE	2	2	3	2.5	
OTHER					
Arts Conservatory	3				L or S
DEMOLISH/REDEVELOP	1	1	1	1	S



BUILDING/SITE ASSESSMENT: Building is in excellent condition and could be reopened as an elementary school with minimal effort. Plan is not well suited to the specialized functions required for a middle or high school. Building size is somewhat small for residential conversion, but would be readily adaptable for a variety of community uses.

HISTORIC ASSESSMENT: Building illustrates mid-20th century school architecture. Few alterations have left the original design substantially intact. Building appears eligible for National Register.

MARKET ASSESSMENT: Located just north of Armour Boulevard, access to the site is good. The Longan facility is nestled in the re-emerging mid-town North Hyde Park neighborhood and within the Armour Boulevard corridor, which is experiencing significant reinvestment. The site is moderately sized and could be marketed towards some type of community use (i.e. community center) or charter school. There are several elementary facilities nearby; however, the school district's pupil capture rate for the area is presently low. A high-performing public school in the area could be marketable due to the ongoing reinvestment in the area.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Longan is primarily single- and multi-family residential with some institutional/religious uses to the south. A large number of dense multi-family apartment buildings are located along the Armour Boulevard corridor, one-half block to the south. The current R-2.5 zoning classification supports a variety of potential reuses, including education, agricultural, community center, and certain residential uses. The zoning would also support commercial reuses if the building is designated as either a local or national historic landmark. High density residential reuse is not supported by the current zoning and would require zoning modification.

COMMUNITY FEEDBACK (Site visit 12 April 2011): Attendees strongly support reuse as a charter school. Attendees expressed low interest in reusing the building or the site for residential purposes as there is sufficient residential density along Armour Blvd.