

Moore

4510 Linwood Boulevard

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	3	2			
RESIDENTIAL	4	4			S
Market Rate					
Affordable		4			
Senior		4			
Mixed-Income					
New Construction					
COMMERCIAL	1	1			L or S
Office					
Retail					
COMMUNITY USE	4	3			L or S
Community Center					
Open Space					
Community Garden					
MIXED USE	4	3			L or S
Housing + Community Use/Office					
Multi-tenant					
DEMOLISH	1	1			S

BUILDING/SITE ASSESSMENT: Building is in good condition. While the building configuration restricts easy east/west circulation at the basement/ground floor, its size and layout are readily adaptable for multi-family housing (24 +/- units), or a combination of housing + community services/office use. Classroom size converts well into a single bedroom apartment or combine well into two bedroom apartments. Classrooms could also be converted into multi-person office space, although inefficient in the amount of circulation space compared to office space. 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. There is only partial air conditioning, which will limit many reuses under a short-term lease scenario. Any use 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 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: Building is an excellent example of an early 20th century Progressive Era school. Alterations have left the original design substantially intact. The most notable changes include construction of a one-story breezeway on the front elevation, replacement of windows, and updated interior finishes. Building appears eligible for listing in the National Register.

MARKET ASSESSMENT: The site has high visibility and is easily accessible from 31st and Linwood. The facility is located within 1/4 mile of the Veterans Affairs Medical Center, a major employer and service provider in the area. While the area has experienced significant declines in population and a high rate of vacant homes/parcels, the site's location and configuration present opportunities to address both residential and community service needs in the area.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Moore is primarily single-family residential with neighborhood commercial along 31st Street. The current B3-2/R-5 zoning classification supports a variety of potential reuses, including education and some daycare, community center, and certain low intensity residential uses. Higher density residential would require a rezoning. Commercial reuses would require rezoning unless the building receives national or local historic designation.

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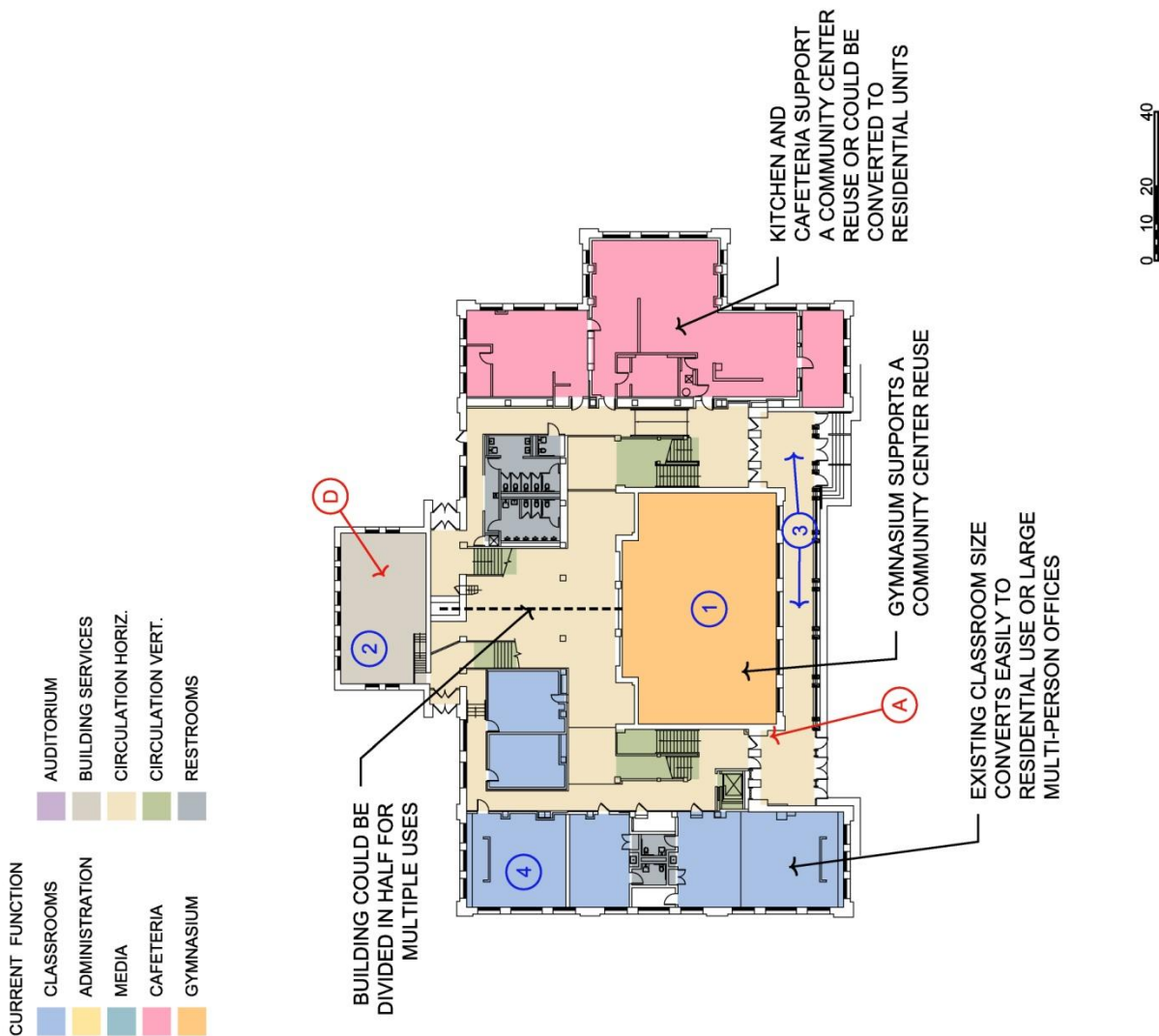
Kansas City, Missouri 64128

GENERAL NOTES

- Large paved playground area south of building
- Typical classroom size is 730 SF. This size of classroom converts well into a single bedroom apartment or combine well into two bedroom apartments
- Building configuration at basement and ground floor restricts easy east/west circulation
- Large operable windows allow natural light and ventilation
- Easy access to parking
- Large assembly room in good condition
- Building could be divided into multiple uses, for example it could be divided vertically into east and west areas or horizontally providing separation between lower floors and upper floors

KEY NOTES

1. Gymnasium accessed from basement, high ceilings, brick and plaster walls, wood floor
 2. Boiler room was originally the pool
 3. Breezeway addition
 4. Typical Classroom includes:
 - a. Historic door frame
 - b. Wood cabinet
 - c. Laminated 'cubbies' and shelving in historic closets
 - d. Wood floors and trim
 - e. Plaster walls and ceiling
 5. Auditorium includes:
 - a. Wood stage with ornamental proscenium
 - b. Wood floor
 - c. Dropped ceiling
 6. Fireplace
 7. Continuous benches with 'cubbies'
 8. Access to historic roof play area
- CONDITION NOTES**
- A. Water stained ceiling tile possible roof leak
 - B. Damaged case stone
 - C. Damaged terra cotta sills
 - D. Standing water from leak at exterior stair door



Ground Floor Plan

Moore

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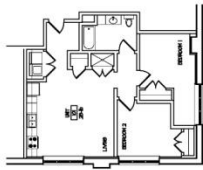
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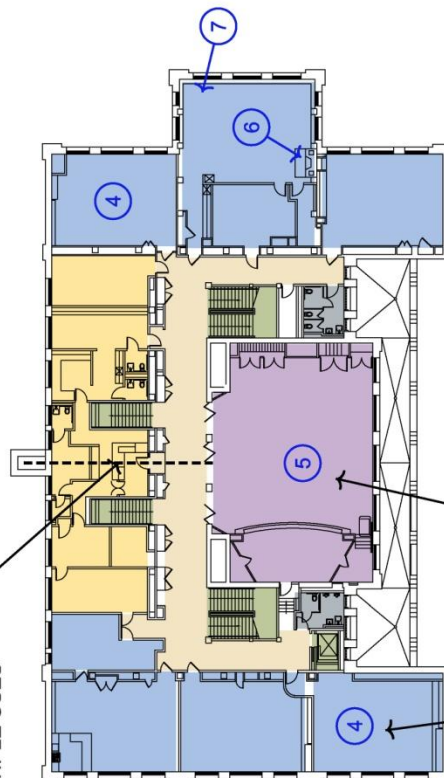
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POSSIBLE RESIDENTIAL UNIT DESIGN

CURRENT FUNCTION					
CLASSROOMS	ADMINISTRATION	MEDIA	CAFETERIA	GYMNASIUM	AUDITORIUM
BUILDING SERVICES	CIRCULATION HORIZ.	CIRCULATION VERT.	RESTROOMS		

BUILDING COULD BE DIVIDED IN HALF FOR MULTIPLE USES



AUDITORIUM SUPPORTS A COMMUNITY CENTER REUSE

EXISTING CLASSROOM SIZE CONVERTS EASILY TO RESIDENTIAL USE OR LARGE MULTI-PERSON OFFICES



First Floor Plan

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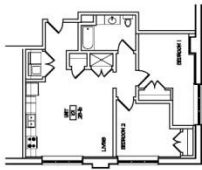
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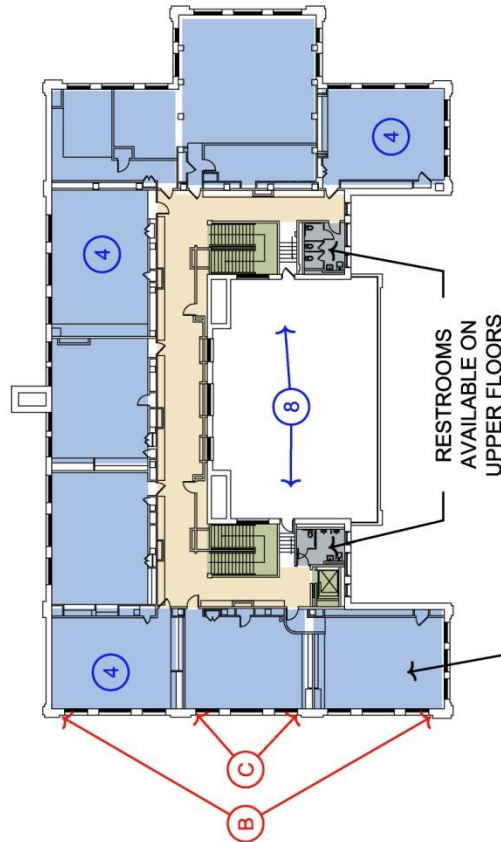
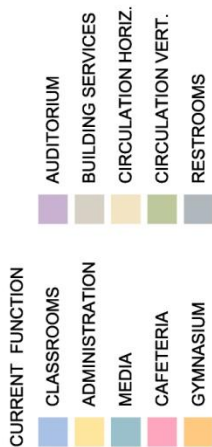
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POSSIBLE RESIDENTIAL UNIT DESIGN



0 10 20 40

Second Floor Plan



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Exterior



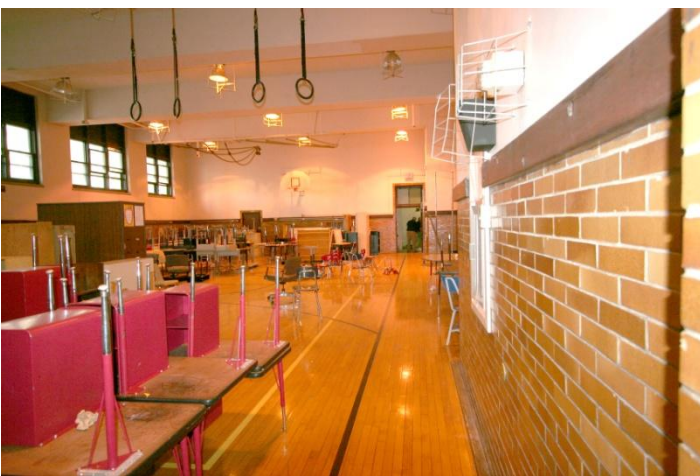
Main entrance



Interior Auditorium



Interior Cafeteria



Interior Gymnasium



Interior Classroom