

Meservey

4210 East 45th

Kansas City, Missouri 64130

REUSE ASSESSMENT

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

Scale: 1-5, 5 being highest

COMMUNITY FEEDBACK (*Site visit June 16, 2011*): Participants discussed a variety of reuse options including: senior and affordable housing, mixed use, social and health services, and adult education/training center. Attendees expressed a concern that due to the size of the building, it would be expensive to renovate/maintain; they indicated that it would likely take partnerships to redevelop/reuse the site. They also indicated that the grounds present a great opportunity to hold community/neighborhood events.



BUILDING/SITE ASSESSMENT: Building is in good condition. Its 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. The building's exterior and interior design 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 north side of the building offers opportunities for community use of the grounds (garden, farmer's market, open space, playground, etc.)

HISTORIC ASSESSMENT: Excellent example of a Progressive Era elementary school with a Modern Movement addition. The original plan and much of the original fabric remain intact. Windows have been replaced in the historic openings and finishes have been updated. The placement, design and materials of the addition complement the original construction. The building appears eligible for listing in the National Register of Historic Places.

MARKET ASSESSMENT: The Meservey facility, closed since 2009, is tucked into the Vineyard neighborhood and is not served directly by a primary arterial. While Meservey's zip code has been identified as one of the top five in need of performing schools, the site is within walking distance of both Carver Elementary and a charter school, while the number of children living in the area has dropped almost 40% since 1990. The area is aging; the percentage of seniors in the area is the highest of all the neighborhoods with a closed school. While the area's homeownership rates are higher than the district-wide average, they have dropped in recent decades. The area's vacancy rate, which has more than doubled since 2000 also serves as a constraint affecting the area.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Meservey 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), agriculture, 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 allowable if the City issues a special use permit.

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GENERAL NOTES

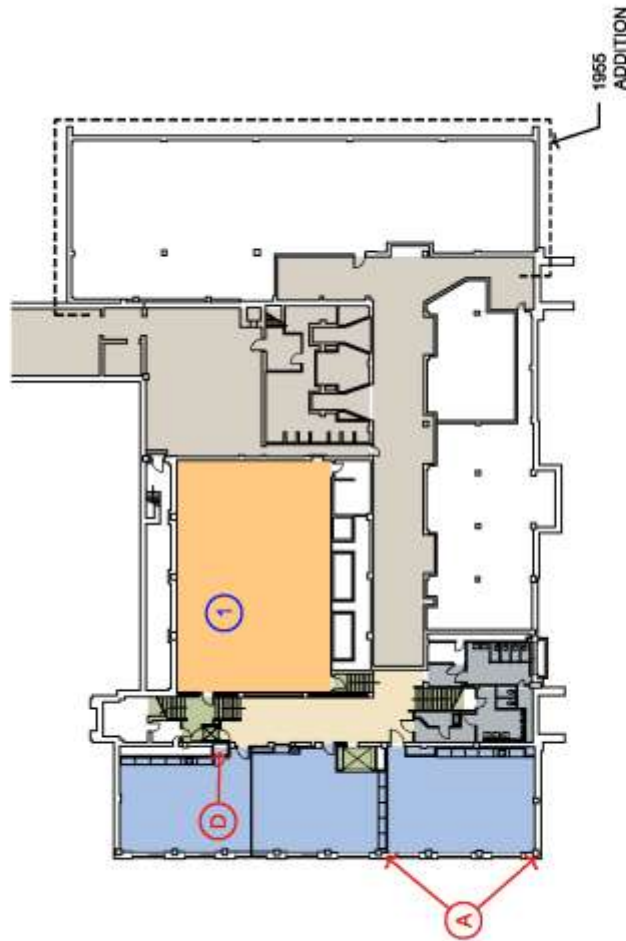
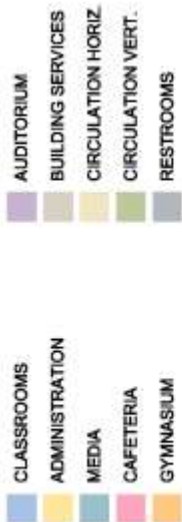
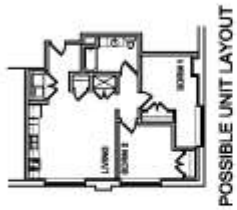
- Typical classroom size is +/-780 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Operable windows allow natural light and ventilation
- Sufficient parking, some spaces located adjacent to the building
- Large gymnasium and auditorium are 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. Dividing the building will require shared access to the existing exits or the addition of exits
- Double loaded corridors and exit locations allow for easy access and circulation through the building.
- Site is in good to fair condition with few areas of stone retaining walls requiring repair

KEY NOTES

1. VCT floor and plaster walls
2. Balcony with concrete bleachers
3. Kindergarten has fireplace with wood mantel and glazed cabinets with cubbies
4. Auditorium has classical theme with ornamental plaster, pendant lights, raised stage and fixed seating
5. Typical classroom has VCT floor, plaster wall with wood chairrail, wood cabinet/closet and plastic laminate storage infill in coat recess
6. Glazed window
7. Office has historic partitions, trim and cabinetry; carpet
8. Glass enclosed greenhouse
9. Dance studio
10. Music room
11. Typical classrooms in east wing have painted CMU walls, VCT or carpet flooring and screen wall at coat area

CONDITION NOTES

- A. Water damage at wall
- B. Water damage at floor
- C. Water damage at ceiling
- D. Mold
- E. Movement crack in masonry
- F. Open mortar joint in stone pediment



Ground



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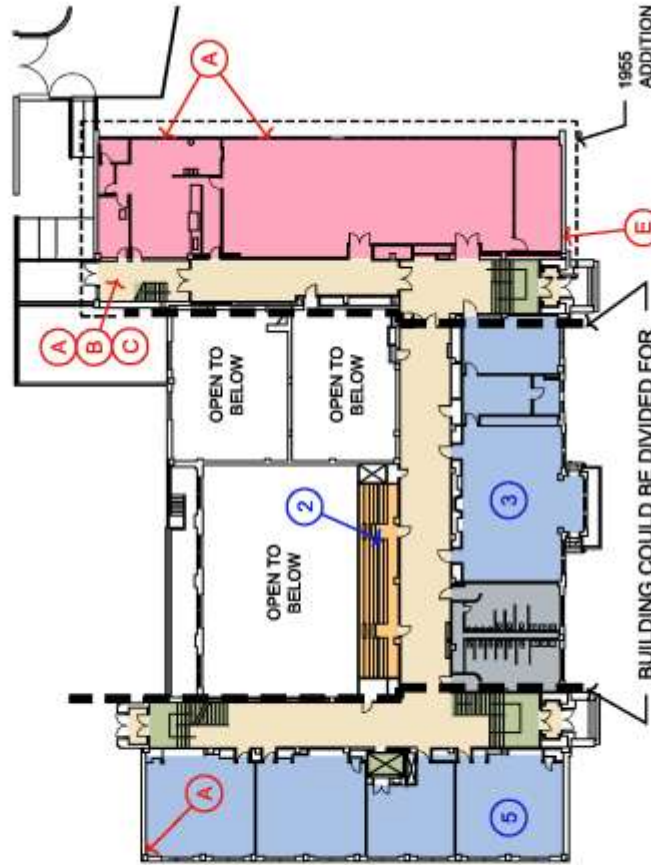
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POSSIBLE UNIT LAYOUT



BUILDING COULD BE DIVIDED FOR MULTIPLE USES AT THIS LOCATION. DIVIDING THE BUILDING WILL REQUIRE SHARED ACCESS TO THE EXISTING EXITS OR ADDITION OF EXITS.

First Floor



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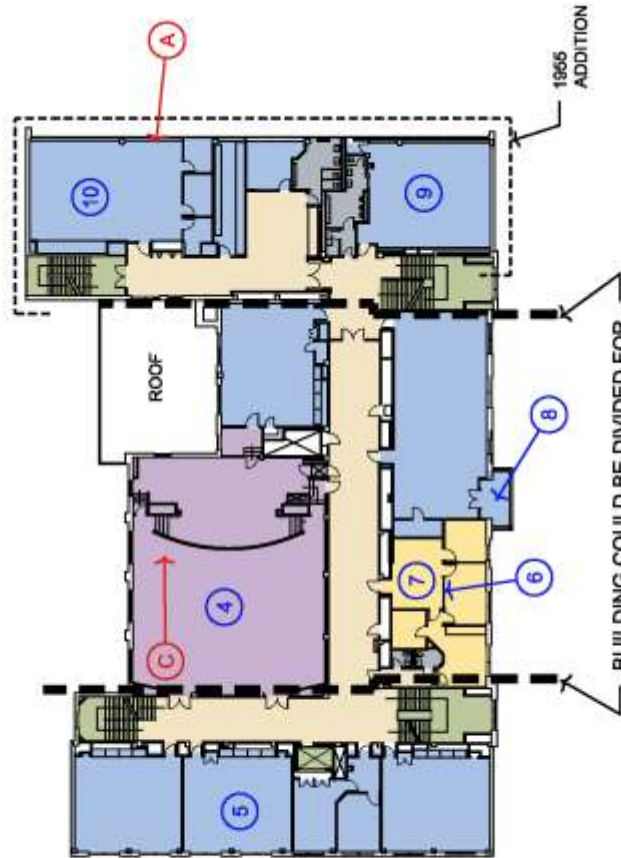
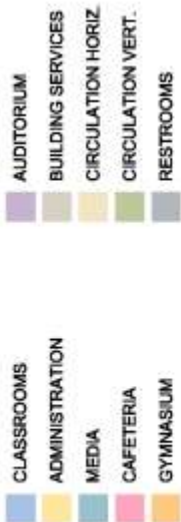
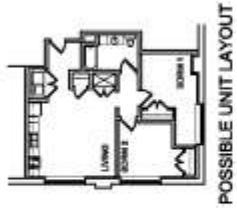
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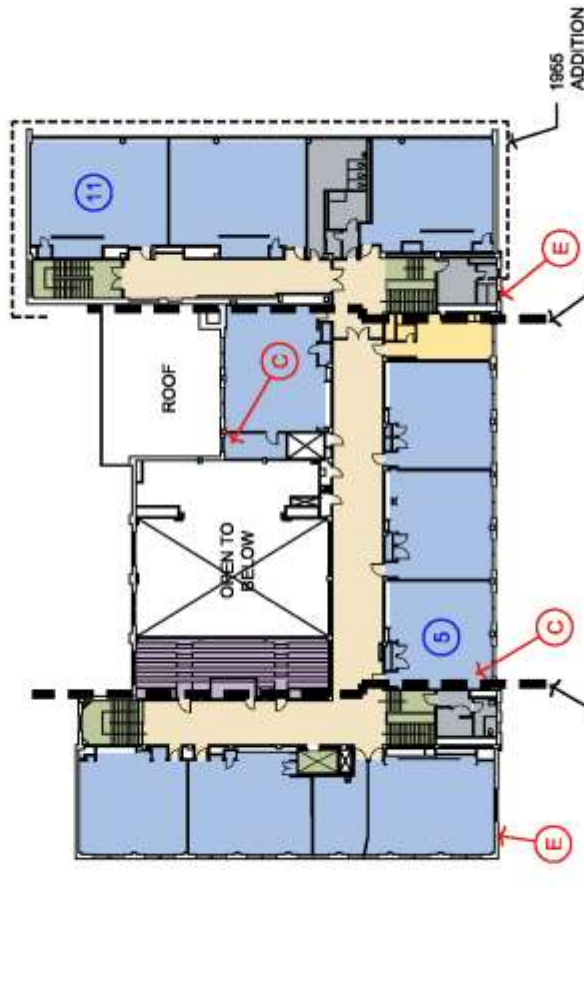
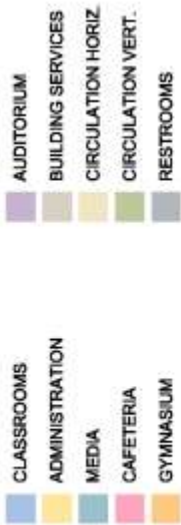
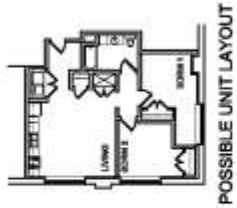
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Third Floor



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PHOTOGRAPHS



Exterior



Exterior



Corridor



Gymnasium



Auditorium



Classroom