

Northeast Middle

4904 Independence Avenue

Kansas City, Missouri 64124

REUSE ASSESSMENT

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

BUILDING/SITE ASSESSMENT: Building is generally in good condition. Leaking pipes have damaged some wood flooring and ceiling tiles. More significantly, vandalism has left the building's A/C units inoperable. If the A/C is fixed, the building could reopen as a school. This is one of the largest buildings in the District's portfolio, and while size could make reuse a challenge, the location of exits and vertical circulation could accommodate division for multiple users. The two gymnasiums, commercial kitchen, auditorium, athletic field and indoor pool would enhance reuse as a community center use. The building could also be adapted for multi-family housing (52 +/- units) or a combination of housing and/or community services and/or office use. Classroom size converts well into a single bedroom apartment or combines well into two bedroom apartments. The layout could also function as an office or business incubator with each classroom converted into multi-person office space, although the building offers an inefficient amount of circulation space relative to leasable space. The building design (exterior and interior) limits the visibility required for good retail use.

Northeast Middle School and Thacher Elementary occupy a single parcel. If both structures were demolished the site could accommodate a single large retail use or multiple smaller retail/commercial uses with good visibility and direct access from Independence Ave.

HISTORIC ASSESSMENT: Excellent example of a Progressive Era junior high school designed in the Classical Revival style. The original plan and many original finishes and features remain intact. The main entrance vestibules and the auditorium retain a high level of ornate plaster finishes. An addition (c. 1995) attaches to the southeast corner of the original building at the first and second floors. The placement, size, materials, and details of the addition are sensitive to the historic design. Northeast Middle School appears eligible for listing in the National Register of Historic Places.

MARKET ASSESSMENT: Northeast Middle School is located on Independence Ave, the major commercial corridor for the Northeast, and one of the densest residential areas of Kansas City. Within ½ mile of the site, there are 30 acres of vacant land, however immediately surrounding the site the majority of property is developed and occupied. Census data for the area indicates a higher than average concentration of residents under the age of 18 and a smaller than average concentration of residents over 65 years. Household income for the immediate area is below the District average. Northeast Middle shares an 8-acre site with Thacher, another closed school site that has experienced significant damage due to fire and vandalism, which detracts from the reuse and marketability of Northeast Middle. Overall, the site is large and highly visible; if the entire 8 acres were cleared, it could provide a sizable commercial redevelopment site along a major corridor. However, due to the high costs of demolition, the market/demand is limited. Due to the large size of Northeast Middle, the strongest market potential for reuse of the facility is to accommodate multiple uses, including educational and community services.

LAND USE AND ZONING ASSESSMENT: Land use surrounding Northeast Middle School is primarily single-family residential with neighborhood commercial along Independence Avenue. This school shares a single parcel with Thacher Elementary School, which is located at the corner of Independence and Quincy Avenues. The site is zoned B3-2/R-2.5, with B3-2 zoning applied to the south portion of the site fronting Independence Avenue. Both classifications support a variety of uses, including education, daycare (up to 20 children), agriculture, community center, and residential uses. Commercial reuse would require rezoning unless the building receives historic designation. Certain commercial uses may then be allowed if the City approves a special use permit.

Northeast Middle

4904 Independence Avenue

Kansas City, Missouri 64124

GENERAL NOTES

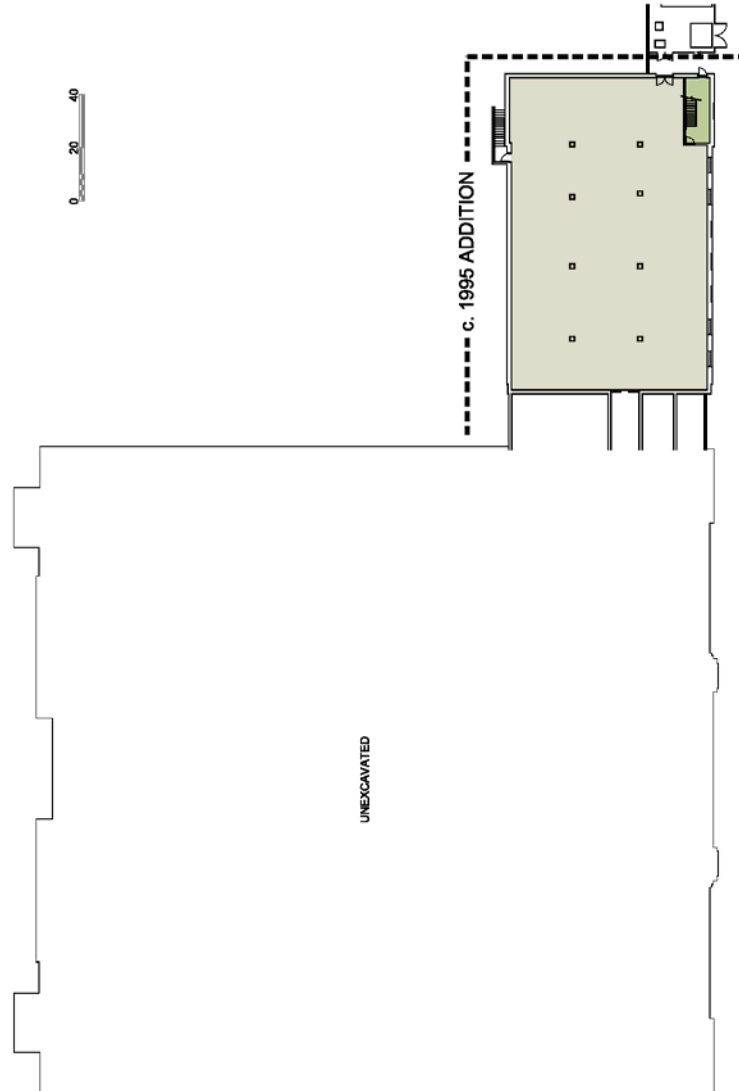
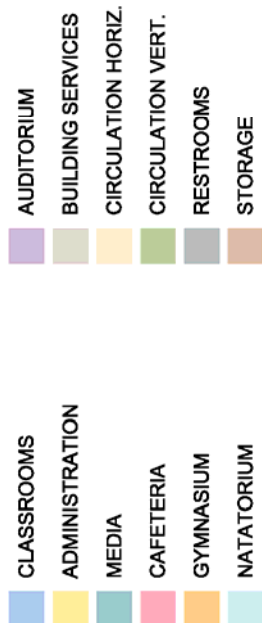
- Building size could be a barrier for redevelopment
- Typical classroom size is 875 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Large operable windows allow natural light and ventilation
- Parking is sufficient with easy access
- Large gymnasiums and auditorium in good condition
- Some areas of vandalism and graffiti on exterior and interior
- Building could be divided into multiple uses, for example it could be divided vertically into multiple areas or horizontally providing separation between lower floors and upper floors

KEY NOTES

1. 2-story glass entry
2. Cafeteria with VCT flooring and CMU walls
3. Typical classroom has wood flooring, dropped ceilings, wood trim, and cabinetry
4. Narrower corridors on north, east, and west
5. Large stage with fly loft
6. Large auditorium with ornate plaster on walls and ceiling and original fixed wood seats
7. Lab rooms with built-in work stations
8. Chalkboard has stack washable boards
9. Wood display cases in this area of the corridor
10. Extremely wide corridor, space could be reclaimed if non-historic rehab
11. Modern partitions in office area with complementary trim details
12. Stair to gym
13. Viewing bleachers
14. Pool and pool deck with mosaic tile
15. Library with carpet and CMU walls
16. Wide concrete stairs
17. Gymnasium has wood floor, brick and plaster walls, and plaster ceiling
18. Restrooms have modern fixtures and partitions and marble wall panels
19. Projection booth
20. Terrazzo floor
21. Non-original partitions
22. Kitchen

CONDITION NOTES

- A. Buckling wood flooring
- B. Damaged lay-in ceiling tile
- C. Water leak
- D. Graffiti
- E. Damaged window sash



Basement



Northeast Middle

4904 Independence Avenue

Kansas City, Missouri 64124

GENERAL NOTES

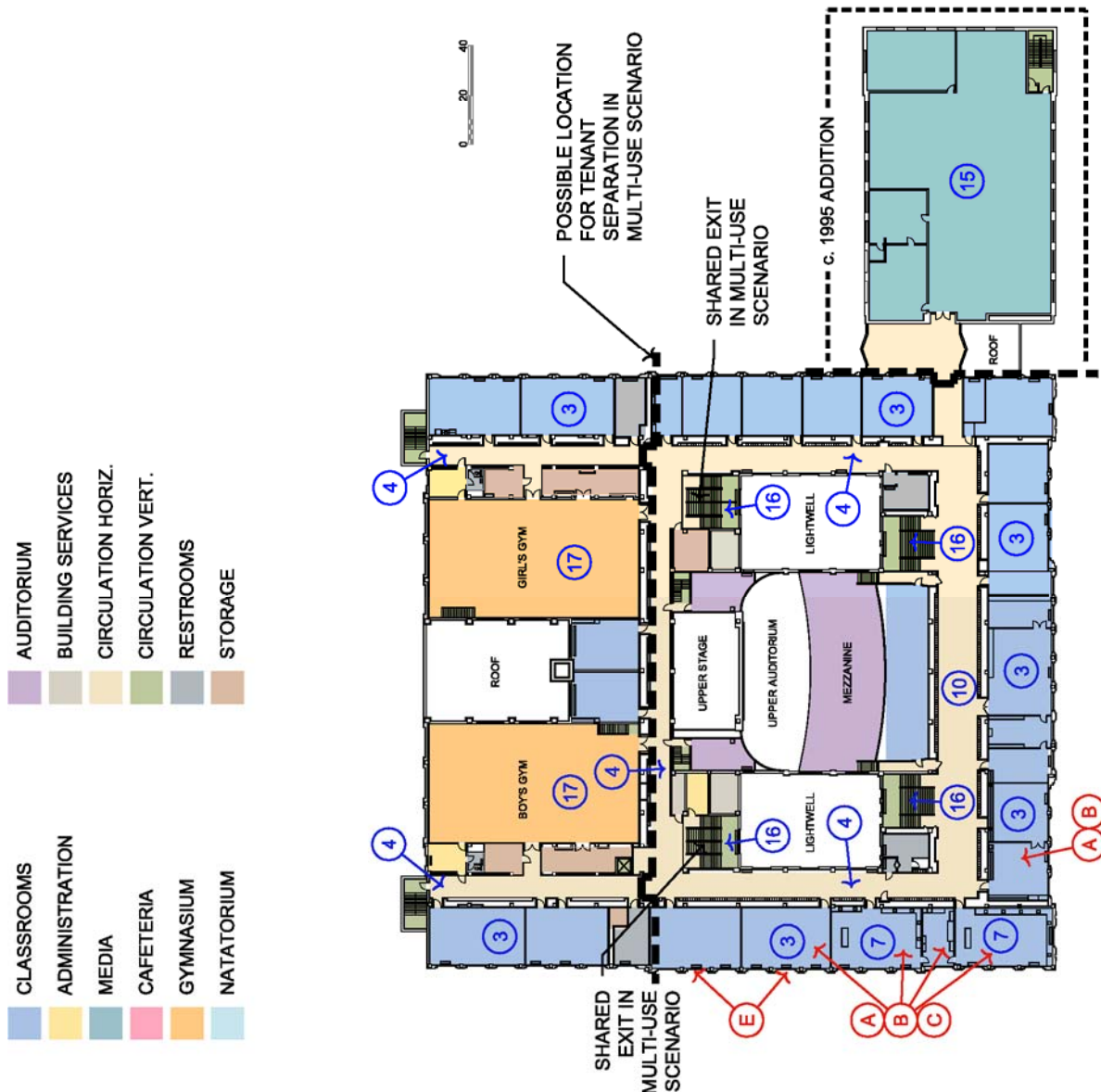
- Building size could be a barrier for redevelopment
- Typical classroom size is 875 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Large operable windows allow natural light and ventilation
- Parking is sufficient with easy access
- Large gymnasiums and auditorium in good condition
- Some areas of vandalism and graffiti on exterior and interior
- Building could be divided into multiple uses, for example it could be divided vertically into multiple areas or horizontally providing separation between lower floors and upper floors

KEY NOTES

1. 2-story glass entry
2. Cafeteria with VCT flooring and CMU walls
3. Typical classroom has wood flooring, dropped ceilings, wood trim, and cabinetry
4. Narrower corridors on north, east, and west
5. Large stage with fly loft
6. Large auditorium with ornate plaster on walls and ceiling and original fixed wood seats
7. Lab rooms with built-in work stations
8. Chalkboard has stack washable boards
9. Wood display cases in this area of the corridor
10. Extremely wide corridor, space could be reclaimed if non-historic rehab
11. Modern partitions in office area with complementary trim details
12. Stair to gym
13. Viewing bleachers
14. Pool and pool deck with mosaic tile
15. Library with carpet and CMU walls
16. Wide concrete stairs
17. Gymnasium has wood floor, brick and plaster walls, and plaster ceiling
18. Restrooms have modern fixtures and partitions and marble wall panels
19. Projection booth
20. Terrazzo floor
21. Non-original partitions
22. Kitchen

CONDITION NOTES

- A. Buckling wood flooring
- B. Damaged lay-in ceiling tile
- C. Water leak
- D. Graffiti
- E. Damaged window sash



Second Floor



Northeast Middle

4904 Independence Avenue

Kansas City, Missouri 64124

GENERAL NOTES

- Building size could be a barrier for redevelopment
- Typical classroom size is 875 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Large operable windows allow natural light and ventilation
- Parking is sufficient with easy access
- Large gymnasiums and auditorium in good condition
- Some areas of vandalism and graffiti on exterior and interior
- Building could be divided into multiple uses, for example it could be divided vertically into multiple areas or horizontally providing separation between lower floors and upper floors

KEY NOTES

1. 2-story glass entry
2. Cafeteria with VCT flooring and CMU walls
3. Typical classroom has wood flooring, dropped ceilings, wood trim, and cabinetry
4. Narrower corridors on north, east, and west
5. Large stage with fly loft
6. Large auditorium with ornate plaster on walls and ceiling and original fixed wood seats
7. Lab rooms with built-in work stations
8. Chalkboard has stack washable boards
9. Wood display cases in this area of the corridor
10. Extremely wide corridor, space could be reclaimed if non-historic rehab
11. Modern partitions in office area with complementary trim details
12. Stair to gym
13. Viewing bleachers
14. Pool and pool deck with mosaic tile
15. Library with carpet and CMU walls
16. Wide concrete stairs
17. Gymnasium has wood floor, brick and plaster walls, and plaster ceiling
18. Restrooms have modern fixtures and partitions and marble wall panels
19. Projection booth
20. Terrazzo floor
21. Non-original partitions
22. Kitchen

CONDITION NOTES

- A. Buckling wood flooring
- B. Damaged lay-in ceiling tile
- C. Water leak
- D. Graffiti
- E. Damaged window sash



Third Floor

Northeast Middle

4904 Independence Avenue

Kansas City, Missouri 64124

GENERAL NOTES

- Building size could be a barrier for redevelopment
- Typical classroom size is 875 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Large operable windows allow natural light and ventilation
- Parking is sufficient with easy access
- Large gymnasiums and auditorium in good condition
- Some areas of vandalism and graffiti on exterior and interior
- Building could be divided into multiple uses, for example it could be divided vertically into multiple areas or horizontally providing separation between lower floors and upper floors

KEY NOTES

1. 2-story glass entry
2. Cafeteria with VCT flooring and CMU walls
3. Typical classroom has wood flooring, dropped ceilings, wood trim, and cabinetry
4. Narrower corridors on north, east, and west
5. Large stage with fly loft
6. Large auditorium with ornate plaster on walls and ceiling and original fixed wood seats
7. Lab rooms with built-in work stations
8. Chalkboard has stack washable boards
9. Wood display cases in this area of the corridor
10. Extremely wide corridor, space could be reclaimed if non-historic rehab
11. Modern partitions in office area with complementary trim details
12. Stair to gym
13. Viewing bleachers
14. Pool and pool deck with mosaic tile
15. Library with carpet and CMU walls
16. Wide concrete stairs
17. Gymnasium has wood floor, brick and plaster walls, and plaster ceiling
18. Restrooms have modern fixtures and partitions and marble wall panels
19. Projection booth
20. Terrazzo floor
21. Non-original partitions
22. Kitchen

CONDITION NOTES

- A. Buckling wood flooring
- B. Damaged lay-in ceiling tile
- C. Water leak
- D. Graffiti
- E. Damaged window sash



Fourth Floor



Northeast Middle

4904 Independence Avenue

Kansas City, Missouri 64124

PHOTOGRAPHS



Exterior



Exterior



Corridor



Classroom



Gymnasium



Cafeteria