

Pershing

5915 Park

Kansas City, Missouri 64130

REUSE ASSESSMENT

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

Scale: 1-5, 5 being highest

COMMUNITY FEEDBACK (Site visit May 11, 2011): Attendees indicated that the site's proximity to Prospect and 71 Highway was an asset and that reuse of the facility by a large organization/institutional user and/or multiple tenants would be beneficial, especially if the entities provided much needed social/community services to the neighborhood.



BUILDING/SITE ASSESSMENT: Building is in good condition. The building size and layout are readily adaptable for multi-family housing (25 +/- 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 the amount of office space relative to circulation space is not highly efficient. 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 provided by window units, which will limit options 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: Pershing was built in several stages between 1924 and 1953. Overall, the building illustrates the philosophy of Progressive Era elementary school design, and it is an unusual example of a school executed in the Mediterranean Revival style. Few changes have been made to its historic plan and finishes. Appears eligible for listing in the National Register of Historic Places.

MARKET ASSESSMENT: Located in a single family neighborhood just west of Bruce R. Watkins (Hwy 71), Pershing is less than 0.5 miles from the Research Medical Center campus, a major employment and service center, as well as the stalled Citadel Plaza redevelopment project. The area experienced its highest rate of population loss between 2000 and 2010 (in part due to Citadel Plaza relocation), and which is reflected by a vacancy rate that has doubled since 2000. The under 18 population has declined substantially over the last 20 years, while the number and percentage of seniors has grown. Median household income in the area is lower than the district as a whole, and while homeownership rates have historically been higher than the district-wide average, they have declined over the last few decades.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Pershing is primarily single-family residential. The current R-6 zoning classification supports a variety of potential reuses, including education, community center, and low density residential uses. Commercial reuse would require rezoning. If the building receives national or local historic designation certain commercial uses may be allowed with a special use permit from the City. Higher density residential reuse would also require rezoning.

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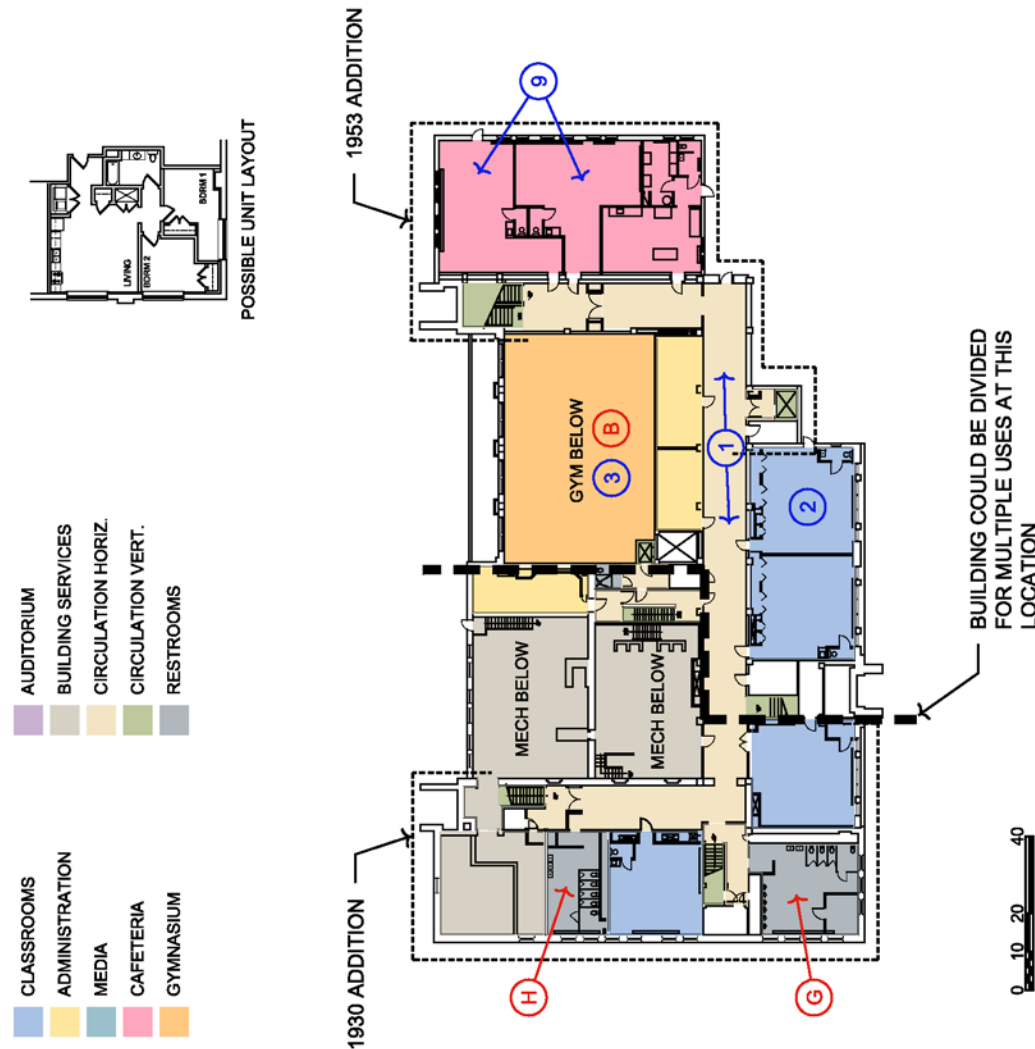
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GENERAL NOTES

- Typical classroom size is +/-750 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
- 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. Typical wide corridor has plaster walls, dropped ceiling, and VCT floor
 2. Typical classroom has wood-trimmed cabinet (some with glass upper doors), closet, coat area (many with pivot doors), modern restroom, chalk boards, and modern restroom
 3. Gymnasium has tile floor, acoustical tiles on ceilings and walls
 4. Wood vestibule with historic light fixtures
 5. Auditorium seats removed, raised wood stage, plaster proscenium, coffered ceiling with acoustical tile, historic light fixtures
 6. Classrooms divided into smaller offices
 7. Skylights
 8. Balcony seats removed with glass partition above railing
 9. Painted CMU walls with VCT floor
- CONDITION NOTES**
- A. Brick has fallen off the building in this area
 - B. Floor tile is buckled from past water infiltration
 - C. Ponding water on roof
 - D. Missing roof coping in this area
 - E. Some peeling paint in auditorium
 - F. Plaster damage on bottom of stair
 - G. Epoxy flooring is peeling
 - H. Standing water on floor



Ground Floor



Pershing

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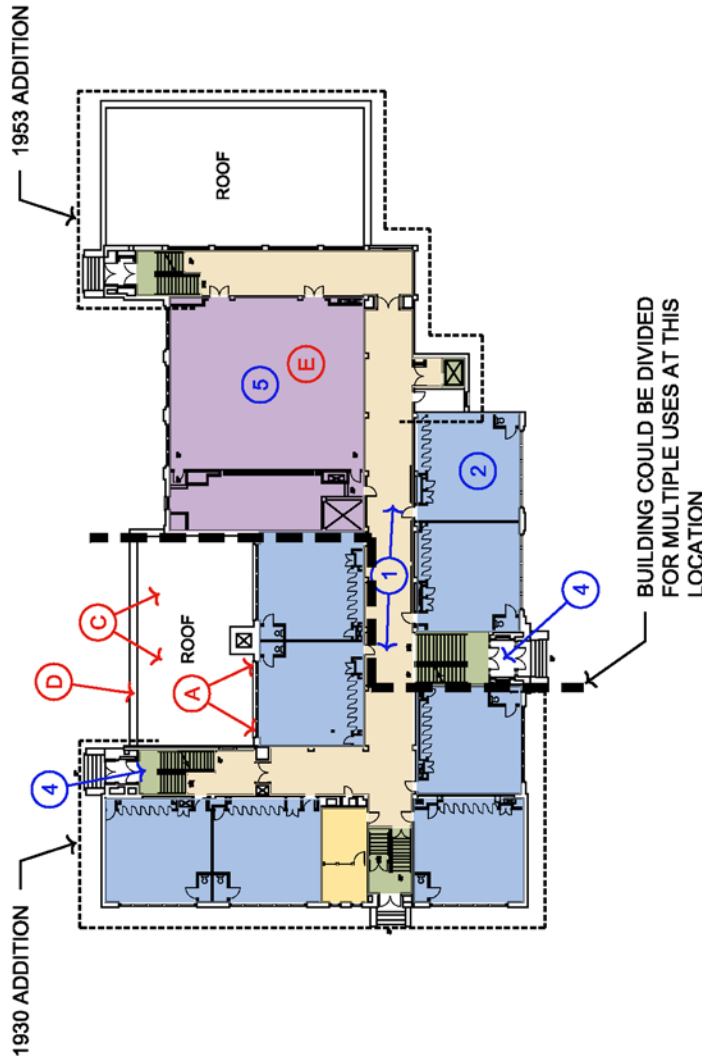
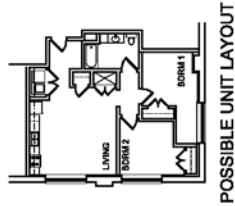
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First Floor



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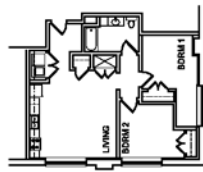
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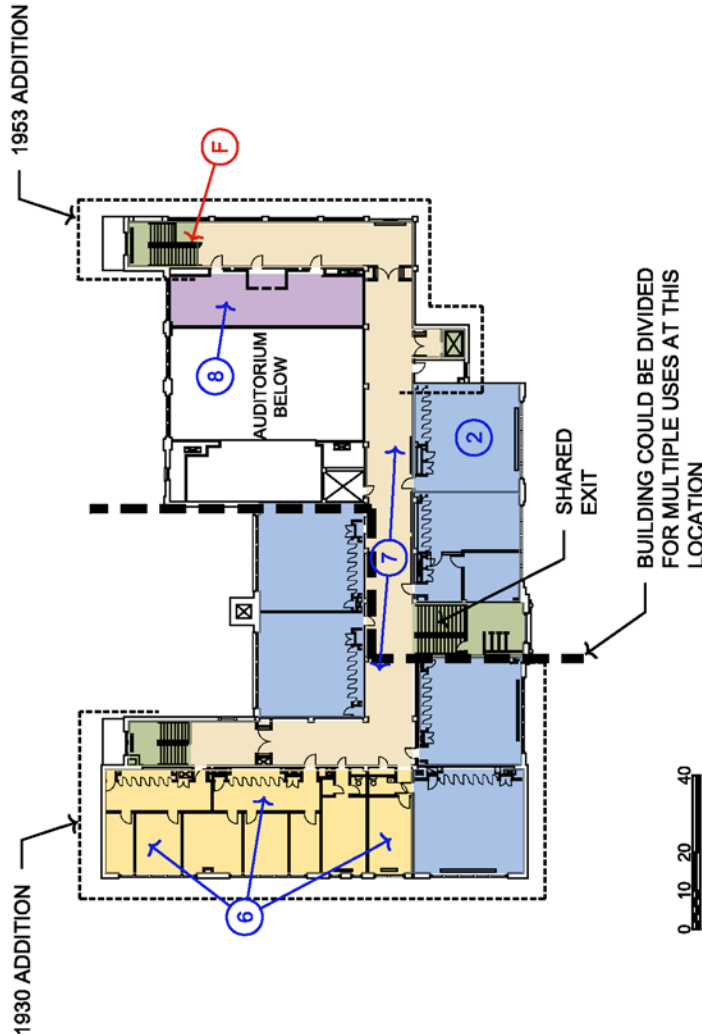
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POSSIBLE UNIT LAYOUT



Second Floor



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PHOTOGRAPHS



Exterior



Exterior



Corridor



Auditorium



Gymnasium



Classroom