

Switzer-West

1829 Madison

Kansas City, Missouri

REUSE ASSESSMENT

REUSE POTENTIAL MATRIX

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



BUILDING/SITE ASSESSMENT: Building condition ranges from fair to poor. Industrial Arts block is beyond repair, but the remaining parts of the building could be rehabilitated. The extent of rehabilitation necessary makes reuse as a school unfeasible. Size and configuration of classrooms lend well to adaptive reuse as housing. Auditorium, library, and gymnasiums provide large spaces that could support community functions. *Condition Rating: ***

HISTORIC ASSESSMENT: Despite the long period of disuse, the building(s) retains a majority of features and fabric that define its functional property type, its architectural style, and its period of construction. It was listed on the National Register of Historic Places in 2009.

MARKET ASSESSMENT: Located in the Westside neighborhood, the facility enjoys good access via West Pennway and Summit Streets, is in close proximity to the downtown business district and arts community, and the area has seen significant residential and retail/restaurant investment in recent years. The site is also near a number of neighborhood amenities (Tony Acuirre Community Center, West Side Library-Ruiz Branch, and the West Side Community Garden). Optimal reuse is a mix of residential and community center reuse.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Switzer-West is primarily single-family and multi-family residential. Park/open-space uses are adjacent to the west along West Pennway. The current R-1.5 zoning classification supports a variety of reuse options, including education, agricultural, community center, and residential uses. Commercial reuses are also supported because the building is designated as historic landmark on the National Register of Historic Places.

COMMUNITY FEEDBACK (Site visit 30 April 2011): Attendees supported a residential reuse, particularly for seniors and/or mixed-income levels. They saw a potential for shared use of public spaces (such as gym and auditorium) with a local charter school or the larger community. The community identified a need for additional neighborhood-serving commercial services; however, there was concern that the site would not support such reuse.