

Switzer Annex

1810 Madison

Kansas City, Missouri

REUSE ASSESSMENT

REUSE POTENTIAL MATRIX

	SITE ASSESSMENT	MARKET ASSESSMENT	COMMUNITY FEEDBACK	OVERALL APPROPRIATENESS	DISPOSITION ALTERNATIVES (L)EASE/ (S)ALE
EDUCATION	5	4		4.5	L or S
Elementary					
Middle/High					
Day Care/ Early Childhood					
RESIDENTIAL	2	3	1	2	S
Market Rate					
Affordable					
Senior					
Mixed-Income					
New Construction					
COMMERCIAL	3	3	4	3	L or S
Office			4		
Retail					
COMMUNITY USE	5	4	3	4	L or S
Community Center		4			
Open Space					
Community Garden		4			
MIXED USE	3	4		3.5	
OTHER					
Art Center/Studio	5	5	5	5	L or S
DEMOLISH/REDEVELOP	1	1		1	



BUILDING/SITE ASSESSMENT: Building is in excellent condition, although the lack of a mechanical system may hamper reuse. With the addition of a new mechanical system it could easily function again as a school. Building size is small for residential conversion, but it would be readily adaptable for a variety of community or commercial uses. The building has lots of windows and good light, which lends itself to reuse as art space. *Condition Rating: ****

HISTORIC ASSESSMENT: Building illustrates mid-20th century school architecture. Few alterations have left the original design substantially intact. The building was listed on the National Register in 2009 as part of the Switzer-West school complex.

MARKET ASSESSMENT: Located in the Westside neighborhood, the facility enjoys good access from throughout the neighborhood, 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 Aguirre Community Center, West Side Library-Ruiz Branch, and the Westside Community Garden). The undeveloped portion of the site could be marketed towards a community use (i.e. community garden, urban-agriculture). Optimal re-uses would be some type of community, mixed-use facility.

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

COMMUNITY FEEDBACK (Site visit 30 April 2011): Attendees supported the idea of reusing the building for artist studios or art classes or possibly as a small business incubator.