

Westport High

315 E. 39th Street

Kansas City, Missouri 64111

REUSE ASSESSMENT

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

Scale: 1-5, 5 being highest

COMMUNITY FEEDBACK (*Site visit April 16, 2011*): Participants indicated that both Westport Middle and High are symbols of and gateways to the neighborhood, and that their reuse could serve as the engine to inspire reinvestment in the area. Participants identified multiple reuses that would benefit the neighborhood including education (college extension, adult education, K-12 school, community arts/theater), housing, community center, multiple uses/organizations.



BUILDING/SITE ASSESSMENT: Building is in fair condition; however, its very large size may pose an impediment to reuse. Its layout is readily adaptable for multi-family housing (70 +/- units). Classroom size converts well into a single bedroom apartment or combines well into two bedroom apartments. The large square footage dedicated to the auditorium, gymnasiums, and library do not support reuse solely as a multi-family residence. In addition, the number and configuration of stairs and exits support division of the building for multiple tenants (such as housing + community services/office). The building's exterior and interior design limit the visibility required for good retail use. The building location and layout support office use, but it is extremely large for reuse of this nature. While condition may be a deterrent to reuse as a school, the facility is ideally suited for secondary or post-secondary educational use. There is only partial air conditioning, which will limit reuse options under a short-term lease scenario. Uses other than office or education will typically require installation of a fire sprinkler system (a community center may also be exempt depending on overall sq. footage and location of exits). Property includes open land east and south of the building as well as a parking lot across McGee Street that could be developed with additional parking (if needed) and/or new construction.

HISTORIC ASSESSMENT: Building is a good example of an early 20th century Progressive Era high school. Alterations to the original layout, finishes and features have been minimal, and additions constructed at the rear of the building in 1964 and 1992 respect the original building in placement, massing, and materials. The building appears eligible for listing in the National Register.

MARKET ASSESSMENT: The site is centrally located in the heart of Midtown, has great access both from a vehicular and pedestrian perspective, and is within walking distance of the Main Street commercial district and the MAX bus line. The area has a mix of single and multi-family housing, and is more than 70% renter-occupied. The area has seen significant reinvestment, both along the Main Street commercial corridor and with residential development on Armour Blvd. While the size of the building may present some challenges, it does offer opportunities for entities looking for substantial square footage. At over 9 acres, with an adjacent parking lot with commercial zoning, the site presents opportunities for entities looking for open space or in need of parking/room to expand.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Westport High is primarily single-family residential and neighborhood commercial. The current R-1.5 and R-2.5 zoning classifications for the school site support a variety of potential reuses, including education, community center, and certain residential uses. Commercial reuses would require rezoning unless the building receives national or local historic designation. Higher density residential reuse would also require rezoning. The satellite parking lot's entire northern half is zoned B3-2 (large scale community business) with the lower half divided between R-1.5 (SE corner) and R-2.5 (SW corner) single family residential zoning.

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GENERAL NOTES

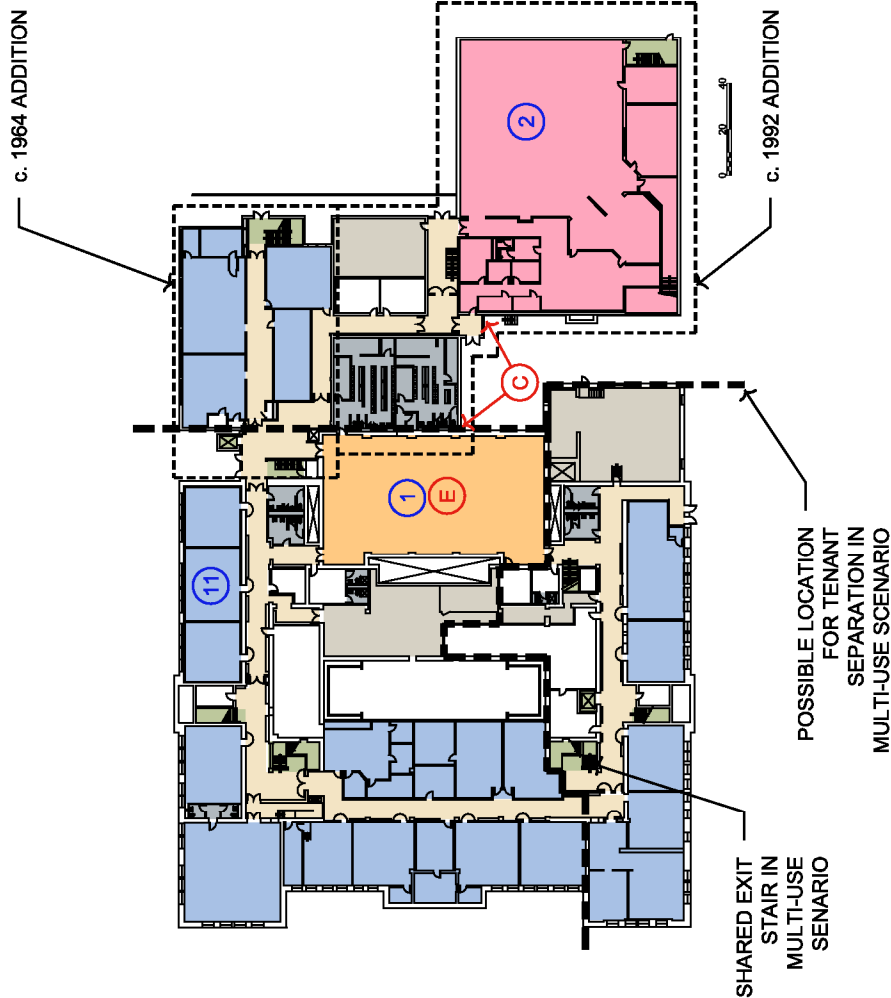
- Typical classroom size is 800 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Large operable windows allow natural light and ventilation
- Parking is sufficient with easy access and includes an additional lot across the street
- Large gymnasiums and auditorium in good condition
- Paint is peeling in a number of areas
- Multiple areas of vandalism on exterior and interior
- Ceilings typically have numerous damaged or missing tiles
- 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. Gymnasium #1 - glazed brick and plaster walls, wood floors, and steel beams
2. Cafeteria - VCT floor with acoustical grid ceiling
3. Offices - non-historic finishes and configuration
4. Glazed wall at main entrance
5. Ormate finishes at main entrance
6. Tile floor with marble columns
7. Auditorium - sloped floor, attached seating, raised stage, beamed ceiling, ormate plaster work
8. Typical entrance - glazed brick walls, concrete stairs
9. Library - modern finishes, acoustical ceiling grid
10. Typical corridors - concrete floors, glazed brick walls, built-in lockers
11. Typical classroom - composite tile floor, plaster walls, wood casings and chair rail, acoustical ceiling grid
12. Gymnasium #2 - wood floor, plaster walls, steel trusses
13. Typical classroom - VCT floor, plaster walls, acoustical ceiling grid, no trim
14. Typical stair - concrete, metal railing, glazed brick walls, mosaic tile art on walls

CONDITION NOTES

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Ground



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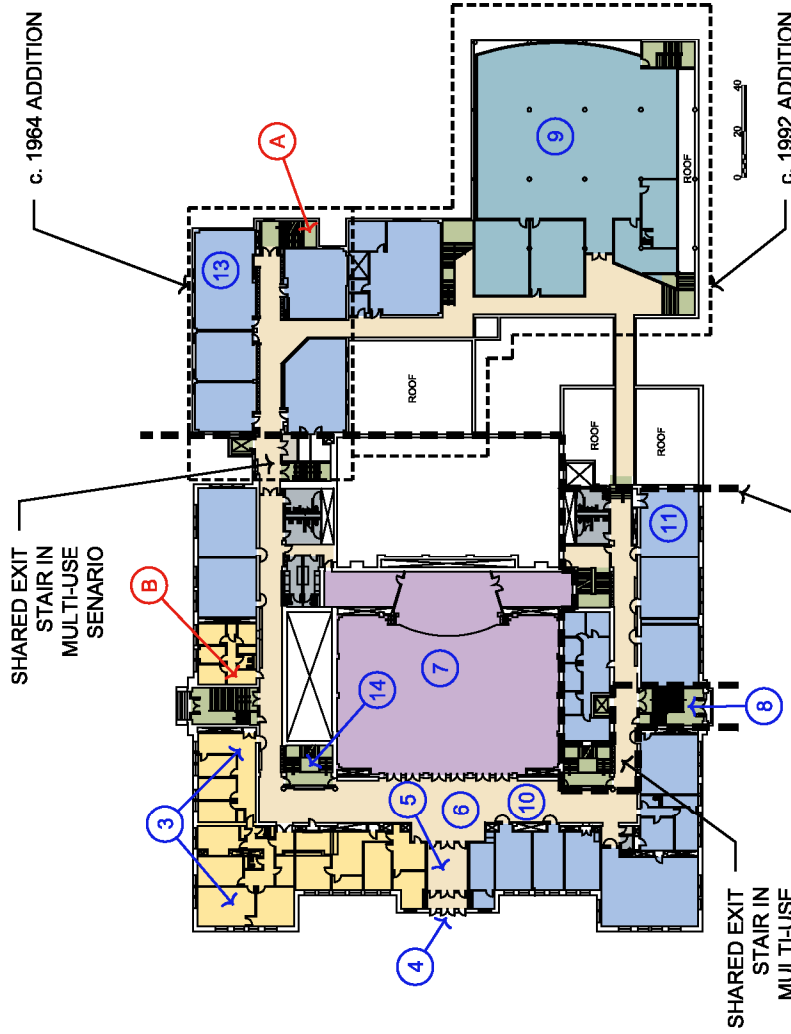
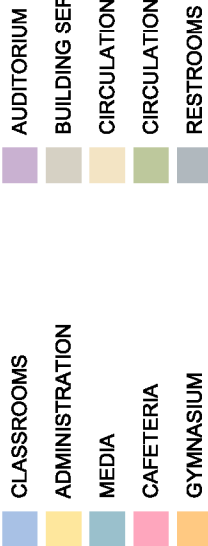
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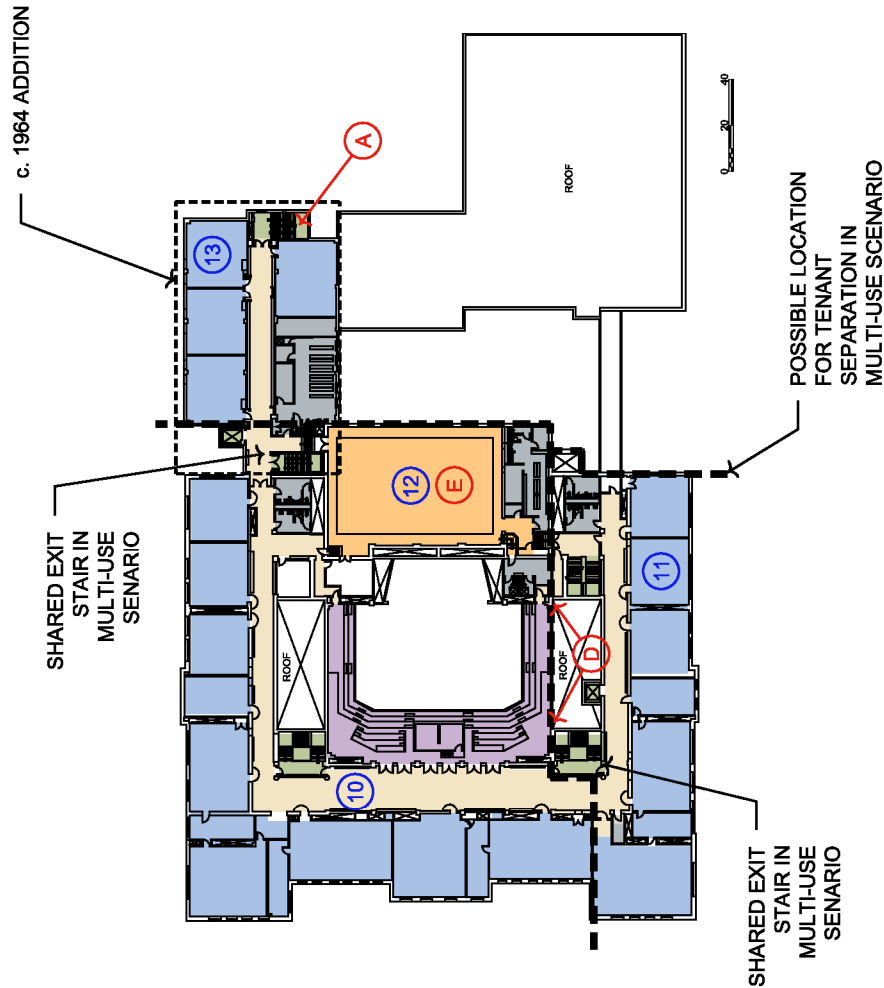
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- AUDITORIUM
- BUILDING SERVICES
- CIRCULATION HORIZ.
- CIRCULATION VERT.
- RESTROOMS

- CLASSROOMS
- ADMINISTRATION
- MEDIA
- CAFETERIA
- GYMNASIUM



Second Floor



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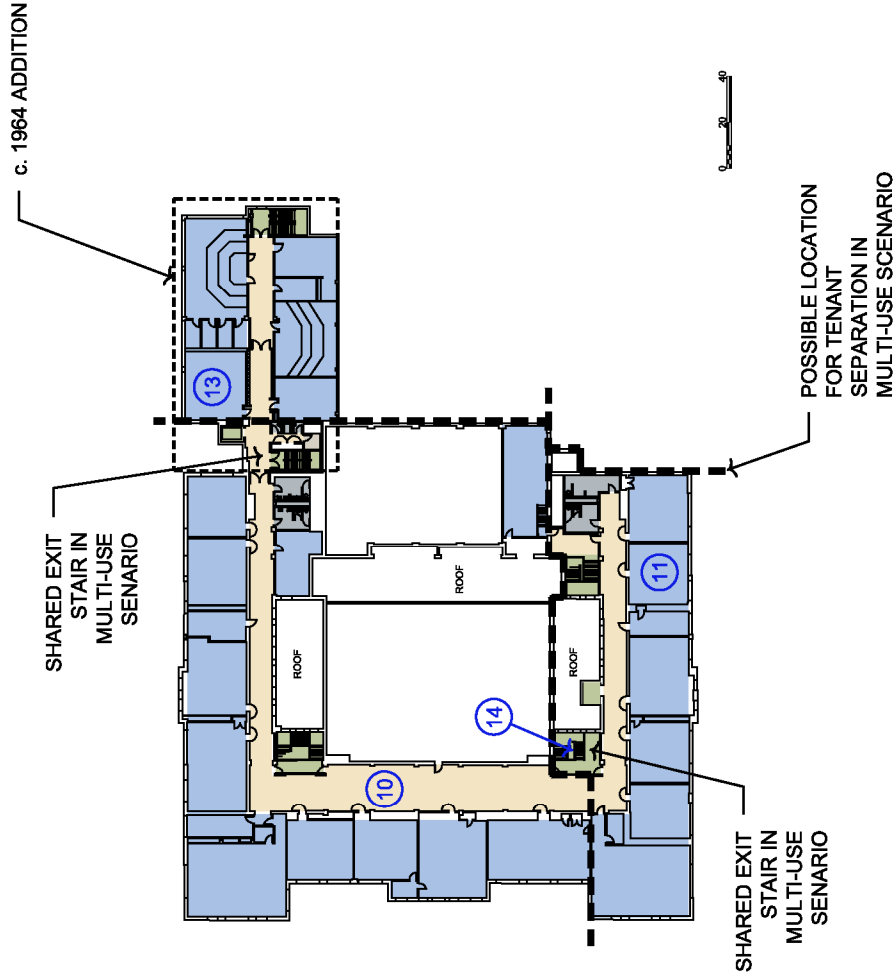
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Third Floor



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PHOTOGRAPHS



Exterior



Media Center



Auditorium



Gymnasium



Corridor



Classroom