

Willard

5015 Garfield

Kansas City, Missouri 64130

REUSE ASSESSMENT

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

Scale: 1-5, 5 being highest

COMMUNITY FEEDBACK (*Site visit May 21, 2011*): Participants were supportive of several types of reuse, including senior housing, community services/center, art space, and community garden. Neighbors noted that they had dedicated significant efforts towards addressing crime in the area and wanted to ensure that reuse of the site did not "invite" any criminal activity back to the area. As such, attendees indicated that any youth activities at the site should be structured and heavily monitored.



BUILDING/SITE ASSESSMENT: Building is in fair to poor condition. Substantial rehabilitation will be required for any reuse. The multilevel design also presents accessibility challenges. Direct exterior access from many classrooms would be an asset for residential or office use or for a multi-tenant scenario. While classroom size and features support reuse as multi-family housing, the building would accommodate only 15 +/- units. This small number would require additional new construction on the property to make residential development feasible. The building's exterior and interior design limit the visibility required for good retail use but could work for office occupancy or business incubator with classrooms converted into multi-person office space, although the amount of office space compared to circulation space is not highly efficient. The large paved playground on the south side of the building offers opportunities for additional new construction or for community use of the grounds (garden, farmer's market, open space, playground, etc.)

HISTORIC ASSESSMENT: While Willard is in diminished condition, its original plan and historic architectural features remain highly intact. The one-story plan was very unique and innovative for its period of construction. The Mediterranean Revival architecture is clearly expressed and well suited to the massing. It retains extensive wood trim, original built-ins and decorative features, as well as skylights in several classrooms, corridors and the gymnasium. 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), Willard is less than a mile from the UMKC and Rockhurst campuses. Access to Willard is good but the site is not served directly by a primary arterial. The area is aging, with a higher concentration of residents over 65 than District wide averages. While homeownership rates have historically been higher than the district-wide average, they have declined over the last few decades. The area's vacancy rate has more than doubled since 2000 and median home values and household income are lower than the district-wide. While the building's condition will limit some reuse options, its location within the Green Impact Zone could help foster redevelopment opportunities.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Willard 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 reuses would require rezoning. If the building receives national or local historic designation some commercial uses may be allowable with a special use permit approved by the City. Higher density residential reuse would require rezoning.

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GENERAL NOTES

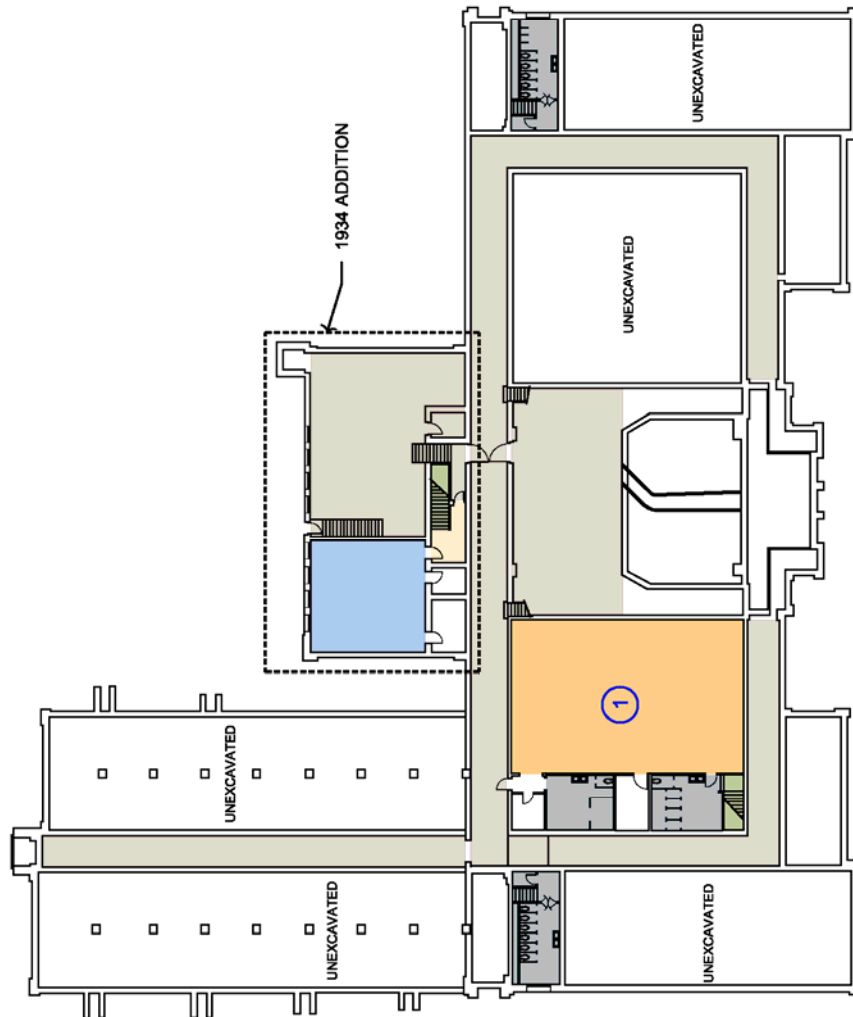
- Typical classroom size is +/-830 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Operable windows allow natural light and ventilation
- Sufficient parking, some spaces located adjacent to the building
- Large gymnasium and auditorium in fair - good condition
- Building could be divided for multiple users. Dividing the building will require shared access to the existing exits or the addition of additional exits.
- Numerous areas of water damage to various interior surfaces throughout the entire building
- Multi-level design presents accessibility challenges
- Exterior material containing copper has been removed leaving the building open to the elements

KEY NOTES

1. Gymnasium has wood floor and skylights
2. Typical classroom has closet, coat area (some with pivot doors), cabinet, exterior access with transom, chalk board (some with drawers below), deep paneled wood jambs and skylights
3. Hex tile floor with metal partitions
4. Typical corridor concrete floor and skylights
5. Auditorium with raised stage, plaster proscenium, wood paneling, beamed ceiling and decorative brackets
6. Multi-light wood doors with transoms
7. Paired wood doors typical
8. Wood shelving
9. Balcony with wood bleachers
10. Concrete floor (may have been open air at one time)

CONDITION NOTES

- A. Building exterior requires masonry repointing typical
- B. Concrete stairs are damaged
- C. Retaining wall is rotating and damaged
- D. Hole in roof at this location



Basement



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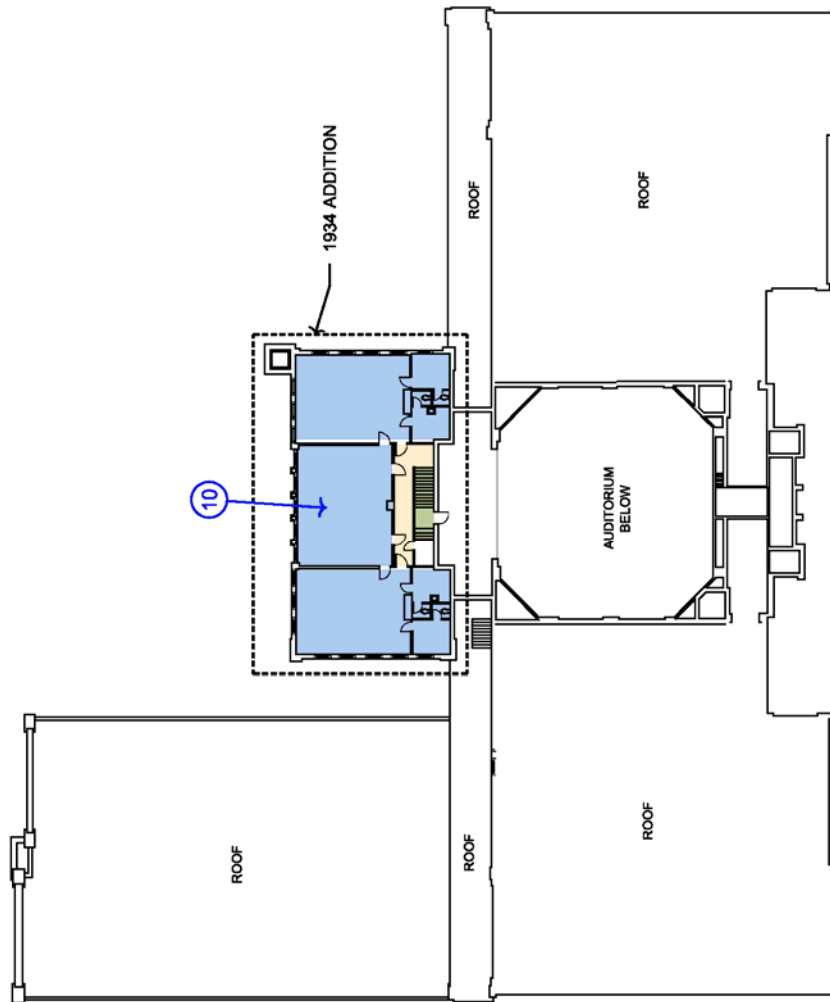
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Second Floor



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PHOTOGRAPHS



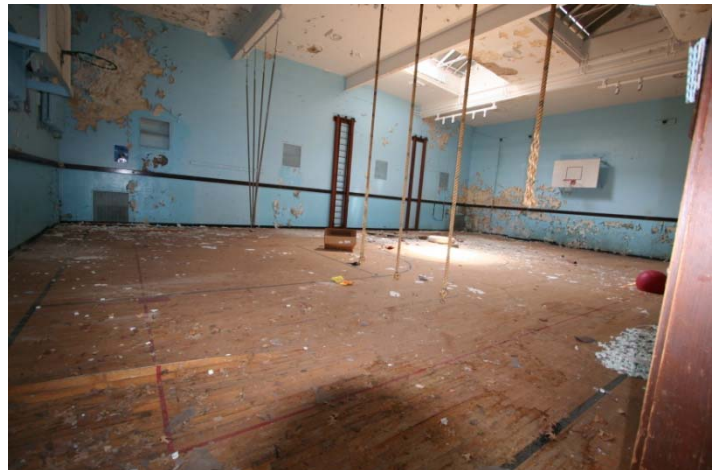
Exterior



Exterior



Auditorium



Gymnasium



Corridor



Classroom