



A proposal for the redevelopment of
Scarritt Elementary School
as a Creative Place

Amplifying Creativity in Historic Northeast

- Visual artist studios
- Performing arts studios
- Rehearsal space
- Exhibition space
- Community room
- Café/Bakery/Eatery
- Urban farming
- Renewed greenspace
- Sculpture garden
- Housing?
- Parking



What is Creative Placemaking?



"Creative Placemaking is generally understood as the use of arts and culture by diverse partners to strategically shape the physical and social character of a place in order to spur economic development, promote enduring social change and improve the physical environment."

~Americansforthearts.org

Developer



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Mission

To build community resilience through the development of creative spaces that link Kansas City residents to cultural resources.

We achieve our mission by leveraging the benefits of **Creative Placemaking** to provide neighborhoods with culturally relevant destinations that revitalize a sense of identity, encourage a confluence of the arts with daily life, and promote the economic development of individuals and the community.



Team Members



helix.

Jay Tomlinson, FAIA
Founding Principal, Architect



Nicole Emmanuel

Nicole Emmanuel
Artist, Creative Placemaking Advisor

Photo by Cameron Gee



AHR

CYDNEY MILLSTEIN, BA, MA, 36CFR61
Architectural Historian

HISTORIC, LLC

KELSEY LUTZ BA, 36CFR61
Historic Preservation Consultant



Diversity, Equity and Inclusion Mandate

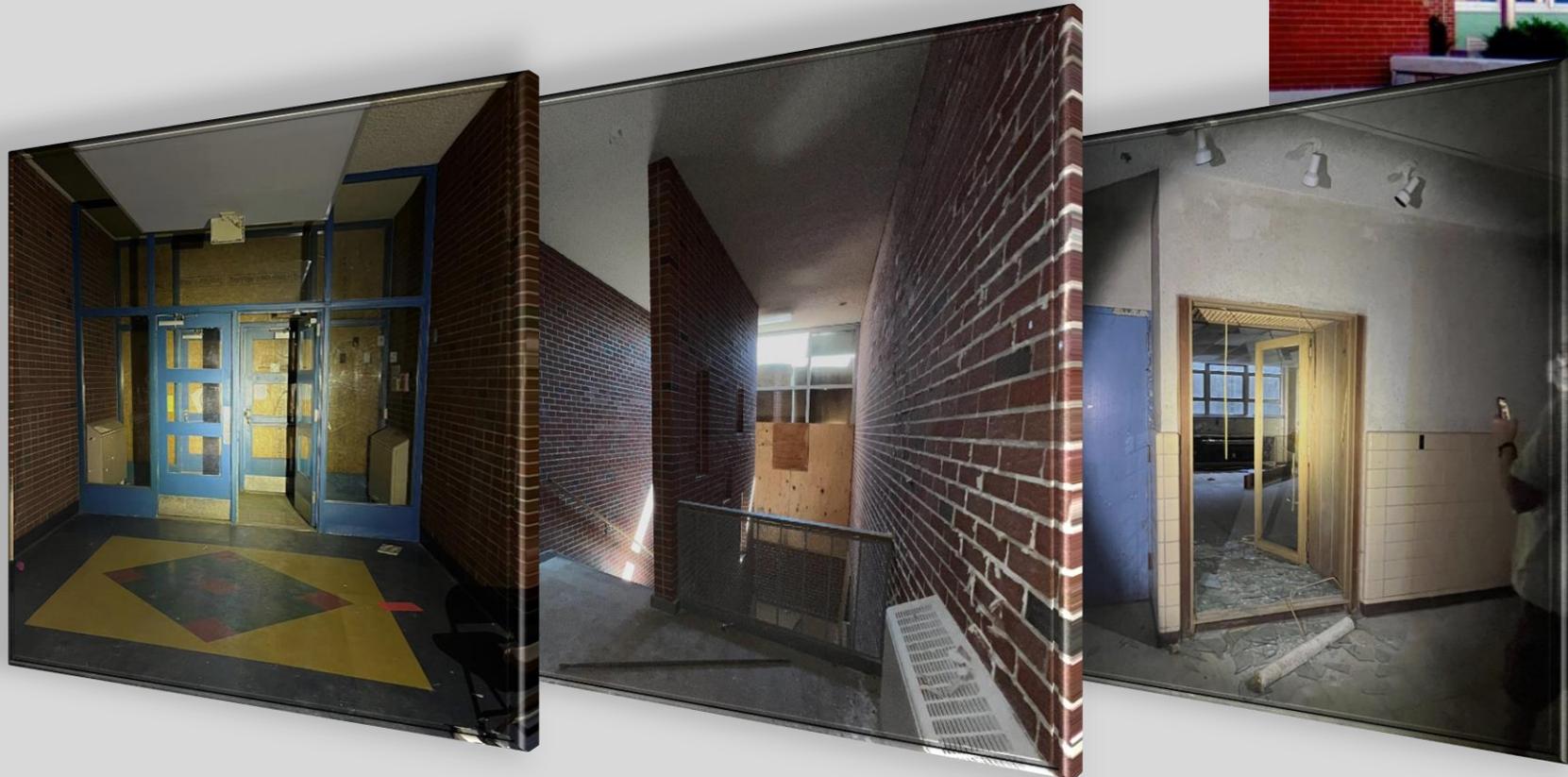
405 Development

Recognizing that diversity, equity and inclusion is foundational to a fair society that allows all people equal opportunity to thrive, and brings together perspectives that help create stronger communities and stronger organizations, 405 Development adopts the following mandate:

405 Development resolves to create mutually beneficial relationships with entities owned and/or operated by minorities, women, veterans, those with disabilities, and LGBTQIA people. 405 Development recognizes that working with a diverse range of professionals, suppliers, consultants, and partners strengthens the communities where the company operates, while creating value for its shareholders. The purpose of this pledge is to provide maximum opportunity to work with diverse entities in all aspects of 405 Developments business activities—from partners and investors to contractors, suppliers and tenants.

Design Vision

"RESTORATION"



Mechanicals

New:

- HVAC
- Electrical
- Plumbing
- Solar
- Fencing

Site



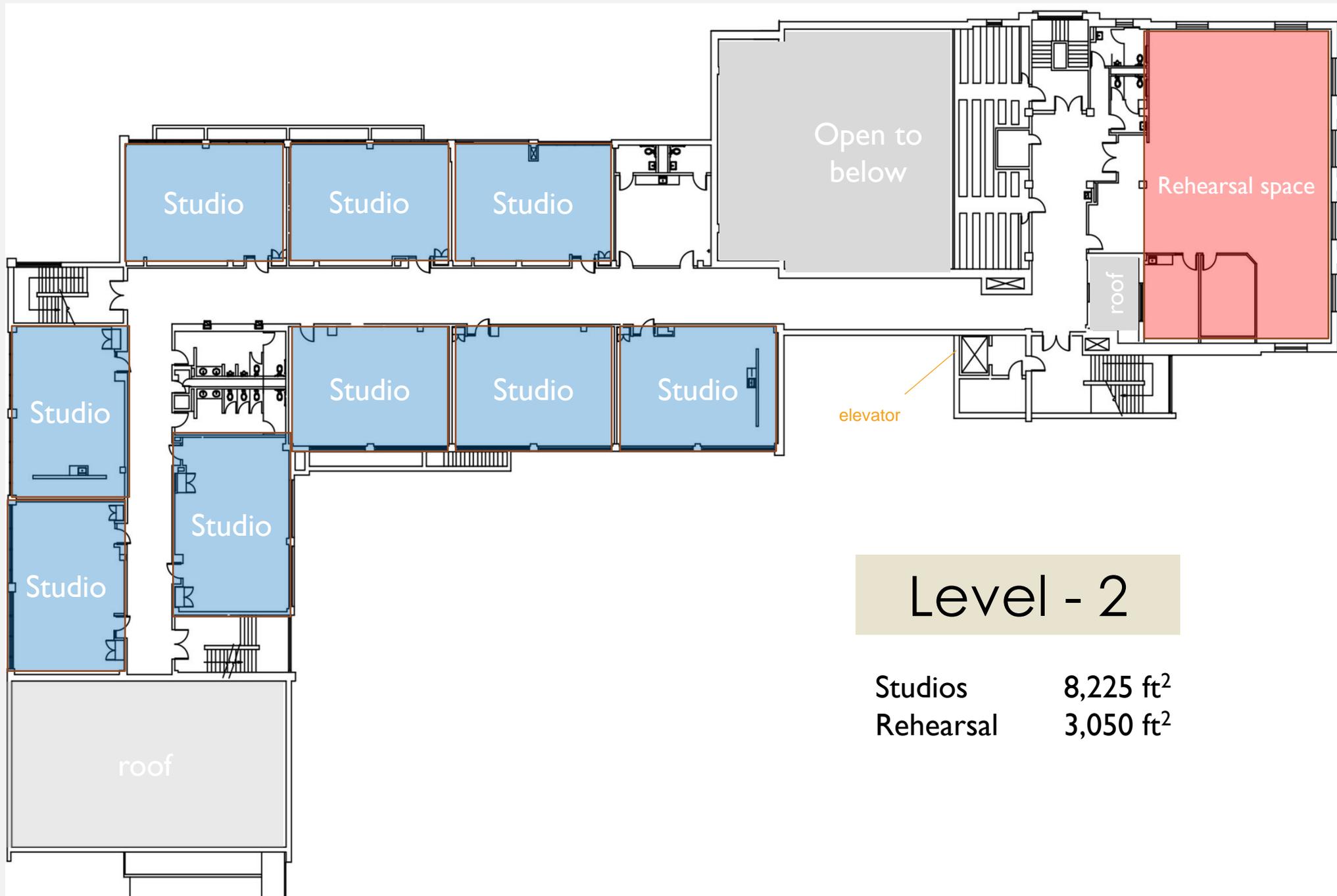
- New Green space
- Sculpture garden
- Perimeter Landscaping
- Urban farming
- Parking - 50 spaces
- New fencing

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SITE PLAN - SCHEME B - 32 GARDEN STYLE APTS.
1" = 50' 0' 50' 100' 250'

SCARRITT ARTS CENTER



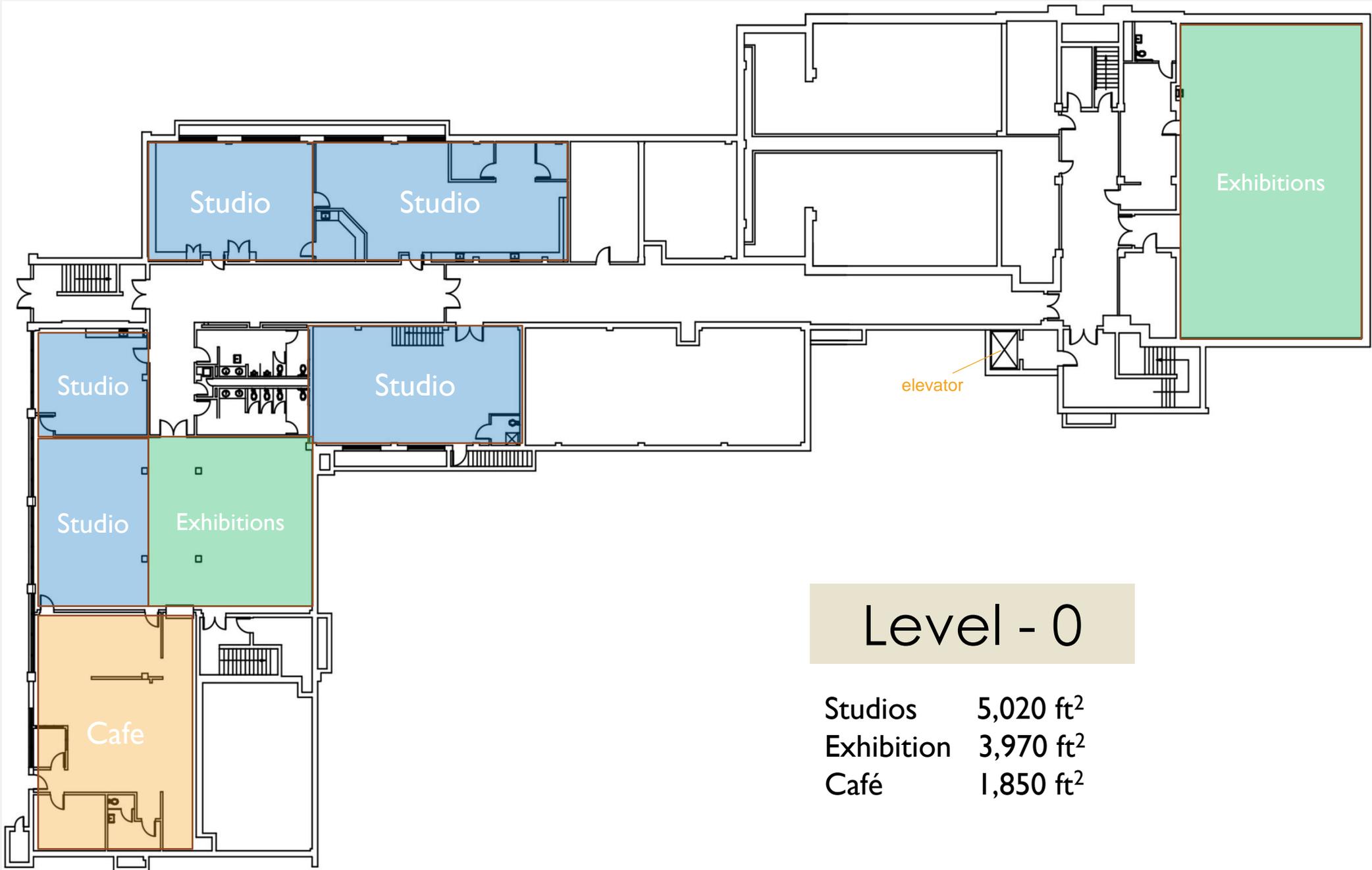




Level - 2

Studios	8,225 ft ²
Rehearsal	3,050 ft ²





Level - 0

Studios	5,020 ft ²
Exhibition	3,970 ft ²
Café	1,850 ft ²



Market Need

Scarritt Arts Center

- 21 studios
- 800-1500 sq ft
- \$9 - \$12/ft annually

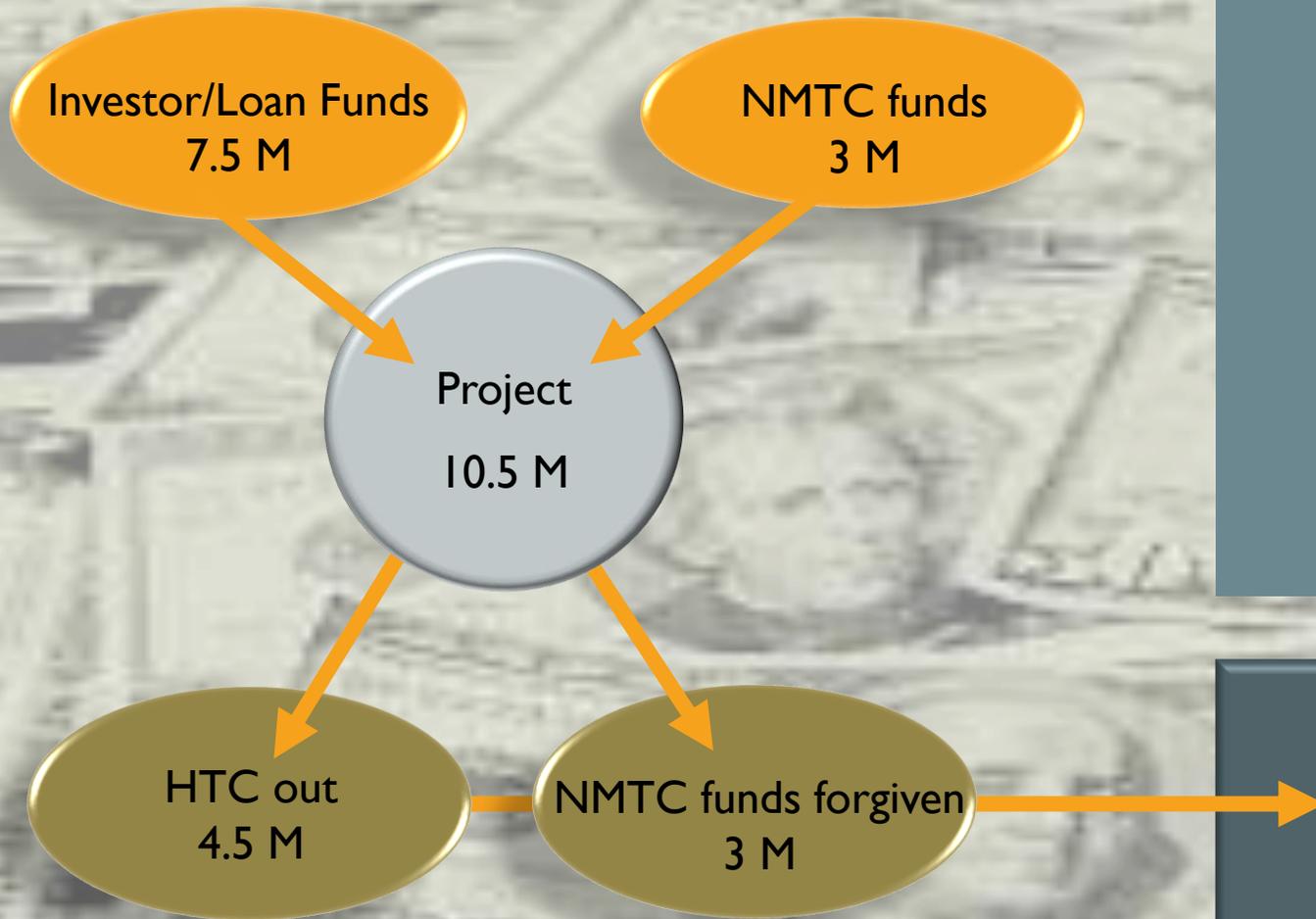
VS

Warehouse Studios

- 200+ studios
- 90 – 2000 sq ft
- \$7 - \$30/ft annually



Funding



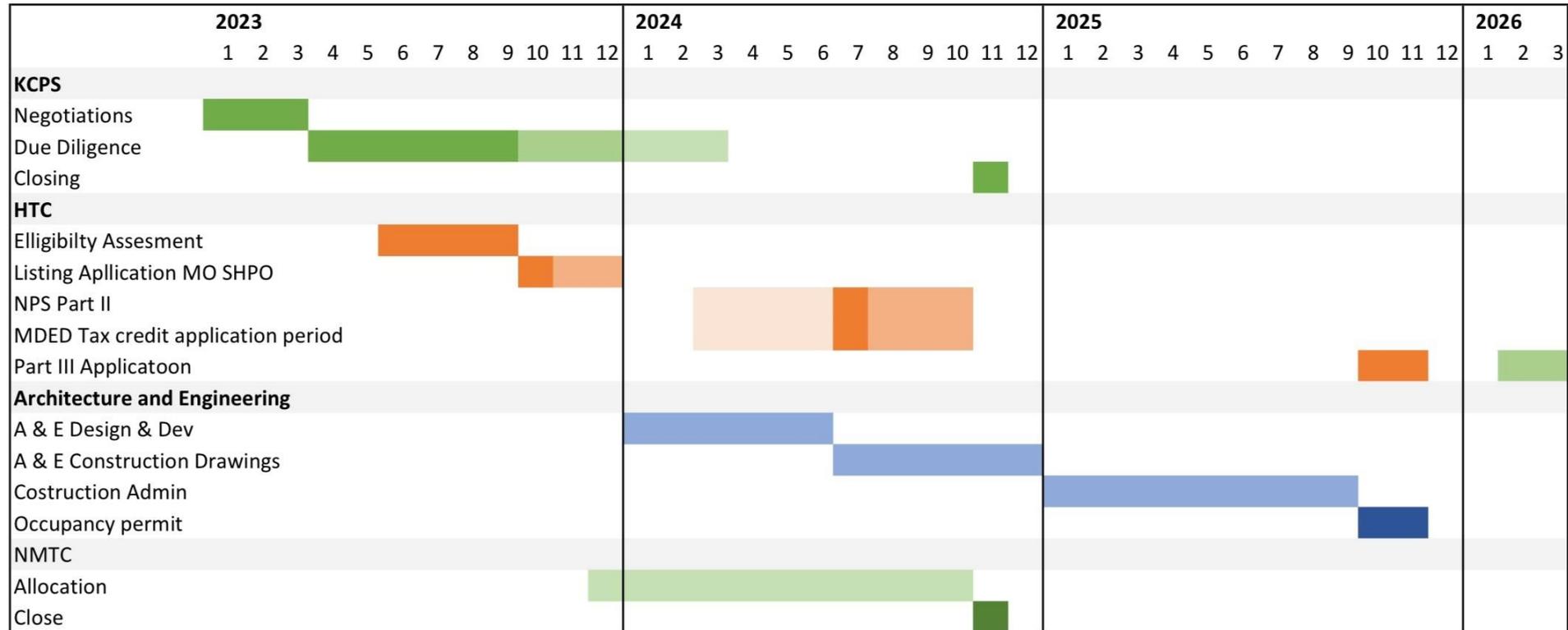
Total Project Cost	\$10.5 M
Historic Tax Credits	\$4.5 M
Equity investors	\$3 M
New Markets Tax Credits	\$3 M

Total investment after HTC & NMTC

3 M

Investors realize a return on their investment through sale or rental to Arts Organizations

Schedule



Housing?



- 30 Live/Work artist apartments
- New Green space
- Perimeter Landscaping
- Parking 65 spaces
- New fencing

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SITE PLAN - SCHEME C - 48 APARTMENTS
1" = 50' 0' 50' 100' 250'

SCARRITT ARTS CENTER

Community Concerns

- Gentrification
- Traffic/Parking
- Safety
- Noise

Community Solutions

- Housing equity
- Adequate lot space
- Site Maintenance
- Sound Proofing





SCARRITT ARTS CENTER

