### **REUSE STRATEGY AND ACTION PLAN**

### WESTPORT HIGH + WESTPORT MIDDLE SCHOOL SITES

315 & 300 E 39<sup>th</sup> Street, Kansas City, Missouri 64111





KANSAS CITY PUBLIC SCHOOLS August 28, 2013

### CREDITS AND ACKNOWLEDGEMENTS

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Phase II Meeting

### APPENDIX D: REPURPOSING GUIDELINES

The following serves as a guide for the reuse/redevelopment of the Westport High and Westport Middle school sites. The reuse recommendations/information found herein are supported by the building and market assessments that have been conducted for the sites (see Appendix B), reflect the feedback and priorities of the Kansas City Public Schools (KCPS) community (see Appendix C), and are consistent with the Board-adopted Repurposing Guidelines (see Appendix D). This repurposing strategy also includes an action plan to effectively move the sites toward productive reuse that both supports the goals of KCPS and benefits the district's neighborhoods and residents. The document has been designed to both assist the KCPS administration and policy-makers in the solicitation and evaluation of reuse proposals for the two sites, while also serving as a valuable resource for entities interested in acquisition/reuse of the sites.

### **1.0 BACKGROUND INFORMATION**

Westport High served as an area high school until it closed in 2010. At 181,196 ft<sup>2</sup> on 5 floors, Westport High is the largest school in the district's repurposing portfolio. Originally constructed in 1908, Westport High is a good example of a Progressive Era high school designed in the Jacobethan style. The building has two major additions – a three story addition along the southeast dates to 1964, and a two story addition that includes a modern cafeteria and library at the southwest corner dates to 1992. The Westport High site is 9.25 acres, and includes four tennis courts, a regulation-sized track, and an adjacent parking lot on the west side of Locust Street. Westport High is located in the Southmoreland neighborhood and is zoned R-1.5/R-2.5/B3-2.

Westport Middle, which most recently served as a middle school until it closure in 2009, was built in 1924 as Kansas City's first Junior High. The building is a good example of English Renaissance style with "elaborate plaster molding and marble tile in the first floor corridor. Taking advantage of the sloped site, there are an additional two levels below ground that contain multiple gymnasiums and a swimming pool"<sup>1</sup> Westport Middle is 166,650 ft<sup>2</sup> on 8 floors with a modern two-story addition built in 1992 that includes a parking deck and which connects to the original structure via an elevated walkway. The 4.16-acre site is located in the Old Hyde Park neighborhood and is zoned R-1.5/R-5/B3-2/B1-1. Land use surrounding both Westport High and Westport Middle is a combination of single family and multi-family residential, as well as some neighborhood commercial.

Both sites appear to be eligible for listing in the National Register of Historic Places and are centrally located in the heart of Midtown, have great access both from a vehicular and pedestrian perspective, and are within walking distance of the Main Street commercial district and the MAX bus line. The area has seen significant reinvestment, both along the Main Street commercial corridor and with residential development on Armour Blvd. For additional information about the buildings, floor plans, land use, etc, see Appendix A – Site Profiles.

<sup>&</sup>lt;sup>1</sup> National Register of Historic Places Multiple Property Documentation Form, "Kansas City Missouri Public Schools Pre-1970". Rosin Preservation, 5/3/12.



### 2.0 REUSE ASSESSMENT

While the size of Westport High and Westport Middle may present some challenges, the buildings do offer opportunities for entities looking for substantial square footage. The sites also present opportunities for entities looking for open space or in need of parking/room to expand.

**Residential Use:** The size and layout of each building are readily adaptable for multi-family housing (up to 110 +/- units in Westport High). Classroom size converts well into a single bedroom apartment or combines well into two bedroom apartments. The large building area dedicated to the auditorium, gymnasiums, and library do not support reuse solely as a multi-family residential project, so residential units will likely be paired with other uses as outlined below. Local stakeholders have expressed interest in residential conversion of either/both buildings, however, they have concerns about any project that would increase the number/density of affordable units as it is felt that the area already has a high percentage of affordable housing options. While community members would prefer a condo project, they have indicated that a market rate rental project that includes a solid management company would be acceptable.

### *Mixed Use:* The layouts of both buildings readily support conversion to mixed use. The number and configuration of stairs and exits supports the division of the buildings for multiple tenants (such as housing + office/commercial/community space). Neighborhood stakeholders have expressed support for mixed use redevelopment of the site, but wanted to ensure that any developer had the financial wherewithal to complete such a major redevelopment project.

### WESTPORT HIGH REUSE POTENTIAL RATING

#### High

• Mixed Use

#### Med

- Residential
- Education
- Office

#### **Complimentary Use**

• Community

**Educational Use:** Both facilities are well-suited for secondary or postsecondary educational uses that are in need of significant square footage, however, the cost to bring Westport High and Westport Middle up to standard could be prohibitive for most secondary education users such as charter schools. An educational use could also be a component of a mixed use project, however, compatibility and/or separation issues would need to be resolved. Community stakeholders have expressed interest in an educational use of either facility; however, they stressed the importance of any educational provider demonstrating a successful academic and financial track record. Participants encouraged the district to seek partnerships with local charter or post-secondary educational entities based upon their close proximity to Westport High and Middle.

**Office/Community Use:** The building locations and layouts support office use, either as a single office user or as multiple office suites with classrooms converted into multi-person office space or several



#### WESTPORT MIDDLE REUSE POTENTIAL RATING

#### High

- Mixed Use
- Residential
- Education

#### Med

Office

#### Complimentary use

• Community Use

classrooms combined to accommodate office suites. However, due to the size of each building and the office market in the area, a mixed use facility with some office/commercial space is more likely than an office-only facility. The facilities also present opportunities for community use of the gymnasiums, auditoriums, libraries, and athletic fields, which may not be as easily convertible into residential or other reuses.

**Demolition:** Community stakeholders have not been supportive of demolition for either Westport High or Westport Middle. Meeting participants have expressed that the buildings serve as symbols or gateways to the neighborhood, and that their reuse could serve as the engine to inspire reinvestment in the area. Due to the potential for redevelopment of the existing structures, as well as community sentiment, demolition is not recommended as a viable option.

### 3.0 REUSE RECOMMENDATION & ACTION PLAN

As outlined in the reuse assessment and the feedback received from the Westport Middle and Westport High Site Tour and Phase II meetings, several acceptable and viable reuse options exist for the Westport school sites. As such, KCPS listed Westport Middle and High with Block Real Estate Services in April, 2012 in order to effectively market the sites to interested parties. Proposals were due on May 24, 2012.

The district received four proposals for the site. In evaluating the proposals, the KCPS review committee used the following criteria:

- Overall Project Feasibility (Financeable and Sustainable)
- Respondent Team's Qualifications/Track Record in completing similar projects and/or financial and organizational capacity to complete the project
- Consistency with community goals/reuse priorities as identified during the repurposing process; and
- Benefits to the district.

After evaluating the proposals, the review committee short-listed three teams that met the aforementioned criteria (or suggested the capacity to meet the criteria) and invited them to make presentations to community stakeholders on August 25, 2012 at a public meeting that was coordinated with the neighborhood associations of Southmoreland, Old Hyde Park, and Hyde Park.

Two mixed-use proposals that were presented at the August 25<sup>th</sup> public meeting were in line with community needs, however, community members and district staff required additional information in order to adequately assess each proposal. The proposal for affordable senior housing was not viewed as a desirable reuse by community members, and as such, the district elected not to give it further consideration. The district then requested supplemental information be provided by the two mixed-use proposal teams in order to better assess the feasibility of their projects. After additional information was provided to the district (although not all the details requested were provided), both teams were invited to present proposal updates to community stakeholders on April 6, 2013. Community members were receptive/supportive of the updated proposals, but still felt additional information was needed before they could endorse one of both projects.

The following outlines the key steps KCPS should take to ensure reuse of the sites that meets the overall goals of the repurposing effort:

### Step 1: Complete Assessment of Both Proposals

After conducting the proposal update meeting, the most critical items that needed further clarification/information related to possible educational programming and financial viability. KCPS again requested further information from both teams in order to complete its assessment of the projects.

#### Step 2: Negotiate Sales Agreement(s)

As the District considers moving forward and entering into negotiations for the purchase of the properties, it should work to address the following concerns outlined by community stakeholders:

- Feasibility: Need to demonstrate that the project concept can be financed and mix of uses/partnerships are viable
- Parking/Traffic/Access: Access/circulation/parking needs to be addressed (i.e., concerns about one-way street to the west of Westport High and current left turn restrictions)
- Educational component: If an educational provider is a proposed tenant of one of the sites, it should be reviewed/approved by Kansas City Public Schools to ensure it meets the performance criteria outlined in the board-adopted repurposing policy
- Non-residential components: Ensure that the non-residential components will be positive assets and consistent with the community
- Community feedback: Community shall be consulted as the team works to finalize its site plan

If one or more of the short-listed teams can effectively address these concerns as well as meet the District's other requirements (qualifications/track record, project feasibility, benefits to the district), the KCPS should enter into a sales agreement(s). In lieu of closing contingencies that have been used on past projects, it is recommended that the district pursue alternative means of ensuring performance, while providing the buyers the ability to demonstrate the highest level of site control. Contract terms that would survive closing may include: requirement to secure construction financing/commence

construction within a set time-frame, description of allowable property uses, requirement to hold public meetings prior to a rezoning/special use permit application, inclusion of a repurchase option if buyer does not perform in accordance with the aforementioned provisions, and a restriction on the use of tax abatement/TIF to ensure the project does not impact the district's future tax base.

### Step 3: Secure Necessary Approvals

Once a sales agreement(s) is negotiated, it shall be presented to the KCPS Board and the Board of the Building Corporation for approval. Any additional bond insurer/trustee approvals shall also be coordinated in a timely manner.

### Step 4: Monitor Progress in Fulfilling Post-Closing Requirements

The District shall monitor the status of post-closing requirements to ensure performance in accordance with the approved project proposal.

### **Additional Recommended Actions**

- **Community coordination:** While the buyer(s) will be contractually obligated to coordinate with the local neighborhood associations on site planning details, KCPS should also work to provide regular updates to community stakeholders as information becomes available.
- **Contingency planning:** If KCPS is unable to reach an agreement with one or more of the shortlisted teams, the District should assess the contributing factors, and then determine if how to best proceed with identifying an alternative reuse and buyer(s) for the Westport High/Middle sites. In the event a buyer is unable to perform (i.e., secure construction financing) in accordance with the contract terms, the District will need to assess the need to exercise its right to repurchase option in order to ensure that the successful redevelopment of the site(s). In the event of such an occurrence, the District should consult with the local neighborhood associations to obtain their feedback.

APPENDIX A: SITE PROFILE

315 E. 39<sup>th</sup> Street

### Historical Brief

Architect: Charles A. Smith Architectural Style: Jacobethan Elements Year Built: 1908-1964-1992 Designation: Eligible

### Site Overview

Acreage: 9.25 acres Square Footage: 181,196 square feet Number of Floors: 5 floors Neighborhood: Southmoreland Zoning: R-1.5, R-2.5, B3-2 Deed Restrictions: TBD

### Site Details

Closed in 2010 Capacity for 1,429 students Partial A/C 2 low pressure steam boilers Auditorium 2 gymnasiums Cafeteria Track and tennis courts

### Cost Management

Utility Costs (as an Open Facility): \$21,000/month

### Kansas City, Missouri 64111



### Draft Reuse Assessment

Condition Rating: 3 out of 5

★ ★ ★ ☆ ☆

Historic Rating: 4 out of 5



### **Reuse Potential Rating:**

### High

Mixed Use

### Med

- Residential
- Education
  - o Post-secondary
  - o Middle/High
- Office

#### **Complimentary Use**

Community













### Floor Plans II:

### Final Recommendations & Community Priorities









### 315 E. 39<sup>th</sup> Street

### Kansas City, Missouri 6411



### Exterior Photograph: Westport High



Exterior Photograph



Interior Photograph

### Westport Middle

### 300 E. 39<sup>th</sup> Street

### Historical Brief

Architect: Charles A. Smith Architectural Style: English Renaissance Year Built: 1924-1992 Designation: Eligible

### Site Overview

Acreage: 4.16 acres Square Footage: 166,650 square feet Number of Floors: 8 floors Neighborhood: Old Hyde Park Zoning: R-5, R-1.5, B1-1, B3-2 Deed Restrictions: TBD

### Site Details

Closed in 2009 Capacity for 848 students Partial A/C 2 steam boilers Auditorium 2 gymnasiums Cafeteria Indoor pool TV studio Masonry restoration (2007)

### Cost Management

Utility Costs (as an Open Facility): \$13,000/month

### Kansas City, Missouri 64111



### Draft Reuse Assessment

Condition Rating:  $3\frac{1}{2}$  out of 5

Historic Rating: 4 out of 5

★ ★ ★ ☆ ☆

### **Reuse Potential Rating:**

### High

- Mixed Use
- Residential
- Education
  - Post-secondary
  - o Middle/High

### Med

Office

### **Complimentary Use**

Community









Interior Photograph: Westport Middle



<image>

Interior Photograph

### APPENDIX B: TECHNICAL ASSESSMENT

**Reuse Summary** 

Site Assessment

Market Assessment

### 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 to 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 20<sup>th</sup> 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.

### 315 E. 39th Street

### Kansas City, Missouri 64111

- c. 1964 ADDITION c. 1992 ADDITION Graffiti on building exterior Ground Peeling paint at ceiling Hole in wood floor Broken window **≺ ம**் ப் ப் ய **CIRCULATION HORIZ. BUILDING SERVICES CIRCULATION VERT.** ш DEVELOPMENT INITIATIVES POSSIBLE LOCATION SEPARATION IN MULTI-USE SCENARIO RESTROOMS FOR TENANT • 5 75 ADMINISTRATION MULTI-USE SENARIO SHARED EXIT STAIR IN GYMNASIUM CAFETERIA Kanasa City, Missouri SCHOOL DISTRICT MEDIA
- Typical classroom size is 800 SF. GENERAL NOTES

CONDITION NOTES Graffiti in stairwell

AUDITORIUM

CLASSROOMS

- This size of classroom converts well into a single bedroom apartment or combines well into two bedroom
  - Large operable windows allow apartments
- Parking is sufficient with easy natural light and ventilation
- access and includes an additional lot Large gymnasiums and auditorium across the street
  - 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
- separation between lower floors and multiple uses, for example it could be divided vertically into multiple areas or horizontally providing Building could be divided into
  - upper floors KEY NOTES
- plaster walls, wood floors, and steel Gymnasium #1 - glazed brick and
- Cafeteria VCT floor with acoustical peams N
  - Offices non-historic finishes and grid ceiling с.
    - configuration
- Glazed wall at main entrance 4
- Ornate finishes at main entrance File floor with marble columns Ω.
- Auditorium sloped floor, attached ώŇ
  - seating, raised stage, beamed ceiling, omate plaster work
    - Typical entrance glazed brick ø
- Library modern finishes, acoustica walls, concrete stairs <u>ю</u>
  - ceiling grid
- 10. Typical corridors concrete floors, glazed brick walls, built-in lockers
- 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 valls



### 315 E. 39th Street

This size of classroom converts well

Typical classroom size is 800 SF.

GENERAL NOTES

into a single bedroom apartment or

### Kansas City, Missouri 64111

12. Gymnasium #2 - wood floor, plaster

ceiling grid

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14. Typical stair - concrete, metal railing,

no trim

plaster walls, acoustical ceiling grid,

13. Typical classroom - VCT floor,

walls, steel trusses

glazed brick walls, mosaic tile art on

valls

access and includes an additional lot Paint is peeling in a number of areas separation between lower floors and Cafeteria - VCT floor with acoustical plaster walls, wood floors, and steel Library - modern finishes, acoustica and chair rail, acoustical ceiling grid Large gymnasiums and auditorium Gymnasium #1 - glazed brick and Auditorium - sloped floor, attached multiple uses, for example it could Offices - non-historic finishes and 10. Typical corridors - concrete floors, Typical classroom - composite tile Ceilings typically have numerous glazed brick walls, built-in lockers floor, plaster walls, wood casings be divided vertically into multiple Ornate finishes at main entrance combines well into two bedroom Multiple areas of vandalism on areas or horizontally providing File floor with marble columns seating, raised stage, beamed Typical entrance - glazed brick Large operable windows allow Building could be divided into Parking is sufficient with easy Glazed wall at main entrance natural light and ventilation ceiling, omate plaster work damaged or missing tiles walls, concrete stairs exterior and interior in good condition across the street configuration upper floors apartments grid ceiling

KEY NOTES

peams

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c. 1964 ADDITION c. 1992 ADDITION Graffiti on building exterior First Floor Peeling paint at ceiling Hole in wood floor CONDITION NOTES Graffiti in stairwell Broken window ∢ <u>6</u> **≺ ம**் ப் ப் ய 2005 ROOF ROOF 3 **CIRCULATION HORIZ. BUILDING SERVICES CIRCULATION VERT.** <del>,</del> 7) DEVELOPMENT INITIATIVES RESTROOMS AUDITORIUM MULTI-USE SENARIO SHARED EXIT STAIR IN B POSSIBLE LOCATION SEPARATION IN MULTI-USE SCENARIO FOR TENANT • (~ 4 3 6 (P S 6 3 ADMINISTRATION CLASSROOMS MULTI-USE SENARIO SHARED EXIT STAIR IN GYMNASIUM CAFETERIA Kanasa City, Missouri SCHOOL DISTRICT MEDIA 4

### 315 E. 39th Street

This size of classroom converts well

Typical classroom size is 800 SF.

GENERAL NOTES

### Kansas City, Missouri 64111

14. Typical stair - concrete, metal railing,

no trim

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glazed brick walls, mosaic tile art on

valls

access and includes an additional lot Paint is peeling in a number of areas separation between lower floors and Cafeteria - VCT floor with acoustical into a single bedroom apartment or plaster walls, wood floors, and steel Library - modern finishes, acoustica and chair rail, acoustical ceiling grid 12. Gymnasium #2 - wood floor, plaster plaster walls, acoustical ceiling grid, Large gymnasiums and auditorium Gymnasium #1 - glazed brick and Auditorium - sloped floor, attached multiple uses, for example it could Offices - non-historic finishes and 10. Typical corridors - concrete floors, Typical classroom - composite tile Ceilings typically have numerous glazed brick walls, built-in lockers floor, plaster walls, wood casings be divided vertically into multiple Ornate finishes at main entrance combines well into two bedroom Multiple areas of vandalism on 13. Typical classroom - VCT floor, Large operable windows allow areas or horizontally providing File floor with marble columns seating, raised stage, beamed Typical entrance - glazed brick Building could be divided into Parking is sufficient with easy Glazed wall at main entrance natural light and ventilation ceiling, omate plaster work damaged or missing tiles walls, concrete stairs exterior and interior walls, steel trusses in good condition across the street configuration upper floors apartments grid ceiling ceiling grid KEY NOTES

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### 315 E. 39th Street

This size of classroom converts well

Typical classroom size is 800 SF.

GENERAL NOTES

### Kansas City, Missouri 64111

access and includes an additional lot Paint is peeling in a number of areas 14. Typical stair - concrete, metal railing, separation between lower floors and glazed brick walls, mosaic tile art on Cafeteria - VCT floor with acoustical into a single bedroom apartment or plaster walls, wood floors, and steel Library - modern finishes, acoustica and chair rail, acoustical ceiling grid plaster walls, acoustical ceiling grid, 12. Gymnasium #2 - wood floor, plaster Large gymnasiums and auditorium Gymnasium #1 - glazed brick and Auditorium - sloped floor, attached multiple uses, for example it could Offices - non-historic finishes and 10. Typical corridors - concrete floors, Typical classroom - composite tile Ceilings typically have numerous glazed brick walls, built-in lockers floor, plaster walls, wood casings be divided vertically into multiple Ornate finishes at main entrance combines well into two bedroom Multiple areas of vandalism on 13. Typical classroom - VCT floor, Large operable windows allow areas or horizontally providing Tile floor with marble columns seating, raised stage, beamed Typical entrance - glazed brick Building could be divided into Parking is sufficient with easy Glazed wall at main entrance natural light and ventilation ceiling, omate plaster work damaged or missing tiles walls, concrete stairs exterior and interior walls, steel trusses in good condition across the street configuration upper floors apartments grid ceiling ceiling grid KEY NOTES no trim peams valls

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### 315 E. 39th Street

Kansas City, Missouri 64111

### PHOTOGRAPHS





Media Center



Auditorium



Gymnasium



Corridor

Classroom

15 September 2011

Westport High - 6

### Westport Middle

### 300 E. 39th Street

Kansas City, Missouri 64111

### **REUSE ASSESSMENT**

	SITE ASSESSMENT	Market Assessment	COMMUNITY FEEDBACK	Overall Appropriateness	Disposition Alternatives (L)ease) / (S)ale
EDUCATION	4	3	4	4	L or S
Elementary					
Middle/High	4	3	4		
Post-secondary	4	3	4		
RESIDENTIAL	4	4	3	4	S
Market Rate	4	3			
Affordable	4	4			
Senior	4	4			
Mixed-Income	4	3			
New Construction	4	4			
COMMERCIAL	3	4	3	3	L or S
Office	4	4			
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 generally in good condition. There have been some issues with water infiltration in the lower gym and broken pipes that have impacted the library. The building is ideally suited to reuse as a secondary or post-secondary education facility. The large size of the building may pose an impediment to other types of reuse; however the layout is readily adaptable for multi-family housing (60 +/- units). Classroom size converts well into a single bedroom apartment or combines well into to two bedroom The size of the building and the number and apartments. 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, but could work for office occupancy. Classrooms could be converted into multi-person office space, although the ratio of circulation space to lease space is inefficient. The attached parking garage makes this building an excellent candidate for residential, office, or post-secondary education reuse.

**<u>Historic Assessment</u>:** Building is a good example of an early 20<sup>th</sup> century Progressive Era junior high school. The first floor corridor and three-level auditorium are highly ornate. Alterations to the original layout, finishes and features have been minimal. An addition constructed at the rear of the building in 1992 respects 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% renteroccupied. 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. The on-site parking garage is attractive for reuse. In addition the track/field area is an asset as it could be as complimentary used open space or as room for expansion/additional development.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Westport Middle is a combination of residential and neighborhood commercial. The current B1-1, B3-2, R1.5, and R-5 zoning classifications support a variety of potential reuses, including commercial, education, community center, and certain residential uses. Commercial reuses would require rezoning in the R zoning areas unless the building receives national or local historic designation. Higher density residential reuse may also require rezoning.



- converts well into a single bedroom apartment or combines Typical classroom size is 875 SF. This size of classroom well into two bedroom apartments
  - Large operable windows allow natural light and ventilation. Ample secured parking garage with covered access to

300 E. 39th Street

Typical classroom - composite floor

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Pool - tile floors and walls

beams

plaster walls, wood trim, plaster

ceiling or acoustical grid

Fire rated doors typical

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Gymnasium - wood floors and steel

**KEY NOTES** 

- building
  - Upper gymnasium and auditorium in good condition Paint is peeling in a number of areas
- could divide vertically into multi-story sections or horizontally Building could be divided for multiple users. For example, it to provide separation between floors

acoustical panels and raised stage

Corridor - marble tile floors, wood

Concrete stairs typical

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wainscot, vaulted ceilings with

ornate plaster Marble stairs

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Auditorium - sloped floor, attached

chairs, ornate plaster, suspended



15. Drywall partitions, polished concrete

and carpet floors, acoustical grid

16. Walkway to 1992 addition and

ceilings

parking garage

17. TV Studio

14. Library - carpet, drywall partitions,

acoustical grid ceilings

walls, acoustical grid ceilings

13. Cafeteria - composite tile, plaster

configuration, carpet, acoustical grid

9. Concrete pavers 10. Offices - non-historic finishes and

plaster walls with chair rail, built in

ockers and display cases,

acoustical grid ceilings

12. Glazed window wall

11. Corridor - polished concrete floor,

ceilings

# CONDITION NOTES

- Damaged flooring in this area Standing water in this area <u>خ من</u> ن ض
  - Peeling paint in this area
- Damaged concrete/sediment
  - accumulation
    - Damaged asphalt
- Water damage at walls and ceiling ய்டீர்
  - Damaged ceiling tiles
- Water damage at ceiling (typical at 4th floor)

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UNLESS MORE EXITS ARE PROVIDED

Sub Basement



### Westport Middle Kansas City, Missouri 64111



- converts well into a single bedroom apartment or combines Typical classroom size is 875 SF. This size of classroom well into two bedroom apartments
  - Large operable windows allow natural light and ventilation. Ample secured parking garage with covered access to
    - building
      - Upper gymnasium and auditorium in good condition
- Building could be divided for multiple users. For example, it Paint is peeling in a number of areas . •
- could divide vertically into multi-story sections or horizontally to provide separation between floors



# Gymnasium - wood floors and steel

beams

**KEY NOTES** 

Typical classroom - composite floor plaster walls, wood trim, plaster Pool - tile floors and walls

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300 E. 39th Street

- ceiling or acoustical grid Fire rated doors typical
- Auditorium sloped floor, attached 4 ю.
- acoustical panels and raised stage chairs, ornate plaster, suspended Concrete stairs typical <u>، ہ</u>
  - Corridor marble tile floors, wood
    - wainscot, vaulted ceilings with ornate plaster
- Marble stairs ω
- configuration, carpet, acoustical grid 9. Concrete pavers 10. Offices - non-historic finishes and
- 11. Corridor polished concrete floor, ceilings
- plaster walls with chair rail, built in ockers and display cases,
  - acoustical grid ceilings 12. Glazed window wall
- Cafeteria composite tile, plaster walls, acoustical grid ceilings
- Library carpet, drywall partitions, acoustical grid ceilings
- 15. Drywall partitions, polished concrete

Westport Middle

- and carpet floors, acoustical grid ceilings
  - 16. Walkway to 1992 addition and
    - parking garage
      - 17. TV Studio
- CONDITION NOTES
- Standing water in this area
- Damaged flooring in this area
- Peeling paint in this area <u>خ من ن</u> ض
- Damaged concrete/sediment
  - accumulation
    - Damaged asphalt ш
- Water damage at walls and ceiling
  - Damaged ceiling tiles டல்
- Water damage at ceiling (typical at
- 4th floor)

Basement







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    - building
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Gymnasium - wood floors and steel

beams

**KEY NOTES** 

Typical classroom - composite floor plaster walls, wood trim, plaster Pool - tile floors and walls

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300 E. 39th Street

- ceiling or acoustical grid Fire rated doors typical 4 10
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- acoustical panels and raised stage Concrete stairs typical <u>م ہ</u>
  - Corridor marble tile floors, wood
    - wainscot, vaulted ceilings with ornate plaster
      - Marble stairs σ
- Concrete pavers
  Offices non-historic finishes and
- configuration, carpet, acoustical grid ceilings
  - plaster walls with chair rail, built in 11. Corridor - polished concrete floor, lockers and display cases,
- acoustical grid ceilings 12. Glazed window wall
- Cafeteria composite tile, plaster walls, acoustical grid ceilings
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Westport Middle

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- Standing water in this area
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- Damaged concrete/sediment
  - accumulation
    - Damaged asphalt ш
- Water damage at walls and ceiling
- Damaged ceiling tiles ட்ல்
- Water damage at ceiling (typical at

  - 4th floor)

First Floor

DEVELOPMENT INITIATIVES

Kanana City, Missouri SCHOOL DISTRICI

### Westport Middle

### 300 E. 39th Street

Typical classroom - composite floor

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Pool - tile floors and walls

beams

Gymnasium - wood floors and steel

**KEY NOTES** 

### Kansas City, Missouri 64111

- 15. Drywall partitions, polished concrete configuration, carpet, acoustical grid Water damage at ceiling (typical at acoustical panels and raised stage Water damage at walls and ceiling Auditorium - sloped floor, attached plaster walls with chair rail, built in 14. Library - carpet, drywall partitions, 9. Concrete pavers 10. Offices - non-historic finishes and Corridor - marble tile floors, wood 11. Corridor - polished concrete floor, chairs, ornate plaster, suspended Cafeteria - composite tile, plaster and carpet floors, acoustical grid plaster walls, wood trim, plaster wainscot, vaulted ceilings with 16. Walkway to 1992 addition and Damaged flooring in this area walls, acoustical grid ceilings Damaged concrete/sediment Standing water in this area lockers and display cases, Peeling paint in this area ceiling or acoustical grid acoustical grid ceilings Fire rated doors typical acoustical grid ceilings Concrete stairs typical Damaged ceiling tiles 12. Glazed window wall Damaged asphalt CONDITION NOTES parking garage ornate plaster Marble stairs accumulation 17. TV Studio 4th floor) ceilings ceilings 4 6 σ <u>م ہ</u> <u>خ من ن</u> ض ш ட்ல் could divide vertically into multi-story sections or horizontally Building could be divided for multiple users. For example, it 쇵 Upper gymnasium and auditorium in good condition Έ Second Floor (Third - Fourth Similar) 6 to provide separation between floors Paint is peeling in a number of areas building • . •
  - POSSIBLE LOCATION SEPARATION IN FOR TENANT MULTI-USE SCENARIO DEVELOPMENT INITIATIVES STAIR IN MULTI-USE SENARIO SHARED EXIT G 3 Ē Ħ 石 6 <u>@</u>

### AUDITORIUM

GENERAL NOTES

**CIRCULATION HORIZ. BUILDING SERVICES CIRCULATION VERT. ADMINISTRATION** CLASSROOMS CAFETERIA

RESTROOMS

GYMNASIUM

Pool

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- converts well into a single bedroom apartment or combines Typical classroom size is 875 SF. This size of classroom well into two bedroom apartments
  - Large operable windows allow natural light and ventilation. Ample secured parking garage with covered access to

MEDIA

#### Westport Middle - 5

Kanana City, Missouri SCHOOL DISTRICI



- Typical classroom size is 875 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. Ample secured parking garage with covered access to
    - building
      - Upper gymnasium and auditorium in good condition Paint is peeling in a number of areas
- territies from the divided for multiple users. For example, it could divide vertically into multi-story sections or horizontally to provide separation between floors

acoustical panels and raised stage

Corridor - marble tile floors, wood

Concrete stairs typical

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wainscot, vaulted ceilings with

Auditorium - sloped floor, attached

chairs, ornate plaster, suspended



Westport Middle

### 300 E. 39th Street

Typical classroom - composite floor

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Pool - tile floors and walls

beams

plaster walls, wood trim, plaster

ceiling or acoustical grid

Fire rated doors typical

4 6

Gymnasium - wood floors and steel

KEY NOTES

### Kansas City, Missouri 64111





### 300 E. 39th Street

Typical classroom - composite floor

e,

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Pool - tile floors and walls

beams

plaster walls, wood trim, plaster

ceiling or acoustical grid

Fire rated doors typical

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chairs, ornate plaster, suspended

Gymnasium - wood floors and steel

**KEY NOTES** 

### Kansas City, Missouri 64111



### Westport Middle

### 300 E. 39th Street

**KEY NOTES** 

GENERAL NOTES

### Kansas City, Missouri 64111



### Westport Middle

### 300 E. 39th Street

### Kansas City, Missouri 64111

### **PHOTOGRAPHS**



Exterior



Auditorium



Corridor



Classroom/Media/Parking Addition



Gymnasium



Classroom

### 315 E. 39<sup>th</sup> Street

Kansas City, Missouri 64111

### PHYSICAL BUILDING ASSESSMENT

#### **ASSESSMENT METHODOLOGY:**

Rosin Preservation and SWD conducted a site visit to Westport Middle School on April 16, 2011. The site visit examined the school grounds, the exterior, and all floors on the interior of the building. The roof was not accessible for review. Mechanical and electrical systems were not reviewed. No invasive or destructive review techniques were employed.

The team also reviewed written information provided by the owner. These documents included:



- 2006 Building Dialogue dated 11/16/2006 dialogue was incomplete; building conditions are still similar to those noted in 2006.
- CADD floor plans. Basically accurate, but noted with numerous missing items including windows, door, etc.
- Kansas City Historic Inventory Form (dated 3/89)

#### \*\*\* CONDITION RATING:

The building is structurally sound. The exterior envelop is in good condition with remaining usable life of the envelop components including the masonry. Interior finishes are in generally fair condition with typical wear from use. There are numerous areas of vandalism including graffiti and holes. The mechanical and electrical systems appear to be sufficient and in fair condition for immediate building use. The exterior site requires repairs of damaged areas, including parking and playground areas.

### HISTORIC RATING: \*\*\*\*

Building is a good example of a Progressive Era high school designed in the Jacobethan/Tudor Revival style. The original plan and many of the original finishes and fixtures remain intact. The building has two additions – a three story addition at the southeast corner dates to 1964, and a two story addition at the southwest corner The placement, size and materials of the additions are compatible with the design of the dates to 1992. historic school building. Westport High School appears eligible for listing in the National Register of Historic Places.

#### PHYSICAL OBSTACLES TO REUSE:

- Extremely large square footage •
- Numerous area of vandalism will require patching and painting.

### **DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES Building Structure**

- Foundation: Stone and concrete, generally in good condition. ٠
- Floor Framing: Concrete, generally in good condition. •
- Roof Framing: Undetermined. Assumed to be concrete.

Note: 2006 Building Dialog notes cracks in the upper gym below the trusses should be reviewed by a structural engineer.
# Westport High

#### **Exterior Envelope**

- Exterior Wall Construction: Tapestry brick walls with rusticated limestone water table. Ornament includes cut stone and terra cotta trim. Masonry in generally good condition with limited areas requiring repointing.
- Exterior Windows: Aluminum windows have four vertically-stacked sashes with plexiglass glazing. The uppermost sash is an opaque panel; the two middle sashes are fixed; and the bottom sash is a hopper. The windows were installed prior to 1989. On the interior, windows have wood sills and frames. They are generally in good to fair condition. The 2006 Building Dialogue notes that the windows are of poor quality.
- Exterior Entrances: Decorative stone surrounds have non-historic metal slab doors with glazed panels set in metal frames. The main entrance vestibule has glazed brick wainscoting, marble panels, and plaster walls with elaborate molding. Concrete steps lead from the three front doors to the historic wood doors at the entrance to the main corridor. Vestibules at the secondary entries have glazed brick walls, decorative mosaic tile floors and dropped ceilings. Entrances are generally in fair condition.
- Roof: Flat roof, condition is unknown.

#### **Building Interior**

- Corridors: The main building has U-shaped, double-loaded corridors. Narrower corridors connect the main building to the two additions on the first floor. The primary 1st floor corridor has mosaic tile flooring, glazed brick wainscoting, plaster walls with simple picture rail molding, and a dropped ceiling with acoustical tiles and fluorescent tube lighting and non-historic pendant fixtures. Multiple colors of tile create geometric patterns on the floor. Finishes in the upper floor corridors are similar except for polished concrete floors. Corridors in the additions have VCT flooring, plaster or sheetrock walls, and dropped ceilings with acoustical tiles and fluorescent tube lighting. Banks of lockers raised on concrete bases protrude into the corridors. The glazed tile cap of the wainscoting projects slightly. These projecting tiles were removed at the locker locations to install the lockers flush with the wall. Where the lockers have been removed, the missing tiles are evident. Materials and finishes are generally in fair condition with typical signs of wear and with areas of vandalism.
- Classroom Entries: Stained wood frames have wood slab doors with small glazed panels. The entries have marble thresholds. Original transoms above the classroom doors are covered. Materials and finishes are generally in fair condition.
- Classrooms: Vinyl composition tile over wood floors; wood baseboards and high chair rail; plaster walls; and dropped ceilings grids with lay-in acoustic tiles and fluorescent tube lighting. The rooms have surface-mounted electrical conduit for outlets and switches. Science laboratories have multiple sinks and built-in lab counters. Materials and finishes are generally in fair condition.
- Walls: Plaster walls. Corridors have glazed brick wainscoting and simple wood picture rail molding. Classrooms have wood chair rail. Materials are generally in good to fair condition.
- Ceilings: Dropped ceiling grids with lay-in acoustical tiles and florescent tube light fixtures. Materials are generally in fair condition.
- Trim: Typical wood trim includes baseboards, chair rails, and picture rail molding. Some is stained and some is painted. Materials and finishes are in good to fair condition.
- Floors: 1<sup>st</sup> floor corridors have mosaic tile laid in a geometric motif. Upper story corridors have polished concrete. Vinyl composition tile in classrooms (likely over wood). Wood in auditorium and gymnasium. Carpet in office and library. Materials are generally in fair condition.
- Stairwells/Egress: There are six stairwells in the original building. These have glazed tile walls, steel stair structures with concrete treads, and metal balusters with wood handrails. Stairwells in the 1964 and 1992 additions have CMU walls and steel stair structures with concrete treads. Materials are generally in good condition with some areas of vandalism.
- Restrooms: Modern finishes and fixtures, generally in fair condition.

# Westport High

### 315 E. 39<sup>th</sup> Street

Kansas City, Missouri 64111

#### **Conveying System**

• The building has two elevators, one in the west corridor of the 1908 building and one in the east corridor at the entrance to the 1964 addition. The elevators were not operational for review during the site visit.

#### **Fire Protection Systems**

- Fire Alarm system appears to be a simple manual system with horns, strobes and pulls located in corridors. Smoke detectors were noted in the corridors and classrooms. There was no fire alarm information include in the 2006 Dialog.
- Fire sprinklers are not provided.

#### Mechanical / Electrical Systems (Information from the 2006 Building Dialog)

- Two low pressure steam boilers provide heating throughout the building. Two fan units at the ground floor recirculate air throughout the building except the areas served by the five AHUs. The fan units also have steam coils and supply hot air in the winter. These units do not have an outside air source. The 1964 addition is heated by heat-only ventilators. Steam is converted to hot water and circulated to the five AHUs, VAV boxes, and perimeter heat units to produce heat. Two roof mounted package chillers provide chilled water for the five AHUs to provide partial air-conditioning for portions of the ground floor, first floor and third floors.
- Electrical system consists of a 4000A 480Y/277V.

#### Site

- Sidewalks: Concrete, generally in fair conditions. Concrete stairs at the east and west entrances are damaged and should be replaced. City owned sidewalks surrounding the site are generally in good to fair condition. Stone step on the NE corner of the main entrance have settled and need to be reset.
- Parking Lots: Asphalt is in fair to condition. The east and west parking lots are in need of plant removal, some patching, resealing and striping. The decorative brick paving at the east lot is in poor condition and requires repair.
- Track: Asphalt is in fair condition. In need of plant removal, some patching and resealing and striping.
- Playground Equipment: There is no playground equipment on site.
- Lawn and Landscaping: Fair condition, with a significant amount of weeds in the lawn areas. Decorative landscaping is typically located on the north and east sides of the building. Landscaping is in fair conditions. Vines on the northeast corner of the building should be removed to prevent damage to the masonry. The playing field to the south has large bear spots. These areas should be reseeded.
- Fencing: Chain link in fair condition.
- Exterior railings: Steel pipe rails generally in fair condition. Recommend repainting.

#### Key Public Spaces

- <u>Auditorium</u> The large auditorium at the center of the building has wood floor and plaster walls, fixed wood seats and a raised wood stage. Decorative plaster on walls and proscenium includes fluted columns and floral elements. Coffered ceiling has acoustical tiles affixed to the flat surfaces within the coffers. Six pairs of wood doors enter the auditorium on the 1st and 2<sup>nd</sup> floors. No historic light fixtures.
- <u>Gymnasium</u> Two gymnasiums are stacked at the south end of the building. Both have wood floors, glazed brick and plaster walls, and steel beams exposed at the ceiling.
- <u>Cafeteria</u> The cafeteria and kitchen are on the ground floor of the 1992 addition. Vinyl composition tile floor, painted sheet rock walls, and dropped ceiling grid. Finishes and fixtures are in fair condition.
- <u>Library</u> Library is on the ground floor of the 1992 addition. Structural columns interrupt the open space. Painted sheetrock walls, carpeted floor, and dropped grid ceiling. Materials are in fair condition.

300 E. 39<sup>th</sup> Street

Kansas City, Missouri 64111

# PHYSICAL BUILDING ASSESSMENT

#### ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to Westport Middle School on April 16, 2011. The site visit examined the school grounds, the exterior, and all floors on the interior of the building. The roof was not accessible for review. Mechanical and electrical systems were not reviewed. No invasive or destructive review techniques were employed.

The team also reviewed written information provided by the owner. These documents included:



- 2006 Building Dialogue dated 11/16/2006 dialogue was incomplete; building conditions are still similar to those noted in 2006.
- CADD floor plans. Basically accurate, but noted with numerous missing items including windows, door, etc.
- Kansas City Historic Inventory Form (dated 3/89)

# CONDITION RATING: \*\*\*1/2

The building is structurally sound. The exterior envelop is in fair condition with some remaining usable life of the envelop components including the masonry and windows. Interior finishes are in generally fair condition with typical wear from use. The mechanical and electrical systems appear to be sufficient and in fair condition for immediate building use. The exterior site requires repairs to damaged areas, including parking.

## HISTORIC RATING: \*\*\*\*

HISTORIC RATING:

Building is a good example of a Progressive Era junior high school designed in the Jacobethan/Tudor Revival style. The original plan and many of the original finishes and fixtures remain intact. The first floor corridor and auditorium retain a very high level of ornate historic finishes. East of the original building is an addition (1992) that connects to the second floor via an elevated walkway. The placement, size and materials of the addition are compatible with the design of the historic school building. Its location at the rear of the building diminishes its visual prominence. Westport Middle School appears eligible for listing in the National Register of Historic Places.

#### PHYSICAL OBSTACLES TO REUSE:

- Extremely large square footage.
- Lack of windows and configuration of spaces within the addition limit easy conversions of this building component.

#### DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES Building Structure

- Foundation: Stone and concrete, generally in good condition. (Original Building)
- Floor Framing: Undetermined, assumed to be concrete, generally in good condition. (Original Building)
- Roof Framing: Concrete, generally in good condition. (Original Building)

Note: No items were noted for further in-depth review by structural consultant.

15 September 2011

#### 300 E. 39<sup>th</sup> Street

Kansas City, Missouri 64111

#### **Exterior Envelope**

- Exterior Wall Construction: Red brick walls with rusticated limestone water table. Ornament includes patterned brick work and cut stone and terra cotta trim. Cracks in some terra cotta lintels have been repaired. Hard mortar used in 2007 repointing may be causing deterioration to the stone water table, particularly on the south elevation. Masonry is otherwise in generally good condition with limited areas requiring repointing.
- Exterior Windows: Single-glazed hung aluminum sashes are arranged singly and in pars on all elevations. First story windows have fixed screens attached to the brick mold. The 5<sup>th</sup> story has arched openings filled with pairs of windows and fanlights. A few historic multi-light wood sashes are extant in the stair well. The windows are generally in good to fair condition.
- Exterior Entrances: Paired non-historic aluminum doors with small glazed panels. Interior vestibule has marble-clad walls and tall multi-light wood transom. Entrances are generally in fair condition with the doors in need of repainting.
- Roof: Flat roof. The condition is unknown.

#### **Building Interior**

- Corridors: U-shaped double-loaded corridors on all floors. The main north-south corridor is wider than the corridors in the wings. The corridors wrap around the auditorium, the two gymnasiums, and the cafeteria located at the center of the building mass. The first-floor corridor is highly ornate. It has marble floors, wood panel wainscoting, plaster walls with a wood chair rail, vaulted plaster ceilings with ornate plaster molding, and ornate wood display cases. The suspended fluorescent light fixtures are not historic. The upper and lower floors have polished concrete floors with integral baseboards, plaster walls with wood chair rails, and dropped ceilings with lay-in acoustical tile and fluorescent tube fixtures. Materials and finishes are generally in fair condition with typical signs of wear.
- Classroom Entries: Non-historic wood doors with small glazed panels fill the historic wood door frames. Materials and finishes are generally in fair condition.
- Classrooms: VCT floors; plaster walls with wood chair rails and wood baseboards. Wood floors are exposed in a few classrooms. Some classrooms have dropped ceilings with lay-in acoustical tiles and fluorescent tube lighting. Others, particularly on the upper floors, have plaster ceilings with simple picture rail molding. Most classrooms retain historic wood-framed chalkboards. Materials and finishes are generally in fair condition.
- Walls: Painted plaster; drywall in the addition; glazed brown brick in gym. Materials are generally in good to fair condition.
- Ceilings: Plaster and dropped grids with lay-in acoustical tiles in main building; addition has grid ceiling with lay-in acoustical panels. Plaster ceilings are exposed in gym, some upper floor classrooms, 1<sup>st</sup> floor corridor and auditorium. The latter two spaces have ornate plaster details. Materials are generally in good to fair condition. Peeling paint and damaged tiles were noted in several areas.
- Trim: Varnished wood trim is found throughout the building -- chair rails in corridors and classrooms; door and window casings; display cases; chalkboard frames. First floor corridors have marble stairs and flooring and vaulted ornamental plaster ceiling. Ornamental plaster in auditorium also. Materials and finishes are in good to fair condition.
- Floors: Polished concrete in corridors. Vinyl composition tile over wood in classrooms. Original wood floors are exposed in a few locations. Marble tiles in 1<sup>st</sup> floor corridor. Carpet in library and office. Materials are generally in fair condition.
- Stairwells/Egress: The main building has three double-width stairwells. The primary stair is centered on the north side of the building; secondary stairwells are located at the east end of north and south corridors. The stairs are concrete with solid concrete baluster walls and wood handrails. Metal handrails divide the center run of stairs.
- Restrooms: Modern finishes and fixtures, generally in fair condition.

#### 300 E. 39<sup>th</sup> Street

Kansas City, Missouri 64111

#### **Conveying System**

• There are two elevators in the original building plus a chairlift and one elevator in the addition. These were not operational for review during the site visit.

#### Fire Protection Systems (Information from the 2006 Building Dialog)

- Fire Alarm system appears to be a simple manual system with horns, strobes, smoke detectors and pulls located in corridors.
- Fire sprinklers are not provided.

#### Mechanical / Electrical Systems (Information from the 2006 Building Dialog)

- Two low pressure steam boilers provide heating throughout the building. Five fan units located in the fan room provide recirculated air to all classrooms and other areas. These units have steam coils which produce heating for most of the building, including some classrooms. Some rooms have steam radiators on the perimeter walls for heating. Fourteen water source heat pumps provide partial air-conditioning in the original building and the addition. These heat pumps heat and cool the spaces they serve. Other portions of the building are air-conditioned by window units.
- Electrical system consists of a 2,500A 480Y/277V with 300 KVA step down transformer.

#### Site

- Sidewalks: Concrete, generally in fair conditions. Sidewalk along the east side is damaged and should be replaced. City-owned sidewalks surrounding the site are generally in fair condition, except along the south side which is in poor condition.
- Parking Lots: Asphalt approach to upper parking deck is in fair condition. It is in need of plant removal, resealing and striping. The concrete paving in the garage and upper deck is in good to fair condition. Several areas are damaged along the east side of the garage.
- Retaining Walls: Cast in place concrete retaining walls along the west and east sides of the playing fields are in good condition with areas of damage noted where the metal railings are embedded on the top of the walls. Steel guards on top of the wall are in fair condition. Typically in need of rust removal and painting.
- Playground: Asphalt track is in good condition.
- Playground Equipment: There is no playground equipment on site.
- Lawn and Landscaping: Fair condition, with a significant amount of weeds in the lawn. Decorative landscaping is minimal and is located on the north side of the building. It is in fair condition.
- Exterior railings: Steel pipe rails generally in poor condition. Recommend repairs and repainting.

#### Key Public Spaces

- <u>Auditorium</u> The three-story auditorium has a main floor and two balconies. It has polished concrete floors, plaster walls with ornate plaster ornament, a plaster ceiling with suspended acoustical clouds, and historic chandeliers. The fixed wood seats have metal frames and attached writing surfaces for the seat behind.
- <u>Gymnasium</u> The building has two gymnasiums and a swimming pool. The basement gym has historic wood flooring, glazed brick and plaster walls, and plaster ceiling with exposed steel beams. The subbasement gym has similar finishes but was flooded at the time of the site visit. The cause of the flooding was unknown. The swimming pool is also in the basement. The empty pool is a narrow, rectangular concrete structure with shallow and deep ends. The floors and the lower walls in the pool room are tile. The upper walls are plaster. Acoustic tiles cover the ceiling between the plaster box beams in this space.
- <u>Cafeteria</u> The cafeteria and kitchen are on the 5<sup>th</sup> floor. The cafeteria has terrazzo floor, plaster walls with a painted wood chair rail, and a dropped ceiling with acoustical tiles. The room has arched window

#### 300 E. 39<sup>th</sup> Street

### Kansas City, Missouri 64111

openings filled with non-historic windows. A glazed opening between the cafeteria and the stairwell has multiple fixed panes in a wood frame. The kitchen has plaster walls and polished concrete and tile floors.

- <u>Library</u> non-historic finishes include carpet and dropped ceiling grid.
- <u>Office</u> non-historic finishes and partitions.



### Kansas City Public Schools Repurposing Initiative - Market Assessment



#### School: Westport High School Address: 315 E. 39th Street

Market Potential: Market Reuses: ನನನ Residential, Education, Mixed-Use



Proximity to Parks:	0.03 mile (Gillham)	
Proximity to Comm. Ctrs:	0.5 mile (Troost)	
Proximity to Major Arterial:	Immediate (39th St)	
Nearest School:	0.69 mile (FLA, PK-8)	
Proximity to Bus Route & Route:	Adjacent (39th St.)	
Proximity to Bus Stop:	80'	
Located in a Food Desert?	No	
High Need Zip Code-Education:	No	

1.0 mile Stats (2010) **District Wide** Population: 18,437 197,361 Pop. Growth (00-10): -12% -9% Pop. <18 yrs: 2,251 45,231 % Pop. <18 yrs old: 12% 25% % 65+: 7% 11% Households (1.5 mile): 19,979 89,759 Median Income (\*): \$30,208 \$28,188

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\*American Community Survey 05-09

#### Comments:

The site is centrally located in the heart of Midtown, has great access both from a vehicular and pededstrian 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 Boulevard. 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.



### Kansas City Public Schools Repurposing Initiative - Market Assessment



#### School: Westport Middle School Address: 300 E. 39th Street

Market Potential: Market Reuses: े के के के Residential, Education, Mixed-Use, Community/Recreational



Proximity to Parks:		0.01 mile (Gillham)	Sarraw Wanter Ber Berthum Stellenne Stellenne
Proximity to Comm. Ctrs:		0.56 mile (Troost)	W Atmos Bhat E Annour Blad U Ser Do Day Bank Bhat Bank Bhat Bhat Bhat Bhat Bhat Bhat Bhat Bhat
Proximity to Major Arterial:		Immediate (39th St)	
Nearest School:		0.5 mile (FLA, PK-8)	V With 9 8 9 4
Proximity to Bus Route & Route:		Adjacent (39th St.)	4370h3z - 5
Proximity to Bus Stop:		80'	W JBh St. E Jahn St. Barray
Located in a Food Desert?		No	North St.
High Need Zip Code-Education:		No	A wood was a set of the set of th
			I conta to a conta
1.0 mile Stats (2010)		District Wide	to the second se
Population:	18,437	197,361	20 5 6 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
Pop. Growth (00-10):	-12%	-9%	
Pop. <18 yrs:	2,251	45,231	W 440h St 22 E 448h St 24 B 448
% Pop. <18 yrs old:	12%	25%	

11%

89,759

\$28,188

7%

19,979

\$30,208

Facility Location

\*American Community Survey 05-09

#### Comments:

Households (1.5 mile):

Median Income (\*):

% 65+:

The site is centrally located in the heart of Midtown, has great access both from a vehicular and pededstrian 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 Boulevard. While the size of the building may present some challenges, it does offer opportunities for entities looking for substantial square footage. The on-site parking garage is attractive for reuse. In addition the track/field area is an asset as it could be utilized as complimentary openspace or as room for expansion/additional development.

# APPENDIX C: COMMUNITY FEEDBACK

Site Tour

Phase II Meeting

### Westport High/Westport Middle

Saturday, April 16, 2011 9:00am -12:00pm 48+ attendees

#### **BREAKOUT SESSION #1 (DC)**

#### Strengths

- Close to transit
- Daylight/skylights
- Close to shopping
- Strong, vibrant neighborhoods (location)
- Close to Gillham Park (sync with reuses)
- Close to restaurants

#### Challenges

- Toxic/environmental issues? -- solutions: inspect buildings, work with EPA or other group to get grant, remediation, connect with Green Impact Zone educate for jobs to repair buildings, foundation support, seal off portions of buildings that are not satisfactory
- Grass not cut, trash not picked up (appearance) solutions: vacancy st use (community garden?), involve Westport/MainCor CIDs, cut grass, Parks Dept. KCMO maintain the grounds
- Vandalism, graffiti-- solution: set up security cameras
- Not enough parking for large events? Would hate to lose green space

#### **Community Needs**

- Attract and retain young professionals and families, through starting families
- Engine to inspire investment in housing stock
- Public safety, personal and property
- Alternative activities for youngsters
- Access to healthier lifestyle choices
- Increased accessibility, especially for aging in place
- Jobs ranging from those requiring advanced degrees to limited skills, fits diversity of neighborhood
- Mix of needs

#### Reuse Options (that could address community needs)

- Physical fitness/recreation center, possibly upscale, use fields on site
- Bike/ped infrastructure facilities
- Grocery store
- Farmers market
- Community garden

- Urban agriculture center/sell local or regional produce, education and goods?
- Senior housing
- Housing for young professionals program, i.e. Teach for America
- School neighborhood would be nice, but is that a thing of the past
- Adult education, such as a business school or incubator, trade school or training facility
- Community center open place for the entire community...teens, seniors, etc... who runs it and how is it funded?, 501C3 non-profit action center offices, use as dance space
- Housing, expensive and seems too large
- Conservatory/community performances, such as a painting studio
- Culinary institute/community kitchen, goes with location in restaurant district...not good for neighborhood, restaurant ok but need possibly already served by St. James Place
- Center for transformational living
- Charter school, was at one time Edison School
- Multiple uses, multiple organizations...possibly with a theme such as dance or music
- Housing for different income levels
- Conservatory, opportunity for artists to draw nature, sculptures
- Enough parking for large events?
- Charter schools no staying power?...just a good school, charter or not
- UMKC extension campus or other public or private university, such as KCAI
- Preserve building, do not demolish

#### Parking Lot (Technical or other questions to address at the next meeting)

- What will happen to WW II monument at the front of the school? (Recognizes students who served)
- Is the district in contact with alumni associations from Westport schools?
- What will happen to contributions from graduating classes?
- Is there a place to exhibit work or ex-students/memorialize closed schools?
- Support for ACE contract school model? How strong is support?
- How supportive is the district of charters? (Neighbors are interested in this option)
- Not enough parking for large events? Would hate to lose green space

#### **BREAKOUT SESSION #2 (DB)**

#### Site Significance

- Graduated from this high school, would not have gone on to get my license in Dentistry without a KCMO education
- Used to have a great school system with dedicated teachers
- Hyde Park is known for their historic preservation
- Gorgeous architecture
- Good bones, solid, gateway into Westport

- Don't want to lose the history of the building
- Not a strip mall or center for stores
- Symbol of neighborhood

#### Strengths

- Closed building gives a chance to reboot or start over
- Accessible to community by location
- Surrounded by stable, active neighborhood associations willing to participate
- Investment in nearby Armour Boulevard (housing, newly renovated)...could bring families back
- Parking garage at the middle school
- Easily remade to a city college because of the size, metro system
- Transportation line between major institutions, UMKC/Hospital Hill
- Size of open land
- Building is significant
- Solid presence
- Beauty of site
- Gateway
- Building more than land
- Identification to Westport
- Historic buildings
- Symbol of area

#### Challenges

- Does the image of the school draw people back, such as young families
- Size of the building is daunting
- Because of the Southwest High School experience it would be hard to reopen any high school
- Gang activity to the east-- solution: neighborhoods push back now, strong awareness, counseling if it is school, liaison with police department
- Footprint size is challenge to maintain
- Tagging -- solution: immediate removal
- Long process to decision means more people hanging out and gathering/loitering...possible crime -- solution: school district take responsibility and give point person to neighborhoods for response, city police substation on site...help district

#### **Community Needs**

- Green space
- Close spot for child to get educated
- English language college prep, leadership to serve immigrant community
- Well kept piece of property
- Place for kids...organized athletic activities
- Summer sports clinics

- Active, used buildings to bolster image
- Maintain architectural integrity for neighborhood image and character
- Grocery store, restaurant, coffee shop Brookside mix
- Place to congregate
- Health clinic

#### **Reuse Options (that could address community needs)**

- Safe house
- Community garden
- High School neighborhood preference, but magnet ok
- Educational facility
- Sports fields
- Multiple use organizations
- University or community college
- Administrative offices for school district
- Community center provide after school transportation, too big to be unchanged...community identified positives and negatives
- Housing, community says no because it is being done at Armour
- Conservatory, yes if it is UMKC
- Educational Community theatre and arts programs serving all generations

### Westport High and Middle – Phase II Meeting

Thursday, September 15, 2011 All Souls Unitarian Universalist Church 5:30-7:30pm 12 attendees

The following is a summary of the discussion/feedback from the Phase II meeting for the Westport High and Westport Middle school sites:

#### **RECAP OF SITE TOUR FEEDBACK**

During the site tour, the district received great feedback about community needs and reuses that could address community needs. Key things that the district has noted from the site tour discussion:

- Desire to attract and retain young professionals and families to area; reuse of buildings could be an engine to inspire investment in housing stock
- Concern about vandalism/graffiti issues and overall maintenance of building and grounds
- Buildings are a gateway, symbol of the area, desire to maintain the architectural integrity for neighborhood image and character
- Size of buildings is daunting worry about how this might limit reuse opportunities
- Variety of reuses discussed including: education ranged from college extension, adult education), community arts/theater, housing, administrative office for KCMSD

Participants confirmed that this was a good summary of the site tour feedback.

#### **REUSE FEEDBACK**

Based on the technical assessment and feedback from the site tour, several types of reuse have been identified as viable options for Westport High and Westport Middle. The following provides a summary of the community feedback received in discussing reuse options.

Overall, due to the sheer size and magnitude of Westport High/Middle and the anticipated cost to redevelop/operate the facilities, participants stressed the importance of financial stability/viability of any entity/group(s) interested in these buildings, regardless of type of reuse, as reflected in the discussion points below:

Community feedback on Educational Use:

- The participants were open to an educational use from an entity with a proven, successful academic and financial track record. Participants encouraged the district to seek partnerships with Kansas City Art Institute and UMKC based upon their proximity to Westport High and Middle and the neighborhood preference for an educational reuse.
- There were several concerns raised by participants that would need to be addressed by groups interested in the site:

- The neighborhood's perspective is that the district was not invested in the community (schools closed without community support and lack of attention to the grounds since the schools have been closed)
- o Need to demonstrate sustainability- track record
- Parking for Westport High- off-street in neighborhood would be an issue

#### Community feedback on Residential Use:

- Residents expressed concerns about residential use, based on their experience with the new development along Armour Blvd, which has included a significant number of Section 8 housing and associated crime, negative effects. In addition, some participants were concerned about residential reuse increasing the density of the area (this concern was not shared by the entire group)
- Any residential proposal needs to be from a stable organization with a proven track record
- Additional feedback:
  - Market rate condos (viewed as more stable)
  - o Market rate rentals also acceptable, although condos viewed more favorable
  - Parking needs to be ample and well thought out
  - The reuse of the buildings should act a gateway that can attract additional businesses and investment into the area
  - Single family houses could be built on the back side of Westport High, replacing the current track

#### Community feedback on **Mixed Use:**

- Participants were supportive of a mixed use development, if the proposing group is financially stable. Many participants were concerned with the potential for deterioration with the property if the tenant does not succeed.
- If funding could be secured, the participants were open to a community center or business incubator as part of an overall redevelopment project.

Community feedback on Commercial Use - office, retail, non-profit, community center

- Participants would be supportive of a commercial reuse that would make the area more walkable (walk to work/shopping).
- Participants were open to cultural arts center, arts incubator, or community center that is connected to a stable organization.
- Participants did express concerns about several aspects of a possible commercial use: amount of money to redevelop school, parking, track record of group, financial stability of group.

Participants indicated that of the reuses that were discussed, the following would be their priorities:

- 1. Educational
- 2. Residential
- 3. Commercial

#### DEMOLITION

For every site, the district is gathering community feedback on the possible demolition of the building.

Community feedback for **Demolition**:

- The participants were not supportive of demolition for the sites. The district should evaluate all options before considering demolition an option.
- Participants suggested that the district could donate the building to entities that can support the size or donate the tract to Gillham Park.
- Out of the two buildings, participants emphasized the presentation of Westport Middle because it has more architectural features.
- This will be a painful conversation to have with the neighborhood in the future, but should be done if any demolition is being considered.

#### SOLICITATION PROCESS

The district has a few options available to it when it disposes of surplus property:

- Choose to sell or lease
- Use one of three methods to sell/lease (as required by state statute):
  - Market a property through a broker
  - Formal bidding process (award to highest bidder)
  - Negotiate directly with a community group/governmental agency

During the meeting, participants were asked to provide their feedback on the solicitation process. The following summarizes their feedback/comments.

Community feedback on **Solicitation**:

- Participants indicated that using a broker would be the best opportunity to market Westport High and Middle.
- There was no preference for a sale over a lease. Preference should be given to whichever option provides security and stability for the community.

#### **INTERIM REUSES/ACTIONS**

In the event the district doesn't receive viable proposals for Westport High/Middle, or if it takes several years, the district solicited feedback from the community on interim actions/activities.

Community feedback on Interim Uses:

- Until the district has a reuse for the buildings, they should properly maintain the property.
- Many organizations are currently renting out the field space; this has been a positive experience for most community members.
- Participants stressed that the community would like to be included in the process of reviewing proposals for the sites. For future communication to the neighbors, the district should contact:
  - President of Hyde Park Neighborhood
  - President of Southmoreland
  - President of Old Hyde Park

APPENDIX D: REPURPOSING GUIDELINES

- 1. Repurposing will not impair or impede the District's ability to achieve Global Ends Policy 1.0.
- 2. Repurposing will promote the financial strength and integrity of the District.
- 3. Repurposing will promote the well being of the community and neighborhoods surrounding District facilities.
- 4. Repurposing will be comprehensive. Reuse strategies will be developed for individual sites, however those reuse strategies must be consistent with the reuse solutions for all the District's surplus facilities.
- 5. Repurposing reuses will be driven by a comprehensive community engagement process however final decisions will be determined by the Board as guided by this policy.
- 6. The Board, guided by applicable Missouri statutes, may consider proposals from educational service providers on a case-by-case basis, provided:
  - a. Preference will first be given to schools sponsored by the KCMSD.
  - b. The educational service provider has a proven academic track record and an effective educational program that compliments District schools and programs.
    - i. For the purposes of these guidelines, "proven academic track record" is preferably defined as making progress at a pace similar to or exceeding the KCMSD towards "deep understanding" as measured through authentic assessment school-wide.
    - ii. For the purposes of these guidelines, "proven academic track record" may be defined as exceeding the KCMSD average MAP performance in both Mathematics and Communication Arts as a whole as well as for at least 80% of applicable subgroups in at least two of the preceding three academic years and exceeding the KCMSD average for such End-of-Course Exams as may be required by DESE.
    - iii. For education service providers without a "proven academic track record" the Board may consider proposals only if the education service provider's sponsoring organization commits to annual academic growth requirements.
  - c. Preference, in the form of more favorable lease terms, will be given to providers that seek buildings in high-needs geographies (The Paseo to I-435, 63<sup>rd</sup> St. to Independence Ave.) and programs that target specific high-needs populations; guidelines 6bi-iii remain applicable.

- d. The Board will not approve any proposal from an education service provider without soliciting and strongly considering the Superintendent's opinion and guidance.
- 7. The District will maintain ownership of some closed school sites based on strategic considerations, including but not limited to future enrollment growth. The District will consider lease proposals for these sites.
  - a. The District will consider both lease and sale proposals for properties it identifies as surplus and not needed for strategic purposes.
  - b. All proposals will be evaluated based on alignment with District goals and impact on District finances as well as the technical and financial capacity of the proposing entity.
  - c. Lease/sale agreements will include claw backs and/or other necessary provisions to mitigate risk to the District and ensure performance, including academic performance where applicable.

Revision Dates: March 9, 2011- Adopted

May 18, 2011