

# Swinney

1106 West 47<sup>th</sup> Street

Kansas City, Missouri 64112

## REUSE ASSESSMENT

|                           | SITE ASSESSMENT | MARKET ASSESSMENT | COMMUNITY FEEDBACK | OVERALL APPROPRIATENESS | DISPOSITION ALTERNATIVES (L)LEASE / (S)ALE |
|---------------------------|-----------------|-------------------|--------------------|-------------------------|--|
| <b>EDUCATION</b>          | 5               | 3                 | 4                  | 4                       | L or S                                     |
| Elementary                |                 | 3                 |                    |                         |  |
| Middle/High               |                 |                   |                    |                         |  |
| Day Care/ Early Childhood |                 |                   |                    |                         |  |
| <b>RESIDENTIAL</b>        | 4               | 4                 | 4                  | 4                       | S  |
| Market Rate               | 4               | 4                 |                    |                         |  |
| Affordable                | 4               | 4                 |                    |                         |  |
| Senior                    | 4               | 3                 |                    |                         |  |
| Mixed-Income              | 4               | 4                 |                    |                         |  |
| New Construction          | 3               | 4                 |                    |                         |  |
| <b>COMMERCIAL</b>         | 3               | 3                 | 3                  | 3                       | L or S                                     |
| Office                    | 4               | 3                 |                    |                         |  |
| Retail                    | 1               | 1                 |                    |                         |  |
| <b>COMMUNITY USE</b>      | 4               | 3                 | 4                  | 3                       | L or S                                     |
| Community Center          |                 | 3                 |                    |                         |  |
| Open Space                |                 |                   |                    |                         |  |
| Community Garden          |                 |                   |                    |                         |  |
| <b>MIXED USE</b>          | 4               | 4                 | 4                  | 4                       | L or S                                     |
|                           |                 |                   |                    |                         |  |
|                           |                 |                   |                    |                         |  |
| <b>DEMOLISH</b>           | 1               | 1                 | 1                  | 1                       | S  |

Scale: 1-5, 5 being highest

**COMMUNITY FEEDBACK** (*Site visit May 26, 2011*): When the school was open, neighbors volunteered in the school, it served as a polling station and was where the neighborhood homes association met. Since closing, maintenance of the building and grounds has become an issue for neighbors. Participants were supportive of several types of reuse, including school, senior housing/services, market rate condos, small business incubator, multi-purpose center/arts center; however, they also indicated that any reuse would need to address traffic/parking concerns.



**BUILDING/SITE ASSESSMENT:** The building is in very good condition. It could easily reopen as an elementary school. Its size and layout are also readily adaptable for multi-family housing (24 +/- units). Classroom size converts well into a single bedroom apartment or combines well into a two bedroom apartment. The number and configuration of stairs and exits supports the division of the building for multiple tenants (such as housing + office). The building's exterior and interior design limit the visibility required for good retail use. It could work for office occupancy or as a business incubator with classrooms converted into multi-person office space, although the ratio of circulation space to lease space is inefficient. This building is fully air conditioned, which may expand 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). The large playground north of the building offers opportunities for community use of the grounds (garden, open space, playground).

**HISTORIC ASSESSMENT:** Good example of a Progressive Era elementary school. Much of its original plan and fabric remain intact. While the addition improved internal circulation and egress, its placement on the front elevation does not respect the original design. It would be difficult and costly to remove. The building does not appear eligible for listing in the National Register of Historic Places. However, if the addition was removed and the original façade restored, the building would likely qualify for Register listing.

**MARKET ASSESSMENT:** Located in the West Plaza neighborhood, Swinney has a mix of single family, multi-family and neighborhood retail adjacent to the site and is, within walking distance of the Country Club Plaza. Median household income and home values are strong in the area, which has also seen substantial redevelopment/reinvestment. Swinney's location and site attributes present some beneficial reuse alternatives not possible at other closed school sites, including residential rehab plus infill townhomes, or a mixed use redevelopment. While the area's percentage of children under 18 years is very low (1/3 of the District average), the lack of other public schools nearby could present an opportunity for educational reuse.

**LAND-USE AND ZONING ASSESSMENT:** Land use surrounding Swinney is a mix of single and multi-family residential with neighborhood commercial along 47<sup>th</sup> Street. The current R1.5, R-2.5 zoning classifications support a variety of potential reuses, including education, community center, and certain lower density residential uses. Commercial reuses would require rezoning unless the building receives national or local historic designation. Higher density residential reuse within the current R-2.5 portion would require rezoning.

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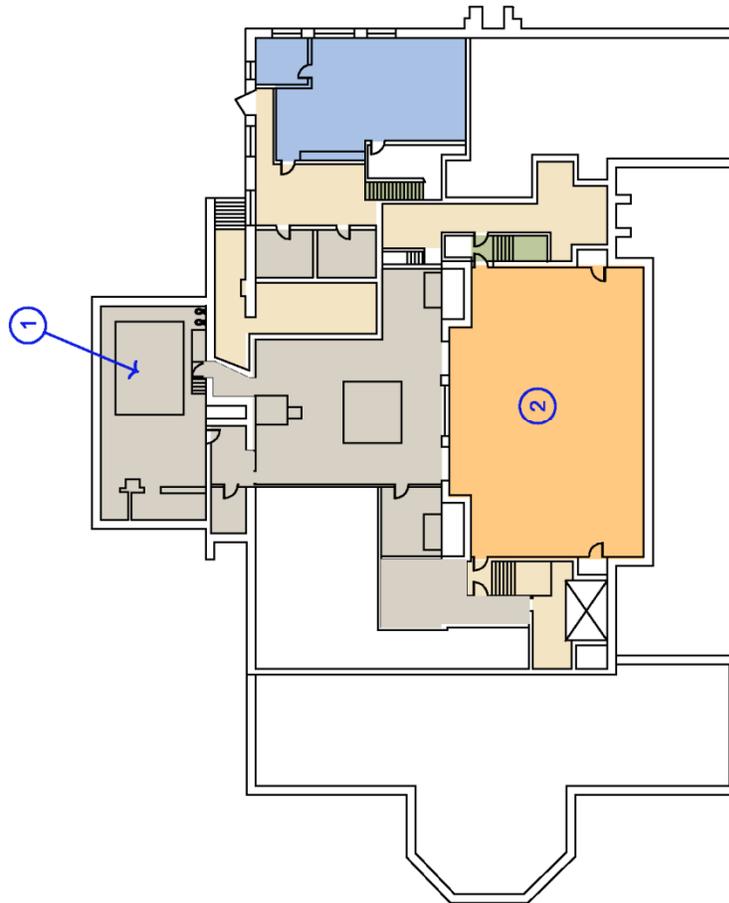
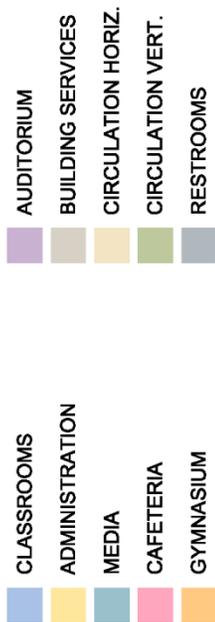
Kansas City, Missouri 64112

## GENERAL NOTES

- Typical classroom size is 800 SF. This size of classroom converts well into a single bedroom apartment or combines well into two bedroom apartments
- Large operable windows allow natural light and ventilation.
- Parking is sufficient but on a different (lower) level than building entrance, which creates difficult access
- Large gymnasium and auditorium in good condition
- Paint is peeling in a number of areas
- Building could be divided for multiple users. For example, it could divide vertically into multi-story sections or horizontally to provide separation between floors
- Northwest portion of site could accommodate new construction.

## KEY NOTES

1. Power plant
  2. Gymnasium has brick and plaster walls, wood floor and high ceiling
  3. No circulation between east and west halves of building
  4. Modern finishes and fixtures
  5. Classrooms on first floor have very low dropped ceilings and modern finishes
  6. Infilled entrance to Branch Library
  7. Original exterior terracotta intact
  8. Egress stair and elevator addition
  9. Cubbies below bay window
  10. Wide corridor with VCT floor, plaster walls and dropped ceiling
  11. Typical classroom includes:
    - a. Wood floor
    - b. Glazed door with transom
    - c. Wood framed chalkboard
    - d. Historic cabinets with glazed doors
    - e. Recessed coat closet
  12. Heating/Ventilation system chase
  13. Auditorium includes:
    - a. Fixed wood seating
    - b. Raised stage with simple plaster proscenium
    - c. Wood floor
  14. Enclosed "porch" has concrete columns and railings
- CONDITION NOTES**
- A. Water damage at wall and ceiling
  - B. Deteriorated steel lintel above window



THIS LEVEL COULD NOT BE DIVIDED FOR MULTIPLE USES UNLESS MORE EXITS ARE PROVIDED

Basement



# Swinney

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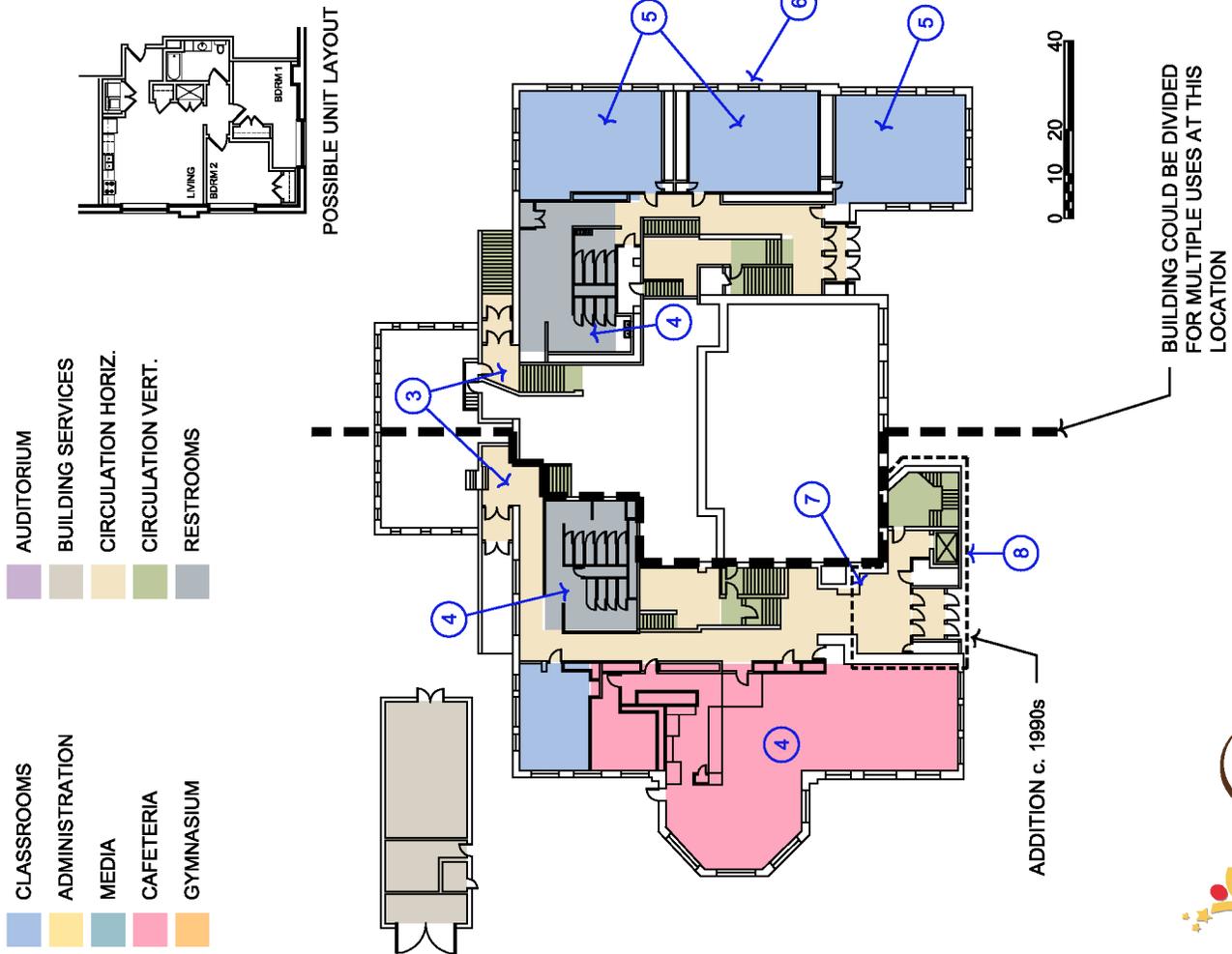
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First Floor



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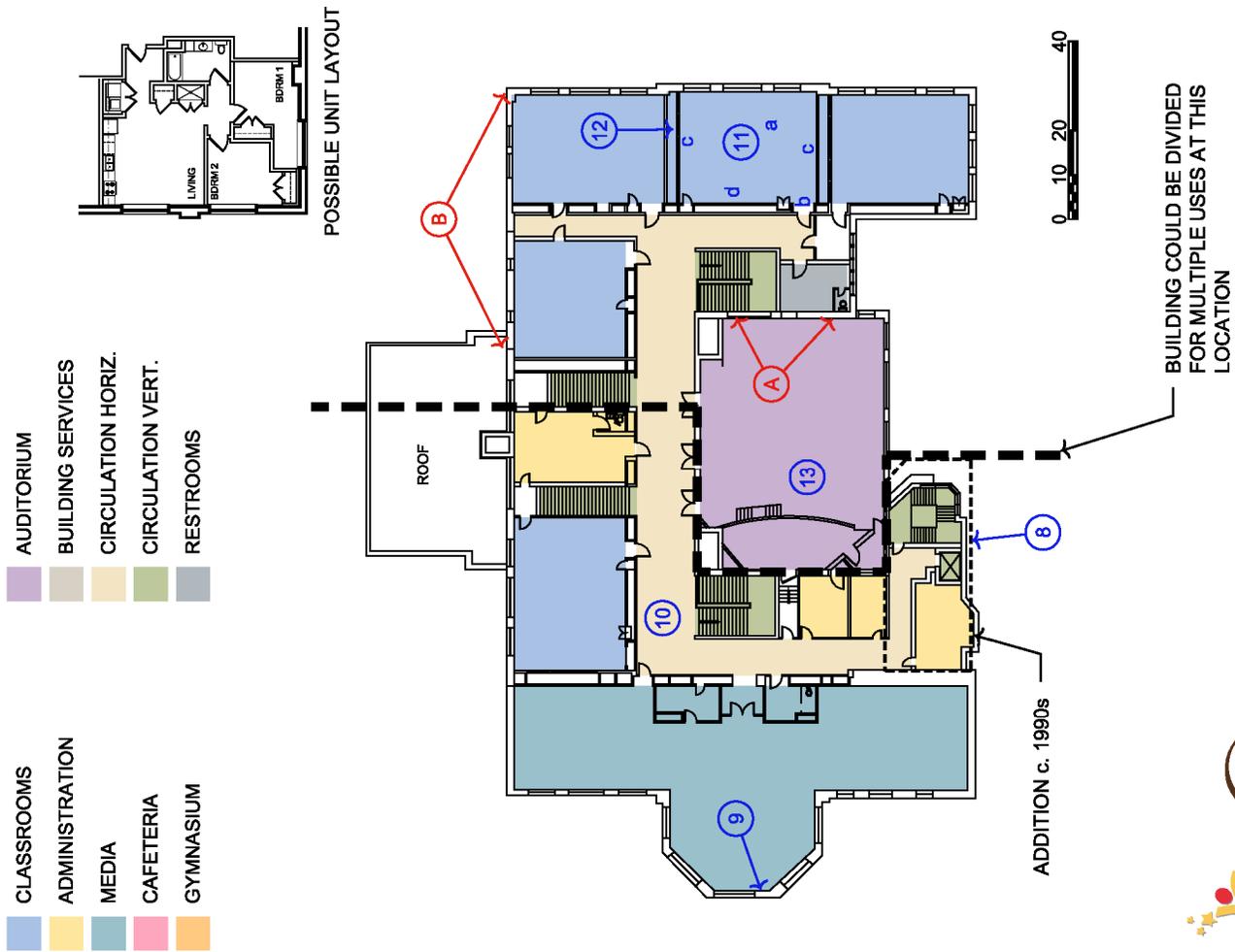
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Second Floor

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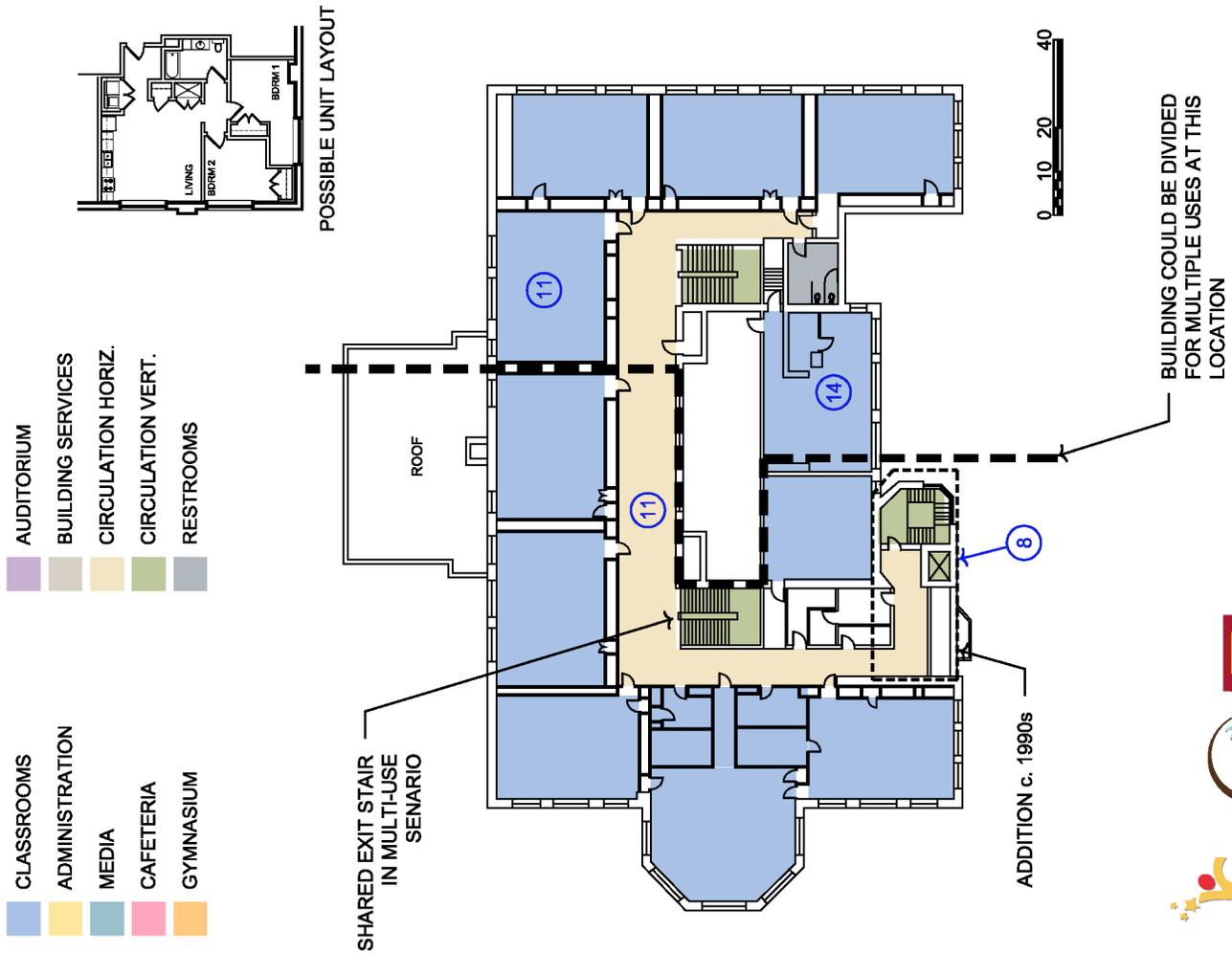
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Third Floor



# Swinney

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## PHOTOGRAPHS



Rear exterior



Main entrance



Auditorium



Gymnasium



Corridor



Classroom