



# Innovative Ideas for Repurposing

Kansas City Design Alliance

Schools are a uniting factor  
within a community.

When a school shutter, it leaves  
a hole in the neighborhood.



What fills the hole—  
literally and figuratively?

Here, we present positive  
options for new uses.

repurpose



reimagine

rethink

renew

rebirth

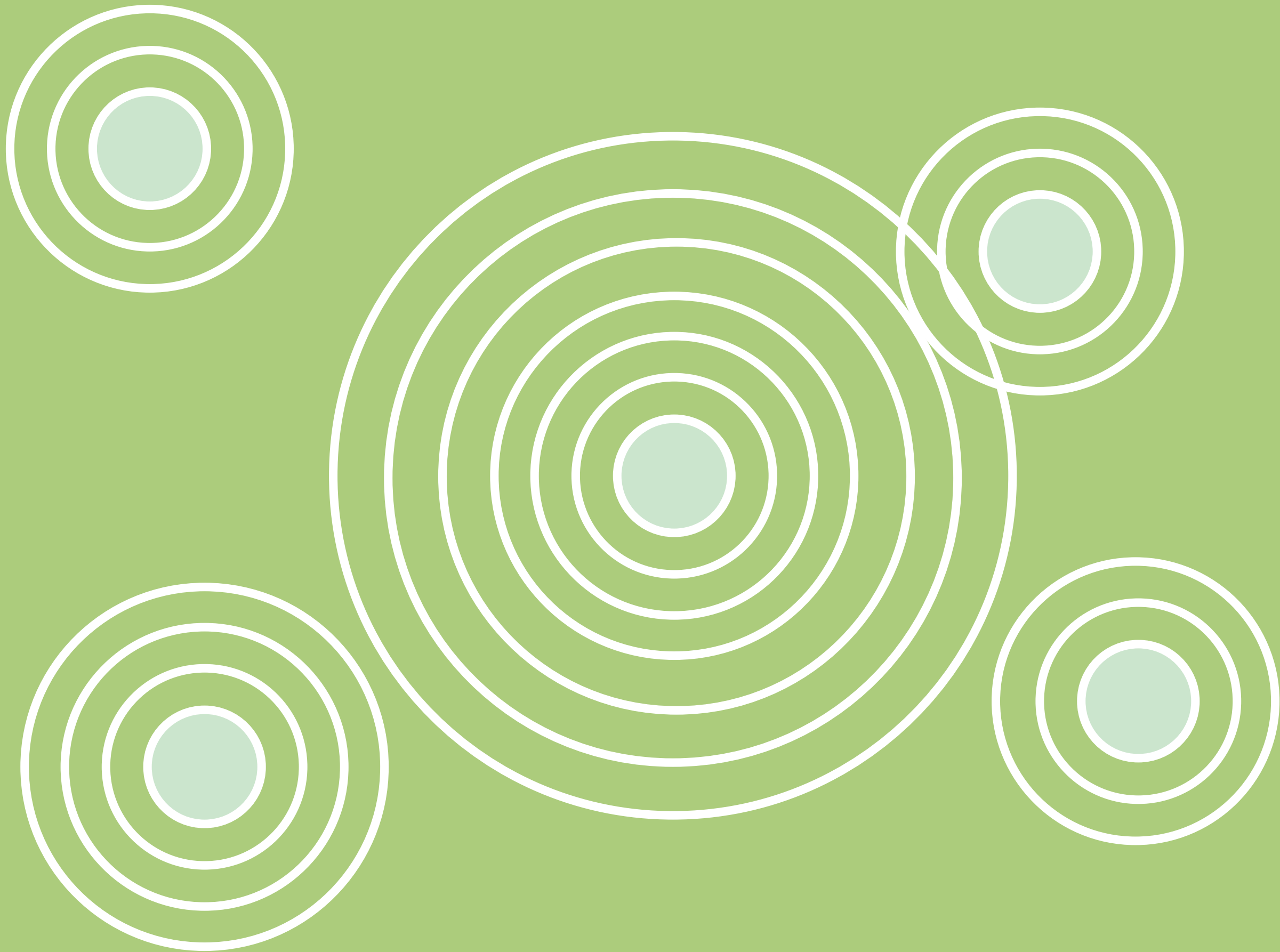


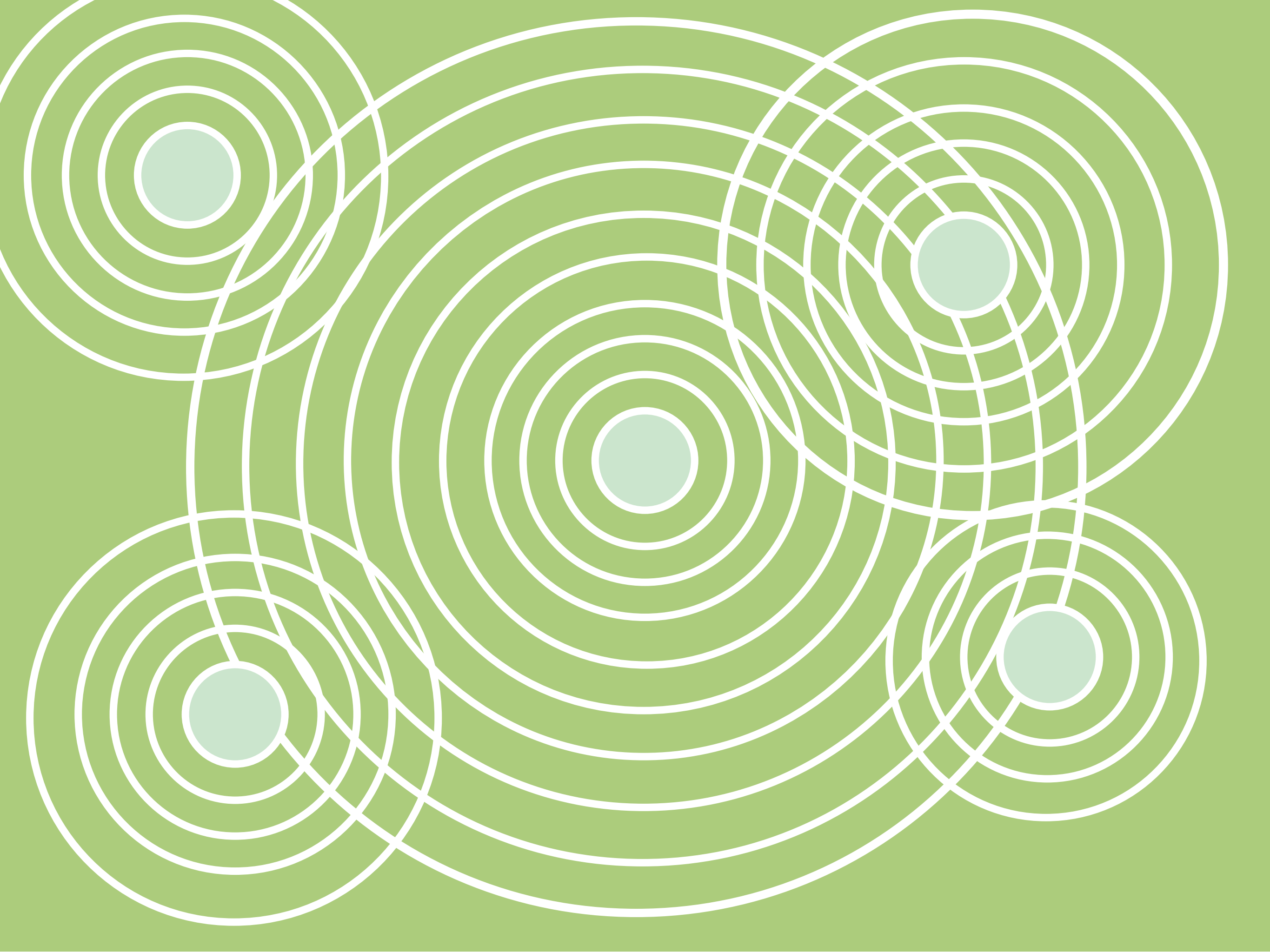
# Promising potential

Repurposing schools, by using or converting these buildings for another use, can have a **positive ripple effect** on our city and communities.











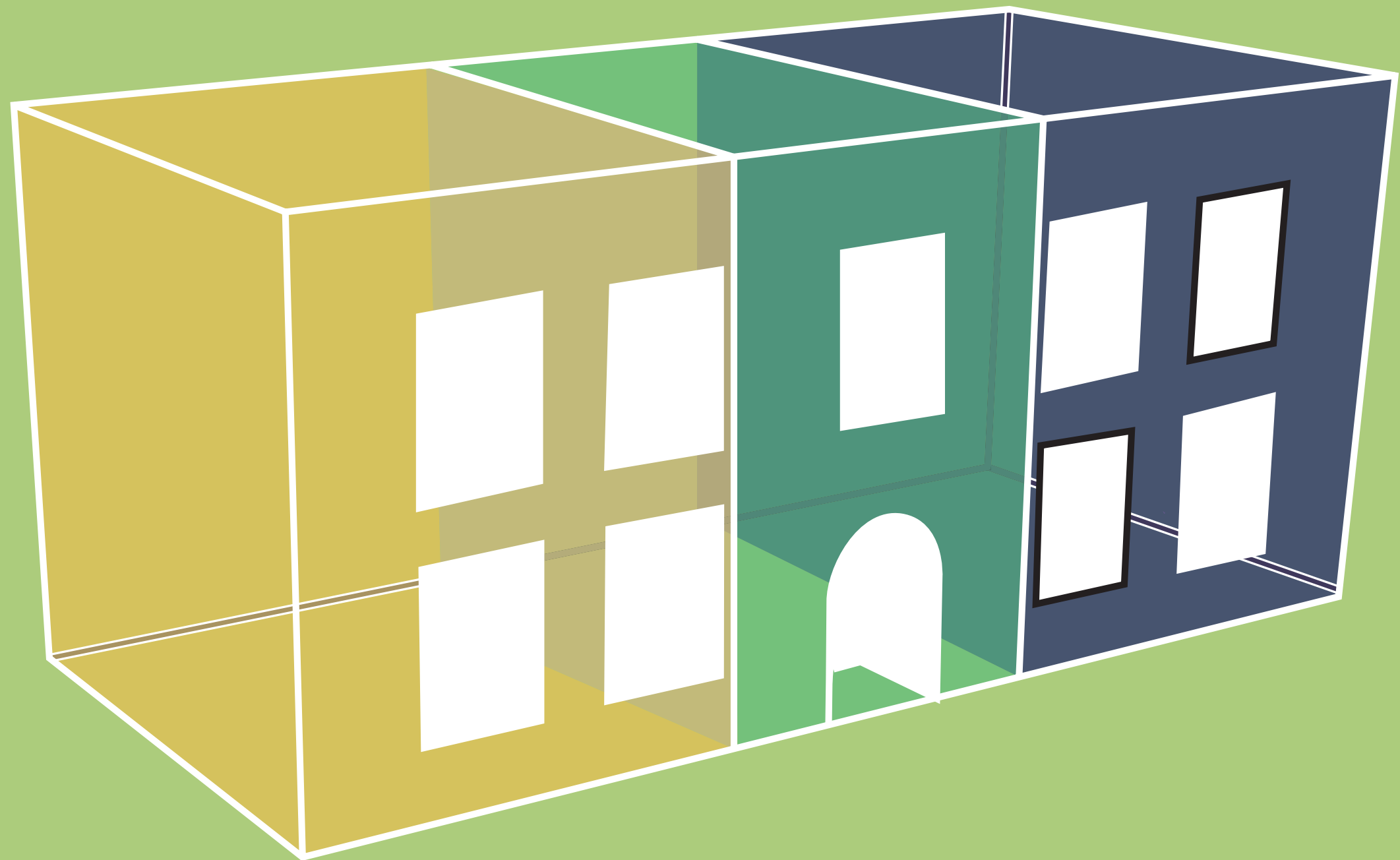
# One building, many possibilities

What are the unique assets of the property?

What provides value to the community?

What else can a school building be?

# Artists Collective Studios and Gallery



Living



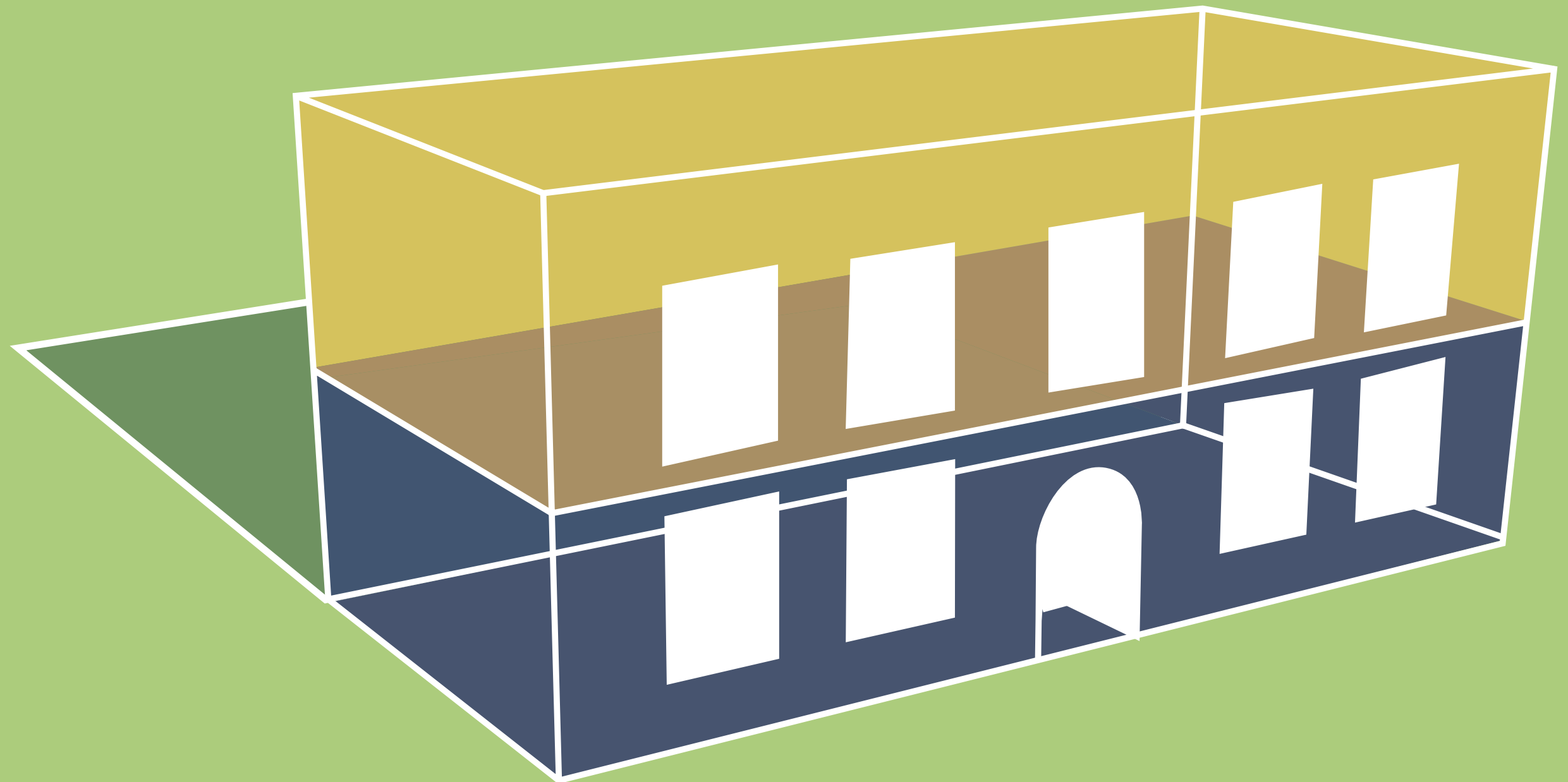
Studios



Galleries



# Residence and Community Outreach Center



Living

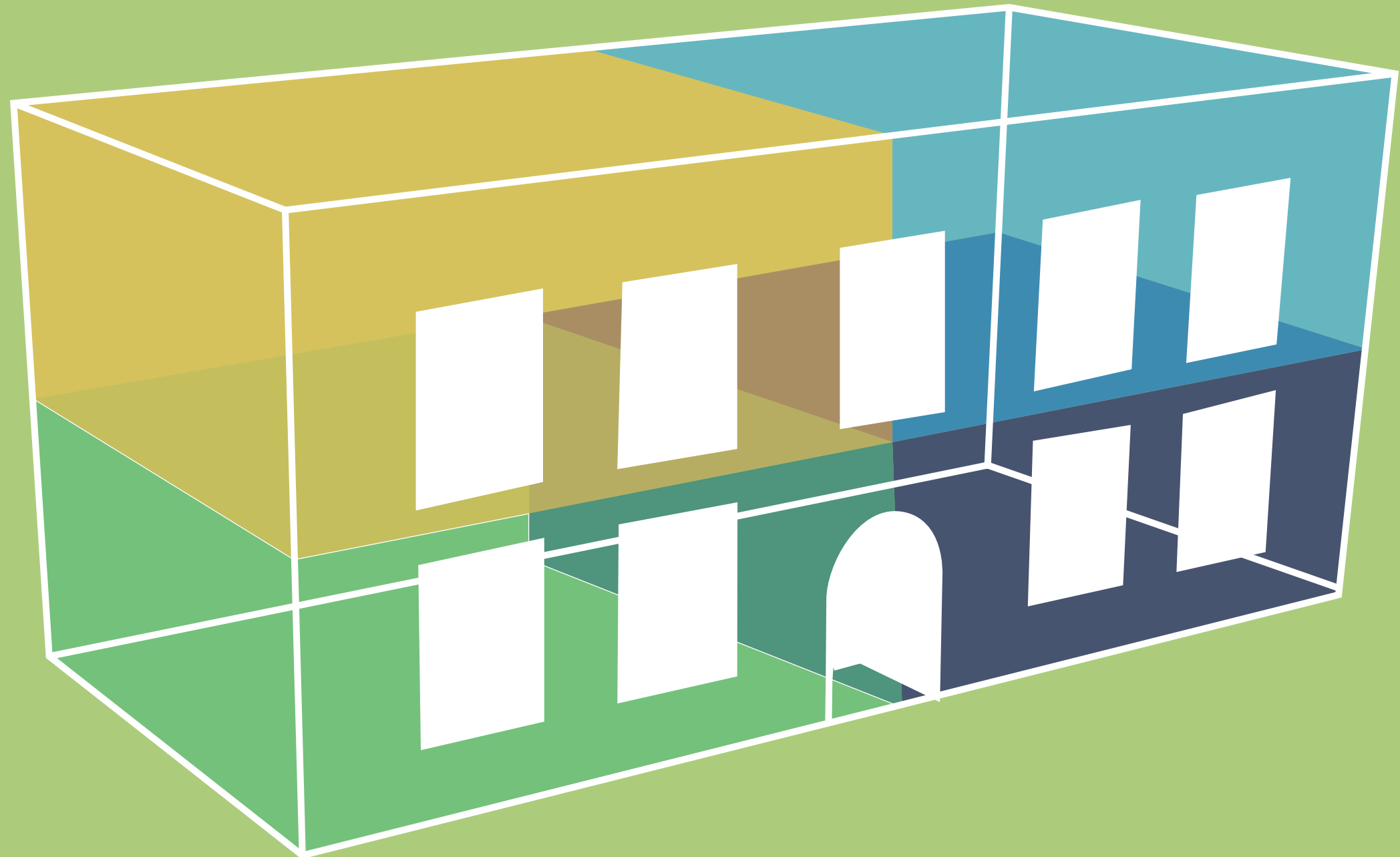


Community



Garden

# Market and Community Mall



Offices



Restaurants



Retail



Storage

# Advantages to Repurposing a School

Solid construction

Expansive corridors

High ceilings

Large windows

Features like gymnasiums and theaters

Land assets

# Take a Look!

Shuttered schools

Uniquely repurposed buildings

Great outcomes



# Senior Housing

# DA Holmes Apartments

Kansas City, MO

1904 School >> 46 new apartments























# Outcomes

Senior housing and  
service jobs

Auditorium and stage  
for residents

Outdoor communal spaces

New building added to  
site

# Schultz Senior Apartments

Cape Girardeau, MO

White elephant >> 45 senior apartments









1915-1929



The first graduating class of Central High School received their diplomas on May 26, 1916. There were eighteen students that graduated. Dr. John Withers of Harris Teachers College, St. Louis, delivered the commencement address.

**First Commencement - May 26, 1916**  
The first graduating class of Central High School received their diplomas on May 26, 1916. There were eighteen students that graduated. Dr. John Withers of Harris Teachers College, St. Louis, delivered the commencement address.

**February 16, 1916**  
The first basketball game was played between the Central High School team and the team from the Central Junior High School. The Central team won the game.

**April 4, 1916**  
The first football game was played between the Central High School team and the team from the Central Junior High School. The Central team won the game.

**May 26, 1916**  
The first graduation ceremony was held at the Central High School. Dr. John Withers of Harris Teachers College, St. Louis, delivered the commencement address.

**June 28, 1920**  
The first basketball game was played between the Central High School team and the team from the Central Junior High School. The Central team won the game.

**November 30, 1920**  
The first football game was played between the Central High School team and the team from the Central Junior High School. The Central team won the game.

**April 14, 1921**  
The first basketball game was played between the Central High School team and the team from the Central Junior High School. The Central team won the game.

**January 12, 1922**  
The first football game was played between the Central High School team and the team from the Central Junior High School. The Central team won the game.

**April 20, 1923**  
The first basketball game was played between the Central High School team and the team from the Central Junior High School. The Central team won the game.

**October 31, 1923**  
The first football game was played between the Central High School team and the team from the Central Junior High School. The Central team won the game.

**January 23, 1926**  
The first basketball game was played between the Central High School team and the team from the Central Junior High School. The Central team won the game.

**April 20, 1923**  
The first football game was played between the Central High School team and the team from the Central Junior High School. The Central team won the game.

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The first edition of the official newspaper of the school, the "Tiger," was published. The name of the paper was officially changed at the beginning of the school year from "Central Clarion." It was issued every two weeks.



Thomas Paul Barnett's painting "Down Stream" was purchased by Miss Rhoda Conrad's English classes as a gift to the school. It was displayed in the auditorium and depicted a woodland stream. Barnett, in addition to being a painter, was an architect who designed the Southeast Missourian Building, Hecht's Building and B' Nal Israel Synagogue in Cape Girardeau.













# Outcomes

Vibrant community

Seniors linked to  
neighborhood through  
auditorium and garden

Fitness and crafting rooms  
provide recreation

Murals celebrate  
community history



Living Spaces

# Field School Lofts

St. Louis, MO

1901 school >> 33 residential apartments

















# Outcomes

Revitalized Street

Stabilized St Louis'  
Central West End

Community center

Safer streets

Historic tax credits





Multipurpose

# Webster House

Kansas City, MO

Oldest KC school >> Retail and restaurant



















# Outcomes

Spurred new  
development

Destination venue

Great commercial  
success

Private developer

Federal and state  
historic tax credits

# Dewitt Mall

Ithaca, NY

Downtown school >> Multipurpose building





























The background image shows a multi-story brick building with many windows, partially obscured by a large green circle. In the foreground, there are green trees and a sidewalk. A person with an umbrella is walking on the sidewalk, and a fire hydrant is visible. The sky is blue with some clouds.

# Outcomes

40 years of success

Vibrant downtown

47 apartments, 15 offices, 17  
shops

Penthouse suite

Private developer was  
local architect





Arts Spaces

# Youngstown Cultural Arts Center

Seattle, WA

Eyesore >> Arts venues and living spaces





















# Outcomes

2,000 participants yearly

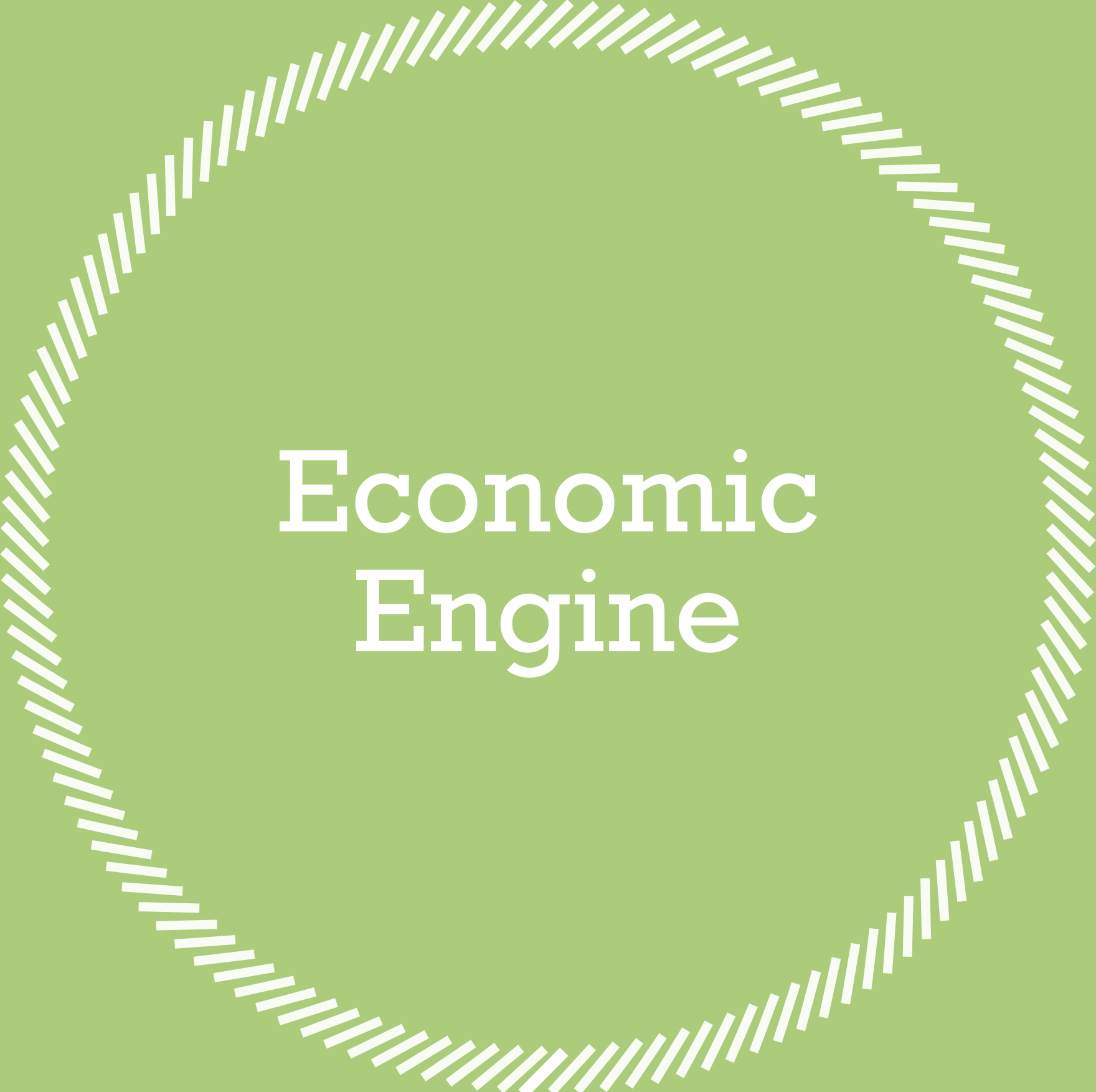
Free arts program for  
disadvantaged teens

Multicultural population

Community built through  
center activities

Historic tax credits





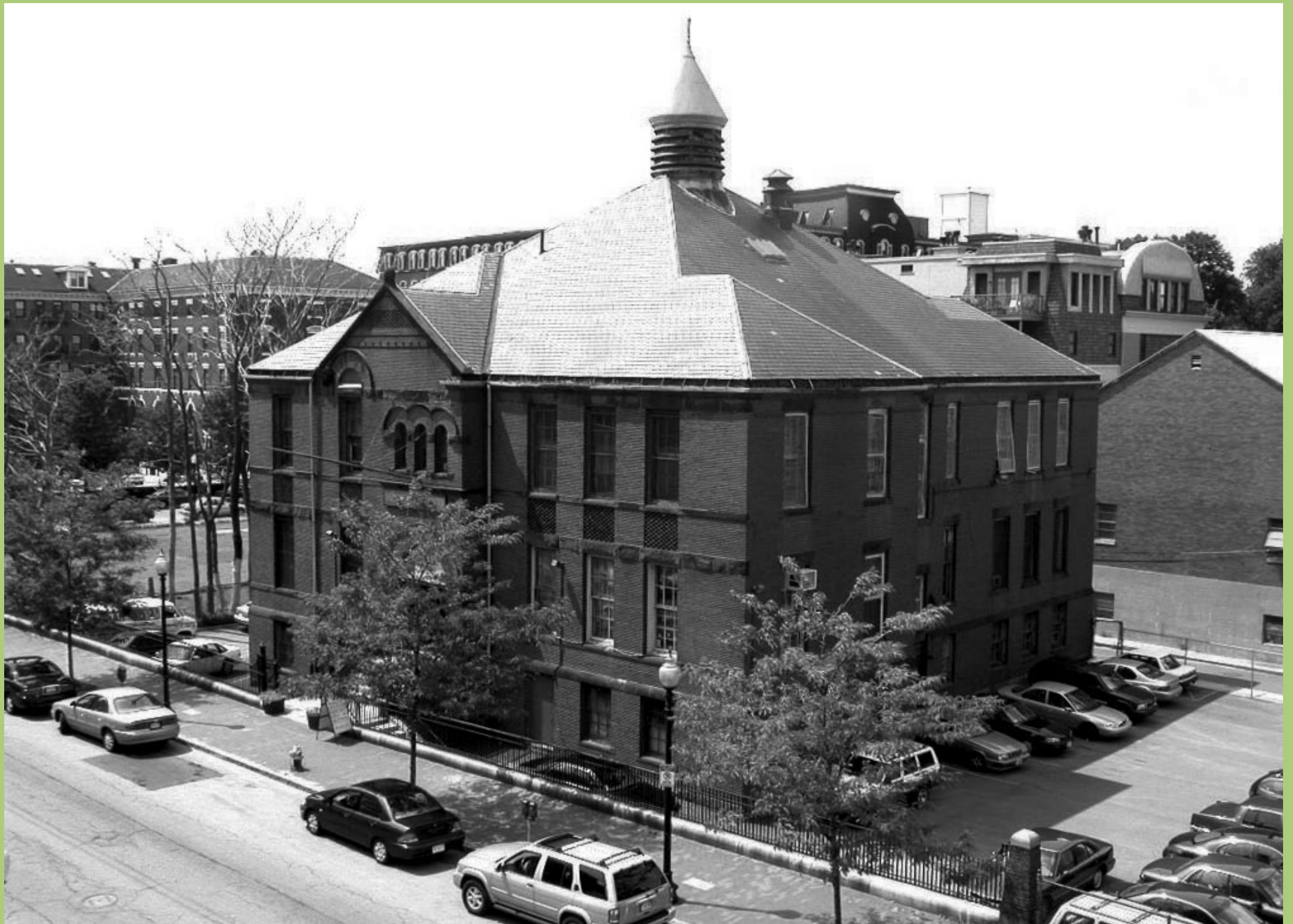
# Economic Engine



# Bates Art Center/Art Block

Boston, MA

Repurposed art center >> 3-building arts complex



















# Outcomes

Economic engine  
for Boston's South End

Catalyst for development

Bates Art Center managed  
by Boston Redevelopment  
Authority

25-year track record





# Neighborhood Assessment

What are the needs of  
the community?



Community garden?

Arts and  
performance spaces?



Athletic fields?

Grocery store and shops?



Business incubator?

Senior housing?



Counseling and  
youth recreation center?



Get Involved!



Be active in your  
neighborhood association.

Form coalitions with other  
neighborhood groups.



Promote your desired  
outcomes for repurposing.

Review the proposals  
for schools in which you  
are interested.



Communicate with your  
elected representatives and  
appointed officials.

Participate in public  
meetings and city approval  
processes.





repurpose

reconnect

reimagine

rethink

renew

rebirth

# About this project

*Innovative Ideas for Repurposing*  
is brought to you by the  
Kansas City Design Alliance,  
whose programs and advocacy  
focus on the positive power of  
design innovation.



# Kansas City Design Alliance

American Institute of Architects Kansas City

AIGA Kansas City

American Planning Association

American Society of Interior Designers

American Society of Landscape Architects

Prairie Gateway Chapter

Design Build Institute of America

Industrial Designers Society of America

KC Modern

Kansas City Design Center

Kansas City Art Institute

Municipal Art Commission

University of Missouri-Kansas City

School of Architecture, Urban Planning, and Design

Urban Land Institute

# Featured Projects

(in presentation order)

## DA Holmes Apartments

Kansas City, MO

[http://www.swdarchitects.com/portfolio\\_daholmes.html](http://www.swdarchitects.com/portfolio_daholmes.html)

## Schultz Senior Apartments

Cape Girardeau, MO

[http://www.swdarchitects.com/portfolio\\_schultz.html](http://www.swdarchitects.com/portfolio_schultz.html)

## Fields School Lofts

St. Louis, MO

[www.builtstlouis.net/schools/interior19.html](http://www.builtstlouis.net/schools/interior19.html)

## Webster House

Kansas City, MO

<http://www.websterhousekc.com/>

<http://www.helixkc.com/>





# Thanks for contributing

(in presentation order)

William Wright Photography

Seattle, WA

[site.williamwrightphoto.com](http://site.williamwrightphoto.com)

*Youngstown Cultural Arts Center*

Lucy Chen

Lucy Chen Photography

Boston, MA

[www.lucychen.com](http://www.lucychen.com)

*Bates Art Center/Art Block*

ICON architecture, inc.

Boston, MA

[www.iconarch.com](http://www.iconarch.com)

*Bates Art Center/Art Block*

SWD Architects Inc

Kansas City, MO

[www.swdarchitects.com](http://www.swdarchitects.com)

*DA Holmes Apartments*

*Schultz Senior Apartments*





# Idea Team

## **Team Leaders**

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M K E C Engineering Consultants, Inc.

Kathy Kelley, AIGA KC

Kelley Design

Mitch Zeller, ASLA

Burns and McDonnell



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KEM Studio

**Dawn Taylor**

AIA Kansas City

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360 Architecture

**Diana Heise**

Kansas City Art Institute

**Laura Spencer**

KCUR-89.3 FM

**Margaret Keough**

Kemper Museum of  
Contemporary Art

**Jeana Van Sickle**

BEST Studio

**Carlos Salazar**

United Way of Greater KC

# For more information

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