

# Seven Oaks

3711 Jackson Avenue

Kansas City, Missouri

## REUSE ASSESSMENT

REUSE POTENTIAL MATRIX

	SITE ASSESSMENT	MARKET ASSESSMENT	COMMUNITY FEEDBACK	OVERALL APPROPRIATENESS	DISPOSITION ALTERNATIVES (L)EASE) / (S)ALE
<b>EDUCATION</b>	2	2	1	2	L or S
Elementary					
Middle/High					
Day Care/ Early Childhood					
<b>RESIDENTIAL</b>	5	3	5	4	S
Market Rate					
Affordable					
Senior		3	5		
Mixed-Income		3			
New Construction					
<b>COMMERCIAL</b>	1	1		1	L or S
Office					
Retail					
<b>COMMUNITY USE</b>	4	3	5	4	L or S
Community Center			4		
Open Space					
Community Garden					
<b>MIXED USE</b>	3	3	4	3	
<b>OTHER</b>					
<b>DEMOLISH/REDEVELOP</b>	1	1	1	1	S



**BUILDING/SITE ASSESSMENT:** Building is in fair condition and will require substantial rehabilitation. This may make reuse as a school unfeasible. Size and configuration of classrooms lend well to adaptive reuse as housing.

**HISTORIC ASSESSMENT:** Building retains much of its original design and fabric, including historic windows and classroom trim. It is an excellent example of a Progressive Era school and appears eligible for listing in the National Register.

**MARKET ASSESSMENT:** Closed and vacant since 1997, the Seven Oaks facility is located in the Knoches Park/Oak Park Neighborhood. The site is readily accessible but it is more of a neighborhood-serving location is more of a destination. A residential reuse is projected to be the best opportunity for a successful repurposing. More specifically, housing for the elderly is in high demand. Senior population within 1.5 miles is approximately 15%.

**LAND-USE AND ZONING ASSESSMENT:** Land-use surrounding Seven Oaks is primarily single-family residential with a large park/open space (Seven Oaks Park) to the immediate south. The current R-2.5 zoning classification supports a variety of potential reuses, including education, community center, and certain residential uses. Commercial uses would also be supported if the building is designated as either a local or national historic landmark. High-density residential reuse is not supported by the current zoning and would require zoning modification.

**COMMUNITY FEEDBACK (Site visit 25 April 2011):** Community members strongly support reuse as senior housing with community-oriented facilities/services open to the surrounding community.