



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



# Amplifying Creativity in Historic Northeast

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





## What is Creative Placemaking?



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

~Americansforthearts.org

## Developer



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[www.405dev.com](http://www.405dev.com)

### Mission

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

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



## Team Members



**helix.**

Jay Tomlinson, FAIA  
Founding Principal, Architect

*Nicole Emmanuel*

Nicole Emmanuel  
Artist, Creative Placemaking Advisor



Photo by Cameron Gee



AHR

CYDNEY MILLSTEIN, BA, MA, 36CFR61  
Architectural Historian

**H**ISTORIC, LLC

KELSEY LUTZ BA, 36CFR61  
Historic Preservation Consultant



## Diversity, Equity and Inclusion Mandate

### 405 Development

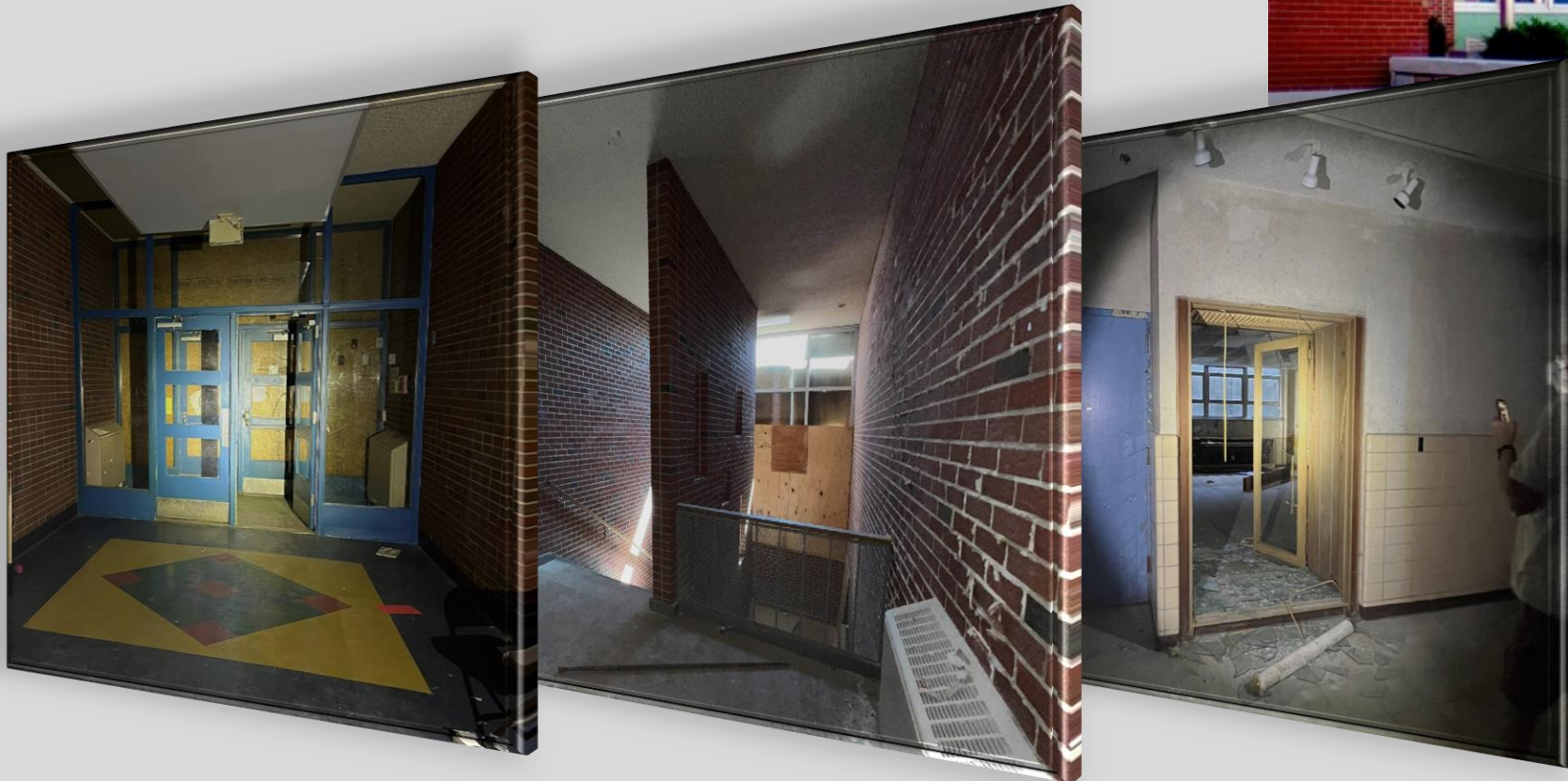
Recognizing that diversity, equity and inclusion is foundational to a fair society that allows all people equal opportunity to thrive, and brings together perspectives that help create stronger communities and stronger organizations, 405 Development adopts the following mandate:

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



# Design Vision

## *"RESTORATION"*



## Mechanicals

New:

- HVAC
- Electrical
- Plumbing
- Solar
- Fencing

# Site



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

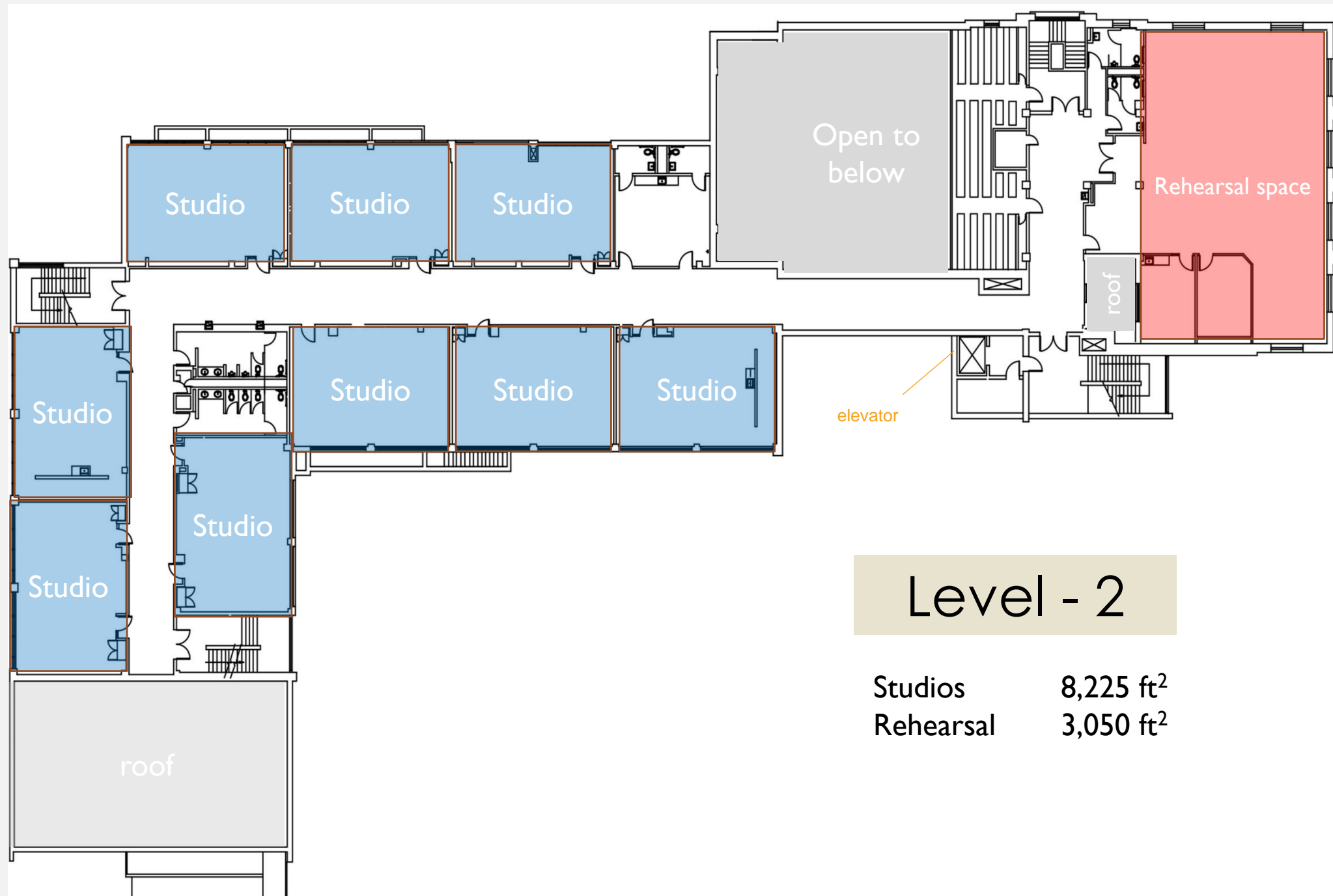
N  
SITE PLAN - SCHEME B - 32 GARDEN STYLE APTS.  
1" = 50' 0' 50' 100' 250'

**SCARRITT ARTS CENTER**

**helix.**

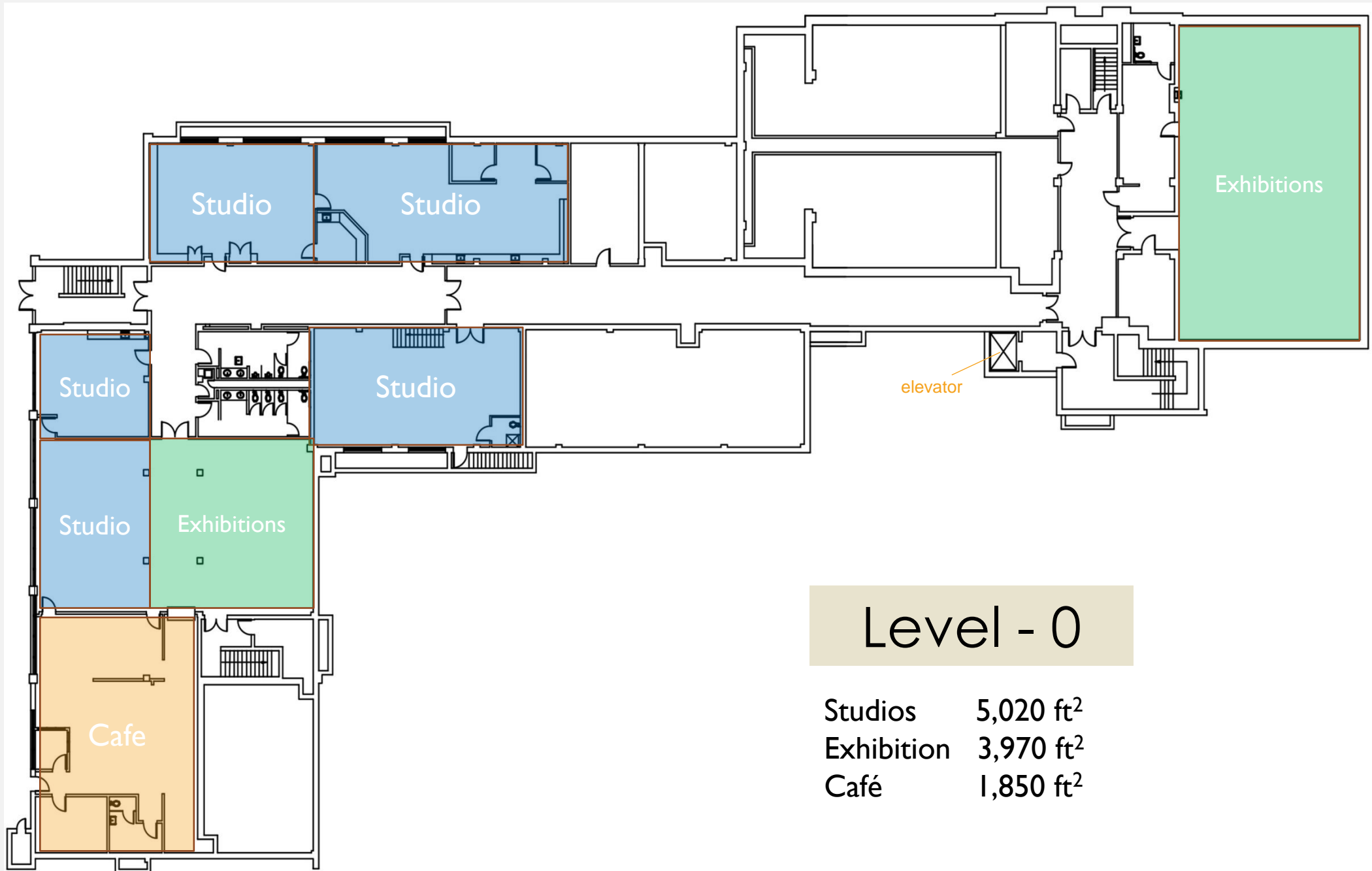






NORTH





NORTH

## Market Need

### Scarritt Arts Center

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

VS

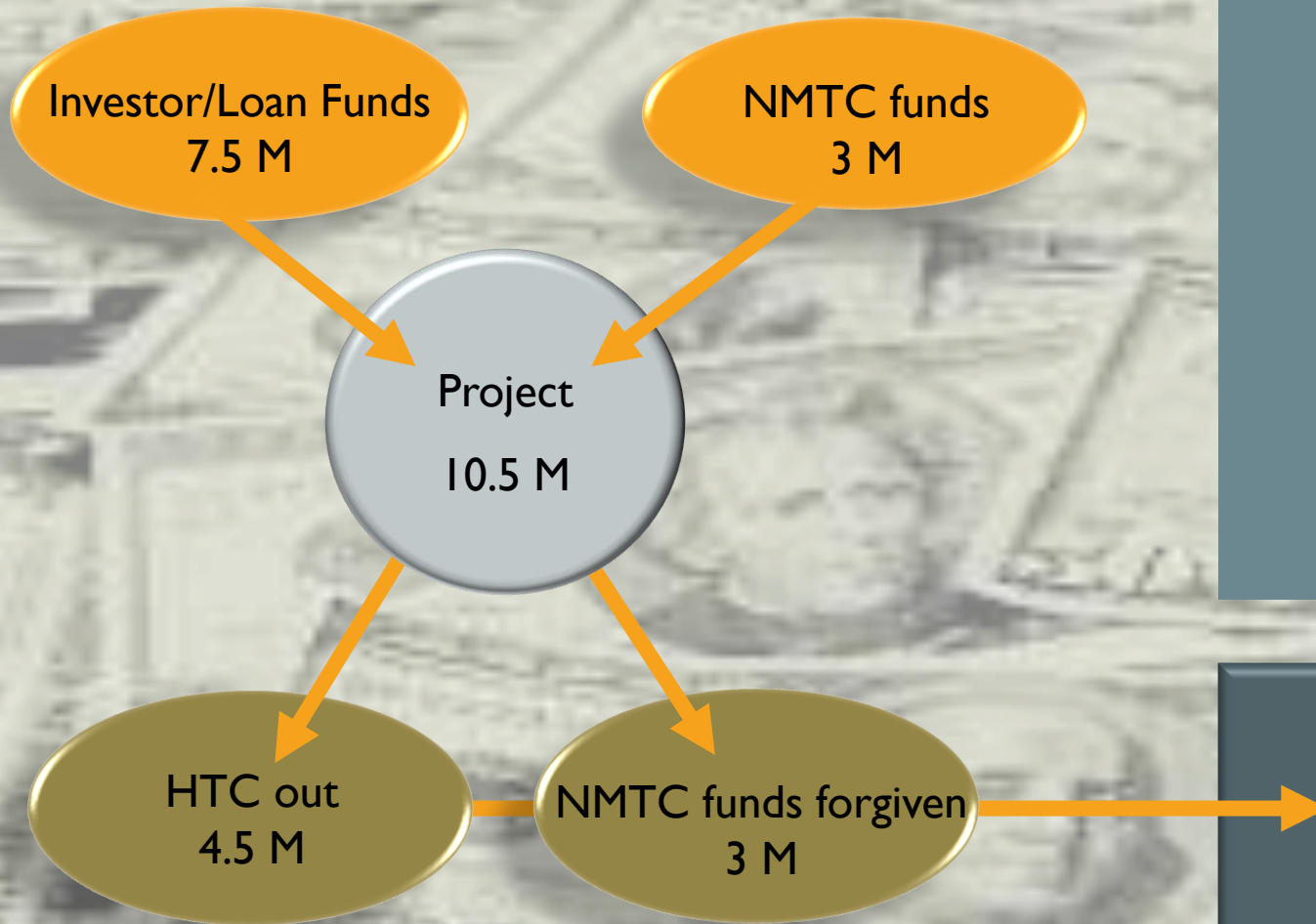
### Warehouse Studios

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





## Funding



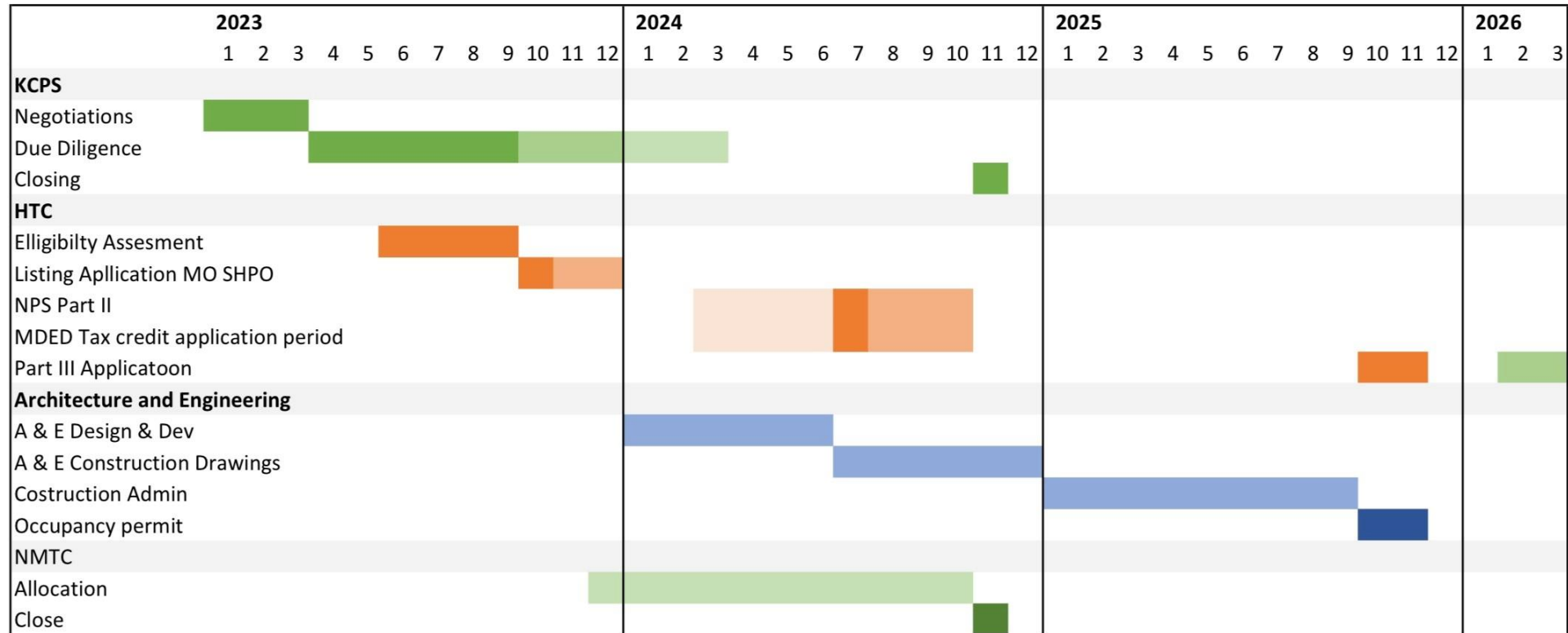
Total Project Cost	\$10.5 M
Historic Tax Credits	\$4.5 M
Equity investors	\$3 M
New Markets Tax Credits	\$3 M

Total investment after HTC & NMTC

**3 M**

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

# Schedule





# Housing?



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

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## Community Concerns

- Gentrification
- Traffic/Parking
- Safety
- Noise

## Community Solutions

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







# SCARRITT ARTS CENTER

