

Douglass

2640 Belleview Avenue

Kansas City, Missouri 64108

Historical Brief

Architect:

Kivett & Myers Architects

Architectural Style:

Modern

Year Built:

1952

Designation:

Eligible

Site Overview

Acreage:

1.87 acres

Square Footage:

36,466 square feet

Number of Floors:

3 floors

Neighborhood:

Westside

Zoning:

R-6

Deed Restrictions:

TBD

Site Details

Closed in 2010

21 classrooms/ 330 seats

Partial A/C

2 steam heat boilers

Gymnasium

Cafeteria

Cost Management

Utility Costs (as an Open Facility):

\$3,600/month



Reuse Assessment

Condition Rating: 4 out of 5



Historic Rating: 4 out of 5



Reuse Potential Rating:

High

- Education (Public)

Med

- Commercial

Low

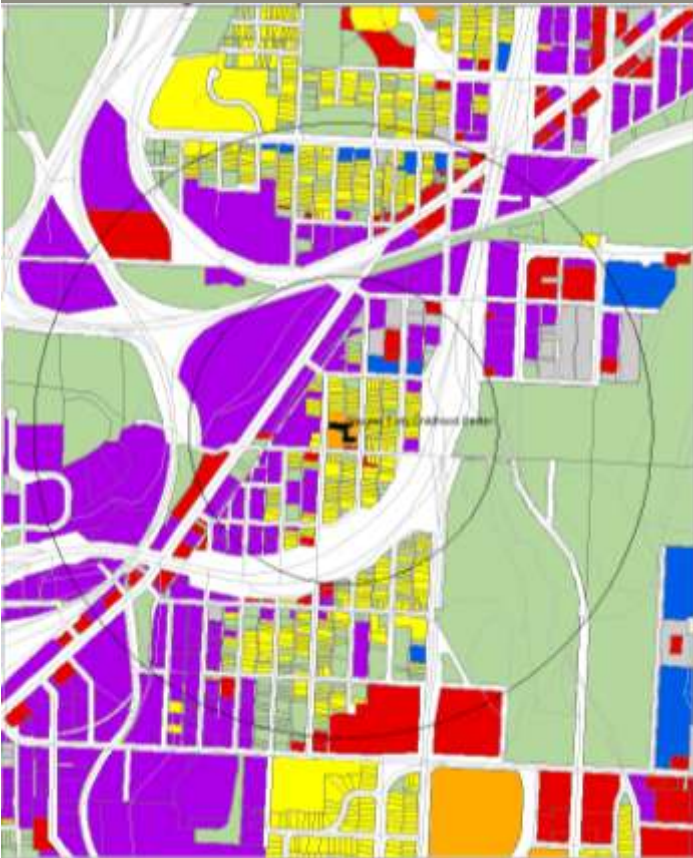
- Residential
- Demolition

Complimentary/Secondary Uses

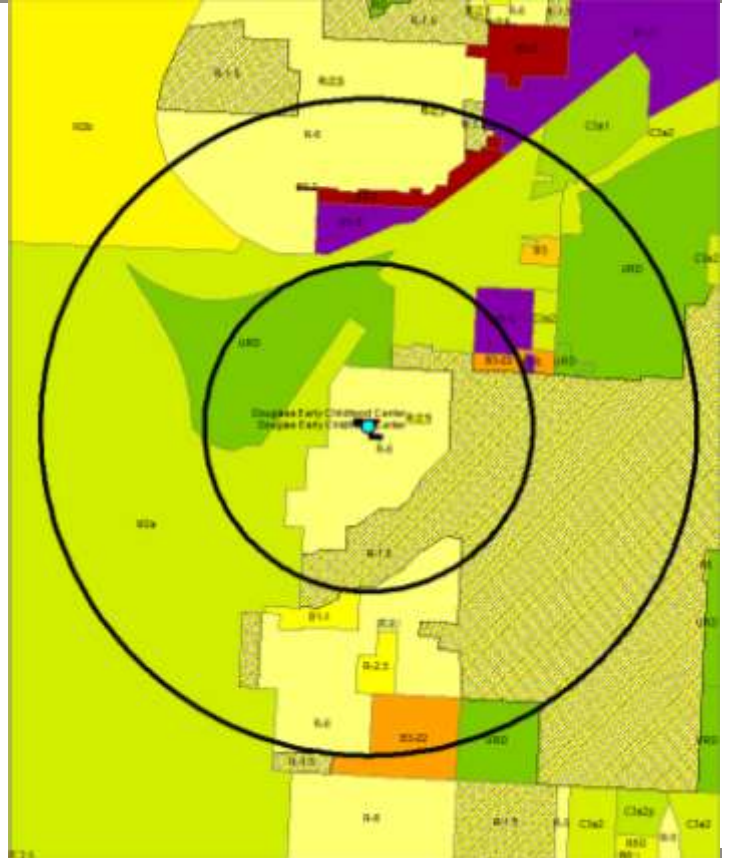
- Community (Use of Grounds, Building)

2640 Bellevue Avenue

Kansas City, Missouri 64108



Current Land Use Map

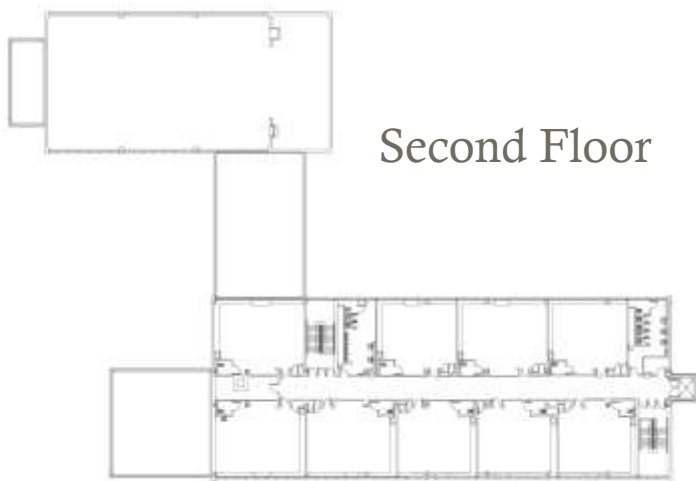
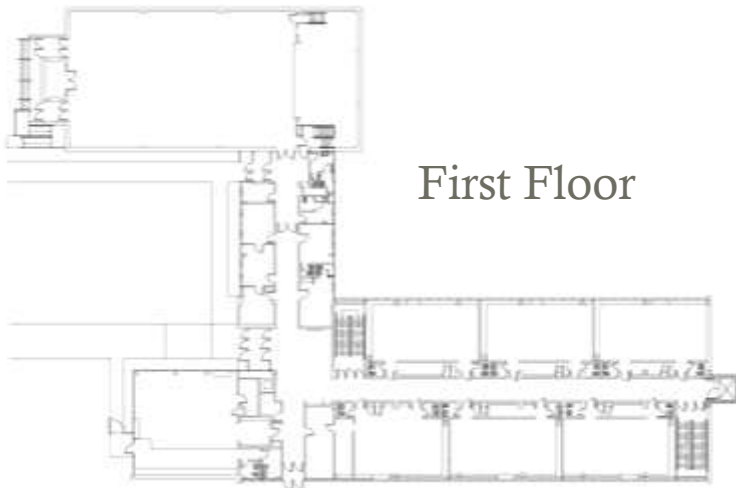
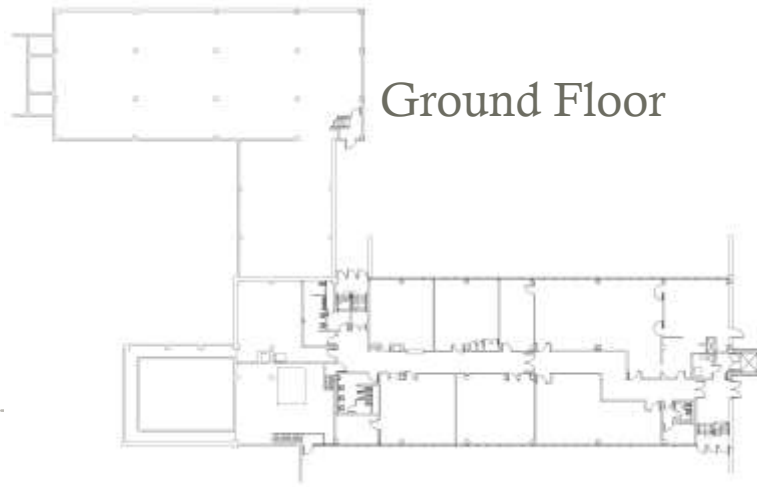


Zoning Map

Aerial View: Douglass



Floor Plans:



Final Recommendations & Community Priorities

Douglass is in good condition and could be reopened as a school with minimal improvements/renovations.

Community members strongly support reuse of the site as a public high school. While the building was not designed for the specialized functions required for a middle or high school, this could be accommodated with additional renovation.

Feedback during public meetings also indicated that there is interest in community access/use of Douglass (as a secondary use of the site) for such things as community meetings, gym access, playground access, night school (GED, ESL, adult literacy), etc.

Although community members identified a need for additional residential supply (specifically senior housing), they have stressed that the site would better serve the community as it was originally intended -- as a school.

The building is not a good candidate for demolition: it is in good condition, could be reopened with minimal improvements for a use that has strong community support.



Exterior Photograph



Interior Photograph



Interior Photograph