

Robeson

8201 Holmes Avenue

Kansas City, Missouri 64131

REUSE ASSESSMENT

REUSE POTENTIAL MATRIX

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



BUILDING/SITE ASSESSMENT: Historic community center well suited to second use as a middle school. Auditorium, athletic facilities and multi-purpose classrooms would support reuse for educational, recreational, or religious purposes. Vandalism of MEP infrastructure will pose an economic challenge to any reuse.

HISTORIC ASSESSMENT: Building is an excellent example of a mid-twentieth century community center. It appears to retain sufficient integrity and significance to merit listing in the National Register for this association.

MARKET ASSESSMENT: Located between two primary arterials (Troost and Holmes) access to the site is excellent. The large property and multiple athletic amenities support reuse for community services. The large site could accommodate new construction along the perimeter of the site to supplement other uses in existing building.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Robeson is primarily single-family residential to the north, west and south with multi-family on the north and east. The current R-1.5 and R-6 zoning classifications support potential reuses as low-density single- and multi-family residential uses. High-density residential reuse is not supported by the current zoning and will require zoning modification.