

Bingham

7618 Wyandotte

Kansas City, Missouri 64114

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



BUILDING/SITE ASSESSMENT: Building is structurally sound and in fair overall condition, but the building envelop is in need of extensive repairs. The sprawling plan and numerous stairs provide excellent circulation and opportunities for multiple tenants or mixed-use although the building size and layout are not readily adaptable for multi-family housing. The building condition and the large floor plate make this a potential candidate for demolition. The site's size and location present opportunities for new development (mixed use or commercial), however, any redevelopment of the building or new construction would need to be sensitive to the impact on the residential neighborhood south and east of the building. The large play fields north and south of the building offer opportunities for community use of the grounds, particularly for recreational activities.

HISTORIC ASSESSMENT: Building is an excellent example of a Modern-era school with a sprawling plan, curtain wall fenestration, and long glazed corridors. Designed by Kivett and Myers, one of Kansas City's leading architecture firms of the post-World War II period, the building appears eligible for listing on the National Register.

MARKET ASSESSMENT: Closed since 2001, Bingham has since served as the District's warehouse facility. The large site is located in the Tower Homes neighborhood and Waldo Business District. Despite its adjacency to Wornall Rd, accessibility is a constraint for the Bingham site. Primary access is located on a residential street (Wyandotte) to the east; any commercial reuse would have to obtain an access easement through the adjacent commercial shopping center to the north or across the Trolley Track Trail to the west. At more than 7.5 acres in a vibrant residential/commercial area, the site offers a viable opportunity for commercial, residential and mixed-use redevelopment, provided the existing facility is demolished.

LAND-USE AND ZONING ASSESSMENT: Land-use surrounding Bingham is mixed with single-family residential to the east, multi-family to the south with commercial uses on the north and west. The current M1-5, R-2.5 zoning classification supports a variety of potential reuses, including education, community center, and certain low density residential uses. Most public/civic uses, commercial uses, agriculture uses, and accessory services are permitted along with certain industrial uses.

COMMUNITY FEEDBACK (Site visit May 19, 2011): The participants indicated that any reuse would need to be sensitive to the adjacent residential area as traffic and access are a concern. In addition, the scale and design of any reuse would need to be consistent with the neighborhood (i.e., big box stores were a concern). Several reuses, including retail, office, residential, school, community, open space were discussed as possible options; however, participants requested the community have an opportunity to provide feedback (through the Tower Homes Association & Waldo Business Association) on any proposals submitted to the District.

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GENERAL NOTES

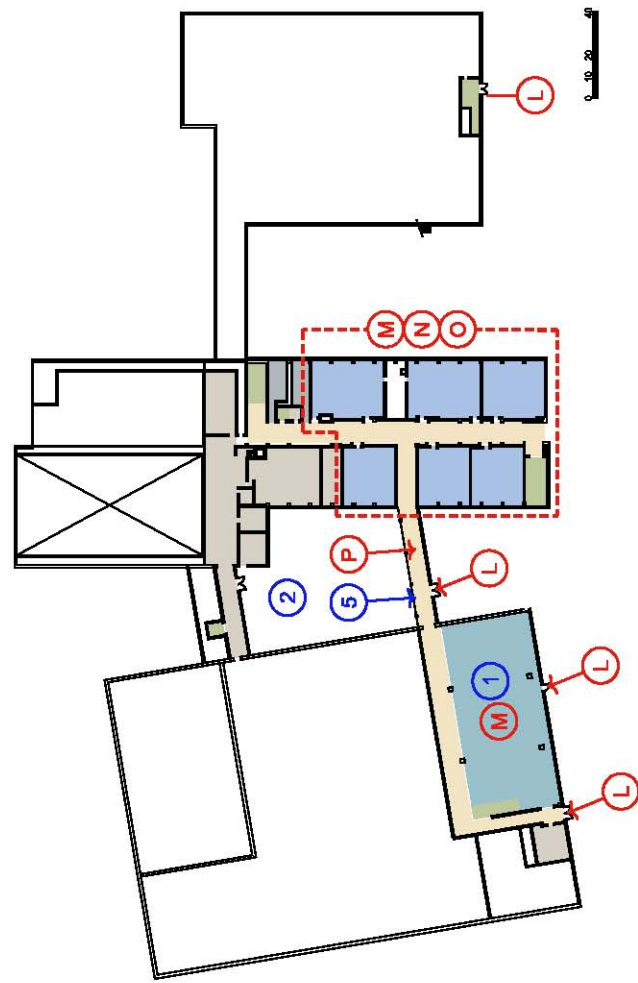
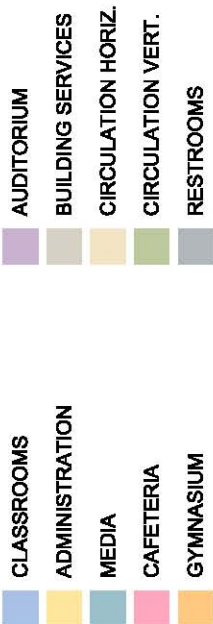
- Masonry requires repointing
- Curtainwall in poor condition, requires repairs to framing and reglazing
- Large gymnasium and auditorium in good condition
- Large grassy play areas north and south of building
- Sprawling plan allows for division of building by wing for multiple users
- Site has sufficient parking

KEY NOTES

1. Former pool
2. Courtyard
3. Trophy case
4. Not used
5. Glazed corridor
6. Vault
7. Display case
8. Auditorium with folded plate ceiling structure
9. Classrooms with built-in work stations

CONDITION NOTES

- A. Water stain on ceiling
- B. Hollow metal curtain wall system is rusted and deteriorated typical
- C. Damaged masonry
- D. Damaged concrete
- E. Damaged soffit
- F. Mold odor
- G. Roof leak
- H. Peeling paint on canopy
- I. Damaged downspouts
- J. Peeling paint on foundation
- K. Graffiti
- L. Hollow metal entry doors typically in poor condition
- M. Water damaged ceilings
- N. Water damaged floor
- O. Mold present
- P. Plant growth present



Basement

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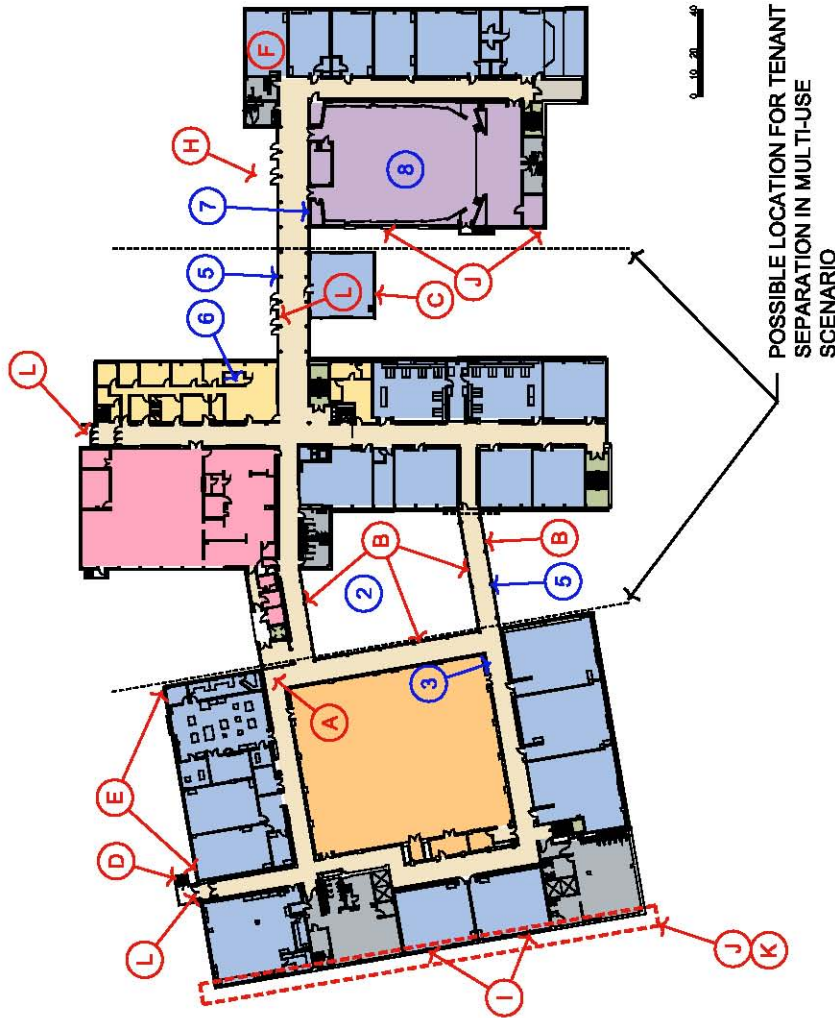
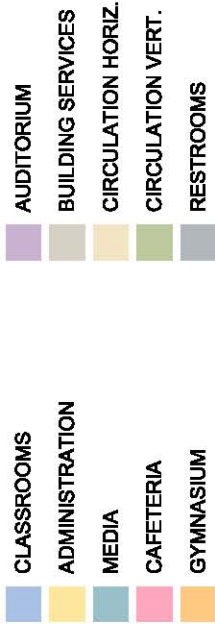
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First Floor



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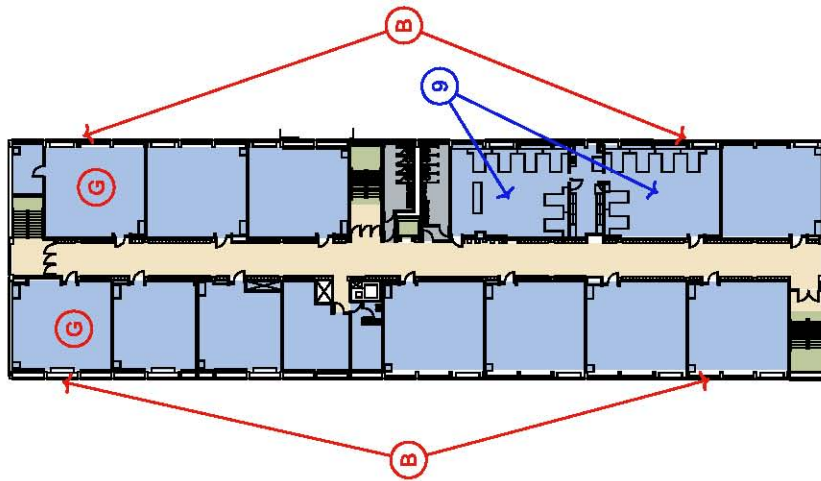
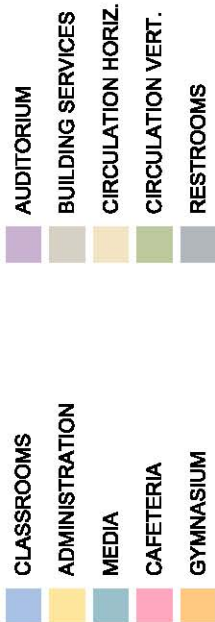
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Second Floor



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PHOTOGRAPHS



Exterior



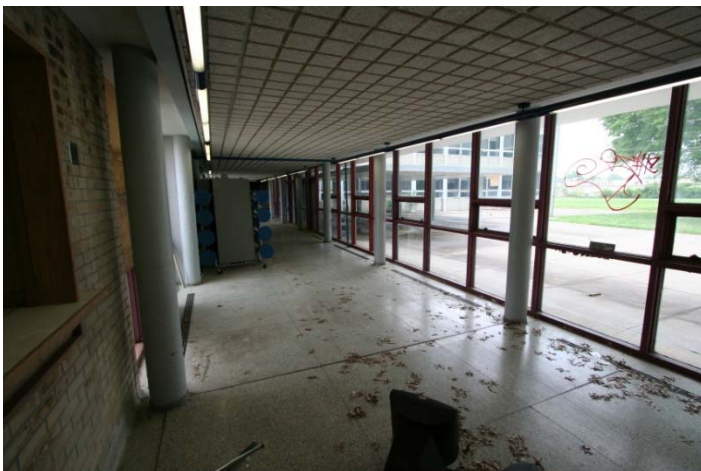
Exterior



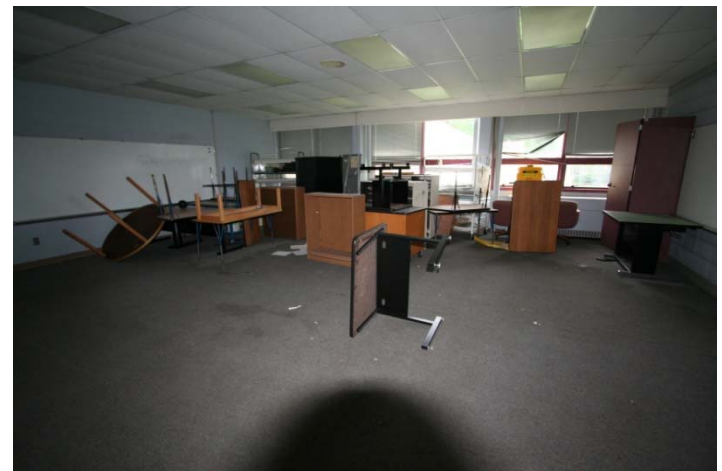
Auditorium



Gymnasium



Corridor



Classroom