

Bingham

Thursday, May 19, 2011

5:30 – 7:30pm

18+ Attendees

BREAKOUT SESSION (SB, DB)

Site significance

- It was so cool when it was new – brand new

Strengths

- Structurally sound, pillars, masonry block
- Land use, lots of ground
- Middle of neighborhood
- Sports teams use land, mows it, pays for it
- Proximity to businesses
- Prime property
- Demand for building
- Demographics- people, families now stay in neighborhood longer
- Many classrooms

Challenges

- Cost to bring building up to date
- Irritation to neighborhood
- Rumors of people trying to buy and being turned away
- Empty for decade- eyesore
- Strange things going on at night- cars in back parking lots at odd hours
- Drug deals?
- Aided in decline of area- “ this spot pulls us down”, especially on street to the south
- Facade deteriorated
- Who wants to look at this?
- Outside fence line, not taken care of
- Elderly lady twisted ankle because of lack of maintenance (sweet gum balls on sidewalk)
- Leaves not cleared from last fall
- Limited access- can't cross Trolley Track Trail
- Must have access to Wornall Road to support commercial use
- Access must be part of plan
- No visibility from Wornall would need to clear trees
- Parking on street causes traffic jam for neighbors on east side of building (even now with kids dropped off for athletics – it causes problems for local residents)

Community Needs

- Businesses- provide jobs, must be sensitive to neighborhood location
- No more bars, car lots, thrift stores
- People are in such need of green space, they pay for it and cut the grass
- Challenges of being in a residential area should encroach on neighborhood people
- Traffic jam already- football season, access is hard (only one side) parking is an issue.
- Timing has always been an issue in the past: people have sent in proposals in the past, but the district was never ready

Reuse Options (that could address community needs)

- Affordable housing
- Green space (for events), amphitheater
- More coffee shops, restaurants, gyms- lifestyle business that support everyday life events
- Multi-use sports facility/complex- use field for athletics
- Dog park (not a community member, suggestion, but neighbors not opposed to it)
- Community gardens
- Senior housing
- Community park, etc

The following are the communities' responses to informal proposals received by the Repurposing Office:

- Mixed use and retail: lots of ideas there
 - Office space: already a lot on the market in the neighborhood
 - Okay, if it were filled, but concern about whether there is market for it
- Neighborhood commercial development/retails
 - Okay, need to make sure it does not disrupt neighbors with heavy traffic
- Charter school
 - Strong charter school redeveloped close by and they have grown
 - That school is a strong part of neighborhood
 - Okay
- International Design Competition
 - Bring it on! That could be huge!
 - Too long of a timeline for redevelopment if wait for design competition
- Commercial Development -- Big box- no thanks
 - Storage mart was denied
 - Built up tall and boxy- no
 - Put a big block between neighbors, that doesn't fit in neighborhood
 - Depends on height and proximity
 - Would depend on design

- Housing
 - Okay
 - Affordable housing not a stigma here
 - Curbs and sidewalks would need to be put in

- Demolition
 - Great!
 - Neighbors might contribute

** Thanks for including us in this process. Any proposal the district considers should include community feedback, both the Waldo Business Association and the local Neighborhood Association. Anyone who wants to cross the Trolley Track Trail would need to go through the Country Club Right-of-Way Committee

Parking Lot

- What was here before a school site?
- Is this the most valuable piece of property the district owns?