

STAYTON MEADOWS AND RISS LAKE

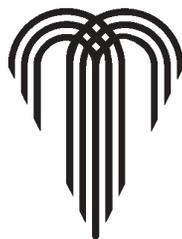
Neighborhood Assessment Report

Neighborhood Workshop Date: November 3, 2001



FOCUS Kansas City
City Planning and Development Department
City of Kansas City, Missouri

City of Fountains



Heart of the Nation

Kansas City, Missouri Neighborhoods

**Sterling Acres, Sterling Gardens,
Stayton Meadows and Riss Lake**



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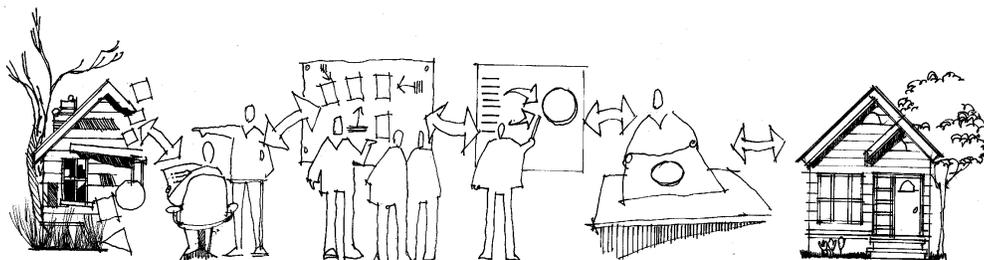
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FOCUS KANSAS CITY AND NEIGHBORHOOD ASSESSMENTS

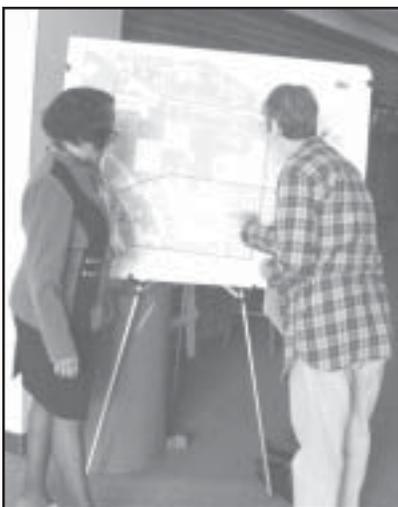


FOCUS Kansas City, Kansas City's strategic and comprehensive plan, recognizes that neighborhoods understand best how to direct their own futures. The first initiative in the *FOCUS Neighborhood Prototypes Plan* is a strategic assessment / evaluation that enables a neighborhood to evaluate its strengths and needs. Through the assessment process, a neighborhood can direct its assets towards its most critical needs. The *FOCUS Neighborhood Prototypes Plan* identifies the assessment format.

There were two objectives for these neighborhoods during the self-evaluation:

1. To self-identify its **neighborhood type** from the *FOCUS Neighborhood Prototypes Plan*.
2. To develop **improvement strategies** that will direct neighborhood improvement, a "To Do" list/Action Steps incorporating participation by the neighborhood, community partners, and the City.

The Stayton Meadows and Riss Lake neighborhoods conducted the neighborhood assessment workshop with assistance from City staff. Residents, business people and people who work in local institutions provided input. These community members mapped their community, and identified assets and priority issues in their neighborhoods.



A resident identifies her home and familiarizes herself with the area being discussed during the workshop



NEIGHBORHOOD TYPE

The FOCUS Neighborhood Prototypes Plan recognizes that not all neighborhoods in Kansas City are the same. The character and condition of where we live varies according to age, history, type of housing and other factors. Each community has different strengths and opportunities. Each has different assets and priorities that drive unique strategies for improvement. FOCUS developed four unique Neighborhood Types that generally describe Kansas City neighborhoods. Each Neighborhood Type suggests what actions are required for an area to become or stay healthy. These four Types (assigned the colors Blue, Orange, Purple and Green in the Neighborhood Assessment workshop) are:

Developing Conservation Stabilization Redeveloping

The Assessment is a beginning point from which the community can move forward and achieve quality living environments through a commitment to continuous improvement. The descriptions for these four Neighborhood Types are contained in the *FOCUS Neighborhood Prototypes Plan*, Appendix A, "General Neighborhood Description / Types."

In the workshop, participants defined the tools, actions and strategies for improving their community. They will use this information to strategically apply public and private resources in a way that is based on existing conditions, trends, opportunities, strengths and needs. Once other neighborhoods identify their Type, then similarly "typed" Kansas City communities can connect and partner around common issues and projects while assisting each other in developing their organizations.



A participant votes on an improvement strategy for the neighborhood

THE STAYTON MEADOWS AND RISS LAKE PERSPECTIVE



The assessment workshop for this community was held at the Sterling Acres Baptist Church on November 3, 2001. People who attended came from two “census neighborhoods”: Stayton Meadows and Riss Lake. As the name implies, a census neighborhood is an entity designated by the federal government for the purpose of collecting census data. The people who live or conduct business within the census neighborhood may or may not associate themselves as a part of a cohesive, connected group.

However, people who attended the workshop on November 3 discovered they share many common interests and concerns and they may benefit from forming associations with each other.

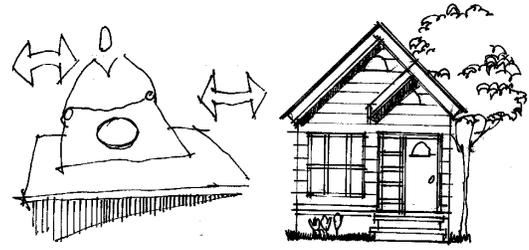
Residents who live in Riss Lake like the abundant open space and beautiful natural features in the area. They value Fire Station 39 at the intersection of 43rd and Pittman Road. Several participants said 43rd Street between Blue Ridge Cut-Off and Sterling presents challenges to motorists and pedestrians. The road is narrow, hilly mostly unimproved and carries heavy traffic during the morning, evening and after events at the Truman Sports Complex.

Many people who attended from the Stayton Meadows area wanted information about the proposed re-development of a part of the Royal Meadows golf course near 47th and Sterling. They clearly favored the construction of high quality, single family homes on the site. They also noted that although they have a safe neighborhood they would like to see the Kansas City, Missouri Police Department improve response times in their area.

All of the features, suggestions for improvement and concerns that people mentioned during the workshop are contained in this report. The following page contains a summary of that information in a section titled “Priorities.” The report also contains a map of the area, a list of people who attended and a page with phone numbers for frequently requested City and community services.

There are no neighborhood associations registered with the City of Kansas City, Missouri for the Stayton Meadows or Riss Lake areas. This report can serve as a resource for those residents who might want to organize formal or informal associations or for people who seek to make improvements to their community.

PRIORITIES



Residents of the Stayton Meadows and Riss Lake neighborhoods named the following as their priority issues:

Promote Neighborhood Safety

- Renovate Fire Station 39
- Reduce Police response times
- Improve traffic control in the neighborhood, particularly along 43rd Street

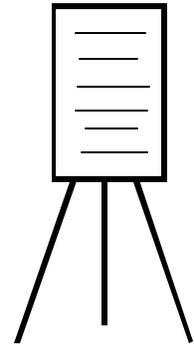
Create a Neighborhood Network or Association

- Foster an increased sense of community among residents
- Facilitate communication between neighbors, City government and other community partners
- Disseminate information
- Promote neighborhood interests

Encourage Re-investment

- Revitalize Blue Ridge Mall
- Re-use Park Lane Hospital
- Ensure the quality development of the former Royal Meadows golf course and other potential development sites in the area

CHART NOTES



The Stayton Meadows and Riss Lake Neighborhood Assessment covered the area from Interstate 70 on the north to 52nd Terrace on the south, and from Blue Ridge Cut-off on the west to Sterling Avenue on the east.

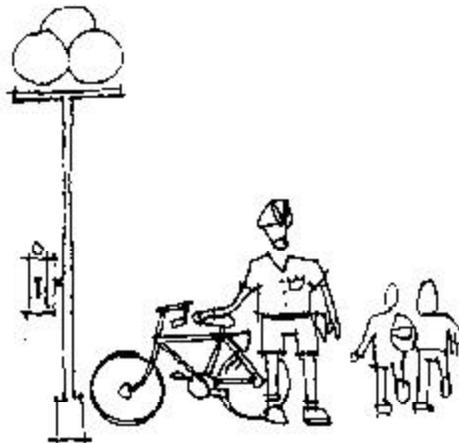
Neighborhood Slogans

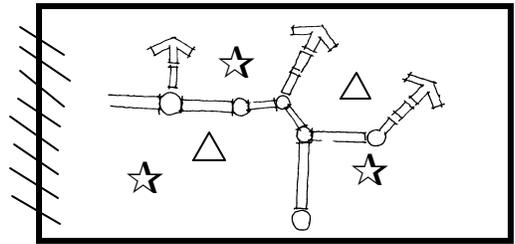
The attendees brainstormed several slogans to describe their neighborhood. The slogans helped participants identify how they viewed their community. The selected slogan was:

Nature Preserve

Other suggested slogans:

- Wilderness Lost
- Nature's Choice
- Acres, Gardens, Meadows Galore
- Deer Trail
- Wildlife...
- Neglected, But Still Hanging On





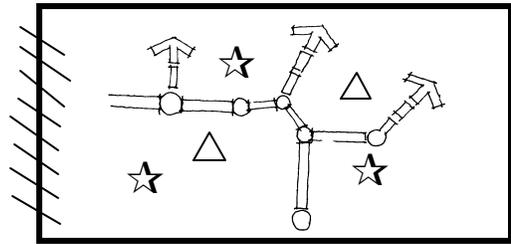
STEP 1: My Neighborhood Is

Workshop participants identified how they experience their neighborhood, and considered those things they want to protect, preserve or enhance. They thought about the landmarks, paths, activity centers, districts, edges or barriers, and features. These were noted on a wall map.

- △ **Landmarks** — significant physical objects, like buildings or signs
- ⦚ **Paths** — routes people use to get places
- **Activity Centers** — gathering places to do some activity
- **Districts** — areas of recognizable character
- ▨ **Edges or Barriers** — a limit or boundary that prevents people from enjoying the neighborhood or something in it
- ☆ **Features** — things people like and would like to preserve or enhance



Kauffman Stadium, part of the Truman Sports complex, is a very visible area landmark



Landmarks

- The Blue Ridge Watershed
- Wildlife Refuge at Pittman Road & 43rd Street (southwest corner)
- The Fire station (southeast corner 47th & Pittman Road)
- The Blue Ridge Mall
- Truman Sports Complex
- MoDOT District Operation
- The Santa Fe Trail (47th & Blue Ridge)
- Riss Lake
- St. Bernadette's Church & School
- Royal Meadows Golf Course
- Raytown Road
- Pittman Road

Paths

- I -70
- 47th Street
- Pittman Road
- Sterling Road
- 52nd Street
- 43rd Street
- Raytown Road
- Blue Ridge Cut-Off

Activity Centers

- Blue Ridge Mall
- Royal Meadows Golf Course
- St. Bernadette's Church & School
- Riss Lake
- Truman Sports Complex

Districts

- Raytown School District
- Overlapping zip codes - residents live in KCMO and have a Raytown zip code

Edges or Barriers

- Lack of curbs, shoulders, sidewalks on streets
- Two-lane unimproved streets
- Curvy roads: 47th Street, Raytown Road
- Blue Ridge Cut-Off
- I -70
- The Cities of Raytown and Independence (residents complain that KCMO overlaps with these two cities which creates confusion with emergency service response)
- Speeding on Sterling Road, 47th Street

Features

- Royal Meadows Golf Course
- Riss Lake
- St. Bernadette's Church & School
- Fire Station (southeast corner 47th & Pittman Road)
- Raytown Middle School
- Northwood Elementary School
- Wildlife around Pittman Road & 43rd Street

STAYTON MEADOWS AND RISS LAKE IMAGES



Activity Center and Feature:
Raytown Middle School



Landmark, Activity Center and Feature: The Royal Meadows public golf course provides the neighborhood with some scenic views.

Landmark, Activity Center and Feature:
St. Bernadette's church and school are long time community partners in the Stayton Meadows area.



STAYTON MEADOWS AND RISS LAKE IMAGES



Landmark, Activity Center and Feature:
Riss Lake is one of the aspects of the neighborhood that makes it feel like a nature preserve



The area has many quality homes of varying styles



Landmark and Activity Center:
The Truman Sports complex draws visitors from all over the metro region



STEP 2: If I Could Fix One Thing

In every neighborhood there are some things that need to be changed. These issues can inhibit residents from enjoying their neighborhood and from doing the things they like to do. Below is the list of “fixes” that workshop participants said they would like to see in the Stayton Meadows and Riss Lake neighborhoods.

- Build a new Fire Station at the intersection of 47th and Pittman
- Increase the number of accredited early childhood facilities in the neighborhood
- Convert the vacant 7-Eleven site at 47th and Pittman into a police sub-station
- Improve 47th Street to accommodate increasing traffic
- Renovate Fire Station 39
- Reset the traffic signal at 47th and Raytown Road - the light is not timed properly in that it changes too quickly for north-bound traffic
- Create a neighborhood watch/crime patrol
- Improve street maintenance
- Create a strategy to cope with stadium traffic
- Build strong police/community relations



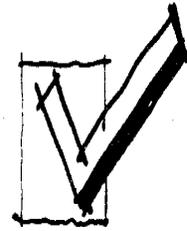
Fire Station 39 at the intersection of 43rd and Pittman is an outdated facility that will eventually need to be taken out of service. Residents would like the new station to be located nearby.



- Reduce crime in the neighborhood
- Repair drainage ditch at 883 East 52nd Street (continued erosion)
- Clear rocks off of easement between 50th and 51st on Raytown Road - it is a blind spot
- Improve snow removal on 47th Street
- Reduce speeding and accidents on 43rd Street between Blue Ridge Cut-Off and Sterling
- Implement traffic calming measures at the intersection of 43rd and Arlington
- Repair sidewalks on Evanston
- Create a park in the neighborhood
- Divert some property tax money to infrastructure needs
- Inform the neighborhood about future plans for 47th Street
- Trim the overgrown brush in the drainage culvert that runs behind homes on Appleton
- Enhance the Blue Ridge Mall
- Develop walking trails in the neighborhood



A view of 43rd Street looking west from Arlington. Some residents consider 43rd to be a barrier to neighborhood safety. The road is narrow and sometimes carries heavy traffic, particularly after Chiefs games. 43rd Street also presents a challenge to pedestrians and bicyclists.



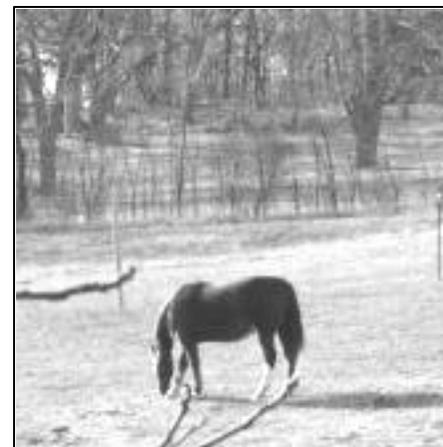
STEP 3: My Neighborhood's Assets

Workshop participants identified assets in their neighborhood. These qualities include places, groups, organizations, equipment, skills, abilities and any other feature that adds value to the neighborhood.

- Greenlease Family historic site
- Aggregate of people who have lived in the neighborhood for a long time
- The Fire Station on 47th and Pittman
- The Truman Sports Complex
- Great, central location
- Natural habitat and wildlife
- The vacated Park Lane Hospital could be reused
- Some local child care providers are seeking to improve the quality of their service by working toward State and/or National accreditation
- Royal Meadows Golf Course
- Raytown School District
- Access to public transportation on 47th Street
- Blue Ridge Mall
- Unused, vacated railroad in the area



Lisa Linville owns and operates *A Mother's Touch*, one of several child care facilities in the Riss Lake area



Workshop participants considered open space and a semi-rural setting as an asset

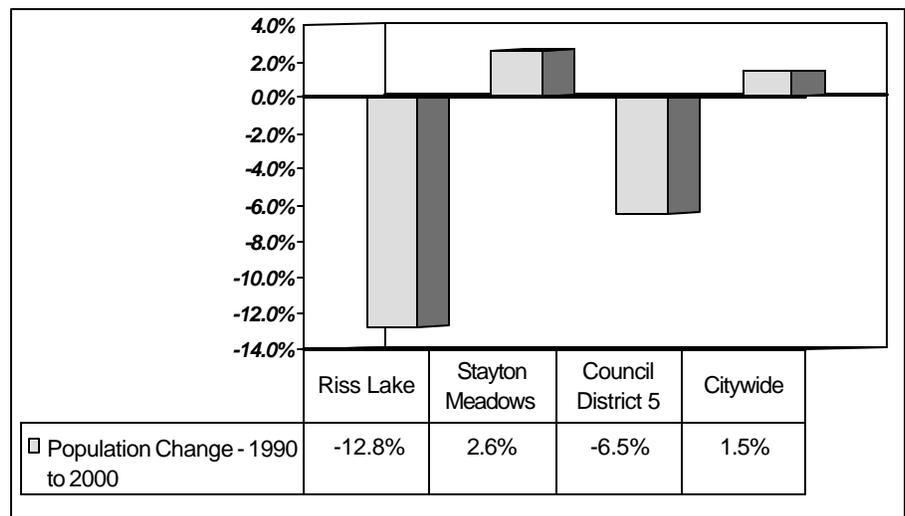


STEP 4: Facts About My Neighborhood

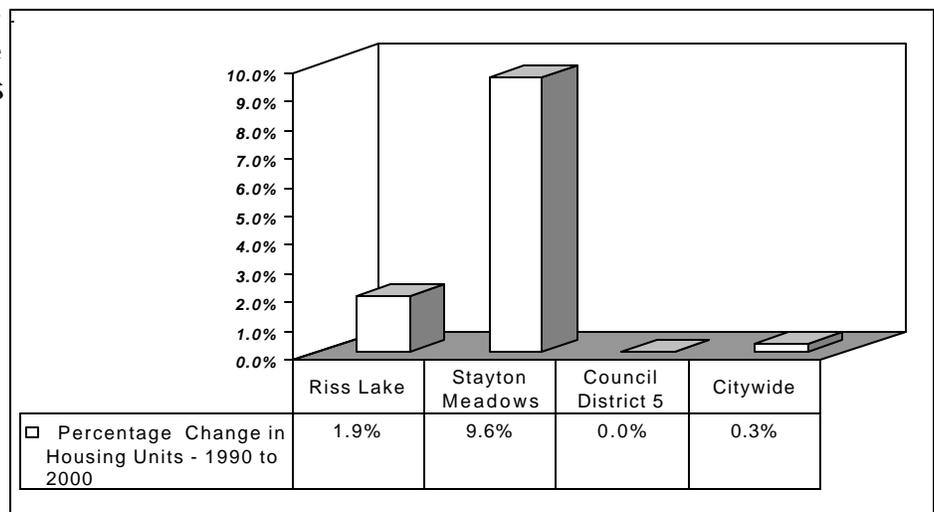
The data presented at the Stayton Meadows and Riss Lake Neighborhood Assessment was from the 1990 and 2000 U.S. Census, and from 1999 and 2000 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts the participants said were surprising or noteworthy. (See the neighborhood assessment workbook for more details.)

Population Change 1999-2000

Between 1999 and 2000 the population of the Riss Lake Neighborhood fell from 2,014 to 1,176 while the population of the Stayton Meadows Neighborhood rose from 2,230 to 2,288. The actual number of housing units increased in both areas. The loss of people in Riss Lake may be due to fluctuations in occupancy rates at the Whispering Lake and The Stonegate Meadows Apartments.



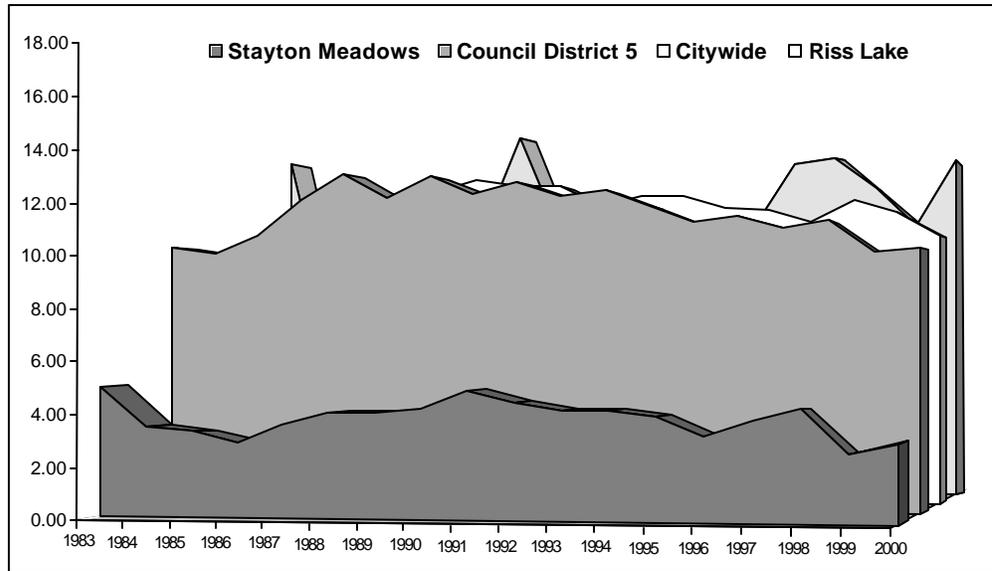
Change in Housing Units 1999-2000



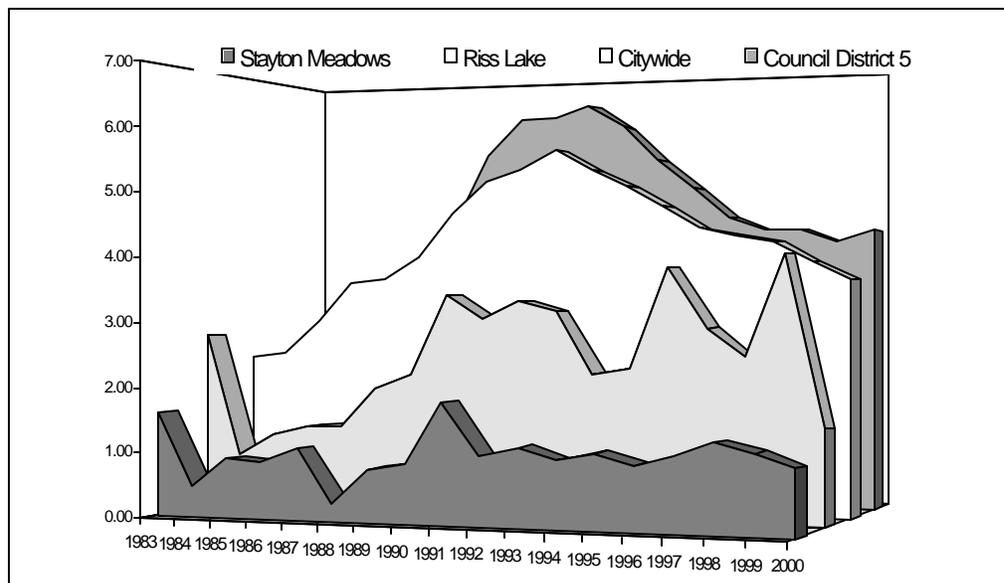


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Non-Violent Crime per 100 Persons 1983-2000



Violent Crime per 100 Persons 1983-2000



Residents commented that although they do not experience a lot of crime they would like to get to know the officers that patrol their area.



STEP 5: Describing My Neighborhood

Those who attended the workshop were asked to vote on the Neighborhood Type that best described the area. The majority of the people who attended from the Stayton Meadows Neighborhood chose Stabilization. The majority residents from the Riss Lake Community chose Conservation. A description of both types is included.

Stabilization

My neighborhood has been developed for some time. Several of the businesses and institutions located in the neighborhood may be changing, either recently expanding, scaling back services, just moved into the neighborhood or considering moving to another location outside the neighborhood. Places of worship, schools, recreational and entertainment facilities, and businesses provide opportunities near my home.

Tree-lined streets, historic structures or qualities, public art and/or other amenities characterize the neighborhood and give it a sense of place. Due to age, several of the streets and sidewalks need repair or replacement and the water and sewer services may also need to be upgraded. Many houses, businesses, and public areas appear to lack routine maintenance (painting, yard upkeep, tree trimming, awning repair, etc.) or are vacant. Such conditions are impacting the value of my property and I don't know if I want to invest more money in the property.

Problems are starting to add up and are becoming harder to fix through our neighborhood association, a call to the City, or neighbors getting together to help one another. There are good aspects to the neighborhood but there are also problems that need to be addressed if the neighborhood is going to continue to be a place I want to live.

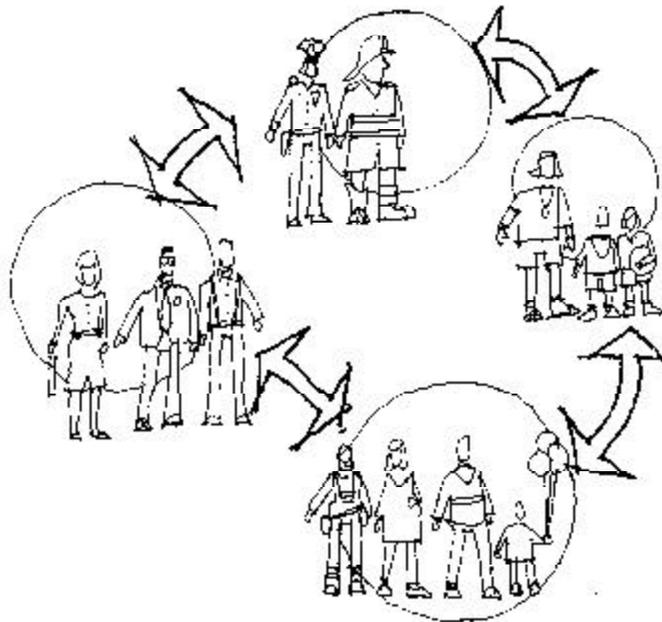


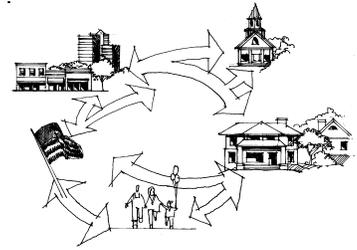
Conservation

My neighborhood has been developed for some time. Established businesses and institutions are located in the neighborhood. Places of worship, schools, recreational and entertainment facilities, and businesses provide many opportunities near my home.

Tree-lined streets, historic structures or qualities, public art and/or other amenities characterize the neighborhood and give it a sense of place. Most of the houses are occupied. Little demolition has occurred here and vacant land is scarce.

It appears that both public and private areas are well-maintained, although a house or business periodically falls into disrepair from a lack of routine maintenance (painting, yard upkeep, awning repair, etc.). Some infrastructure repairs may be needed to keep the neighborhood attractive. Generally the problems that do come up can be addressed by our neighborhood association, by a call to the City, or through neighbors getting together to help one another.



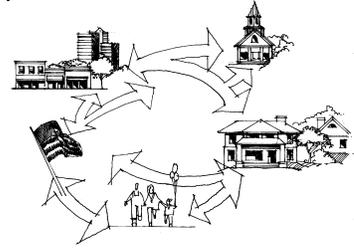


STEP 6: Making My Neighborhood Better

Neighbors talked about specific actions their community can take to address the issues and challenges identified earlier in the Neighborhood Assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. Below is a list of all the ideas mentioned by workshop participants. They voted on the actions they most want implemented to make their neighborhood better.

Things we can do **Ourselves**:

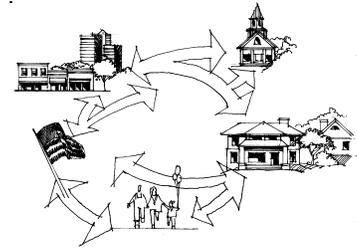
- Invite Police and Fire Department representatives to attend a neighborhood meeting to discuss the renovation of Fire Station 39 and the possibility of a police sub-station in the neighborhood
- Form a Neighborhood Watch Program and meet with KCPD to discuss neighborhood crime issues
- Go shopping at the Blue Ridge Mall and patronize local businesses
- Educate our children/neighbors about how to use emergency services like 911 – no prank calls, etc. that waste their time
- Organize a Riss Lake and Stayton Meadows Neighborhood Association
- Work with the KCMO Streets and Traffic Department to address traffic concerns
- Contact local elected officials – tell them what you want in the neighborhood



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Things we can do with a **Partner**:

- Inform the developer of the Royal Meadows property that the neighborhood is strongly in favor of development centered around high quality single family homes
- Create a partnership with the owner of the vacant Park Lane Hospital to re-open a facility that will provide health care services to the local community
- Invite all the partners in the community to preserve the natural resources, such as trees, wild life
- Work with Housing and Urban Development (HUD) to keep the housing development on 47th Street well maintained
- Coordinate traffic patterns with new housing/commercial developments in the area; residents believe that new developments will increase traffic in their neighborhoods and that the current two-lane unimproved streets are not adequate for the anticipated traffic density
- Encourage the developer of the Royal Meadows property to include attractive features like fountains, public art and green space
- Ask the management of the Truman Sports Complex and Blue Ridge Mall to create "green zones" with large trees around their property



Things the **City** should do:

- The Fire Department can host a meeting to inform residents about their plans to replace Fire Station 39
- Recalibrate the traffic sensors on 47th Street and Sterling and Raytown Road; the lights change too quickly for pedestrians to safely cross the street
- Improve streets and drainage around new development; coordinate capital improvements with existing development plans and activity
- Increase funding for new Police facilities
- Educate police, fire and ambulance personnel about boundaries between the Kansas City and Raytown service areas
- Install a streetlight at the intersection of 47th and Pittman Road; the intersection is dangerous for cars turning onto 47th from Pittman
- Support Stayton Meadows and Riss Lake neighbors in forming a neighborhood association
- Improve Police/community relations; residents want better police response time and show of concern for crime in the area
- Be honest and accurate with citizens about City projects
- Implement a procedure for FOCUS to conduct follow-up meetings after the assessment workshops
- Compel the owner of the property of 50th Terrace and Raytown Road to keep the brush on the property cut back; overgrown trees and brush create a blind spot for motorists



Overgrown brush at the northwest corner of the intersection of 50th Terrace and Raytown Road creates a visual barrier for motorists

Stayton Meadows and Riss Lake Neighborhood Assessment Participants

| | | |
|-----------------|-----------------------|------------------|
| Sue Bailey | Thomas Faran | Mitch Mann |
| Ross Bailey | Helen Gonzales | Fred Markham |
| Marci Beanland | Bridget Guth | Lee Mapes |
| Louis Bockelman | Joe Harris | Rosanne Mapes |
| Shirley Bohlman | William Harris | Jim Miller |
| Mable Burghoff | Bill Hidy | Bill Moylan |
| Ed Cosgrove | Judy Hidy | Nancy Moylan |
| Joni Cosgrove | Martha Hodson | Cherri Penrod |
| Bill Crim | June Howe | Doug Ratcliff |
| LaVerna Crim | Roy Howe | Shirley Ratcliff |
| Carolyn Dauma | Russ Jensen | Ollie Robinson |
| Stephen Davis | Richard Kaber | Edward Sells |
| Mary Day | Howard Laughton | Dorothy Sells |
| Tom Day | Norma J. Lee | Midge Sheldon |
| Betty Dorrell | Robert Lee | Roy Smith |
| Pauline Edwards | Lisa Linville | Pearl Southard |
| Ruth Eissler | Walt Luetkenhoelter | Fran Stevens |
| Alyce Elliot | Willie Luetkenhoelter | Arnold Van Trump |
| Ethel Elston | Kimberly Mann | Robert Wilcox |
| | | Christie Wolf |

Sponsors and Contributors

- Sterling Acres Baptist Church



Acknowledgements

The Honorable Kay Barnes, *Mayor*
Robert L. Collins, *City Manager*

City Council

The Honorable Ed Ford
First District-at-Large

The Honorable Teresa Loar
First District

The Honorable Bonnie Sue Cooper
Second District-at-Large

The Honorable Paul Danaher
Second District

The Honorable Troy Nash
Third District-at-Large

The Honorable Mary Williams-Neal
Third District

The Honorable Evert Asjes III
Fourth District-at-Large

The Honorable Jim Rowland
Fourth District

The Honorable Becky Nace
Fifth District-at-Large

The Honorable Terry Riley
Fifth District

The Honorable Alvin Brooks
Sixth District-at-Large

The Honorable Charles A. Eddy
Sixth District

City Planning and Development Department

- Vicki Noteis, *AIA, Director*
- Denise Phillips, *FOCUS Manager*
- Diane Charity, *Neighborhood Assessment Team Leader*
- Jermine Alberty, Sharon Cheers, Willie Mae Conway, Lindsey Cook, Suzy Latare, John Pajor, Robert Charles Rutherford II, Julie Xiong, *Neighborhood Assessment Team*

City Support

- Alnita Coleman, *Customer Service Representative, Action Center*
- Louis White, *Code Enforcement Officer, Neighborhood and Community Services Department*
- Gerald Williams, *Fifth District Planner, City Planning and Development Department*

| SERVICE | AGENCY OR CITY DEPARTMENT | PHONE |
|--------------------------------------|-------------------------------------|----------------------|
| City Services | Action Center | 513-1313 |
| Abandoned Cars on Private Property | Neighborhood and Community Services | 513-9000 |
| Abandoned Cars on Public Property | Kansas City, MO Police Department | 234-5000 |
| Abandoned Homes | Neighborhood and Community Services | 513-9000 |
| Air Quality | Health Department | 513-6314 |
| Animal Control | Neighborhood and Community Services | 513-9800 |
| Building Permits | Codes Administration | 513-1451 |
| Bulky Item Pick Up | Environmental Management | 513-3490 |
| Curb Reconstruction | Public Works | 513-2590 |
| Dangerous Buildings/ Demolition | Neighborhood and Community Services | 513-9000 |
| Housing Code Violations | Neighborhood and Community Services | 513-9000 |
| Illegal Dumping Hotline | Environmental Management | 513-3485 |
| Neighborhood Assistance/ Services | Neighborhood and Community Services | 513-3265 |
| Paint Program | Neighborhood and Community Services | 513-3266 |
| Parks and Community Centers | Board of Parks and Recreation | 513-7500 |
| Potholes | Public Works - Streets and Traffic | 513-2777 |
| Senior Citizens Transportation | Share-a-Fare/ATA | 842-9070 |
| Sewers - Problems | Water Department After Hours | 513-2180 513-2109 |
| Sidewalks - Repair | Public Works | 513-2602 |
| Storm Drains | Water Department | 513-2180 |
| Street Light Repairs | Kansas City Power and Light | 654-1400 |
| Weatherization Program | Housing and Community Development | 513-3015 |

THE VISION OF FOCUS KANSAS CITY

We, as Kansas Citians, envision our city as a people-centered community. From economic development to the readability of street signs, we consider people first. Kansas City shapes and guarantees its future by examining first and foremost the impact of every decision on future generations.

We, as Kansas Citians, are full of hope. We demonstrate this hope through our investment in our families, our homes, our neighborhoods, our schools, our businesses and our city.



For more information about **FOCUS Kansas City**:

- call the office at **513-2822**,
- visit **www.kcmo.org/focus/**, or
- e-mail **focus@kcmo.org**.

To reach the Neighborhood Assessment Team, call **513-2909**.

FOCUS - Forging Our Comprehensive Urban Strategy

