

WALDO HOMES

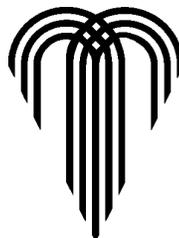
Neighborhood Assessment Report

Neighborhood Workshop Date: July 17, 1999



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

City of Fountains



Heart of the Nation

SERVICE	AGENCY OR CITY DEPARTMENT	PHONE
City Services	Action Center	513-1313
Abandoned Cars on Private Property	Neighborhood and Community Services	871-3800
Abandoned Cars on Public Property	Kansas City, MO Police Department	234-5000
Abandoned Homes	Neighborhood and Community Services	871-3800
Air Quality	Health Department	513-6314
Animal Control	Neighborhood and Community Services	871-5900
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	871-3800
Housing Code Violations	Neighborhood and Community Services	871-3800
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	871-5600
Potholes	Public Works - Street 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

Underlined phone numbers will change in the next few months.

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 - **F**orging **O**ur **C**omprehensive **U**rban **S**trategy



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 this neighborhood 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.

This community conducted the neighborhood evaluation 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 neighborhood.



Waldo Homes residents participating in their assessment workshop



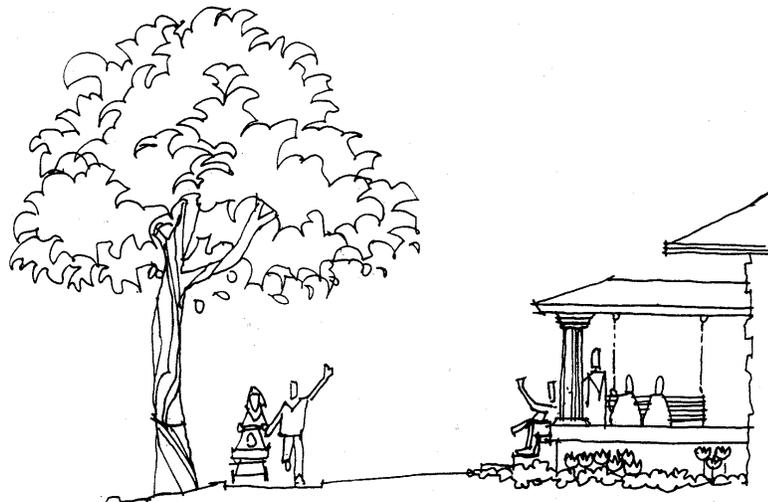
NEIGHBORHOOD TYPE

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. These four Types (assigned the colors Blue, Orange, Purple and Green in the Neighborhood Assessment workshop) are:

Developing Conservation Stabilization Redeveloping

Each Neighborhood Type suggests what actions are required for an area to become or stay healthy. 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.



THE WALDO HOMES PERSPECTIVE



On July 17, 1999 a group of people from the Waldo Homes neighborhood met at Christ the King Church to participate in a neighborhood assessment workshop. The workshop was an opportunity for residents to celebrate the place where they live and to plan for the future. People spoke about the many amenities they enjoy in the area. Quiet streets, well maintained homes, and ready access to an abundance of goods and services.

Many people have lived within the boundaries of Waldo Homes for a long time. Many older residents raised their children in the area and they saw it as a good place for young families to get started with their lives.

One of the tasks workshop participants accomplished was to identify their neighborhood type. They decided the Waldo Homes neighborhood is a Conservation area. A Conservation area is a place that has been developed for some time and has a strong foundation of residential, commercial and institutional assets. The challenge to a Conservation area is to continue to build upon that foundation and to ensure the area remains vibrant into the future.

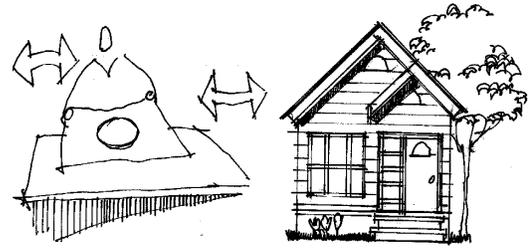
Workshop participants identified some of the tasks they need to tackle to achieve this goal. Infrastructure improvements, like more curbs and sidewalks throughout the neighborhood, are a high priority. Residents also want to connect with adjacent neighborhood associations and work to maintain the quality of life in the broader area. Another priority was to continue to organize neighbors and partner with local law enforcement to reduce property crimes.

The purpose of this report is to document these discussions so they can be used as a basis for ongoing dialogue. The following page contains a summary of priorities and some possible improvement strategies. The report also contains a list of assets, barriers and ideas for improvements stated by the residents in the workshop. Finally, the report includes a map of the neighborhood and a list of frequently used City services.



Participants engaged in the workshop process

PRIORITIES



The following themes were the result of the workshop participants' ideas concerning ways to improve their neighborhood.

Implement Infrastructure Improvements

Residents want more basic infrastructure improvements in the neighborhood. Actions towards this end are:

- Actively participate in the City's Public Improvement Advisory Committee (PIAC) process to address infrastructure issues
- Educate and encourage residents on the process of communicating infrastructure needs to the appropriate City Departments

Connect With Other Neighborhood Groups

Residents felt that they need to work with other neighborhood associations and groups to address common issues. Recommendations are:

- Partner with other associations and develop goals and action plans
- Promote the collaboration of residents, businesses and the City to resolve neighborhood issues

Maintain a Safe Neighborhood

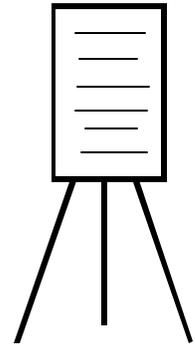
Residents felt that overall their community is safe. However, in order to maintain a sense of safety, they can:

- Get to know their neighbors
- Organize neighbors to establish Block Watch groups
- Partner with local law enforcement to develop crime prevention strategies



Workshop participants review their neighborhood type

CHART NOTES



The Waldo Homes Neighborhood Assessment covered the area from 79th Street to 82nd Street, Wornall to Oak, and 82nd Street to 85th Street, Wornall to Holmes.

Neighborhood Slogans

Residents who came to the workshop brainstormed slogans to describe their neighborhood. The exercise is aimed at helping residents to identify some special quality about the place where they live.

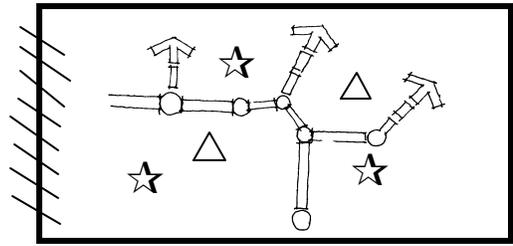
Participants selected the slogan: **Small Houses - Big Hearts**

Other suggested slogans:

- Waldo Connection
- Great Place to Live
- We'll Take Your Orange Playground Equipment
- Go Waldo
- A Good Place For Everyone
- Jewel of South Land
- When It Rains, A River Runs Through It
- Neighborhood of Convenience
- A Family Place To Live
- Heart of The City
- Wonderful Waldo
- Eat Your Heart Out Johnson County
- A Choo-choo runs through it
- Waldo Rocks
- Waldo Has it All



Homes near 79th and Main



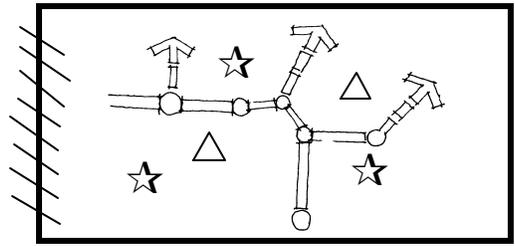
STEP 1: My Neighborhood Is

Workshop participants identified how they experience their neighborhood, and considered those things they want to protect, preserve or enhance in and around the neighborhood. 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



The Trolley Trail is an important landmark, path, activity center and feature in the Waldo Homes neighborhood



Landmarks

- Mar-Beck Appliance Parts
- Waldo Pets
- Gillis Center and Armour Home
- Kansas City Academy
- Waldo Grain
- The Trolley Trail
- Hope Care Center
- Southside Christian Center
- Waldo Branch Library at 75th and Oak
- Greenhouse at 81st and Main

Activity Centers

- Hope Care Center
- Neal Harris Heating, Air Conditioning and Plumbing
- Waldo Branch Library at 75th and Oak
- Southside Christian Center
- Kansas City Academy
- Tower Park at 75th and Holmes
- Hartman Elementary School
- 24-hour Day Care Center

Paths

- Main
- Oak
- Holmes
- Wornall
- Brookside
- 79th Street
- 80th Street
- 82nd Street
- 85th Street
- Trolley Trail

Districts

- Wornall Business Corridor
- Light Industrial Area, (Mar-Beck, Dulux Paints and Neal Harris)

Edges or Barriers

- Wornall Road Corridor
- West 79th Terrace
- 80th Terrace
- West 81st Street
- West 81st Terrace
- West 82nd Terrace
- West 83rd Street

Features

- Georgie Porgie's Cafe
- Waldo Pets

WALDO HOMES IMAGES



Connie Glaholt owns and operates George Porgie's Cafe on Wornall Road



Waldo Pets is an area landmark and asset



The Kansas City Academy is a private school within the neighborhood

WALDO HOMES IMAGES



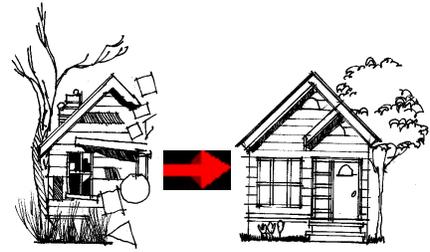
Tim Stewart rents this home in the neighborhood and takes pride in planting beautiful flower beds



Residents work in partnership with the Parks and Recreation Department to maintain South Oak Park



Michael Fagre, a local youth, puts his mower to work cutting neighborhood lawns



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STEP 2: If I Could Fix One Thing

In every neighborhood there are some things that need to be changed. These issues stop 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 Waldo Homes neighborhood:

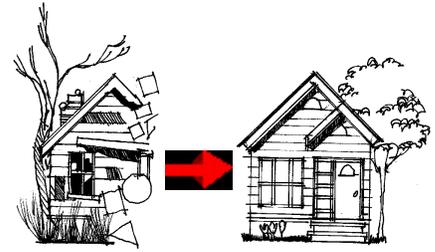
- Install more streetlights especially on Main Street
- Replace and repair street signs
- Install a traffic light at 82nd and Wornall
- Post and enforce speed limits on side streets (especially on 85th and Pico)
- Eliminate parking on both sides of street (People park in wrong directions)
- Repave Oak and Wornall
- Maintain city right of way at 83rd and McGee and 83rd Terrace and McGee
- Install curbs on all East/West streets
- Install sidewalks throughout Waldo especially in the residential blocks, i.e. Main Street
- Fix the storm drain at 84th and Main. The drain emits a foul odor and it poses a safety hazard because it is open to entry



Open storm drain on 84th and Main



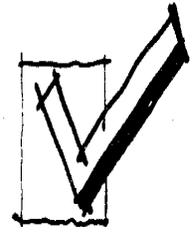
Curbs and sidewalks would enhance drainage, beautify streets and make walking easier and safer.



- Reduce noise and litter from businesses on Wornall
- Change requirement for businesses privacy fences from 4' to 6'
- Eliminate the Sweet Onion business
- Enforce easements on 83rd Terrace that have overgrown weeds and trash. Currently, four homeowners share in keeping area maintained
- Clear tree branches from traffic signs at all traffic signs and signals
- Implement more city pick-ups on leaves/brush instead of 2 times per year
- Improve bulky item pick-up schedule
- Implement a litter gitter campaign
- Improve overall condition of homes that have deteriorated
- Enforce drug laws, nuisance ordinance as needed
- Improve maintenance of neighborhood trees
- Persuade 100% of the businesses in the area to keep their trash dumpsters closed and placed behind a privacy fence



Residents prefer that dumpsters be concealed from view



STEP 3: My Neighborhood's Assets

Workshop participants identified assets that add value to their neighborhood. The assets include places, groups, organizations, equipment, skills, abilities and any other thing that adds value to the neighborhood.

Community

- Viable neighborhood association
- Life long residents
- Good partners on issues
- Central location
- Great flower gardeners
- Neighborhood with history
- Diversity
- Close to work

Businesses

- I GA
- Hen House
- Mar-Beck
- Waldo Pets
- Aid Animal Hospital
- Nearby antique stores
- Sweet Onion Greenhouse at 81st & Wornall
- Fire station on Wornall

Institutions - Schools

- Kansas City Academy
- Hartman Elementary School
- Paul Robeson Middle School
- St. Elizabeth Catholic School
- Christ The King Catholic School
- Rainbow School

Streetscape

- Quiet, tree lined streets

Institutions - Churches

- Christ The King Catholic Church
- St. Elizabeth Catholic Church
- Broadway United Methodist Church
- Southside Christian Center

Parks & Activity Centers

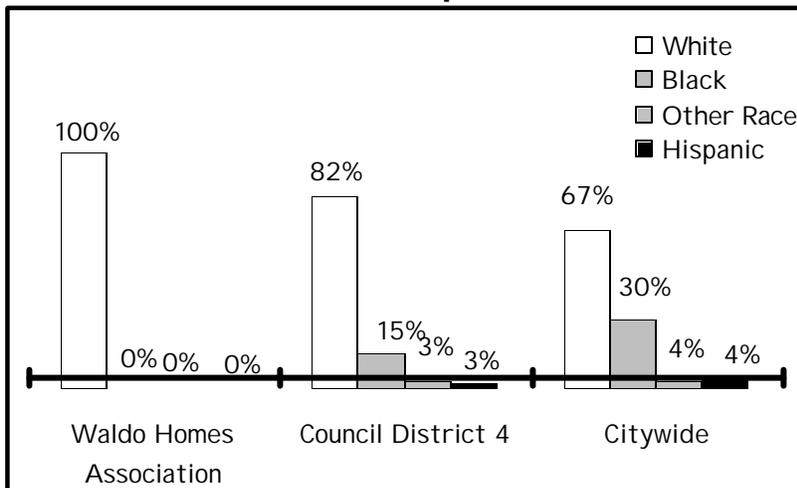
- South Oak Park
- Trolley Trail
- Southside Christian Center



STEP 4: Facts About My Neighborhood

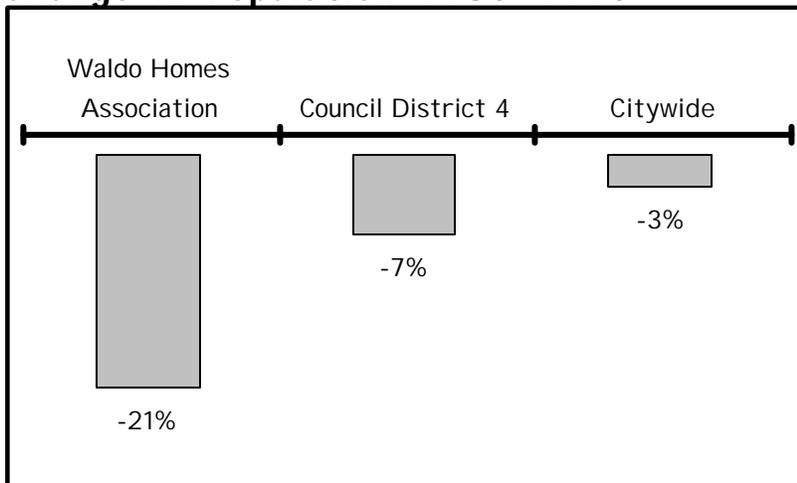
The information presented at the Waldo Homes Association assessment was from the 1990 U.S. Census, and from 1998 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts that participants said were surprising or noteworthy. (See the neighborhood assessment workbook for more detail.)

Racial and Ethnic Composition



Participants believe that the racial composition is now 10-15% minority.

Change in Population 1980-1990

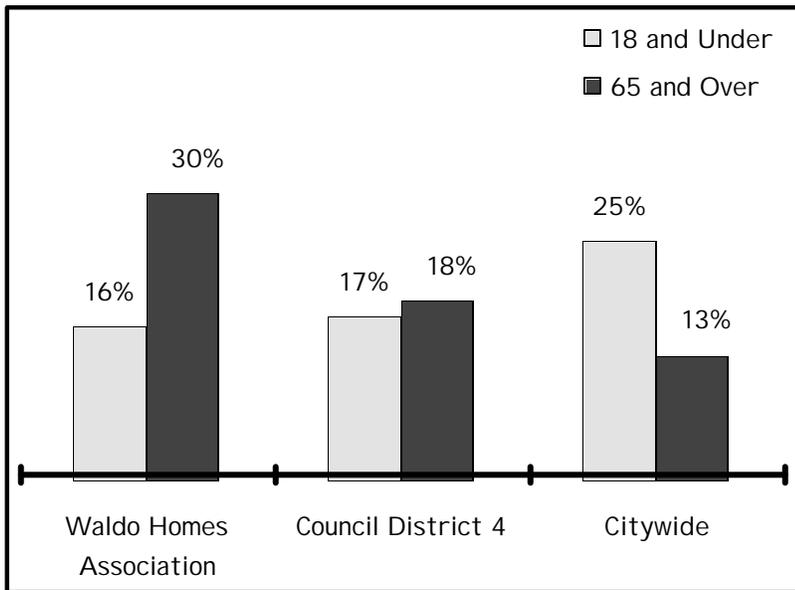


Participants noted that the decrease in population may be due to people moving in without kids and the children of older residents moving out.



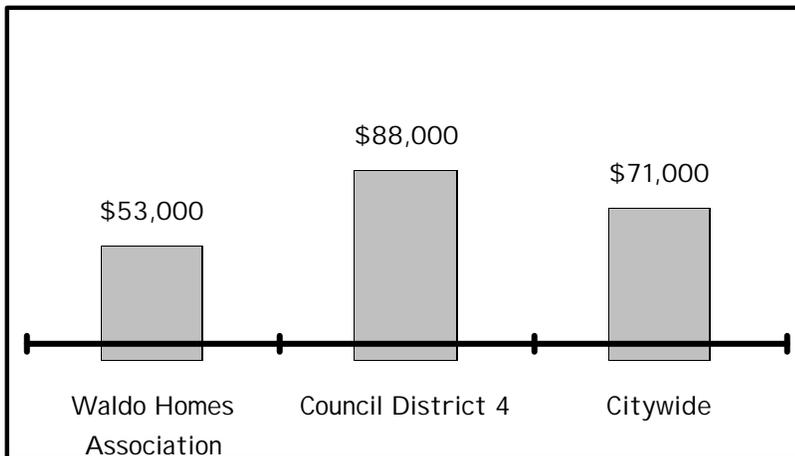
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Age Distribution



Participants felt the percentage of people over 65 is 45% and the percentage of people 18 and under is 10%.

Median Value of Single Family Homes



Residents perceive the median value of homes is \$60,000.



STEP 5: Describing My Neighborhood

Those who attended the workshop were asked to vote on the neighborhood type that best described their neighborhood. Their choice was Conservation.

Conservation

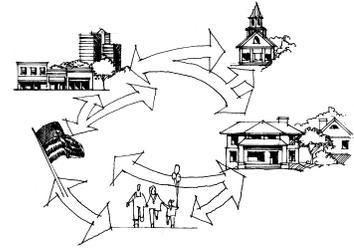
My neighborhood has been developed for some time. Established businesses and institutions are located in the neighborhood. Places of worship, schools, recreational and entertainment facilities, and businesses provide many opportunities near my home.

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.



Residents review information about their neighborhood



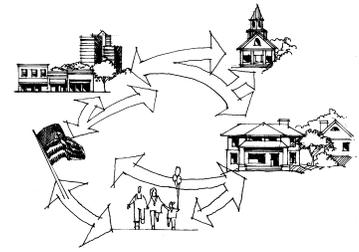
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STEP 6: Making My Neighborhood Better

Workshop participants talked about specific actions the community can take to address the issues and challenges identified earlier in the assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. This is a list of all the ideas mentioned by workshop participants. They voted on the ideas that they most want implemented to make their neighborhood better. The items are given in order of the number of votes the received.

Things **We** can do by ourselves:

- Support local neighborhood businesses and encourage them to be neighborhood friendly
- Contact Water Department to get update on improvements in neighborhood
- Pick up litter
- Neighborhood Associations come together to decide on housing standards then write letter to residents who don't meet them
- Work with Tower Homes and Here's Waldo neighborhood associations
- Communicate with neighbors and encourage better home up-keep
- Report codes violations to the Codes Department and follow up
- Attend neighborhood meetings to learn the code enforcement process
- Explore establishing Neighborhood Improvement District
- Develop a list of concerns regarding Wornall and present them to businesses
- Implement telephone tree
- Implement a Welcome Wagon process for new residents
- Design and implement a neighborhood service directory
- Call police when you see suspicious activity

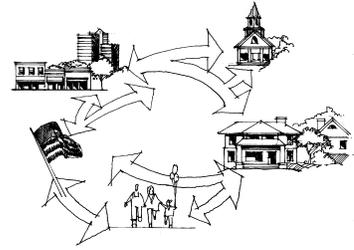


Things we can do with a **Partner**:

- Install entry markers in the Waldo Homes Association neighborhood
- Work with local business people regarding signage and general appearance
- Work with Area Transit Authority (ATA) and Waldo Business Association (WBA) to design and build train/trolley related bus shelters
- Partner with the Church Community Organization (CCO) on issues
- Explore what a Neighborhood Improvements District (NID) can do to help obtain curbs and sidewalks in residential areas
- Partner with a tree service to trim overhanging limbs near stop and traffic signs
- Partner with neighborhood associations such as Here's Waldo and Tower Homes to establish joint meetings to help get things done
- Obtain a list of concerns around Wornall and take concerns to businesses



Aid Animal Hospital and Hope Care Center are strong neighborhood partners



Things the **City** should do:

Public Works Department

- Increased leaves and brush pick-up to keep catch basins from clogging up
- Come to neighborhood meeting and make presentation about storm sewer and sanitary sewer problems and how they can be fixed
- Provide schedule on new traffic light installation
- Implement Public Improvement Advisory Committee (PIAC) request regarding storm sewer issues
- Improve residential snow removal
- Install curbs and sidewalks

Parks & Recreation

- Identify and maintain City trees

Code Enforcement

- Implement stricter code enforcement

Public Safety

- Improve response time to citizen's calls

Miscellaneous

- Interface with other departments regarding complaints

Waldo Homes Neighborhood Assessment Participants

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Sponsors and Contributors

Councilman Evert Asjes III
La Mar's Donuts
Christ The King Church



Acknowledgements

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

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First District-at-Large

The Honorable Teresa Loar
First District

The Honorable Bonnie Sue Cooper
Second District-at-Large

The Honorable Paul Danaher
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The Honorable Troy Nash
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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 Kelvin Simmons
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The Honorable Alvin Brooks
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The Honorable Charles A. Eddy
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