

# WINNWOOD/ SUNNYBROOK

## Neighborhood Assessment Report

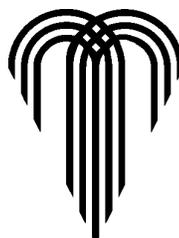
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Neighborhood Workshop Date: August 31, 1999



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

City of Fountains



Heart of the Nation

<b>SERVICE</b>	<b>AGENCY OR CITY DEPARTMENT</b>	<b>PHONE</b>
<b>City Services</b>	<b>Action Center</b>	<b>513-1313</b>
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/](http://www.kcmo.org/focus/)**, or
- e-mail **[focus@kcmo.org](mailto: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

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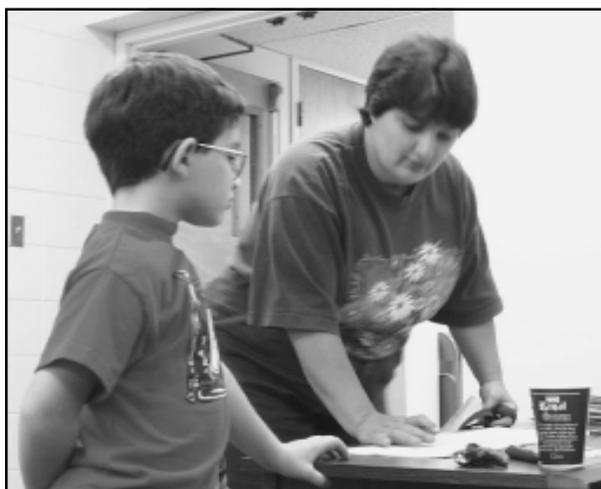


**FOCUS Kansas City**, Kansas City's strategic and comprehensive plan, recognizes that neighborhoods understand best how to direct their own futures. The first initiative in the *FOCUS Neighborhood Prototypes Plan* is a strategic assessment / evaluation that enables a neighborhood to evaluate its strengths 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 Self-evaluation:

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

The Winnwood / Sunnybrook community 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 neighborhood.



A resident of the Winnwood/Sunnybrook area signs in with her son



# NEIGHBORHOOD TYPE

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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 a neighborhood to become or stay healthy. The Assessment is a beginning point from which the neighborhood can move forward and achieve quality living environments through a commitment to continuous improvement. The descriptions are contained in the FOCUS Neighborhood Prototypes Plan, Appendix A, "General Neighborhood Descriptions/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.



Neighborhood residents enjoy a bite to eat before the workshop

# THE WINNWOOD/ SUNNYBROOK PERSPECTIVE

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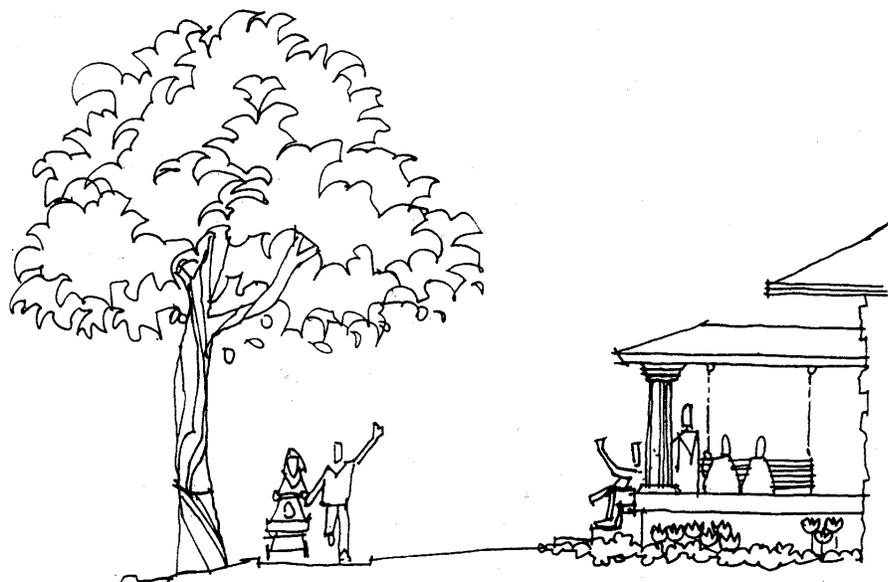


Residents of the Winnwood/Sunnybrook neighborhood gathered on Tuesday evening, August 31, 1999 at the Winnwood Baptist Church for a neighborhood self-evaluation workshop. The workshop was an opportunity for individuals to look at the place they live, work and raise their children. Participants engaged in mapping exercises, discussed challenges and barriers facing their neighborhood and shared the things they valued about living in the Winnwood/Sunnybrook community. They also voted on their neighborhood type.

Built in the 1800's as the first recreational resort for Kansas City's elite, current residents enjoy the quaint yet beautiful features of the century old housing stock that remains a part of their community.

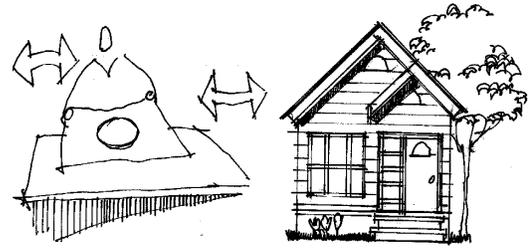
Residents brainstormed ideas that would make their neighborhood more livable. They look forward to the completion of a sewer system construction project that has been going on for some time now. They expressed their excitement about the new commercial retail stores under construction within walking distance. Participants took great pride in their schools, parks and recreational activities for their children.

Neighbors are eager to build on their successes. The purpose of this report is to help clarify goals and identify resources. The following page contains a summary of priorities. The report also contains the residents' list of assets, barriers and ideas for improvements sited during the workshop. Finally, a list of frequently used City services is provided.



# PRIORITIES

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Residents of the Winnwood/Sunnybrook neighborhood feel the most important issues they have before them are:

## Public Works Issues

- Permanently repair the hill located on North Cypress (north from 42<sup>nd</sup>) that is frequently hollowed by rushing rainwater
- Improve the water drainage system throughout Winnwood/Sunnybrook neighborhood
- Install street lights along Branson Road
- Install storm sewers from 48<sup>th</sup> Street to 44<sup>th</sup> Street and throughout the Winnwood/Sunnybrook neighborhood!
- Correct the drainage problem at 40<sup>th</sup> and Sunnybrook by installing a concrete chute
- Allow Tax Increment Financing for the installation of traffic lights at 42<sup>nd</sup> and Chouteau

## Traffic

- Extend 44<sup>th</sup> St. from Kensington to Cypress to create a safer walkway for children
- Repave streets located throughout the Winnwood/Sunnybrook neighborhood
- Repair the sidewalks and streets west of North Brighton
- Repair the dangerous bridge located on North 44<sup>th</sup> Terrace
- Repave 42<sup>nd</sup> St. west of North Brighton damaged by large trucks
- Allow Tax Increment Financing for the repair of the intersection at I-35 and Chouteau

## Parks

- Increase access to Winnwood Park by adding another entrance, and install more lighting
- Create additional barriers to prevent illegal dumping in Winnwood Park

## Codes Enforcement

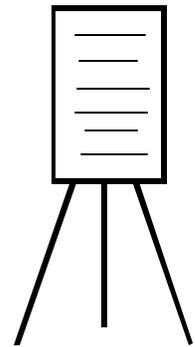
- Establish expedient and efficient resolutions to code violations

## Other Issues

- Remove and replace deteriorated Winnwood/Sunnybrook "Neighborhood Watch" signs
- Reschedule the KC Clean & Green event to a later date
- Improve the schedule for bulky item pick-up
- Prohibit excessive speeding that produces large ruts in North 42<sup>nd</sup> St.

# CHART NOTES

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The Winnwood/Sunnybrook neighborhood includes an area from I -35 to Chouteau Trafficway, Parvin Road to North Brighton Avenue.

## Neighborhood Slogans

Residents began their workshop by creating a slogan for their neighborhood. The slogans helped the participants to identify how they viewed the community in which they live. Participants voted to make their slogan:

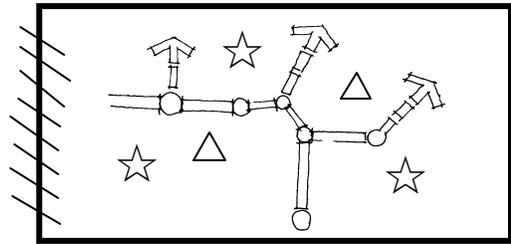
### Winnwood Area

Other suggestions included:

- Sunny Winn
- Sunny Winners
- Winwood/Sunnybrook...Next Door Neighbors to the Casinos



Winnwood/Sunnybrook residents vote on their Neighborhood Type



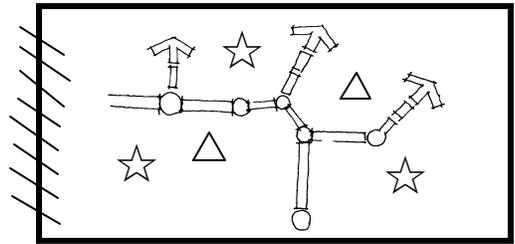
## STEP 1: My Neighborhood Is

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

- △ **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



Chouteau Trafficway is one of Winnwood/Sunnybrook's main transportation arteries.



## Path

- North Cleveland Avenue

## Activity Centers

- Eastgate Middle School
- Tennis Courts in Winnwood Park
- Salvation Army
- Winnwood Elementary School
- Winnwood Baptist Church
- Diamond Joe's Gentlemen's Club

## Features

- Baseball diamond located in Winnwood Park
- Winnwood Park
- Skating Rink (find proper name)
- Winnwood Elementary
- Winnwood Baptist Church
- Winnwood Lake
- Vacant lot at 42<sup>nd</sup> and Chouteau (Potential)
- Chamire Lake

## Edges or Barriers

- Chouteau Trafficway
- Entrance to Winnwood Park (one entrance is inadequate)
- No lighting in the park



Activity Center and Feature:  
Winnwood Baptist Church

# WINNWOOD / SUNNYBROOK IMAGES

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New construction in the Winnwood/Sunnybrook area



One of the many well-maintained homes in the Winnwood/Sunnybrook area

# WINNWOOD / SUNNYBROOK IMAGES

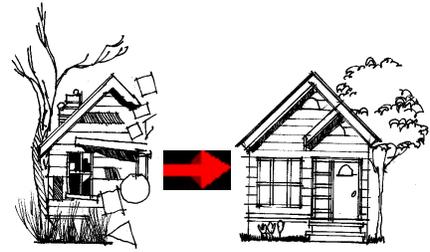
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**Feature:** Winnwood Park



**Activity Center:** Salvation Army



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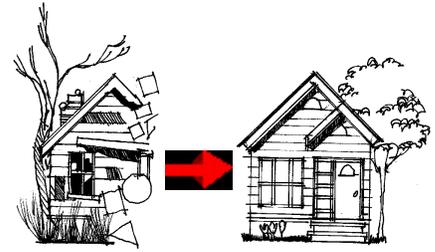
## STEP 2: If I Could Fix One Thing

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 a list of “fixes” that workshop participants said they would like to see in the Winnwood/Sunnybrook neighborhood.

- Increase access to Winnwood Park by adding another entrance, and install more lighting
- Permanently repair the hill located on North Cypress (north from 42<sup>nd</sup>) that is frequently hollowed by rushing rainwater
- Remove and replace old rusty Winnwood/Sunnybrook Neighborhood Watch signs
- Extend 44<sup>th</sup> St. from Kensington to Cypress to create a safer path way for children to walk
- Change the Mayor's KC Clean & Green to a later date
- Improve the schedule for bulky item pick-up
- Repave streets located within Winnwood/Sunnybrook neighborhood
- Improve the drainage system within Winnwood/Sunnybrook neighborhood
- Repair the sidewalks and streets west of North Brighton
- Repair the dangerous bridge located on North 44<sup>th</sup> Terrace



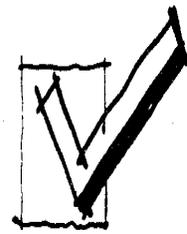
Erosion at the bridge on North 44<sup>th</sup> Terrace



- Prohibit excessive speeding that produces large ruts in the asphalt on North 42<sup>nd</sup> St.
- Prohibit illegal dumping in Winnwood Park
- Repave 42<sup>nd</sup> St. west of North Brighton damaged by large trucks producing ruts in the pavement
- Install street lights on Branson Rd.
- Install storm sewers from 48<sup>th</sup> Street to 44<sup>th</sup> Street and throughout the Winnwood/Sunnybrook neighborhood!
- Correct the drainage problem by installing a concrete chute at 40<sup>th</sup> and Sunnybrook
- Establish expedient and efficient resolutions to code violations
- Allow Tax Increment Financing for the repair of the intersection at I - 35 and Chouteau and installation of traffic lights at 42<sup>nd</sup> and Chouteau



Tires illegally dumped along a road in the Winnwood/Sunnybrook area



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## STEP 3: My Neighborhood's Assets

Residents easily listed many assets in the Winnwood/Sunnybrook community. Assets include places, groups, organizations, equipment, skills, abilities, and any other things that add value to the neighborhood.

### People

- Frances Moore
- Neighbors watch out for each other
- Lots of homeowners and grandparents
- Good neighbors
- Long term residents

### Places

- Schools within walking distance
- The Thriftway grocery store that is within walking distance
- The fire department located in the neighborhood
- Skating rink
- Winnwood Baptist Church
- Winnwood Park
- Big trees throughout the neighborhood

### Transportation

- Access to other parts of the city via I-35, Parvin Rd. and Chouteau
- Access to I-35, and Parvin Rd.
- Access to public transportation

### Services

- Excellent response time provided by MAST ambulance
- Frequent cleaning and sprucing activities in Winnwood Park
- Community tool shed/lending library

### Organizations

- Partnership with the neighborhood Association and KCPD, and the Codes Department
- The Neighborhood Watch that meets on Friday and Saturday nights
- Community Council that meets every fourth Tuesday of the month



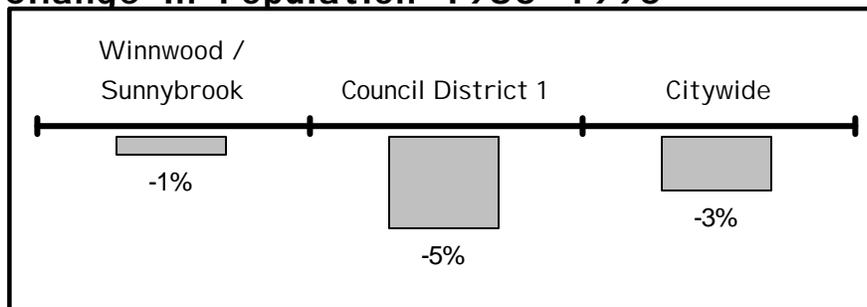
The Winnwood Skate Center,  
a neighborhood asset



## STEP 4: Facts About My Neighborhood

The data presented at the Winnwood/Sunnybrook Neighborhood 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 details.)

### Change in Population 1980-1990



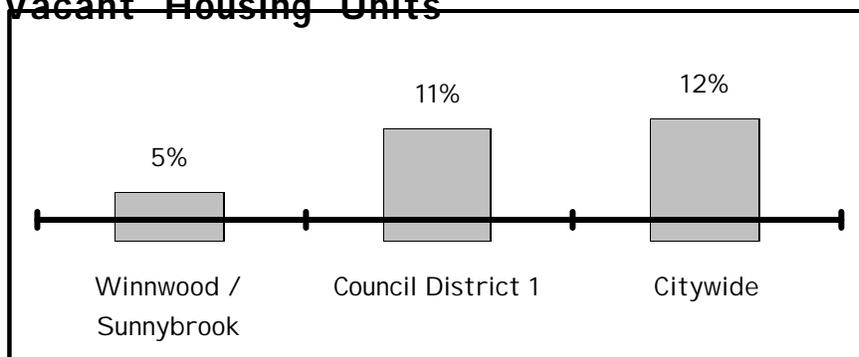
Workshop participants noted that the population has greatly increased since 1990.

### Racial and Ethnic Composition



Those present believe that the racial composition has changed to 8-10% Black, 80% White, and Hispanic and Other remained the same.

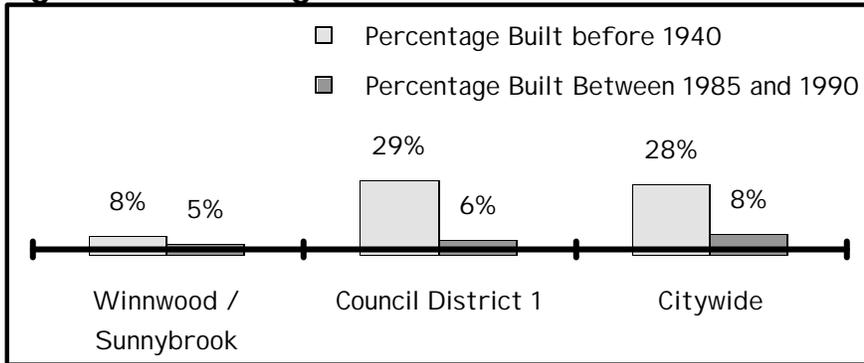
### Vacant Housing Units



Residents feel the percentage of vacant housing is now lower than 5%.

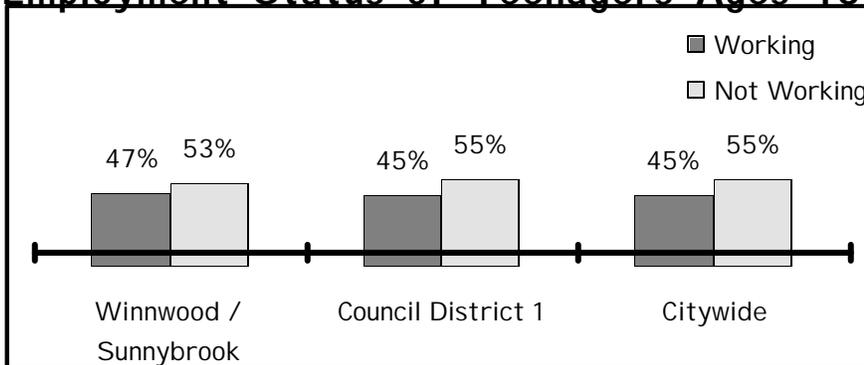


**Age of Housing Units**



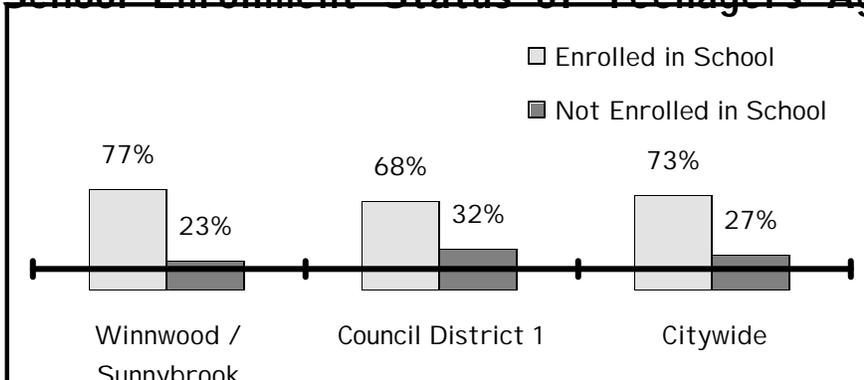
Lake houses at Winnwood were built at the turn of the century.

**Employment Status of Teenagers Ages 16-19**



Residents believe that more than 53% of teens are working.

**School Enrollment Status of Teenagers Ages 16-19**



Participants agreed that the percentage of children currently in school is higher than 77%.



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## 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 Stabilization.

### Stabilization

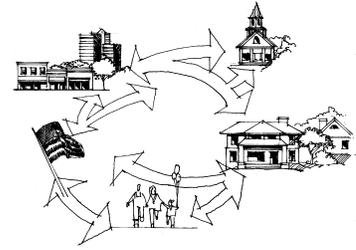
My neighborhood has been developed for some time. Several of the businesses and institutions located in the neighborhood may be changing, either recently expanding, scaling back services, just moved into the neighborhood or considering moving to another location outside the neighborhood. Places of worship,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



Winnwood/Sunnybrook residents discuss their neighborhood



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## STEP 6: Making My Neighborhood Better

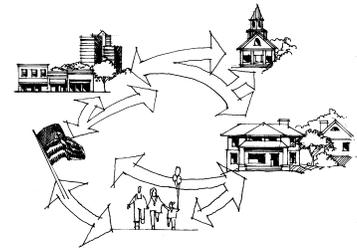
Winnwood/Sunnybrook neighbors talked about specific actions they can take to address the issues and challenges identified earlier in the assessment. Residents brainstormed ideas, concentrating on those actions they themselves can do to improve the neighborhood. Participants looked at venues for possible public/private partnerships with businesses, churches and community based organizations and listed items they felt the City should address. Lastly, everyone voted on the ideas that they most want to make their neighborhood better.

Things **We** can do by ourselves:

- Invite city planners and developers to neighborhood meetings to discuss the Chouteau crossing
- Establish safe houses for kids for Halloween or a block party
- Call 513-1457 for code enforcement
- Join and participate in the neighborhood association meetings on the fourth Tuesday of every month at 7:00 PM
- Contact community service workers
- Develop positive strategies to address traffic problems within the area at 44<sup>th</sup> and North Kensington



Workshop participants vote on the priorities for their neighborhood



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

- Work with housing developers to provide updates on their activities to the neighborhood associations
- Partner with grocery stores, etc. to sponsor youth events

What the **City** should do:

- Establish and enforce policies to ensure contractors will preserve important features of the neighborhood, i.e. trees, landscape, during development
- Beautify Winnwood Park by installing and/or upgrading lights, walking paths, benches, and exercise equipment
- Raise the height of the manhole at 48<sup>th</sup> and Brighton
- Continue participation of City Council representatives and City staff at neighborhood meetings
- Install storm sewers throughout the neighborhood
- Increase inspections to provide follow up on construction projects
- Install a street light at 42<sup>nd</sup> and Chouteau
- Provide a City planning representative at future neighborhood meetings to update community on changes at the Chouteau crossing



After the workshop, a Winnwood/Sunnybrook resident discusses an issue with the area's Codes Officer

## Winnwood/Sunnybrook Participants

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Janet Bellinghausen	Lori Hill	Oleta J. Oliver
Danny Bellinghausen	Linda Hurst	Wilbert Oliver
Eleanor Bennett	Lois Justice	Jeff Park
Betty Cahill	Charles Karmanik	Oscar Patterson
Mary Craig	Teresa Loar	Edwin Ryser
Virgil Darnall	Lee Lockett	Jon Salyer
Betty Darnall	Louise Lockett	Kevin Schafer
Lorcelyn Delich	Lloyd Martin	Michelle Shirley
Rosa Ellerbeck	Maxine Martin	Dennis Stuart
Pam Filardo	Robin Martinez	Maureen Sullivan
Ed Ford	Millie McAtee	Flavia Tarwater
Lee Garcia	C.W. McCalister	Evelyn VanDierendonk
Mrs. Michael Gilkison	Frances Moore	Alice Wadsworth
Jackie Green	Jolynne W. Mrtinez	Warren Webster
Lt. Gary Gugala	Gaylen Nicholson	Marie Webster
Vincent Guillot	Karen Nicholson	Alice L. Winchester
		Louise Wolf

## Sponsors and Contributors

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- Councilman Ed Ford, *First District-at-Large*
- Councilwoman Teresa Loar, *First District*
- Winnwod/Sunnybrook Neighborhood Association



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## 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 Kelvin Simmons  
*Fifth District*

The Honorable Alvin Brooks  
*Sixth District-at-Large*

The Honorable Charles A. Eddy  
*Sixth District*

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