

WINNWOOD GARDENS

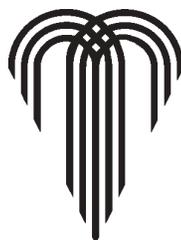
Neighborhood Assessment Report

Neighborhood Workshop Date: May 11, 2002



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

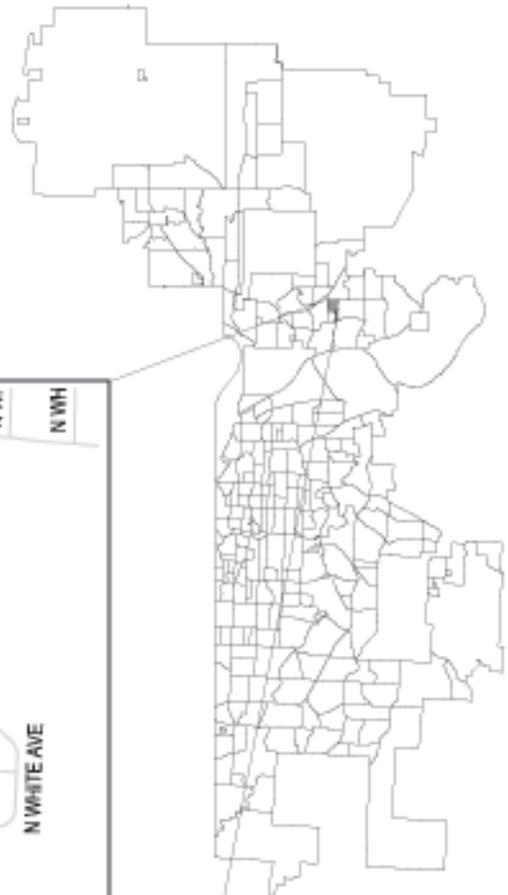
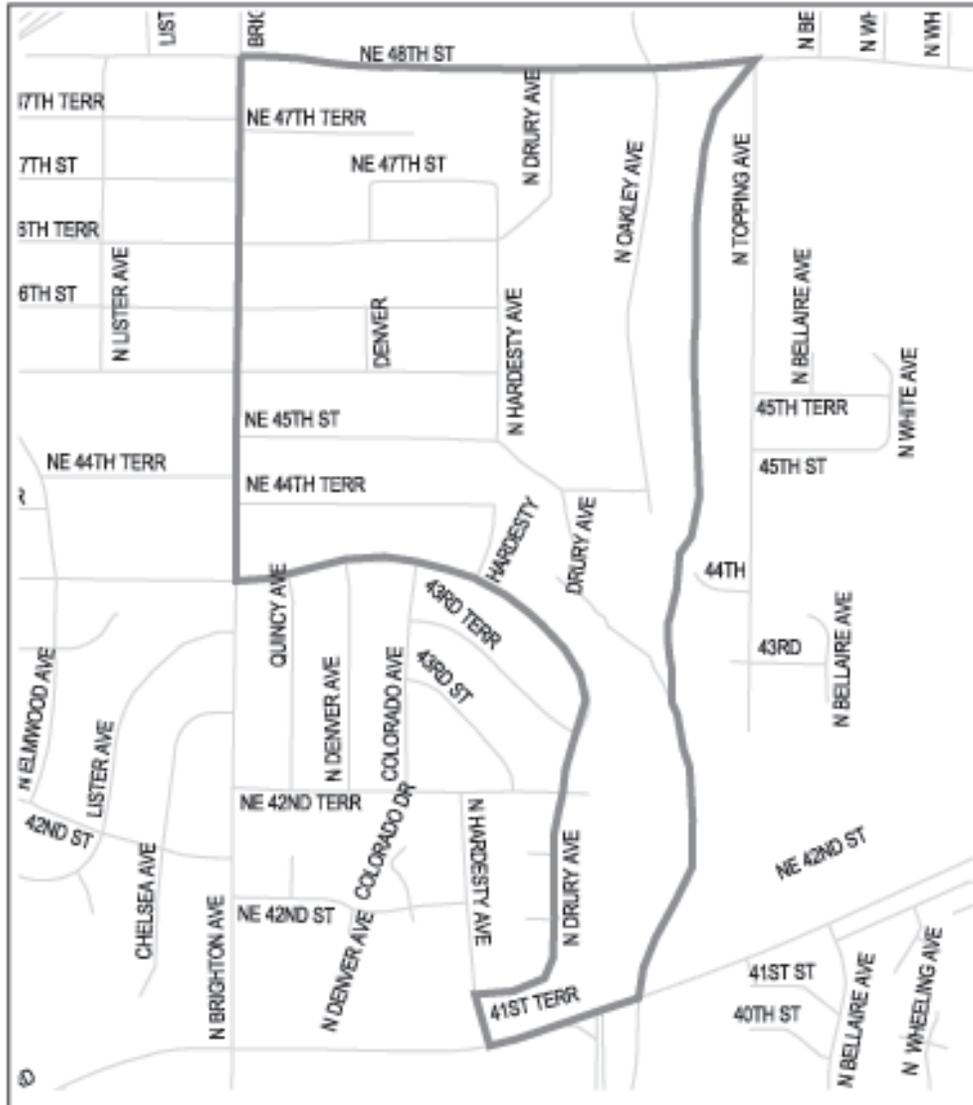
City of Fountains



Heart of the Nation

Kansas City, Missouri Neighborhoods

Winnwood Gardens



0 300 Feet

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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 Winnwood Gardens area conducted the neighborhood assessment workshop with assistance from City staff. Community members mapped their community, and identified assets and priority issues in their neighborhoods.



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

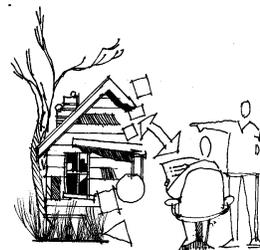
The Assessment is a beginning point from which the community can move forward and achieve quality living environments through a commitment to continuous improvement. The descriptions for these four Neighborhood Types are contained in the FOCUS Neighborhood Prototypes Plan, Appendix A, "General Neighborhood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



Workshop participants listen intently during the Neighborhood Assessment

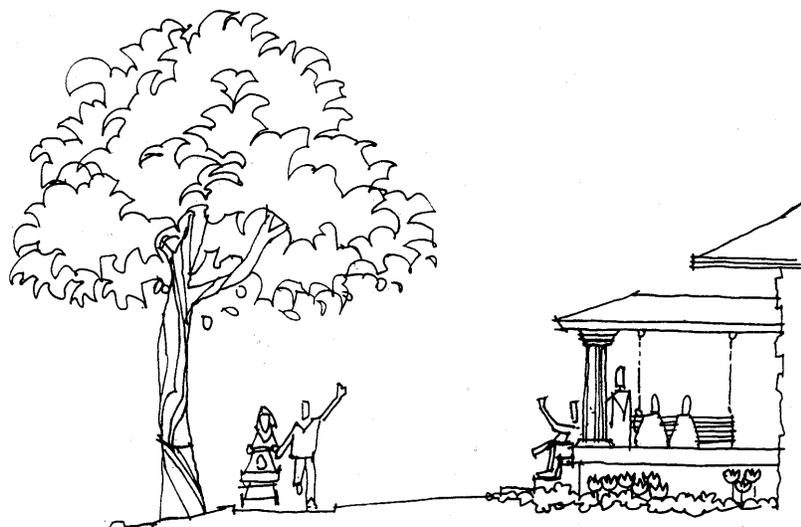
THE WINNWOOD GARDENS PERSPECTIVE



On Saturday, May 11th, 2002, the Winnwood Gardens neighborhood came together at Winnetonka High School for their FOCUS Neighborhood Assessment workshop. The boundaries of this Census neighborhood tract are: NE 48th Street on the north, N Drury Avenue/NE Parvin Road on the south, the property lines east of N Oakley Avenue on the east, and N Brighton Avenue on the west.

Committed residents from the neighborhood came to take part in this important community-building discussion. This self-evaluation workshop was an opportunity for residents to look at the connections between where they live, work and socialize. The participants engaged in a neighborhood mapping exercise, and they discussed challenges and barriers facing their neighborhood. They also identified the assets in their community and voted on their Neighborhood Type. Finally, they voted on their priorities for their neighborhoods.

Neighbors value the mixture of amenities in their area: the green spaces and parks, and Worlds of Fun; easy access to major thoroughfares and highways, and the walking trail in Lakewood Greenway; the excellent North Kansas City School District, and the many locally-owned shops and restaurants; the fire station on North Brighton Avenue, and the dead end streets that prevent traffic from cutting through their neighborhoods. They enjoy the feeling of being tucked away, and at the same time are connected to the rest of the city.





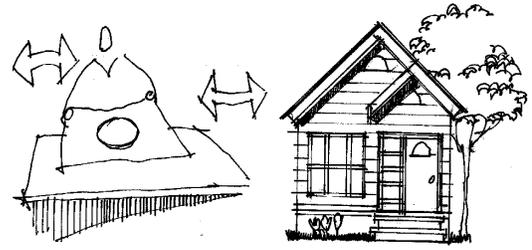
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Storm water run-off was a concern of those from the Winnwood Gardens area, including the need for better drainage at N Brighton and I-35. Residents here would also like to see a park in the area that children can walk to and play in safely. Another issue for some residents is the seemingly constant presence of bulky items at the curb; they would like to see better education of residents about the City's bulky item pick-up service, so that residents don't leave their trash out for weeks.

Though this neighborhood does not have a neighborhood association, workshop attendees were eager to see some special events coordinated for their areas that would bring people together. They suggested Penguin Park, on the north side of Lakewood Greenway, as an ideal spot to have such events. Two ideas they created are "Art in the Park" and a bike rodeo with the North Patrol Division of the KCMO Police Department.

The purpose of this report is to help clarify goals and identify resources. The following page contains the residents' priorities and some possible improvement strategies they suggested. The report also contains the lists of assets, challenges and ideas for improvement that area residents named during the workshop. Finally, a list of frequently used City and agency services is on the inside back cover

PRIORITIES



At the conclusion of the Winnwood Gardens Neighborhood Assessment, participants voted for the issues they most wanted to see addressed from the lists they created. Their top priorities are listed below.

Maintain and Enhance the Community

Neighbors in these areas value the many amenities in their communities, and want to see the area become an even better place to live. Even though there is not a formal neighborhood organization in this area, residents would like to engage their neighbors in a variety of ways to work on issues together. Their ideas are:

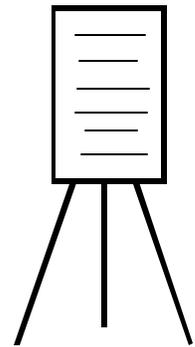
- Address the issue of noise pollution, both from I-35 and car radios: work with MoDOT to address the noise from I-35, perhaps by installing a sound barrier, and advocate for more consistent enforcement of the noise ordinances by the Kansas City Police Department
- Request that the City include Winnwood Gardens in the Clean Sweep schedule
- Work with the City and Antioch Shopping Center to bring back a recycling center
- Work with Northland Neighborhoods, Inc. (NNI) to ensure neighbors in the Glenhaven and Winnwood Gardens neighborhoods know about NNI's services, and then use those services

Address the Marshy Area

Another major concern for those who attended the Neighborhood Assessment was the marshy area just south of NE 46th Street, between N Norton Avenue and N Winn Road. Storm water run-off collects here, creating a breeding ground for mosquitoes. Neighbors also fear for the safety of the children in the area, some of whom play in this marsh.

Residents suggested that the City investigate who owns this area, and that Stormwater Management engineers from the City meet with the neighborhood to discuss solutions to the marshy area. (This area is in fact Kansas City, MO property, considered to be part of the Lakewood Greenway. See "Follow-up Information" on page 20 for details.)

CHART NOTES



The *Winnwood Gardens Neighborhood Assessment* covered the following area: NE 48th Street on the north, N Drury Avenue on the south, North Brighton Avenue on the west, and the property line between N Oakley Avenue and N Topping Avenue (see map on page 10 for details).

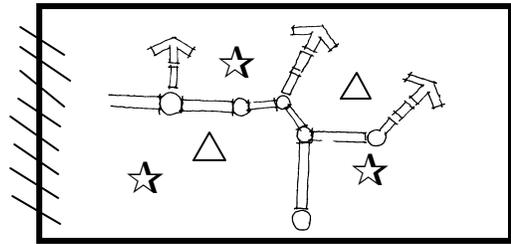
Neighborhood Slogans

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

Winnwood Gardens - Full of History

Other suggested slogan:

- *As Close to the Country as You Can Get*



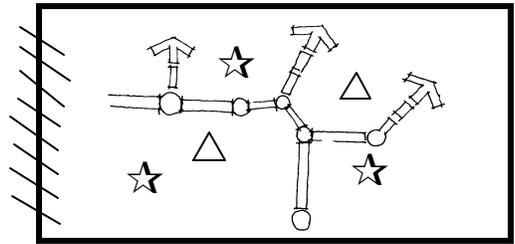
STEP 1: My Neighborhood Is

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



Landmark and Activity Center:
Penguin Park, a popular destination
for many families in the area



Landmarks

- Site of the former Piggly Wiggly at North Brighton and NE 45th Street
- Worlds of Fun
- Winnetonka High School
- Penguin Park
- Church's Chicken on Vivion Road
- North Brighton exit/intersection off I-35
- Fire station on North Brighton just south of I-35

Activity Centers

- Penguin Park

Edges or Barriers

- I-35
- Marshy area south of NE 46th Street/Norton Road/Winn Road (breeding ground for mosquitoes)

Features

- Dead end streets

Paths

- Vivion Road
- North Brighton
- I-35

WINNWOOD GARDENS IMAGES



Barrier: The marshy area (above and right) south of NE 46th Street is a concern for residents



Landmark:
Winnetonka High School
on NE 48th Street

WINNWOOD GARDENS IMAGES



Landmark: The fire station on N Brighton, just south of I-35



Landmark: The site of the former Piggly Wiggly grocery store on N Brighton between NE 45th Terrace and NE 45th Street



Feature: Winnwood Gardens residents value dead-end streets like this one (they keep others from using their street to cut through the neighborhood)



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 Winnwood Gardens neighborhood.

- Address the problem of the storm water that drains from the area south and west of North Brighton/ NE 50th Street/Winn Road to the lake and the marshy area south of NE 46th Street (north of NE 50th Street the water runs to Vivion Road)
- Address the collection of storm water in the marshy area south of NE 46th Street/Norton Road/ Winn Road; it attracts mosquitoes and is dangerous for children (this could be a wetland area if managed correctly)
- Install additional drainage on North Brighton going under the highway
- Repair the potholes on North Brighton on the bridge going over I-35
- Create a park that children in the Winnwood Gardens area can walk to
- Install sidewalks along North Brighton
- Install storm grates in the streets perpendicular to the direction of traffic, so that bicyclists won't get their tires caught in them
- Eliminate noise pollution; improve the enforcement of the noise ordinance
- Instill pride in property owners and renters regarding the appearance of their properties
- Create a nearby recycling center (perhaps re-open the Antioch Shopping Center location), or get curbside recycling
- Address the dangerous curve on N Drury, perhaps by making it a dead end; cars often speed there, and several have crashed into the ditches



Neighbors would like to see the area of the N Brighton exit from I-35 improved with more efficient drainage, and sidewalks



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.

- Mature trees
- The scenic Lakewood Greenway, with its sidewalks
- Easy access to I-35
- The new shopping center on Chouteau (Festival food store, Target, etc.)
- The quality school district (North Kansas City)
- Close to Antioch Shopping Center
- Two television personalities who live north of the river: Phil Witt, Kris Ketz
- Penguin Park
- Few commercially zoned areas (the neighborhood is residential, not divided with businesses)
- The library system
- The new street lights
- Can walk to local businesses, the Post Office, etc.
- A lot of green space in the area
- Ace Hardware
- The non-profit Nearly New clothing store
- Local eateries
- The Post Office on Vivion Road



Scenic Lakewood Greenway is a valued asset in the Glenhaven neighborhood

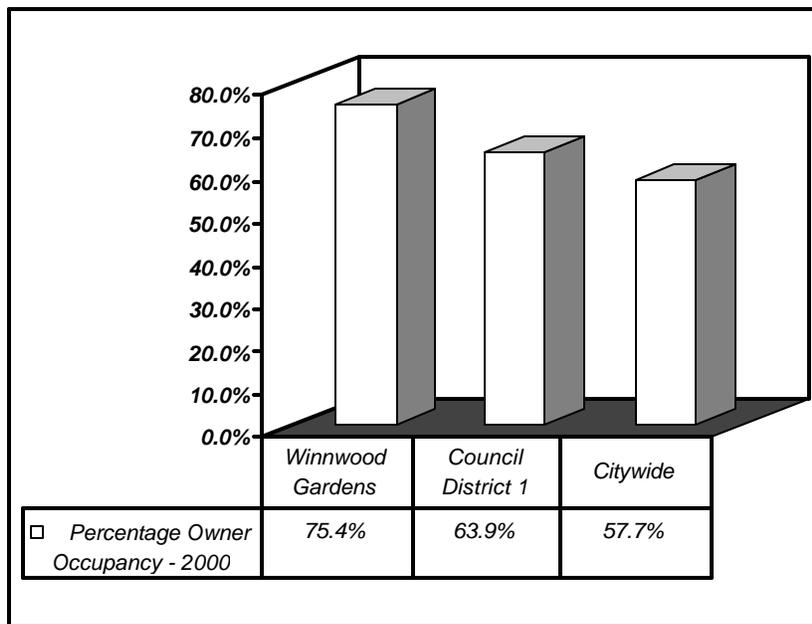


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STEP 4: Facts About My Neighborhood

The data presented at the *Glenhaven-Winnwood Gardens Neighborhood Assessment* was from both the 1990 and 2000 U.S. Census, and from 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 detail.)

Owner Occupied Housing Units 1990-2000

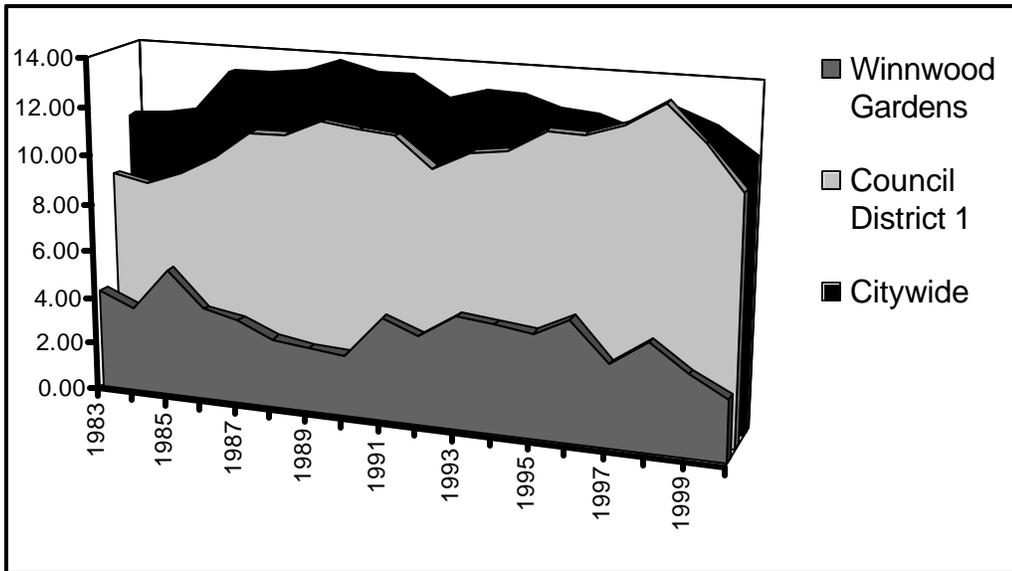


Workshop participants stated that the high number of owner occupied houses indicates a more mature neighborhood populated by people who enjoy their homes and want to stay.

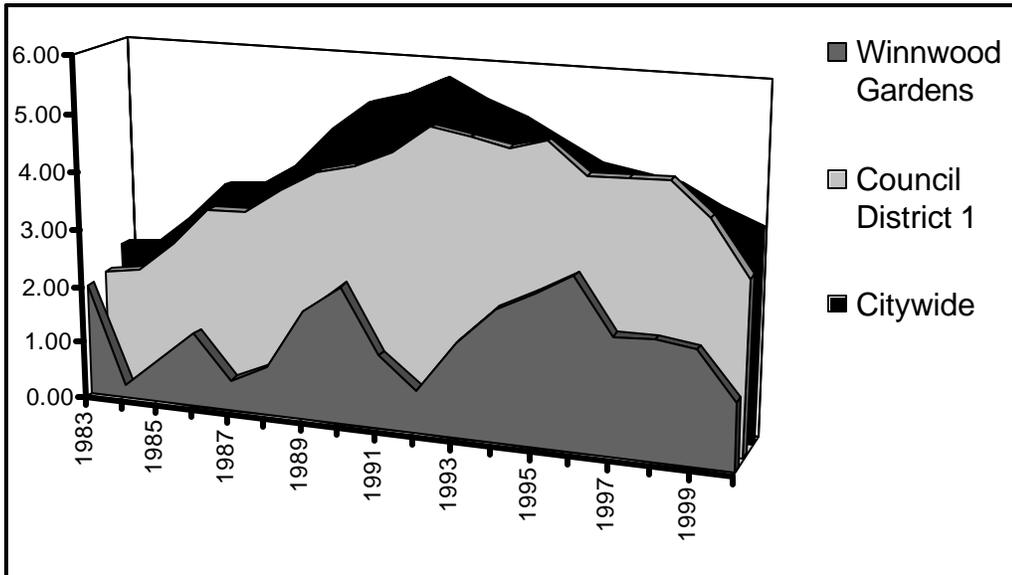


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Non-Violent Crime



Violent Crime



Participants said the newly installed street lights (including the lights in the new shopping center) have helped to decrease crime. They also stated that the non-violent crime rate may be explained by the many commercial areas in close proximity to the highway; criminals can quickly leave the area after committing a crime.



STEP 5: Describing My Neighborhood

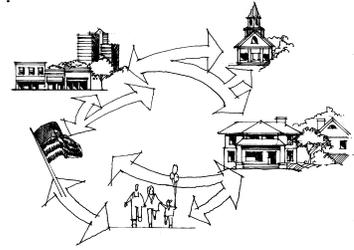
Those who attended the workshop were asked to vote on the Neighborhood Type that best described the area. They unanimously chose Orange, or Conservation, as their Neighborhood Type.

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.



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STEP 6: Making My Neighborhood Better

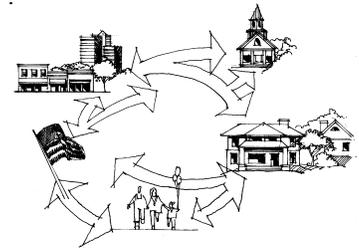
Neighbors talked about specific actions their community can take to address the issues and challenges identified earlier in the Assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. They voted on the ideas they most want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

Things we can do **Ourselves**:

- Be a part of a group that helps clean up Winn Road (contact Adopt-A-Street)

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

- Work with MoDOT to address the noise from I-35 (install sound barrier such as trees)
- Partner with the City's Parks and Recreation Department and other groups to establish special events in Penguin Park (bike rodeos with the Police Department, etc.)
- Work with the City and Antioch Shopping Center to bring back a recycling center
- Work with Northland Neighborhoods, Inc. (NNI) to ensure neighbors in the Glenhaven and Winnwood Gardens neighborhoods know about NNI's services

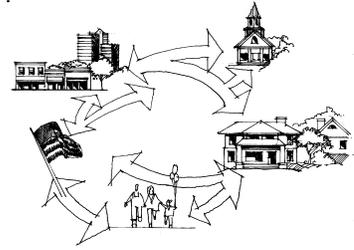


Things the **City** should do:

- KCPD enforce the noise ordinance
- Investigate who owns the marshy area south of NE 46th Street/Norton Road/Winn Road where storm water run-off collects
- Storm water management engineers meet with the neighborhood to discuss solutions to the marshy area
- Investigate why the Antioch Shopping Center recycling center closed
- Include Glenhaven and Winnwood Gardens in the Clean Sweep schedule



Winnwood Gardens neighbors consider the suggestions made by others in the group



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Follow-up Information

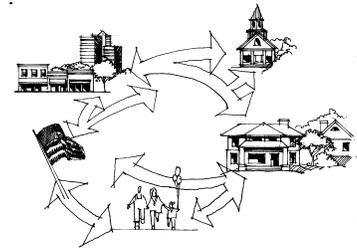
This information was provided to those who attended the workshop and/or called requesting information.

Ownership of marshy area south of NW 46th Street: This is Kansas City, MO property, considered to be part of the Lakewood Greenway. April McCrary, Park District Manager of District 1, said that this area, a remnant of one of the tree lakes that used to be in the area, was caused in part as a result of the construction of the freeway. Contact Pete Loughlin (513-7627) or Jim O'Shea (513-7624) in the Planning Services Division of the Parks and Recreation Department about the master plan for this area, and the potential for a wetlands project here.

Citizens may seek improvements to this park via PIAC (Public Improvements Advisory Committee) requests. There are PIAC meetings for Council District 1 on Thursday, June 13, 7:00-9:00 PM, at the Kansas City North Community Center, 3930 NE Antioch Road, and on Thursday June 27, 7:00-9:00 PM at Northland Neighborhoods, Inc., 5312 NE Chouteau Trafficway (in the Antioch Shopping Center, on the east side). There is a citywide hearing on August 13, 6:30-8:30, also at Northland Neighborhoods, Inc. In addition to attending these hearings, you may call the Public Works Department at 513-2617 for a project request form.

Storm water engineers meeting with neighborhood: Martin Weekley, Manager of the Stormwater Maintenance Division of the Water Services Department, stated that his division will check the existing storm drains to make sure they are functioning, but that any new construction would have to come through Stormwater Engineering (513-2208) or Public Works Engineering (513-8800). The division's number for maintenance of storm inlets is 513-8000. You may also contact Ali Almai, Manager of the Stormwater Utility Division in the Engineering Business Unit of the Water Services Department, at 513-2208.

Adopt-A-Street: This free City program, through the Street and Traffic Division of the Public Works Department, helps neighbors keep their communities clean, and provides some clean-up supplies. Contact Nanci Regan at 513-2659 for more information.



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Why the Antioch recycling center closed: This was strictly the result of Bridging The Gap (BTG) losing some of its City funding. The Antioch site was chosen as the one to close based on geographic coverage from the other sites. According to a BTG employee, the Antioch Shopping Center was willing to work with them, but keeping the site there simply wasn't possible at that time.

Clean Sweep: Clean Sweep is a collaborative effort between several City Departments, and coordinated by the Environmental Management Department, to help neighborhoods clean up and maintain their community. The neighborhood selects from a menu of options (tree trimming, pothole repair, etc.), and the Environmental Management Department provides dumpsters (one for leaves and brush, and one for trash). The Clean Sweep for Winnwood Gardens is August 3rd, and Glenhaven will have a Clean Sweep on October 5th. To get involved, call Carolyn George at 513-3474.

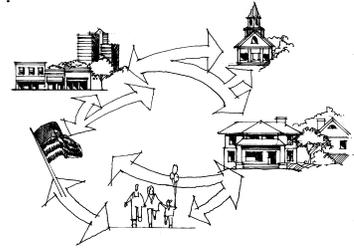
Sound barrier from I-35: According to a MoDOT representative, they generally don't build sound walls without local government funding. There are numerous other stipulations as well. For information about aesthetic plantings, contact Bill Billings at MoDOT at 622-0434. For information about maintenance of the chain link fence along I-35 near Winn Road, you may call Kelly Eaton at 863-7821.

KCPD bike rodeo: North Patrol offers this as a summertime event; contact Sgt. Buddy Hunholtz at 234-5540 for more information (he works the 3:00 pm-1:00 am shift).

Events in Penguin Park: contact Tim Tiegreen, Event Coordinator in the Specialized Services Division of the Parks and Recreation Department, at 513-7585 for more information.

Northland Neighborhoods, Inc. (NNI): NNI was formed to help neighborhoods north of the river get organized, and to create a place for neighbors to get together. Located in Antioch Shopping Center (on the east side), NNI is also a FOCUS Center - essentially a mini City Hall - that is home to Community Police Officers and a Code Enforcement Officer. Contact NNI at 454-2000 to find out about their variety of services.

Post Office on Vivion Road: The carriers from this office moved to another location, but there are no plans to move the current drop-off/retail office.



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Renter's party: For ideas about how to engage renters in the community via a "renter's party," contact Valentine Neighborhood President, Mary Jo Draper, at 753-4429.

Vivion Road Corridor study: Phase One has gone through Preliminary Design and received comments from MoDOT. The location of Phase One is from the intersection of North Oak and Vivion going east to the vicinity of N.E. 47th. The design includes pedestrian improvements at the intersection and a walking/biking trail along the South side of Vivion. These improvements also include markers and signage.

Phase Two has selected a consultant for the project and is currently working on negotiating a contract. The project is located at the terminus of Phase One in the vicinity of N.E. 47th and continues East to the area near North Highland. The actual alignment will be determined as the study of Phase Two progresses. The improvements for Phase Two are a continuation of the biking/walking trail, and signage.

Also, along this corridor, Parks and Recreation is working on a project going under the working name of a "Backyard Demonstration Park." That project will include a garden of plant materials that are native to this area. The intent is for people to visit this Park and be able to take ideas for using the local plants in their own yards. The location of that Park is in the Phase Two Corridor, just East of N.E. 47th. Currently, there is no funding for a Phase Three, but the Vivion Road Corridor Plan includes the area continuing East to the Park and Ride location at Antioch Center. The intent is to have a Phase Three project (once funded) to complete the Plan.

Glenhaven and Winnwood Gardens Neighborhood Assessment Participants

H. Ray Curtis
Bill Hunter
Dustin Jensen
Arthur Law
Pam Petitt
Paul Stollings
June Swan
Kevin Treese

Sponsors and Contributors

- Winnetonka High School

Getting Involved

For more information about neighborhood organization, contact Kansas City Neighborhood Alliance at (816) 753-8600, the City's Neighborhood and Community Services Department at (816) 513-3200, or the Mayor's Neighborhood Advocate Office at (816) 513-3500.

The Winnwood Gardens neighborhood is in the 1st Council District. Your Council Representatives are:

- Councilman Ed Ford, First District-at-Large: (816) 513-1624
- Councilwoman Teresa Loar, First District: (816) 513-1619



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 Latore, John Pajor, Robert Rutherford, Julie Xiong, *Neighborhood Assessment Team*

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

