SEARCY CREEK PARKWAY & RANDOLPH CORNERS/ WINCHESTER WOODS

Neighborhood Assessment Report

Neighborhood Workshop Date: March 4, 2000



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	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 - 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

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



FOCUS KANSAS CITY

AND Neighborhood **A**SSESSMENTS



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.

The Searcy Creek Parkway and Randolph Corners/Winchester Woods neighborhoods 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.



Participants discuss issues during the 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. 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 resident points out a feature of the area during the assessment workshop.

THE SEARCY CREEK PARKWAY & RANDOLPH CORNERS/WINCHESTER Woods Perspective



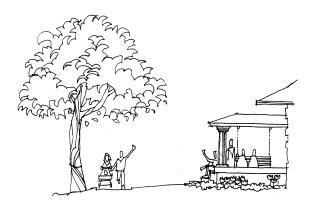
The area bounded by N.E. 48th Street on the north, Parvin Road on the south, Searcy Creek on the west and Randolph Road on the east has developed gradually over the past forty years. The majority of homes are located in the Searcy Creek Parkway neighborhood, off of North Topping, and the Randolph Corners/Winchester Woods neighborhood near the intersection of N.E. 48th street and Randolph Road.

Additional homes are scattered on large lots along North Bennington and N.E. 48th Terrace. Creekwood Park is a cluster of new duplexes on N.E. Parvin Road, and Bennington Court is a subdivision of fifty homes that is currently under construction on Bennington and N.E. 44th Terrace.

Workshop participants noted that because the homes in the area were built over time there is a pleasing combination of older and newer structures. A wide variety of housing choices is one quality in a spectrum of features that attract people and investment to the community.

Others assets include Topping Elementary School and Winnetonka High School, excellent educational facilities that are a part of the North Kansas City School District. Abundant green space is an obvious characteristic of the area. The Searcy Creek Greenway is a heavily wooded belt of land that runs between N.E. Parvin and N.E. 48th Street. East of the greenway are several parcels of land open to development. Although plans for this section have not been finalized it is likely that within the next ten years the appearance of the north side of N.E. Parvin Road will undergo dramatic changes.

During the latter part of the 1990's there was a flurry of commercial development along Randolph Road between N.E. Parvin Road and N.E 44th Street. Several new hotels, a restaurant and a gas station were built as part of Hunt Midwest's Great Midwest Commerce Center. Hunt Midwest has plans to extend North Corrington to N.E. 45th and build on the remaining parcels of vacant land along Randolph Road.





Another notable phenomenon in the southeast quadrant of the assessment area is the redevelopment of the former Value World shopping mall by Harvest Church. The mall structure provides an expansive space for the breadth of ministries the Church offers. Harvest Church draws its congregation from the entire Kansas City metropolitan region. They plan to develop the acreage surrounding their facility as part of Project Destiny, a campus environment that will offer educational, recreational and other services to members.

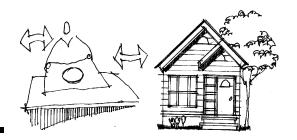
Accessibility has been an important factor in the recent growth of this area. N.E. Parvin Road is an improved primary arterial. N.E. 48th is a fully improved secondary arterial. Both of these roadways tie into Interstate 435 and other key north/south routes.

Without a doubt the most important assets within the community are the people themselves. Residents are proud of where they live. In recent years homeowners in the Searcy Creek Parkway and Randolph Corners/Winchester Woods neighborhoods have formed associations so they can get to know each other and work together on common issues. These groups have been successful in organizing clean-ups, social events, a crime watch program and even an effort to make repairs to the home of an elderly neighbor.

People in the older parts of the area want to conserve their quality of life and they are interested in the way the remaining vacant land will be used. Because of the significant amount of building that will happen in the next several years, the workshop participants designated the assessment area as a Developing neighborhood.

An overarching theme that surfaced during the assessment workshop was the desire among participants to open up lines of communication between the existing stakeholders and the newer arrivals so they can work together to build a great community.





PRIORITIES

Residents of the Searcy Creek Parkway & Randolph Corners/Winchester Woods Area named the following as their priority issues:

Create Quality Developments

Residents have a vested interest in seeing that the development of the remaining open land in the area is high quality and compliments what is already in place. Workshop participants emphasized the importance of adhering to all City ordinances for sidewalk, street, and drainage improvements.

Build Partnerships in the Community

As this area becomes fully developed there will be a need for greater communication and cooperation among the community stakeholders. Neighbors who attended the FOCUS Neighborhood Assessment spoke about the possibility of establishing a coalition of local neighborhood associations, schools, businesses and institutions. An effective coalition could create a forum for communication and problem solving and increase the capacity to achieve common goals.

Invest in Local Infrastructure

Residents identified the following items as priorities for public improvements:

- Stabilize erosion along Searcy Creek
- Street improvements to North Bennington
- Installation of street lights on Winchester
- Curb and sidewalk enhancements on North Topping



CHART NOTES

The Searcy Creek Parkway and Randolph Corners/Winchester Woods Neighborhood Assessment covered the area from N.E. 48th Street to Parvin Road, and from North Topping to Randolph Road.

Neighborhood Slogans

The attendees listed several slogans to describe their neighborhood. The slogans helped the participants to identify how they viewed their community.

The selected slogan:

Old With The New

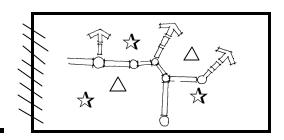
Other suggested slogans:

- Coming Together
- Friendly Neighborhood



Entry markers for the Searcy Creek Parkway and Randolph Corners Neighborhoods.





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

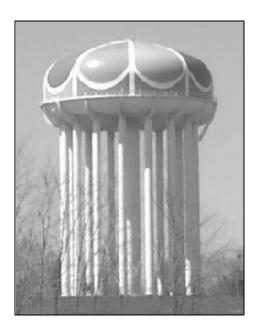
+++ **Paths** — routes people use to get places

Activity Centers — gathering places to do some activity

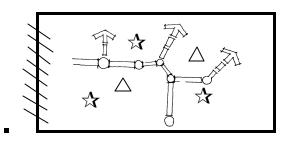
Districts — areas of recognizable character

1111 **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



This water tower, just to the north of N.E. 48th Street, is a familiar landmark.



Landmarks

- Winnetonka High School
- Topping Elementary School
- Worlds of Fun water tower
- Harvest Church
- Worlds of Fun

Paths

- I-435
- North Bennington
- North Topping
- Parvin Road
- Randolph Road
- N.E. 48th Street

Activity Centers

- Winnetonka High School
- Harvest Church
- Worlds of Fun
- Hidden Valley Park
- Searcy Creek Greenway
- Topping Elementary School

Districts

- Worlds of Fun
- Development district on North Topping
- Commercial district on Randolph Road

Edges and Barriers

- Searcy Creek (erosion is washing away yards)
- North Bennington (narrow and unimproved)

Features

- Searcy Creek Greenway and other greenspace in the area
- Excellent highway access (I-435) and I - 35)
- Topping Elementary School
- Winnetonka High School

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SEARCY CREEK PARKWAY AND RANDOLPH CORNERS/WINCHESTER Woods Images



Landmark/Activity **Center and Feature:** Topping Elementary School



Path: N.E. 48th Street



Feature: The Searcy Creek Greenway is one of the natural features of the area

SEARCY CREEK PARKWAY AND RANDOLPH CORNERS/WINCHESTER WOODS IMAGES



Feature:
A home in the Randolph Corners neighborhood



Activity Center:
Hidden Valley Park is just south of the assessment area across N.E. Parvin Road.



Feature: Homes in the Winchester Woods sub-division



STEP 2: If I Could Fix One Thing

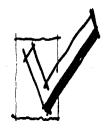
In every neighborhood there are some things that need to be changed. These issues can inhibit residents from enjoying their neighborhood and from doing the things they like to do. Below is the list of "fixes" that workshop participants said they would like to see in the Searcy Creek Parkway and Randolph Corners/Winchester Woods neighborhoods.

- Stop the underground blasting by Hunt Midwest
- Install street lights on Winchester
- Stop the development of low income housing in the area
- Improve the maintenance of rental properties
- Reduce crime
- Establish clear and open communication between Harvest Church and the neighborhoods and work to create a development plan that is mutually beneficial
- Establish better control of development in the neighborhood

- Install storm drains in the neighborhood
- I mprove city planning in the neighborhood (work with neighbors so development is done right)
- Widen and improve North Bennington
- Stop the bank erosion along Searcy Creek
- Improve North Topping with storm sewers, curbs on both sides of the street and a sidewalk on the east side by the neighborhood petitioning for a Neighborhood Improvement District (NID) and utilizing PIAC funding



The Searcy Creek Parkway neighborhood has identified North Topping as a high priority for improvemnent. There are no sidewalks or curbs on this street.



STEP 3: My Neighborhood's Assets

Workshop participants identified assets that add value to their neighborhood. The qualities include places, groups, organizations, equipment, skills, abilities and any other feature that is a positive aspect in the neighborhood.

- Harvest Church
- Lots of kids
- Intergenerational cooperation (old and young live in the neighborhood and participate in events)
- Neighbors help each other
- Long time residents (like Jim and Lola McCloud, and Keith Nelson)
- N.E. 48th Street
- Parvin Road

- Great highway access (10 minutes to downtown, 20 minutes to the airport)
- Topping Elementary School
- Winnetonka High School
- Good neighborhood associations
- Many houses have large lots
- The neighborhood is an attractive area for development



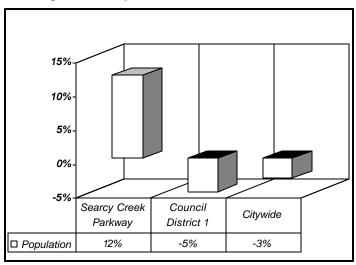
Harvest Church on Randolph Road is one of the assets mentioned by workshop participants.



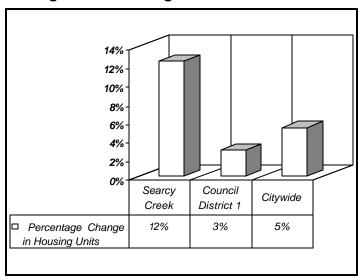
STEP 4: Facts About My Neighborhood

The data presented at the Assessment was from the 1990 U.S. Census, and from 1999 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.)

Change in Population 1980-1990



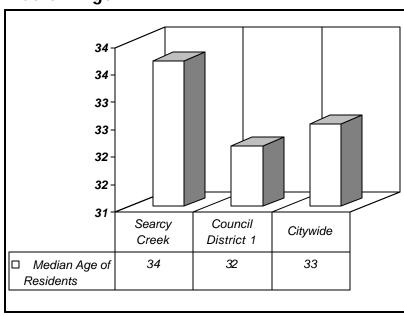
Change in Housing Units



Workshop participants said the population of the neighborhood continued to grow during the 1990's due to the construction of new housing units. That trend will continue due to recent addition of duplexes on Parvin Road and proposed North development along Bennington.

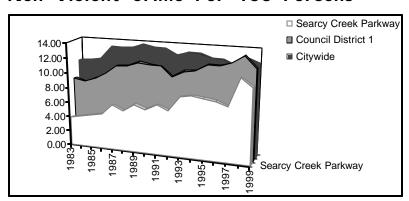


Median Age



Residents felt the median age of the neighborhood was decreasing due to the increase in the number of families with children in the area.

Non-Violent Crime Per 100 Persons



Residents organized the Randolph Corners/Winchester Woods neighborhood association in 1998 to combat an increase in non-violent crime. Participants feel they are beginning to see a decrease due to their efforts.



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 Developing.

Developing

My neighborhood has lots of room for new housing, commercial activity and employment. Much of the building in the area has happened during the last few years. The development pattern is not very dense. Subdivisions are usually developed on less than 80 acres of land and many times are not well connected. This development may be scattered and sometimes is located along two-lane unimproved roads.

More investment is needed to expand or provide infrastructure and amenities. Often many automobile trips are required to get to employment, shopping or entertainment areas. It is anticipated that many of these items will be located closer to the neighborhood as growth continues. Community facilities such as parks, schools, places of worship and libraries are currently being built or planned. These items, along with water, sewer and road extensions, are needed to accommodate the population and housing growth around the neighborhood. Since my neighborhood is relatively new, a neighborhood organization is just getting started or doesn't exist yet.



Feature: The Bennington Court subdivision is currently under construction.



STEP 6: Making My Neighborhood Better

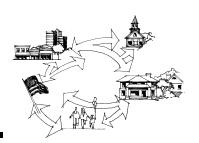
Neighbors talked about specific actions their community can take to address the issues and challenges identified earlier in the assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. Below is a list of all the ideas mentioned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

Things we can do **Ourselves**:

- Develop coalitions to increase our political influence
- Continue the partnership between the Searcy Creek Parkway and Randolph Corners/Winchester Woods neighborhood associations
- Maintain our own properties
- Continue to participate in neighborhood clean-ups
- Assist our neighbors with property maintenance
- Continue to participate in neighborood organizations
- Demand that developers enhance the community through such projects as swimming pools, tennis courts, etc.

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

- Develop an advisory board consisting of Harvest Church and the neighborhood
- Take advantage of the partnership with National Compressed Steel to use aluminum can recycling as a fund raiser
- Develop a coalition between the neighborhood, churches, businesses and Northland Neighborhoods Inc. to strengthen support of neighborhood initiatives



Things the **City** should do:

- Work more closely with the existing neighborhood to develop plans for new development (don't waive requirements in cases of sparse development)
- Increase funding for the fifty dollar dumpster program through the Environmental Management Department. Funding has not kept pace with vendor fees and this reduced the number of dumpsters available for neighborhood clean-ups (The Searcy Creek Parkway neighborhood received 4 in 1999 and only 2 in 2000)
- Continue to bring City officials to meetings at the Northland Neighborhoods Inc. office
- Move formal meetings that deal specifically with Northland issues (i.e., funding for North Brighton) to the Northland Neighborhoods Inc. office
- Use City staff to convene a meeting between Harvest Church and the neighborhood
- Update the mailing lists the City makes available to neighborhood groups so they can be used as a more effective tool to contact residents
- Improve Searcy Creek drainage



This photograph of the East Fork of Searcy Creek shows where the unimproved section meets the improved section. Residents want the improvements extended to help drainage and stop erosion. The pile of brush in the foreground was intentionally placed by a resident in an effort to keep more of the bank from washing away.

Searcy Creek Parkway and Randloph Corners/Winchester Woods Neighborhood Assessment Participants

Leann Alexander Serena Dehoney Shirleen Elsworth Dianna Hinchcliff Jordan Hinchcliff Jim McCloud Lola McCloud Keith Nelson

Angela Moorehead Carolyn Vellar Charles Wolven

Sponsors and Contributors

- Searcy Creek Parkway Neighborhood Association
- Randolph Corners/Winchester Woods Neighborhood Association

Getting Involved

To find out more about the Searcy Creek Parkway Neighborhood Association contact President Serena Dehoney at 459-8999, or log onto the Searcy Creek website at www.nni.org/scpna.

To find out more about the Randolph Corners/Winchester Woods Neighborhood Association contact President Marcia Robinson at 459-8625.



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

City Planning and Development Department

- Vicki Noteis, AIA, Director
- Denise Phillips, FOCUS Manager
- Diane Charity, Sharon Cheers, Willie Mae Conway, Suzy Latare, John Pajor, Robert Rutherford, Neighborhood Assessment Team

City Support

- Wafaa Alkoor, Neighborhood and Community Services Department
- Millie Crossland, Mayor's Neighborhood Advocate Office
- Susan Fiala, City Planning and Development Department
- Victoria Hendrickson, Action Center
- Rick Sticken, KCPD