

SHERWOOD ESTATES

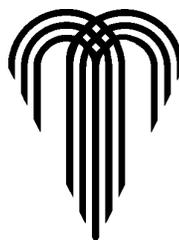
Neighborhood Assessment Report

Neighborhood Workshop Date: March 1, 2001



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
PIAC (Public Improvements Advisory Committee)	Public Works Department	513-2617
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



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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 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 Sherwood Estates neighborhood 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.



Sherwood Estates residents listen attentively during the assessment.



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

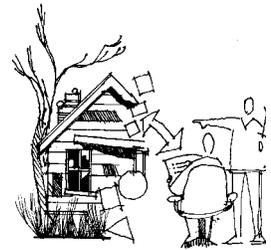
The Assessment is a beginning point from which the community can move forward and achieve quality living environments through a commitment to continuous improvement. The descriptions for these four Neighborhood Types are contained in the *FOCUS Neighborhood Prototypes Plan*, Appendix A, "General Neighborhood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

THE SHERWOOD ESTATES PERSPECTIVE

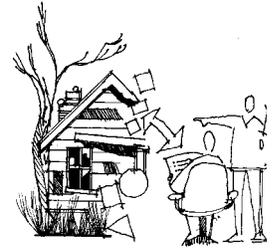


Members of the Sherwood Estates neighborhood came together at the Church of the Good Shepherd on Thursday, March 1, 2001 for a neighborhood self-evaluation workshop. The workshop was an opportunity for residents to look at the connections between where they live, work, and socialize. The participants engaged in a neighborhood mapping exercise, and discussed the challenges and barriers facing the neighborhood. They also identified the assets in their community and voted on their Neighborhood Type.

The Sherwood Estates census tract boundaries covers the area from Northeast Vivion Road on the north, N. 46th Street on the south, N. Gladstone Avenue on the west, N. Chouteau Trafficway on the northwest and N. Norton on the east.

The James H. Stanton Construction Company, Inc. developed this area in 1955. This company owned more than two-thirds of the area now known as Sherwood Estates. Stanton Construction implemented the "Sherwood Estates Homes Association Declaration," providing the area with a community structure and vision. As a result of this covenant, the Sherwood Estates Homes Association was formed, and now is the oldest association in the Northland. Originally a rural community, Sherwood Estates has evolved to include over 600 homes. However, the essence of the rural environment has not been lost.

Participants were enthusiastic to share how they enjoy the wildlife that still exists within the area. They described the neighborhood as, "Our village of comfort and convenience. Move in and stay forever."

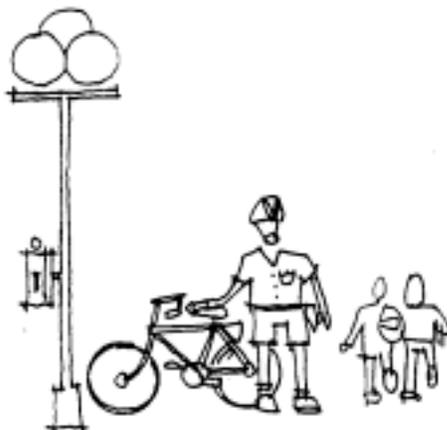


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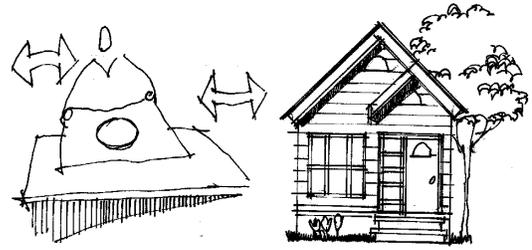
A variety of resources and assets surround the Sherwood Estates neighborhood, including the following: the close proximity of the Fire station, the rapid response time by MAST Ambulance, the Antioch Shopping Center, four churches and three schools. Sherwood Estates also has a dedicated base of residents that work to maintain quality of life in the neighborhood.

Participants identified several areas where they would like to see improvements. They include: repairing and maintaining the catch basins throughout the neighborhood, installing sidewalks in pedestrian areas so that residents don't have to walk in the street, and maintaining Lakewood Greenway Park. The residents of Sherwood Estates are willing and ready to face these challenges. They are passionate about their future and, with three generations of families living within the community, they look forward to building upon their rich history.

This report is a record of the discussion that took place at the meeting. It includes notes from the workshop, a neighborhood map, photographs of people and places in the community and finally, a list of telephone numbers for frequently used City and agency services.



PRIORITIES



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

Improve Maintenance of Catch Basins

The poorly maintained catch basins in the area create surface water and flooding problems in resident's homes and other property. The residents want to see this problem addressed by:

- Repairing dilapidated catch basins throughout Sherwood Estates.
- Inspecting the elevation of catch basins throughout the neighborhood and installing bars on those sewers that do meet proper specifications (6 to 8 inches).
- Cleaning out catch basins throughout community.

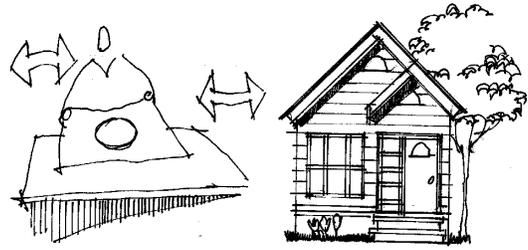
Enhance Lakewood Greenway Park

Sherwood Estates residents stated that they enjoy the walking trail and the lake that surrounds the park. They suggested the following actions would increase their enjoyment of the park:

- Continuing to fund improvements.
- Increasing the frequency the grass is mowed.
- Installing stationary restrooms.



Participants stressed the high priority of having catch basins cleaned and repaired.



Maintain and Improve City Services

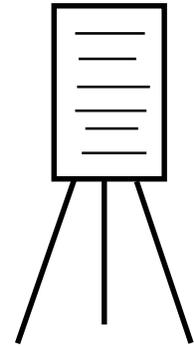
Many participants expressed satisfaction with City Services. However there are several issues that need to be considered and addressed. They are the following:

- Extend the business hours of the Environmental Campus at 4707 Deramus. Residents would like more opportunities to dispose of their leaves and brush.
- Increase the number of times leaves and brush are picked up to at least 4 to 5 times yearly.
- Inform citizens of improvement plans and schedule of Chouteau Trafficway in a timely manner.
- Implement strategies to improve Police Department response time to citizens' calls and build community relations skills.

Build a United Community

- Watch out for each other and maintain open channels of communication.
- Explore curbside recycling for the Sherwood Estates neighborhood.
- Start a neighborhood watch group.
- Assist older neighbors by helping them with lawn care and other general tasks.
- Help neighbors by raking leaves that blow in street or on sidewalks.
- Encourage youth to keep the community clean.

CHART NOTES



The Sherwood Estates census tract boundaries covered the area from NE. Vivion Road on the north, N. 46th Street on the south, N. Gladstone Avenue on the west, N. Chouteau Trafficway on the northwest and N. Norton on the east.

Neighborhood Slogans

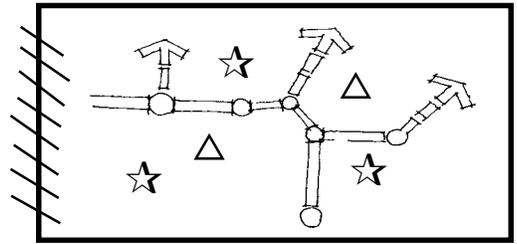
The attendees listed several slogans to describe their neighborhood. The slogans helped the participants to identify how they viewed their community.

The selected slogan:

**Our village of comfort and convenience -
Move in and stay forever!**

Other suggested slogans:

- Our Village of Convenience
- Homes of Convenience
- Beautiful Homes, Beautiful Trees
- Feeling of Safety
- Forest of Beautiful People and Beautiful Trees
- Move In, Stay Forever
- Three Generations of Sherwood Families
- Pin Oak Valley



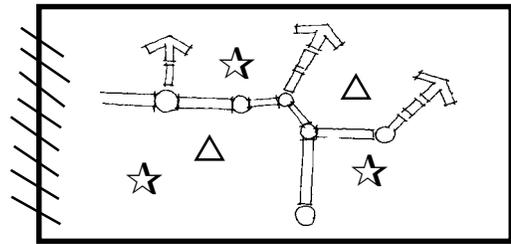
STEP 1: My Neighborhood Is

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



The Church of the Good Shepherd hosted the neighborhood assessment. The church was also noted as a Landmark.



Landmarks

- Lakewood Greenway Park
- Sherwood Bible Church
- Church of the Good Shepherd
- Abiding Peace Lutheran Church
- Neighborhood entry markers
- McGilley Memorial Chapel
- Allen farm and home

Features

- Lakewood Elementary School
- St. Gabriel Elementary School
- St. Gabriel Archangel Church
- Antioch Shopping Center
- New street lights

Paths

- Interstate 35
- N.E. Vivion Road
- Chouteau Trafficway
- N. Cleveland Avenue
- Walking trail at Lakewood Greenway Park



Residents expressed how much they enjoyed the walking along Lakewood Greenway Trail.

SHERWOOD ESTATES IMAGES



Landmark:
The Antioch Shopping Center



Path: Interstate 35



Landmark: Allen farm and home

SHERWOOD ESTATES IMAGES



Landmark:
Sherwood Estates entry markers



Feature:
Lakewood Elementary School



Landmark: Lakewood Greenway Park



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 Sherwood Estates Neighborhood.

- Repair dilapidated catch basins and inspect and clean out catch basins throughout Sherwood Estates
- Inspect the elevation of catch basins throughout neighborhood and install bars on those that do not meet proper specifications (6 to 8 inches)
- Address concerns of collapsed catch basin located on the 4900 block of N. College
- Improve drainage on N. Chouteau Drive by installing catch basins along both sides of the street
- Encourage neighbors to dispose of leaves properly by taking them to the Environmental Campus or re-using them for gardening purposes
- Install sidewalks along N. 46th Street, between Cleveland and Norton Avenue and N. 50th Street to Antioch
- Install sidewalks and curbs along N.E. Chouteau Trafficway in order to alleviate the difficulty residents have when they walk to the Antioch Shopping center
- Mow the grass at Lakewood Greenway Park more frequently
- Install permanent restrooms at Lakewood Greenway Park



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 feature that increases the livability of the neighborhood.

- Trees
- Natural beauty of surrounding wildlife such as: geese, ducks, and migratory birds
- Existing streets, curbs, sidewalks in residential areas
- Mail service to the door
- Speedy response of Fire station and MAST Ambulance
- Access to City codes inspector, Neighborhood Assistance specialist, and police officers at Northland Neighborhoods, Inc.
- Public transportation
- Proximity to fire station
- Oldest homes association in the Northland
- New shopping center on Chouteau Trafficway
- Carolyn Vellar, Executive Director of Northland Neighborhoods, Inc.
- Linda Davis, City Codes Inspector
- Police officers who live in the neighborhood
- North Kansas City Hospital
- Various amenities
- Easy access to downtown and airport
- High percentage of owner occupied housing and multi-family housing
- New streetlights
- Sherwood Homes Association
- Neighbors who help each other
- Churches and schools located in the community
- Penguin Park
- Antioch Shopping Center
- Lakewood Greenway Lake and walking trails
- People of Sherwood
- Santa's Wonderland
- Sherwood Health Club

One of the many assets residents enjoy is the wildlife at Lakewood Greenway Park

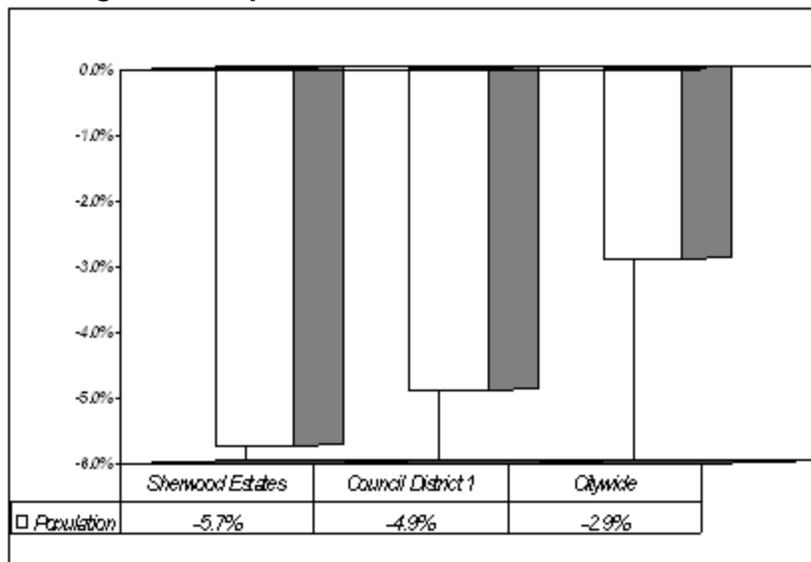




STEP 4: Facts About My Neighborhood

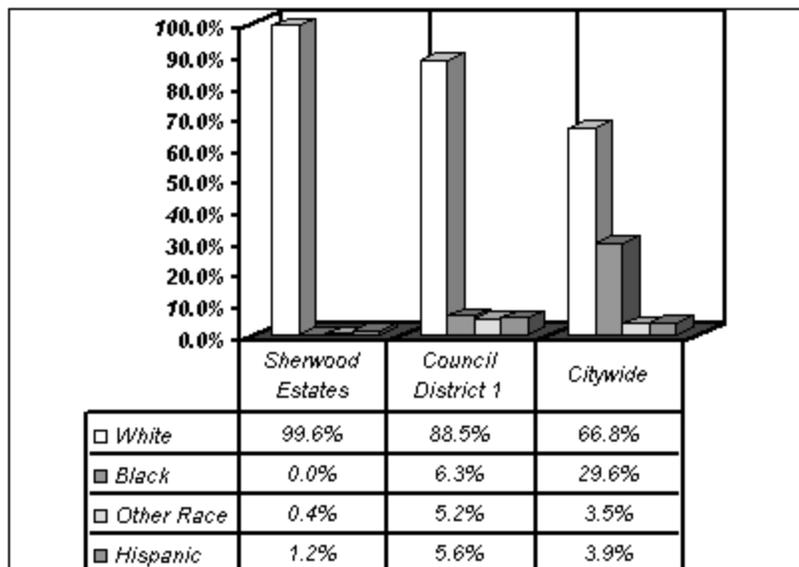
The data presented at the Sherwood Neighborhood Assessment was from the 1990 U.S. Census, and from 1999 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts the participants said were surprising or noteworthy.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

Change in Population 1980-1990



Residents agreed that the 2000 Census will reflect an increase in the neighborhood's population.

Racial Ethnic Composition



Residents believe that 2000 Census will show an increase in the Asian population, which is not listed in this chart.



STEP 5: Describing My Neighborhood

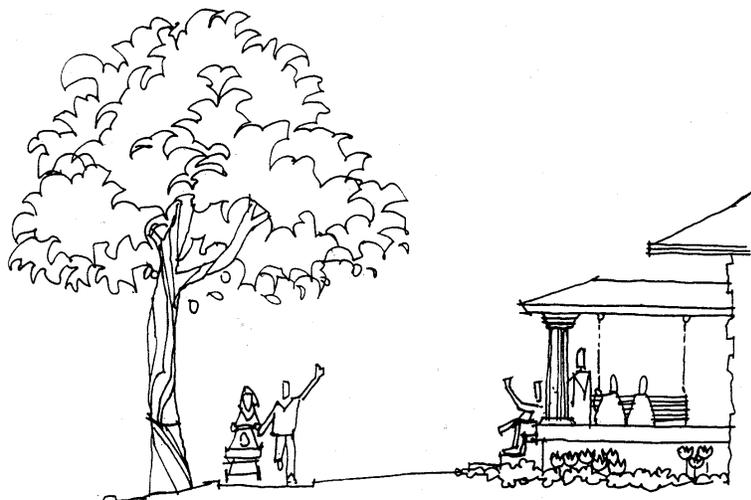
Those who attended the workshop were asked to vote on the Neighborhood Type that best described their neighborhood. The majority chose Conservation.

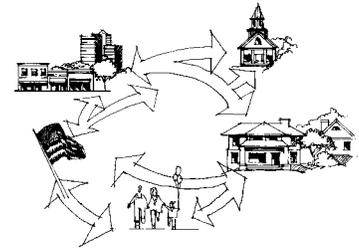
Conservation

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.





STEP 6: Making My Neighborhood Better

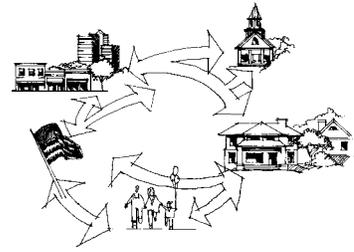
Neighbors talked about specific actions their community can take to address the issues and challenges identified earlier in the Assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. Below is a list of all the ideas mentioned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

Things we can do **Ourselves**:

- Watch out for each other and maintain open channels of communication.
- Explore curbside recycling for Sherwood Estates neighborhood.
- Increase the reporting of crimes to the Sherwood Homes Association.
- Establish a neighborhood watch group.
- Assist older neighbors by helping them with lawn care and other general tasks.
- Repair deteriorating driveways.
- Help neighbors by raking leaves that blow in street or on sidewalks.
- Light up neighborhoods by each neighbor turning on their porch light at night to deter crime in community.
- Encourage youth to keep the community clean.



Residents discussed the importance of communication at the workshop. During the workshop break residents began that process.



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

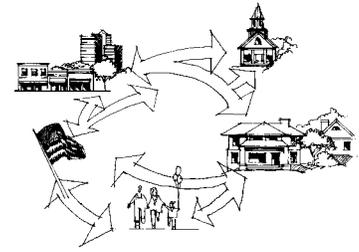
- Partner with the Westport Crime Commission to establish a phone tree for the neighborhood.
- Collaborate with youth serving agencies to recruit youth that are willing to do yard maintenance and other general maintenance for a nominal fee.
- Continue collaboration with the North Kansas City School district to maintain Penguin Park.
- Collaborate with local developers to repair multiple crumbling driveways at a discounted rate.

Things the **City** should do:

- Improve storm drainage throughout neighborhood.
- Continue to fund improvements to Lakewood Greenway/Penguin Park.
- Install permanent restrooms at Lakewood Greenway Park near the lake and parking lot on the south end of the park.
- Increase the number of times leaves and brush are picked up to at least 4 to 5 times yearly.
- Improve maintenance of catch basins.
- Plant trees that do not destroy curbs, sidewalks, etc.
- Repair drainage problem at the Northeast corner of the intersection of Chouteau Drive & N. 47th Terrace. When it rains the water does not drain off.
- Clean storm sewers and catch basins on the corner of N.E. 47th Street & College.



Victoria Smith, City Manager's Action Center staff, listens to citizens' concerns during the break.



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Things the City should do, cont'd:

- Increase the number of times police officers patrol Chouteau Trafficway to deter drivers from speeding.
- Repair overflowing catch basins at the bottom of the hill of N.E. 49th Street & College Avenue. This problem occurs on both sides of the streets.
- Fill pothole on northwest corner of N.E. 49th Terrace and Sherwood Drive next to the street light.
- Repair storm drain on the northwest corner of Chouteau Trafficway and Gladstone and place bars on catch basin on west side corner of 49th Terrace & N. Cleveland.
- Repair dilapidated storm drain at 49th Terrace & Cleveland.



Workers from the City's Water Services Department, Storm Water Division, replaced the dilapidated catch basin at the corner of 49th Terrace & Cleveland.

Sherwood Estates Neighborhood Assessment Participants

Virginia Allgaier	Cecil Grove	Don McCandless
Evan Callow	Mary Guptill	John Mulvihill
Wilma J. Chandler	J W Guptill	Bill Quarles
Linda Davis	Barbara Hargrove	Victoria Smith
Glen V. Duston	Joe Hargrove	Edward J. Tomczuk
Mary Finn	Dennis Hector	Dave Tschirhart
Virginia Ford	Frank Katosh	Carolyn Vellar
John D. Ford	Mary Larison	Ann Winters
Joe Gorman	Glenn Longworth	Charles E. Winters
John E. Gray	Jean Lyne	

Sponsors and Contributors

- Sherwood Homes Association
- The Church of the Good Shepherd

Getting Involved

To find out more about the Sherwood Homes Association, contact President David Tschirhart at (816) 452-7301 or Vice President Ed Tomczuk at (816) 452-5248.

For information about forming a neighborhood association or Block Watch, contact Northland Neighborhoods, Inc. at (816) 454-2000 or the City's Neighborhood and Community Services Department at (816) 513-3200.



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, Sharon Cheers, Willie Mae Conway, Suzy Latare, John Pajor, Robert Rutherford, Jermine Alberty, Lindsey Cook, Julie Xiong, *Neighborhood Assessment Team*

City Support

- Linda Davis, *Codes Enforcement Officer, Neighborhood Preservation Division*
- Victoria Smith, *City Manager's Action Center*