

# BENT TREE HIGH VIEW ESTATES

## Neighborhood Assessment Report

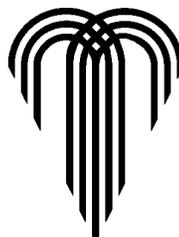
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Neighborhood Workshop Date: October 9, 1999



**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 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 format.

There were two objectives for this neighborhood assessment :

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

Members of the Bent Tree/High View Estates community conducted their neighborhood assessment workshop on October 9, 1999 with the support of City staff. The following report documents the results of the workshop and is meant to be a resource for residents to refer to as they move from strategy to action.



Some of the residents who came together to participate in the assessment workshop.



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

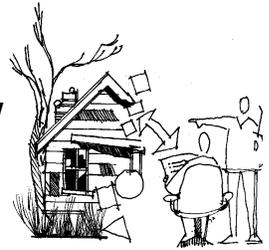
In the workshop, participants defined the tools, actions and strategies for improving their community. They will use this information to strategically apply public and private resources in a way that is based on existing conditions, trends, opportunities, strengths and needs. Once other neighborhoods identify their Type, then similarly "typed" Kansas City communities can connect and partner around common issues and projects while assisting each other in developing their organizations.



Workshop residents look at data about their neighborhood during the assessment workshop

# THE BENT TREE/HIGH VIEW ESTATES PERSPECTIVE

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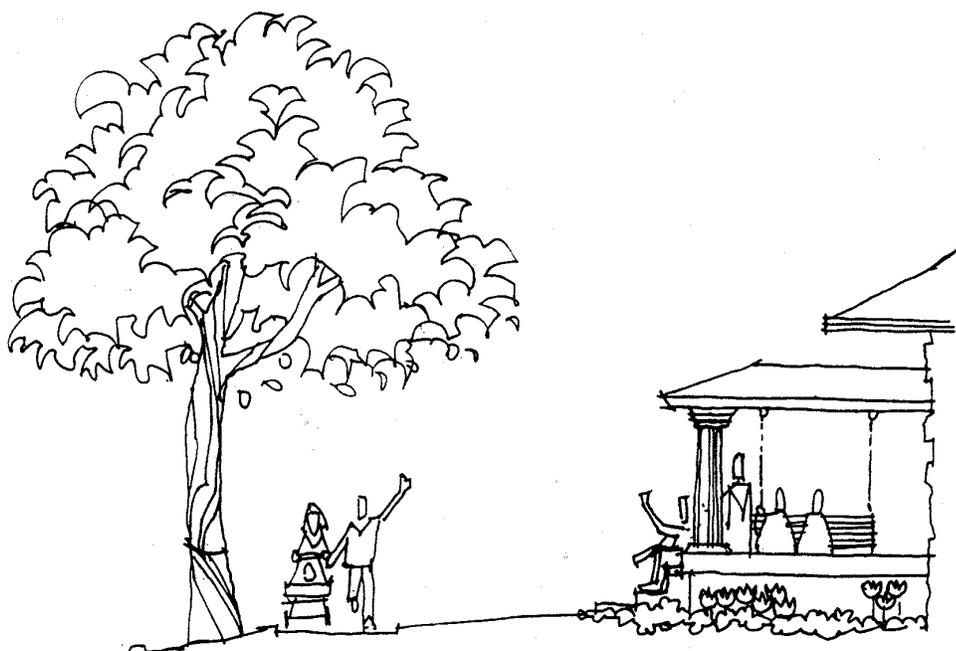


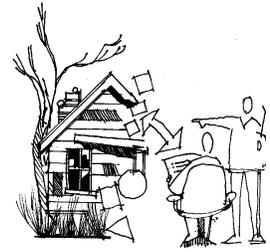
The Bent Tree/High View Estates neighborhood is a community of approximately 1,600 people located in the southeastern portion of Kansas City. The neighborhood is part of a large area the City of Kansas City annexed in 1961. At that time, most of the land in the the community was dedicated to agricultural use.

Today, the principal land use in the area is residential. One of the appealing aspects of the Bent Tree/High View Estates neighborhood is that it has accomodated newer, suburban style development while still retaining strong elements of its rural heritage.

The more densely populated Bent Tree and High View Estates subdivisons and the Deerhorn Village Apartments are clustered in the center of the neighborhood. The perimeter of the area is bounded by single family homes. Many of these sit on large lots of an acre or more.

Participants in the FOCUS Neighborhood Assessment spoke about this pleasing combination of development. The attractive and well maintained homes in Bent Tree and High View Estates are complimented by the open space and natural beauty of the surrounding area. In some cases fenced in back yards adjoin pastures where horses graze. One of the historical features of the neighborhood is the Sohm family cemetery, a physical reminder of the German immigrants who established farms in the area in the late 1800's.



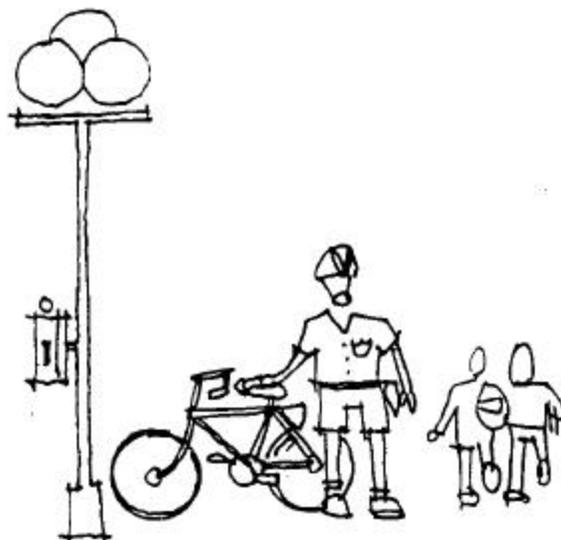


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Current residents of the area enjoy a good quality of life. Housing value is high, crime rates are low and the neighborhood has good access to the rest of the metropolitan region via Bannister Road and Interstate 470. Within the context of the FOCUS neighborhood types, participants in the Bent Tree/High View Estates workshop identified their area as a Conservation neighborhood. Generally speaking, a Conservation neighborhood has been developed for some time and has well maintained private and public areas. Unlike other Conservation neighborhoods in Kansas City, Bent Tree/High View Estates has a significant amount of vacant land - almost 30%.

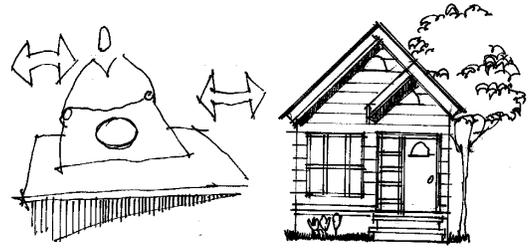
In the Summer of 1999 a group of people who live in the Bent Tree/High View Estates neighborhood took the proactive step of organizing a neighborhood association. Members of the association decided to enhance their living environment by strengthening their sense of community. A strong neighborhood organization has other potential benefits to its members. It can expand the capacity of members to pool resources for community improvement projects, boost problem solving capabilities and help people create a collective vision to influence future development.

Workshop participants began the process of articulating that vision during the assessment. They participated in a mapping exercise and they brainstormed about things they value and things they would like to fix. They also laid out some improvement strategies to guide their new organization. The major themes are summarized on the next page, and the following pages contain a complete list of notes from this community conversation. As an additional resource, a list of phone numbers for frequently used City services is listed on the inside back cover of the report.



# PRIORITIES

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## **Create a Strong Neighborhood Association**

A good first step in strengthening a sense of community and advancing neighborhood interests is the development of a neighborhood association. Workshop participants mentioned these action points:

- Encourage residents to get involved in the neighborhood organization
- Plan activities so neighbors can get to know each other better
- Develop an accurate mailing list to keep people informed

## **Build Partnerships in the Community**

Everyone benefits when individuals, businesses and organizations in an area work together. Here are some possible partnership initiatives in the Bent Tree/High View Estates neighborhood:

- Establish a strong relationship with Deerhorn Village and other businesses in the area
- Get acquainted with City Council members and City staff
- Join with neighboring communities on major initiatives like: improving Bannister and Raytown Roads, revitalizing Bannister Mall, and establishing a strong partnership with Longview College

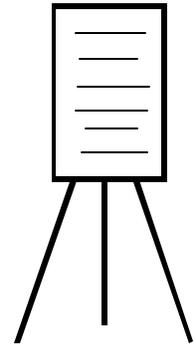
## **Advocate for a Well-Maintained Neighborhood**

An attractive neighborhood is a more pleasant place to live and demonstrates a sense of civic pride. The following items are actions steps participants mentioned toward that goal:

- Form a beautification committee within the neighborhood organization
- Work for strong enforcement of property maintenance codes
- Form work groups for specific initiatives like the vacant home at 11105 E. 98<sup>th</sup> St., and street resurfacing

# CHART NOTES

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The Bent Tree/High View Estates Neighborhood Assessment covered the area from 93<sup>rd</sup> Street to Interstate 470, and Raytown Road to Woodson Avenue.

## Neighborhood Slogans

The workshop participants began their workshop by listing several slogans to describe their community. The slogans helped the participants to identify how they viewed their neighborhood.

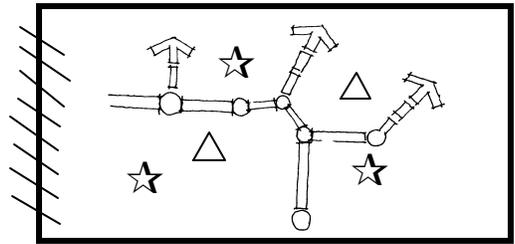
The selected slogan: **The Hidden Jewel**

Other suggested slogans:

- The Secret of the South
- On the Edge
- The Trees of Life
- The Get-A-Way



One of the homes in the neighborhood that sits on a large open lot



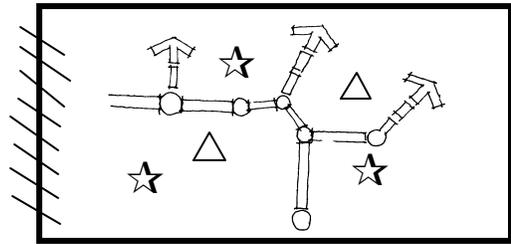
## STEP 1: My Neighborhood Is

Bent Tree/High View Estates residents 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.

-  **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



A section of Bannister Road, just west of the Bent Tree/High View Estates neighborhood



## Landmarks

- Bent Tree sign on the southwest corner of View High and Harris Avenue
- Bannister Garden Center
- Besonia Baptist Church
- Bent Tree Park
- The High View Estates marker on the southwest corner of Bannister and Olmstead

## Paths

- 96<sup>th</sup> Street
- Olmstead
- 95<sup>th</sup> Terrace
- Bannister Road
- View High Drive
- Raytown Road
- Bannister Road



One of the many "visitors" who enjoy nearby Longview Lake

## Activity Centers

- Deerhorn Village Club House
- Shelter houses at Longview Lake

## Features

- Bent Tree Park
- Longview Community College
- Longview Lake
- Longview Golf Course

## Edges or Barriers

- View High Drive is dangerous to walk on or across
- I-470
- Bannister Road
- Raytown Road
- View High and Harris is a dangerous intersection
- The unfinished vacant house at 11105 E. 98<sup>th</sup> Street



This garden center is a great resource for neighborhood gardening enthusiasts

# BENT TREE/HIGH VIEW IMAGES

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A High View Estates marker at the intersection of Olmstead and Bannister Road



Neighborhood residents getting to know one another during the assessment workshop



Bent Tree Park

# BENT TREE/HIGH VIEW IMAGES

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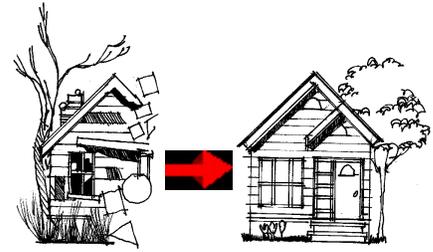
Carl and Eileen Vaitl are longtime residents of High View Estates



A horse grazing in a field near the intersection of Bannister and Stubbs Road



I-470 is a major path into and out of the neighborhood



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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 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 Bent Tree/High View Estates neighborhood:

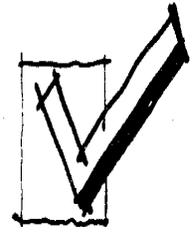
- Replace burned out bulbs in street lights along View High Drive
- Install lights in Bent Tree Park (currently there are none)
- Repair guard rail and reduce speed on Bannister, east of Woodson
- Re-open the bridge over Noland Road
- Install sidewalks along High View Estates
- Upgrade Bannister Mall to include more quality stores and better security
- Improve connectivity between subdivisions
- Demolish the vacant house at 11105 E. 98<sup>th</sup> Street
- Improve Bannister Road east of View High Drive; there are no street lights or shoulders
- Convince all the residents in the area to take good care of their property



The bridge that crosses the Little Blue River at Noland Road is closed; a new bridge is scheduled to open by the end of 2001



Bannister Mall is a major retail center in the area.



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## STEP 3: My Neighborhood's Assets

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

- Conoco gas station
- Bannister Garden Center
- Access to roadways
- Longview College fitness center
- Longview Lake
- Longview Golf Course
- Bannister Mall
- South Patrol Station
- Hickman Mills School District
- New commercial development along the I-470 Corridor
- The area is well hidden and private
- Strong home values
- Neighbors who watch out for each other
- Wildlife (deer, turkey, coyote, rabbits, squirrels, raccoons)
- Bent Tree Park
- Sidewalks in Bent Tree
- Well built homes
- Good access to highways
- Low crime rate
- Well lit streets



The beautiful Fred Arbanas Golf Course (a.k.a. Longview Lake Golf Course) is only a short drive away from the neighborhood

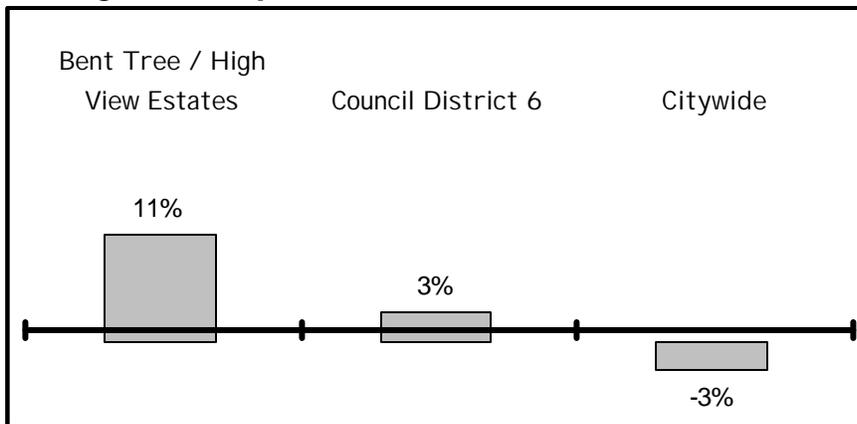


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## STEP 4: Facts About My Neighborhood

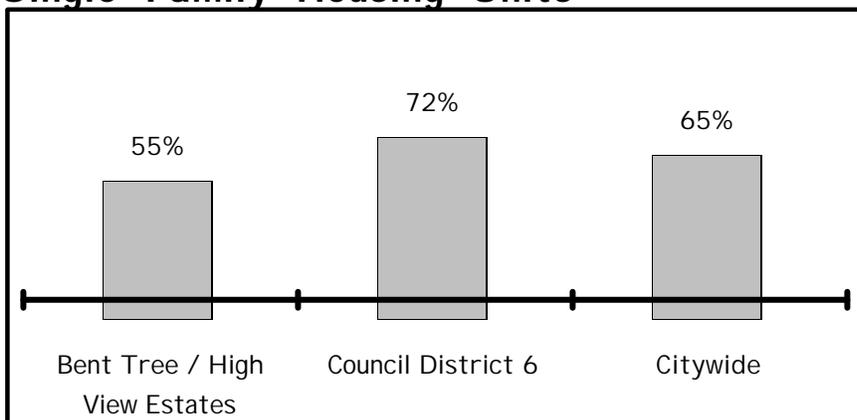
The information presented at the Bent Tree/High View Estates Neighborhood Assessment was from the 1990 U.S. Census, and from 1998 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts that participants said were surprising or noteworthy. (See the neighborhood assessment workbook for more detail.)

### Change in Population 1980 - 1990



Workshop participants said the sharp increase in population during the 1980's was due to the development of the Bent Tree subdivision.

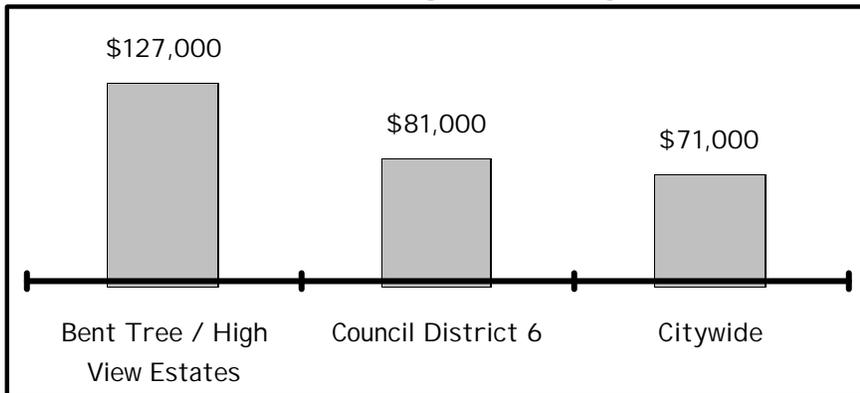
### Single Family Housing Units



The percentage of single family housing units in Bent Tree/High View Estates is lower than Council District 6 and Citywide. This is largely due to the presence of Deerhorn Village Apartments which has 309 units.

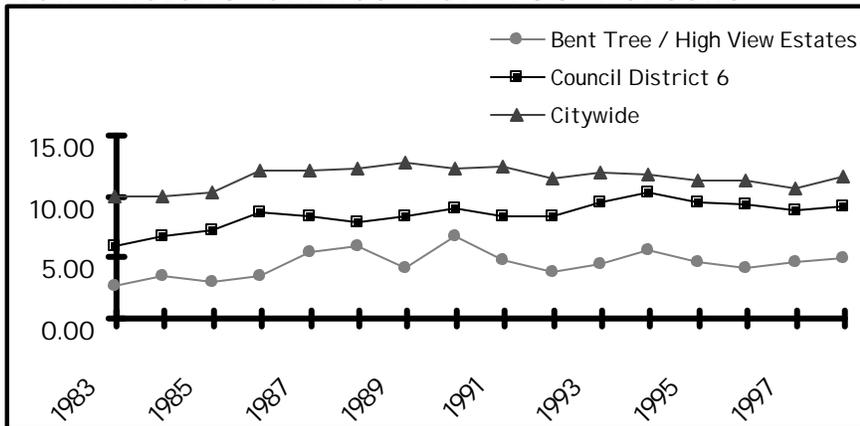


## Median Value of Single Family Homes



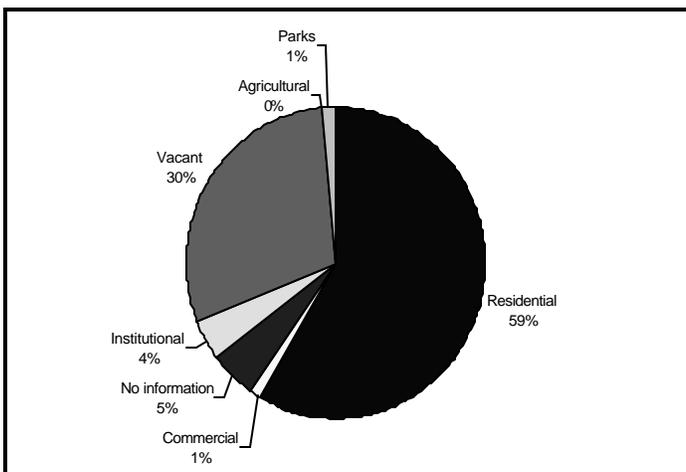
The value of homes in High View Estates and Bent Tree are well above the city wide average.

## Non-Violent Crimes Per 100 Persons



The crime rate in the neighborhood is low compared to the rest of Council District 6 and the City.

## Land Use



This pie chart shows the relatively low percentage of land in the neighborhood used for commercial activity. Residential and vacant land account for the majority of land use in the Bent Tree/High View Estates neighborhood.



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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 Conservation.

### Conservation

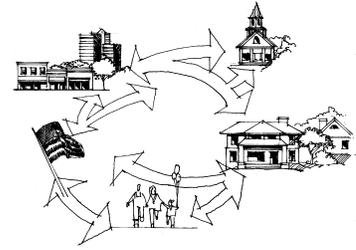
My neighborhood has been developed for some time. Established businesses and institutions are located in the neighborhood. Places of worship, schools, recreational and entertainment facilities, and businesses provide many opportunities near my home.

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.



A beautiful home in the Bent Tree subdivision



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## STEP 6: Making My Neighborhood Better

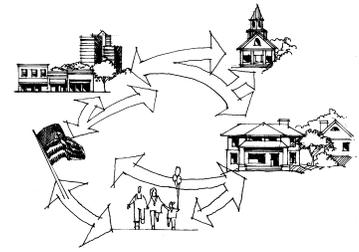
Workshop participants talked about specific actions the community can take to address the issues and challenges identified earlier in the assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. Here is a list of all the ideas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

Things we can do **Ourselves**:

- Inform City Councilmen Charles Eddy and Alvin Brooks about our concerns
- Report City service requests to the Action Center, 513-1313
- Organize a strong neighborhood association to amplify our voice at City Hall
- Form a neighborhood beautification committee
- Develop an accurate mailing list for the neighborhood
- Organize snow removal through the neighborhood association
- Start a curbside recycling pick up
- Work for the demolition of the vacant home at 11105 E. 98<sup>th</sup> Street
- Have more activities for people to get to know their neighbors (i.e. a picnic in Bent Tree Park)



A conversation between neighborhood residents during the Bent Tree/High View Estates assessment workshop



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

- Partner with neighboring communities to work for improvements to Raytown and Bannister Roads
- Create a park on the land north of Deerhorn Village
- Work with Deerhorn Village management to develop a playground for the children in their community
- Partner with the election commission in developing a mailing list
- Contact the Area Transportation Authority about extending bus service to the neighborhood (buses currently don't come east of James A. Reed Road)
- Request a drop box from the Post Office for outgoing mail



This vacant land on View High Drive north of Deerhorn Village could be developed as new housing or a park



## Neighborhood Assessment Participants

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Annie Barnes  
Irving Blue  
Lisa Blue  
Debra Davis  
Jack Denzer  
Rosie Denzer  
Eleanor Dixon  
Terry Doyle  
Sgt. Bill Frazier  
Don Green

Donnie Jordan  
Harold Kirchoff  
Edie Kirchoff  
Jim Lacy  
Jim Ledbetter  
Phyllis Ledbetter  
Atlas Lee  
Vivian Lee  
Nathaniel Mason  
Cindy Miller

Alma J. Rollison  
Marc Spencer  
Lois Swezey  
Harold Swezey  
M.W. Tigner  
Carl Vaitl  
Eileen Vaitl  
Dayton Ward  
Michi Ward

## Sponsors and Contributors

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Councilman Charles A. Eddy, *Sixth District*  
Councilman Alvin Brooks, *Sixth District-at-Large*  
The Bent Tree and High View Estates subdivisions  
Baptiste Educational Center

## Getting Involved

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Anyone interested in joining the newly-forming Bent Tree/High View Estates neighborhood organization is encouraged to call Irving Blue at (816) 965-0966.



Sixth District Councilman Charles Eddy addressing participants at the neighborhood assessment workshop



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## Acknowledgements:

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

### City Council

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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

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Vicki Noteis, AIA, *Director*

Diane Charity, Sharon Cheers, Willie Mae Conway, Suzy Latare, Robert Rutherford II,  
Holly Mehl, John Pajor, *Neighborhood Assessment Team*

### City Support

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Irving Blue, *City Planning and Development Department*