

BRIDLESPUR AREA

Neighborhood Assessment Report

Neighborhood Workshop Date: March 27, 1999



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	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	513-2710
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/**, or
- e-mail **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



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 assessment format.

There were two objectives for this neighborhood assessment:

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

This community conducted the neighborhood assessment workshop with assistance from City staff. Residents, business people and people who work in local institutions provided input. These community members mapped their community, and identified assets and priority issues in their neighborhood.



Workshop participants
share their ideas



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. 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.



Adare Manor resident Don Flora reports back to the larger group key points from his breakout session

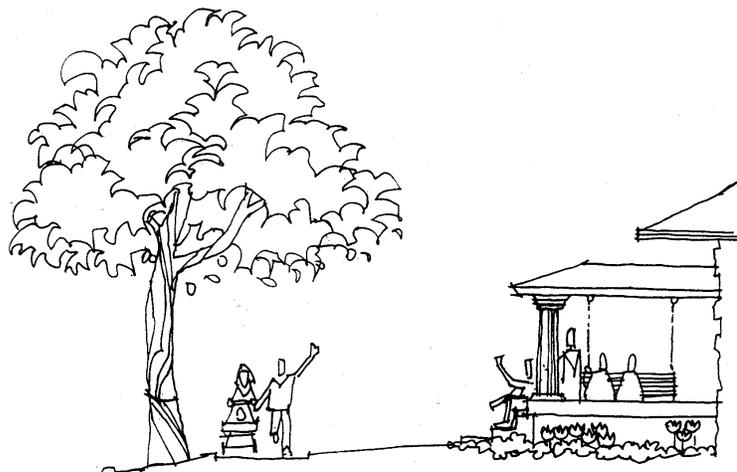
THE BRIDLESPUR AREA PERSPECTIVE



Members of the Bridlespur, Wornall Pines, Adare Manor, Red Bridge Hills and Red Bridge neighborhoods came together Saturday, March 27, 1999 for a neighborhood self-evaluation workshop. The workshop was an opportunity for individuals to look at the connections between where they live, work and socialize. The participants engaged in a neighborhood mapping exercise; they articulated and listed barriers and assets; and they voted on their neighborhood type.

The residents identified numerous good things about the Bridlespur area. They enjoy the fact that they live in a well established neighborhood with easy access to traffic arteries and commercial areas, such as a shopping center and a library . They appreciate living in a stable school district and having an abundance of churches in the area. They are thankful for strong neighborhood associations and active neighborhood leaders. In addition, they identified issues which would make their neighborhood more liveable. They would like to address traffic concerns, maintain the character of the neighborhood while dealing with new development in the area, and create a more unified community with active residents.

The participants identified their neighborhood as a Conservation area. These areas are well developed with established businesses and institutions. Most of the houses are occupied and there is little demolition or vacant land. Although public and private areas are well-maintained, it is not uncommon to find homes or businesses that lack routine maintenance. Some infrastructure repairs may be needed to keep the neighborhood attractive, but these problems are usually addressed.



THE BRIDLESPUR AREA PERSPECTIVE



Even though the Bridlespur area has been established for many years, new development is still taking place. Development of the twenty Adare Manor homes began in the early 1990s and was completed in 1997. Eight new residential homes planned for the area will be developed to the east of the Bridlespur Homes Association and adjacent to Adare Manor. Construction is scheduled to begin sometime next year.

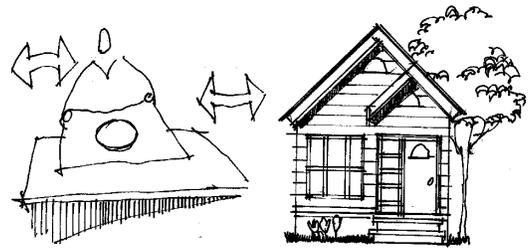
Other progress has been made in recent months that has improved the neighborhoods: The Amoco service station at Holmes and Red Bridge Roads was remodeled in the fall of 1998; a Public Improvement Advisory Committee curbs and sidewalks project was completed earlier this year in Bridlespur, which also resulted in many new driveways (see picture below); a revitalization of the Red Bridge Hills and Wornall Pines neighborhood groups has taken place within the last year; and Red Bridge Elementary School continues to maintain a student enrollment at or near capacity, indicating the vitality and strength of the neighborhoods around the school.

Residents are eager to build on their successes. The purpose of this report is to help clarify goals and identify resources. The following page contains a summary of priorities and some possible improvement strategies. The report also contains the list of assets, barriers and ideas for improvements stated by the residents in the workshop. Finally, a list of frequently used City services is provided.



Daniel's Construction works in Bridlespur

PRIORITIES



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

Promote a Safe Environment

The residents had several suggestions that would reduce dangerous conditions for drivers, bikers and pedestrians:

- Perform traffic studies where speeding problems are reported
- Install traffic signs to ensure safe maneuvering about the neighborhood
- Improve tree-trimming services and the placement of new trees
- Eliminate water seepage which creates road hazards
- Improve Police Department response times and speed limit enforcement

Maintain Neighborhood Character

Participants expressed a desire to preserve what is good about their neighborhoods so that residents want to stay and new people want to move to the area:

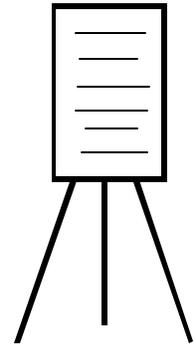
- Improve areas that lack code enforcement
- Keep the vacant land at 104th Terrace and Wornall Road for residential use
- Beautify I-435 interchanges at Wornall and Holmes Roads
- Strengthen Red Bridge Shopping Center, including the relationship between residents and the management
- Maintain character along Red Bridge Road (including the Red Bridge itself) without impeding development of transportation and commercial needs
- Bring new business to the area, such as hardware and grocery stores
- Stop the illegal dumping of yard waste in and around the neighborhood

Establish a Unified Community

Participants felt that communication among residents and also between the different neighborhood groups could be improved. Some of the suggestions were:

- Begin holding quarterly meetings for the five neighborhood groups
- Draw homeowners into neighborhood activities by holding block parties and neighborhood garage sales
- Share neighborhood newsletters with residents of different areas
- Offer help to neighbors whose homes are in disrepair, especially those who are not a part of a homes association
- Partner with churches, businesses and City departments to address concerns

CHART NOTES



The Bridlespur Area Neighborhood Assessment covered the area from Wornall Road to Holmes Road and from 103rd Street to Red Bridge Road.

Neighborhood Slogans

The workshop participants listed several slogans to describe their neighborhoods. The slogans helped the participants to identify how they viewed their neighborhoods.

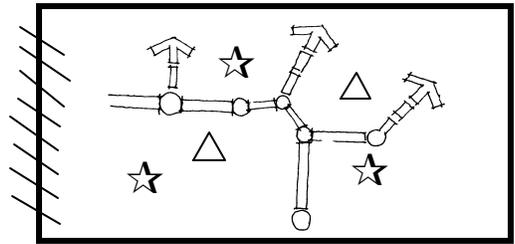
The selected slogan: **Keep the Past and Build the Future**

Other suggested slogans:

- Keep it Comfortable
- Keep it Neat and Safe
- Reining in the Good
- Living for Tomorrow
- Friendly Neighborhoods
- Safe, Sane, and Comfortable
- Where I Want to Live



Residents generate ideas for a neighborhood slogan



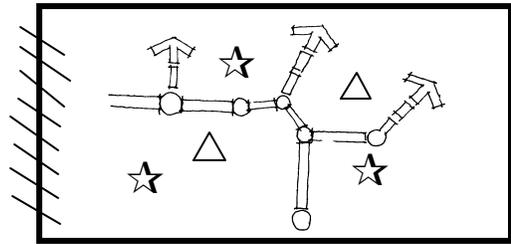
STEP 1: My Neighborhood Is

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

-  **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



Residents study the data maps of their neighborhood



Landmarks

- Mount Moriah Cemetery
- Red Bridge Elementary School
- Notre Dame De Sion School
- Rockhurst College/St. Louis University, South Kansas City Campus
- Red Bridge Christian Church
- Chapel of the Cross Lutheran Church
- The four Bridlespur signs
- St. Peter's Episcopal Church
- The Red Bridge over Blue River
- YMCA
- Red Bridge Christian Church
- Lutheran Church
- International Brotherhood of the Electrical Union
- Mid-Continent Public Library

Districts

- Red Bridge Shopping Center
- Mercantile Bank
- Minor Park
- YMCA

Paths

- 104th Terrace
- 105th Street
- 106th Street
- 106th Terrace
- 107th Terrace
- 109th Street
- Red Bridge Road
- Bridlespur Drive
- Oak Street
- Walking trail at Red Bridge School
- Holmes Street

Edges or Barriers

- Wooded area at 104th Terrace and Wornall Road
- 108th Terrace (dead ends)
- 105th Street (dead ends)

Features

- Wooded area on Rockhurst College/St. Louis University Campus
- Wooded area at 104th Terrace and Wornall Road
- Rockhurst College/St. Louis University Campus
- Red Bridge Shopping Center
- The Red Bridge over Blue River

Activity Centers

- Red Bridge Elementary School
- Rockhurst College/St. Louis University, South Kansas City Campus

BRIDLESPUR AREA IMAGES



Feature and District:
Red Bridge
Shopping Center



Landmark and Feature:
The Red Bridge over Blue River



Path: Bridlespur Drive

BRIDLESPUR AREA IMAGES



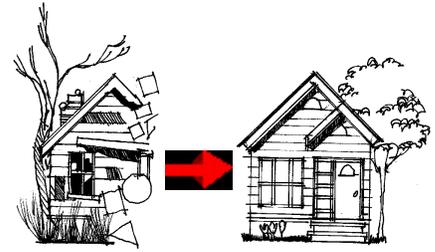
Landmark: Notre Dame De Sion School



Activity Center:
The Mid-Continent Public Library



Bridlespur resident Mary Ann and granddaughter Michaela out on a walk



STEP 2: If I Could Fix One Thing

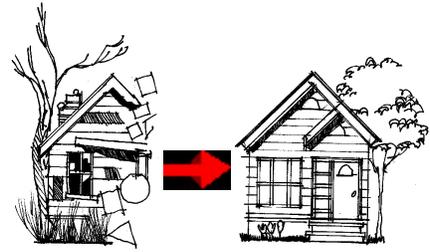
In every neighborhood there are some things that need to be changed. These things stop residents from enjoying their neighborhood and from doing the things they like to do.

Below is the list of “fixes” that workshop participants said they would like to see in the Bridlespur Area neighborhoods:

- Beautify the interchanges at I-435 and Wornall and I-435 and Holmes with landscaping (weeds, trash and rocks are unsightly)
- Vacant 7½-acre tract of land at 104th Terrace and Wornall Road: Keep as residential; create a park; cut back weeds; unclog sewer on the corner of Wornall Road and 104th Terrace
- Install a french drain that would carry water away from the road on the south side of the I-435 and Holmes interchange. Water from a natural spring freezes during winter, causing hazardous driving conditions.
- Move the Red Bridge Hills neighborhood sign at 106th Terrace and Holmes. It is too close to the corner and obstructs drivers’ view
- Eliminate cars that park along the street at the crest of hills where driving, riding bikes and walking in the neighborhood is dangerous and difficult: 106th Terrace between Bridlespur Drive & Walnut; 106th Terrace between McGee & Oak
- Install four-way stop signs at: 108th Terrace and Oak Street; 109th Street and Oak Street
- Install pedestrian crossing signs and white lines near Red Bridge School: 107th Street and Oak Street; 108th Terrace and Oak Street
- Replace the missing speed limit signs on Holmes and McGee
- Reduce speed limit and/or improve enforcement by police department: 106th Terrace to Bridlespur Drive to 106th Street; Oak Street between 107th Terrace and Red Bridge Road



Vacant 7½-acre tract of land at 104th Terrace and Wornall Road



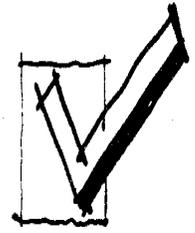
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Fixes cont'd.

- Reduce the speed limit from 40 mph on Wornall Road where it intersects with 104th Terrace and 106th Street. It is difficult and dangerous to turn north onto Wornall
- Stop people from dumping yard waste in storm drains
- Stop people from dumping yard waste on the Rockhurst campus
- Alleviate storm water run-off to the north of the Rockhurst Campus that is eroding streets and yards and causing basements to flood
- Follow up on storm drain work at 257 Bridlespur Drive, where the sod was not replaced properly and is now eroding
- Improve tree-trimming services
- Educate residents about neighborhood-friendly tree planting. Some residents plant trees too close to corners, obstructing drivers' views as they enter intersections
- Open a hardware store in the area
- Build a new grocery store in the area
- Prevent raccoons, opossums and stray dogs from tearing up garbage bags left out on trash day
- Remove stray dogs from the neighborhood
- Improve response times of the Kansas City Police Department
- Improve areas that lack housing code enforcement, along: Oak Street; 105th Street (not a part of a homes association); 107th Street; 109th Street
- Strengthen Red Bridge Shopping Center to attract and keep people in area
- Improve the relationship between residents and Kessinger Hunter, the managing company of the Red Bridge Shopping Center
- Maintain neighborhood character along Red Bridge Road without impeding development of transportation and commercial needs
- Landscape Red Bridge Road on west end like it was done on College Boulevard



Dangerous intersection: 106th Street and Wornall Road



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.

- Convenient location
- Mature, established location
- Stable school district (Center School District)
- Excellent access to traffic arteries and commercial areas
- Close proximity to Red Bridge Shopping Center and Library
- Bridlespur Homes Association
- Red Bridge Hills Homes Association
- Adare Manor Homes Association
- Red Bridge Christian Church
- Good response times from Fire Department
- Responsive and active Police Department
- Rockhurst College/St. Louis University, South Kansas City Campus
- Red Bridge Elementary
- Center Planning & Development Council
- 100% single family dwellings
- Diverse ethnic mix in the Center School District
- Diverse ethnic mix in some areas of the Bridlespur neighborhood
- John Loss, Vice President of Bridlespur Homes Association and Director of Center Planning and Development Council
- Wanda Shipman, Administrative Assistant of Bridlespur Homes Association



Principal Michael Windes, teachers and a student from Red Bridge Elementary



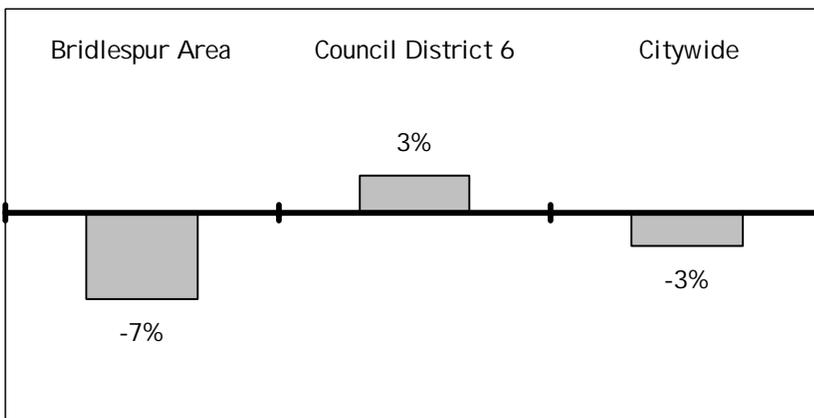
Red Bridge Christian Church



STEP 4: Facts About My Neighborhood

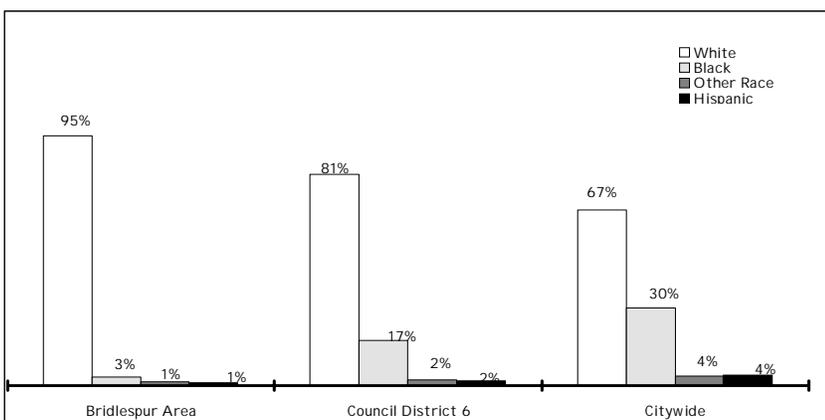
The information presented at the Bridlespur Area Neighborhood Assessment was from the 1990 U.S. Census (Census Tract 101.06), and from 1998 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts the participants said were surprising or noteworthy. (See the neighborhood assessment workbook for more detail.)

Change in Population 1980 - 1990



Residents commented that there are not as many young families in the area as there once were.

Racial and Ethnic Comparison

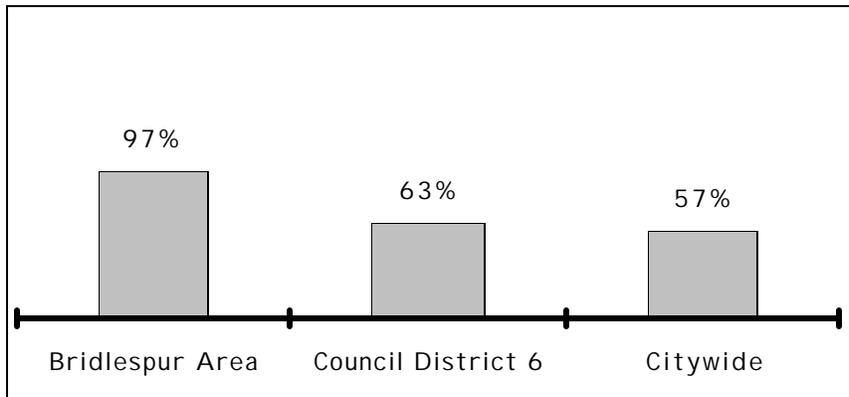


Neighbors noted that they are racially and ethnically more alike than in the rest of the city.



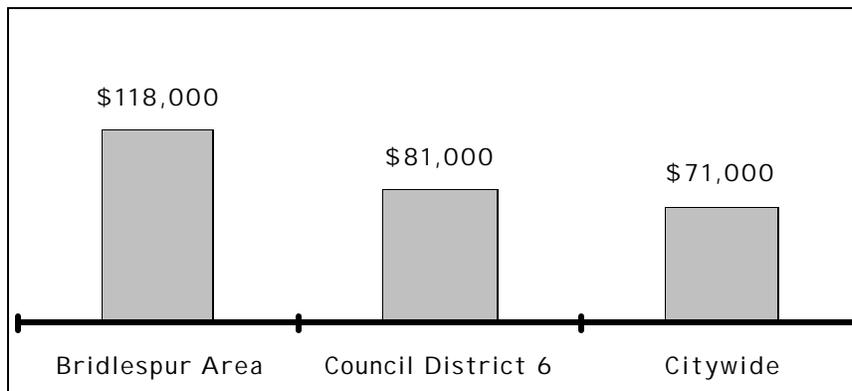
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Owner Occupied Housing Units



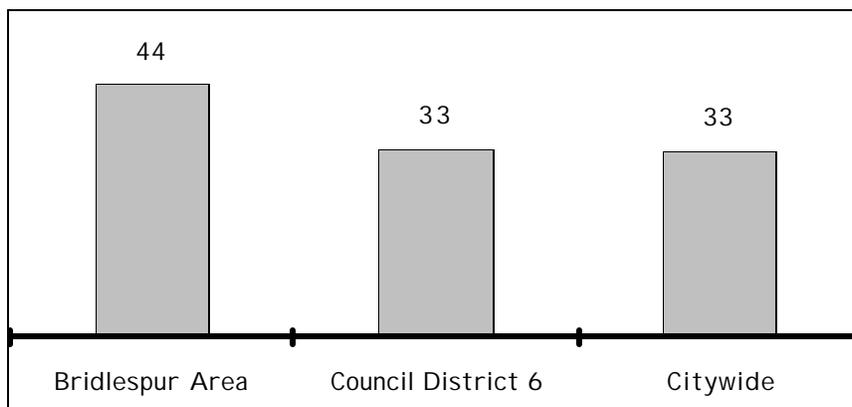
Residents were pleased that their neighborhood has very little rental property.

Median Value of Single Family Homes



Participants commented that they were not surprised by the relatively high value of their homes.

Median Age



Residents have noticed many young single people buying homes in the area. The older median age reflects that there are a number of "empty nesters" in the neighborhood.



STEP 5: Describing My Neighborhood

Those who attended the workshop were asked to vote on the neighborhood type that best described their neighborhood. They decided that the Bridlespur Area was a Conservation neighborhood.

Conservation

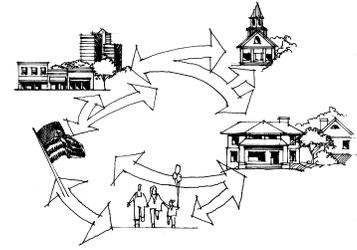
My neighborhood has been developed for some time. Established businesses and institutions are located in the neighborhood. Places of worship, schools, recreational and entertainment facilities, and businesses provide many opportunities near my home.

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.



Residents study their workbooks and select neighborhood type



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 workshop. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. This 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. The ideas that received the most votes are listed first.

Things **We** can do ourselves:

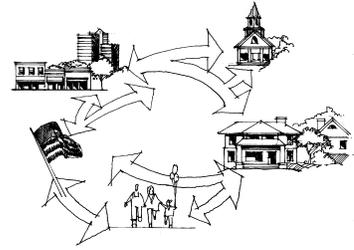
- Find out why some houses in the neighborhood are in disrepair
- Share neighborhood newsletters with residents from different areas
- Be involved in the zoning process concerning Red Bridge Road
- Find ways to draw homeowners into neighborhood activities
- Begin to think of area as a unified neighborhood

Other suggestions were:

- Stay aware and in touch with City Council concerning planning issues
- Resident Ed Burns can take area concerns to Chamber of Commerce
- Communicate to the City the importance of preserving the Red Bridge over the Blue River
- Resident Erich Noll can voice neighborhood concerns about vehicular speeding to the police department
- Inform the City about traffic sign needs
- Quarterly meetings for five neighborhood leaders
- Ask homes associations to issue complaints about codes violations
- Bridlespur Homes Association can help residents whose homes are not a part of a homes association
- Have block parties to become acquainted with neighbors
- Coordinate neighborhood garage sales
- Offer help to those whose houses are in disrepair

John Loss of Bridlespur
Homes Association and
Center Planning and
Development Council





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

- Establish corporate partners, like the Missouri Department of Transportation, to help with changes to the Red Bridge Corridor
- Make Red Bridge Shopping Center via JC Nichols (owner) and Kessinger Hunter (property manager) more accountable to neighbors' concerns about development changes to the shopping center
- Share plans with neighbors by holding an open public meeting to address Red Bridge Road problems
- Work with a developer to build a park at 104th Terrace and Wornall Road
- Partner with Center Planning and Development Council, South Kansas City Chamber of Commerce, Rockhurst College/St. Louis University, Notre Dame De Sion School, Red Bridge Elementary and area churches to educate them about community issues
- Homes associations can invite the Kansas City Police Department and the City's Traffic and Street Division to meet with neighbors concerning the traffic issues, such as speeding in the neighborhood
- Contact the South Kansas City Chamber of Commerce and voice concerns about Red Bridge Shopping Center; resident Ed Burns is a member of the Chamber
- Establish a partnership for two beautification projects: I-435 and Wornall Road interchange; I-435 and Holmes Road interchange

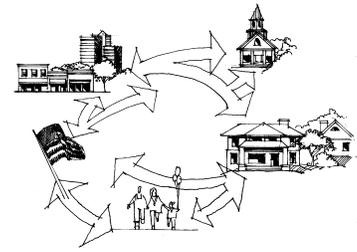
Other suggestions were:

- Form an alliance of groups within the neighborhood
- Work with Rockhurst College/St. Louis University to fix erosion problem along north side the campus
- Identify services or groups that can assist neighbors whose homes or properties are in disrepair and who cannot afford to make repairs



Reverend Dotty Hoopes of Wornall Pines proposes using maps to address neighborhood issues





Things the **City** should do:

- Trim trees: 106th Terrace and McGee; throughout Bridlespur Drive; east side of Wornall Road from 104th Terrace to 106th Street; throughout Red Bridge neighborhood
- Perform traffic studies where there are speeding problems and lack of traffic signs, such as speeding on 106th Street, 106th Terrace, and Oak Street
- Investigate traffic problem at 104th Terrace and Wornall and at 106th Street and Wornall. Signs need to be extended and traffic needs to be slowed because it is difficult and dangerous pulling out onto Wornall
- Install french drain to redirect water flow where natural spring seeps water onto road (Holmes at I-435), making driving in winter hazardous
- Reduce speed limits on Wornall and Holmes Roads between Red Bridge Road to I-435 and examine entrances and exits

Other Suggestions were:

- Install pedestrian signs near Red Bridge School: 107th and Oak; 108th Terrace and Oak.
- Install a four-way stop at 109th and Oak Street
- Develop and implement an ordinance to provide for hard trash containers (animals are getting into the garbage set out on trash day)
- Make City services available to neighbors, such as the Paint Program
- Speed limit signs are missing on Holmes and McGee
- Build curbs and sidewalks in Red Bridge Hills neighborhood
- Implement curbside recycling
- Some areas lack code enforcement (6-8 houses on Oak St., 107th St., 109th St.)
- Make Geo-based list of neighborhood groups and leaders available to residents
- Fix erosions: 257 Bridlespur Drive; 201 W. 104th Terrace; 301 W. 104th Street



Weeds growing along Wornall Road



Trash at 104th Terrace and Wornall Road

Bridlespur Area Neighborhood Assessment Participants

Barb Brownlee
Bill Brownlee
Ed Burns
Darrell Curls
Greg Edelblute
George Engel
Ruth Engel
Don Flora
Harold Fuchs
Jason Garrett
Lucille Greer
Rev. Dotty Hoopes
Rosemary Jones
Bonnie Kent
Weston Kilgore
John Loss

Laurie McCray
Marian McKnight
Jo Meyer
Melanie Miller
Dick Mitchell
Erich J. Noll
George Pawlyk
Mary Preston
Miriam L. Schwartz
Turner Shipman
Wanda Shipman
Teri Smith
Charles Smith
Gary Stuart
Mary Trabon
Steve Wachsberg
Michael Windes

Neighborhood Leaders

Ed Burns, *Red Bridge Hills Homes Association*
John Loss, *Bridlespur Homes Association; Center Planning and Development Council*
Paul Habiger, *Adare Manor neighborhood*
Reverend Dorothy Hoopes, *Wornall Pines Homes Association*
Sally Ryan, *Red Bridge Homes Association*
Wanda Shipman, *Bridlespur Homes Association*

Sponsors and Contributors

Bridlespur Homes Association
Center Planning and Development Council
Rockhurst College/St. Louis University,
South Campus
South Kansas City Chamber of Commerce



Bill Maher, Director of
Rockhurst, South Campus



Acknowledgements

The Honorable Emanuel Cleaver II, *Mayor*
Robert L. Collins, *City Manager*

City Council

The Honorable Ed Ford
First District-at-Large

The Honorable Teresa Loar
First District

The Honorable Jim Glover
Second District-at-Large

The Honorable Paul Danaher
Second District

The Honorable Mary Williams-Neal
Third District

The Honorable Evert Asjes III
Fourth District-at-Large

The Honorable Aggie Stackhaus
Fourth District

The Honorable Ken Bacchus
Fifth District-at-Large

The Honorable Kelvin Simmons
Fifth District

The Honorable George Blackwood
Sixth District-at-Large

The Honorable Judith Swope
Sixth District

City Planning and Development Department

Vicki Noteis, AIA, *Director*

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