Eastwood Hills

Neighborhood Assessment Report

Neighborhood Workshop Date: June 10, 2000



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

City of Fountains



Service	Agency or City Department	P _{HONE}
City Services	Action Center	513-1313
Abandoned Cars on Private Property	Neighborhood and Community Services	513-9000
Abandoned Cars on Public Property	Kansas City, MO Police Department	234-5000
Abandoned Homes	Neighborhood and Community Services	513-9000
Air Quality	Health Department	513-6314
Animal Control	Neighborhood and Community Services	513-9800
Building Permits	Codes Administration	513-1451
Bulky Item Pick Up	Environmental Management	513-3490
Curb Reconstruction	Public Works	513-2590
Dangerous Buildings/ Demolition	Neighborhood and Community Services	513-9000
Housing Code Violations	Neighborhood and Community Services	513-9000
Illegal Dumping Hotline	Environmental Management	513-3485
Neighborhood Assistance/ Services	Neighborhood and Community Services	513-3265
Paint Program	Neighborhood and Community Services	513-3266
Parks and Community Centers	Board of Parks and Recreation	513-7500
Potholes	Public Works - Streets and Traffic	513-2777
Senior Citizens Transportation	Share-a-Fare/ATA	842-9070
Sewers - Problems	Water Department After Hours	513-2180 513-2109
Sidewalks - Repair	Public Works	513-2602
Storm Drains	Water Department	513-2180
Street Light Repairs	Kansas City Power and Light	654-1400
Weatherization Program	Housing and Community Development	513-3015

THE VISION OF

FOCUS KANSAS CITY

We, as Kansas Citians, envision our city as a people-centered community. From economic development to the readability of street signs, we consider people first. Kansas City shapes and guarantees its future by examining first and foremost the impact of every decision on future generations.

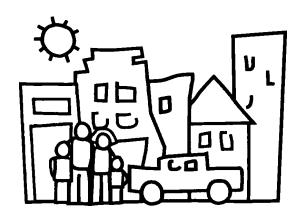
We, as Kansas Citians, are full of hope. We demonstrate this hope through our investment in our families, our homes, our neighborhoods, our schools, our businesses and our city.

For more information about FOCUS Kansas City:

- call the office at 513-2822,
- visit www.kcmo.org/focus/, or
- e-mail focus@kcmo.org.

To reach the Neighborhood Assessment Team, call **513-2909**.

FOCUS - Forging Our Comprehensive Urban Strategy



FOCUS KANSAS CITY

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:

- 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.

Eastwood Hills conducted their 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 neighborhood, and identified assets and priority issues in their neighborhood.



Residents are eager to discuss issues about their neighborhood.



Neighborhood Type

The FOCUS Neighborhood Prototypes Plan recognizes that not all neighborhoods in Kansas City are the same. The character and condition of neighborhoods vary according to their age, history, type of housing and other factors. Each neighborhood has different strengths and opportunities. Each neighborhood has different assets and priorities, driving different strategies. FOCUS developed four unique neighborhood types that generally describe Kansas City neighborhoods. The four neighborhood 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 a neighborhood to become or stay healthy. The assessment is a beginning point from which the neighborhood 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 Descriptions/Types."

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



Jacques DeLaurier signs in before the workshop.

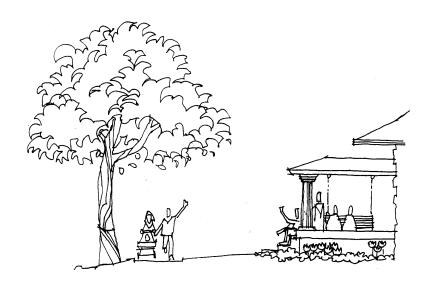
THE EASTWOOD HILLS PERSPECTIVE



Nestled in one of the woodsy areas in metropolitan Kansas City lies a vivacious community filled with spirit. With the charm of England and the hospitality of the South, Eastwood Hills has been through many transformations to become a unique neighborhood.

In 1844, Alfred E. Cole, his wife and four children were the first settlers of Eastwood Hills. They left their home in Shady Valley, Tennessee to look for a better way of life. After settling in a small section of Eastwood Hills, Alfred bought all the land from Blue River to Eastern and from 51st to 47th. He later added the land east of Eastern to Skiles. Alfred's second son Jesse extended the estate from the Blue River to Eastern and the section east of Eastern to 43rd Street.

In 1897, Jesse sold the land to Interstate Land and Business Co. because he felt there was no potential for residential real estate, due in part to the area being too remote from Kansas City. Interstate Land and Business Co. then sold Eastwood Hills to investor William Murphy, who officially filed the name "Eastwood Hills" in the Jackson County Court as a subdivision. Eastwood Hills was finally sold to Ralph P. Swofford and the Mortgage and Investment Company. The residential community of Eastwood Hills began to take shape. What began as a home to a family starting over has today turned into a community with tremendous growth and endless possibilities.



THE EASTWOOD HILLS PERSPECTIVE



Members of this community are very organized and concerned about what goes on in their neighborhood. This active group writes letters to appropriate organizations to address concerns, organizes their residents to stand together, and attends meetings to specify needs that will benefit their entire community.

On Saturday, June 10, 2000, residents of Eastwood Hills assembled at the Corinthian Missionary Baptist Church for their Neighborhood Assessment workshop. During the workshop, residents were given an opportunity to voice their opinion about several issues affecting their community. Participants exchanged ideas about the new developments in their neighborhood (streets, sidewalks, sewer systems, etc.), and ways to encourage the organizations working on those issues to improve their response times. They brainstormed ideas about how to overcome the challenges in their neighborhood, as well as who they could partner with to successfully implement their suggestions.

The session closed with much hope and excitement over the new friendships made, the new ideas sparked, and the opportunity to address their community needs.



A resident points out features within his neighborhood.



PRIORITIES

Residents of the Eastwood Hills neighborhood named the following as their priority issues:

Infrastructure

- Install new sidewalks around Eastwood Hills Elementary School and throughout the neighborhood
- Replace old, rundown sidewalks along Eastwood Trafficway from 51st to I 435
- Post a four-way stop sign on Sycamore by Eastwood Hills Elementary School

Sanitation

- Provide additional sewer systems on north side of Sni-A-Bar Road
- Resolve drainage problems at various locations throughout the neighborhood
- Fill in the ditch on Eastern
- Replace the waterline at Wyndal Court, 64th, and Sni-A-Bar Road

Property Maintenance

- Develop a schedule for illegal dump site clean-ups
- Tear down and/or renovate vacant homes adjacent to Eastwood Hills Elementary School
- Clean up used car lots and other businesses along Blue Parkway
- Maintain the graveyard at 50th and Eastern Street

Community Involvement

- Encourage youth to participate in neighborhood activities
- Encourage and increase participation in Neighborhood Association such as participation in the Association's monthly potluck
- Assist neighbors in need, i.e. neighborhood clean ups
- Report crime and suspicious activity in neighborhood

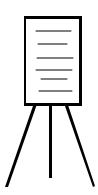


CHART NOTES

The Eastwood Hills Neighborhood Assessment covered the areas from Stadium Drive to 55th Street, and from Raytown Road/Blue Ridge Cut-Off to Blue Parkway at Coal Mine Road.

Neighborhood Slogan

Cities are thought of as crowded, noisy, busy places. Few people ever find a home where they don't feel rushed. Here in Kansas City, these neighbors feel fortunate. They enjoy living in Eastwood Hills because they like the location. Residents are proud that even though they are part of Kansas City, they also enjoy the leisurely style of country living. The slogan which best suited Eastwood Hills was:

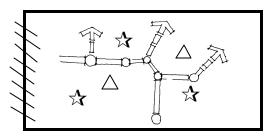
"City Living with a Country Feel"

Other suggested slogans were:

- A Walk in the Country
- Ozarks of Kansas City
- Eastwood Hills: A Jewel in the City's Crown
- God Lives Here
- Land of Peace
- The Sun Shines with Fastwood
- Little Neighbors with Big Hearts
- Eastwood Hills, the Place to Be
- Neighbor Together
- It's All Here!



Residents vote for their priorities during the break.



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

O Activity centers — gathering places to do some activity

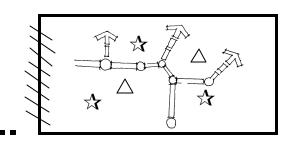
☐ Districts — areas of recognizable character

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



One of the paths in Eastwood Hills: Kansas City Southern Railroad



Landmarks

- Royal Woods apartment complex
- Churches on Sni-A-Bar Road
- Animal Control shelter on Raytown Road
- Municipal Corrections Institution on Ozark Road
- Lane Homestead
- Eastwood Hills Elementary School
- Cemetery on Eastern Street

Paths

- · Kansas City Southern Railroad
- I-435
- Eastwood Trafficway
- Ozark Road
- Sni-A-Bar Road
- Skiles Avenue

Activity Centers

- Royal Woods apartment complex
- Eastwood Hills Elementary School
- Fastwood Hills Clubhouse
- Shiloh Institutional Educational Center

Districts

- Hickory Hill Shopping District
- Business district off of Eastwood Trafficway

Edges or Barriers

- Blue Parkway
- Eastwood Trafficway Shopping Center
- Flood plain

Features

- Lane Homestead
- Bennington Park
- MAST
- Palmer Park
- Eastwood Hills Community Center
- Corinthian Missionary Baptist Church

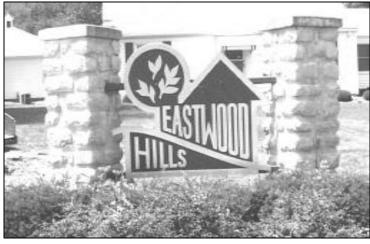


Nancy DeLaurier expresses her concern about the importance of FOCUS.

EASTWOOD HILLS IMAGES



Feature:Corinthian Missionary Baptist
Church, site of the Eastwood
Hills Neighborhood Assessment



Eastwood Hills neighborhood marker



Feature: Palmer Park

EASTWOOD HILLS IMAGES



One of the oldest houses in Eastwood Hills.



Residents sun bathe at the local community pool.



STEP 2: If I Could Fix One Thing

In every neighborhood there are some things that need to be changed. These things 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 Eastwood Hills neighborhood:

- Demand stringent code enforcement from the city
- Provide additional sewer systems in the area
- Prohibit parking in the cul-de-sac at Wyndal Court
- Eliminate the sewer smell at the McDonald's restaurant Eastwood Trafficway and Ararat
- Maintain graveyard at 50th and Eastern Street
- Prohibit "Jake Brakes" by 18 wheelers on I-435 during night hours
- Build new bridges over railroad crossings

- Beautify the west entrance beginning at Sni-A-Bar Road and Blue Parkway
- Post a four-way stop sign at Sycamore, by Eastwood Hills Elementary School
- Remove bulky waste from neighborhood streets in a timely man-
- Include the entire Fastwood Hills area under the same Police Patrol Station
- Replace sidewalks along Eastwood Trafficway from 51st to I-435
- Install sidewalks around the Eastwood Hills Elementary School and throughout the neighborhood



An example of a sewer line in need of repair.

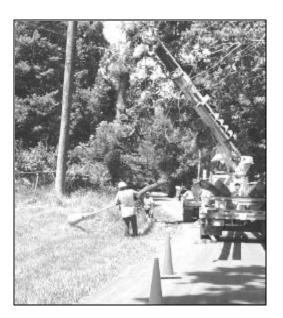


- Improve the curbs at 6400 Sni-A-Bar
- Replace the waterline at Wyndal Ct./64th and Sni-A-Bar
- Install street lights by the Municipal Corrections Institution at 8100 Ozark Road
- Eliminate water backup problem at 7605 E. 50th Terrace
- Clean up used car lots and other businesses along Blue Parkway
- Develop a schedule for illegal dumping clean-ups
- Install curbs at Sni-A-Bar Road and Eastwood Trafficway to Blue Parkway
- Restrict firearm practice on the Police firing range to the hours between 10 a.m. and 7 p.m.
- Discourage youth from damaging property by applying consequences
- Fill the ditch at 51st on Eastern

- Tear down or renovate vacant homes adjacent to Eastwood Hills Elementary
- Complete the installation of a sewer system on north side of Sni-A-Bar Road
- Improve the drainage problem at the intersection of Rinker Road and Sni-A-Bar Road and at 5250 Skyles
- Eliminate illegal dumping on: Skiles Avenue, Ozark Road, Eastern Avenue
- Remove trees on Ozark Road
- Demand more timely responses
- Build new bridges over railroad crossingsfrom all city departments
- Raze the old Municipal Corrections Institution building, located behind the current one



An unmaintained lot overgrown with grass.



City workers install new lights in the neighborhood.



STEP 3: My Neighborhood's Assets

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

- Schools with faculty committed to the teaching profession
- Beautiful trees
- Convenient metro wide access through highways and main streets
- Residents keep their homes looking good
- Eastwood Hills Clubhouse and pool
- Lots of green space surrounding the area
- Quiet neighborhoods
- Racial and economical diversity
- Great, beautiful homes
- Our neighbors

- Beautiful terrain
- Community is concerned
- Many churches
- Population is low in density
- Stability
- Diversified age group
- Homes that sell quickly
- Eastwood Hills Community Association
- City living with a country feel
- Low crime rate
- Natural beauty/wildlife
- Citizen involvement
- Location, location, location



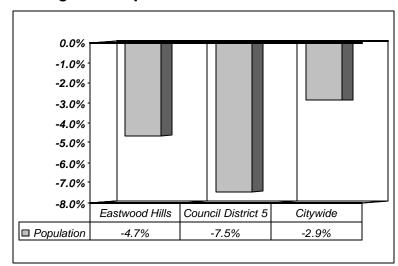
Two residents talk about ways to improve the neighborhood.



STEP 4: Facts About My Neighborhood

The information presented at the Eastwood Hills 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 that participants said were surprising. (See the neighborhood assessment workbook for more detail.)

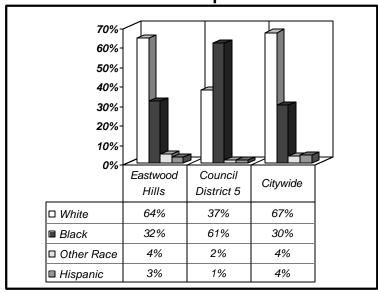
Change in Population 1980-1990



In contrast to 1990 statistics, members of the community believe that the population has grown. They perceive that there are more people living in the area than reported.



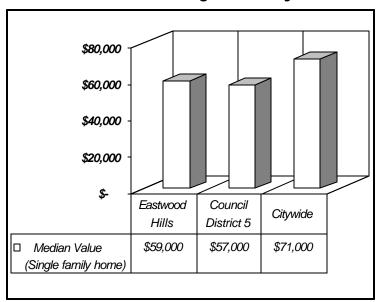
Racial and Ethnic Composition



Most residents perceive that the neighborhood racial and ethnic compositions is 50% White, 40% Black, 10% Hispanic, and 10% Other. They believe the neighborhood has become more diverse.

Note: The percentages in this chart exceed 100% because Hispanics can be of different races.

Median Value of Single Family Homes



Many neighbors believe that the median value of single family homes is slightly higher than \$59,000.



STEP 5: Describing My Neighborhood

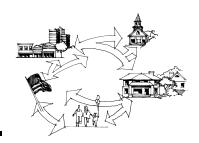
Those who attended the workshop were asked to vote on the neighborhood type that best described their neighborhood. Their choice was Stabilization.

Stabilization

My neighborhood has been developed for some time. Several of the businesses and institutions located in the neighborhood may be changing, either recently expanding, scaling back services, just moved into the neighborhood or considering moving to another location outside the neighborhood. Places of worship, schools, recreational and entertainment facilities and businesses provide 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. Due to age, several of the streets and sidewalks need repair or replacement and the water and sewer services may also need to be upgraded. Many houses, businesses, and public areas appear to lack routine maintenance (painting, yard upkeep, tree trimming, awning repair, etc.) or are vacant. Such conditions are impacting the value of my property and I don't know if I want to invest more money in the property.

Problems are starting to add up and are becoming harder to fix through our neighborhood association, a call to the City, or neighbors getting together to help one another. There are good aspects to the neighborhood but there are also problems that need to be addressed if the neighborhood is going to continue to be a place I want to live.



STEP 6: Making My Neighborhood Better

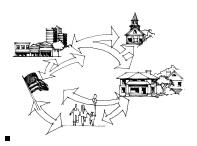
Eastwood Hills neighbors talked about specific actions they can take in order to address the issues and challenges identified earlier in the assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. Below is a list of all the 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**:

- Educate youth about neighborhood activities
- Participate in the Eastwood Hills Community Association
- Initiate work with Kansas City and Raytown school districts to get sidewalks installed, along with providing a school crossing guard at Eastwood Hills Elementary School
- Promote self-respect and personal responsibility throughout the area
- Assist neighbors in need



Residents vote for their favorite slogan and for the priorities in their neighborhood.

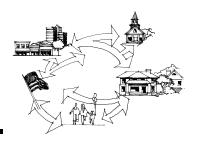


- Support Doug Owens, neighborhood resident, while he supervises youth activities in the park
- Encourage youth 12-14 to attend "Teen Town" located in the Hickory Shopping Center
- Be active in crime watching; report suspicious activity
- Participate in and organize neighborhood clean ups in all areas
- Establish Eastwood Hills Community Association outreach services
- Attend the Eastwood Hills Community Association's monthly potluck held every 2nd Thursday at the clubhouse
- Patrol illegal dumping areas



One of the renovated homes in Eastwood Hills.

18 Eastwood Hills ...



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

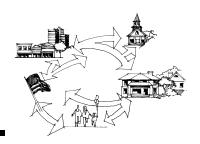
- Collaborate with Eastwood Trafficway and Blue Parkway businesses to combat crime in those areas (i.e. Fast Stop)
- Work with the Ararat Temple to help with scheduled trash clean ups
- Work with the business community to help maintain their property
- Work with Kansas City and Raytown school districts to get sidewalks installed and provide a school crossing guard at Eastwood Hills Elementary School
- Research potential resources for grants to fund neighborhood activities



Two residents exchange ideas about working with the City.



Nancy DeLaurier listens to a resident voice his concern.

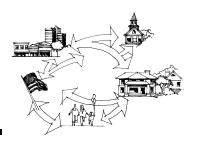


Things the **City** should do:

- Trim brush at 47th Street and Sni-A-Bar Road
- Increase routine maintenance on city owned property, i.e. tree trimming, grass mowing
- Install a three way stop sign at the intersection of Manchester Avenue, Sni-A-Bar Road, Skiles Avenue, and 51st Street
- I mprove law enforcement response time/surveillance in the area
- Resolve sewage and drainage problems in the following areas:
 - Skiles and 51st Street Shiloh Institutional Educational Center (install sewer)
 - 55th Street and Skiles (install sewer)
 - On Rinker Road and Sni-A-Bar Road (raw sewage flows into residents' garages)
 - Corner of 50th Street and Manchester Avenue (drainage problem)
 - Eastside of 50th Terrace (drainage problem)
 - 53rd Street and Skiles (repair the drainage system)



A sidewalk in need of repair along Sni-A-Bar Bridge.



- Install water lines at Wyndal Court
- Widen and pave Ozark Road
- Install sidewalks surrounding Eastwood Hills Elementary School
- Install street signage at 50th Street and Bristol
- Trim trees over walking area on I -435 and 51st Street
- Beautify I-435 and East 51st Street
- Install an illegal dumping "warning" sign on Ozark Road
- Maintain corner of 51st Street and Eastern and 51st Street and Skiles Avenue
- Inspect all bridges in the Eastwood Hills area
- Restrict the operating hours of the KCMO Police Department firing range to daytime hours only



Eastwood Hills Elementary School has no sidewalks for children to walk on.

Eastwood Hills Neighborhood Assessment Participants

Deborah Allen
Barbara Allison
Larry Allison
Glen Alumbaugh
Linda Atkinson
Carl Bendert
Thomas D. Bonville

Carl Boyd Charlene M. Brasher

Eloise Brown Ponie Bushnell Dan Cady

Barbara Condra Lindsey Cook Colleen Cooper Nancy DeLaurier Jacques DeLaurier

D. Doan

Richard Enfield Karen Ethridge Charles & Dorothy

Finlay

H. & Dolores Foutts
Edward Franklin

Shelia Grimmett Melissa J. Havtzler Wayne Highland Mary Howerton

Diane Humphreys Maureen Humphreys

Janice Jackson Sandra Jones Beverly Lackey

Jim & LaVerna Land Charles Louthain Russ Loveland

Loyse McClune Ursula McLendon

Lena Loveland

Wes Merton
Debra Morris
Donna Murff
Lori Owens

John & Maureen Penachio Kenya Pieters

Sue Carol Powell

R. Probst

Dave R. Purdy

Edna D. Ray

Bobby Robinson Michael Roland

Charlene Rosie

Otto Ross

Kathy Salisbury Larry Salisbury

Pam Shaw

Bob Shelinbarger
Heloise Shields
Verneta Smith
Janet Snoboda
Gary D. Sperling
Vickie Sperling
Aletha Spinks
Daniel Stanfield
Andrew Stanfield
Laurice Valentine
Joyce L. Wills
James Wilson
Rob Wimmer

Shirley Wing

Art Winter

Annie E. Winter

Sponsors and Contributors

- Eastwood Hills Community Association
- Corinthian Missionary Baptist Church

Getting Involved

To find out about the Eastwood Hills Community Association contact Janice Jackson (816) 923-6356. For more information about neighborhood organization, contact the Kansas City Neighborhood Alliance at (816) 753-8600 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 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, Jermine Alberty, Sharon Cheers, Willie Mae Conway, Suzy Latare, John Pajor, Robert Rutherford, Julie Xiong, Lindsey Cook, Neighborhood Assessment Team

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- Frank Thompson, Kansas City, Missouri Health Department
- Gerald Williams, City Planning and Development Department