

WEST PLAZA

NEIGHBORHOOD ASSOCIATION



**Next general meeting will be at
St Garabed Armenian Church
44th and Wyoming
7:00 p.m.
on November 20th (Tuesday)**

Project Proposal, part II

During the last general meeting (on September 18th), representatives of Block and Company presented their concept for redevelopment of the block surrounded by Belleview, Roanoke, Ward Parkway, and 48th Street. This generated a considerable amount of discussion among those present, and there were a lot of comments made that expressed various concerns about the project.

The Board summarized these concerns and composed a letter to Block and Company which Melinda Michael took to their office. Here is the text of the letter:

*David Block
Block & Company
605 West 47th Street
Kansas City, MO 64112*

Dear Mr. Block,

The board members of the West Plaza neighborhood Association would like to thank you for attending our September 18 General Membership Meeting and introducing your redevelopment plan to us.

Following the presentation, the membership and guests discussed the proposal for an additional two hours. We do not feel we have adequate information to either support or oppose the project

yet. However, we have identified some concerns the neighbors feel need to be addressed. Among those concerns are the following:

- ✓ *Change in Zoning: We are always concerned about the precedent actions taken today create for our neighborhood in the future. We cannot recall if justification was given for the re-zoning you seek, or why the current zoning and long term growth plan for the area is in need of revision. Some justification and rationale is needed so that we can weigh your request and understand how that argument could be construed in the future when other re-zoning requests are made. Some wonder if your requested re-zoning would open the way for future commercial or retail development to continue west into West Plaza?*
- ✓ *Project Density: There was a general concern about the proposed density of your new project. The density you are proposing is much higher than the existing density. Increased density directly and indirectly increases traffic. Some of that traffic will cut through our neighborhood.*
- ✓ *Proposed Use (Retail size): There was a general feeling that the use for this portion of our neighborhood was better residential than retail, but better retail than office. Many members felt that this location is not appropriate for major retail development, and would prefer to see smaller scaled neighborhood retail shops (examples: barber shop, drycleaner, drug store and coffee shop). The elimination of the office use from your proposed project was seen as a positive. Deviations away from the existing residential use is seen as a factor that would increase traffic in and around our neighborhood and*

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West Plaza Neighborhood Association Newsletter
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increase the growing pressure to re-zone other parts of our neighborhood in this area.

- ✓ *Architectural massing: The building's massing was generally not well received. Specifically the massive wall proposed along the entire length of Roanoke, extending onto Ward Parkway was seen as a negative. On the other hand, if buildings were massed/sized to reflect the existing structures in the area, this would be seen in a more positive light.*
- ✓ *Height of building: The height of the building was generally not well received. It would seem more appropriate that the building heights transition down from the taller buildings to the east and those smaller buildings to the west.*
- ✓ *Traffic impact: Traffic in and around our neighborhood appears to have increased over the past several years. There are several parcels of land along the east side of our neighborhood already zoned for different uses and higher densities than currently exists. Eventually, as these areas are developed, our neighborhood will have to deal with the traffic those development produces too. There is a concern that any proposal should address the increased traffic and elimination of pedestrian friendly neighborhood sized streets, especially the use of 48th street, which serves the residential area immediately to the west and northwest.*
- ✓ *Single entrance to garage: would this be adequate in case of an emergency?*
- ✓ *Street Level/Pedestrian Amenities: There was a general concern that the development was built out so far along every property line that there would not be adequate pedestrian amenities.*
- ✓ *Is there any potential risk to having a multi-level underground parking facility so close to Brush Creek?*

- ✓ *The lack of residential elements at the street level where generally seen as a negative residential aspect incorporated into the lower levels would be seen as a positive.*

We hope this feedback will be helpful to you. We look forward to hearing from you once you have been able to make additional revisions and clarifications.

Melinda took this in to Block and Company on October 9th. She reported back:

I would like to thank Boyd Williston and Paul Minto for helping me compose the letter to Block & Company. I was able to drop the letter off personally, and when I did so, I was invited to join David Block, Becky Goodman, and two others in a meeting that was taking place. They were discussing the project as I entered. They were quite pleased to receive the letter and asked me to summarize some of the issues the neighborhood had. As I was mentioning some of the points, they responded by saying that they were already making changes such as the architectural massing and pedestrian amenities. We will be sure to let you know when they are ready to show us their revisions.

We will continue to track any developments about this proposal and keep you informed of its status.

Citizens Police Academy

The Citizen Police Academy is a ten-week program of 3 hour sessions covering such topics as the history and responsibilities of the department; criminal and civil law; patrol tactics; accident investigation and traffic enforcement and criminal investigations. Participants also take part in one ride-along with an officer.

The next session will be in mid-March, 2002. If you would like an application, contact Officer Diane Soligo, Central Patrol Division, 816 759-6328.

!!!Recycle!!!

48th and Forrest
Wednesday through Friday 11 am – 7 pm
Saturday 8 am – 4 pm
Note the new place and time

Westwood Park Update (at last...)

The Westwood Park improvements are finally being finished. The money for the new playground equipment was obtained through a grant from The Public Improvement Advisory Committee. We are excited to see the project coming to completion. Thanks to those who participated in the meetings to select the equipment: Delois Moore, Shirley Williston, Paul Minto, Mike Zeller, Tom Patrick, Maja Anderson, Tasha Cook, Diana Ball, and Kathleen Karnes.

WPNA plans to have a celebration of this long anticipated improvement. Join us at the shelter on Saturday, November 17th between noon and 2 p.m. The Association will be providing snacks while enjoy the end result.

Kevin Vaughn and Paul Minto

Meet Some WPNA Neighbors

Ed and Faye Horn

Ed Horn worked for Armour Food Company for 35 years. Faye worked many years in a dental office. Ed and Faye have been married 52 years. They have lived in West Plaza 48 years; 39 years in their present house. Their son and daughter attended Swinney and Southwest. Their son, Randal, is an executive chef. Their daughter, Sheryl, is the vice president of an insurance company. Faye took an active part in promoting the interest of he neighborhood during the VanTuyl project. She is now helping with the mailing.

Mike Brostoski

Mike Brostoski is preparing to be a community minded family practitioner of medicine. He has two undergraduate semesters left at Rockhurst. Mike feels that maintaining good health is preventive measures as good nutrition, and adequate housing where there are clean streets and no crime. Mike is already active in the community. He picks up litter when walking, volunteers at a recycling center, and at the Kansas City Free Health Clinic.

Shirley Williston

Leadership Training

On Friday and Saturday, November 2nd and 3rd, some of your fellow WPNA members attended the first session of the LeaderShip XI training. These sessions are sponsored by the Kansas City

WPNA Business Members

BERGAMOT & IVY, INC.

1713 Westport Road
816-561-5599

CATHY'S

CLIPS & CURL SALON

4301 Wyoming
816-561-2331

COPYMATE PRINT

CENTER

4312 Terrace
816-931-4122

FINAL DRAFT

SECRETARIAL SERVICE

4401 Genessee
816-931-2276

HAIR STYLE

4500 Bell
816-531-4545

SUNSHINE FLOWERS

4509 Rainbow Blvd.
913-384-5034

BILL WRIGHT

HOME REPAIR AND

REMODELING

'756-3625

VALLEY VIEW BANK

4550 Belleview
913-381-3311

RICH YOUNG

ASSOCIATES INC

4501 Fairmount
931-4724

ACT II

1417 W 47th
531-7572

KATE'S CANINE

RESORT

207 W 31ST
816-753-4188

WESTPORT

LAUNDROMAT

1409 Westport Road
816-531-8889

JENNINGS TREE CARE

4505 State Line
816-931-3399

GARY JENKINS

ATTORNEY AT LAW

204 W Linwood
816-931-3535

WESTPORT OIL AND

LUBE

1112 Westport Road
931-6995

STEPHAN J GLENTZER

ENTERPRISES

4509 Genessee
531-3749

PRECISION OPTICS OF

WESTPORT

4181 Broadway
756-3577

RYAN INVESTMENTS

L.L.C.

I BUY HOUSES FOR
CASH!!!

816-804-7267

DAVID ALLEN STATE

FARM INSURANCE

1414 W 47th Street
753-4334

Neighborhood Alliance and funded by the Kaufmann foundation.

Those attending the session are: Paul Minto, Bob Crutsinger, Delois Moore, Shirley Williston, Boyd Williston and Beth Ciperson.

These sessions are designed to help the attendees improve their leadership and organizational skills and work more effectively with the people in our neighborhood. Later sessions will be devoted to developing a strategic plan and recruiting people to work in implementing it.

Those in attendance will be reporting back at our next General Meeting on November 20th.

Boyd Williston

Agenda for the Nov. 20, 2001 General Membership Meeting

- Report by the Banner Committee (they will be presenting proposed designs)
- Report by the Leadership Training Attendees (see article on page 3)
- Capital improvements project
- Placement of dog bag dispensers
- Any further discussion about the Block proposal
- West Plaza Neighborhood Association web site

Curbside Pickup This Fall

This fall the City will be providing curbside pick-up for **yard waste** at convenient dates, so WPNA will not be renting dumpsters. If your weekly trash pickup is on Mondays, you need to put yard waste out on November 5th and December 3rd. If your weekly trash pickup is on Fridays, the dates are November 26th and December 17th.

Remember, put yard waste out by the above dates; the pickup will happen during that week. And don't use anything but masking tape to seal up a bag.

The **bulky item** pickup has been modified by the City. There is no change in the list of acceptable items. For the West Plaza Neighborhood, the date to put items at the curb is still the 26th of each month, or the next business day following the 26th.

HOWEVER, you must also call ahead of time to notify the City that items will be at your address. The number to call is (816) 513-3490.

Shirley Williston and Melinda Michael

Election of Officers Coming & Membership Renewal Time

The first WPNA meeting of the year 2002 will be Jan. 15. Election of officers is on that agenda. Consider serving as a board member or nominating someone else to serve.

Our current officers are:

President	Melinda Michael
Vice-president	Paul Minto
Secretary	Bob Crutsinger
Treasurer	Marlene Toms
Communications	Boyd Williston
Marketing	Kevin Vaughn
Membership	Mary Kay Marx
Senior Citizens Affairs	Shirley Williston
Property Maintenance	Scott Shannon
Safety and Crime	Gary Jenkins

And thinking about the election of officers is a good reason to remind you: it's time to **renew your membership**. All current memberships expire at the end of the calendar year. If you haven't renewed yet, then you need to send in your renewal before the January meeting so you can vote on next year's officers. Only paid up members are allowed to vote.

Thanks, by the way, to those of you who already have sent in your renewals. You can tell by the mailing label if we have recorded your renewal; the year in the upper right hand corner reads '2002'.

Boyd Williston

Join Your Neighbors in the WPNA

Please fill out the information below and return along with your check to:

West Plaza Neighborhood Association ~~ P.O. Box 32826 ~~ Kansas City, MO 64171-7826

New Renewal

Household (\$12) Senior (\$7) Business (\$25)

I would like to help the neighborhood with:

Name _____

Picnic Property Maintenance/Zoning

Address _____

Yard Sale Neighborhood clean-up

Zip _____ Phone _____

Crime prevention Distribute newsletter

e-mail _____

Refreshments for meetings

(November 2001 Newsletter)