Rosedale Developments

A monthly publication of the Rosedale Development Association

January 1993

Rosedale jewel in KCK's crown
January

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The medical center brings people to Rosedale, about 10,000 to 11,000 people every day. Those people spend a lot of money around there, making Rosedale economically vibrant.

Rosedale, which used to be a separate municipality until it was merged into KCK in the early part of the century, is a mish-mash of residential and business activity. That mish-mash, including spot zoning, is both a positive and negative force in Rosedale with its many good features and some bad.

I count that bunch of restaurants and bars on 39th Street just east of State Line as being part of Rosedale although that area is actually in K.C. Mo. That string of joints, starting with the venerable Jimmy's Jigger, has become a neat entertainment district with both high-priced and moderately priced establishments to be had.

The assets and liabilities of Rosedale were dissected last week at a town meeting convened by the Rosedale Development Association (RDA). The association has a new executive director, Wendy Wilson, who made a good splash on her third day on the job replacing Lisa Gray who resigned recently after several years in the position.

Last year Lisa moved out of Rosedale, which dispelled RDA members. Now enters Wendy, who lives in Rosedale and plans to stay. Wendy wants to come up with a 5-year plan for Rosedale. Well, that's OK, except that 5-year plans usually fail because people don't take them seriously enough. But Wendy seems sincere. She believes that close knit neighborhoods make for a good quality of life. One problem in Rosedale, though, is that many transient type people live there. Many of them are medical center students and researchers. They are there for a year or two, then gone. Most of the temporary residents don't have a vested interest in Rosedale's future.

At the meeting crime was not considered a major problem in Rosedale compared with other sections of the city. Rosedaleans are more concerned with lack of code enforcement by city hall.

Because of the medical center, property values in Rosedale are relatively strong. But the housing stock is getting older. Residents want stiffer code enforcement especially on the abundance of rental housing which seems to be in the worse shape.

Some parts of Rosedale, particularly those near Merriam Lane and Southwest Boulevard, need new curbs, sidewalks and better drainage, it was pointed out. Turvey Creek flooding over the years has hurt Rosedale. Curing that flooding is a top priority for Rosedale.

KCK Fire Chief John Bergman has lived in Rosedale for 20 years. He lives on 39th Street. Bergman said he likes the central location of Rosedale which is close to major highways, downtown K.C., Mo. Johnson County and the Country Club Plaza.

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Kansas City Kansas January 11, 1993

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The foundation does not receive any federal, state or United Way funds. Renovation of the abandoned warehouse was accomplished with donated money, labor and materials. Donations from individuals and foundations serve to keep the doors open. Various groups, including KU, Sprint, area families and churches, volunteer to fix and serve evening meals. A majority of the tenants are illegal aliens from Latin America. Many arrive by freight trains that pass through Rosedale. Upon arrival at the shelter they must abide by strict rules. No drugs, drinks or alcohol are allowed and each tenant must help with some of the chores.

Casa Peregrino helps in keeping indigents off the streets, out of abandoned buildings, where the fires they light to stay warm sometimes get out of control and away from criminal activity.

Breakfast Meeting

January 26, 1993 7:30 a.m.
Village Hall C (behind Applebee's)
3409 Rainbow Boulevard
Our speaker will be Sharon Pulley from Hope & Home. She will speak on "Changes in the 1993 Tax Code". Let's have a good turn out for Sharon.
Letters

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Thanks again for all your hard work, Wendy.

Sincerely,

Gene L. Hill
President, Rosedale Development Association

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It seems we failed to thank several very important supporters of RDA. In our December newsletter we listed donors of merchandise for our annual Christmas dinner. But, our list was incomplete. We are very grateful to:

Mail & More
Model Stone
Rohrer Construction
Rosedale Barbecue
Star Trophy
Gladstone Inc.

for their donations. We are sorry for omitting you from our Dec. List. We value your support.

CHIP

The City of Kansas City, Kansas through the Div. of Housing and Community Devel., is offering a second mortgage program for first time home buyers. This new program is called the Community Housing Investment Partnership Program (CHIP). CHIP is designed to leverage private mortgage funds to assist low and moderate income households in purchasing a home. The success of CHIP will depend heavily on the participation of private lending institutions who are willing to take part in the program by making the mortgages to low and moderate income households.

The City will loan up to 20% of the appraised value or selling price of the property (whichever is lower) at a 6% interest as a second mortgage. The City will negotiate to pay reasonable and acceptable closing costs in addition to the 20% down payment.

The buyer must pay a minimum of $500 or 3% of the contracted purchase price of the house (whichever is greater).

If the buyer remains in good standing on the first mortgage, pays all property taxes and has no property code violations during the mortgage term the City will NOT require repayment of the CHIP loan.

Interested applicants should contact the Division of Housing and Community Devel. at 573-5100. Applicants will be pre-screened for eligibility by City staff; however, applicants must qualify for a private first mortgage to participate in this program.

City News

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For More Information Call:
Building Inspect. - 573-5620
Community Devel. - 573-5100
Economic Devel. - 573-5730
Inspection Serv. - 573-5600
Planning & Zoning - 573-5750

RDA Support

Many thanks to the following businesses and residents for their recent memberships.

T. J. Fleming Co.
Howard J. Cross
Doris Brown, Carolyn Crocker
Peggy & Gale Horton
Sue & Steve Kilgore

Big plans are in the works for Rosedale. Trash clean-up, more stringent codes enforcement, Turkey Creek flood control project and possibly a Rosedale festival are just a few of the activities planned during 1993. In order to make these things happen we need to get organized and develop a strong volunteer base.

RDA has only one staff person which means my time is divided among many duties. To organize a festival, trash clean-ups, improve the quality of the newsletter and pull the community together into a coherent group we will need many volunteers.

Volunteers

If you have some time, care about our community and want to make a difference, please fill out the above form and send it to RDA. Writings articles for the newsletter or assisting with the typing load are two areas requiring immediate attention. Volunteers are also needed in many other areas.

Wish List

This is a list of items we wish we had. Remember all donations are tax deductible.

2 drawer metal file cabinet
Adjustable secretarial chair
2 small visitors chairs
Wall clock
Chair mat

NEWSLETTER SPONSORS:

The cost of printing and mailing over 500 newsletters each month is enormous. Without committed sponsors like these we could not afford to produce our newsletter.

Thank You

We service what we sell.

The Hydeman Company
534 Southwest Boulevard
Kansas City, Kansas 66103
913-384-2620

General Contractors—Construction Managers

The Bowden Company
1151 Merriam Lane
Kansas City, Kansas 66103
913-384-5172
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Volunteers

NAME
ADDRESS
PHONE

ASSOCIATION WITH ROSEDALE
[ ] RESIDENT
[ ] BUSINESS
[ ] OTHER

[ ] CHURCH
[ ] EDUCATOR
[ ] SOCIAL SERVICE
[ ] GOVERNMENT

AVAILABLE TO VOLUNTEER
[ ] YES
[ ] NO
[ ] LIMITED TIME AVAILABLE
DAYS (M-F)
[ ] HR5

AREA OF INTEREST
[ ] CLEAN-UP/BEAUTIFICATION
[ ] PROMOTION
[ ] HOME REHAB/REPAIRS
[ ] CENICAL
[ ] FUND RAISING
[ ] OTHER

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The Hyden Company
534 Southwest Boulevard
Kansas City, Kansas 66105
913-384-2620

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The Hyden Company
534 Southwest Boulevard
Kansas City, Kansas 66105
913-384-2620

Need Cash Fast?
Pay Day Loans
10 Minute Approval
Rainbow Loan Co.
(913) 236-4527
3416 Rainbow
Kansas City, KS 66103

CONTRACTING COMPANY INC.
1151 Merrimack Lane
Kansas City, Kansas 66102
913-384-4112

WE SERVICE WHAT WE SELL
Mitsubishi

NAME BUSINESS HOUSEHOLD

ADDRESS

CONTACT PERSON

DAY PHONE EVENING (RESIDENTS)

Annual Business Dues $60 Annual Household Dues $12

Please mail application along with check made payable to:

Rosedale Development Association
312c Rainbow Blvd.
Rosedale, KS 66103

Rosedale Arch Master Plan Unveiling

By Tim Hamilton

The Rosedale Memorial Arch Ad-Hoc Committee is a volunteer gathering of residents, veterans, neighborhood organizations, city administrators, and interested citizens. Our function is to work together to beautify and improve the Rosedale Memorial Arch and surrounding Mount Marcy Park so that it may contribute to the lives of all users.

This committee began as an expansion of the Rosedale Development Association’s Arch committee. The RDA Arch committee began examining potential improvements to the Arch and park. This committee consisted of Ray Pears, Rick Silva, Myrna Coppenny, LeVonne Daily, Harley Marshall, and Tim Hamilton. The committee realized that in order to realistically promote changes, the committee needed involvement of city government, the Board of Public Utilities, veterans groups, and other interested parties. Therefore, the RDA Arch committee decided to invite several persons to join the committee: Dr. Norman Sharp, city councilman; Terry Drake, BPU; Jim Maier, principal of Rosedale Middle School; Larry Banks, Landmarks Commission and RCK Economic Development Dept.; Bert Cadin, RCK Parks Dept.; Richard McCray and Herb Butt, Rainbow Division Veterans and Ralph Lickteig, American Legion Post #346. This new committee became a new separate committee.

The committee looked into various improvements such as lighting, handicapped ramp, security measures, etc. These improvements identified the need for a park master plan. Otherwise each project would have to be submitted separately for approval to the Landmarks Commission. The committee formulated questionnaires to seek out ideas for improvements. The RDA agreed to underwrite the costs of a master plan. Three architectural firms submitted bids: Gould & Evans, McNeill & Associates and Lawrence Goldblatt Co. The committee selected McNeill & Associates because of their expertise in landscape architecture. The master planning was done in two phases. The first involved compiling the information from questionnaires already acquired by the committee and a public session of idea generation. From this information, a master plan was formulated. This master plan organizes and prioritizes improvements. Some of these improvements include a nature trail, antique lighting, a handicapped ramp, a water source, park benches, additional memorials, additional signage, low maintenance landscaping and more.

This master plan has been reduced to colorful drawings and slides. This master plan will be shown at:

ROSEDALE MIDDLE SCHOOL
36TH AND SPRINGFIELD
KANSAS CITY, KANSAS
MARCH 3, 1993 - 12:00 NOON

The public and media have been invited. Any donations should be directed to:

c/o Ralph Lickteig
American Legion Post #346
9142 Bigrig Ave., Apt. E
Overland Park, KS 66212

Evening Monthly Meeting

February 1993

Beginning this month we will alternate our monthly meetings between morning and evening hours. This is to accommodate members who are unable to attend early morning meetings. Our meetings will still be held on the third Tuesday of each month. I hope this allows everyone the opportunity to become an active participant in RDA.
Two Businesses Come to Rosedale

By Sue Kilgore

Kilgore Industries Inc. and Control Design Supply, Inc. are two new members to the RDA.

Kilgore Industries moved from Overland Park in September 1991. The company builds and designs control systems for all types of industrial use. Steve Kilgore has been working in the industrial controls area for 12 years. Kilgore employs 3 people and has continually grown each year. Kilgore Industries is excited to be in the Rosedale area and part of the RDA.

Mapper Curley is the manager of Kansas City’s only division of Control Design Supply, Inc., a stocking distributor of electronic equipment based in Minneapolis, MN, with sales of over $50 million nationally. Kilgore Industries is in the Rosedale area since opening this office in 1987. They were originally at 2429 S. Mill Street. CBS moved to 1266 Southwest Boulevard in October, 1991.

The Kilgores and Mr. Curley purchased the two buildings along the railroad tracks formerly owned by Burlington Northern Railroad. They are continuing to develop the area and have available space for office/warehouse lease.

Plans are under way to completely renovate the two-story brick building located on the same property.

Together they see the Rosedale area continue to improve and see it as a certain choice for companies looking for a central location in Kansas City.

Turkey Creek Update

Several weeks ago I heard that the City had signed an agreement with the Corps of Engineers concerning the Turkey Creek Flood Control Project. My first question was, “When will the ground breaking be held?” Soo.., I called the Corps of Engineers and spoke with John Turner.

In Oct. 1992 the City signed an Amended Feasibility Cost Share Agreement with RMO and the Corps. In March or April of 1993 the Corps will let the contract for the Phase II Feasibility Study. This study should be available in March of 1995. It will be followed by a Washington Level Review, which takes approximately 6 months or until Sept. 1995. Then the project begins one year of Pre-Construction Engineering and Design work. This takes us to Sept. 1996. So, the answer to my question is that the ground breaking is slated for Spring of 1994 or 4 years from now if there are no further set backs.

RDA Support

Merci, Merci

Many thanks to the following businesses and residents for their recent memberships.

Control Design Supply

Woodham Plumbing

Janette Strong

Thanks

I want to thank Sue Kilgore and Paul Hamilton for taking the time to write articles for this newsletter.

Contributions by businesses and residents allow a wider range of information to be distributed to our community. Knowing the history, purposes and plans of a business or neighborhood will foster understanding and then bring Rosedale closer together as a community.

Fisher St.

On Tuesday, January 26th, the City investigated the parking situation on Fisher from 43rd to 45th street. This was done after RDA reported that residents were concerned about the width of the street. When cars are parked on both sides of the street it creates a tight squeeze for through traffic.

According to Marlin Nesale, City Traffic Regulations officer, the street is wide enough to accommodate parking on both sides and still provide room for emergency vehicles to pass through. Legally the street is wide enough. The only way to provide a more open roadway is for residents on one side of the street to voluntarily give up their streetside parking. This would permit parking on one side of the street only.

Home Enhancement Loan Program

The Home Enhancement Loan Program, better known as HELP, is a low interest loan program designed to assist lower income RDA homeowners. Qualified homeowners are assisted with financing for structural and other major rehabilitation work on their homes. This program is funded through Grant funds provided through the U.S. Department of Housing and Urban Development (HUD). Activities under this program are intended to bring residential structures up to safe, decent and sanitary housing standards. These loans can be used to do rehabilitation in the following areas:

HEATING SYSTEMS

ELECTRICAL

PLUMBING

SIEVER & SEPTIC SYSTEMS

STRUCTURAL (roofs, foundations)

LEAD PAINT HAZARDS

HANDICAP ACCESSIBILITY

ENERGY EFFICIENCY

LOAN TERMS

Maximum Loan $25,000

Interest Rate 3%

Maximum Term 20 years

To qualify you must be an owner-occupant of a Kansas City, Kansas home. Only households with incomes between 35% and 80% of the median income (according to HUD income guidelines) may qualify. All applicants must show the ability to repay this loan.

Newsletter Sponsors:

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Thank You

Bunge Corporation

Quality Litho, Inc.

Bernard Welling, RPh

Offset Printing

Deneen’s American Association of Consultant Pharmacists

Phone 808-4500

The Apothecary

Jim Muller

4627 Mission Road

KANSAS CITY, KANSAS

Email: bwelli-prc@dasum.org
MEMBERSHIP APPLICATION

NAME BUSINESS HOUSEHOLD

ADDRESS

CONTACT PERSON

DAY PHONE	ZIP CODE

EVENING (RESIDENTS)

Annual Business Dues - $60

Annual Household Dues - $12

Please mail application along with check made payable to: Rosedale Development Association
949 Rainbow Blvd.
Rosedale, KS 66103

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March 1993

Blitz '93

Operation Brightside "Blitz 93" is scheduled for May 1st in the Rosedale area.

Our community is in need of individuals and groups to assist with clean-up activities on Saturday, May 1st. Besides cleaning up our own property and putting the items to be picked up at the curb side, we would like to clean-up some trashy vacant lots and areas in Rosedale. Churches, scout troops, concerned businesses, schools and local residents should consider setting aside May 1st, to beautify Rosedale.

Everyone involved will meet at 8:00 a.m. Saturday morning in Rosedale Park. We will distribute a list of sites that need cleaning up and answer any questions. After the work is completed, around noon, everyone will return to Rosedale Park for a picnic hosted by Operation Brightside and our neighbors.

Please consider making the commitment of a half day to care for our community. When our "house" is dirty it affects the way we are viewed by others and the way we view ourselves. I promise you will have a good time and feel better about yourself and our community.

We will hold an organizational meeting on Thursday, April 1st at 6 p.m. at Mt. Carmel Baptist Church 2706 Lake. In the event you are unable to attend this meeting please plan to participate on May 1st anyway.

Breakfast Meeting

Our meeting will be on: March 16, 1993 7:30 a.m. at the Clubhouse Wood View Apts. 3124 Wood View Ridge Dr.

Our speaker will be Officer Randy Balliett of the K.C. Police Dept. He will speak on crime prevention strategies, including car jacking. Please plan to attend this meeting, it could save your life.
School Problem

Frank Baughum Elementary School is having problems with traffic not stopping to allow children to cross 43rd Street in front of the school. Although school crossing signs, stop lights on both sides of the street and a crossing guard are in place, some drivers don’t "see" the signs or lights and proceed through the crossing at 35 mph. Principal Brenda Boyd has spoken to the school board and requested that a K.C., KS. police officer be stationed in the area during critical times until some other solution can be found.

Garden (cont.)

nothing, however, beats your own observation. Take notes throughout the four seasons. How does the yard drain? Which areas receive sun? Which remain mostly shaded? What areas are visually important as you look outward from inside the house? Where should a play area be? Does firewood need to be stacked by the house? Does a patio or deck need a shade tree? Try to think of all the times you’ve said "I wish" regarding changes in your yard and then sit down with pencil and paper and begin to draw on the site plan the additions of beds and trees that will give the property the aesthetic look and useful layout you envision.

In the next edition of the Rosedale newsletter we’ll describe the method for taking a soil sample and some thoughts on design. In the meantime, observe your property carefully while you think of spring!

Trade Show

Last year the city Traffic Division conducted a study of the problem and has recommended the installation of flashing yellow lights one block in advance of the crosswalk and traffic signals suspended over the street. The city is hopeful that installation can begin by the end of the second half of March.

With the proposed widening of 43rd Street from Rainbow to State line we can expect increased traffic flow on 43rd all the way to Mission Rd. Hopefully the installation of new lights will solve this dangerous situation.

RDA By-Laws

Public notice is hereby given of the intent of Rosedale Development Assoc., Inc. to amend their by-laws. Suggested revisions will be accepted at the March 8th Board of Directors meeting. Voting on proposed changes will take place at the April 12th Board of Directors meeting. Board meetings are open to the public. Copies of the proposed by-laws may be obtained after the April 12th meeting by calling Wendy at 671-5097.

Congrats!

Congratulations to Dr. Sharon Lee of Southwest Blvd. Family Health Care. Dr. Lee was honored as an "Inspiring Hero" by the Kansas City, KS., African American History Month Committee at a recent council meeting. Dr. Lee operates a medical clinic for indigent persons at 506 S.W. Blvd.

City Sign Code Changes

By John Curtis Kansas Staff Writer

Changes in city codes regarding business signs were approved by the Kansas City, Kan., city council to accommodate small business owners.

Steve Spence, city planning director, said the changes should help some businesses save expenses, and aid city officials in enforcing the code.

The council also approved an addition to the code to regulate businesses’ outdoor lighting to a small extent. In the past outdoor lighting standards were not included in the code.

The major code changes on signs are as follows:

• Allow reuse of existing sign structures and sign cases when in good condition even if they do not meet current requirements.
• Allow somewhat larger signs than in the past especially for businesses with small exterior wall areas.
• Allow changeable message sign under certain conditions.
• Allow letter setbacks when on a street with a large undeveloped right-of-way.
• Allow up to two off-premise directional signs for residential land developments without a special use permit. The developer though would need a basic sign permit and have the landowner’s approval.

A new clarification was added that signs inside windows of business can be used without permits.

More information on the code changes can be obtained at the city planning office at city hall.

Thanks

A special "Thank You" goes to Pat Sedillo of Pat Sedillo Realty for her generous donation of a copier to RDA. Just as RDA was reluctantly offering to purchase a copier, Pat came through for us.

We had been without a copy machine for several months. Running out to make copies on almost a daily basis was time consuming and expensive. Thanks again to Pat Sedillo.

Crime

On Wednesday night Feb. 17th at about 8:40 p.m. a 49-year-old man, his wife and daughter were the victims of a carjacking outside an apartment building at 3923 Adams.

Stultz

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RDA Support

I would like to thank the following businesses and residents for their membership renewals:

Mary Anne Eisenhois
Willie Warren
The Apothecary, Inc.
Gayl & Denise Northcutt

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