Rosedale Developments
A monthly publication of the Rosedale Development Association

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 6:00 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.

Gardens Can Add Value To Home

By Jeremie Day/Mmyra Corporcy THE GARDENER'S GARDENER

Part One: Take A Look Around You

The first thing one thinks of when imagining their fantasy garden is the lush, vibrant and interesting finished product. In order to attain that look one must first study the lay of the land. Whether refurbishing an old garden or starting from scratch, it is important to understand the physical characteristics of the entire property...existing trees, slopes, exposure to sun and wind, drainage patterns...and also to know the hidden or unobtrusive danger spots. Where are the underground power lines, water lines, septic system pipes? Can trees be planted beneath overhead power lines? Answers to these "danger" questions are as close as your phone. Whenever you dig beyond twelve inches in an unknown area of your yard, be certain you first call the utility companies' hot line 1-800-DIG-RIGHT. A representative will come to your home and mark all underground lines and systems at no cost.

Depending on the expense of the yard being landscaped, it may be important for you to obtain a site plan of your property showing the legal boundaries and covenants. No one wants to plant a $200 tree or install a peripheral border only to discover they are on the neighbor's property which is going to be fenced. Site plans and surveys are useful as you stroll around your property.

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School Problem

Frank Ruxton 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 in place, some drivers don’t "see" the signs or lights and proceed through the crossing at 35 mph.

Principal Brenda Boyd has spoken with Councilman Elmer Sharp regarding this problem. Sharp promised to request 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 stocked 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, I’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

The Kansas Department of Commerce & Housing and the Kansas State Board of Agriculture have announced the first annual "Made in Kansas" Trade Show at Century II - Expo Hall, Wichita, Kansas, April 16-18, 1993. The show will feature consumer products from across Kansas. Manufacturers and processors of Kansas retail ready products are invited to participate in this show.

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 677-5097.

City Sign Code Changes

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

Steve Spiezio, city planning director, said the changes should help some business save expenses, and aid city officials in enforcing the codes.

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

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 legible messages in sign under certain conditions.
- Allow less setback when on a street with a large undeveloped right-of-way.
- Allow the use of two signs with separate messages not more than 10 feet apart in certain situations.
- Allow the use of business signs for residential land developments with a special use permit.

Additional clarification was added that signs not visible from windows or doors of business can be used without permits.

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

Thank You

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As most of you know, Rosedale has some serious street, curb and sidewalk problems. If you haven’t noticed, a drive down S.W. Blvd, Mission Rd. to I-35 or Rainbow over the railroad tracks will literally jar you into awareness.

When people exit I-35 and are met with numerous pot holes, deteriorating or non-existent curbing and standing water after a 1/4" rain, it impacts the way they view area businesses and residents. It decreases property values and discourages new businesses from choosing to locate in Rosedale.

In early March I spoke with Councilman Elmer Sharp and Fred Bruce, RKC City Engineer, about my concerns regarding the condition of some of our major streets and bridges. Mr. Bruce sent me the following information in response to my inquiry.

Turkey Creek Feasibility Study

The Corps of Engineers are on-going study of dual flood threat from Turkey Creek and from hillside runoff. The study is scheduled for completion in late 1994. Following that, both R.C., Ks. and R.C., Mo. must commit to the local share of the project, Congress must fund the Federal share, construction plans must be prepared and approved prior to any construction starting. Optimistic construction start date is 1998.

S.W. Blvd. and Barton St.

Realignment and widening of the south (Barton St.) leg of the intersection to provide a separate left turn and right turn lane. Contract has been awarded. Construction to begin in April, 1993. Estimated cost $80,000.

S.W. Blvd. Bridge over Turkey Creek

Replacement of structurally deficient bridge with new bridge. The progress of the Corps of Engineers study of Turkey Creek appears to be very near the stage that will allow us to initiate the design process for the new structure. Construction can hopefully be initiated in 1994. Estimated cost is $650,000.

S.W. Blvd. and 7th St. Intersec- tion

Reconstruction to improve traffic movement and safety including new turn lanes and traffic signals. Anticipated construction date - Mid 1994. Estimated cost $500,000 including 80% Federal funds.

7th St. and Mission Road

Not included in the capital improvements plan, but recognized by the Public Works Dept. as a definite need is the rehabilitation of S.W. Blvd. between 7th St. and Mission Road. The curbs and sidewalks are very poor, the pavement needs resurfacing, and the storm water needs a better collection system.

Unfortunately, in order not to

(continued on next page)
Hungry?

Hungry for a new place to eat? Well, don't leave Rosedale. We have 3 new restaurants all providing great food at very reasonable prices.

**Lucky House**

Located at 1230 Merriam Lane serves a selection of Chinese dishes. The owner Rue Huang, chose this location due to the lack or other oriental restaurants in the area. Since opening in Mid-March they have been offering a wide variety of choices for lunch and dinner. A lunch special at $1.25 includes soup, rice, entree and egg roll. If you like spicy food, the hot and sour soup is great. Also, try their Crab Rangoon. Open Mon. - Sat.

**Aloha Chopstix**

Opened on Jan. 1 at 4316 Rainbow Blvd. offering a wide variety of oriental foods. Owner Wayne Gao previously operated a restaurant in K.C. Mo. He has moved to Rosedale because he feels it's a better location and the City of Rosedale is more responsive to business owners. Aloha Chopstix provides customers with wonderful taste treats. Their hot mustard is unbeatable. Tasty soups, distinctly flavored entrees and appetizers (try the party tray and the orange chicken - fantastic) along with special fruit drinks or beer. Open 7 days a week.

**Blimple**

The newest of Rosedale's eateries opened March 27th at 4128 Rainbow Blvd. Influenced owners Jim and Beth Kale's location was good traffic flow, low crime and a familiarity with Rosedale. Blimpe offers fresh baked bread for it's subs, salads and sandwiches on port bread (including a seafood salad and crab salad). Soup & chili are seasonal offerings. Convene is a high priority. There offer a children's meal, "lil' selections", delivery, ability to fax in your order and being open 7 days a week. Give it a try. I think you will be pleased.

**KU To Benefit**

The Children's Miracle Network is launching a Miracle Balloon fund drive at businesses in the Metro area. Contributors purchase paper balloons from participating merchants, these are personalized by the buyer then prominently displayed along with other balloons at that location. 99% of the contributions will benefit the pediatric programs and services at The Univ. of Ks. Medical Center.

Look for these balloons at area businesses and support the Med. Center. If you wish to connect your own Miracle Balloon campaign call Pauline Wilcox at 588-1000.

**KDOT Clean-Up**

Several weeks ago George Armstrong and I met with Rodney Yates, Kansas Dept. of Transportation (KDOTT), concerning the ongoing problems under the I-35 overpass at S.W. Blvd. Our concerns involved the frequent parking of tractor trailers on the bridge, dumping of trash and concrete, and weeds growing out of the concrete on the N.W. slope.

Mr. Yates was very forthcoming in addressing these problems. He contacted his supervisor and reported back to me later that afternoon. Within the next few days KDOTT cleaned up the debris, trash and concrete. Utilities located under the road complicate the finding of an easy solution, fences or barriers, to the truck parking problem. So KDOTT is continuing to work on this problem.

**Books, Books**

Thanks to George Armstrong all of you who have been wanting a copy or the book on the history of Rosedale can now have one. George has "discovered" 26 remaining copies of "The Winding Valley and The Craggy Hills" by Margaret Landis. For those of you who have not seen or heard of this book it is a fascinating look at the beginning and growth of Rosedale as a city. Ms. Landis leads us by way of text and old photographs from the time the Kansas Indians lived here through the Urban Renewal Program in the 1970's that destroyed many of the historic old buildings. These books are available at the RDA office for $10 each. All proceeds will go to the operation of RDA.

**RDA Support**

I would like to thank the following businesses and residents for their new and renewed memberships:

- Gard Corp.
- Terry & Leigh Northcutt
- Alvin M. Clayman Enterprises
- Greg Gay for his renewal of 1st Choice Cleaners
- Special thanks go out to the following area businesses for donations they have made to assist with the annual Rosedale area clean-up:
  - Strasser True Value Hardware
  - Dogwood's
  - Maris's Place
  - Campbell Cranke’s
  - Bob's Ornamental Iron
  - Firestone of K.C., Inc
  - Complete Home Concepts
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**Thank You**