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Rosedale Development Association

3420 Rainbow Boulevard, Kansas City, Kansas 66103
677-5097

Wendy Wilson — Executive Director

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MEMBERSHIP APPLICATION

NAME BUSINESS HOUSEHOLD

ADDRESS

ZIP CODE

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**
3420 Rainbow Blvd.
Rosedale, Ks. 66103



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 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/Myrna Corpeny
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-SAFE. A representative will come to your home and mark all underground lines and systems at no cost.

Depending on the expanse of the yard being landscaped, it may be important for you to obtain a site plan of your property showing the legal boundaries and easements. No one wants to plant a \$200 tree or install a perennial 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;

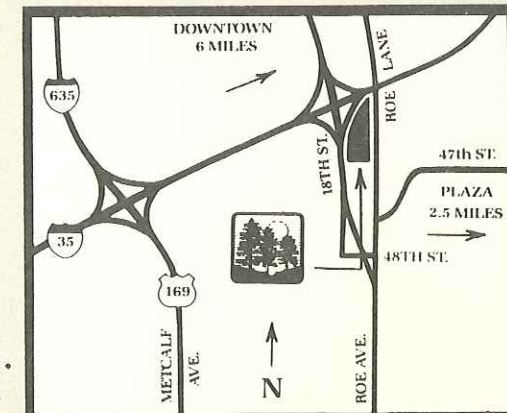
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Breakfast Meeting

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., Ks. Police Dept. He will speak on crime prevention strategies, including car jacking. Please plan to attend this meeting, it could save your life.



From I-35, take the 18th Street Expressway South exit. Take the Roeland Park exit. Turn left at the 4-way stop, onto 48th Street. Go under the bridge until you reach the 3-way stop, which is Roe Lane. Turn left onto Roe Lane and proceed approximately .3 miles. Wood View is on your left.

School Problem

Frank Rushton 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 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 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!

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 cross walk and traffic signals suspended over the street. The city is hopeful that installation can begin by 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 677-5097.

Congrats!

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

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.

The event will be heavily publicized through a direct mail campaign, local radio and TV stations and the local newspaper.

For exhibitor information call Wendy at 677-5097 or contact: Ks. State Board of Agriculture Marketing Division
901 S. Kansas Ave.
Topeka, Ks. 66612-1280
(913) 296-3736

Thanks

A special "Thank You" goes to Pat Sedlock of Pat Sedlock Realty for her generous donation of a copier to RDA. Just as RDA was reluctantly ready 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 Sedlock.

Crime

On Wednesday night Feb. 17th at about 8:40 p.m. a 40-year-old man, his wife and daughter were the victims of a car jacking outside an apartment building at 3952 Adams.

City Sign Code Changes

By John Carras
Kansan Staff Writer

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

Steve Speise, city planning director, said the changes should help some businesses 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 cans 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 lesser 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.

Also a clarification was added that signs inside windows of businesses can be used without permits.

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

RDA Support

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

Mary Anne Eisenbise
Willie Warren
The Apothemat, Inc.
Gayl & Denise Northcutt

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.

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Public Works Plans For Rosedale

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 potholes, 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 Bacus, KCK City Engineer, about my concerns regarding the condition of some of our major streets and bridges. Mr. Bacus sent me the following information in response to my inquiry.

Turkey Creek Feasibility Study

Corps of Engineers 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 K.C., Ks and K.C., Mo. must commit to fund 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 Eaton St.

Realignment and widening of the south (Eaton St.) leg of the intersection to provide separate left turn and right turn lanes. 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.

7th and S.W. Blvd. Intersection

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.

S.W. Blvd - 7th St. to 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)

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3420 Rainbow Blvd.
Rosedale, Ks. 66103

Evening Monthly Meeting

Our next monthly membership meeting will be held on:

April 20, 1993
6:00 p.m.
Kansas Room
Best Western Inn
501 S.W. Blvd.

Our speaker will be Nancy Burns, Wyandotte County Commissioner. Please plan on attending this meeting.

We will be holding a special election to increase the term of office for 4 of our Board of Directors. In 1991 when the advisory board members were appointed to the voting board they were not given staggered terms of office. This has created a situation where over half of the Board Members' terms will expire in 1994. In order to bring us into compliance with our by-laws we need to rectify this situation in some way.

Public Works Plans (cont.)

conflict with the major storm water interceptors that will be installed as part of the Corps of Engineers' Turkey Creek project, if that project is approved, the S.W. Blvd. improvements will have to be completed following the interceptor construction. In the interim, we will place some asphalt surfacing this year on selected small areas of S.W. Blvd. that are particularly low and causing an uneven ride in the pavement.

Mission Road Interchange with S.W. Blvd.

Also not included in the capital improvements plan at this time is the much needed reconstruction of the pavement and ramps in the S.W. Blvd. - Mission Road Interchange. Until major rehabilitation can be scheduled, maintenance crews will continue to patch the pavement.

Rosedale Fire Station

Construction of a new Fire Station on 36th Ave. east of Rainbow Blvd. to replace Stations No. 10 and 12. Estimated cost \$1,500,000. Plans are complete, and just recently we learned that this project would not meet the guidelines for President Clinton's economic stimulus program as we had hoped. Therefore, we are currently initiating the debt-financing process as originally intended, subject to the City Council's approval. Bids will be received as promptly as that process allows.

43rd Ave. between Rainbow and State Line

A feasibility study is underway to examine possible improvements to be constructed at a later date to improve traffic movement and safety. Study cost \$35,000. Completion of study - Summer, 1993.

In addition, the Public Works Department will soon be assessing the condition of all streets for possible inclusion in the 1993 asphalt resurfacing program. Obviously, our needs far outweigh the resources available, so our selections will have to be quite limited.

It is apparent from this list that the City plans to spend a sizable chunk of money in Rosedale over the next several years. Yet many of our concerns will not be addressed in the next few years. We must lobby, as individuals and business owners, to focus attention and action on problems in Rosedale. No white knight is going to come and solve all our problems. **We must join forces and become involved in a serious effort to address area concerns.**

Hungry?

Hungry for a new place to eat? Wait. 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 \$3.25 includes soup, rice, entree and egg roll. If you like spicy food the Kung Pao Chicken 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. Own-

er 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 KCK is more responsive to business owners. Aloha Chopstix provides customers with wonderful taste treats. Their own 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.

Blimpie

The newest of Rosedale's eateries opened March 27th at 4128 Rainbow Blvd. Influencing owner Derek Westlake's choice of location was good traffic flow, low crime and a familiarity with Rosedale. Blimpie offers fresh baked bread for it's Subs, salasa and sandwiches on pita bread (including a seafood and crab for \$2.99). Soup & chili are seasonal offerings. Convenience is a high priority. They offer a childrens meal, 'lite' selections, delivery, ability to Fax in your order and being open 7 days a week. Give them a try. I think you will be pleased.

KU To Benefit

The Childrens' Miracle Network is launching a Miracle Balloon fund drive at businesses in the Metro. area. Contributors purchase paper balloons from participating merchants. These are personalised 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 conduct your own Miracle Balloon campaign call **Pauline Wilcox at 588-LIFT.**

KDOT Clean-up

Several weeks ago George Armstrong and I met with Rodney Yates, Kansas Dept. of Transportation (KDOT), concerning the ongoing problems under the I-35 overpass at S.W. Blvd. Our concerns involved the frequent parking of tractor trailers under 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 KDOT had cleaned up the weeds, trash and concrete. Utilities located under the bridge have complicated the finding of an easy solution, fences or barriers, to the truck parking problem. So KDOT 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 Hillside" 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 Kanza 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 Bergman
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
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