

# South Plaza Neighborhood Association 2022 Fall Newsletter

[South Plaza Neighborhood Association Website](http://South Plaza Neighborhood Association Website)

## President's Message

Hello Neighbors,

I'd like to introduce myself to you as I am the newly elected president of the South Plaza Neighborhood. My name is Kate Marshall.



After growing up in New York City, graduating from Vassar College, working abroad for a few years, I arrived in Kansas City. I rented my first apartment in the Cezanne/Rousseau apartment building on the Plaza, right behind what was then the Bristol. I loved walking over to the Bonne Bouchée for coffee and a croissant in the morning... there was just enough of a European vibe here in my new hometown that the transition back to the US, from living in the south of France, was very manageable ... and I fell in love with Kansas City.

I met my Kansas-born husband at Kelly's and spent the next 25 years living, working, and raising three wonderful kids in Prairie Village and OP. I am thrilled to be back now, living here in the beautiful South PlazaNeighborhood with you.

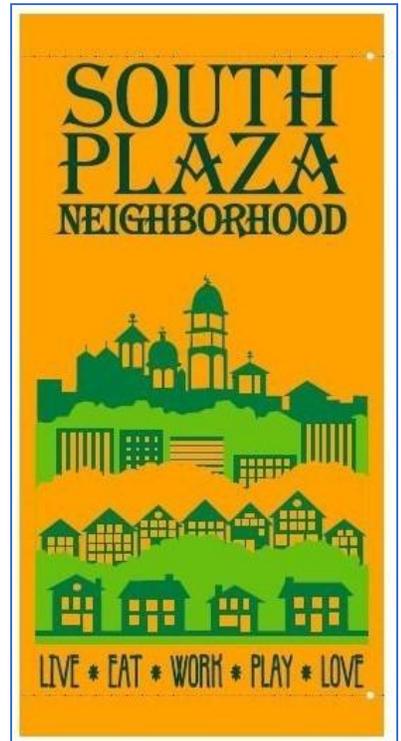
I am brand new in this role and appreciate your patience as I learn the ropes. And boy, there is a lot to learn.... about how the city works, how neighborhoods work and how to efficiently run a tiny non-profit without staff! If you would like to get involved, please reach out to me or one of our board members. We are especially looking for folks with website/social media and database skills!

I'm looking forward to getting to know you and working together to keep the South Plaza Neighborhood a wonderful place to live.

Kate Marshall

**TOWN HALL ON NEIGHBORHOOD SAFETY**  
**Tuesday, October 18, 6:00 pm**  
**PLAZA LIBRARY**

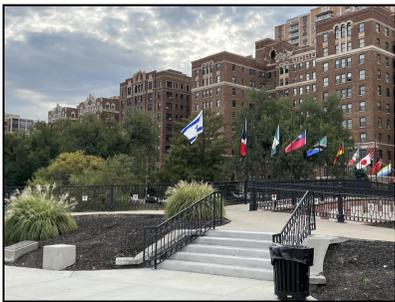
*Please join us for a panel discussion moderated by Laura Ziegler, KCUR.  
Panelists: CIO Bryan Masterson, KCPD and  
Rev. Darren Faulkner, KC Common Good,  
and Jean Peters Baker, Prosecutor's Office  
Program is hosted by South Plaza Neighborhood Association.  
Doors open at 5:30pm. Program begins at 6pm*



## **Collapsed Retaining Wall on Brookside Boulevard**

Since July, Kate has been a constant drum beat with the Parks & Rec department on the issue of repairing the collapsed wall on Brookside. It has been on the news, the subject of a live PIAC presentation to councilman Eric Bunch, and the topic of numerous conversations with many people in the Parks department including Richard Allen, James Wang, Karmen Houston, Chris Cotten, Kevin Evans and William Warren. A PIAC grant request HAS now been submitted, as the number one reason cited for a lack of movement on this problem is funding. We will learn if the funds are granted next spring and if that is the only way the work will be done, it won't start until mid-summer.

## **Sister City Bridge**



As a result of the PIAC grant that was funded last spring, the much-needed replacement of the stairs to the bridge has been completed, the railings have been

restored and joints have been caulked. As we go to print, we understand that new tiles will be installed this week or next and the two bronze statues of the Chinese Warriors, a gift from Sister City, Xi'an, China, will be placed back on the north side of the bridge. These will stand atop small pedestals now, to reduce the temptation by vandals to knock their heads off. Kate has been told that landscaping with native plants will also be completed this fall. Fingers crossed.

The bridge still needs lots more TLC. The Iron work is in terrible shape and will be VERY costly to repair and restore. Also, the bridge needs to be repainted and some of the EIFS needs to be restored. We have also entered a PIAC request for this work.

Additionally, we have requested a grant to add an on-demand pedestrian light like the one on the south side of the bridge, to cross Ward Parkway into the Plaza.

## **Wornall Bridge**

This bridge is such an important grand entryway to the Plaza, it has been the focus of our attention this quarter. How hard could it be to get rid of the weeds in the 8 planters on the bridge and have something beautiful planted and growing there? Well, 15 phone calls, and weeks of investigation later, we learned: REALLY HARD! Those planters have been there at least 30 years. In the good ol' days they were filled, watered, and maintained by Rosehill, the same company that JC Nichols hired to beautify the Alameda Hotel (now Intercontinental) and the Plaza. The cost was covered by the Parks department as they are responsible for beautification of the bridge, we learned. Parks has no money for this, and further, the added expense of watering ANYTHING in the city is not being allowed as the Parks' water bill has gone up so astronomically that they are turning off fountains early. The solution we finally arrived at was to gather up a few special volunteers, weed the boxes ourselves and fill with lovely, green, artificial, English Ivy. No watering required. Donations welcome! BIG THANKS to those who have given so generously to make this happen.



## **Plaza Crosswalks**

By mid-summer, many were noticing that the Plaza crosswalks were barely visible. A discussion with councilman Bunch and EUREKA, crosswalk painting began in early August. There are still many remaining to be painted... and we learned last month that the city used to have 8 employees who paint lines and 2 trucks. Now they are down to 5 employees and 1 truck (that was in the shop) at the time of that conversation 3 weeks ago.



## **ReBuild KC Neighborhoods Grant Update:**

Alas, our request for funds to fix some sidewalks and curbs in South Plaza was not granted. The ReBuild program was a one-time grant of Federal American Rescue Plan Act Coronavirus State & Local Fiscal Recovery Funds. Two neighborhood associations did receive some funds for sidewalks, the Broadway-Westport Council and West Waldo. Housing improvements, job creation, energy efficiency, and digital access were among the other types of neighborhood improvements allowed for funding. Out of about 1200 submitted requests, 210 proposals totaling 15 Million were approved.

## **GO KC Sidewalk Projects**

The Go KC Bond program was voted on and approved in 2017 to issue \$600 million in bonds to repair streets, bridges, and sidewalks. The program will dedicate 7 million per year of the bond revenue for 20 years to sidewalks. Up to now, property owners were assessed for spot sidewalk repairs at their property or there was a combination of property owner



assessments and PIAC grants to pay for sidewalk repairs for an entire block. Now the city will use this dedicated revenue to systematically repair and replace sidewalks. However, the backlog of spot sidewalk repairs from 311 requests received through 2016 are to be completed first, probably concluding in 2025. See the sidewalks webpage under the Public Works Department at [www.kcmo.gov](http://www.kcmo.gov).

The city is creating a sidewalk prioritization plan to inspect and evaluate the conditions of sidewalks city-wide and prioritize repairs based on proximity to important destinations, numbers of people walking, equity and community priorities. Public input on the prioritization can be made with the community survey online questionnaire, available through December at <https://kcmosidewalks.com/>. The FAQ section of the sidewalks webpage notes that curbs will also be evaluated at the time of sidewalk inspection.

The Go Bonds Sidewalk Program does not preclude persons from requesting PIAC grants for sidewalks for gaps where no sidewalk exists. People can still make sidewalk complaints to 311 Action Center, and they will be reviewed to coordinate with the prioritization plan. There is no request form for Go Bond sidewalks since they will be implemented by analysis. Property owners can also still repair the sidewalk themselves at their location by obtaining a permit from City Planning.

## **Leaf and Brush Collection Fall 2022**

South Plaza neighborhood is in the Central Zone for the city's curbside leaf and brush collection. Bags and bundles will be picked up Friday, December 16th. Bags and bundles should be placed at the curb by 7:00 a.m. on the regularly scheduled trash day, but not before 3:00 p.m. on the previous day. No more than 20 sacks and bundles per household. Sacks and bundles must not weigh more than 40 pounds each. If you cannot wait for the city curbside collection, three city drop off sites are available and some private subscription haulers may offer one-time pick-ups for a fee.



## Accessory Dwelling Units (ADUs)



The city council recently approved new sections of Chapter 88 of the Zoning and Development Code establishing regulations allowing housing in accessory structures on the lot of a larger principal dwelling unit. Basically, it allows a property owner to create an apartment in a garage or carriage house. The purpose is to garner additional income, provide lower cost units and increase housing density while preserving the character of the neighborhood. The owner of the lot must reside in either the larger principal dwelling or the ADU. The

owner of the property must record a deed restriction limiting occupancy of either the principal dwelling unit or the ADU to the owner of the property. The ADU may also be attached to the principal dwelling unit, or it may be created in a converted portion of an existing home. It may be created in the attic, basement, rear or side addition to the main structure. If it is attached to the principal dwelling, the lot and building standards for the principal building apply. If it is detached from the principal building, it has to be in the rear yard and setback five feet from all property lines, including projections. A detached ADU building footprint cannot exceed 60% of the principal dwelling or 25% of the rear yard, whichever is smaller. No additional off-street parking is required. ADUs cannot be used as short-term rentals. ADU's are only allowed where single detached homes are permitted. For more information, go to [www.kcmo.gov](http://www.kcmo.gov) and put "accessory dwelling unit" in the search window.

## UMKC Neighborhood Advisory Meeting

UMKC is working to secure a mailing address for every house in the 9 neighborhoods surrounding the campus and will do a once-a-year mailing. The mailing will have a QR code to allow neighbors to sign up for a digital newsletter to be released 4 to 6 times a year.

October is UMKC Engagement Month. A full list of programs can be found at: <https://community.umkc.edu/themes/engagement-month>



UMKC has a food pantry for students. 52% of college students use food pantries and 24% of students are experiencing food insecurity. Local individuals and organizations are encouraged to donate food. There will also be a fundraising campaign. If you are interested in donating or learning about this project, go to <https://www.umkc.edu/get-involved/services/donate.html>

KCUR is planning to build a new building and move from their current location at 4747 Troost. They are looking at property on Troost between 53rd and 54th. They are early on the process and plan to seek community feedback as well as a capital campaign

## Short Term Lease Issues

Since the 2018 Short Term Lease Ordinance went into effect, Short Term Leases (STRs) have mushroomed. By some accounts there are over 1700 STRs, and only 10% have permits. There are only two city staff assigned to enforcement. A large concentration of STRs is in midtown, often several on one block. Out of town corporations are buying properties and single-family houses.



As a result of complaints about illegal operations and disturbances related to STRs, The City Auditor announced in August that an audit would be performed on the STR program. The scope of the audit is to answer the following questions:

Are short term rental hosts complying with city registration regulations?  
Do short term rentals impact city convention and tourism taxes and the arena fee?

There is currently a working group of neighborhoods attempting to determine the impact of STRs on neighborhoods. Our South Plaza board is participating. Two meetings have been held thus far attended by a dozen neighborhoods. The concerns of the neighborhoods are lack of enforcement; disruptive behavior; safety and crime; density, losing voters; destruction of the neighborhood fabric and community. A major concern is that the audit is limited to compliance and the tax issue but will not be addressing the bulk of neighborhood concerns. Amendments to the ordinance will likely be required to address those concerns.

For a detailed description of the ordinance see the article in The South Plaza Neighborhood Association's Spring 2022 Newsletter. It can be found on our website.

<https://www.southplazakc.org/contact.html>

## Composting

There is an increasing interest in composting to reduce the amount of food waste going into landfills and a desire to participate in organic recycling.

### Residential Composting

Compost Collective KC offers this service. A bucket is provided for your food scraps and is picked up at the curb. There is a one-time bucket fee of \$10.00. Weekly service is \$30.00 a month and biweekly service is \$20.00 a month. Twice a year customers can receive 20 lbs. of compost at no charge

Compost collective also offers a bin swap service. A bucket is purchased for \$10.00, and the full bucket can be exchanged for a clean one. Each exchange is \$8.00. The swap locations are listed on the website: <https://www.compostcollectivekc.com/>



### Commercial Composting

Missouri Organic provides commercial composting. It can perform a free site-specific waste audit to determine if the entity is a good candidate for the program. The audit will evaluate the savings associated with participation. The website lists over 150 local participants including Oak Hall, Crestwood Condos, Wornall Plaza, Schools and numerous restaurants. Condos and apartment building managers in SPNA who are interested in the program can contact Christina English at 816-888-7950. Website: <https://www.missouriorganic.com/food-waste-recycling>

KC Can Compost also provides residential and commercial composting services. The website lists 51 Main, the Nelson-Atkins, and the Kemper as well as other restaurants and businesses as participants. Website: <https://kccancompost.com/>

## Central United Methodist Church Closing

Members of Central United Methodist Church have voted to close their congregation and then reopen as a branch of the United Methodist Church of the Resurrection (COR) of suburban Leawood. As a result of this vote, Central will worship until September 25 when they will have their final service and close, passing the baton to Resurrection. The first service on site as Church of Resurrection will likely be December 11 or 18. Central, established 178 years ago, was the oldest continuously operating Protestant church in Kansas City. The congregation's first church was built at 5th and Wyandotte in 1852 evolving from several locations to its present building at 5144 Oak since 1938.

## November 8th Vote

The November 8th ballot for election of national, state, and local political candidates also contains three questions for approval in Kansas City, Missouri. Question 1 is a bond measure asking for approval of up to \$125

million to upgrade and repair the city's 10 community centers, public swimming pools, fountains, and several parks. It also allocates \$45 million of that money towards deferred maintenance needs at the KC Convention Center. The Kansas City Council sees the need for improved conditions at the Convention Center to keep competitive with other cities. Question 2 on the ballot is a bond issue asking approval of up to \$50 million for the City's Housing Trust Fund to create and preserve affordable housing for very low to moderate income households. Passage of the bond measures would not increase taxes because old bonds sunset at the time these would go into effect.



There are also four state constitutional amendments, and one county question on the ballot. The state proposals deal with changing state investment instruments, increasing minimum funding for our police force, allowing recreational marijuana, and separating the Missouri National Guard from the Department of Public Safety to make it its own Department in the state. Go to the Kansas City Election Board, [www.kceb.org](http://www.kceb.org) for a sample ballot and voter information. It would be prudent to be informed on these candidates and issues well ahead of time. In-person absentee voting is now open. The last day to register to vote is October 12th. A photo ID issued by the State of Missouri, the US, or military is now required to vote.

### Not an SPNA Member?

If you'd like to join SPNA or renew your membership, feel free to mail your check to:

South Plaza Neighborhood Association, 4741 Central Street #103 Kansas City, MO 64112

Thanks!

### Want to Volunteer?

SPNA is always looking for volunteers to support our work. We need volunteers who can help with:

- Neighborhood Watch
- Beautification
- Newsletter
- Website

Email us at [southplazanakc@gmail.com](mailto:southplazanakc@gmail.com) and let us know where you would like to get involved.

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**MEMBERSHIP INFORMATION:** Fill out and mail with payment.

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Email \_\_\_\_\_

Please indicate:     Resident \$20  
                           Business \$100

Make check payable to:    South Plaza Neighborhood Association  
  4741 Central Street #103  
  Kansas City, MO 64112

**OR DONATE WITH PAYPAL:** <https://tinyurl.com/ph2z2t5x>  
**And complete your Membership info here:** <https://tinyurl.com/3rp9e54s>

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**Board of Directors:**

Kate Marshall, President  
Sean Tucker, Vice President  
Martha Hogerty, Treasurer  
Allan Fischer, Secretary  
Cliff Couty, Member  
Kelly Bunch, Member  
Jeannie Moore, Member  
Keith Spare, Ex-officio  
Donna Kerr, Ex-officio

Questions or suggestions? Please email us at [Southplazanakc@gmail.com](mailto:Southplazanakc@gmail.com)

## **Town Hall on Neighborhood Safety**

**A panel discussion on neighborhood  
crime and safety  
in the Country Club Plaza Area**

### **PANELISTS:**

Jean Peters Baker, Prosecutor's Office  
Rev. Darren Faulkner, KC Common Good  
CIO Bryan Masterson, KCPD

### **MODERATOR:**

Laura Ziegler, KCUR

**Tuesday, October 18, at 6:00 pm**

**KC Public Library - Plaza Branch**

**4801 Main St.**

**doors open at 5:30**

Presented by:

**SOUTH PLAZA NEIGHBORHOOD ASSOCIATION**

[southplazakc.org](http://southplazakc.org)