

Neighborhood News

Country Club District Homes Association

HAKC'S Annual All Boards Dinner

December 2010

This year's annual gathering took place at the newly renovated Indian Hills Country Club. Board members from each of the associations comprising the Homes Associations of Kansas City were invited. HAKC's Executive Director, Clarence "Fox" Foxworthy, presided over the festivities.

Among this year's honorees was Don Dagenais. Don was given the Jim Gary Award for his years of service as the editor of the Armour Star for the Armour Fields Home Association. Recognition was also given to Helen Byrne. Helen retired this year after many years working in the HAKC office.

Pictured in the top photo is Executive Director of the HAKC, Clarence "Fox" Foxworthy. Pam Garrett (left) and Jamie Marlay round out the staff at the HAKC. We owe them all thanks for the good work they do on our behalf.



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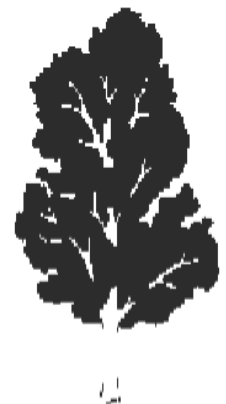
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RALPH OCHSNER

A recent Kansas City Star Magazine featured Hampstead Gardens' resident and landscape architect, Ralph Ochsner. Ochsner's firm, Ochsner Hare & Hare, has been in existence since 1910 and planned the layout and landscaping of J.C. Nichols residential neighborhoods. Other more recent projects include Hallbrook in Leawood, Raintree Lake in Lee's Summit, the Falls in Independence and The

Legends at Village West in Kansas City, Kansas.

Ochsner's philosophy is, "The map is not the road." In other words, you have to be at the site to understand it. Estimates and guesstimates are not good enough. Exact numbers are what he wants. It is this work model that has enabled Ochsner to oversee comprehensive plans for cities both old and new.



POLSINELLI SHUGHART PROPOSED NEW BUILDING

There has been public interest in the proposed redevelopment by Highwoods in a new headquarters building for the Polsinelli Shughart law firm on the northeast corner of Broadway and 47th Street on the Country Club Plaza. In the coming weeks, Highwoods has said it will present a third revised plan for a building of approximately 200 thousand square feet to carry forward to the city, beginning an approval process which includes partial rezoning of the proposed site.

Concerns which have been voiced in the previous plan include both location and design, with multiple problems including non-conformance with the City's 1988

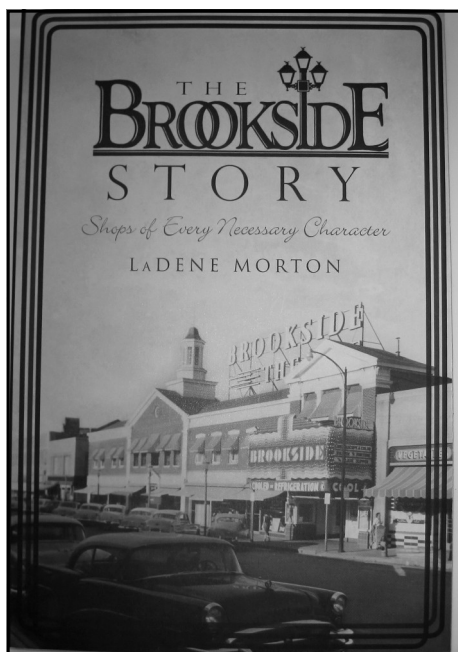
Master Plan for the Plaza, the partial destruction of a historic building, erosion of the historic integrity of the Plaza, negative impact on retail, the removal of residences, restrictions on neighbors' views and the overwhelming scale, the taking of large amounts of public parking and substantial increase in traffic and congestion at several key intersections.

The executive management of the law firm have previously expressed satisfaction with both the location and the design, saying that redevelopment is itself positive and point to their history on the Plaza and willingness to remain as tenants in Kansas City, Missouri, as positive factors to be considered by the City in approving the new building.

The developers say they will not be seeking additional incentives from the City.

The CCDHA Board has been asked by opponents of the Highwoods/Polsinelli redevelopment proposal to include a notice in this newsletter. Many of the issues raised are of concern to our neighbors, and we believe that information about the project and the upcoming public approval process will aid constructive engagement and a better outcome. More information can be found on [//www.friends-of-the-plaza.org](http://www.friends-of-the-plaza.org) and [//www.polsinelli.com](http://www.polsinelli.com). Then go to "Media Center" then "News."

DID YOU KNOW?



If you are looking for a great Christmas gift and know someone who loves Brookside, this book is a perfect choice. Author LaDene Morton serves up an informative history of our beloved area with tidbits even the oldest residents will find interesting.

In 1905, J.C. Nichols began envisioning the Country Club District. There would be tree lined, winding streets, parks, hiking trails, community places and homes built to attract the city's wealthiest citizens.

In 1909 Nichols bought land from the Wornall Homestead that would become the Brookside Shops. The Armour family operated a Hereford farm in what is now known as Armour Hills. Morton describes the areas to the north consisting of "a hog lot, an old dairy, a cider mill, a quarry and a minor little stream that flowed from a stock pond into Brush Creek." Today Brookside is thriving and stands as a testament to Nichols' clear vision.

BYE-BYE INCANDESCENTS BY 2014

Beginning in 2012 (a year earlier in California) traditional 100,75,60,40 watt bulbs will be phased out with a completion date of 2014. Based on the average number of sockets per household, it is estimated that American households will save an average of



\$143 on electric bills when the transition is complete.

NEMA has published a brochure that clarifies this upcoming phase-out of incandescent light bulbs. *Lighting Options for Your Home* summarizes the 2007 *Energy Independence and Security Act*, which mandates reductions in energy use and greenhouse gas emissions, and explains how the change-over from incandescent lamps will help accomplish the country's sustainability goals.

Options for lighting homes and offices include halogen, compact fluorescent, and LED light sources, each of which is explained in detail.

To download a copy of the brochure go to www.nemasavesenergy.org or contact communications@nema.org to request a hard copy. For more information on lighting legislation and saving energy through lighting upgrades, visit www.nemasavesenergy.org

From *Green mag e-news*

HISTORIAN/ARCHIVIST WANTED

By Kent Mueller

We all know the rich heritage of our neighborhood. It won't be long before we celebrate our centennial. There is so much of our history sitting on bookshelves, stored in attics and filed in cabinets. We are looking for someone who would coordinate the gathering of copies of historic pictures and documents pertaining to our neighborhood. Once gathered, elec-

tronic images of these documents will be assembled on line for all to see and enjoy. So, if you have interest and time to contribute to the neighborhood, we would like to hear from you. If you would like to help assemble the history of our association, please contact Kent Mueller at 816-519-8385 or 816-333-0463.

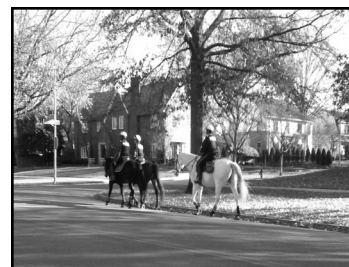


THE COUNTRY CLUB BEAT

This picture was taken a few weeks ago. I was driving down Ward Parkway at Meyer Circle and happened upon the mounted police as they were just about to cross onto Meyer Blvd. I made a quick trip around Meyer Circle and caught up with them headed east on Meyer toward Brookside. Several other motorists

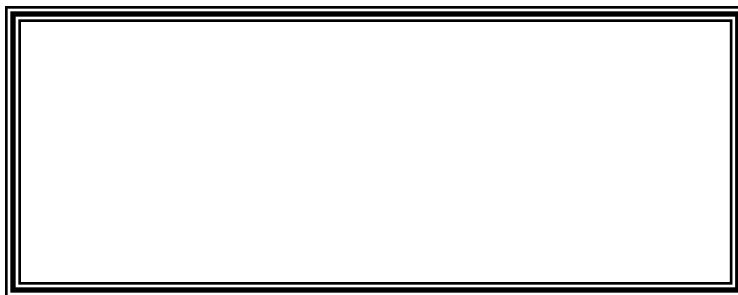
stopped to ask the obvious question. The answer, "Just out on patrol."

If you are out and about in our beautiful neighborhood and see something you think would be of interest to us, please don't hesitate sending me the picture(s) along with a description of the situation. Please send to: Mary.T.Edwards@sbcglobal.net.



Country Club District Homes Association

4200 Somerset - Suite 216
Prairie Village, Kansas 66208
913-385-2440



A message from John Trainor, Crime Prevention /Community Interactions Officer, Metro Patrol Division, KCPD

It is the time of year again when the holiday parties start up. If you are planning one and would like the police to set up our patrol in the area, please contact me with the date, times and location.

John.Trainor@kcpd.org.



CCDHA Board of Directors

Kent E. Mueller

kandsmueller@hotmail.com

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Molly McGee

mollymcg@swbell.net

Vice President

Cara Zanotti Newell

henrycara@kc.rr.com

Treasurer

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nthollabaugh@gmail.com

Secretary

Jonathan Kemper

Jonathan.kemper@commercebank.com

Webmaster

Mary Titterington Edwards

Mary.t.edwards@sbcglobal.net

Director/Newsletter

Charles Schmelzer

cschmelzer3@schmelzerlawfirm.com

Director

