

BRISTOL ESTATES

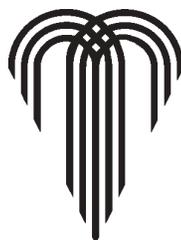
Neighborhood Assessment Report

Neighborhood Workshop Date: February 9, 2002



FOCUS Kansas City
City Planning and Development Department
City of Kansas City, Missouri

City of Fountains



Heart of the Nation

Kansas City, Missouri Neighborhoods

The Bristol Estates Neighborhood

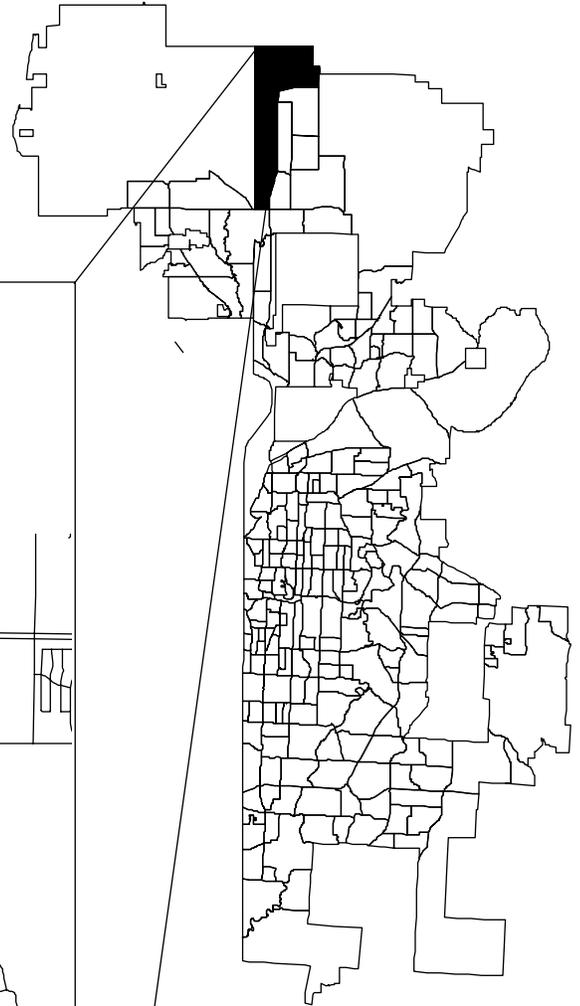
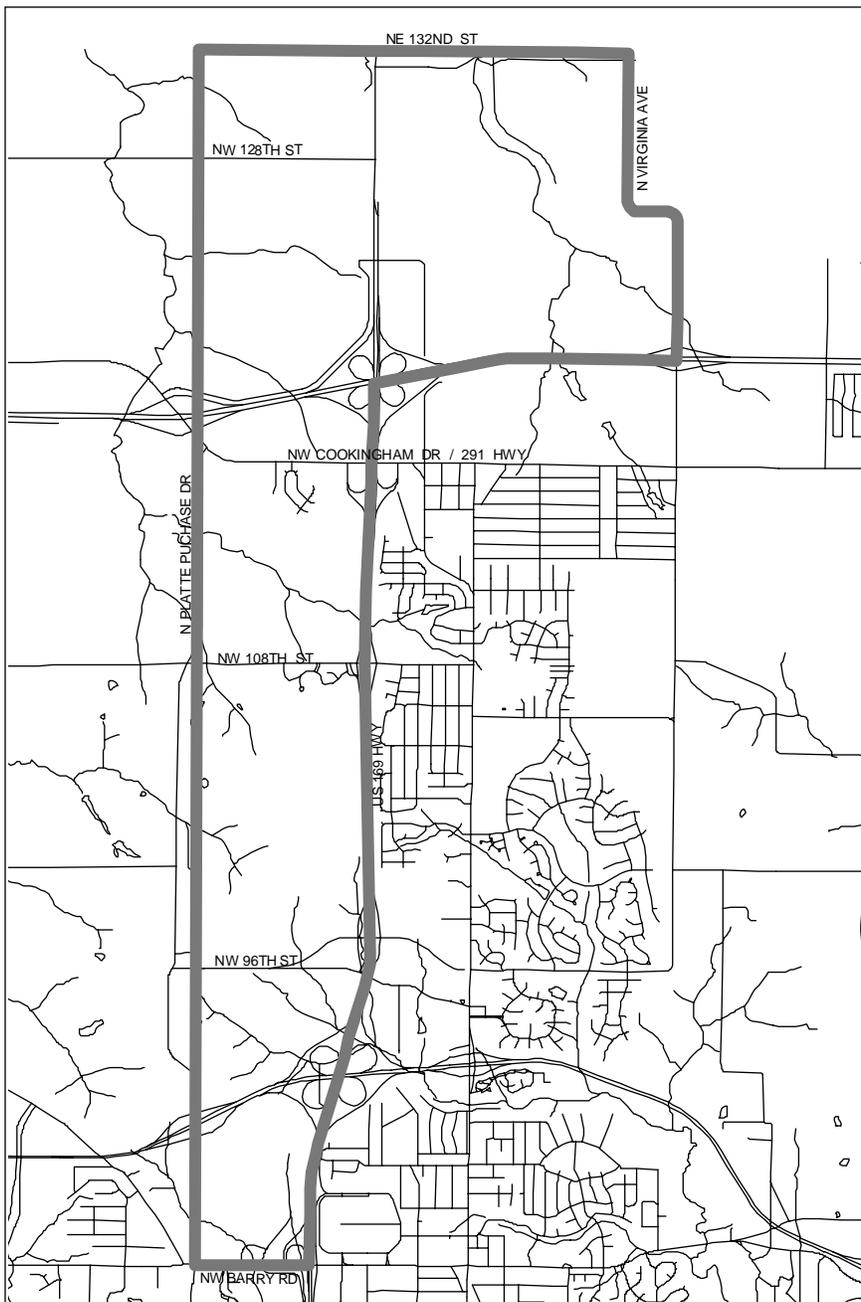


TABLE OF CONTENTS



FOCUS Kansas City and Neighborhood Assessments.....	2
Bristol Estates Perspective.....	4
Bristol Estates Priorities.....	5
Chart Notes:	
Slogans.....	6
Step 1: My Neighborhood I s.....	7
Step 2: I f I Could Fix One Thing.....	11
Step 3: My Neighborhood's Assets.....	12
Step 4: Facts About My Neighborhood.....	13
Step 5: Describing My Neighborhood.....	15
Step 6: Making My Neighborhood Better.....	16
Twelve Ways to I mprove Your Neighborhood Right Now!.....	19
Participants, Sponsors and Contributors, Getting I nvolved.....	20
Acknowledgements.....	21

FOCUS KANSAS CITY AND NEIGHBORHOOD ASSESSMENTS



FOCUS Kansas City, Kansas City's strategic and comprehensive plan, recognizes that neighborhoods understand best how to direct their own futures. The first initiative in the *FOCUS Neighborhood Prototypes Plan* is a strategic assessment / evaluation that enables a neighborhood to evaluate its strengths and needs. Through the assessment process, a neighborhood can direct its assets towards its most critical needs. The *FOCUS Neighborhood Prototypes Plan* identifies the assessment format.

There were two objectives for these neighborhoods during the self-evaluation:

1. To self-identify its **neighborhood type** from the *FOCUS Neighborhood Prototypes Plan*.
2. To develop **improvement strategies** that will direct neighborhood improvement, a "To Do" list/Action Steps incorporating participation by the neighborhood, community partners, and the City.

The Bristol Estates area conducted the neighborhood assessment workshop with assistance from City staff. These community members mapped their community, and identified assets and priority issues in their neighborhoods.



Residents sign in and check out the literature table before the FOCUS Neighborhood Assessment workshop

NEIGHBORHOOD TYPE



The FOCUS Neighborhood Prototypes Plan recognizes that not all neighborhoods in Kansas City are the same. The character and condition of where we live varies according to age, history, type of housing and other factors. Each community has different strengths and opportunities. Each has different assets and priorities that drive unique strategies for improvement. FOCUS developed four unique Neighborhood Types that generally describe Kansas City neighborhoods. Each Neighborhood Type suggests what actions are required for an area to become or stay healthy. These four Types (assigned the colors Blue, Orange, Purple and Green in the Neighborhood Assessment workshop) are:

Developing Conservation Stabilization Redeveloping

The Assessment is a beginning point from which the community can move forward and achieve quality living environments through a commitment to continuous improvement. The descriptions for these four Neighborhood Types are contained in the FOCUS Neighborhood Prototypes Plan, Appendix A, "General Neighborhood Description / Types."

In the workshop, participants defined the tools, actions and strategies for improving their community. They will use this information to strategically apply public and private resources in a way that is based on existing conditions, trends, opportunities, strengths and needs. Once other neighborhoods identify their Type, then similarly "typed" Kansas City communities can connect and partner around common issues and projects while assisting each other in developing their organizations.



A neighbor finds her house on the "heart map"

THE BRISTOL ESTATES PERSPECTIVE



Along Cookingham Drive at 169 Highway, one can enter two distinctly different parts of Kansas City North just by crossing the road, like going from the old to the new. Bristol Estates and Nashua got together for a FOCUS Neighborhood Assessment at the Nashua Elementary School; this report details issues specific to Bristol Estates.

Welcome to Bristol Estates! East of Cookingham Drive is a brand new neighborhood where trees are being planted on street arterials with concrete which seems freshly dried, toddlers romp in huge back yards, and school aged children "explore" recently cleared housing tracts soon to hold expansive new homes. The area is also known as the Outer Gashland Census Neighborhood.

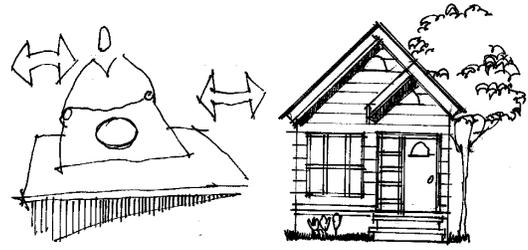
Bristol Estates residents spoke with one voice at the workshop convened by the FOCUS Neighborhood Assessment Team. They were passionate about the necessity of funding to implement the City's storm sewer project planned for their area. This community stressed the need for these improvements, asking the City to do begin making improvements even if the entire multi-million dollar project cannot be funded.

Additionally, they talked about the need for sidewalk replacement and installation in both communities, as well as the need for improvements to Ann Garney Park.

Residents are proud to live in "North of the North" Kansas City. They expressed their desire to increase their knowledge of city and county affairs. Likewise, participants are interested in any and all types of services available from Northland Neighborhoods, Inc. or the Kansas City Chamber of Commerce that may assist in bettering the community.

At the conclusion of the workshop, neighbors were eager to take on some of the challenges they identified during their meeting. The purpose of this report is to help clarify goals and identify resources. The following page contains the residents' priorities and some possible improvement strategies they suggested. The report also contains the lists of assets, challenges and ideas for improvement that area residents named during the workshop. Finally, a list of frequently used City and agency services is on the inside back cover.

PRIORITIES



At the conclusion of the Bristol Estates Neighborhood Assessment, participants voted for the issues they most wanted to see addressed from the lists they created. Their top priorities are listed below.

Address the Need for Storm Sewers

Residents want the City to fund and implement the storm sewer project and make improvements to the storm sewers, even if the multi-million dollar project cannot be completely funded. "Do what you can!"

Develop and Improve Ann Garney Park

Residents celebrated the natural beauty and utility of Ann Garney Park. They would like to see more trees, flowers and bushes planted as well as the installation of walking trails, and new playground equipment.

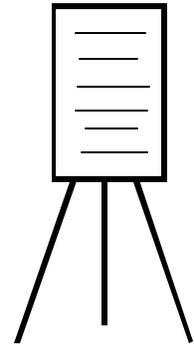
Replace and/or Install Sidewalks

Neighbors talked about the need for sidewalk replacement and installation throughout the community.

Increase Our Understanding of Civic Affairs

Residents expressed their desire to increase their knowledge of the inner workings of city and county government. Neighbors would like to partner with and strengthen relationships with Northland Neighborhoods, Inc., the Chamber of Commerce and like organizations that may assist in bettering their community.

CHART NOTES



The Bristol Estates Neighborhood Assessment covered the following area: the north City limits to NW Barry Road, and the Clay/Platte county line to 169 Highway/N Woodland Avenue (see map on pages 8-9 for details).

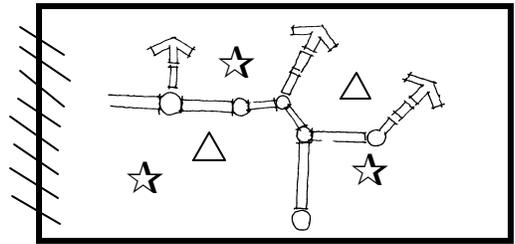
Neighborhood Slogans

The attendees brainstormed several slogans to describe their neighborhood. The slogans helped the participants to identify how they viewed their community. The selected slogans was:

City Out in the Country

Other suggested slogans:

- Northland of the Northland
- Neighborhood Without Restaurants
- Wake Up Missouri
- South St. Joe
- Hey, We're Close to the Airport
- At Night You Can Hear the Cows Mooing
- God's Country
- Where the Creek Still Runs



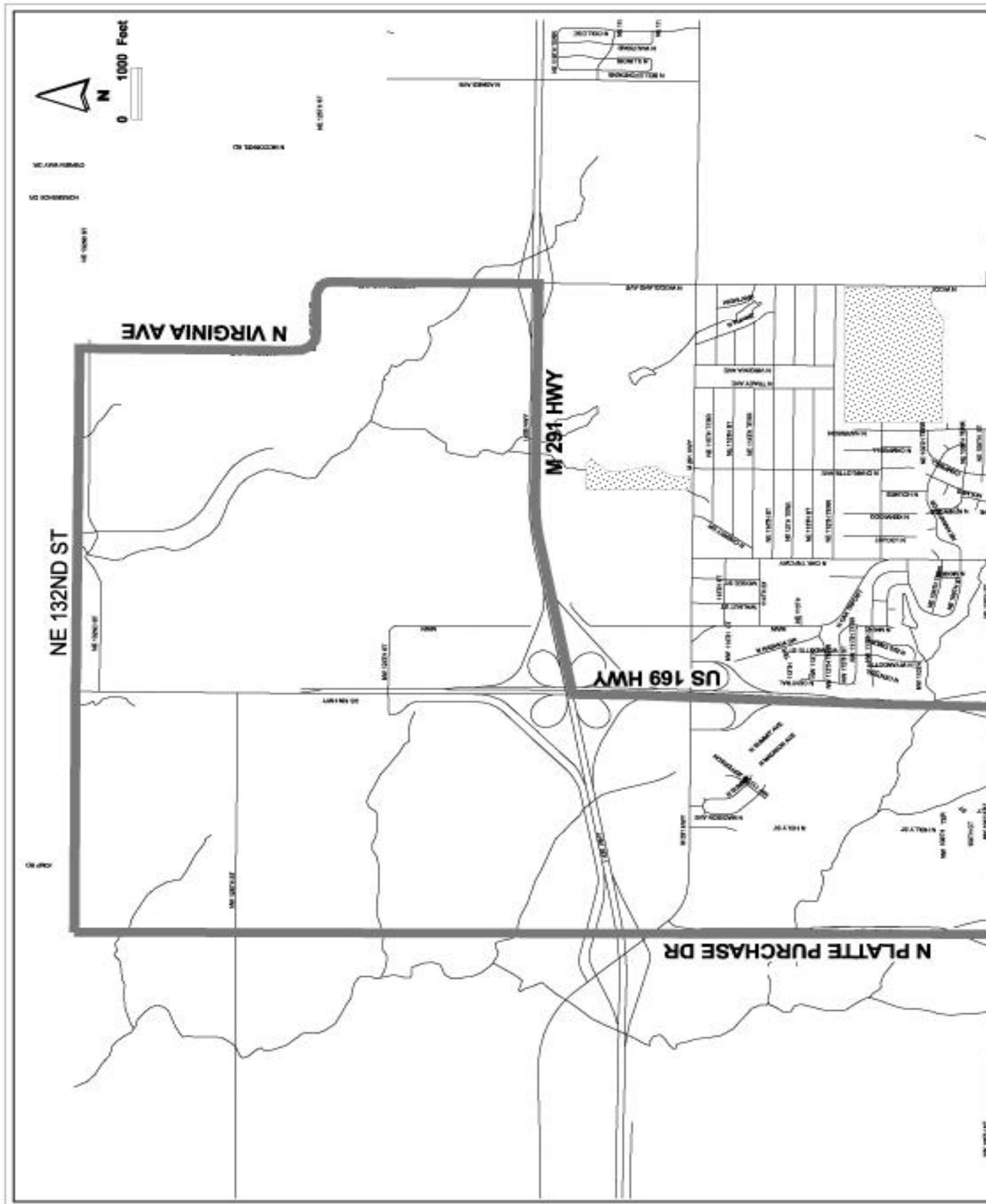
STEP 1: My Neighborhood Is

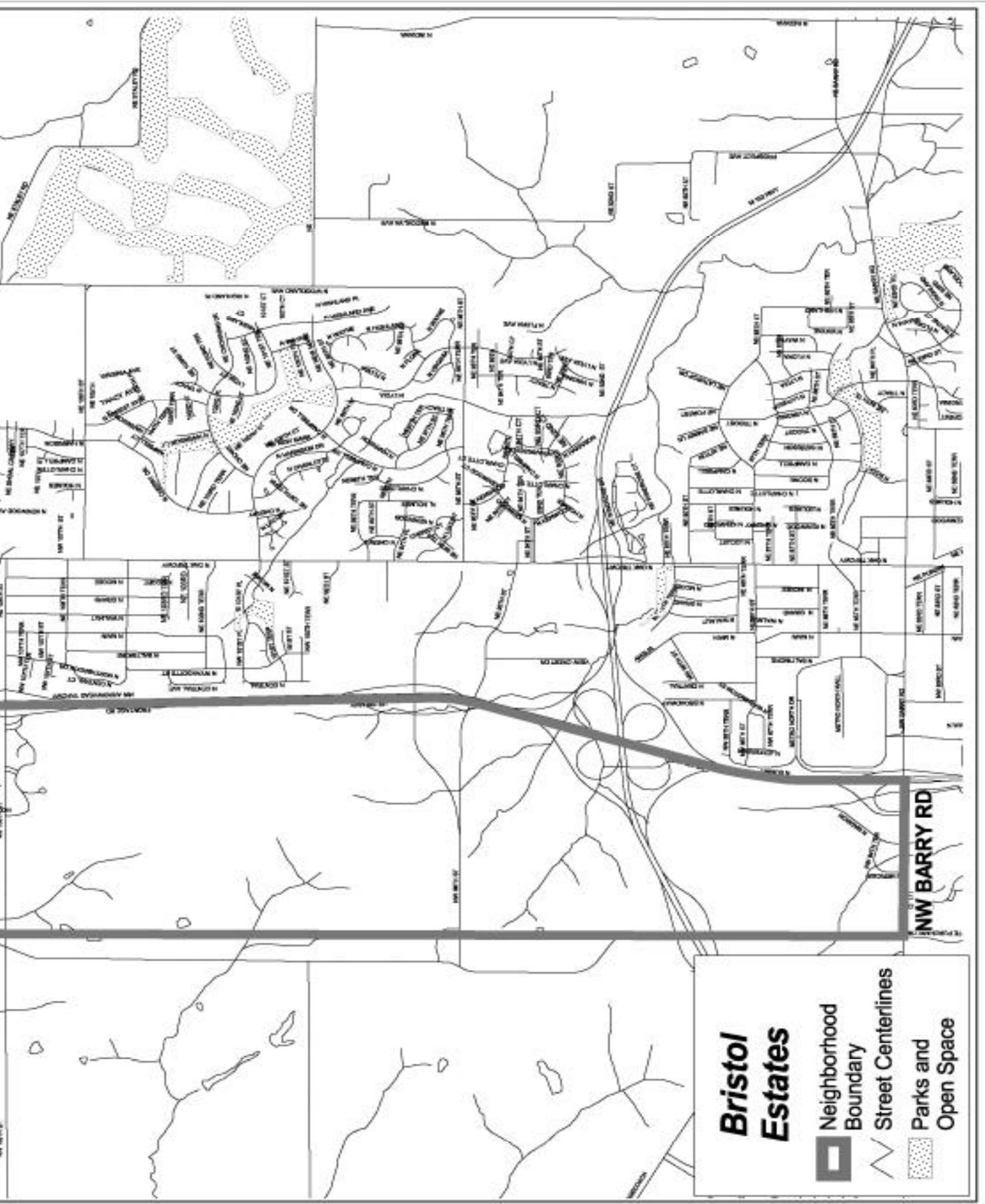
Workshop participants identified how they experience their neighborhood, and considered those things they want to protect, preserve or enhance. They thought about the landmarks, paths, activity centers, districts, edges or barriers, and features. These were noted on a large map.

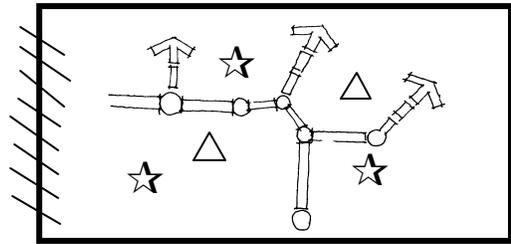
- △ **Landmarks** — significant physical objects, like buildings or signs
- ++ **Paths** — routes people use to get places
- **Activity Centers** — gathering places to do some activity
- **Districts** — areas of recognizable character
- //// **Edges or Barriers** — a limit or boundary that prevents people from enjoying the neighborhood or something in it
- ★ **Features** — things people like and would like to preserve or enhance



Landmark:
The new
Northland Cathedral at NE 99th
Street and N Oak
Trafficway







Landmarks

- The old cemetery
- The water tower located off of 169 Highway
- Radio towers throughout the community
- Metro North Shopping Center
- Nashua General Store on 111th & North Oak Trafficway
- New Mark Middle School at N. Oak & 106th Street
- The new Northland Cathedral on Hwy 169 & N. 95th Street
- Casey's General Store on 115th & N. Main
- The "bumble bee" North Patrol police station on Barry Road

Paths

- North Oak Trafficway
- I-291 & Cookingham Road

Activity Centers

- Metro North Shopping Center
- New Mark Middle School at N. Oak & 106th Street
- Northland Cathedral

District

- Metro North Shopping Center

Edges or Barriers

- I-435, I-69 Highway, Cookingham Road
- Many of the roads have the same name
- I-169 interchange at 291 Highway
- Woodland Street leading to I-435 (needs a traffic signal at the intersection)

Features

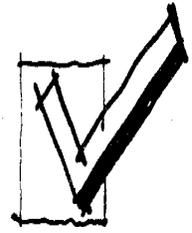
- Nashua General Store
- The fire station at 111th & North Oak
- New Mark Middle School at North Oak & 106th Street



STEP 2: If I Could Fix One Thing

In every neighborhood there are some things that need to be changed. These issues can inhibit residents from enjoying their neighborhood and from doing the things they like to do. Below is the list of "fixes" that workshop participants said they would like to see in the Bristol Estates area.

- Developers and the City Council need to listen and consider neighbors' issues and concerns regarding housing and commercial development
- Increase the number of residents who take an active role in the development of the area
- Testify at Committee meetings held at City Hall
- Connect neighborhoods by installing additional through streets
- Re-synchronize the lights at 169 Highway and 108th Street
- Install sidewalks and curbs in Highland Acres-Lakeside Heights, Nashua Estates, 106th Street between N. Oak & Woodland in front of New Mark Middle school
- Clean the ditches to curtail flooding
- Install culverts with larger dimensions to carry storm water away from properties
- Follow the model used in the Gracemor/Randolph neighborhood to eliminate storm water run-off that overfills the creek thereby causing flooding
- Build an adequate storm water system to curtail property loss through erosion
- Repair the storm drain at 114th Terr., east of N. Charlotte by installing steel culverts
- Provide a more thorough review by the Planning Department, Planning Commission, and Planning & Zoning for construction plans submitted by developers, to answer the question, "What are long term ramifications of this construction?"
- Increase police patrol and presence in area, because of the population growth in the Northland
- Install additional streetlights on N. Oak at 96th to L.P. Cookingham Dr.
- Construct an overpass at 169 Highway & 108th Street and improve the intersection with traffic signals
- Synchronize the existing traffic signals at 169 Highway and 108th Street



STEP 3: My Neighborhood's Assets

Workshop participants identified assets in their neighborhood. These qualities include places, groups, organizations, equipment, skills, abilities and any other feature that adds value to the neighborhood.

- High monetary value placed on real estate
- Smithville Lake
- Close to KCI Airport yet there is no noise from planes
- The many churches
- Street lights allow residents to walk through neighborhoods at night
- The neighborhood park in Highland Acres & Lakeside Heights, east of N. Charlotte at NE 113th
- Great homes associations in some sub-divisions
- The fire station and adjacent community center located at NE 111th & N. Oak
- Large lots and yards (however, developers are now acquiring these lots and building new structures on them)
- Wildlife
- Great neighborhood
- Award-winning schools
- Low crime rates
- Kansas City Police Department officers who live in the area
- Metro North Mall, Barry Towne Shopping Center
- The quantity and high quality of grocery stores
- Access to major highways



Neighbors value Fire Station #3 at NE 111th Street and N Oak Trafficway



STEP 4: Facts About My Neighborhood

The data presented at the Bristol Estates Neighborhood Assessment was from both the 1990 and 2000 U.S. Census, and from 2000 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts the participants said were surprising or noteworthy. (See the neighborhood assessment workbook for more detail.)

Median Value of Single Family Homes - 2000

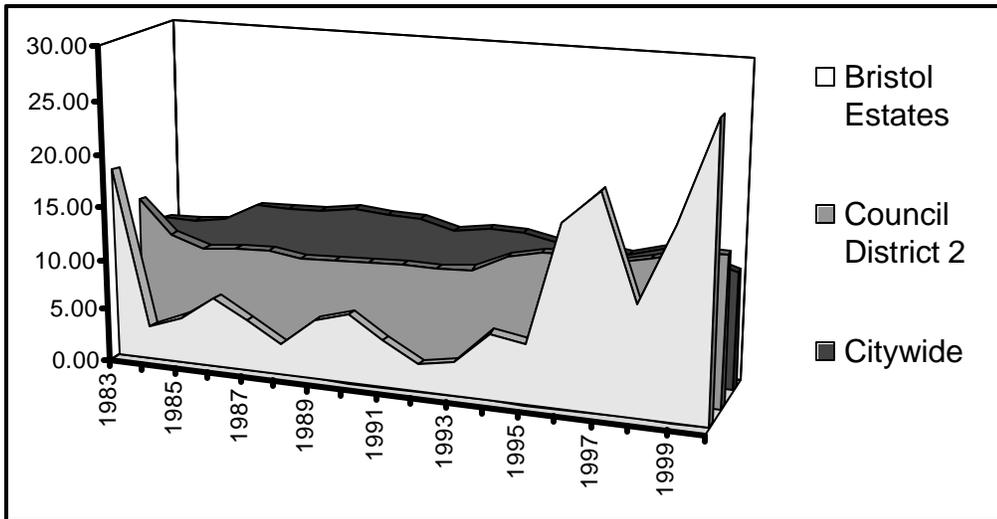
At the time of the workshop, only 1990 Census data was available. During the workshop, residents observed this, stating the houses in Bristol Estates were newly built.

The Median Value of Single Family Homes for Bristol Estates from the 2000 Census is \$125,132.

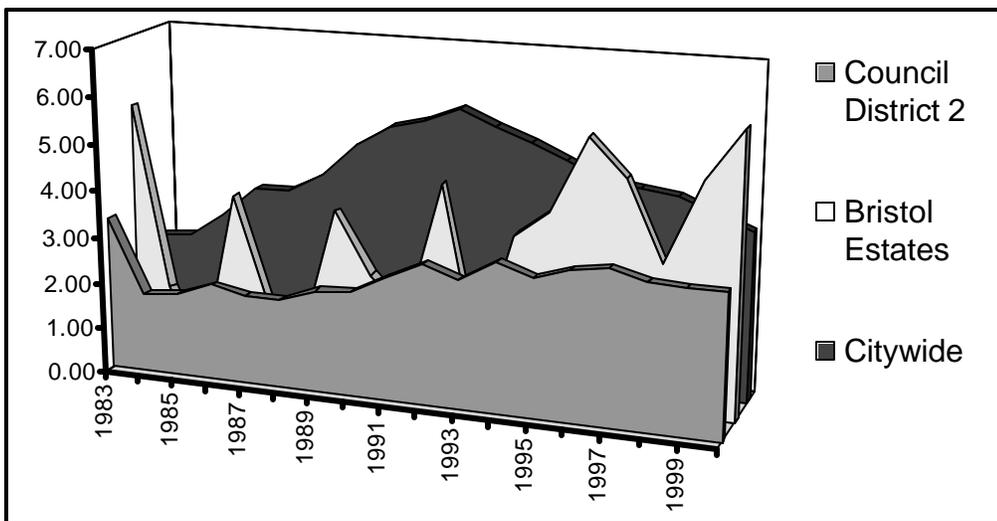


.....

Non-Violent Crime (per 100 persons)



Violent Crime (per 100 persons)



Officer Sticken explained that the crime data for Bristol Estates reflects property crimes at Metro North & Barry Towne Shopping District. There is a perception that proximity to the highway system may increase crime. Conjunctively, some crime maybe related to construction in developing areas, for instance, stealing equipment from construction sites.



STEP 5: Describing My Neighborhood

Those who attended the workshop were asked to vote on the Neighborhood Type that best described the area. Participants unanimously chose Developing (Blue).

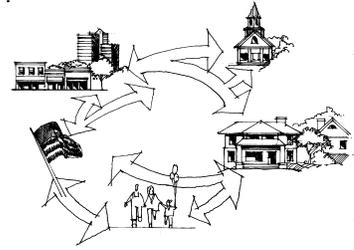
Developing

My neighborhood has lots of room for new housing, commercial activity and employment. Much of the building in the area has happened during the last few years. The development pattern is not very dense. Subdivisions are usually developed on less than 80 acres of land and many times are not well connected. This development may be scattered and sometimes is located along two-lane unimproved roads.

More investment is needed to expand or provide infrastructure and amenities. Often many automobile trips are required to get to employment, shopping or entertainment areas. It is anticipated that many of these items will be located closer to the neighborhood as growth continues. Community facilities such as parks, schools, places of worship and libraries are currently being built or planned. These items, along with water, sewer and road extensions, are needed to accommodate the population and housing growth around the neighborhood. Since my neighborhood is relatively new, a neighborhood organization is just getting started or doesn't exist yet.



A participant votes for the Neighborhood Type he feels best describes his neighborhood

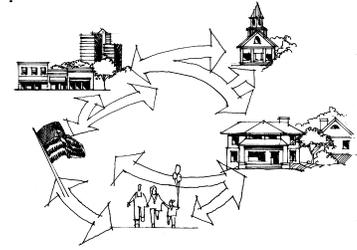


STEP 6: Making My Neighborhood Better

Bristol Estates neighbors talked about specific actions their community can take to address the issues and challenges identified earlier in the Assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. They voted on the ideas they most want implemented to make their neighborhood better. Below is a list of all the ideas mentioned by workshop participants, in order of most votes.

Things we can do **Ourselves**:

- Increase our knowledge about City, County, and Chamber of Commerce services available to assist the community
- Take a more active role in redevelopment issues in the neighborhood; stay connected through e-mail, fax, phone
- Contact the Action Center for City services information
- Contact Donovan Mouton, Neighborhood Advocate in the Mayor's Office at 513-3535, to establish a system of communication between the Mayor's Office and neighbors
- Volunteer within the neighborhood to become Block Captains, etc.
- Enforce the speed limits throughout the Bristol Park sub-division
- Invite Missouri Department of Transportation (MoDOT) to discuss 169 Highway improvements
- Vote your choice re: police facilities on Tuesday, April 2
- Attend monthly meetings with City Council and the Mayor at Northland Neighborhoods Inc. for "one on one" meetings with elected officials



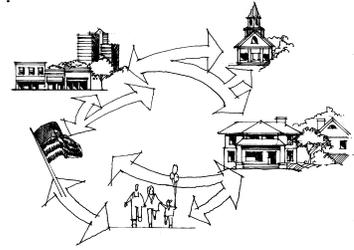
.....

Things we can do with a **Partner**:

- Work with MoDOT concerning needed repairs to 169-HWY
- Become active members of Northland Neighborhoods, Inc.
- Invite Bob Lewellen to address and update residents regarding Parks and Recreation Department issues
- Invite Ollie Gates to address highway issues
- Advocate for the repair of Cable Channel 2's audio system (this is the City's channel)
- Learn from other neighborhoods though a mentoring program
- Link with new businesses who may want to promote their companies through gift certificates



A neighbors votes on his priority issues to work on with a partner



.....

Things the **City** should do:

- Fund and implement the storm sewer project and make improvements to the storm sewers, even if the entire multi-million dollar project cannot be funded
- Implement stricter codes enforcements for housing
- Install stop signs on N. 113th Street at N. Summit and N. Madison
- Install speed humps on N. Summit and N. Madison
- Follow the adopted FOCUS Plan!!!
- Invite Park Commissioners to talk with neighbors about funding projects
- Install curbs and sidewalks in Highland Acres-Lakeside Heights, Nashua Estates and N. 106th Street between N. Oak and N. Woodland
- Improve the audio quality on Channel 2!
- Improve snow removal on N. Charlotte and N. Harrison north of Cookingham Drive in the Fairfield sub-division
- Increase police patrol and presence in the area
- Develop additional through streets (currently, the only through street is N. Oak and it is a mess)
- Improve the intersection at 169 Highway and N. 108th Street with synchronized traffic signals
- Install additional street lights on N. Oak from N. 96th to N. Cookingham Drive

Twelve Ways to Improve Your Neighborhood Right Now!

The KC Safe City Initiative encourages neighborhoods to adopt the following ideas for increased safety and involvement, which are based upon the KC Safe City Initiative Principles.

- 1. Report crime promptly.** Neighbors sometimes don't report criminal activity because they don't want to bother the police; they assume police are too short-staffed to respond, or they believe that there isn't much an officer can (or will) do about a given problem anyway. Whether the issue is graffiti, petty vandalism, or something much more serious, police cannot act without first hearing about the problem from citizens.
- 2. Report nuisances and other non-criminal problems promptly.**
- 3. Take away the opportunity for crime.** Lock your car and never leave valuables, even for a few minutes, in the car where would-be thieves might see them. Trim bushes or trees on your property that offer too-convenient hiding places. Make your front porch visible and make sure your home looks like someone lives there.
- 4. Meet the youth who live on your block and greet them by name.** This ensures that each adult is better able to help in an emergency and is better prepared to discuss problems immediately as they arise.
- 5. Make a list of the names and phone numbers of every neighbor on your block.** Unless you know neighbors' names and numbers, you can't call them about a concern or let them know about a neighborhood problem.
- 6. Make a list of landlords in your area.** As owners of property in the community, landlords are responsible to the neighborhood and most are rightly concerned about the health of the community in which their properties stand.
- 7. Turn your porch light on.** Crime tends to decline in neighborhoods that are well lit. Turning on porch lights is a simple way to start this process.
- 8. Walk around the block.** It sounds simple enough, but neighbors benefit over time when more responsible citizens walk about more (particularly those who are comfortable doing it) at night, every night, around their block.
- 9. Drive slowly on neighborhood streets.** You can take the lead in slowing down traffic in your neighborhood and those around you.
- 10. Pick up the litter near your home, even if you didn't put it there.** You can help stop the growth of trash in your neighborhood by taking away the existing litter that attracts it.
- 11. Stay where you are.** Stable neighborhoods are built on the commitment of long term residents who would rather live in a healthy community than move to a bigger house.
- 12. Help your neighborhood association or similar groups.** If leadership isn't your desire, at least make sure someone in your household attends local neighborhood association meetings. You'll be kept better informed of the issues facing the neighborhood and how you can help and, perhaps more importantly, you'll have the chance to shape, guide, and participate in the future of your neighborhood.

Reprinted with permission from Campbell DeLong, Resources, Inc., www.cdri.com
Copyright 1999-2000 ©Campbell DeLong Resources, Inc.

Bristol Estates Neighborhood Assessment Participants

Michael Brown
Rosemary Dunagon
Emil Dunagon

Larry Fuitz
Becky Hare
Bill Johnson

Marlin Miner
Emmet Pierson
John Sherwood
Michael Wranich

Sponsors and Contributors

- Nashua Elementary School
- Bristol Estates Neighborhood Association

Getting Involved

For information about neighborhood organization, contact Kansas City Neighborhood Alliance at (816) 753-8600, the City's Neighborhood and Community Services Department at (816) 513-3200, or the Mayor's Neighborhood Advocate Office at (816) 513-3500.

The Bristol Estates area is in the 2nd Council District. Your City Council Representatives are:

- Councilwoman Bonnie Sue Cooper, Second District-at-Large: (816) 513-1601
- Councilman Paul Danaher, Second District: (816) 513-1622



Acknowledgements

The Honorable Kay Barnes, *Mayor*
Robert L. Collins, *City Manager*

City Council

The Honorable Ed Ford
First District-at-Large

The Honorable Teresa Loar
First District

The Honorable Bonnie Sue Cooper
Second District-at-Large

The Honorable Paul Danaher
Second District

The Honorable Troy Nash
Third District-at-Large

The Honorable Mary Williams-Neal
Third District

The Honorable Evert Asjes III
Fourth District-at-Large

The Honorable Jim Rowland
Fourth District

The Honorable Becky Nace
Fifth District-at-Large

The Honorable Terry Riley
Fifth District

The Honorable Alvin Brooks
Sixth District-at-Large

The Honorable Charles A. Eddy
Sixth District

City Planning and Development Department

- Vicki Noteis, AIA, *Director*
- Denise Phillips, *FOCUS Manager*
- Diane Charity, *Neighborhood Assessment Team Leader*
- Jermine Alberty, Sharon Cheers, Willie Mae Conway, Lindsey Cook, Suzy Latare, John Pajor, *Neighborhood Assessment Team*

City Support

- Victoria Smith, *Action Center, City Manager's Office*
- Officer Rick Sticken, *KCPD, North Patrol*

SERVICE	AGENCY OR CITY DEPARTMENT	PHONE
City Services	Action Center	513-1313
Abandoned Cars on Private Property	Neighborhood and Community Services	513-9000
Abandoned Cars on Public Property	Kansas City, MO Police Department	234-5000
Abandoned Homes	Neighborhood and Community Services	513-9000
Air Quality	Health Department	513-6314
Animal Control	Neighborhood and Community Services	513-9800
Building Permits	Codes Administration	513-1500
Bulky Item Pick Up	Environmental Management	513-3490
Curb Reconstruction	Public Works	513-2590
Dangerous Buildings/ Demolition	Neighborhood and Community Services	513-9000
Housing Code Violations	Neighborhood and Community Services	513-9000
Illegal Dumping Hotline	Environmental Management	513-3485
Neighborhood Assistance/ Services	Neighborhood and Community Services	513-3265
Paint Program	Neighborhood and Community Services	513-3266
PIAC (Public Improvements Advisory Committee)	Public Works Department	513-2617
Parks and Community Centers	Board of Parks and Recreation	513-7500
Potholes	Public Works - Street and Traffic	513-2777
Senior Citizens Transportation	Share-a-Fare/ATA	842-9070
Sewers - Problems	Water Department After Hours	513-2180 513-2109
Sidewalks - Repair	Public Works	513-2602
Storm Drains	Water Department	513-2180
Street Light Repairs	Kansas City Power and Light	654-1400
Weatherization Program	Housing and Community Development	513-3015

THE VISION OF FOCUS KANSAS CITY

We, as Kansas Citians, envision our city as a people-centered community. From economic development to the readability of street signs, we consider people first. Kansas City shapes and guarantees its future by examining first and foremost the impact of every decision on future generations.

We, as Kansas Citians, are full of hope. We demonstrate this hope through our investment in our families, our homes, our neighborhoods, our schools, our businesses and our city.



For more information about **FOCUS Kansas City**:

- call the office at **513-2822**,
- visit **www.kcmo.org/focus/**, or
- e-mail **focus@kcmo.org**.

To reach the Neighborhood Assessment Team, call **513-2909**.

FOCUS - Forging **O**ur **C**omprehensive **U**rban **S**trategy

