

PATTERSON HIGHLANDS

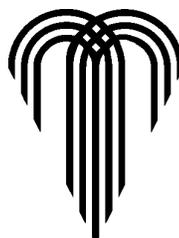
Neighborhood Assessment Report

Neighborhood Workshop Date: March 11, 2000



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

City of Fountains



Heart of the Nation

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	513-1451
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
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 - **F**orging **O**ur **C**omprehensive **U**rban **S**trategy



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 this neighborhood 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 Patterson Highlands Area neighborhoods conducted the neighborhood evaluation workshop with assistance from City staff. Residents, business people and people who work in local institutions provided input. These community members mapped their community, and identified assets and priority issues in their neighborhood.



A Patterson Highlands Area resident finds her home on the "Heart Map"



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.



Workshop participants study one of the maps at the Patterson Highlands Area Neighborhood Assessment

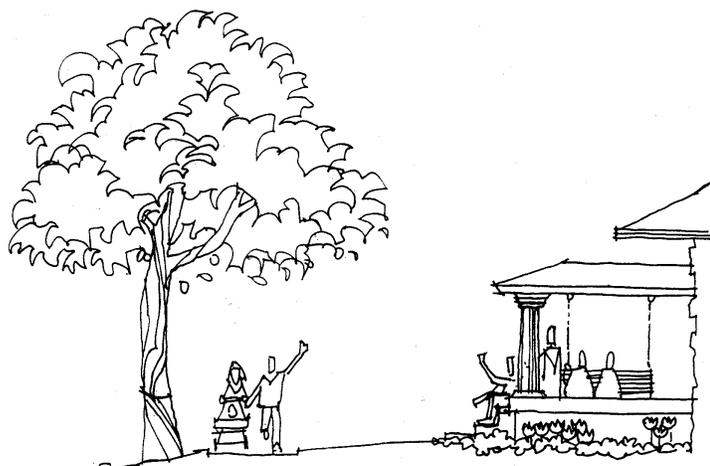
THE PATTERSON HIGHLANDS AREA PERSPECTIVE



On Saturday, March 11, 2000, residents and others with an interest in the Patterson Highlands Area came together for a FOCUS Kansas City Neighborhood Assessment. This self-evaluation workshop was an opportunity for residents to look at the connections between where they live, work and socialize. The participants engaged in a neighborhood mapping exercise, and they discussed challenges and barriers facing their neighborhood. They also identified the assets in their community and voted on their Neighborhood Type. Finally, they voted on the priorities they have for their neighborhood.

The Patterson Highlands Area (Barry Road to NW 72nd Street and Highway 169 to North Oak Trafficway) is unique in that currently there is only one organized neighborhood association within the boundaries of the assessment area. (See the map between pages 8 and 9 for the boundaries of the Patterson Highlands neighborhood and the assessment area.) There is both great potential for other neighborhoods in the area to organize, and much support for that endeavor from the leaders in Patterson Highlands and from Northland Neighborhoods, Inc. One of Kansas City's FOCUS Centers (located in the Antioch Shopping Center), Northland Neighborhoods has a strong history of encouraging residents north of the river to think of themselves not only as residents of a particular development, but as members of a neighborhood. Additionally, the organization provides resources to neighborhoods that wish to develop associations.

During the workshop, residents of the Patterson Highlands Area had plenty to say about the assets in their community. They cherish the feeling of country living, with the variety of wildlife and wooded places in the area. At the same time they value the easy access to any number of amenities: restaurants, entertainment, shops, police and fire stations, and a local elementary school. They recognize the value of knowing their neighbors, and appreciate the spirit of helpfulness in their community.





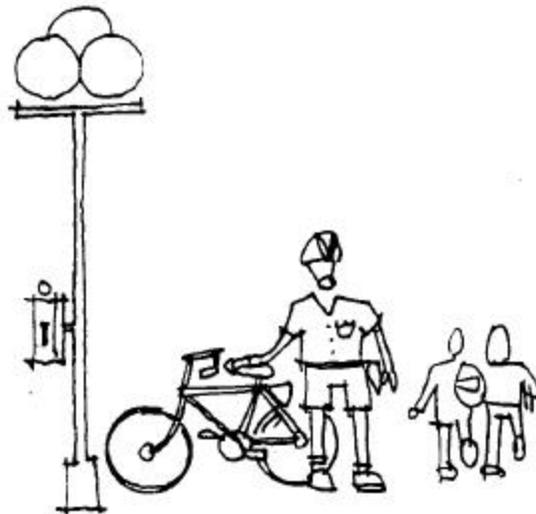
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As with any community, the Patterson Highlands Area also has its challenges. The lack of curbs and sidewalks and narrow streets throughout the area were the major concerns of workshop participants. These issues not only prevent residents from enjoying a pleasant walk through their community, they contribute to the dangerous situation of cars and pedestrians occupying the same space on the road. Some streets are barely wide enough for two cars to pass.

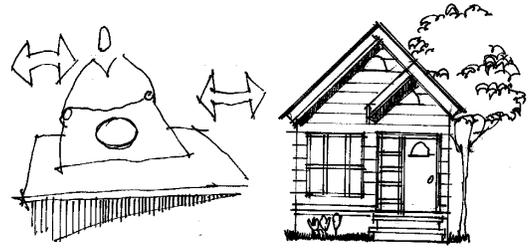
Parents are afraid to allow their children to walk to bus stops because of the danger from speeding cars, especially on North Broadway. Residents believe this street is in need of immediate attention because of the variety of issues related to automobile traffic: speeding, no sidewalks, inconsistent use of stop signs (some intersections are two-way stops, some are four-way), and inadequate traffic signals at North Broadway and Barry Road.

The noise level from Highway 169 is another major concern of those in the area. Some who live near the highway must keep their windows and doors shut throughout the year because of the sound. Residents would like to work with the Missouri Department of Transportation, perhaps with input from the City, to find an effective and aesthetically pleasing solution to this issue.

Residents of the Patterson Highlands Area are eager to build on their successes. 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. The report also contains the lists of assets, challenges and ideas for improvement that Patterson Highlands Area residents named during the workshop. Finally, a directory of frequently used City and agency services is on the inside back cover.



PRIORITIES



Residents of the Patterson Highlands Area named the following as their priority issues:

Install Curbs and Sidewalks Throughout Area

The lack of curbs and sidewalks throughout the Patterson Highlands Area is of great concern to residents. Not only do curbs and sidewalks provide an attractive, finished look to the streetscape, they are also a buffer between cars and pedestrians. Some possible actions are:

- Submit requests to the Public Improvement Advisory Committee (PIAC) for the installation of curbs and sidewalks, especially along North Broadway, the area of most concern to residents
- Work with residents outside of the Patterson Highlands neighborhood association on this issue so that more voices are heard from a larger area

Upgrade North Broadway

The many dangerous aspects along North Broadway are a threat to the safety of all residents. Below are some of the solutions workshop participants suggested:

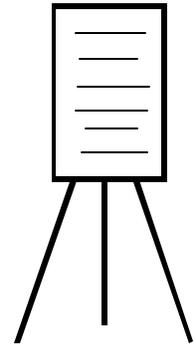
- Work with the City to install curbs and sidewalks along North Broadway
- Encourage the City to install traffic lights and other traffic controls along North Broadway to deal with speeding and dangerous intersections

Create Sound Barrier Along 169 Highway

Highway 169 is both an asset to the community - because of the access to other parts of the City it provides - and a liability - because the noise level impacts the residents' enjoyment of their neighborhood. Residents suggested the following:

- Invite a representative the Missouri Department of Transportation (MODOT) to a neighborhood meeting to discuss the options of a sound barrier
- Work with MODOT, State Representatives, City Council members and the community to develop and install an attractive and effective sound barrier between the highway and the neighborhood

CHART NOTES



The Patterson Highlands Area neighborhood assessment covered the area from Barry Road to NW 72nd Street, and from 169 Highway to North Oak Trafficway.

Neighborhood Slogans

The attendees listed several slogans to describe their neighborhood. The slogans helped the participants to identify how they viewed their community.

The selected slogan:

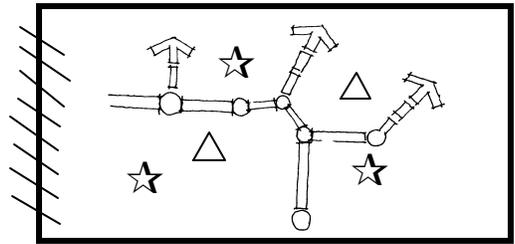
Great Place to Live, Great Place to Visit

Other suggested slogans:

- One Way In to Good Country Living
- We Try Harder
- City Leave Us Alone
- North of the City, Heart of the Community



The group discusses neighborhood issues



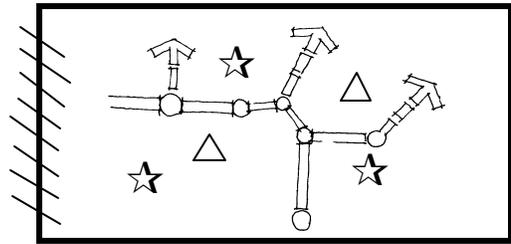
STEP 1: My Neighborhood Is

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 wall 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



The new Patterson Highlands neighborhood sign, an area landmark



Landmarks

- Patterson Highlands neighborhood sign
- Former Dickenson Theater
- Former Dahl's grocery store
- Toys R Us
- Riech's Farm
- Metro North Mall
- Red Lobster
- Yellow Police Station (North Patrol Division)

Paths

- Footpath through resident's backyard
- North Broadway
- Barry Road
- Highway 169
- NW 83rd and 82nd Streets

Activity Centers

- Hobby Hill Park
- Red Lobster
- Olive Garden
- Old Country Buffet
- Northland Neighborhoods, Inc.
- Bowling alley at 72nd and Broadway
- Lindon West Elementary School

Districts

- Barway Plaza shopping district
- The noisy Highway 169 corridor

Edges and Barriers

- Walking along North Broadway is very dangerous
- Dangerous intersection at 82nd and N. Main (cars don't stop)
- The former Dickenson Theater and Dahl's grocery store

Features

- Olive Garden
- Old Country Buffet
- Trees

PATTERSON HIGHLANDS AREA IMAGES



Landmark:
The North Patrol
Division Station

Path and Barrier:
North Broadway, a
commonly used road that
can be dangerous for both
cars and pedestrians



Activity Center:
Gladstone Bowl

PATTERSON HIGHLANDS AREA IMAGES



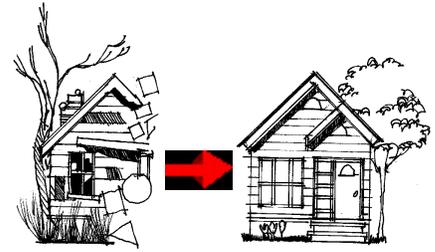
Activity Center:
Hobby Hill Park



Landmark and Barrier:
The former Dickinson Theater



Activity Center:
Lindon West
Elementary School



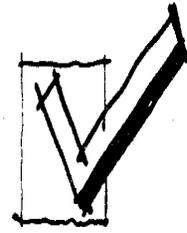
STEP 2: If I Could Fix One Thing

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 Patterson Highlands Area neighborhoods.

- Make the neighborhood more pedestrian friendly with sidewalks throughout the area, especially along North Broadway; residents are concerned that children are in danger of being hit by cars because of narrow streets and no sidewalks, and they also want to be sure they receive the improvements for which they've been taxed
- Create an area in which children can play
- Make improvements to Barry Road – widen it and install a left turn arrow at North Broadway
- Install a sound barrier between Highway 169 and residents
- Improve communication between the City, Missouri Department of Transportation (MODOT) and the residents regarding Highway 169
- Trim trees at Barry Road and N. Broadway – very difficult to see at that intersection because of low branches



NW 83rd Street, one of the many roads in the area that is narrow and without curbs and sidewalks



STEP 3: My Neighborhood's Assets

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

- Convenience to a variety of services (shopping, safety, entertainment)
- There is the feeling of being in the country, and at the same time easy access to city amenities
- Gladstone Bowl
- Low crime rate
- Nice neighbors
- Nice old houses
- Quiet neighborhood
- Neighbors all help each other
- Several nearby restaurants
- The Patterson Highlands Neighborhood Association helps neighbors get to know each other
- The trees in the area - mature, good variety
- We like our flowers!
- The Earl May Garden Center
- Metro North Mall
- Wildlife in the area (deer, etc.)
- Open land in the neighborhood
- Lindon West Elementary School
- The North Patrol Station (KCPD)
- The nearby fire station



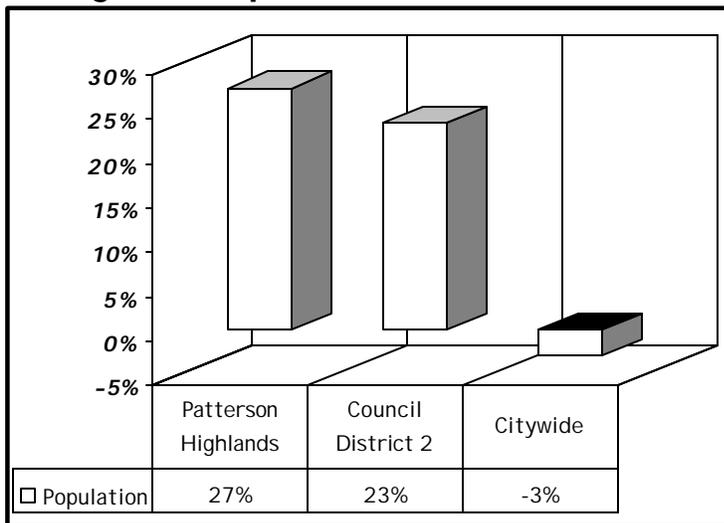
One of the homes in Patterson Highlands that has received a Home Improvement Grant through the Neighborhood and Community Services Department



STEP 4: Facts About My Neighborhood

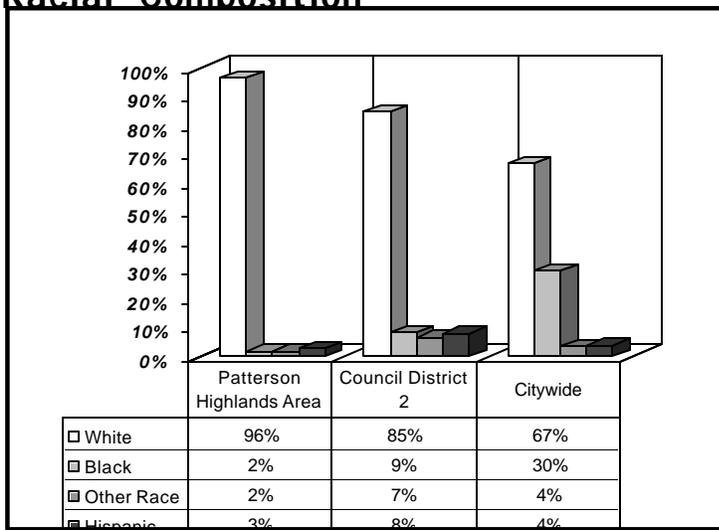
The data presented at the Patterson Highlands Area Neighborhood Assessment was from the 1990 U.S. Census, and from 1998 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts the participants said were surprising or noteworthy. (See the neighborhood assessment workbook for more detail.)

Change in Population 1980-1990



Participants stated the population growth has continued in their neighborhoods.

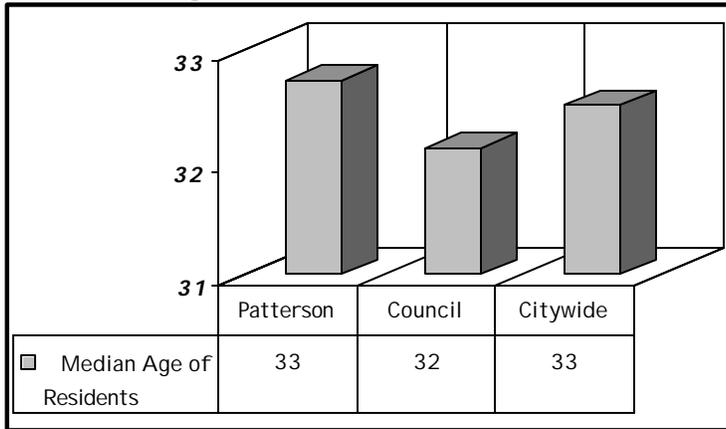
Racial Composition



Neighbors felt there are a few more African American and Hispanic residents in the neighborhood now.

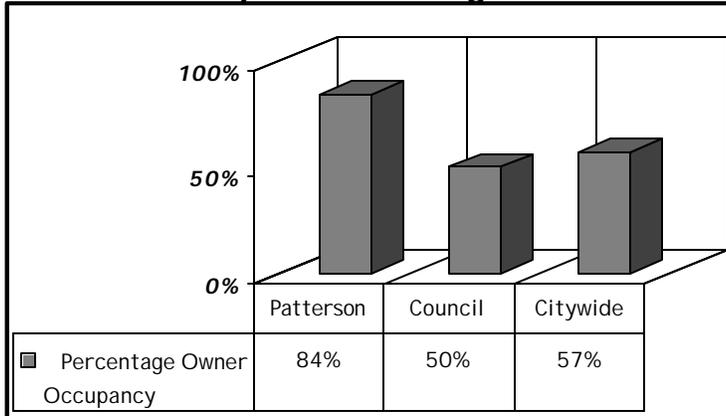


Median Age



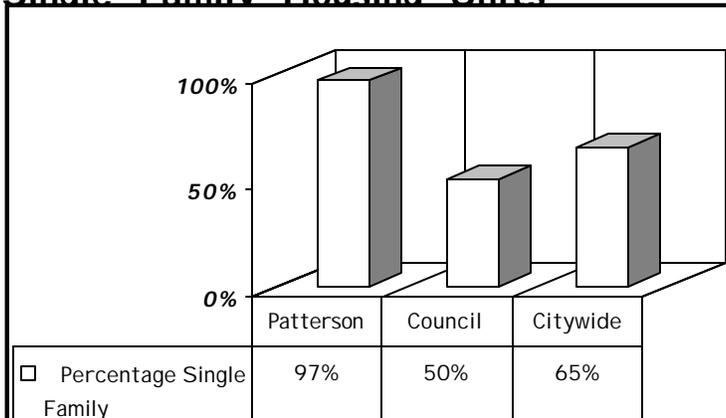
Patterson Highlands Area residents believe the median age is getting higher (probably 40+); some homeowners have been there 35+ years.

Owner Occupied Housing Units



Neighbors stated that there is not much turnover of home ownership in Patterson Highlands.

Single Family Housing Units

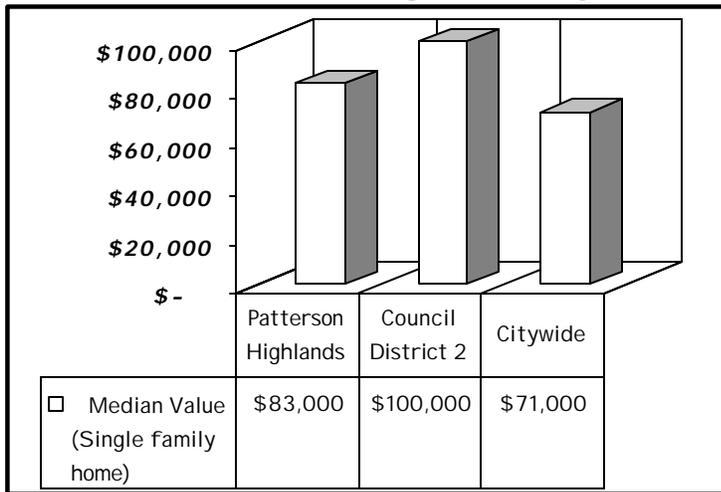


Participants believe the percentage of single family homes today is the same as it was in 1990.



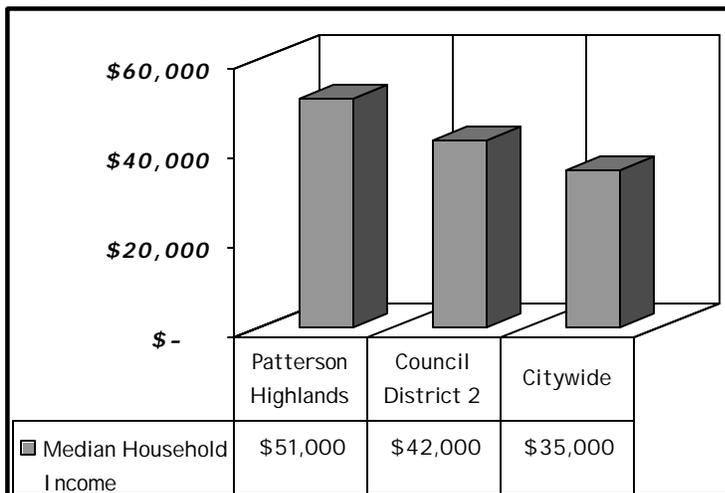
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Median Value of Single Family Homes



Residents felt there has been no change in the median value of homes, and that the houses in the area are a good value (quality, price, neighborhood location).

Median Household Income

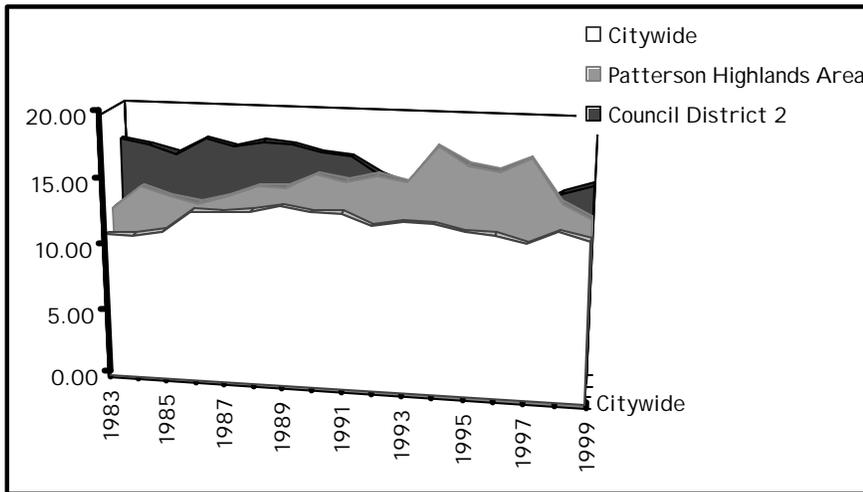


Neighbors believe the area's median income is probably lower than stated.

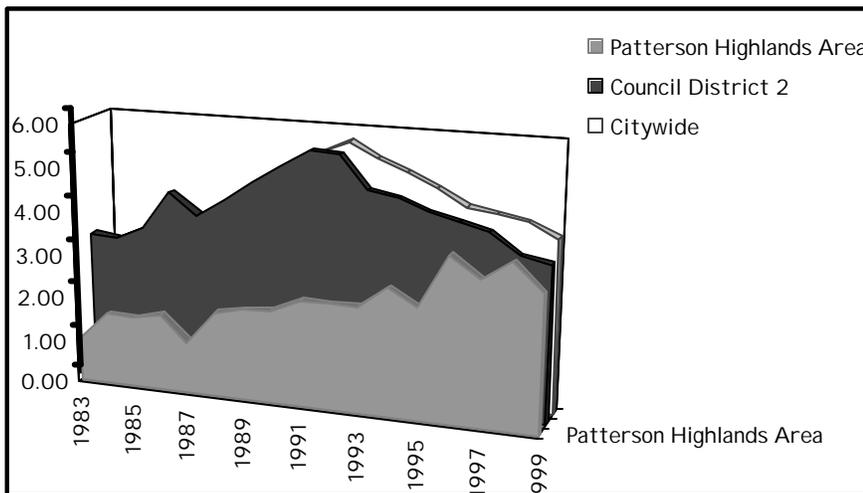


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Non-Violent Crime



Violent Crime



Participants were surprised that the crime rates are so high (both non-violent and violent). However, this information included crime in and around Metro North Mall, as well as the businesses along Barry Road. Community Police Officer Rick Sticken explained that the crime rate is lower in the residential areas. Residents said that they're good about watching out for each other.



STEP 5: Describing My Neighborhood

Those who attended the workshop were asked to vote on the Neighborhood Type that best described their neighborhood. Their choice was Conservation.

Conservation

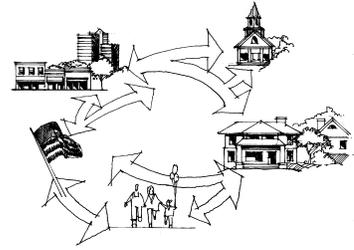
My neighborhood has been developed for some time. Established businesses and institutions are located in the neighborhood. Places of worship, schools, recreational and entertainment facilities, and businesses provide many opportunities near my home.

Tree-lined streets, historic structures or qualities, public art and/or other amenities characterize the neighborhood and give it a sense of place. Most of the houses are occupied. Little demolition has occurred here and vacant land is scarce.

It appears that both public and private areas are well-maintained, although a house or business periodically falls into disrepair from a lack of routine maintenance (painting, yard upkeep, awning repair, etc.). Some infrastructure repairs may be needed to keep the neighborhood attractive. Generally the problems that do come up can be addressed by our neighborhood association, by a call to the City, or through neighbors getting together to help one another.



Workshop participants discuss issues concerning their neighborhoods



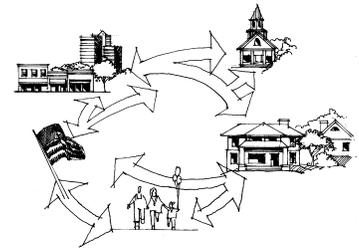
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STEP 6: Making My Neighborhood Better

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. Below is a list of all the ideas mentioned by workshop participants. They voted on the ideas that they most want implemented to make their neighborhood better.

Things we can do **Ourselves**:

- Invite MODOT to a neighborhood meeting to discuss how to deal with the noise from Highway 169 (MODOT Customer Service: 816-889-3350)
- Help residents who live outside Patterson Highlands to organize their neighborhoods
- Visit Northland Neighborhoods, Inc. to obtain information about the City and other service agencies
- Talk to neighbors who live on a particular corner about trimming their bushes that obstruct the view of oncoming traffic
- Maintain residences so that they don't deteriorate
- Encourage home ownership
- Have tolerance for neighbor's differences, such as teens' habits (playing music, etc.)
- Reach out to the youth in the neighborhood
- Work with neighbors on ways to stay involved with Block Watch groups

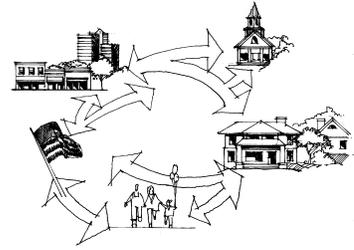


Things we can do with a **Partner:**

- Partner with the City, MODOT, State Representatives and the community to establish a noise buffer between Highway 169 and the neighborhood
- Work with the Police Department to keep the crime rate low
- Work with MD Management and the City to provide a park in the undeveloped land near the former Dickenson Theater
- Partner with area youth, perhaps from Oak Park High School, for community service work



Community Police Officer Rick Sticken speaks about the crime rate in the Patterson Highlands Area



Things the **City** should do:

- Make road improvements to North Broadway (the main arterial between Gladstone and Metro North Mall), North Main, and NW 83rd Street (between North Broadway and North Oak Trafficway)
- Install left turn arrow at North Broadway and Barry Road
- Implement traffic controls on North Broadway to deal with the high volume of traffic, frequent speeding, difficulty in getting out of driveways, and the danger to children crossing to wait for the bus
- Improve snow removal on neighborhood streets to ensure that residents and others have safe access in and out of the area
- Install stop signs consistently along North Main (currently there are some 2-way and some 4-way stops, and many motorists don't know that traffic doesn't stop at some intersections)



Wei Sun, Street and Traffic Engineer with the Public Works Department, talks with a Patterson Highlands resident about a neighborhood concern

Patterson Highlands Area Neighborhood Assessment Participants

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Jim & Betty Bowles

Eileen Hackenberger

DeWayne & Marian Lee

Perla Mora

Connie Newton

Mr. & Mrs. Nyuyens

Kenneth Pursell

Alyandro Quinteri

Connie Rodriguez

Roy & Susan Simmons

Cheryl S. Stone

Lana Willis

Sponsors and Contributors

- Patterson Highlands Neighborhood Association
- Northland Neighborhoods, Inc.
- Barry Christian Church

Getting Involved

To find out more about the Patterson Highlands Neighborhood Association, contact President Carlos Ascensio (468-4137) or Vice President Dewayne Lee (436-7951). For information about forming a neighborhood association or Block Watch, contact Northland Neighborhoods, Inc. (454-2000) or the City's Neighborhood and Community Services Department (513-3200).



Carlos and Dewayne check out the maps during a break



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 Kelvin Simmons
Fifth District

The Honorable Alvin Brooks
Sixth District-at-Large

The Honorable Charles A. Eddy
Sixth District

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- Denise Phillips, *FOCUS Manager*
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City Support

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- Wei Sun, *Street and Traffic Engineer, Public Works Department*
- Tommy Parker, *City Forester, Parks and Recreation Department*