PLATTE BROOKE NORTH

Neighborhood Assessment Report

Neighborhood Workshop Date: June 29, 2002

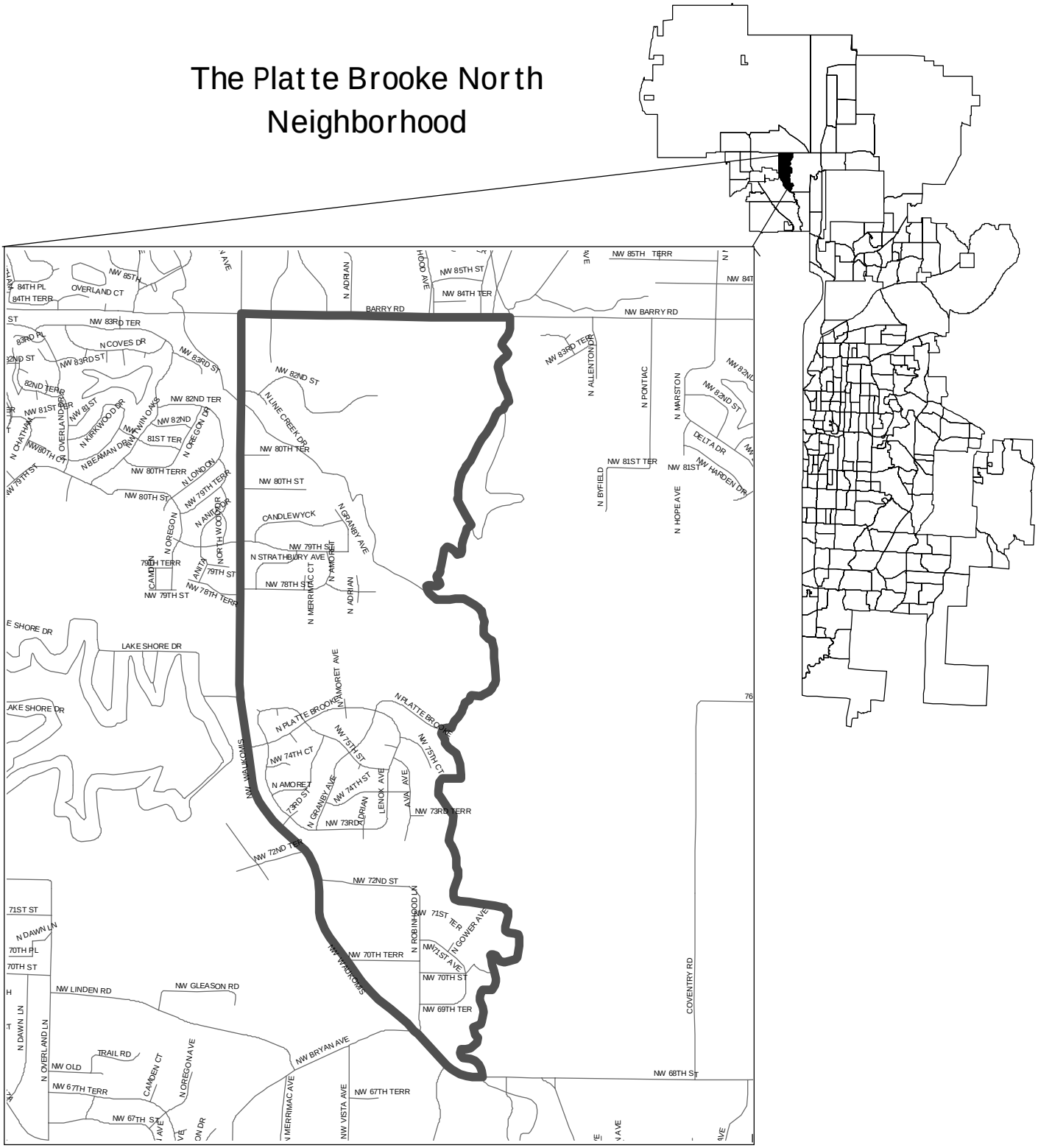
FOCUS Kansas City
City Planning and Development Department
City of Kansas City, Missouri

City of Fountains

Heart of the Nation

Kansas City, Missouri Neighborhoods

The Platte Brooke North Neighborhood



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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 Platte Brooke North community conducted the neighborhood assessment workshop with assistance from City staff. Residents, business people and people who work in local institutions provided input. These members mapped their community, and identified assets and priority issues in their neighborhood.

Rock of Ages Lutheran Church provided a meeting place for 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. These four Types (assigned the colors Blue, Orange, Purple and Green in the Neighborhood Assessment workshop) are:

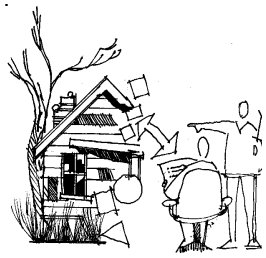
Developing Conservation Stabilization Redeveloping

Each Neighborhood Type suggests what actions are required for an area to become or stay healthy. 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.

As workshop particpants arrived, they received a workbook when they signed in with the FOCUS Neighborhood Assessment Team.

The Platte Brooke North Perspective



On Saturday, June 29th 2002, residents of the Platte Brooke North census nieghborhood gathered at the Rock of Ages Lutheran Church for a FOCUS Neighborhood Assessment workshop. This includes the area east of NW Waukomis, south of NW Barry Road, and west of Line Creek.

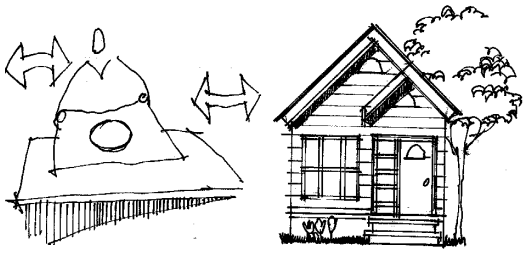
The workshop began with a quick ice-breaking exercise during which participants thought of a slogan to represent their neighborhood. "Peace Within the City" was the selected slogan for the area. This slogan represents residents' appreciation of the wildlife and natural amenities that the area offers as well as its proximity to other city amenities. Residents enjoy both a view of the downtown skyline, as well as the natural greenery and wilderness of Line Creek Park.

Participants discussed the "community fabric" of Platte Brooke North that makes them love their neighborhood. The schools, churches, libraries, and people of the area all increase their quality of life. They mentioned wildife such as deer, badgers, foxes, turtles, etc., as well as many parks, and wooded areas. They also listed the proximity to Highway 152, access to downtown, the airport, and shopping centers. Residents feel a sense of community through their Neighborhood Association and the events they sponsor such as garage sales, picnics, ice cream socials, and even a welcoming committee for new residents.

As with any other community, there are aspects that they would like to change about their neighborhood. Many mentioned the need for infrastructure improvements to narrow, unimproved streets. They would also like to see regulations for responsible development enforced as new developers come into the area. Finally, they would like to preserve the treasured natural habitat of the area. This includes regulating development, prohibiting illegal dumping, and regulating traffic to keep it out of the residential areas.

Overall, residents are pleased with their neighborhood and want to continue to invest in its future. With an active neighborhood association Platte Brooke North will continue to thrive as a community.

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 residents named during the workshop. Finally, a list of frequently used City and agency services is on the inside back cover.



PRIORITIES

During the workshop, residents talked about several issues that impact their quality of life. They identified several improvements they feel would enhance the livability of their neighborhood. The following are priorities that came out of the workshop:

Preserve the Natural Habitat

Workshop participants value the natural habitat of the Northland. Beautiful greenspaces, creeks and streams, and deer and other wildlife add to the quality of life. With so much new development occuring, residents want to ensure the preservation of the natural habitat through city ordinances, development codes, and responsible development.

Improve Physical Infrastructure

Residents of Platte Brooke North would like to see infrastructure standards comparable to those south of the River. Storm drainage, sewers and roads need to be upgraded or, in some cases, installed for the first time. Specifically, residents would like to see sidewalks installed along NW Platte Purchase Drive from Barry Road to NW 76th Street.

Enforce Responsible Development

The Northland is the fastest growing area of the city. With so much new development residents are seeing their neighborhoods change dramatically. Workshop participants want to ensure that developers follow through with their plans and complete developments properly. They would like to see the City enforce proper, responsible development.

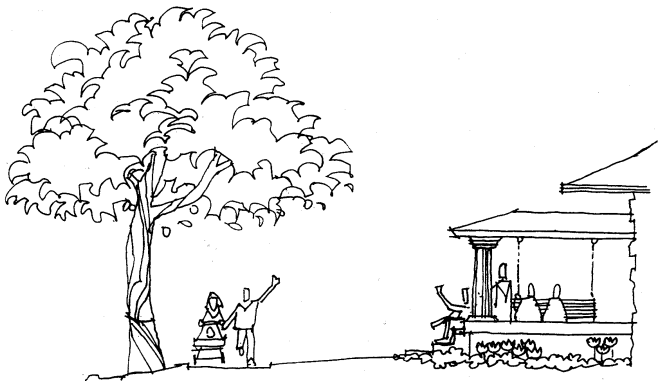


Chart Notes

The Platte Brooke North Neighborhood Assessment covered the area from NW Barry Road on the north to NW 68th Street on the south, and NW Waukomis Drive on the west to Line Creek on the east. (See map on page 9 for details.)

Neighborhood Slogans

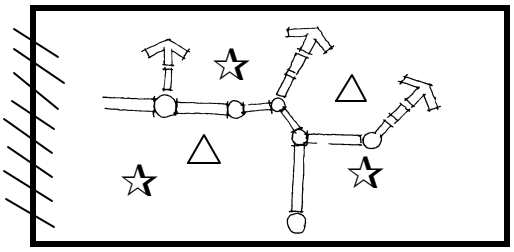
The attendees listed several slogans to describe their neighborhood. The slogans helped the participants to identify how they viewed their community. The slogan they chose was:

Peace Within the City

Other choices were:

- Neighborhood Friendly
- Quiet, Attractive Neighborhood
- We're Not a Secret Anymore

Platte Brooke North residents enjoy the beautiful natural surroundings of the area.



STEP 1: My Neighborhood Is

Workshop participants identified how they experience their neighborhood, and considered those things they want to protect, preserve or enhance in the neighborhood. 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

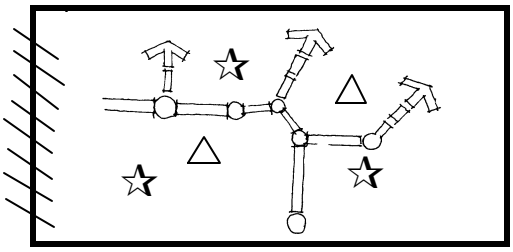
○ **Activity Centers** — gathering places to do some activity

▭ **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 Platte Brooke North neighborhood markers welcome residents and visitors into this beautiful neighborhood.



Landmarks

- Metro North Mall
- KCPL substation
- Vantage points (views of downtown)

Paths

- NW 64th Street
- N Greenhills Road
- NW Barry Road
- NW Platte Purchase Drive
- I-29

Activity Centers

- Barry Crossing Shopping Center
- Line Creek Park

District

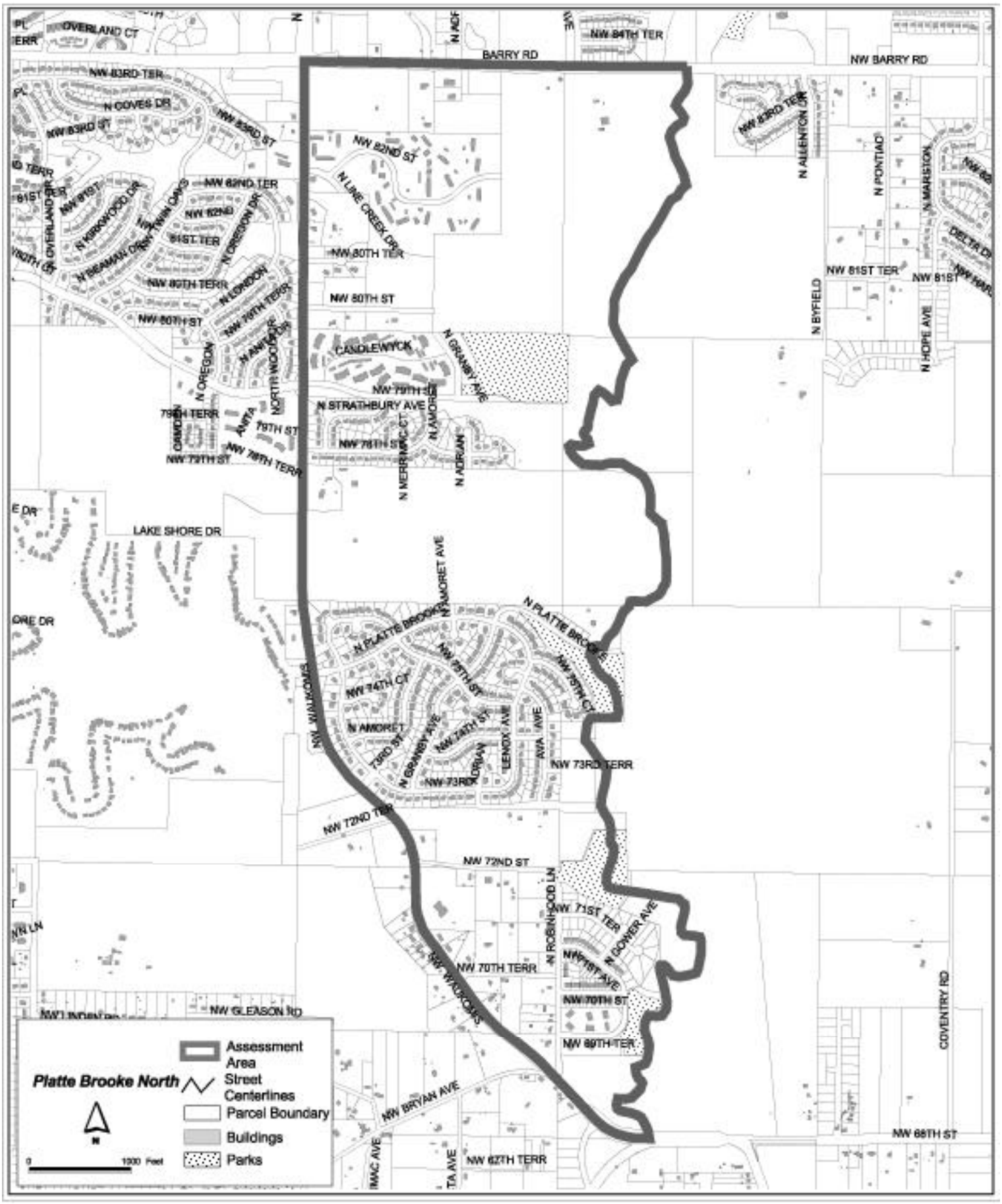
- Barry Road commercial district

Edges/Barriers

- Inadequate, unimproved roads
- Metro North Mall
- Barry Crossing Shopping Center
- Barry Road
- Green Hills Road
- 152 Highway
- Natural area along Line Creek
- Barry Road commercial district
- Lack of sidewalks and paths to other neighborhoods
- Lack of pathways (NW 72nd Street, NW Englewood Road, and NW Waukomis Drive)
- I-29
- NW Platte Purchase Drive

Features

- Natural area along Line Creek
- Streets that don't go through; it keeps the neighborhood secluded and less traffic
- Vantage points (views of downtown)


Platte Brooke North
Assessment Area
Street Centerlines
Parcel Boundary
Buildings
Parks
0
1000 Feet
N
BARRY RD
NW BARRY RD
NW 84TH TER
NW 83RD TER
N COVES DR
NW 83RD ST
NW 82ND ST
N LINE CREEK DR
NW 82ND TER
NW 81ST TER
NW 81ST
N ALLENTON DR
N PONTIAC
N MARSTON
N BYFIELD
N HOPE AVE
NW 80TH TER
NW 80TH ST
CANDLEWYCK
N GRANBY AVE
NW 79TH ST
N STRATHBURY AVE
N AMORET
NW 78TH ST
N MERRIMAC CT
N ADRIAN
NW 78TH TERR
79TH TERR
NW 79TH ST
LAKE SHORE DR
N AMORET AVE
N PLATTE BROOKE
NW 75TH ST
NW 75TH CT
NW 74TH CT
N AMORET
73RD ST
N GRANBY AVE
NW 74TH ST
LENOX AVE
AVA AVE
NW 73RD TERR
NW 73RD
NW WAUKOMIS
NW 72ND TER
NW 72ND ST
N ROBINHOOD LN
NW 71ST TER
N GOWER AVE
NW 71ST AVE
NW 70TH TERR
NW 70TH ST
NW 69TH TER
NW GLEASON RD
NW BRYAN AVE
NW 62TH TERR
NW 68TH ST
COVENTRY RD
N OVERLAND CT
N KIRKWOOD DR
N BEAMAN DR
N OREGON DR
N LONDON
N ANITA DR
NORTH WOODS DR
N OREGON
CAMDEN
ANITA

Platte Brooke North Images

Landmark and Edge/Barrier: Metro North Mall is considered a popular landmark, but can also be a barrier because of needed updates.

Feature: The natural areas around Line Creek are a feature that Barry Harbor residents want to preserve.

Landmark: The KCPL Northland Service Center is a landmark in the neighborhood.

Platte Brooke North Images

Path and Edge/Barrier: Participants felt NW Barry Road is both a useful path, and a difficult barrier at times.

Edge/Barrier: Neighbors think narrow, unimproved roads such as N Platte Purchase Drive cause dangerous driving conditions in the neighborhood.

District, Activity Center, and Edge/Barrier: The AMC theater complex is one of many new businesses along Barry Road.

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 Platte Brooke North area.

- Enforce the animal leash law (improve animal control)
- Improve service of KCPL; frequent power outages occur in Platte Brooke North
- Enforce the speed limit on Coventry Road, NW Waukomis Drive, N Platte Purchase Drive, and NW 75th Street
- Improve the feeder streets
- Prohibit unsolicited newspapers and organizations from coming into our neighborhood (newspapers pile up when residents go on vacation)
- Implement free citywide curbside recycling (currently, residents pay for it)
- Increase the frequency of the City's Clean Sweep program
- Plant more trees in the neighborhood (that don't die because they don't get water)
- Dog owners pick up after their pets
- Prohibit illegal dumping on Coventry Road at NW 68th Street, and north to NW 76th Street to N Platte Purchase Drive

Residents listen to one another discuss their neighborhood and ideas for ways to improve it.

- Prohibit trucks from driving through the neighborhood and from dumping at N. Allenton Drive
- Improve NW Waukomis Drive and N Platte Purchase Drive with curbs and sidewalks (it is dangerous for the many pedestrians who use these streets)
- Improve the delivery of basic city services
- Connect those residents who don't have city water to the City's system
- Prohibit large trucks from stopping and parking on NW 70th Terrace, NW 76th Street and Coventry Drive (trucks stop on it and other cars have to go around them into oncoming traffic)
- Improve the infrastructure South of Barry Road

Platte Brooke North is filled with many beautiful homes, but residents would like to see more trees planted in the neighborhood.

STEP 3: My Neighborhood's Assets

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

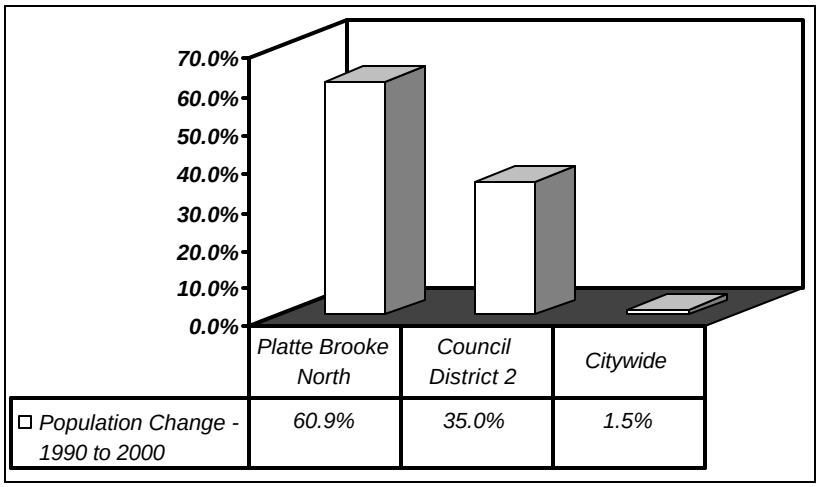
- Location (close to downtown, airport, shopping, parks, etc.)
- Parks (by Barry Middle School)
- Neighborhood hospitality (including the Welcome Committee for new residents)
- KCNA (grants for neighborhood block parties)
- Platte Brooke North, Platte Brook, Barry Harbour and The Meadows neighborhood associations
- Neighborhood events (garage sales, picnics, ice cream socials, etc.)
- The trees
- Responsible, proper developments
- Schools
- Churches
- Libraries
- The people
- Amenities
- The community fabric
- The wildlife (deer, badgers, woodchucks, foxes, turtles, turkeys, rabbits, birds, raccoons and bobcats)
- Relatively quiet
- Great view of downtown and the wooded areas
- Topography
- The absence of tall buildings
- 152 Highway

During a break neighbors exchanged ideas about what things they enjoy in the Platte Brooke North area.

STEP 4: Facts About My Neighborhood

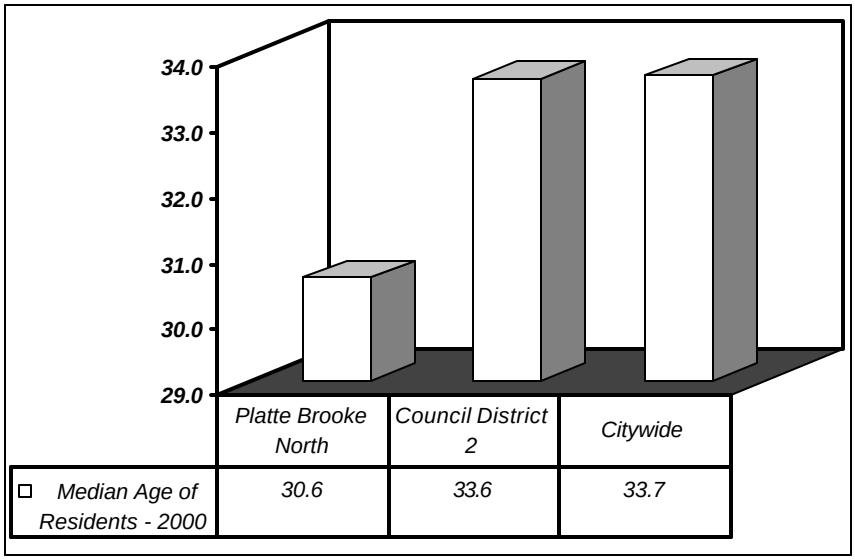
The data presented at the Platte Brooke North Neighborhood Assessment was from both the 1990 and 2000 U.S. Census, and from 2000 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts the participants said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

Change in Population 1990-2000



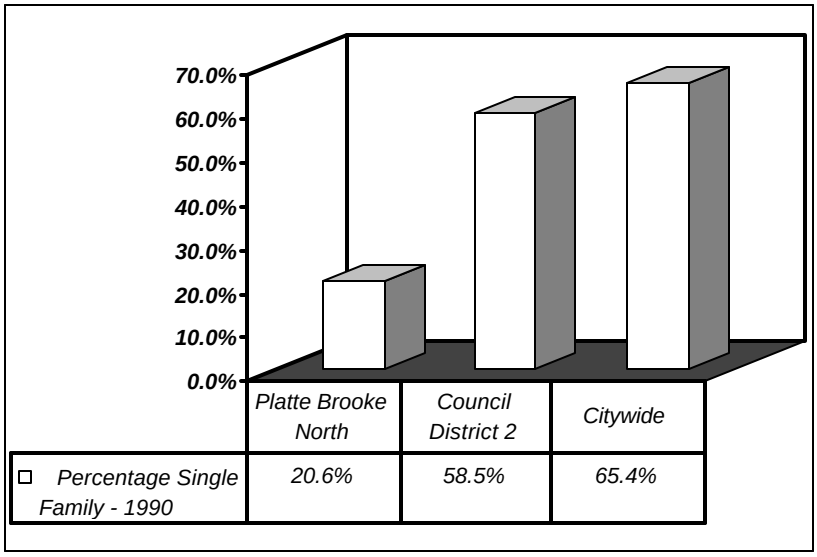
Workshop participants felt that the increase in population is impacted by the quality school districts that serve the area, and that the developments within the past few years have attracted many new residents. They also feel the increase in population and the unimproved roads lead to congested traffic.

Median Age - 2000



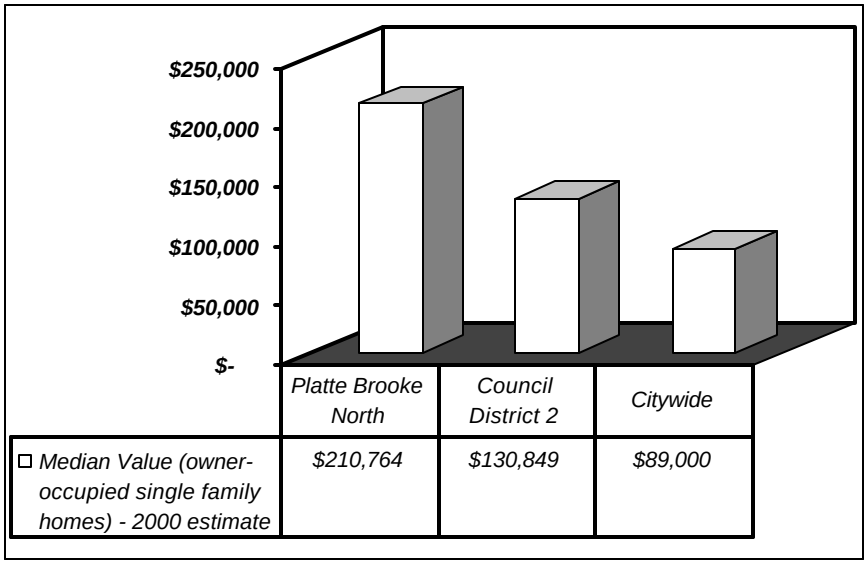
Neighbors believe the median age is lower than the rest of the Council District and the City because an increase in the number of younger people moving north of the river.

Single Family Housing Units - 1990



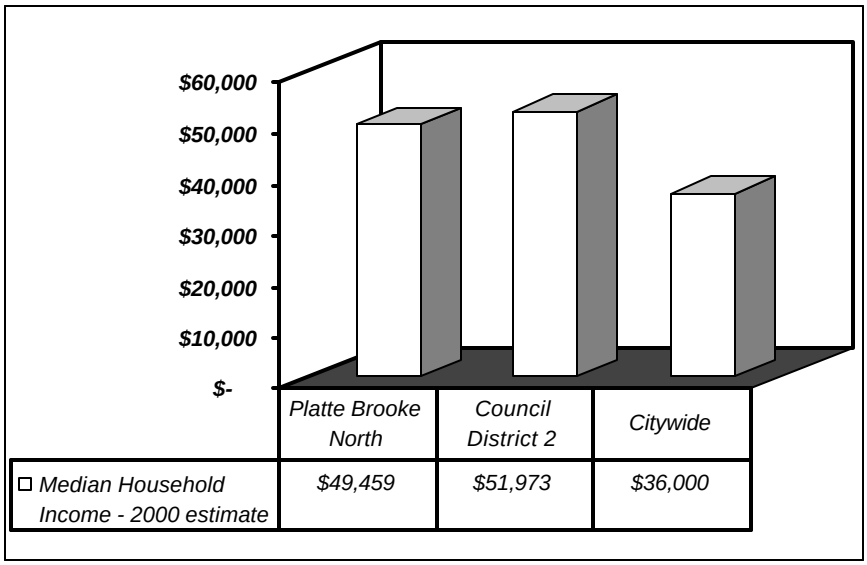
Residents noted that this area has more town homes and apartments than the rest of the city, and that they'd like to see the undeveloped parts of the area re-zoned to allow only single family homes.

Median Value Single Family Homes - 2000 estimate



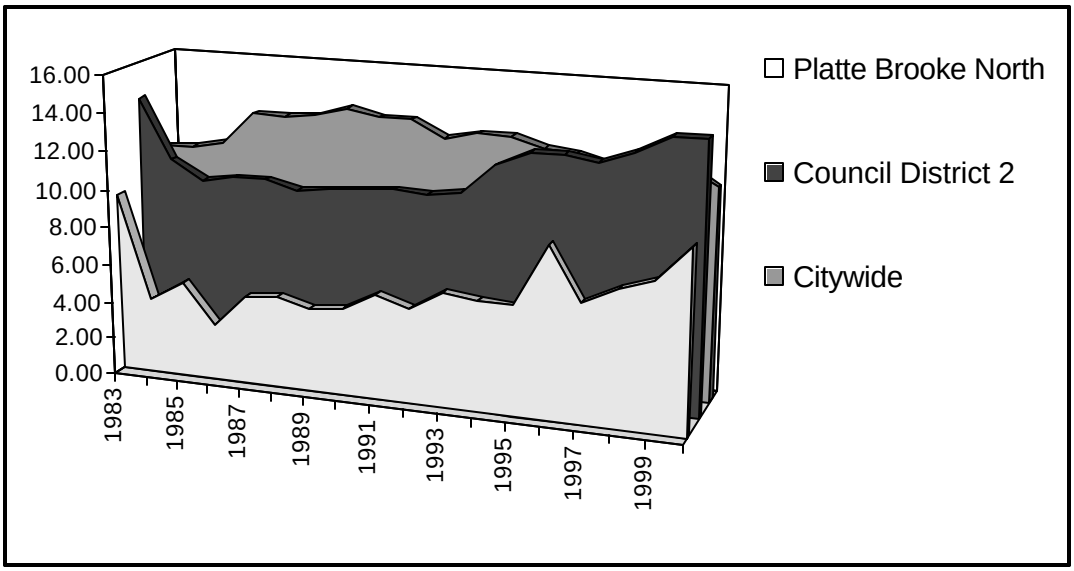
Workshop participants felt the estimated median value of single family homes was accurate.

Median Household Income - 2000 estimate

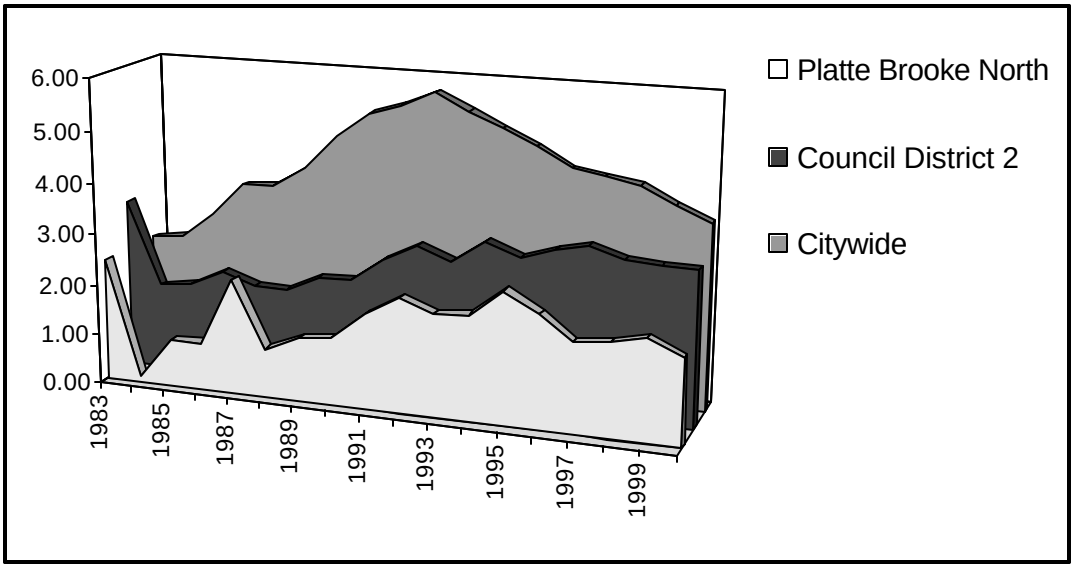


Several neighbors felt the income level is low due to the high number of people living in apartments.

Non-Violent Crime



Violent Crime



Some Platte Brooke North residents stated that they believe most of the crime in their community can be attributed to crimes that happen at construction worksites. They further speculated that as more people move into the area, an increase in the crime rate will surely follow.

STEP 5: Describing My Neighborhood

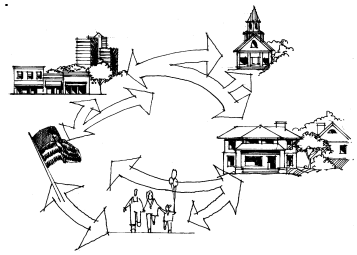
Those who attended the workshop were asked to vote on the Neighborhood Type that best described their neighborhood. The votes were a tie for Developing and Conservation. Both descriptions follow.

Developing

These areas are located throughout the city where there are major expanses of land that has never developed, and outlying areas. They are areas that contain new development that has occurred from 1980 on, and areas where development is imminent and where there are strong market forces to develop. For the city, these areas contribute new development that meets the market need for new housing, and new, marketable commercial and industrial development. The action needed is new development (including new construction, definition of open space, provision of streets and city services, etc.), and there are relatively few issues or problems beyond the normal planning considerations for new development.

Conservation

These areas are located throughout the city, potentially in any area built before 1980. They are areas that contain any age and type of development that is good quality with a strong market. For the city, these areas contribute good quality development of any type, for all markets. They also contribute significantly to the City's tax base. The actions needed are to keep these areas stable, and to predict any negative trends beginning so problems do not develop.



STEP 6: Making My Neighborhood Better

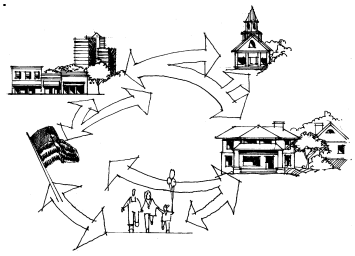
Neighbors talked about specific actions their community can take to address the issues and challenges identified earlier in the assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. Below is a list of all the ideas mentioned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

Things we can do **Ourselves**:

- Vote, and be aware of the issues such as the impact of rezoning
- Contact Carolyn Vellar from Northland Neighborhoods, Inc. for neighborhood lists
- Communicate with your neighbors
- Be more active
- Participate in the Neighborhood Watch Program
- Call FOCUS for resources

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

- Partner with government and private groups to fund a pedestrian or bike trial system with security measures
- Communicate and collaborate with other neighborhood groups about common issues (erosion, flooding, etc)
- Partner with PIAC (Public Improvements Advisory Committee) to fund infrastructure and neighborhood projects
- Partner with Park Hill School District to help with community projects



Things the **City** should do:

- Preserve the natural habitat
- Improve physical infrastructure to meet city standards (drainage, sewers, roads)
- Improve the streets (N Greenhills Drive, NW Waukomis Drive, and Coventry)
- Hold developers responsible by correctly auditing them to make sure they follow through with plans
- Enforce the leash law on pets, especially dogs
- Install erosion control
- Notify all residents about zoning meeting dates (or other plans that affect the neighborhood)
- Install traffic calming measures and enforce the speed limits on NW Waukomis Drive and N Platte Purchase Drive
- Install "No Dumping" and "Deer Crossing" signs on Coventry Road, NW 76th Street, and Linden Road
- Improve the neighborhood connectivity through roads and trails
- Install sidewalks on NW Platte Purchase Drive from Barry Road to NW 76th Street

After Step 6 of the workshop participants voted on the most important issues facing their neighborhood and the most effective solutions.

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.

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Sponsors and Contributors

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Getting Involved

To find out more about the Platte Brooke North homes association, please contact President Susie Probst at (816) 746-5446 or Sue Cole at (816) 746-6480. For information about training and other services available to neighborhoods, call the Neighborhood Assistance Center at City Hall, (816) 513-3200.

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

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- Denise Phillips, ESQ. *FOCUS Manager*
- Diane Charity, Jermine Alberty, Sharon Cheers, Willie Mae Conway, Suzy Latare, John Pajor, Robert Rutherford, Julie Xiong, Lindsey Cook, *Neighborhood Assessment Team*

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