PLATTE RIDGE

Neighborhood Assessment Report

Neighborhood Workshop Date: May 18, 2002



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

City of Fountains



Kansas City, Missouri Neighborhoods

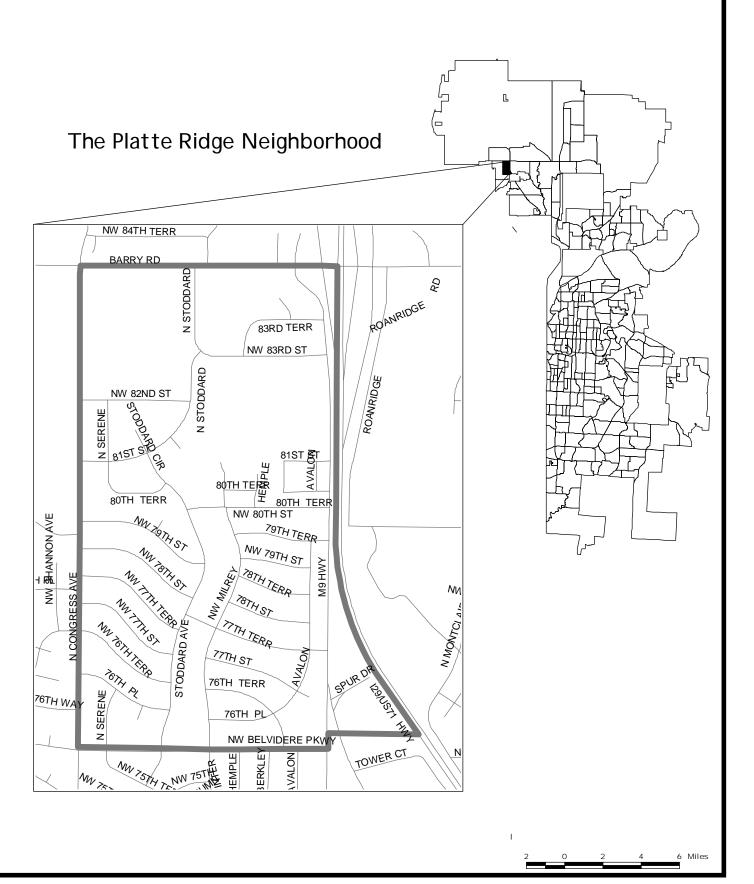




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THE STATE OF THE Family Friendly Country Club of the North 1

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 Ridge 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.

These Platte Ridge residents participated in the FOCUS Neighborhood Assessment Workshop that was held at Pine Ridge Presbyterian Church.





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.

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THE PLATTE RIDGE PERSPECTIVE



On Saturday, May 18th, 2002 residents of the Platte Ridge census neighborhood gathered at the Pine Ridge Presbyterian Church for a FOCUS Neighborhood Assessment workshop. This includes the area north of NW Belvidere Parkway, east of N Congress Avenue, south of Barry Road and west of I-29.

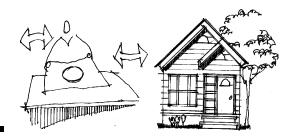
The workshop began with a quick ice-breaking exercise during which participants thought of a slogan to represent their neighborhood. "The Family Friendly Country Club of the North" was the selected slogan for the area. This slogan represents the wealth of amenities that contribute to a high quality of life for the families and individuals who live there.

Many residents praised the excellent education that the Park Hill School District provides. Within Platte Ridge there are many churches, parks, and friendly neighbors who look out for one another. Neighbors take pride in their homes and keep neighborhoods clean and safe. Workshop participants also enjoy the conveniences of their location in the city, such as proximity to the airport, as well as highways that take them anywhere in the city. Locally, they have a variety of restaurants and commercial areas to choose from. There are educational resources such as a branch of the Mid-Continent Public Library and the Maple Woods College Annex, as well as recreational amenities such as the Park Hill High School Aquatic Center, ball parks, and the future sports complex.

Platte Ridge residents are very pleased with their community, however there are a few concerns that workshop participants shared with us. With so much growth and new development residents are seeing their neighborhood change at a very rapid pace. Residents would like the City to require developers to be responsible for the impact that they are having on surrounding neighborhoods. New businesses on Barry Road have increased traffic congestion that is spilling off into once quiet residential areas. Neighbors would like to see developers provide buffers to prevent this and they would like the City to install crosswalks for school children, as well as better signage to direct traffic. With Zona Rosa proposed to open in the Fall of 2003, residents would like to see a proactive approach to the future increase in traffic.

Overall, residents are pleased with their neighborood and want to continue to invest in its future. With an active neighborhood association, Platte Ridge will continue to be a pleasant, family-friendly community to live in.

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 assests, 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

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:

Provide Sufficient Infrastructural Improvements to Accomodate New Development

Platte Ridge residents are concerned about the impact that new commercial developments such as the Zona Rosa commercial center will have on their neighborhoods. They would like the City make sufficient improvements to roads, sidewalks, traffic signals, etc. to control the increase in traffic. They would like to have Barry Raod widened from I-29 to N. Amity Road before the opening of Zona Rosa.

Inform Residents About New Developments Coming Into the Area

Residents feel uninformed about the changes being made to their neighborhood. Only residents living adjacent to new developments are informed about future plans through public meetings. They would like the notification area to be broadened to include all residences that would be impacted by the change.

Convene City Planning Commission and Building and Zoning Adjustment Meetings in the Northland

The Northland is the fastest growing area of Kansas City. Home owners and residents of the area want to remain informed and be able to contribute to new zoning laws and how they impact their neighborhoods. Workshop participants suggested these meetings be held in the Northland at Northland Neighborhoods, Inc. or at a location in Platte County to make them more accessible.



The Family Friendly Country Club of the North 5

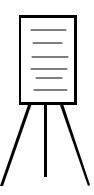


CHART NOTES

The Platte Ridge Neighborhood Assessment covered the area from NW Barry Road on the north to NW Belvidere Parkway on the south, and N Congress Avenue on the west to I-29 on the east. (See map on page 9 for details.)

Neighborhood Slogans

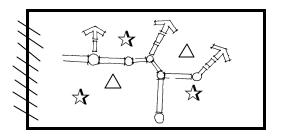
The attendees listed several slogans to describe their neighborhood. The slogans helped the participants to identify how they viewed their community. The slogan they chose was:

The Family Friendly Country Club of the North

Other choices were:

- God's Country
- Picnic Reunions
- It Ain't Johnson County Yet

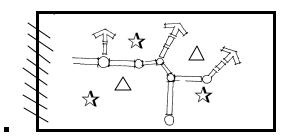
During the first exercise, workshop participants brainstormed slogans that described the character of their neighborhood.



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
- Figure 1. 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



Landmarks

- Fire station
- Sonic restaurant
- Pine Ridge Presbyterian Church
- Renner Elementary
- Congress Middle School
- Park Hill High School

Paths

- N Congress Road
- N Belvedere
- N Stoddard
- N Amity Road

Activity Centers

- Tiffany Springs Fellowship Assembly of God
- Pine Ridge Presbyterian Church
- Park Hill High School

Districts

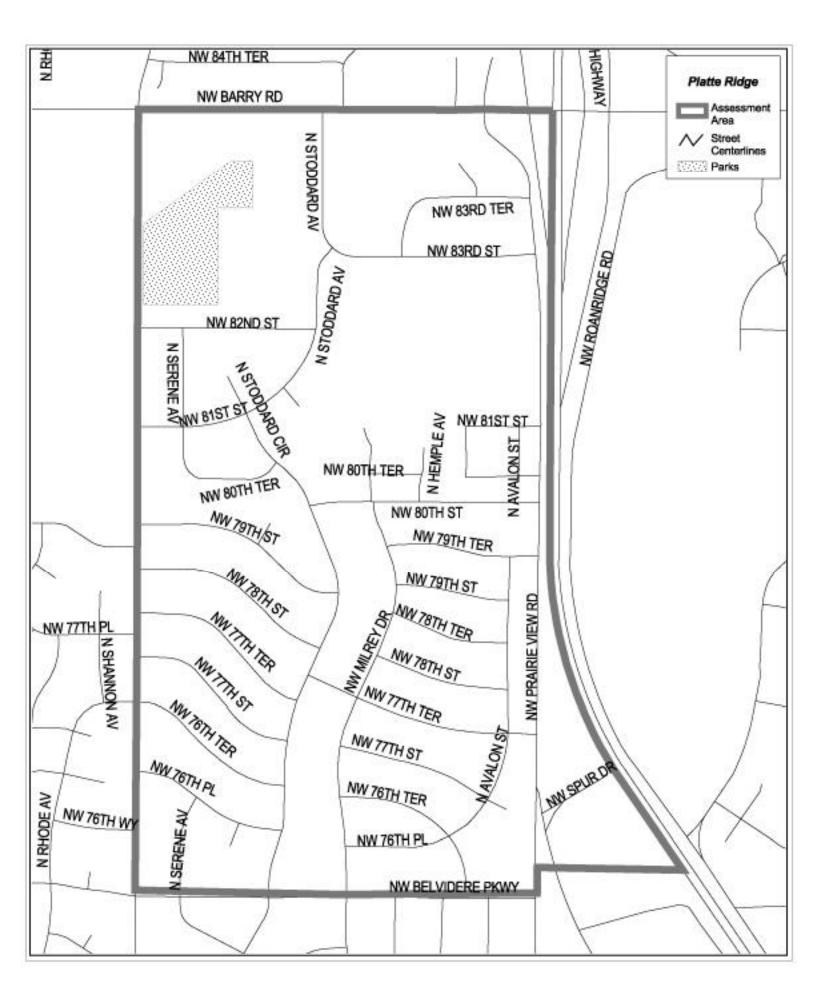
- Park Hill High School
- Commercial center at Highway 9 and Prairie View
- Future Zona Rosa commercial area

Edges or Barriers

- The intersection on Barry Road and Congress Avenue needs a crosswalk
- The curb at Barry Road and Prairie View going south
- No sidewalks on Barry Road and N Congress
- N Congress north of Barry Road
- 152 highway
- I-29
- N Barry Road
- N Stoddard

Features

- Wide greenway on Belvidere
- Wildberry Park
- Park Hill Park
- Partial sidewalks in Platte Ridge
- Street lights on N Congress
- Aquatic Center (part of Park Hill)
- Commercial center at Highway 9 and Prairie View
- Park Hill High School

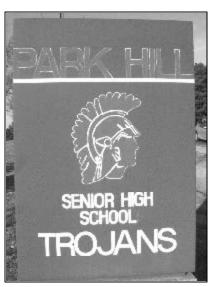


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PLATTE RIDGE IMAGES

Landmark, District, Activity Center and Feature:

Park Hill High School was mentioned by workshop participants as a valuable asset in the neighborhood.





Landmark and Activity Center:

Pine Ridge Presbyterian Church hosted the FOCUS Neighborhood Assessment for the Prairie Point/Wildberry area.

Barrier: Residents felt the intersection of Barry Road and North Congress Avenue was dangerous for students walking to and from Park Hill High School.



PLATTE RIDGE IMAGES



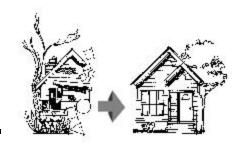
Feature: Park Hill Aquatic Center is a public swimming facility available to the public year round.

Feature: New playground equipment at Barry Park.





Landmark: Renner Elementary School (left) is one of the area schools that residents value.



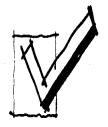
STEP 2: If I Could Fix One Thing

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 Ridge area.

- Find out about the timeline for demolition of homes on Barry Road between N Congress and N Stoddard
- Inform residents about the Zona Rosa commercial development
- Developers should contribute money to the widening of Barry Road and not just around their buildings
- Keep dogs on leashes
- Put up signage to 152 from Barry Road
- Install bike trails, especially around schools, on N. Congress
- Address the traffic that backs up along Barry Road and I-29 (exit 8) because of all the new commercial development
- Be more involved with the developments
- Build a wall behind the medical buildings at N. Congress and Barry Road to cover the back side of the buildings
- Install access ramp at N Congress to 152 east and west

- City should have meetings with developers about plans for the area in the evenings and weekends so residents can attend more easily
- Inform residents of the area living within more than 150 feet from the development about the plans
- Start acquiring right of way for mass transit to handle all future traffic needs such as light rail from the airport to Zona Rosa to the rest of the city
- Address the storm drain problem east of N Stoddard Avenue from NW 83rd Street to NW Belveidere Parkway (water runs off from businesses on Barry Road)
- Install crosswalks at Congress and Barry Road (children have no safe way to cross Barry Road to school)
- Install sidewalks and curbs on the west side of N Congress
- Prohibit Platte County and KCMO Police Departments from using houses as practice (breaking in doors and walls)
- Improve ramp from I-29 to Barry Road (exit 8)

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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.

- Boy Scouts Troop #395
- Park Hill High School Aquatic Center
- Maple Woods College Annex
- Parks
- Children
- Education provided by the school district
- Park Hill High School has more college scholarship awards than any other high school
- Teachers
- The many restaurant choices
- Quick response from emergency departments

- Variety of churches
- Close proximity to the airport
- Mid-Continent Public Library
- Potential for building communities
- The future sports complex
- Park Hill School District
- Green space
- Clean neighborhoods
- Good and friendly neighbors
- Neighbors take pride in their homes
- Convenient proximity to almost anywhere in the City
- Safety



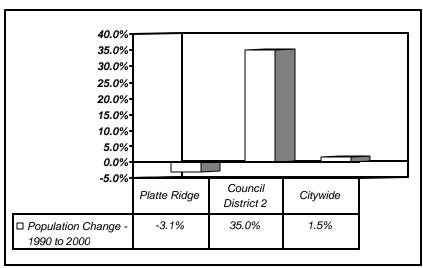
Residents enjoy many dining options in the neighborhood and along Barry Road.



STEP 4: Facts About My Neighborhood

The data presented at the Platte Ridge Neighborhood Assessment was from both the 2000 and 1990 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

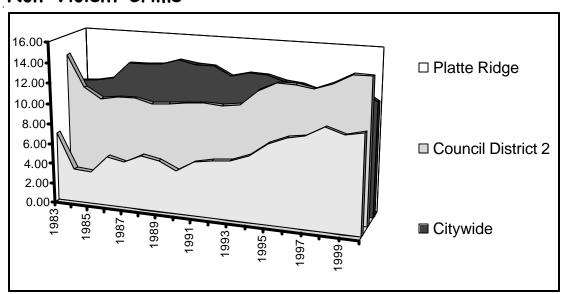


Workshop participants stated that the decrease in the population of Platte Ridge is due to many of the children in the area growing up and moving out. Residents believe that the population will increase since there are new, younger families moving in.

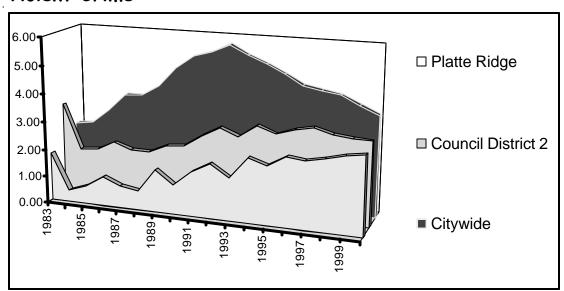
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Non-Violent Crime



Violent Crime



Residents reported that there are many new commercial businesses in the area, and felt that as more people come into the area, there will be more potential for crime.



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

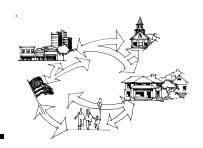
My neighborhood has been developed for some time. Established businesses and institutions are located in the neighborhood. Places of worship, schools, recreational and entertainment facilities, and businesses provide many opportunities near my home.

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.



The Platte Ridge area is a wellestablished neighborhood and residents like how family oriented it is.



STEP 6: Making My Neighborhood Better

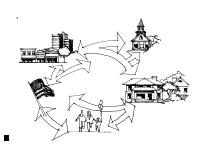
Neighbors talked about specific actions their community can take to address the issues and challenges identified earlier in the assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. Below is a list of all the ideas mentioned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

Things we can do Ourselves:

- Create a coalition of organizations from several neighborhoods to work on the Barry Road, Congress Road issue
- Re-activate the neighborhood association
- Attend development meetings and advocate for evening and weekend times
- Attend school board meetings at Board of Education on Barry Road to address the need for safe crossings on N. Congress and Barry Road
- Get neighborhood stickers for parking issues
- Contact Zona Rosa developers via www.zonarosa.com



Workshop participants listed action steps that should be taken to improve their neighborhood, then voted on their top priorities.

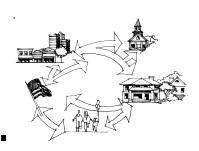


Things we can do with a Partner:

- Collaborate with each other's neighborhood associations
- City collaborate with churches to communicate changes
- Partner with PTA to address dangerous crossings (walking access to schools)
- Partner with Zona Rosa developers to have meetings and express neighborhood concerns
- Establish "mom and pop" businesses

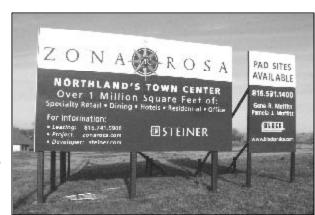
Things the **City** should do:

- Widen Barry Road from I-29 to N. Amity Road before developing Zona Rosa
- Do not provide new developments if you do not have the infrastructure (i.e. roads, sidewalks etc.)
- Inform homeowners about new developments and about issues that impact the area
- Convene City Planning Commission and Building and Zoning Adjustment meetings in the northland, possibly at Northland Neighborhoods, Inc. or in Platte County
- Start work on the proposed park and ball fields from the land swap
- Repave N. Amity Road
- Coordinate meetings with developers that are at accommodating times for residents
- Provide safe pedestrian access for children at the intersection of Barry Road and N. Congress such as sidewalks, crosswalks, etc.
- Let neighbors provide input about future developments before finalizing plans
- Expand the notification boundaries for residential areas that will be impacted by new developments



Things the City should do, cont'd.

- Provide more infrastructure and multi-use for small businesses
- Reconsider the zoning of 84th Terrace just north of Barry Road and east of N Congress Avenue to address commercial developments providing buffers for residential access
- Install a cross walk at Barry Road and N. Congress
- Install a traffic light at Renner Elementary School before heading east or west on Barry Road
- Follow up with residents about current issues
- Provide a park in the space at the properties at 84th Terrace
- Provide a park closer to residential neighborhoods
- Plant trees and or install a sound walls (concrete or heavy wooden walls) to deflect and push back sound
- Provide signage along Barry Road to N. Amity to direct drivers to 152 Highway
- Provide a FOCUS Center in Platte County



The Zona Rosa Town Center will open in the Fall of 2003 and feature shopping, dining, entertainment, and hotels.

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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Platte Ridge Neighborhood Assessment Participants

Lesli Crawford Judi Ellis Charles Foster Bea Jeanetta Dorothy M. Kolich Terry Lawhon Christine Logan Peter Maxwell Paulette Russell Frank Webb

Sponsors and Contributors

- Pine Ridge Presbyterian Church
- Tiffany Manor/Platte Ridge Homes Association

Getting Involved

To find out more about the Platte Ridge/Tiffany Manor homes association, please contact Bea Jeanetta at (816) 891-2409. 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

Third District

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

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The Honorable Evert Asjes III
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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

City Support

Terrie Scott, City Manager's Action Center

Service	AGENCY OR CITY DEPARTMENT	Phone
City Services	Action Center 51	3-1313
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 Our Comprehensive Urban Strategy

