

ROCKHILL MANOR

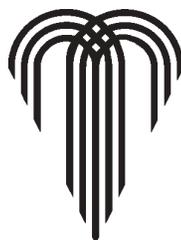
Neighborhood Assessment Report

Neighborhood Workshop Date: January 12, 2002



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

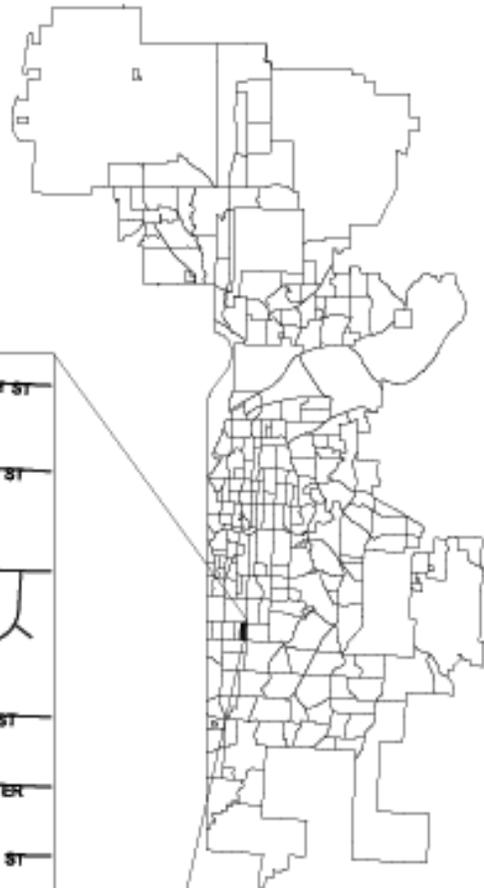
City of Fountains



Heart of the Nation

Kansas City, Missouri Neighborhoods

The Rockhill Manor Neighborhood



400 0 400 800 Feet

TABLE OF CONTENTS



FOCUS Kansas City and Neighborhood Assessments.....	2
Rockhill Manor Area Perspective.....	4
Rockhill Manor Area Priorities.....	6
Chart Notes:	
Slogans.....	7
Step 1: My Neighborhood Is.....	8
Step 2: If I Could Fix One Thing.....	13
Step 3: My Neighborhood's Assets.....	14
Step 4: Facts About My Neighborhood.....	15
Step 5: Describing My Neighborhood.....	16
Step 6: Making My Neighborhood Better.....	17
Participants, Sponsors and Contributors, Getting Involved.....	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 Rockhill Manor area conducted the assessment workshop with assistance from City staff. Participants mapped their community, and identified assets and priority issues in their neighborhoods.



Rockhill Manor residents used maps as a tool to help them explore how they interact with the physical characteristics of their neighborhood.



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

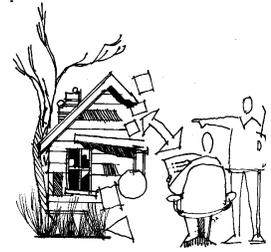
The Assessment is a beginning point from which the community can move forward and achieve quality living environments through a commitment to continuous improvement. The descriptions for these four Neighborhood Types are contained in the *FOCUS Neighborhood Prototypes Plan*, Appendix A, "General Neighborhood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



Rockhill Manor residents put smiles into their strategies.

THE ROCKHILL MANOR PERSPECTIVE



The FOCUS Neighborhood Assessment team used the boundaries of the Rockhill Manor Census Neighborhood to convene this discussion. A census neighborhood is a set of boundaries used by local, state and federal planners to gather and analyze demographic data. In this case the workshop encompassed the area from 79th Street to 85th Street, Holmes to Troost.

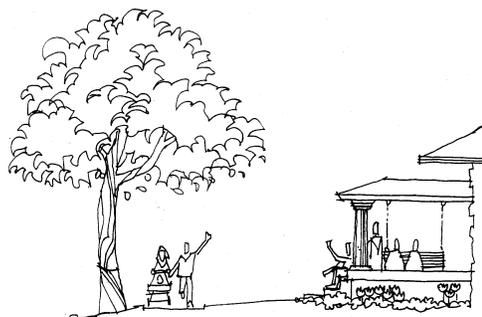
The people who turned out for the workshop told the FOCUS team that there are several distinct residential communities within these boundaries. The Rockhill Manor Homes Association represents a group of single-family homeowners in the northwest quadrant of the assessment area, bounded by 79th Street on the north to 80th Street on the south, Campbell on the east and Holmes on the west. Another area bounded by 83rd to 85th and Holmes to Troost is called Rolling Hills. The Rolling Hills Homes Association is currently inactive.

The assessment area also includes single-family homes, apartments and condominiums whose residents do not participate in an association. Residents of these areas may or may not view themselves as part of an interconnected neighborhood.

One challenge for workshop facilitators was to moderate a conversation that could be relevant to people on the block where they live and apply to the area as a whole. Fortunately, during the meeting participants discovered that many of the assets, resources and challenges they named as individuals also connected them as neighbors.

For example, people mentioned that although houses in the area vary in terms of style and size they are consistently of good quality. Residents also mentioned that they share a common appreciation for community assets like the Waldo Library, Tower Park and Stroud's restaurant.

Residents agreed that the success of the Kansas City Missouri School District is intricately linked to the long term sustainability of their neighborhood. Strong schools attract families with children and ultimately fuel investments in homes, business and infrastructure.



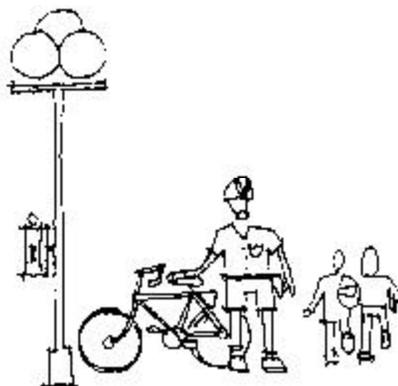


.....

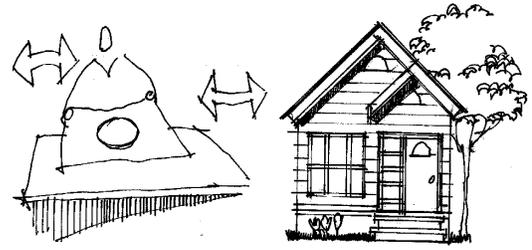
Another discussion centered around the interface between the Brittany Point Apartments, Champlain Apartments and the Rockhill Manor neighborhood. Several years ago the apartment complexes closed their driveways on Troost to stop cars from using their parking lot as a byway between Troost and Campbell Street. This action solved one problem and created another. Now all vehicles from the apartments must enter and exit on Campbell, a residential street that is not meant to carry a high volume of traffic. The number of cars traveling up and down Campbell present a nuisance and potential safety hazard to the people who live in single family homes. These residents want to work with the owners of the Brittany Point and Champlain Apartments to find a suitable solution to the problem.

Residents from the Rolling Hills area expressed an interest in reviving their neighborhood organization as a way of bolstering their sense of community. They can be encouraged by residents who live in the 7900 block of Campbell. The Campbell neighbors adopted their block to control litter. In the process they got to know each other better and created a feeling that they are looking out for one another.

The people who attended the workshop selected Conservation as their Neighborhood Type. Significantly, "getting together to help one another" is a key improvement strategy for Conservation neighborhoods. Although the number of people who attended the assessment meeting on January 12, 2002 was small it was a good beginning. After all, the purpose of the assessment process is to provide a point from which the community can move forward.



PRIORITIES



Residents of the Rockhill Manor area named the following as their priority issues:

Strengthen Community Connections

- Create a homeowners association for the Rolling Hills area
- Explore the possibility of partnerships between the Rockhill Manor, Waldo Homes and Tower Homes Neighborhood Associations (i.e., discussions on how to support area schools, neighborhood safety, etc.)
- Expand resident awareness about the resources and information available through organizations like the Kansas City Neighborhood Alliance, Local Initiatives Support Corporation, Southtown Council and Southtown Neighborhood Council

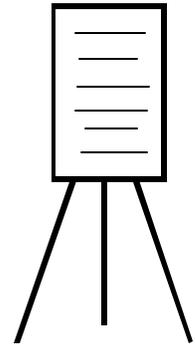
Improve Traffic Flow in the Neighborhood

- Initiate dialogue between the owners of Brittany Point Apartments, Champlain Apartments and surrounding homeowners to solve the traffic flow problem on Campbell between 79th Terrace and 81st Street
- Reduce speeding on 79th Terrace between Troost and Holmes

Create A Dialogue With Local Businesses

- Encourage John's Apple Market at 85th and Holmes to deliver quality service at competitive prices
- Make the Troost Market liquor store a better neighborhood partner. In particular, there tends to be a great deal of loud music and noise in the parking lot on Summer nights
- Ask the owners of the Kansas City Rehab Center to keep trees and bushes trimmed and litter picked up

C H A R T N O T E S



The Rockhill Manor Neighborhood Assessment covered the area from 79th Street on the north to 85th Street on the south, and from Holmes Road on the west to Troost Avenue on the east.

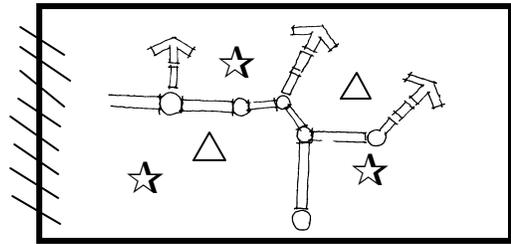
Neighborhood Slogans

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

Neighborliness Without Nosiness

Other suggested slogans:

- Diversity is Our Strength
- Manors Are Our Priority
- Rockhill Rocks



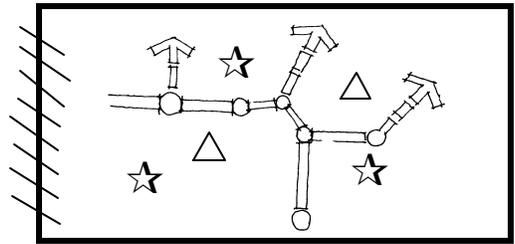
STEP 1: My Neighborhood Is

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



Troost Avenue forms the eastern boundary of the Rockhill Manor area. It is also an important path that connects residents to many destinations outside the neighborhood.



.....

Landmarks

- Paul Robeson Middle School
- Kansas City Rehabilitation Center
- South Broadland Presbyterian Church
- Champlain Apartments
- Brittany Point Apartments
- Mockabee Farm site
- Tower Park

Paths

- Holmes Street
- 79th Street
- 80th Street
- Troost Avenue
- 85th Street
- Trolley Trail

Activity Centers

- Waldo Library
- Paul Robeson Middle School
- South Broadland Presbyterian Church

Districts

- Champlain Apartments
- Brittany Point Apartments
- Dible Homes (on Holmes, Charlotte and Campbell between 79th and 80th Streets)

Edges/Barriers

- Kansas City Rehabilitation Center
- Champlain and Brittany Point Apartments
- 85th Street
- John's Apple Market on 85th

Features

- Diversity in age, race and incomes of neighborhood population
- Small community atmosphere
- Mockabee Farm site
- Stroud's Restaurant
- Tower Park

ROCKHILL MANOR IMAGES



Landmark and Activity Center: This facility was originally the home of the Jewish Community Center. It is now the site of Paul Robeson Middle School.



Path: The Area Transportation Authority is working on plans to complete the final section of the Trolley Trail on 85th between Main and Prospect

District: Napoleon Dible was a builder in Kansas City who was known for constructing high quality homes. The home on the left is one of more than 50 his company built in the Rockhill Manor sub-subdivision



ROCKHILL MANOR IMAGES

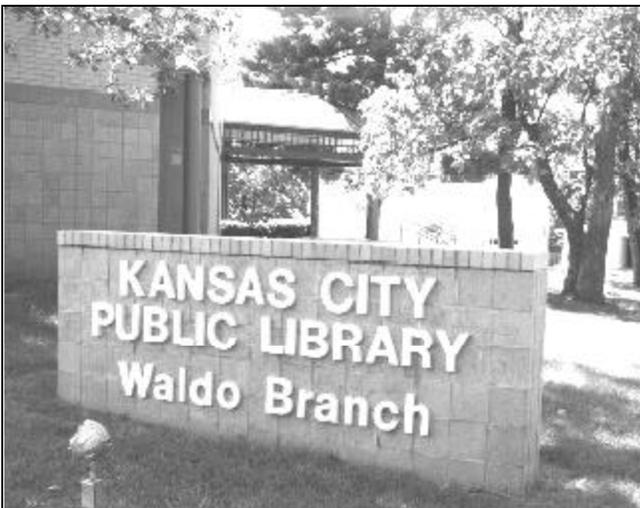


Landmark, District and Barrier:

The Champlain Apartments are one of several apartment complexes in the area that comprise a multi-family housing district.



Feature: Tower Park provides Rockhill Manor area residents with a nearby recreation space.



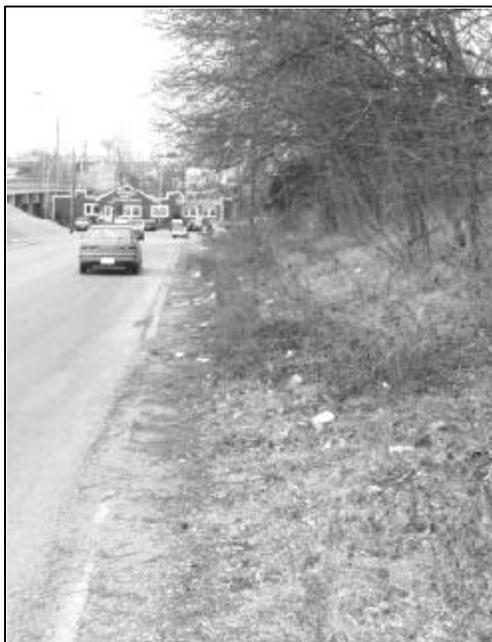
Activity Center: During the workshop participants said The Waldo Branch Library is a well used community resource.



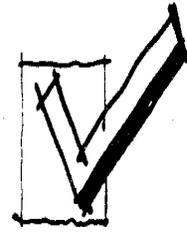
STEP 2: If I Could Fix One Thing

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 Rockhill Manor neighborhood.

- Repair the storm drainage problem at 80th and Campbell
- Control the crime and transient activity at strip mall on 79th Terrace and Troost
- Notify neighbors about the proposed improvements to the intersection of 85th and Troost
- Control the traffic on Campbell from 79th Terrace to 81st Street and on 80th between Holmes Road and the apartment complexes
- Improve the KCMO School District
- Continue to salt and sand the side streets that are slick during icy weather – particularly the 8400 block of Campbell
- Control the speeding, traffic and crime from the neighboring apartment communities
- Expand notification of zoning changes to more than 185 feet
- Stop the speeding from the apartment complexes along Campbell
- Keep the frontage road west of Troost between 84th and 85th mowed and clear of litter



This access road that allows southbound traffic to exit on Troost is not well maintained.



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.

- Rockhill Manor Neighborhood Association
- Long time, committed residents
- Young people moving in
- People park their cars in their garages and driveways and keep the streets clear
- Diversity of age, race and income levels
- High quality homes
- Stroud's Restaurant
- John's Apple Market
- Robeson Middle School
- Mature trees
- Sidewalks
- New lighting
- Good neighbors
- Spacious lots
- Quiet
- Wildlife - raccoons, possums, squirrels



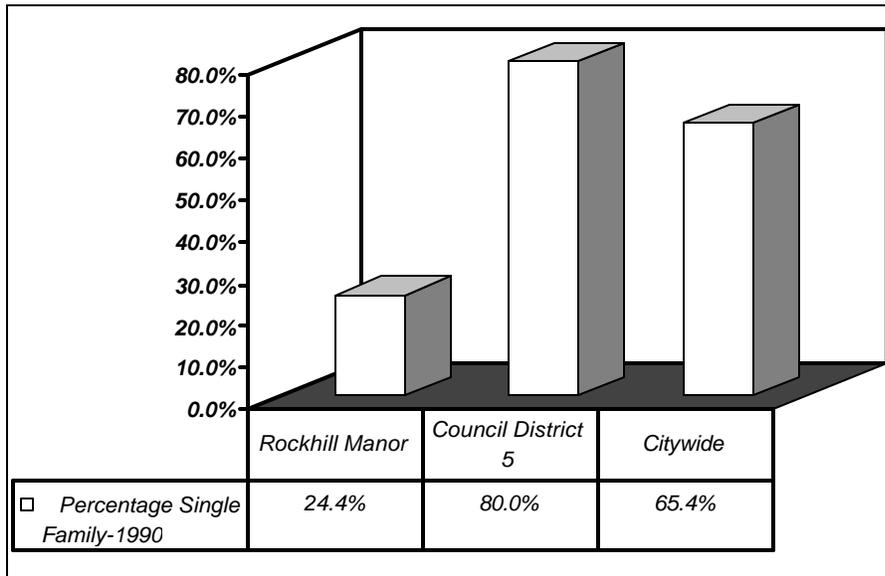
Several residents named Stroud's as a favorite area restaurant.



STEP 4: Facts About My Neighborhood

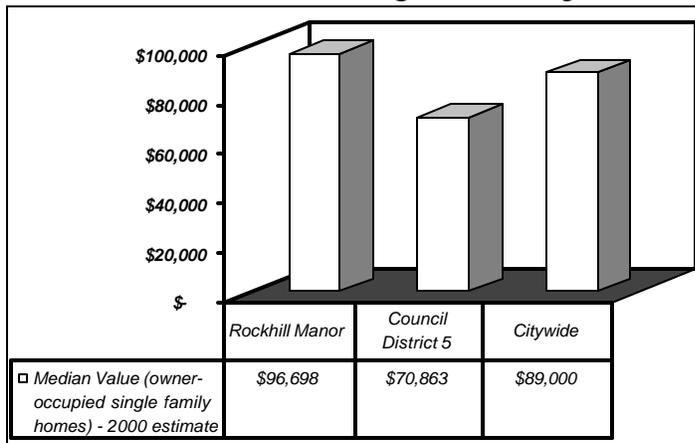
The data presented at the Rockhill Manor Assessment was from the 1990 and 2000 U.S. Census, and from 1999 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts the participants said were surprising or noteworthy. (See the neighborhood assessment workbook for more detail.)

Single Family Housing Units -1990



Single family homes account for a little less than a quarter of residences in the Rockhill Manor Census Neighborhood. This is one reason why homeowners feel it is important to include apartment communities in the discussions about the community.

Median Value of Single Family Homes (estimated for 2000)



Workshop participants named two characteristics that contribute to strong home values: the location and the quality of the houses.



STEP 5: Describing My Neighborhood

Those who attended the workshop were asked to vote on the Neighborhood Type that best described the area. Attendees from the Rockhill Manor Area chose Conservation.

Conservation

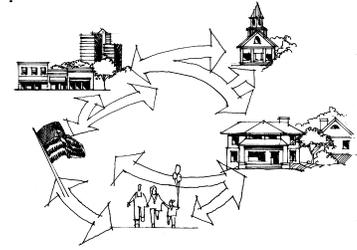
My neighborhood has been developed for some time. Established businesses and institutions are located in the neighborhood. Places of worship, schools, recreational and entertainment facilities, and businesses provide many opportunities near my home.

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 existence of quality housing was a key reason why workshop participants selected Conservation as their neighborhood type.



STEP 6: Making My Neighborhood Better

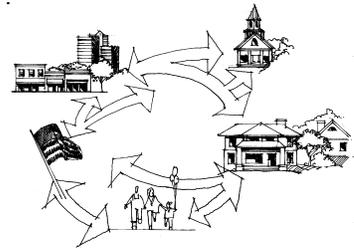
Neighbors talked about specific actions their community can take to address the issues and challenges identified earlier in the Assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. Below is a list of all the ideas mentioned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

Things we can do **Ourselves**:

- Strengthen the Rockhill Manor Homes Association
- Neighbors continue to look out for each other
- Start, re-start or merge the Rolling Hills Neighborhood Association with the Rockhill Manor Neighborhood Association
- Contact the owners of the area apartment complexes to meet and/or communicate concerns
- Report property maintenance violations to 513-1313 (the City's Action Center)
- Invite the Neighborhood Preservation Officer to a neighborhood meeting
- Keep our neighborhood clean



These residents have teamed up with their neighbors to keep the 7900 block of Campbell free of litter



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

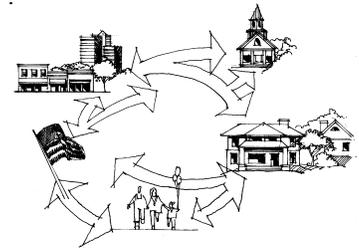
- Build a partnership between the Rockhill Manor and Rolling Meadows Homes Associations
- Build partnerships with the Waldo Homes and Tower Homes Associations
- Partner with all three apartment complexes to solve problems related to traffic, etc.
- Work with John's Apple Market to improve security in the parking lot and provide higher quality products at a lower cost
- Reduce the noise and disruptive activity in the parking lot of the Troost Market liquor store



Residents felt the retail strip on 79th Terrace and Troost and John's Apple Market at 85th and Holmes are important partners for the Rockhill Manor area



John's Apple Market at the intersection of 85th and Holmes provides a convenient place for area residents to do their grocery shopping



Things the **City** should do:

- Improve the quality of street re-surfacing work
- Fix the stormwater drainage problem at 80th and Campbell
- Inform residents about the proposed improvements at 85th and Troost
- Improve enforcement of property maintenance violations
- Mail information to people who attended the workshop about resources for neighborhood groups (KCNA, LI SC, etc.)
- Provide the Rockhill Manor Neighborhood Association with the name, address and phone numbers of the apartment complex owners



The KCMO Public Works Department is working on several improvement projects near the intersection of 85th and Troost. The photo on the left shows the bridge over 85th that will be replaced as a part of the plan. The photo below shows the section of 85th between Holmes and Troost that will be widened. The plan calls for 85th Street to be widened between Holmes and Prospect



Rockhill Manor Neighborhood Assessment Participants

Marilyn Carroll
Tom Carroll
Jim Cherney
Jay Henson
Terita Hewlett

Al Martinez
Tiffany Martinez
Bob McGuire
Marianna McGuire
Mattie Paul

Harold Shorr
Sara Shorr
Ethel Smith
Evelyn Wilkinson
Dr. Ralph Wilkinson

Sponsors and Contributors

- Paul Robeson Middle School
- Einstein Brothers Bagels

Getting Involved

For information about the Rockhill Manor Homes Association, contact President Jim Cherney at (816) 361-6913.

For more information about neighborhood organizing, contact the 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 Rockhill Manor Area is in the 5th Council District. Your Council Representatives are:

- Councilwoman Becky Nace, Fifth District-at-Large: (816) 513-1633
- Councilman Terry Riley, Fifth District: (816) 513-1629



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, Robert Rutherford, Julie Xiong, *Neighborhood Assessment Team*

City Support

- Glorya Allen, *Action Center*
- Denise Reeves, *Action Center*

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 - Streets 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

