

# BANNISTER ACRES & ROBANDEE SOUTH

## Neighborhood Assessment Report

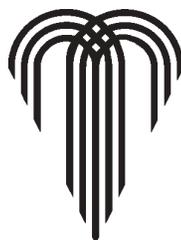
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Neighborhood Workshop Date: March 23, 2002



**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 Bannister Acres and Robandee South Neighborhoods



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# FOCUS KANSAS CITY AND NEIGHBORHOOD ASSESSMENTS

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**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 Bannister Acres & Robandee South neighborhoods conducted the Neighborhood Assessment 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.



Workshop participants sign in and are greeted by Willie Mae Conway, FOCUS Neighborhood Assessment Team member.



# NEIGHBORHOOD TYPE

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

## Developing    Conservation    Stabilization    Redeveloping

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

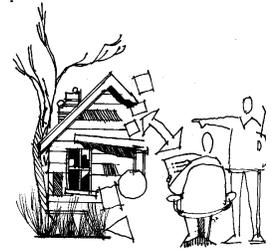
In the workshop, participants defined the tools, actions and strategies for improving their community. They will use this information to strategically apply public and private resources in a way that is based on existing conditions, trends, opportunities, strengths and needs. Once other neighborhoods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



A participant places a heart sticker on his house on the "heart map" before the Neighborhood Assessment.

# BANNISTER ACRES & ROBANDEE SOUTH PERSPECTIVE

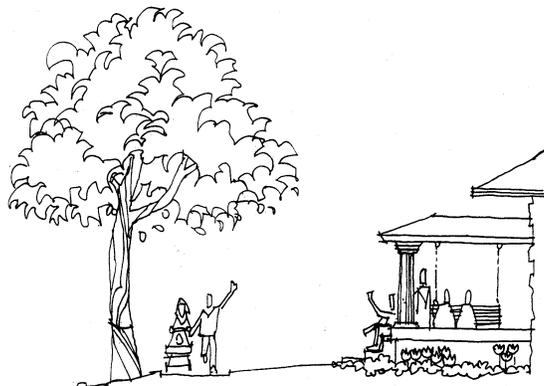
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On Saturday, March 23, 2002, many residents living in the Bannister Acres and Robandee South neighborhoods gathered at the St. Regis Catholic Church to participate in a FOCUS Neighborhood Assessment workshop. The self-evaluation workshop was an opportunity for residents to look at the connections between where they live, work, and socialize. The participants engaged in a neighborhood mapping exercise, celebrated accomplishments, and discussed challenges and barriers facing their neighborhoods. They also identified the assets in their community and voted on their Neighborhood Type. Finally, they voted on improvement priorities they have for their area.

The Bannister Acres neighborhood is bounded by: Blue Ridge Boulevard on the west, James A. Reed Road on the east, Bannister Road on the north and I-470 on the south. This area was platted in June 1945, and the City of Kansas City, MO annexed the area in 1961. The original development of homes in Bannister Acres is located between Bannister Road and 99<sup>th</sup> Street, and Blue Ridge Boulevard and Richmond Drive. The Bannister Acres area and 95<sup>th</sup> Street, also known as Bannister Road, were named in memory of Frederick J. Bannister, a civic leader.

The Robandee South neighborhood is bounded by: James A. Reed Road on the west, Raytown Road on the east, Bannister Road on the north and I-470 on the south. According to statistics from the 1990 U.S. Census, 7.7% of the homes in the Robandee South area were developed before 1940. The area experienced a major boom (a 72.1% increase) in development during the 1960's and 1970's, with homes being built by the Andes & Robert Construction Company. The 1990 Census reports that 98.8% of the housing units in Robandee South are single family dwellings and, according to a 2000 estimate by the City Planning Department, the median value of single-family homes in the Robandee South area is \$92,715.





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Participants who attended the Neighborhood Assessment are pleased to live so close to I-435 and I-70. They enjoy the variety of businesses and services in the area, such as K-Mart, Bannister Mall, the Mid-Continent Public Library, the convenience of two Post Offices (87<sup>th</sup> & Raytown Road and 119<sup>th</sup> & Blue Ridge Boulevard), and a number of parks and walking trails. These amenities make living in this community very convenient and enjoyable.

Residents discussed how a successful school system, such as the Hickman Mills School District, is one of the most important features a neighborhood needs in order to be and remain, healthy. This district has served the Bannister Acres & Robandee South communities for over 100 years and is a major factor contributing to young families moving into the area.

Bannister Acres participants spoke of the challenge they face in regards to the need for sanitary sewers and fire hydrants. According to Margie Haugh, a resident in the Bannister Acres neighborhood, there are 65 houses and 2 churches on septic systems in their area. Of those 65 houses, over half are home to retirees, elderly or disabled residents, and residents with low incomes.

In 1963, a public hearing was held to construct a joint district sanitary sewer in this area. On April 30, 1965, the City's Public Works Department imposed a special tax on their neighborhood for construction of these joint district sanitary sewers in the amount of \$110,830.68. This would be \$625,028.63 in today's money, according to the Bureau of Labor Statistics.

Neighbors hoped to obtain sanitary sewers at that time. However, the tax assessment was used to install a sewer system in a new housing development in the area. Since that time, attempts by neighbors to privately obtain sanitary sewers have failed when residents were faced with the astronomical construction costs.



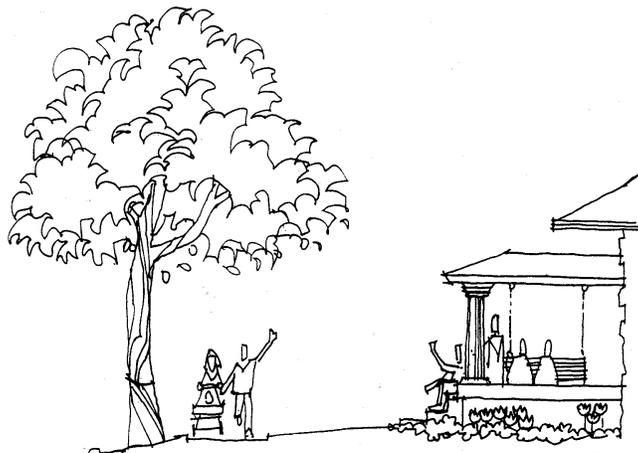
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After numerous meetings throughout the year concerning the construction of sanitary sewers and the upgrading of water lines for fire hydrants in the Bannister Acres area, success has been achieved. A tentative date for construction to begin is scheduled for May 2003, and completion is expected by December 2003.

Neighbors from Bannister Acres & Robandee South discussed other common concerns such as: illegal dumping, dilapidated homes, and those surrounding businesses who do not maintain their properties. Workshop participants expressed a desire to work more closely with their City Council representatives on these and other issues.

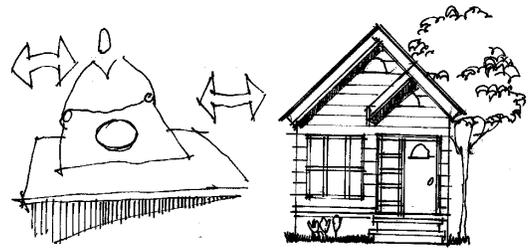
Those present recognized the potential of working with partners in the community, such as the St. Regis CCO and the Southern Communities Coalition, to address community issues and achieve their goals. Most importantly, they saw that the best way to ensure that their neighborhood remains strong and builds upon its successes is by getting organized. By the end of the workshop, neighbors were clear about the many advantages of having an organization in each neighborhood, and ready to take the next necessary steps toward that end.

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



# **BANNISTER ACRES PRIORITIES**

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Bannister Acres residents named the following as their priority issues:

## **Installation of Water Lines, Hydrants and Sanitary Sewers**

Residents voted decisively concerning the lack of sanitary sewer systems and fire hydrants in the northwest portion of the Bannister Acres neighborhood. Residents lobbied strenuously for these improvements and suggested the following:

- Coordinate the installation of water lines, hydrants and sanitary sewers so that installation occurs at the same time.

## **Promote the Development of Vacant Land**

Residents felt that this area is a valuable asset to Kansas City because it features a high concentration of older houses. However they also hope to see the vacant land surrounding their community developed. They suggested the following:

- Encourage the City to provide incentives to developers to build in Bannister Acres and the surrounding area

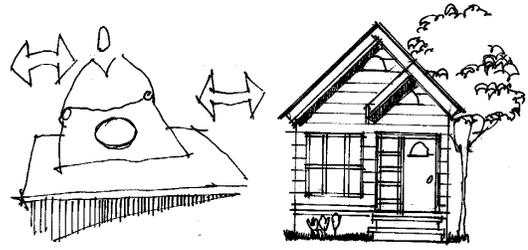
## **Become Proactive**

Workshop participants renewed their commitment to report problems instead of allowing them to mount up. One suggestion is:

- Instead of complaining about local businesses, share concerns with area businesses and communicate to them that they will lose community patronage if they fail to respond to requests from neighborhood groups to improve services, clean up their properties, etc.

# ROBANDEE SOUTH PRIORITIES

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Residents named the following as their priority issues:

## Implement Traffic Calming Measures

During the workshop residents expressed concern about the amount of traffic that enters their neighborhood and the number of vehicles that speed along the main thoroughfares throughout the area. One of the many suggestions made during the workshop is listed below:

- Lowering the speed limit south of James A Reed Road or enforce the current 45 mph speed limit.

## Enforce Property Codes

It is important for all neighbors to maintain the appearance of their properties for the good of the neighborhood. Workshop participants expressed they would like to have deteriorating homes rehabilitated and homes that need minor repairs repaired, before they become community eyesores. Participants expressed many ideas to address this issue. One of them included:

- Identify and meet with City Code Officers in order to establish regular lines of communication with that department.

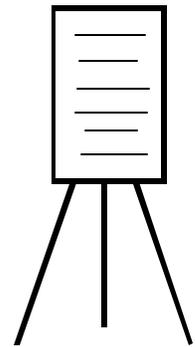
## Maintain Quality Neighbors and Homes

Workshops participants were enthusiastic about their neighbors and their homes, however over the years they have watch the decline of their neighborhoods. Some attributed this decline to the lack of routine maintenance of properties owned by Section Eight landlords and tenants who do not care for the properties. They suggested the following:

- Meet with Housing and Urban Development officials to design a plan to address how the monitoring and maintenance of Section Eight housing and Kansas City Housing Authority properties can be improved.

# CHART NOTES

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The **Bannister Acres** neighborhood is bounded by: Blue Ridge Boulevard on the west, James A. Reed Road on the east, Bannister Road on the north and I-470 on the south.

The **Robandee South** neighborhood is bounded by: James A. Reed Road on the west, Raytown Road on the east, Bannister Road on the north and I-470 on the south.

## Neighborhood Slogans

Workshop participants thought of several unique slogans to describe their neighborhoods. The slogans helped the participants to identify how they viewed their community. The slogan they selected is:

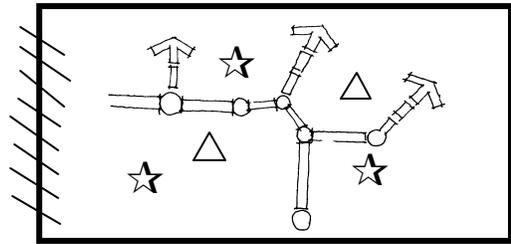
### People Empowering People!

Other suggested slogans:

- Bettering Bannister
- Broken Branches
- Green Acres
- Forgotten By The City
- Wake Up to Nature
- Junk Yards, Inc.
- Pressure and Persistence Pays

Workshop participants gathered for the introduction of the workshop. They later brainstormed and came up with the above slogans.

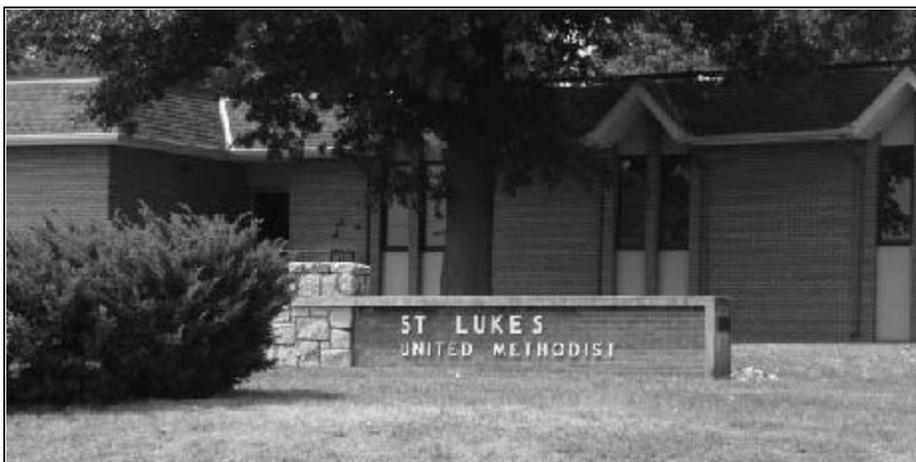




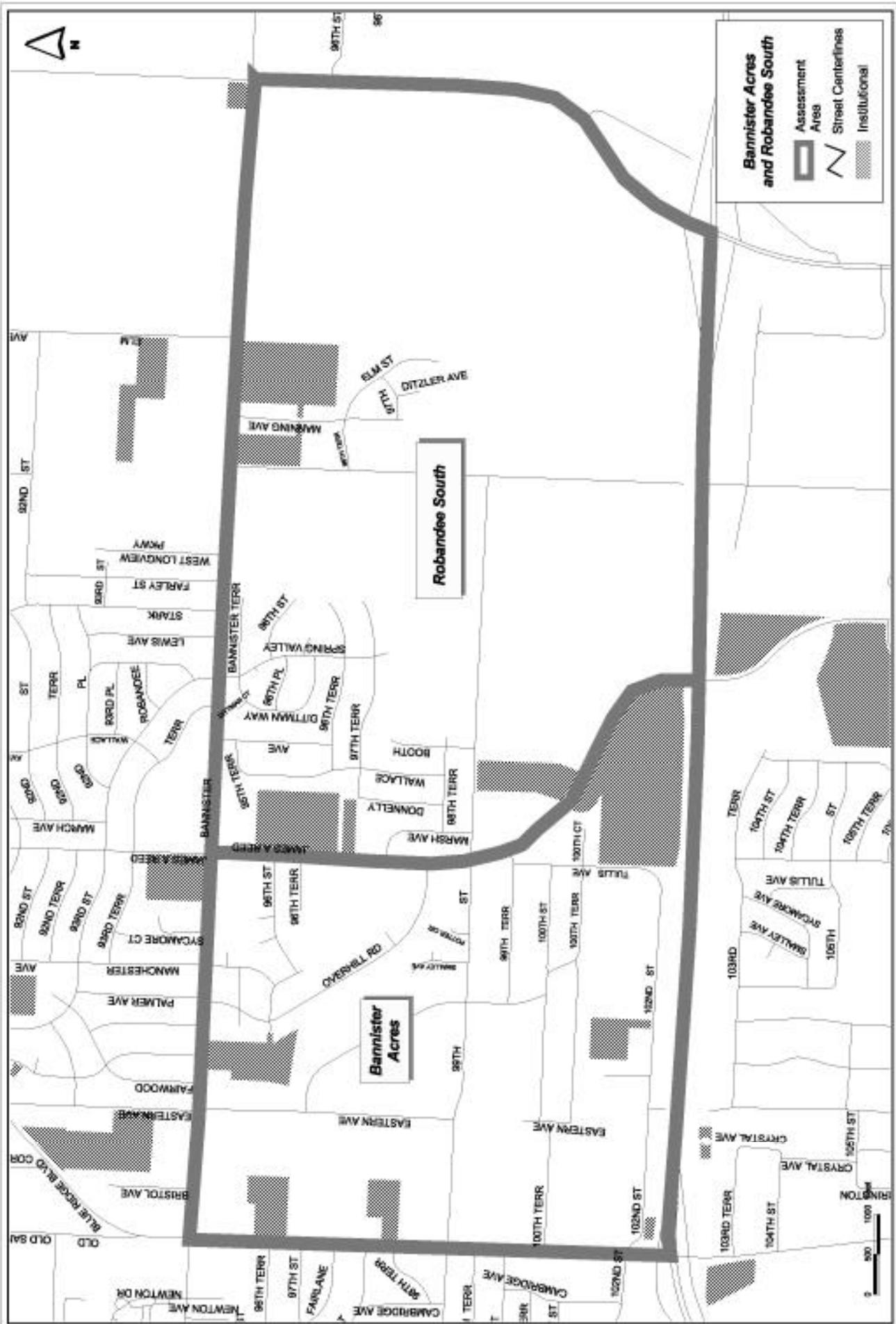
## STEP 1: My Neighborhood Is

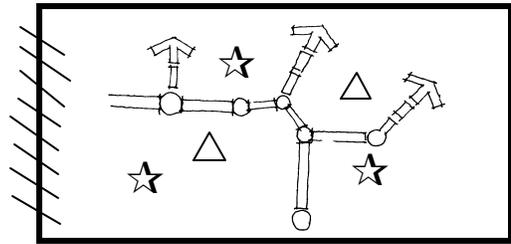
Workshop participants identified how they experience their neighborhood, and considered those things they want to protect, preserve or enhance. They thought about the landmarks, paths, activity centers, districts, edges or barriers, and features. These were noted on a wall map.

-  **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



St. Luke's United Methodist Church, actively involved in their community, was identified by workshop participants as a Landmark, and an Activity Center.





## Landmarks

- Dobbs Elementary School
- Ervin Middle School
- Bannister Mall
- Aldi Foods at 104<sup>th</sup> & Blue Ridge Boulevard
- Blue Ridge Boulevard
- Broadview Christian Church
- Harry Truman Elementary School
- Bannister Park
- United Missouri Bank at I-70 & Blue Ridge Cut-off
- Blue Ridge Baptist Temple
- St. Regis Catholic Church
- Islamic Society of Greater Kansas City
- St. Luke's United Methodist Church
- Robandee Apple Market at 8232 E. Bannister Road

## Paths

- James A. Reed Road
- Blue Ridge Boulevard
- Walking path in Bannister Park

## Activity Centers

- Dobbs Elementary School
- Hillcrest Community Center
- Bannister Mall
- Broadview Christian Church
- Harry Truman Elementary School
- Bannister Park
- St. Regis Catholic Church
- Islamic Society of Greater Kansas City
- St. Luke's United Methodist Church

## Districts

- Commercial businesses located along 95<sup>th</sup> & Blue Ridge Boulevard, such as Walgreens, Price Chopper, gas stations, etc.

## Edges/Barriers

- Concrete storm drain located between Richmond and Overhill, known to residents as Cripple Creek

## Features

- Mid-Continent Public Library at 92<sup>nd</sup> & Blue Ridge Boulevard
- Bannister Mall

# BANNISTER ACRES AND ROBANDEE SOUTH IMAGES

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**Landmark:** Participants expressed their appreciation for having grocery stores located in close proximity to the community. The Robandee Apple Market is located in the Robandee Shopping Complex, along with other businesses.



**Landmark & Activity Center:** Participants voiced how they valued the many schools within the Hickman Mills School District. The Harry S. Truman Elementary School (above) is one of the many schools mentioned.

# BANNISTER ACRES AND ROBANDEE SOUTH IMAGES

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**Landmarks:** Participants mentioned the numerous businesses that line Blue Ridge Boulevard. Among them were the Aldi grocery store at 104<sup>th</sup> & Blue Ridge Boulevard, and the United Missouri Bank at I-70 & Blue Ridge Cutoff.



**Edges/Barriers:** Participants discussed their concern about the concrete storm drains (located between Richmond and Overhill) that flood after a torrential rain. The above pictures show the condition of the concrete storm drains located along 97<sup>th</sup> & Richmond. The picture on the left shows a drain with a wide opening, but the ditch it sits in is not level. The photo at right shows a drain that is blocked by overgrown grass.



## 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 **Bannister Acres** and **Robandee South** neighborhoods.

- Eliminate illegal dumping along 99<sup>th</sup> Street and James A. Reed Road
- Prohibit parking from 99<sup>th</sup> & Booth to 99<sup>th</sup> & James A. Reed Road
- Install a stop sign and street sign at 95<sup>th</sup> & Manchester
- Improve the method in which streets are chosen to be paved
- Install storm sewers from 100<sup>th</sup> Terrace to I-470 and on the east side of Blue Ridge Road
- Curtail the dangerous speeding that occurs at the intersection of 99<sup>th</sup> & James A. Reed Road and 100<sup>th</sup> Terrace & Blue Ridge Boulevard; residents suggested that the installation of stoplights at these intersections could reduce the number of frequent accidents that occur
- Install storm drains on Donnelly between 97<sup>th</sup> and 98<sup>th</sup> Streets; residents stated that their backyards and basements flood after a heavy rain and that the foundations of their homes are damaged
- Build a new community center for youth



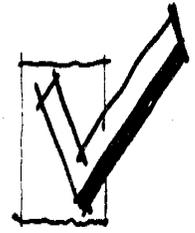
Participants suggested that the installation of a stoplight at the corner of 99<sup>th</sup> & James A. Reed Road would curtail vehicular accidents.



- Install fire hydrants in areas of Bannister Acres where they are missing, i.e. the area from 95<sup>th</sup> Street to 99<sup>th</sup> Street, and Richmond to Eastern
- Lower the speed limit south of James A. Reed Road or enforce the current 45 mph speed limit
- Clean and upgrade the bus stop at Bannister Road across from the Quik Trip and K-Mart
- Encourage the owners of Bannister Mall, Benjamin Plaza, and Hypermart to better maintain their properties
- Repair the creek located along 96<sup>th</sup> to 97<sup>th</sup> along Spring Valley to prevent flooding that occurs after a heavy rain in the drainage ditches
- Add new retail establishments in Bannister Mall and Bannister Square
- Encourage pet owners to prevent their dogs from leaving waste in neighbors' yards, or the owner should remove the waste themselves
- Clean up unsightly and dilapidated cars
- Remove broken down and unlicensed vehicles on private property; they are perceived to be eyesores in the community
- Encourage Codes Enforcement Officers to inspect the area and cite owners for things such as: abandoned commercial buildings, boarded windows, hanging gutters, trash in yards, illegal signage, weeds, etc.



Participant voiced their concern about the lack of diverse retail establishments in the Bannister Square Complex. They would like to see this complex become the vibrant location it once was.



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## 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.

- Aldi at 104<sup>th</sup> & Blue Ridge Boulevard
- Parks and walking trails
- Post office at 87<sup>th</sup> & Raytown Road
- All commercial businesses
- Mid-Continent Public Library at 92<sup>nd</sup> & Blue Ridge Boulevard
- Low crime
- Access to the interstate highway system
- Bannister Mall
- St. Regis Church Community Organization
- People
- High level of home ownership
- Hickman Mills School District
- All of the churches
- Retail resources
- Margie Haugh
- Longview Lake
- Trash pick up
- Brush collection on Raytown Road
- Accredited schools
- Walker's Day Care Center
- Recycling center at K-Mart off Bannister Road
- Hillcrest Community Center
- New playground area in Bannister Park
- Boy Scout troops
- Ruskin Post Office at 119<sup>th</sup> & Blue Ridge
- Parks
- State Representative Karen McAllis and United States Senator Jean Carnahan
- Transportation
- Neighborhood groups
- City Councilmen Charles Eddy and Alvin Brooks



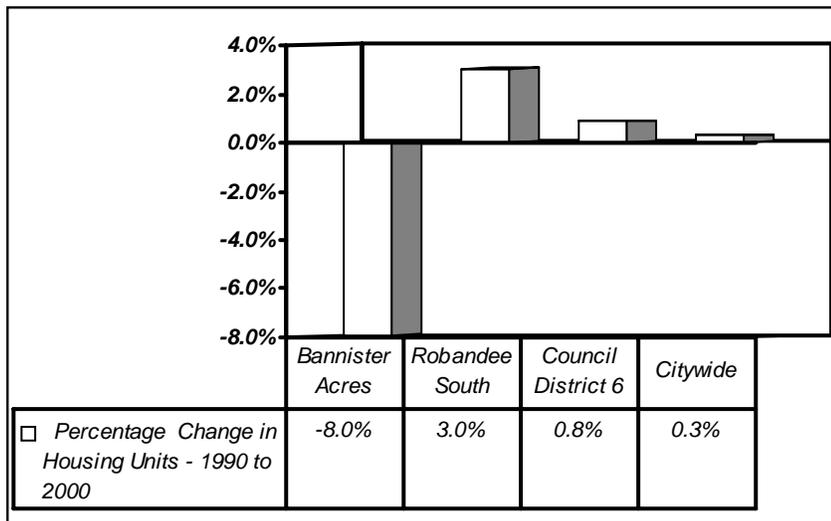
Residents listed the Hillcrest Community Center as an asset during the workshop.



## STEP 4: Facts About My Neighborhood

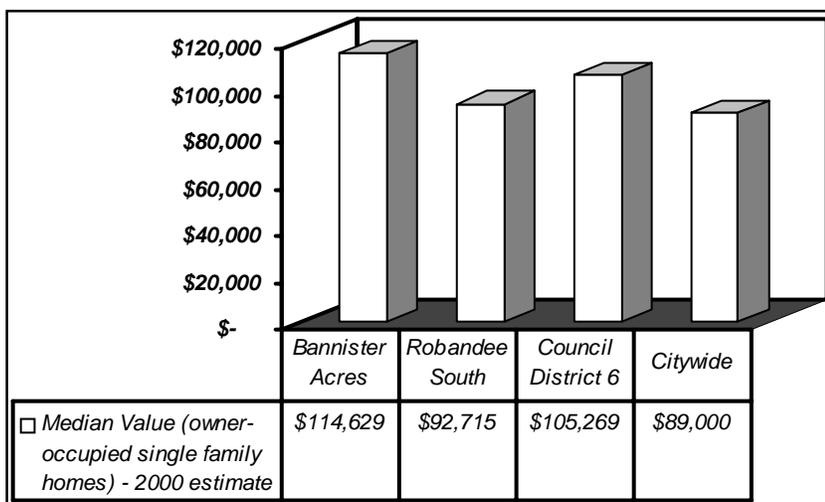
The data presented at the **Bannister Acres & Robandee South** Neighborhood Assessment was from the 1990 and 2000 U.S. Census, and from 1999 and 2000 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts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

### Change in Housing 1990-2000



Participants perceived the decrease in the rate of housing to be attributable to the demolition of houses in the area to build new churches.

### Median Values of Single Family Homes



Some participants in the Robandee South neighborhood estimated that the median housing value is between \$72,000 to \$78,000 versus the \$92,715 estimate.

Participants in Bannister Acres felt that the estimate of \$114,629 was quite optimistic.



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## STEP 5: Describing My Neighborhood

Those who attended the workshop were asked to vote on the Neighborhood Type that best described the area. The majority for both Bannister Acres and Robandee South chose Stabilization.

### Stabilization

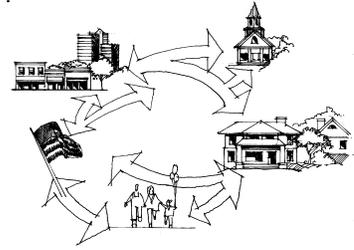
My neighborhood has been developed for some time. Several of the businesses and institutions located in the neighborhood may be changing, either recently expanding, scaling back services, just moved into the neighborhood or considering moving to another location outside the neighborhood. Places of worship, schools, recreational and entertainment facilities, and businesses provide 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. Due to age, several of the streets and sidewalks need repair or replacement and the water and sewer services may also need to be upgraded. Many houses, businesses, and public areas appear to lack routine maintenance (painting, yard upkeep, tree trimming, awning repair, etc.) or are vacant. Such conditions are impacting the value of my property and I don't know if I want to invest more money in the property.

Problems are starting to add up and are becoming harder to fix through our neighborhood association, a call to the City, or neighbors getting together to help one another. There are good aspects to the neighborhood but there are also problems that need to be addressed if the neighborhood is going to continue to be a place I want to live.



Participants prepare to vote on their Neighborhood Type and mingle during the break.



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## STEP 6: Making My Neighborhood Better

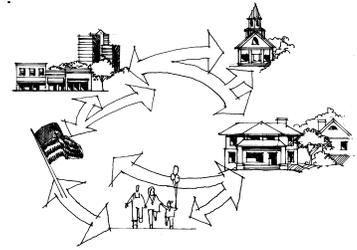
In this section of the Neighborhood Assessment workshop, participants brainstormed actions that can be performed by themselves, a partner, and by the City to address their specific neighborhood issues and challenges.

On pages 20 and 21 are the lists of the specific actions that members of both the Bannister Acres and Robandee South neighborhoods voted on as their joint priorities. On page 22 is the list of actions that the Bannister Acres neighborhood developed, and on page 23 is the page of priority issues for Robandee South.

### Bannister Acres and Robandee South Priorities:

Things we can do **Ourselves**:

- Use resources provided during the Neighborhood Assessment workshop to report problems
- Apply pressure on State Representatives and City officials to increase fines for property violations and to implement a special fine for repeat offenders
- Attend the Southern Communities Coalition meetings on the 3<sup>d</sup> Wednesday of each month at 7:00 PM at Baptiste Educational Center
- Share concerns with local businesses
- Attend St. Regis Church Community Organization meetings
- Record vehicle license plates of illegal dumpers and report them to the City
- Encourage the Kansas City Neighborhood Alliance to renew funding for block parties



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

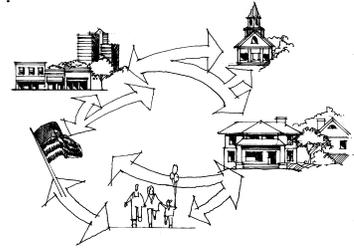
- Form a partnership between the St. Regis Church Community Organization and the Overhill Block Club; the Overhill Block Club monthly meetings are held the second Saturday of each month at 9:00 AM at the Bannister Mall Community Room
- Collaborate with the South Kansas City Chamber of Commerce to encourage development in the Bannister Acres area
- Partner with St. Regis Church Community Organization in an effort to connect people with the resources needed for home repairs
- Form a partnership between neighbors or a tree trimming contractor to assist residents who can not afford to have broken tree limbs removed from their property.
- Partner with the Housing Authority to improve monitoring and maintenance of Section 8 properties.



The St. Regis Catholic Church graciously hosted the Neighborhood Assessment. Participants also discussed the desire to partner with the St. Regis Church Community Organization.

Things the **City** should do:

- Strengthen the enforcement of property maintenance codes
- Coordinate the installation of water lines, fire hydrants, and sanitary sewers
- Encourage more development of single family housing
- Install a stop light at 99<sup>th</sup> and James A. Reed Road
- Trim tree limbs on the public right of ways
- Place pressure on the Kansas City Housing Authority to improve maintenance and repair for the Section 8 funded homes in Robandee South
- Install storm drains on the 9700 block of Donnelly and Wallace



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## Bannister Acres Priorities:

### Things we can do **Ourselves**:

- Utilize resources offered through the City of Kansas City, Missouri such as the Weatherization Program, Paint Program, and Minor Home Repair Program

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

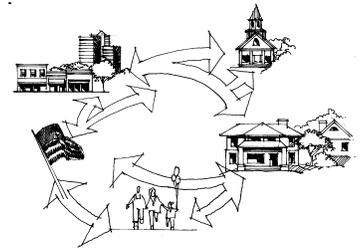
- Partner with area businesses to address concerns about their properties
- Create a Community Development Corporation that can serve this area in collaboration with a local Church Community Organization

### Things the **City** should do:

- Install a storm drain at 9717 Eastern
- Provide the sign in sheets from the workshop to 6<sup>th</sup> District council members for their quarterly meetings
- Install fire hydrants and larger water mains along 95<sup>th</sup> to 99<sup>th</sup> and Richmond and Eastern
- Install sanitary sewers where they are needed
- Install curbs on the south side of 100<sup>th</sup> Terrace east of Bannister Road



Participants listen intently to a comment made during the workshop.



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## Robandee South Priorities:

Things we can do **Ourselves**:

- Apply for Community Development Block Grant funds to make home repairs

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

- Work with businesses in the community to ensure that they respond to neighborhood groups' issues, such as improving their services, cleaning up their properties, etc.

Things the **City** should do:

- Allocate Community Development Block Grant funds for home repairs



Participants converse before voting at the conclusion of the Neighborhood Assessment.

# Twelve Ways to Improve Your Neighborhood Right Now!

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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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## **Bannister Acres Neighborhood Assessment Participants**

Diane Banks	Frank Lormis	Mr. Leslie Middaugh
Mary Barnett	Opal Johnson	Lillian Nash
John H. Bartels	Mary Jones	Dorothy Noonan
Siobhan DeFeo	Billy Jones	Lina Paul
Ruth K. Gieschen	Allan V. Marcotte	Mary Ann Polston
Patrick Hanson	Roy McFarland	Bobbie Proctor
Margie Haugh	Dorothy McFarland	Teresa Ratcliff
Emmet Haugh	Larry Meacham	Mary Lou Romstad
M. Humphreys	Mrs. Leslie Middaugh	Amanda Swift
		Judy Swope

## **Robandee South Neighborhood Assessment Participants**

Julian M. Alvarez	Mike Dawson	Marilyn Neal
Helen R. Baumer	Sandy Dawson	Maria Perez
Rachel Bauman	Karen Dean	Michael Ryan
Joe Baumer	M. Kirby	Hue Tolbert
B M Briggs	Emma McNeal	Fay Townsend
Barbara Caldwell	Mike Mitro	Robin Wood
Joyce Darby	Susanne Mitro	

## **Sponsors and Contributors**

- St. John Francis Regis Catholic Church
- Margie Hough
- Pat Hanson, St. Regis Catholic Church, Church Community Organization

## **Getting Involved**

The following organizations serve the Bannister Acres and Robandee South area: The Southern Communities Coalition, which meets on the third Wednesday of each month at 7:00 PM at the Baptiste Educational Center; the St. Regis Church Community Organization meets on the fourth Tuesday of each month at Arch Bishop O'Hara High School at 7:00 PM.

For more information about how to start a neighborhood organization, 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.



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# 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

- Elizabeth Kizzie, *City Manager's Action Center*

<b>SERVICE</b>	<b>AGENCY OR CITY DEPARTMENT</b>	<b>PHONE</b>
<b>City Services</b>	<b>Action Center</b>	<b>513-1313</b>
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/](http://www.kcmo.org/focus/)**, or
- e-mail **[focus@kcmo.org](mailto:focus@kcmo.org)**.

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

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

