

CHAUMIERE

Neighborhood Assessment Report

Neighborhood Workshop Date: April 3, 2001



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

City of Fountains



Heart of the Nation

SERVICE	AGENCY OR CITY DEPARTMENT	PHONE
City Services	Action Center	513-1313
Abandoned Cars on Private Property	Neighborhood and Community Services	513-9000
Abandoned Cars on Public Property	Kansas City, MO Police Department	234-5000
Abandoned Homes	Neighborhood and Community Services	513-9000
Air Quality	Health Department	513-6314
Animal Control	Neighborhood and Community Services	513-9800
Building Permits	Codes Administration	513-1451
Bulky Item Pick Up	Environmental Management	513-3490
Curb Reconstruction	Public Works	513-2590
Dangerous Buildings/ Demolition	Neighborhood and Community Services	513-9000
Housing Code Violations	Neighborhood and Community Services	513-9000
Illegal Dumping Hotline	Environmental Management	513-3485
Neighborhood Assistance/ Services	Neighborhood and Community Services	513-3265
Paint Program	Neighborhood and Community Services	513-3266
PIAC (Public Improvements Advisory Committee)	Public Works Department	513-2617
Parks and Community Centers	Board of Parks and Recreation	513-7500
Potholes	Public Works - Street and Traffic	513-2777
Senior Citizens Transportation	Share-a-Fare/ATA	842-9070
Sewers - Problems	Water Department After Hours	513-2180 513-2109
Sidewalks - Repair	Public Works	513-2602
Storm Drains	Water Department	513-2180
Street Light Repairs	Kansas City Power and Light	654-1400
Weatherization Program	Housing and Community Development	513-3015

THE VISION OF FOCUS KANSAS CITY

We, as Kansas Citians, envision our city as a people-centered community. From economic development to the readability of street signs, we consider people first. Kansas City shapes and guarantees its future by examining first and foremost the impact of every decision on future generations.

We, as Kansas Citians, are full of hope. We demonstrate this hope through our investment in our families, our homes, our neighborhoods, our schools, our businesses and our city.



For more information about **FOCUS Kansas City**:

- call the office at **513-2822**,
- visit **www.kcmo.org/focus/**, or
- e-mail **focus@kcmo.org**.

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

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



TABLE OF CONTENTS



FOCUS Kansas City and Neighborhood Assessments.....2

Chaumiere Perspective.....4

Chaumiere Priorities.....6

Chart Notes:

 Slogans.....8

 Step 1: My Neighborhood Is.....9

 Step 2: If I Could Fix One Thing.....16

 Step 3: My Neighborhood's Assets.....18

 Step 4: Facts About My Neighborhood.....19

 Step 5: Describing My Neighborhood.....20

 Step 6: Making My Neighborhood Better.....22

Participants, Sponsors and Contributors, Getting Involved.....24

Acknowledgements.....25



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 Chaumiere neighborhood 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 neighborhoods.



Residents sign in and receive workbooks that contain statistics specifically about the Chaumeire 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.



One resident locates her home on the "heart" map

THE CHAUMIERE PERSPECTIVE



On Tuesday, April 3, 2001, residents and others interested in the Chaumiere neighborhood came together for a FOCUS Kansas City Neighborhood Assessment. 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 neighborhood. 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 Chaumiere neighborhood is located in the northern part of Kansas City, Missouri. The area is bound by Interstate-35 on the north, NE Parvin Road on the south, NE Chouteau Traffic-way on the east, and NE Antioch Road on the west. As of the 2000 Census, there were approximately 1,630 persons living in the area.

Participants of the Chaumiere Neighborhood Assessment described their neighborhood as a quiet and established area. Many were excited to talk about how diverse their community is becoming. An increase in racial and ethnic groups and a mixture of age groups and economic backgrounds are seen as assets. Many also boast of friendly neighbors who are increasing their involvement in the community. Activities such as Clean Sweep, block parties and the Annual Chaumiere Neighborhood Ice Cream Social are events that are fun for residents that also boost volunteerism.

Beside hosting community activities, the people who make up the Chaumiere neighborhood noted that they are proactive and inventive. Each month a resident of the area receives a home beautification award along with a gift certificate to Ace Hardware. The tool lending library that neighbors have created is useful for home improvement projects. Participants value their relationship with the KCMO Police department and how their neighborhood is relatively safe.



Chaumiere residents celebrate their pride in the neighborhood, always welcoming a more diverse and unique community.



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Chaumiere residents also enjoy a host of amenities located in close proximity of their neighborhood. The Kansas City North Community Center is host to neighborhood association meetings as well as a gathering place for an array of recreational activities. Participants also appreciate having a fire station in the area to help with emergencies that may arise. The new commercial development at NE 43rd and NE Chouteau Traffic-way will provide the area with shopping facilities that are convenient.

Although the Chaumiere neighborhood acknowledged many assets, they mentioned several issues they feel stifle the livability of their area.

First, residents are concerned with aging water lines that continually break. These breaks cause an interruption of water services, continual patching of roads and a great deal of inconvenience to residents. Most would like for the City to address the problem by replacing all 1-inch and 2-inch water lines with 6-inch water lines, along with replacing old fire hydrants and repaving roads that have been continually patched.

Second, participants prefer to see action taken to manage storm water flooding. A storm water/drainage study would be the first step. Many also mentioned exact locations of where flooding occurs (Page 6).

Third, due to the new commercial complex at NE 43rd and NE Chouteau Traffic-way, automotive travel throughout the neighborhood has dramatically increased. Residents voted on numerous strategies to help calm traffic and protect pedestrians. Some strategies were prohibiting 18-wheeled trucks in the neighborhood as well as increasing police enforcement of traffic violations.

Last, the Chaumiere neighborhood is fortunate to have plenty of open space for recreational activities. Activity centers such as Chaumiere Lake give residents a sense of the country in an urban environment. In order to increase their enjoyment of these parks, participants made several suggestions. Many agreed that installing a walking trail along Chaumiere Lake as well as providing a parking area in Jeffrey's Park would help.

The following report documents the residents' priorities, some possible improvement strategies, and goals they hope to achieve. The report also contains a list of assets, challenges, and ideas for development identified during the workshop. Finally, a directory of frequently used City and agency services is on the inside back cover.

PRIORITIES



Residents of the Chaumiere neighborhood named the following as their priority issues:

Upgrade Water Lines and Fire Hydrants

Participants of the Chaumiere neighborhood voted decisively on issues that concerned their aging water lines and fire hydrants. In order to alleviate the problem residents suggested the following:

- Upgrade water lines throughout the neighborhood starting with the areas that are in the worse condition
- Install new fire hydrants now while the water lines are being updated
- Repave roads and streets after the water lines have been updated

Manage Storm Water Flooding

Workshop participants noted concerns with flooding and storm water management. Below are specific locations of where the flooding occurs and possible strategies to combat the problem:

- Manage the flooding and water run-off from NE 43rd Street continuing south down N Kansas Avenue, N Bellefontaine Avenue, and NE Russell Road
- Repair the storm water drainage problem at NE 39th Terrace between NE Chaumiere Road and NE Antioch Road
- Clean out culverts and drainage ditches in a timely fashion
- Implement a storm water/drainage study for the neighborhood especially from NE Chaumiere Road to NE Antioch Road
- Prohibit residents from creating their own culverts to drain storm water



Residents noted that continual waterline breaks pose a danger for pedestrians and those traveling throughout the area.



Increase Pedestrian Safety and Provide Methods to Calm Traffic

During the workshop residents expressed concern about the amount of traffic that enters their neighborhood. Many children must use the streets to walk from buses before and after school. Some want action taken to protect pedestrians.

- Prohibit 18-wheeled trucks on NE 43rd Street and N Cleveland Avenue
- Enforce the speed limit on N Cleveland Avenue near Jeffrey's Park
- Increase local police patrol to help control speeding
- Prohibit parking on NE Chaumiere Road
- Conduct a traffic study to check speeding and hill jumping on N Cleveland Avenue
- Reduce the speed limit on N Cleveland Avenue, NE 43rd Street, NE 39th Street, NE Russell Road, and NE Parvin Road to 25 miles per hour
- Install a 'shoulder' or barrier at the culvert at 2811 NE 39th Street

Improve the Conditions of Neighborhood Parks

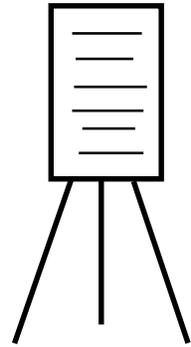
Many were pleased with the amount of open space and parks in their area. Participants provided a few suggestions that would increase their enjoyment of these locales:

- Install a walking path along Chaumiere Lake
- Upgrade playground equipment for all of the parks (Chaumiere, Jeffrey's, and Brookwood)
- Install a parking area in Jeffrey's Park



Participants would like to see a parking area installed in Jeffrey's Park

CHART NOTES



The Chaumiere Neighborhood Assessment covered the area from Interstate-35 on the north, NE Parvin Road on the south, NE Chouteau Traffic-way on the east, and NE Antioch Road on the west.

Neighborhood Slogans

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

The selected slogan:

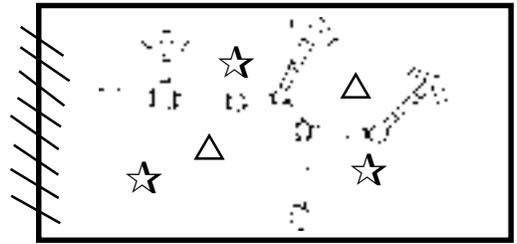
Oldie But Goodie

Other suggested slogans:

- Water Flow...
- Natural Resources Here
- Keep It In the Family
- My Generation
- Natural Resources, No Men Working
- Step Child of Kansas City



Participants interact, providing useful information to workshop facilitators.



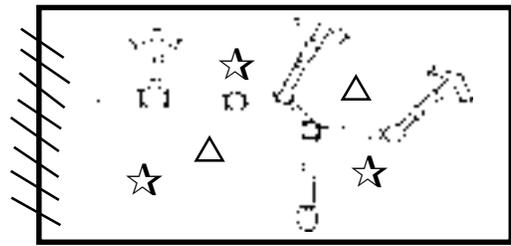
STEP 1: My Neighborhood Is

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



Two residents discuss the physical layout of their neighborhood while looking at an aerial map



Landmarks

- The wall along NE Antioch Road around NE 39th Terrace (Civilian Conservation Corps built during the Great Depression)
- Chaumiere Lake
- Fire Department and Parks Department
- Immanuel Presbyterian Church

Paths

- NE Russell Road
- NE 43rd Street
- N Cleveland
- Interstate-35

Activity Centers

- Chaumiere Lake
- Kansas City North Community Center

Districts

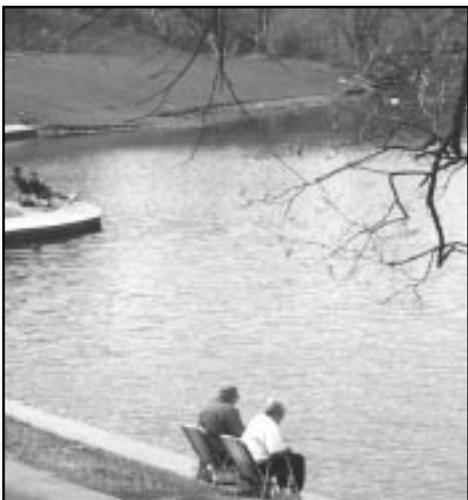
- Businesses along NE Chouteau Trafficway

Edges/Barriers

- The lack of enough sidewalks
- The wall along NE Antioch Road around NE 39th Terrace (Civilian Conservation Corps built during the Great Depression)
- Chaumiere Lake
- Lack of storm drainage infrastructure
- Speeding on N Cleveland and the neighborhood boundary streets
- Swampland

Features

- Wall on the NE Antioch Road around NE 39th Terrace (Civilian Conservation Corps built during the Great Depression)
- Chaumiere Lake
- Kansas City North Community Center
- Clay County Clothes Closet
- Eastwood School



Residents spend a spring afternoon relaxing at Chaumiere Lake

CHAUMIERE IMAGES



Workshop participants celebrated Chaumiere Lake as a landmark, activity center, feature, and barrier. They felt that in the Kansas City metropolitan area, it is rare to find a lake that is utilized within a neighborhood.

Residents appreciate the easy access to the lake and the open space around it. Although the area is considered an asset, many envision public improvements that will enhance the area.



Issues involving the management of storm water run-off as well as maintenance and cleanliness of the park and its inhabitants were all concerns at the workshop

CHAUMIERE IMAGES

Landmark:
KCMO Fire
Department



Landmark, Feature, and Barrier:
The wall along NE Antioch Road around
NE 39th Terrace (Civilian Conservation
Corps built during the *Great Depression*)

Landmark:
Immanuel Presbyterian Church



CHAUMIERE IMAGES

District:
Businesses along NE
Chouteau Trafficway



Path:
Interstate-35

Feature:
Clay County
Clothes Closet



Landmarks:

- A. The wall on NE Antioch Road around 39th Terrace
- B. Chaumiere Lake
- C. Fire Department and Parks and Recreation buildings
- D. Immanuel Presbyterian Church

Activity Centers:

- B. Chaumiere Lake
- I. Kansas City North Community Center

Paths:

- H. NE 48th Street
- E. NE Russell Road
- F. NE 43rd Street
- G. N Cleveland Avenue
- H. I-35

Districts:

- J. Businesses along NE Chouteau Traffic-way

Edges or Barriers:

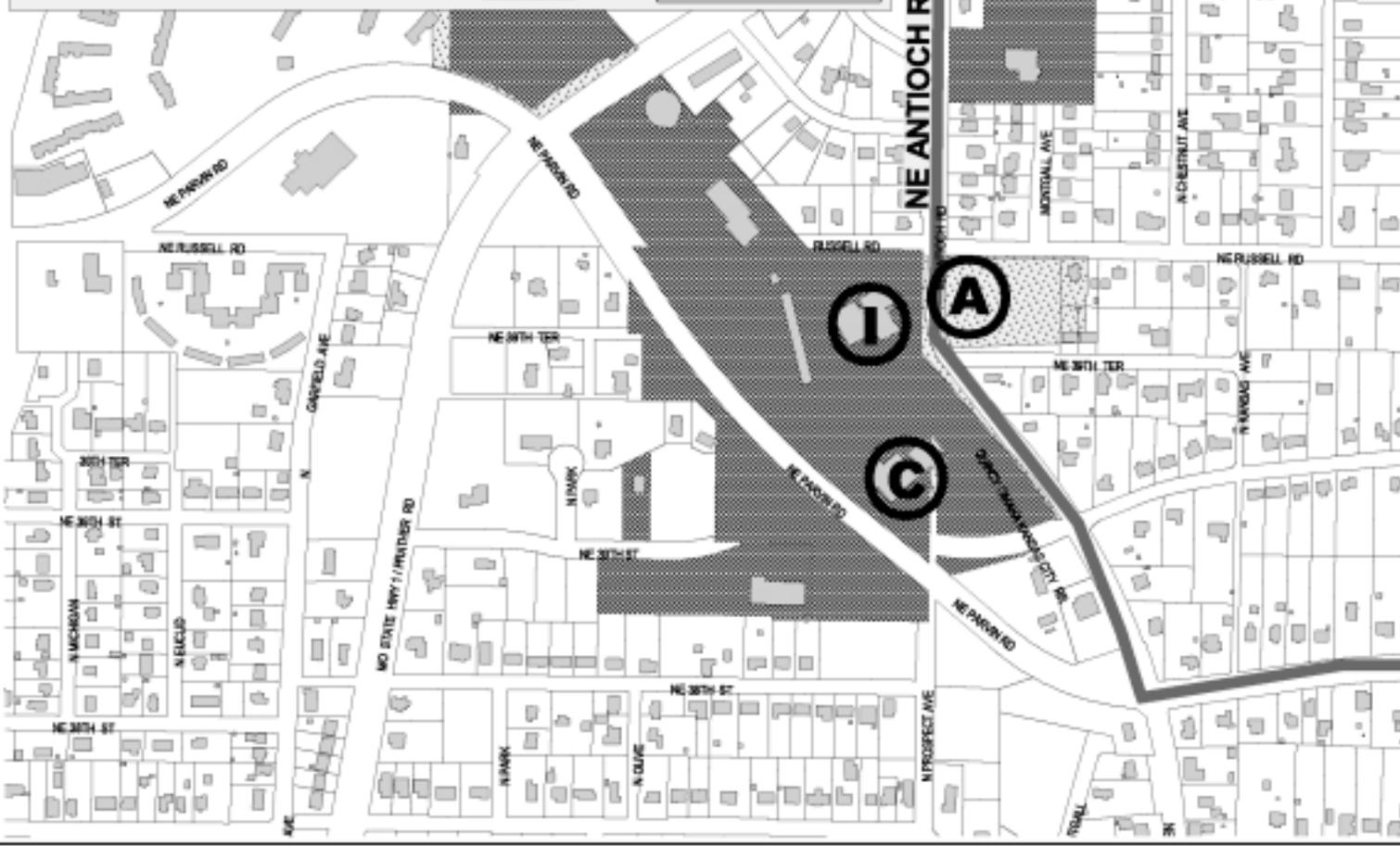
- A. The wall on NE Antioch Road around 39th Terrace
- B. Chaumiere Lake
- G. Speeding on N Cleveland Avenue

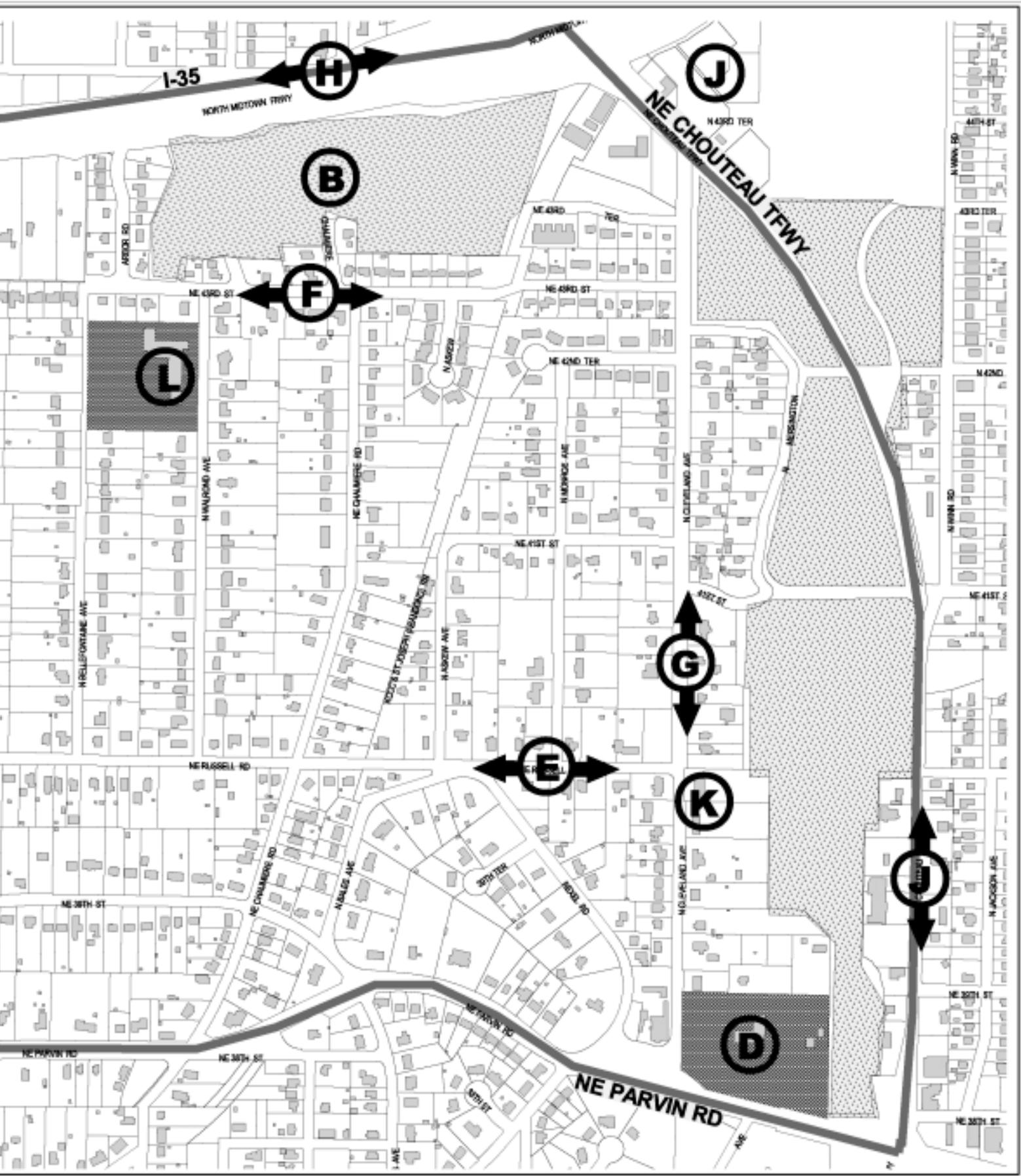
Features:

- A. The wall on NE Antioch Road around 39th Terrace
- B. Chaumiere Lake
- I. Kansas City North Community Center
- K. Clay County Clothes Closet
- L. Eastwood School

Chaumiere

- Neighborhood Boundary
- Buildings
- Institutional
- Parks







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 or 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 Chaumiere neighborhood.

- Install sidewalks throughout the neighborhood
- Implement free curbside recycling for the neighborhood
- Prohibit parking on narrow streets such as NE Chaumiere Road
- Improve snow removal on N Bales Avenue and throughout the area
- Increase KCPD patrol of the neighborhood
- Increase access to playground equipment for children
- Eliminate crime and drug activity at the Inn Towne Motel on 43rd & NE Antioch Road
- Install a parking area in Jeffrey's Park next to the playground equipment
- Upgrade water lines throughout the area
- Repair the streets/roads at the time water lines are updated
- Install new fire hydrants
- Decrease the storm water flooding from NE 43rd and N Kansas south from N Bellfontaine to NE Russell Road
- Eliminate the flooding at 2931 NE 43rd Street
- Do not raise taxes
- Remove the sculpture south of Kansas City Community center (hazard to children because it's rusty)
- Implement a storm drain study for the neighborhood especially from NE Chaumiere Road to NE Antioch Road
- Prohibit neighbors from creating their own culverts to drain storm water
- Widen N Bellfontaine Avenue, N Cleveland Avenue, NE Russell Road, and NE 43rd Street



Storm Water Flooding

Flooding is another hotbed issue that impacts residents of the Chaumiere neighborhood. Some experience flooding in their garages, basements, and front/back yards. The problem is attributed to culverts that are not consistently maintained, drainage that cannot hold the flow of water, and new commercial and residential development.



One Chaumiere resident is experiencing his entire front yard eroding because of flooding. Pictured to the left is a drainage system in his front yard that is not performing properly.

Due to the inadequacies of the current drainage system, this resident must have dirt hauled to his home to keep sink holes from being a danger to children. He is afraid that if this problem is not corrected, the safety of neighborhood children could be at risk





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.

- Kansas City North Community Center
- Fire Department
- Chaumiere Lake
- New shopping center at 43rd and Chouteau
- Quiet, established neighborhood
- Mixture of incomes and racial diversity
- Chaumiere Neighborhood Association
- The neighborhood block parties
- The neighborhood's Annual Ice Cream Social
- Increase in volunteers and activities for the neighborhood association
- KCNA Self Help Fund
- KC150 grant
- Home Beautification Award by Ace Hardware
- Tool lending library
- Clay County Clothes Closet
- Friendly neighbors
- Diverse ages of families
- Integrated neighborhood
- Safe neighborhood
- Clean Sweep

The Kansas City North Community Center is a neighborhood asset as well as the location for the FOCUS Neighborhood Assessment



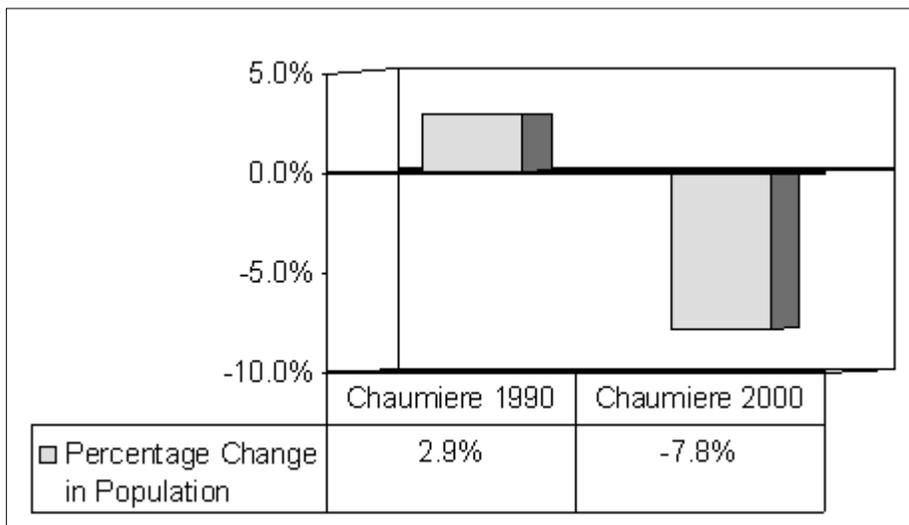


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STEP 4: Facts About My Neighborhood

The data presented at the Chaumiere Neighborhood Assessment was from the 2000 & 1990 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.)

Percentage Change in Population 1990-2000



Participants suggested that one cause for a decrease in population in their neighborhood is due to the closing of Eastwood school and teens maturing and leaving home.



STEP 5: Describing My Neighborhood

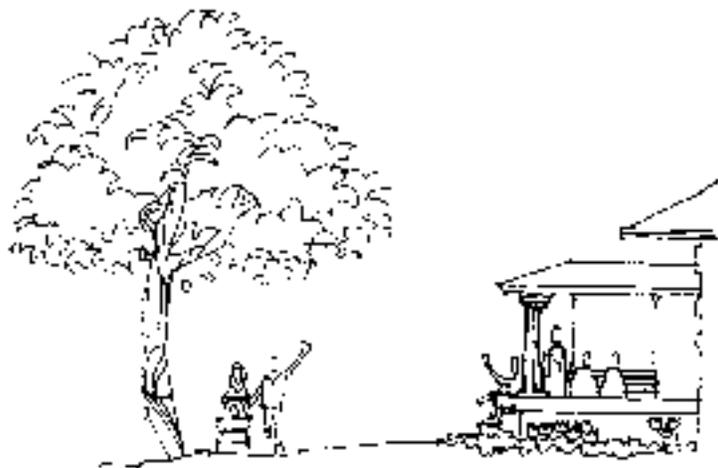
Those who attended the workshop were asked to vote on the Neighborhood Type that best described their community. The majority chose Stabilization.

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. Some 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.





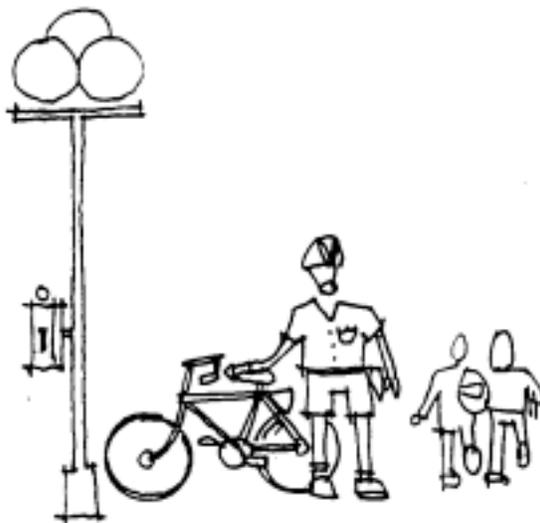
Due to the close nature of the vote, the Conservation Neighborhood Type description is listed as a reference to how nearly half of participants see their community.

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.





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**:

- Document times and locations of speeding
- Increase citizen participation in the block watch program
- Assist elderly residents with tasks like shoveling sidewalks (establish a neighborhood help line)
- Get to know your neighbors
- Attend neighborhood associations' meetings on the first Tuesday of every month at Kansas City North Community Center
- Attend the block watch party at Eastwood School on 9/16/2001
- Keep drainage ditches clear of rubbish

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

- Partner with the City to explore financial partnerships with private organizations
- Partner with NNI for City grants and private funding (i.e. paint program)



Workshop participants collectively vote on the priorities for their neighborhood



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Things the **City** should do:

- Prevent flooding on NE 43rd Street to N Kansas Avenue
- Maintain storm drains/ditches to prevent flooding
- Provide effective drainage and deeper ditches for the area
- Clean storm drains on a regular basis
- Install a 'shoulder' or barrier at the culvert on NE 39th Street -2811 NE 39th Street
- Install a walking path along Chaumiere Lake
- Provide new playground equipment for all parks
- Install playground equipment Brookwood Park, Jeffrey's Park and Chaumiere Lake
- Repair/Upgrade the water lines
- Install new fire hydrants throughout the area
- Provide the local fire marshall's number to residents
- Enforce the speed limit on N Cleveland Avenue near Jeffrey's Park and conduct a traffic study
- Reduce speed limit on N. Cleveland Avenue, NE 43rd Street, NE 39th Street, NE Russell Road, and NE Parvin Road
- Inform homeowners of the City's plans to excavate (dig holes) on their property
- Prohibit 18-wheeled trucks on NE 43rd Street and N Cleveland (they knock down the mail boxes)
- Correct the storm water drainage problem at NE 39th Terrace between NE Chaumiere Road and NE Antioch Road
- Provide free curbside recycling
- The water department should repair the large hole in front of 4148 NE Kansas Avenue
- Clean out drainage ditches and culverts along the northern and southern sides of NE 43rd Street, between N Kansas Avenue and N Bellefontaine Avenue
- Repair the hole at 40th and N Kansas Avenue

Chaumiere Neighborhood Assessment Participants

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Sponsors and Contributors

- Chaumiere Neighborhood Association
- Kansas City North Community Center
- Northland Neighborhoods, Inc.

Getting Involved

To find out more about the Chaumiere Neighborhood Association, contact President Larry McManus at (816) 452-2578.

For more information about neighborhood organizations, contact the Kansas City Neighborhood Alliance at (816) 753-8600 or the City's Neighborhood and Community Services Department at (816) 513-3200.



Acknowledgements

The Honorable Kay Barnes, *Mayor*
Robert L. Collins, *City Manager*

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The Honorable Ed Ford
First District-at-Large

The Honorable Teresa Loar
First District

The Honorable Bonnie Sue Cooper
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The Honorable Evert Asjes III
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The Honorable Becky Nace
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The Honorable Kelvin Simmons
Fifth District

The Honorable Alvin Brooks
Sixth District-at-Large

The Honorable Charles A. Eddy
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