

# CITADEL

## Neighborhood Assessment Report

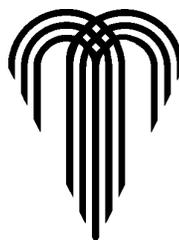
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Neighborhood Workshop Date: October 7, 2000



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

City of Fountains



Heart of the Nation

<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	513-1451
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 - 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** - **F**orging **O**ur **C**omprehensive **U**rban **S**trategy



# 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 this neighborhood during the self-evaluation:

1. To self-identify its **neighborhood type** from the *FOCUS Neighborhood Prototypes Plan*.
2. To develop **improvement strategies** that will direct neighborhood improvement, a "To Do" list/Action Steps incorporating participation by the neighborhood, community partners, and the City.

The Citadel neighborhood conducted the neighborhood evaluation 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.



Ralph Watson, President of Citadel Neighborhood Association, finds his home on the "heart map."



# 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 "typed", then similarly "typed" Kansas City communities can connect and partner around common issues and projects while assisting each other in developing their organizations.



Participants converse during the workshop.

# THE CITADEL PERSPECTIVE

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Members of the Citadel neighborhood came together at the University Academy Charter School on Saturday, October 7, 2000 for a neighborhood self-evaluation workshop. The 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, and they discussed the challenges and barriers facing the neighborhood. They also identified the assets in their community and voted on their Neighborhood Type.

The boundaries of the Citadel neighborhood are 59<sup>th</sup> Street on the north, 63<sup>rd</sup> Street on the south, The Paseo on the east and Park on the west. The Citadel neighborhood is set within the boundaries of the Blue Hills neighborhood.

The history of the Citadel neighborhood is one of distinction. It is the home of Daniel Boone's Family Cemetery, and the land that the Citadel housing development now sits on was once the Elm Ridge Race Track and Club House. The grand opening of the horseracing track was on April 28, 1904. The track operated only two years, because the sport was outlawed by the state of Missouri. In 1912 the tract of land was purchased by the Blue Hills Country Club. The golf course opened officially in June 1912 as part of an exclusive recreational resort and operated until the early 1970's. When the owners relocated, the land became a wilderness.

During the 1980's the Citadel area went through a renaissance. Developers known as The Bushman Group purchased the land and built the Citadel office building, an adjacent parking lot, the Citadel Apartments and the Blue Hills Apartments. In the early 1980's the sub-division presently known as the Citadel Homes got underway. This area today has 200 homes built and vacant lots available for more growth. Within the next few months The Citadel Woodlands Senior complex will open its doors.

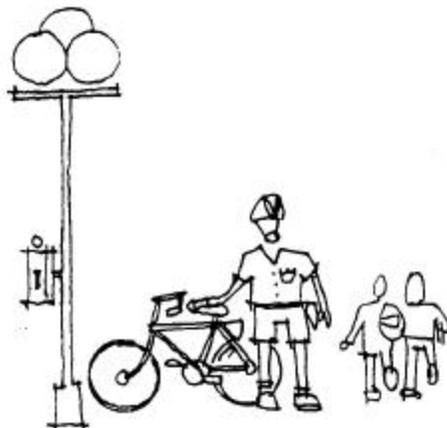


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Residents of the Citadel describe their neighborhood as a quiet place, and good neighbors surround them. They celebrate a variety of assets in their community, including living in close proximity to the Metro Police Station, Fire Station #29, Research Hospital and Baptist Medical, the churches within the community, and the dedicated residents who work to maintain the quality of life in the neighborhood.

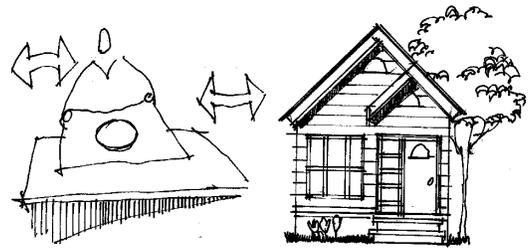
Participants also identified several areas where they would like to see improvement. They include: eliminating the odor emanating from Town Fork Creek, maintaining the cleanliness of the community through regular clean-ups, and preserving green space. Participants also made the following recommendations for uniting the community: work closely with the Blue Hills Neighborhood Association, Blue Hills Apartment Tenant Association and encourage Citadel Apartments to form a tenant association. The residents of Citadel are excited about their future, and plan to continue to build upon their neighborhood's rich history.

This report is a record of the discussion that took place at the meeting. It includes notes from the workshop, a neighborhood map, photographs of people and places in the community and finally, a list of telephone numbers for frequently used City and agency services.



# PRIORITIES

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The following themes are the results of the workshop participants' ideas concerning ways to improve their neighborhood.

## Physical Infrastructure Concerns and Recommendations

- Eliminate odor emanating from the Town Fork Creek sanitary sewer behind the Metro Police Station, located on E. 63<sup>rd</sup> Street
- Convert Citadel Drive to a Boulevard
- Preserve the green space in the community
- Develop the land behind Metro Police Station into a park

## Property Maintenance

- Remove trash and maintain the cleanliness of Citadel Drive and Bushman Drive
- Remove vegetation and prevent loitering at 61<sup>st</sup> & Blue Hills and Bushman Drive

## Other Issues

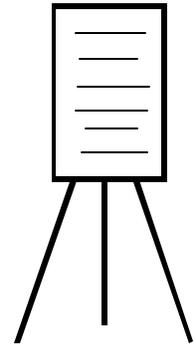
- Collaborate with tenants and their associations in the Blue Hills and Citadel Apartments
- Increase participation in the Neighborhood Association by creating an atmosphere where everyone can become involved and feel welcomed
- Partner with Blue Hills Apartments about removing shopping carts and trash on their property
- Continue to pressure Associated Wholesale Grocers and others to open a grocery store in the area



Participants felt that the elimination of the odor emanating from Town Fork Creek is a high priority

# CHART NOTES

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The Citadel Neighborhood Assessment covered the area from 59<sup>th</sup> Street on the north, 63<sup>rd</sup> Street on the south, The Paseo on the east and Park Avenue on the west.

## Neighborhood Slogans

Residents chose the following slogan to represent the uniqueness of where they live.

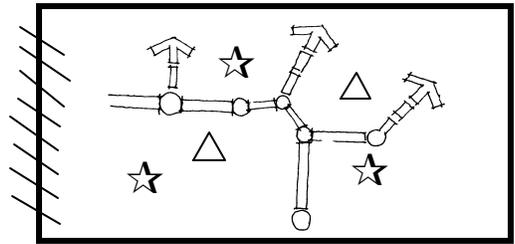
The selected slogan: **Citadel: Center City Jewel**

Other suggested slogans:

- Oasis in the City
- Bounded by Boulevards



Two young ladies attended the neighborhood assessment to let their voices be heard.



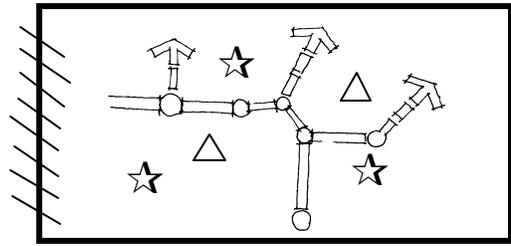
## STEP 1: My Neighborhood Is

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



Metro Shopping Center  
along 63<sup>rd</sup> Street.



## Landmarks

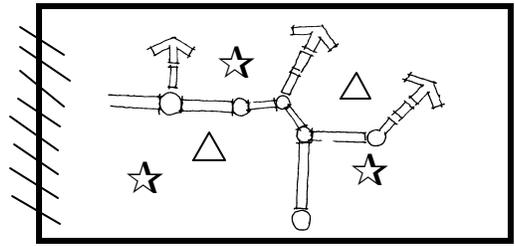
- Kansas City Zoological Park
- The Landing Shopping Mall
- Research Hospital
- The Pergola at 63<sup>rd</sup> Street
- AT&T Building
- Woodland Senior Citizen Housing Development
- Flood plain located at 63<sup>rd</sup> Brooklyn
- Daniel Boone Family Cemetery
- Metro Plaza Shopping Center
- Location #1 Building on 63<sup>rd</sup> Street
- Perner's Men's Wear
- Nazarene Church
- Building formerly known as the Light House
- Metro Police Station
- Pershing School
- St. James Place Apartments
- Citadel Apartments
- Blue Hills Apartments
- Douglass Bank

## Paths

- Meyer Boulevard
- Paseo Boulevard
- 63<sup>rd</sup> Street
- Blue Hills Road
- Citadel Drive
- Bruce R. Watkins Drive
- Park Avenue

## Activity Centers

- The Landing Mall
- Research Hospital
- The Pergola at 63<sup>rd</sup> Street
- Woodland Senior Citizen Housing Development
- St. James Place Apartments



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## Districts

- The Landing Shopping Mall
- Blue Hills Neighborhood

## Edges or Barriers

- 59<sup>th</sup> & Prospect
- The Landing Shopping Mall
- Pawn Shops Located at 63<sup>rd</sup> & Paseo
- The Metro Shopping Center
- 59<sup>th</sup> Street on the North

## Features

- Concrete Islands on Paseo Boulevard
- The Pergola at 63<sup>rd</sup> & Paseo
- Research Hospital
- Woodland Senior Citizen Housing Development
- Flood plain located at 63<sup>rd</sup> & Brooklyn
- Daniel Boone Family Cemetery

# CITADEL IMAGES

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**Landmark:** Douglass Bank



**Path:** Paseo Boulevard



**Feature & Landmark:**  
The Pergola at 63<sup>rd</sup> Street

# CITADEL IMAGES

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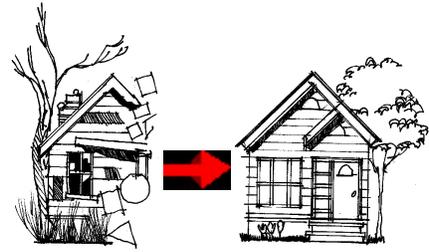
**Landmark:** The AT&T Building



**Landmark, Activity Center and Feature:**  
The Woodland senior citizen housing development



**Landmark:** The building formerly known as the Light House

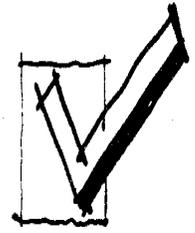


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## STEP 2: If I Could Fix One Thing

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 Citadel Neighborhood.

- Convert Citadel Drive into a Boulevard
- Remove junk car dealership on 63<sup>rd</sup> Street
- Remove grocery carts on Blue Hills Apartment property
- Clarify the agreement on installation of fences in the Citadel housing development
- Preserve the green space in the community
- Remove trash and maintain the cleanliness of outer streets
- Form tenant association in the Citadel Apartments
- Install traffic calming devices at 63<sup>rd</sup> & Brooklyn or close off street
- Increase participation in the Neighborhood Association by creating an atmosphere where everyone can become involved and feel welcomed
- Improve the inner and outer appearance of Metro Plaza Grocery Store
- Remove vegetation and prohibit loitering at 61<sup>st</sup> & Blue Hills and Bushman Drive
- Eliminate the odor emanating from the Town Fork Creek sanitary sewer behind the Metro Police Station on E. 63<sup>rd</sup> Street
- Convert land behind the Metro Police Station into a park



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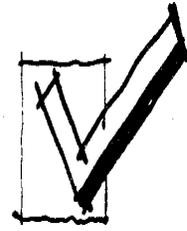
## STEP 3: My Neighborhood's Assets

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

- Green space throughout community
- Fire Station # 29, 63<sup>rd</sup> Street & Paseo
- Metro Police Station, 63<sup>rd</sup> Street
- Research Hospital, Meyer & Prospect
- Quiet neighborhood
- Clean community
- Tremendous political influence
- Blue Hills Neighborhood Association
- Citadel Neighborhood Association
- Public transportation
- Early Childhood program at Pershing Elementary School
- Woodlands senior center housing development on 63<sup>rd</sup> & Citadel Drive
- Paseo High School on 47<sup>th</sup> & Flora
- Hogan Preparatory Academy
- St. Monica School, 58<sup>th</sup> & Michigan
- Troost Elementary School, 59<sup>th</sup> & Forest



Residents felt that the Hogan Preparatory Academy is a asset within the community



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*My Neighborhood's Assets, cont'd.*

- St. Therese Church, 58<sup>th</sup> & Euclid
- High voter turn out
- Growth and new construction
- Stable housing stock
- Christmas in October
- Location is great
- Good neighbors
- Proximity to Boulevards
- Presence of two police officers who live in neighborhood
- C.A.N. (Community Action Network) Center
- Health Midwest is a good neighbor
- East Meyer Community Association
- University of Missouri-Kansas City
- Rockhurst University
- Churches within community
- Department of Housing & Urban Development
- Involvement of residents
- Neighborhood cleanliness and preservation
- Baptist Hospital, 66<sup>th</sup> & Rockhill Road
- Layout of homes
- Douglass Bank on 63<sup>rd</sup> Street
- First Star Bank located at Meyer Boulevard & Troost Avenue



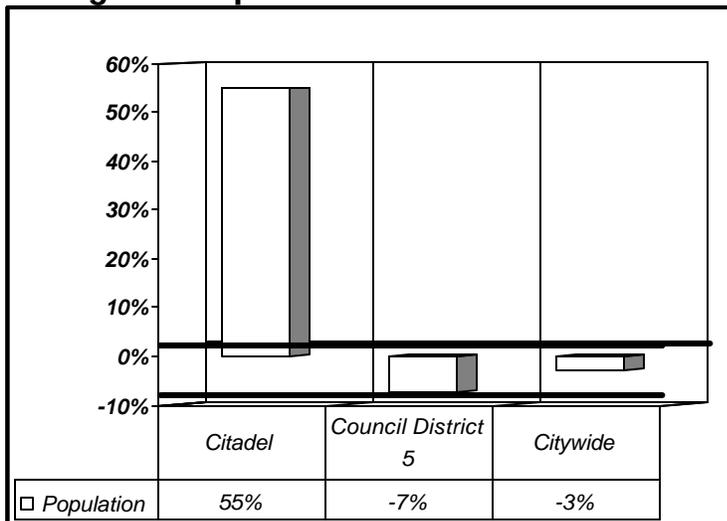
Participants celebrated the unique layout of homes in Citadel.



## STEP 4: Facts About My Neighborhood

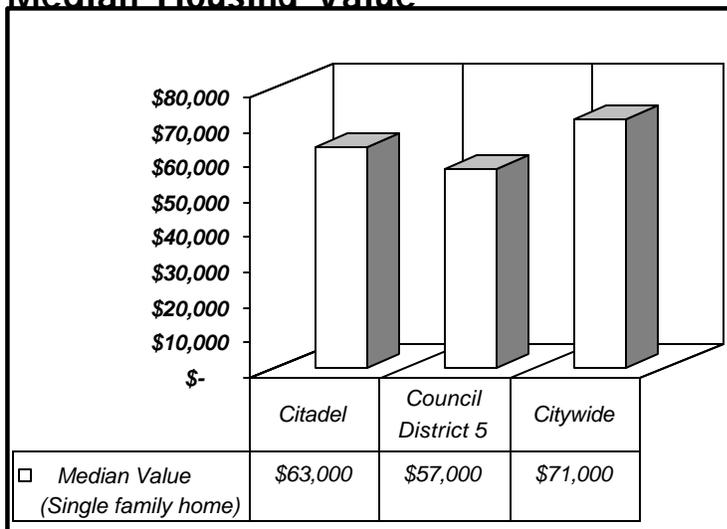
The data presented at the Citadel Neighborhood Assessment was from the 1990 U.S. Census, and from 1999 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts the participants said were surprising or noteworthy.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

### Change in Population 1980-1990



Residents felt that there will be an increase in population due to the Woodland senior citizen housing development under construction.

### Median Housing Value



Residents suggested the median value of homes is higher than reported. They recommended using the tax assessment information in order to obtain a better measurement.



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## STEP 5: Describing My Neighborhood

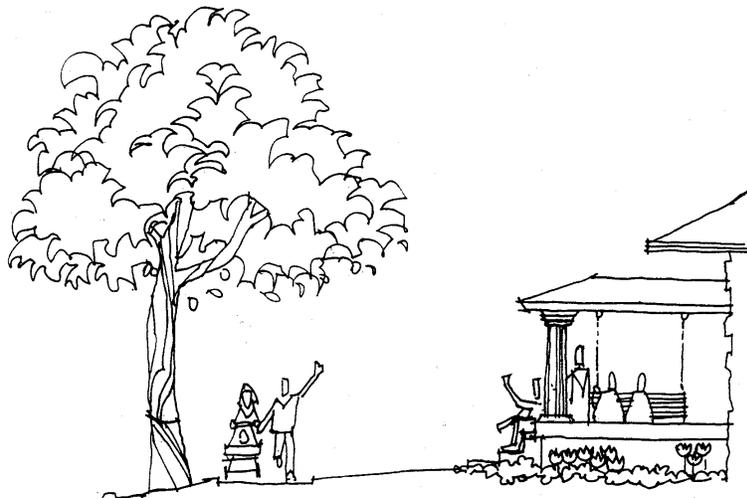
Those who attended the workshop were asked to vote on the Neighborhood Type that best described their neighborhood. The majority chose Conservation.

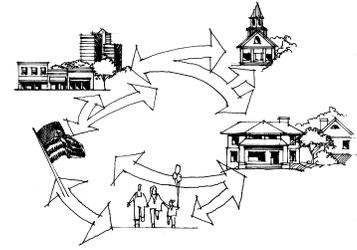
### Conservation

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.





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## STEP 6: Making My Neighborhood Better

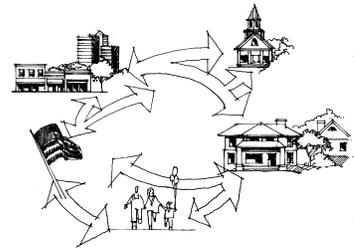
Neighbors talked about specific actions their community can take to address the issues and challenges identified earlier in the Assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. Below is a list of all the ideas mentioned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

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

- Continue to pressure Associated Wholesale Grocers, and others to open a grocery store in the area
- Continue to work on entryway markers for Citadel (63<sup>rd</sup> Street and Blue Hills Drive)
- Report concerns of the odor emanating from Town Fork Creek sanitary sewer to the City Public Works department
- Submit a P.I.A.C. request to install additional lighting on 59<sup>th</sup> Terrace and Citadel Drive
- Remove trash and maintain the cleanliness of blocks within neighborhood
- Form committees to address issues in the community i.e., trash, crime, etc.
- Encourage neighbors to be more involved with children in the neighborhood by starting Little Leagues and providing other activities
- Communicate with each other and volunteer to be a block captain
- Work to create a private park in the Citadel area for children
- Continue to work with Blue Hills Apartments
- Attend the Citadel Neighborhood Association meeting on November 18<sup>th</sup> 2000, as well as future meetings



Residents expressed dissatisfaction with the Metro Super Thriftway. They would like to see a new grocery store open in the area.



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

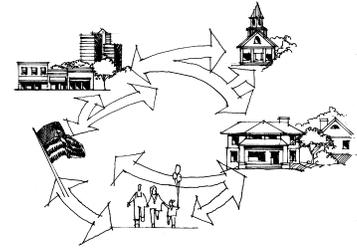
- Partner with Blue Hills Apartments to address removal of shopping carts and trash on their property
- Develop a relationship with Health Midwest and solicit support from them to address community issues
- Collaborate with the property manager of the Woodlands Senior Citizen Housing Development on ways to maintain the appearance of the Citadel's perimeter
- Work with retail establishments throughout the community to provide discounts on household items i.e., garage doors, paint, tools, etc., for store patrons who live within the Citadel neighborhood

Things the **City** should do:

- Eliminate the odor emanating from the Town Fork Creek sanitary sewer behind Metro Police Station located at 1880 E. 63<sup>rd</sup> Street
- Maintain the appearance of City property by landscaping and cleaning the islands located at 63<sup>rd</sup> & Citadel Drive
- Trim tree branches along the west side of 59<sup>th</sup> & Blue Hills Road
- Plant trees and install a walking trail in the Blue Hills Park located at 53<sup>rd</sup> Street & Brooklyn Ave
- Provide additional lighting on 59<sup>th</sup> Terrace and Citadel Drive
- Install sidewalks on Citadel Drive to Blue Hills Road
- Conduct a traffic study at the intersection of 63<sup>rd</sup> & Brooklyn
- Remove vegetation and prohibit loitering at 61<sup>st</sup> & Blue Hills Rd. and Bushman Drive



Participant engaged in conversation, while others listen attentively.



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## Thinking about 63rd Street

At the end of the workshop, residents took some time to consider ideas relative to the upcoming 63<sup>rd</sup> Street Corridor Plan. The east/west boundaries of this study are Wornall Road and Prospect Avenue. The plan will include a detailed study of area data, an Action Plan for the corridor, and a sense of direction related to land use, urban design, priority development/redevelopment areas as well as implementation tools.

Policies developed in this planning process will correspond to the objectives of the FOCUS Kansas City Plan. They are expected to be a guide for desirable development/redevelopment proposals while providing a supportable defense against projects inconsistent with the plan. Below are the issues of most importance to Citadel residents.

Redevelopment of the Metro Shopping Center is an important issue to residents. They would like to solicit attractive businesses such as Hallmark Cards to locate in the shopping center. They would also like to encourage the owners of Metro Thriftway to upgrade its facility and offer more services. They also suggested that perhaps Associated Wholesale Grocers could establish a business in the area.

Their other suggestions were:

- Increase the sense of place by creating a unique “community feel”
- Utilize development resources more effectively such as the TIF tax credit
- Create a new vision for The Landing Mall
- Install sidewalks on Citadel Drive to Blue Hills Road
- Create “our own Brookside Shopping Center” to include amenities like coffee shops, etc.
- Maintain green spaces adjacent to the streets, keep them neat and clean or utilize green spaces as a walking trail from Brookside Boulevard to Prospect Avenue
- Maintain 63<sup>rd</sup> Street by repairing the arterial road before conditions deteriorate
- Preserve the historic Daniel Boone burial site at 63<sup>rd</sup> and Brooklyn and install a marker at the entrance
- Replace businesses like Cash America Pawn with high-end retail establishments

## Citadel Neighborhood Assessment Participants

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Mr. & Mrs. Karl  
Arterberry

Ken Bacchus

Mike Boothe

Frances Boyd

Lillie Brack

Benjamin Brown Jr.

Willie Mae Conway

Tyrone G. Days

Patricia Dukes

Esther Gillmore

Queen Gillum

Deborah Hall

Janice Kelly

Johnella Lewis

Gary Maltbia

Anita Maltbia

Emmett Pierson

Rickey Rambo

Farella Robinson

Mike Simmons

Linda Spence

Ralph Watson

Marva Wotorson

Rene' Wrench-Wilson

## Sponsors and Contributors

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- Citadel Neighborhood Association
- University Academy Charter School

## Getting Involved

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To find out more about the Citadel Neighborhood Association, contact President Ralph Watson at (816) 361-6820 or Vice President Gary Maltbia at (816) 822-2004.



# 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 Kelvin Simmons  
*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, Sharon Cheers, Willie Mae Conway, Suzy Latare, John Pajor, Robert Rutherford, Jermine Alberty, Lindsey Cook, Julie Xiong *Neighborhood Assessment Team*

## City Support

- John Debauche, *City Planning and Development*
- Gerald Williams, *City Planning and Development*
- Sgt. Dave Rawlings, *Kansas City Police Department*
- Janice Kelly, *Mayor's Office on Disabilities*
- Carolyn Franklin-Prim, *Neighborhood and Community Services, Neighborhood Specialist*
- Mike Simpson, *Neighborhood and Community Services, Code Enforcement Officer*