THE COVES

Neighborhood Assessment Report

Neighborhood Workshop Date: June 1, 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

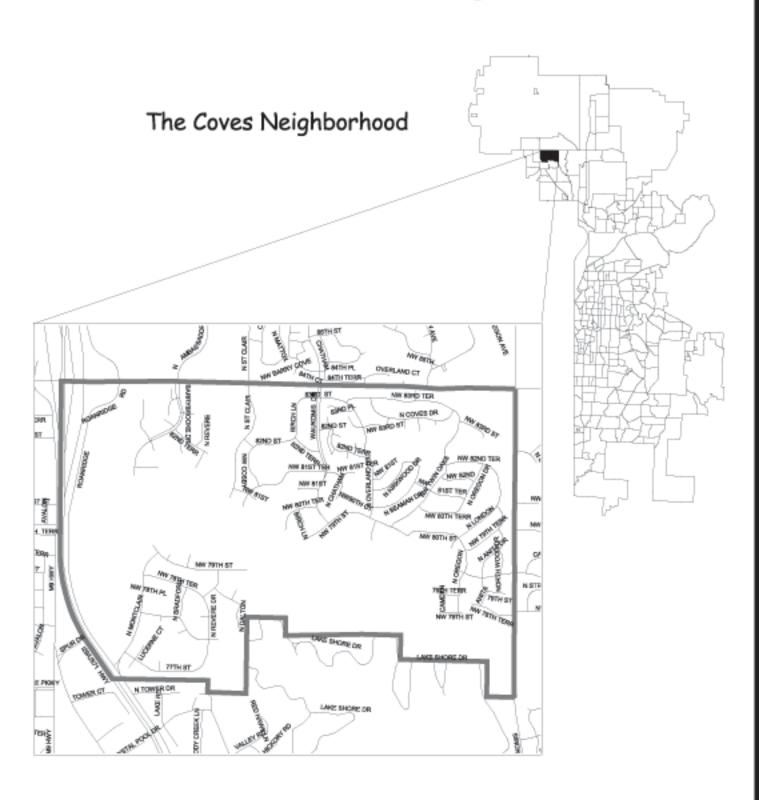
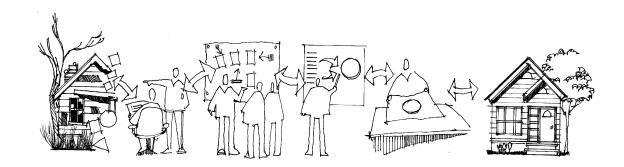






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FOCUS KANSAS CITY

ASSESSMENTS

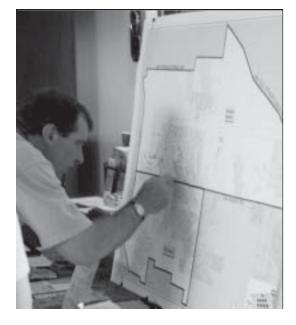


FOCUS Kansas City, Kansas City's strategic and comprehensive plan, recognizes that neighborhoods understand best how to direct their own futures. The first initiative in the *FOCUS Neighborhood Prototypes Plan* is a strategic assessment / evaluation that enables a neighborhood to evaluate its strengths 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 Coves area 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.



The man in this photograph is marking the location of his house on a large map with a "heart" sticker. The Assessment Workshop is an opportunity for people to think of their home in the context of the area where they live.



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.



This woman is voting on a Neighborhood Type

From Boon Docks to Boom Town 3

THE COVES PERSPECTIVE



"The Coves" area as defined in this report is bounded by NW Barry Road on the north, the city limits of Platte Woods and Lake Waukomis on the south, I-29 on the west and Green Hills Road on the east. These boundaries represent a census neighborhood, a set of parameters that the United States Census Bureau uses to gather and analyze demographic information.

Census neighborhoods usually derive their name from one or more of the residential communities within their boundaries. In this case, The Coves Neighborhood, which includes 519 residences in the northeast section of the Assessment area.

The area also contains two other neighborhoods, Embassy Park and North Lakes, as well as several single family and multi-family developments (Barrybrooke Village, Barrybrooke on the Lake, Kelly Crossing, Coves Wood and Applewood Apartments).

This region of Kansas City North has developed rapidly in the last ten years. The population of the census neighborhood grew by 58.5% between 1990 and 2000. The area is not completely developed and the population will continue to increase as the remainder of the Embassy Park Neighborhood and the vacant land south of the AMC Theater complex are developed.

Growth was a major topic of discussion among the people who attended the FOCUS Neighborhood Assessment workshop held at the Rock of Ages Lutheran Church, June 1, 2002. Some participants could recall when NW Barry Road had only two lanes and it was a common site to see horses grazing in nearby pastures.

The transition from a rural to an urban environment started in the late 1960's when developer Jim Young began work on the Coves neighborhood. Young built quality single family homes, townhomes and village homes with a complete system of sidewalk, curb and storm drainage infrastructure as well as recreational features.

Since that time other developers have created similar high quality single and multi-family developments in the adjacent areas. Growth of the residential district has spurred retail development near the intersection of NW Barry Road and Interstate 29, and it has become the Northland's busiest shopping and entertainment hub. The highly rated Park Hill School District has also contributed to the popularity of the area.

Naturally, changes in land use and increased density have brought some challenges. Erosion of open streambeds in the Barrybrooke Village and North Lakes communities is a current problem. In North Lakes the erosion has contributed to an accelerated build up of silt in their lake. Silt detracts from the appearance of the lake and reduces its capacity to contain storm water.



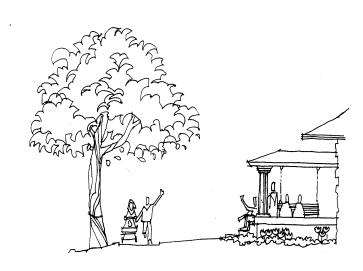
The increasing volume of automobiles on NW Barry Road requires the implementation of effective traffic management measures on the part of city planners and engineers and more skill and patience on the part of motorists. Workshop participants also anticipate the need for improved traffic calming measures on residential streets.

No one can foresee all the contingencies that will arise as the area becomes completely built out. The effort that residents are putting into building relationships with each other and creating a strong network of communications will help them be responsive to change and sustain the neighborhood for the long run.

People who live in the Coves, North Lakes, Barrybrooke Village and Barrybrooke on the Lake communities already have established resident associations. These associations help members draw upon their collective strengths and resources to enhance their quality of life.

Since "Making Connections" is such an integral part of the FOCUS Plan, the Neighborhood Assessment process is designed to support these kinds of citizen based networks. Another aspiration of the Assessment process is to enable citizen groups to collaborate with City staff and elected officials to secure necessary information and support.

With that in mind this report contains all the observations and suggestions put forth by the people who attended this workshop. The following page contains a section titled Priorities that summarizes the major themes of the June 1, 2002 conversation. The report also contains a map of the area, a smattering of images that convey some sense of the neighborhood character, and a list of contacts for the existing homeowners associations. The inside back cover of the report contains a list of phone numbers for frequently used City and other agency services.





PRIORITIES

Residents from The Coves neighborhood named the following as their priority issues:

Pursue A Long Range Storm Water Management Strategy

The Coves area faces some unique challenges with regard to storm water management. The storm water system in the area is based on a series of water retention lakes. The urbanization of the area has intensified storm water run-off from impervious surfaces (roads, parking lots and roof-tops). At the same time, the high level of construction activity has exposed soil to erosion.

Soil that is eroded from construction sites and stream banks washes into the lakes, resulting in decreased effectiveness and increased maintenance costs for dredging. Workshop participants had several suggestions with regard to these issues:

- The City of KCMO should stringently enforce Ordinance 981135 regarding erosion and sediment control regulations. The ordinance governs construction and construction related activities that disturb soil conditions.
- Work with the City, local businesses and developers to find ways to mitigate erosion of local stream banks
- Advocate for the use of Public Improvement Advisory Committee (PIAC) funds to develop solutions to erosion and sedimentation problems

Promote Quality Development

Residents want the remaining development in the area to be done in a way that is consistent and complimentary to existing development. Actions that would support this priority include:

- Requiring developers to follow through on their commitments to included appropriate buffers, infrastructure and allowance for park space
- Discourage development of additional high density apartment complexes
- Complete the development of the park space set aside near the intersection of NW 79th and N St. Claire

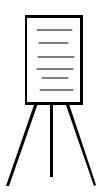


CHART NOTES

The Coves Area is bounded by N. W. Barry Road on the north, the Platte Woods City limits on the south, I-29 on the west and Waukomis Drvie on the east.

Neighborhood Slogans

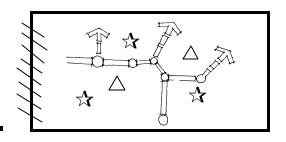
The attendees brainstormed several slogans to describe their neighborhood. This exercise helped participants identify how they viewed their community. The selected slogan was:

From Boon Docks to Boom Town

Other suggested slogans:

- Pride Town
- Boom Town
- Too Much Traffic!
- Siltation City
- Lake City
- Dedicated to Community, Committed to All

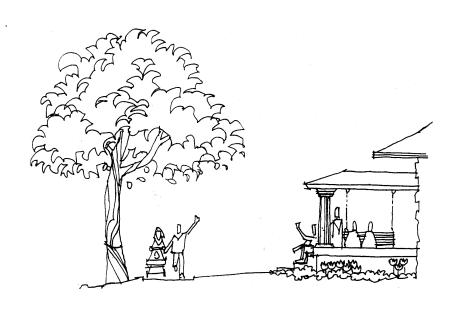
THE PROOF TOWN 7

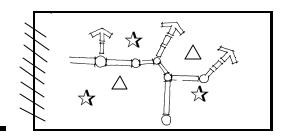


STEP 1: My Neighborhood Is

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
- **IIII** Edges or Barriers a limit or boundary that prevents people from enjoying the neighborhood or something in it
 - Features things people like and would like to preserve or enhance





Landmarks

- AMC Theater
- Rock of Ages Lutheran Church
- Mid-Continent Public Library, Boardwalk Branch
- Hooters restaurant
- St. Lukes North Hospital
- Lowes Building Supply

Paths

- N.W. Barry Road
- N. Green Hills Road
- I-29
- N.W. 79th Street
- N. St. Claire Avenue
- Missouri Route 152
- Boardwalk Square Shopping Center

Activity Centers

- Rock of Ages Lutheran Church
- The Coves Club House
- Mid-Continent Public Library, Boardwalk Branch

Districts

- Boardwalk Square Shopping Center
- Barry Crossing Shopping Center
- Wal-Mart
- The Kelly Crossing apartments

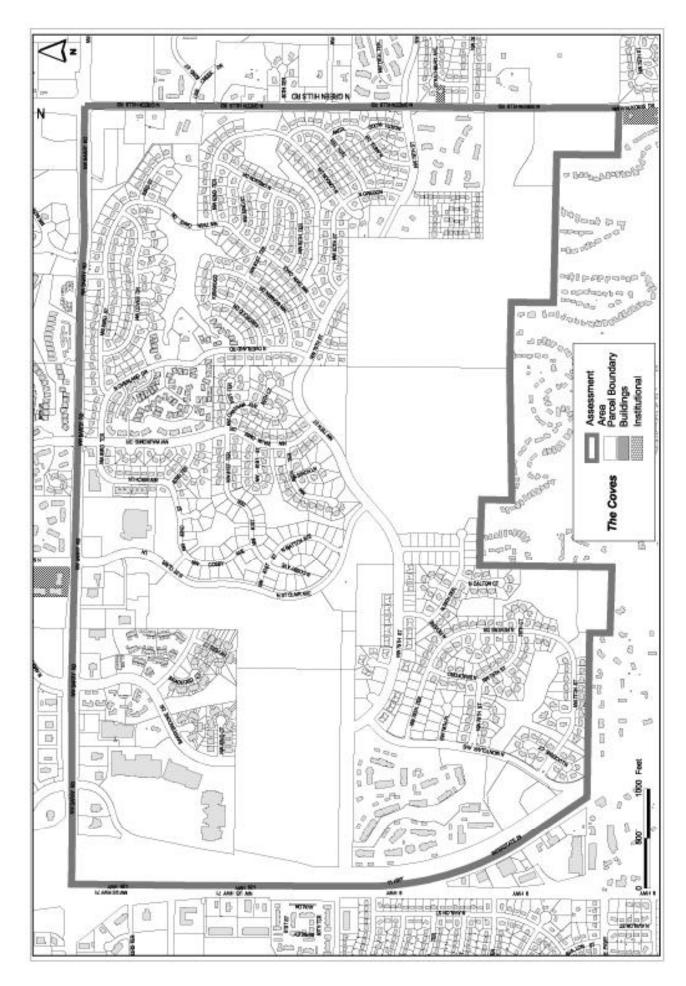
Edges or Barriers

- I-29
- Cul-de-sacs
- Trees and green spaces provide natural buffers
- Siltation
- Missouri Route 152

Features

- Cul-de-sacs
- Winding streets
- Trees and green space
- Lakes
- Quality housing

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THE COVES IMAGES



Feature:

The Barry Village Townhomes are one of a number of quality housing options available in the area.



Landmark and Activity Center:

The staff at the Mid-Continent Public Library Boardwalk Branch are ready to help people access resources.



The Coves Clubhouse is a wonderful recreational amenity enjoyed by neighborhood residents. It also serves as local polling site for elections.



THE COVES IMAGES



District:

The Kelly Crossing Apartment complex is the largest multifamily housing complex in The Coves area



Path:

NW Barry Road is listed in the KCMO Major Street Plan as a primary arterial. NW Barry functions as an important route for local residents and an important east/west connector for the Northland.



Feature:

The North Lakes lagoon is an important part of the neighborhood's storm water retention infrastructure and it also serves as an attractive part of the landscape.



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 Coves area.

- Stop building drug stores and other retail shops where there is no demand for them - we don't need them on every corner
- Determine the need for additional apartment buildings before they are constructed
- Eliminate the silt and trash that washes into the Barrybrooke Lake from the Boardwalk Shopping Center
- Develop innovative and effective methods to prevent erosion



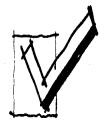
This small stream runs along the boundary between the Barry Crossing Mall and the Barrybrooke Village Condominiums. In the last several years the width of the channel has increased dramatically. The manhole cover on the right was originally buried underground.

- Enforce ordinance regarding siltation/run-off
- Ensure that construction on 152 is done in a way to minimize erosion
- Stop the erosion in North Lakes off of Roan Ridge



The resident pictured above lives upstream from the North Lakes drainage lagoon. The resident built a rock retaining wall to stop erosion of the channel that runs along the side of his home. Despite his efforts the portion of his yard that abutts the channel has dropped several feet.

From Roon Docks to Room Town 13



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.

- The whole community everyone in it
- Sidewalks and streetlights on Barry Road
- Underground utility lines
- Police officers who live in the neighborhood
- Friendly people
- The Park Hill school district

- Conveniently located stores, banks and other amenities
- Highway access
- Living in the country
- The youth swim team for Coves and Coves North residents
- A strong family atmosphere with activities for children



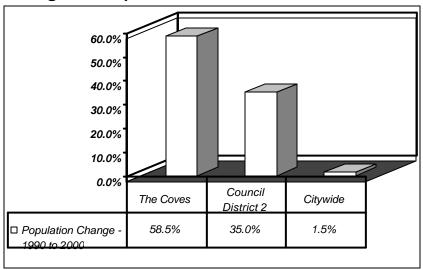
The AMC Theatre in the Barry Crossing Shopping Center is one of the conveniently located amenities in the community.



STEP 4: Facts About My Neighborhood

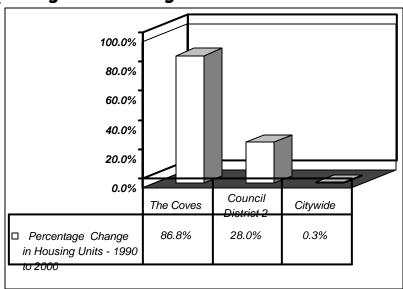
The data presented at The Coves Neighborhood Assessment was from the 1990 and 2000 U.S. Census, and from 1999 and 2000 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts the participants said were surprising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

Change in Population 1990 - 2000



The population of The Coves and has grown tremendously in the last ten years.

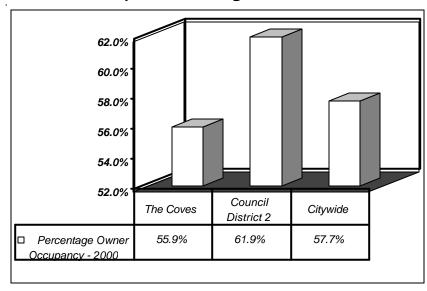
Change in Housing Units 1990 - 2000



Some the growth in housing units for The Coves can be attributed to construction of apartments along I-29.

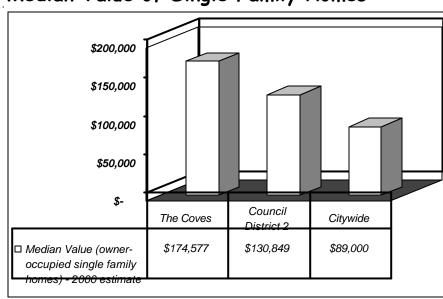


Owner Occupied Housing Units - 2000



A significant number of the housing units in the Coves area are apartments.

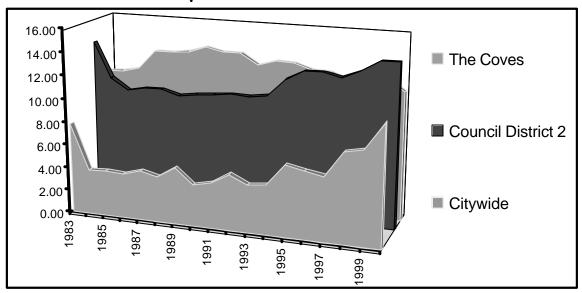
Median Value of Single Family Homes



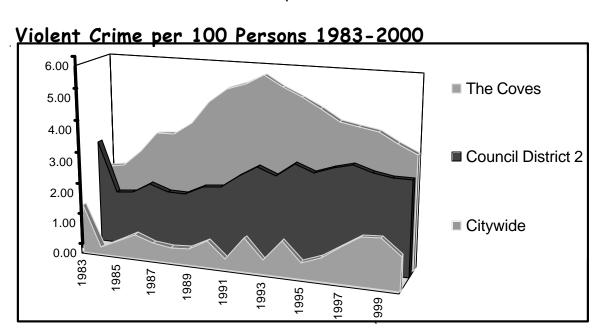
The chart at left shows that median value of single family homes in the Coves area is significantly higher than the Citywide median.



Non-Violent Crime per 100 Persons 1983-2000



Non-violent crime in the Coves area increased during the last several years. Some workshop participants reported a recent increase in items stolen from unlocked cars and open garages. The Coves also includes the retail strip along NW Barry Road. Shopping districts tend to report higher crime rates due to shop lifting and other minor crimes. The chart below shows that there is a low instance of violent crime reported in the area.





STEP 5: Describing My Neighborhood

Those who attended the workshop were asked to vote on the Neighborhood Type that best described the area. Residents from the Coves area chose Conservation.

Conservation

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

Tree-lined streets, historic structures or qualities, public art and/or other amenities characterize the neighborhood and give it a sense of place. Most of the houses are occupied. Little demolition has occurred here and vacant land is scarce.

It appears that both public and private areas are well-maintained, although a house or business periodically falls into disrepair from a lack of routine maintenance (painting, yard upkeep, awning repair, etc.). Some infrastructure repairs may be needed to keep the neighborhood attractive. Generally the problems that do come up can be addressed by our neighborhood association, by a call to the City, or through neighbors getting together to help one another.



This photograph of a home in the Coves area depicts several aspects of a conservation neighborhood; an appealing housing, mature trees and quality infrastructure.

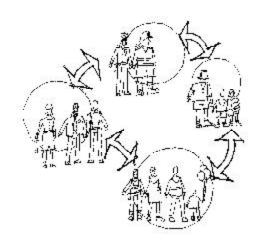


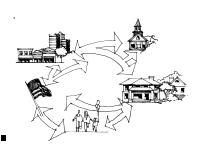
STEP 6: Making My Neighborhood Better

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:

- The community can adopt NW Barry Road to keep it free of litter
- Write letters to City officials, State representatives, the EPA, etc., to advocate for proper erosion control measures during the widening of 152
- Form a committee to study the possibility of creating more parks in the area
- Ask the EPA for the environmental impact statement that was done regarding the widening of 152
- Continue to submit PIAC requests for neighborhood issues
- Form a coalition of residents from the Coves, Coves North and other areas that can advocate for the broader community





Things we can do with a Partner:

- Notify MODOT that widening of 152 has the potential to negatively impact the Coves neighborhood if erosion is not properly controlled
- Use the old inter-urban line right of way for a walking/bike trail
- Locate a site to dispose of silt that is dredged out of area lakes
- Install sidewalks that would provide a safe pedestrian pathway for people who walk under the I-29 overpass on NW Barry Road



The sidewalks on NW Barry end just east of I-29. Any effort to extend pedestrian access further west would need to be a joint effort between the City and the Missouri Department of Transportation.

Things the **City** should do:

- Enforce existing ordinances with regard to erosion and siltation
- Create neighborhood parks in The Coves area
- Hold developers responsible when they agree to provide buffers between new developments and roads and/or areas of intense commercial activity
- Enforce the speed limit on Barry Road and Green Hills Road
- Partner with the EPA to study ways to reduce the silt we receive in our lakes
- Expand the zone for notification of building permits (currently 150 feet)
- Identify areas for silt disposal
- Post the dates, times and locations of pending zoning and development hearings on the City web-site

■ From Boon Docks to Boom Town 21

The Coves and Neighborhood Assessment Participants

Jennifer Blake Carl Dahl David Lindberg Shauna Regas John Rolf Jim Scheckel Lois Stainbrook Joan St. Vincent Peggy Zimmerer

Sponsors and Contributors

- Rock of Ages Lutheran Church
- The Coves Homes Association

Getting Involved

The following is a listing of contacts for local homeowners associations and other helpful contacts in the community:

- The Coves Homeowners Association Dave Baird, President (816) 587-2073 or via the internet at www.thecoves.org
- The Barry Brooke Village Homeowners Association M.C. Skip Hoerner, President (816) 746-5906
- The North Lakes Homewowners Association Matt Tumberger, President (816)
 587-9872
- The Park Hill School District (816) 741-1521 or via the internet at www.parkhill.mo.us

The Coves Area is in the 2nd Council District. Council Representatives are:

- Councilwoman Bonnie Sue Cooper, Second District-at-Large: (816) 513-1601
- Councilman Paul Danaher, Second District: (816) 513-1622



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 Charles Rutherford II, Julie Xiong, Neighborhood Assessment Team

City Support

Victoria Smith, Action Center

From Boon Docks to Boom Town 23

KC Safe City Initiative

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.

Twelve Ways to Improve Your Neighborhood Right Now!

- 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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Service	AGENCY OR CITY DEPARTMENT	Phone
City Services	Action Center 51	3-1313
Abandoned Cars on Private Property	Neighborhood and Community Services	513-9000
Abandoned Cars on Public Property	Kansas City, MO Police Department	234-5000
Abandoned Homes	Neighborhood and Community Services	513-9000
Air Quality	Health Department	513-6314
Animal Control	Neighborhood and Community Services	513-9800
Building Permits	Codes Administration	513-1500
Bulky Item Pick Up	Environmental Management	513-3490
Curb Reconstruction	Public Works	513-2590
Dangerous Buildings/ Demolition	Neighborhood and Community Services	513-9000
Housing Code Violations	Neighborhood and Community Services	513-9000
Illegal Dumping Hotline	Environmental Management	513-3485
Neighborhood Assistance/ Services	Neighborhood and Community Services	513-3265
Paint Program	Neighborhood and Community Services	513-3266
PIAC (Public Improvements Advisory Committee)	Public Works Department	513-2617
Parks and Community Centers	Board of Parks and Recreation	513-7500
Potholes	Public Works - Street and Traffic	513-2777
Senior Citizens Transportation	Share-a-Fare/ATA	842-9070
Sewers - Problems	Water Department After Hours	513-2180 513-2109
Sidewalks - Repair	Public Works	513-2602
Storm Drains	Water Department	513-2180
Street Light Repairs	Kansas City Power and Light	654-1400
Weatherization Program	Housing and Community Development	513-3015

THE VISION OF

FOCUS KANSAS CITY

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

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

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

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

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

FOCUS - Forging Our Comprehensive Urban Strategy

