

# THE COVES NORTH

## 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



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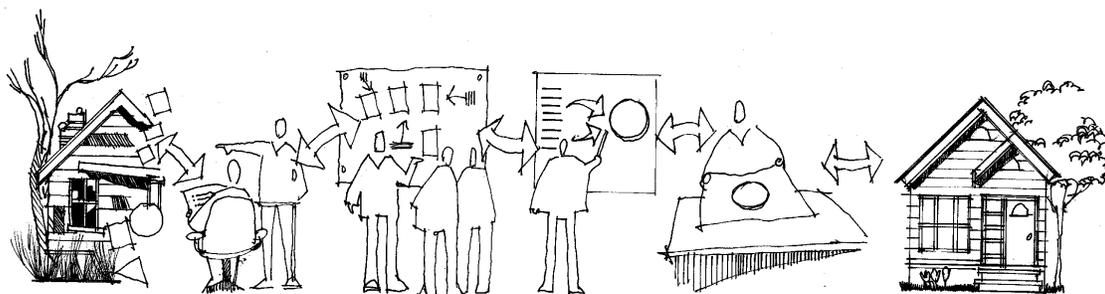
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# FOCUS KANSAS CITY AND NEIGHBORHOOD ASSESSMENTS

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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 Coves North area conducted their 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.



A participant locates his home on a map of the area.



# 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.



In addition to identifying a Neighborhood Type, workshop participants spend time discussing neighborhood based initiatives and assigning priorities that they can act upon.

# THE COVES NORTH PERSPECTIVE

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"The Coves North" area as defined in this report is bounded by NW Tiffany Springs Road/NW Old Stagecoach Road on the north to NW Barry Road the south, I-29 on the west and NW Old Stagecoach 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.

Between 1990 and 2000 the population of the area increased almost 40% (from 3,116 to 4,341). Development is continuing at a rapid pace and a similar leap in population will undoubtedly occur as more dwellings are constructed north of Missouri Highway 152.

Some of the factors that contribute to the current popularity of the area include the availability of land in proximity to existing quality development, the highly rated Platte City and Park Hill School Districts, an abundance of nearby retail centers and access to three highways: I-29, M-152 and M-169.

"Boom Town" is a phrase that came to mind for many of the residents who attended the FOCUS Neighborhood Assessment workshop. There is a sense of excitement and pride in a place where there are new people, new structures and new opportunities.

Workshop participants also noted that development has created some challenges. For example, residents of the Coves North sub-division (north of N.W. Barry Road and east of North Green Hills Road) rely on a system of lakes to manage storm water. Nearby home and road construction has exposed soil and increased the amount silt that flows into their lakes during heavy rains. The accelerated build-up of silt means the lakes must be dredged more frequently. Dredging is an expensive and disruptive process.

Recently, the leadership of the Coves North Homeowners Association has worked with The Missouri Department of Transportation (MoDOT) to ensure that proper erosion control methods are being implemented during the widening of Highway 152. Residents also want builders and City inspectors to work together to prevent excessive erosion at all construction sites in the area.

The area encompassed by this census neighborhood is broad and includes a variety of developed and undeveloped land. East of North Green Hills Road the area retains some rural character. For example, there are a handful of older homes that are not connected to City water service, and they rely on cisterns or wells for their water needs.



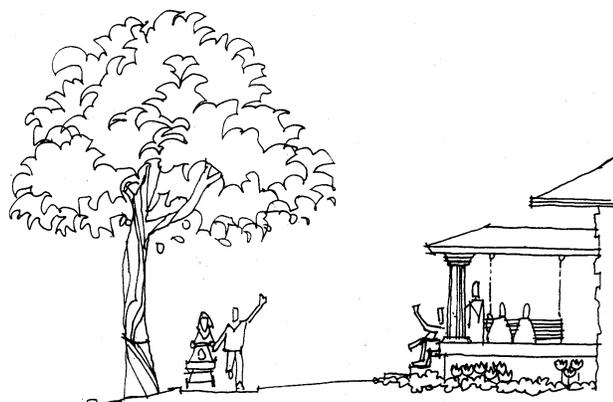
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The Barry Heights neighborhood is near the intersection of N.W. Barry Road and N.W. Old Stagecoach Road. Homes in Barry Heights were built in the late 1950's and early 1960's. The neighborhood is quiet and well kept and concerns are more along the lines of street maintenance and tree trimming.

North of M-152 new sub-divisions, such as Autumn Ridge, have recently been completed or are still under construction. Residents in this area will be curious to learn if a new use is found for the vacant building in the 4900 block of N.W. 88<sup>th</sup> street (formerly know as the Valumark Youth Center).

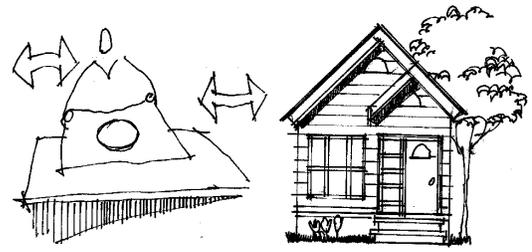
All of the people who attended the assessment workshop were eager for City officials, City staff and local developers to work with a mind toward improving the quality of life in the area. In part, this means reserving space for parks and adequate buffers between residential and retail developments. It also means balancing the density of future developments so they will not make the current traffic congestion worse.

The FOCUS Neighborhood Assessment Workshop was one event that brought people together to talk about community. All of the ideas and observations that participants shared during the session are recorded in this report in the hope that they can be used as a resource for future discussions. The report also contains a map of the area, a sample of available data, photographs to provide a glimpse of neighborhood features, a list of community contacts and phone numbers for frequently used City services.



# PRIORITIES

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

## Priority 1: Control Erosion

A portion of The Coves North area relies upon a system of retention lakes to manage storm water. 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 retention 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 related activities that disturb soil conditions.
- The Missouri Department of Transportation (MoDOT) should ensure that proper erosion control methods are followed during the widening of Highway 152.

## Priority 2: Create Parks and Protect Green Space

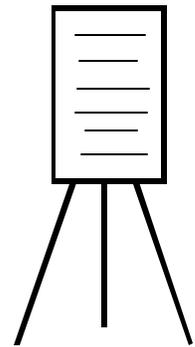
- Develop a park west of North Green Hills Road north of NW Barry Road.
- Utilize the old inter-urban rail line for walking/hiking trail.
- Protect the belt of trees west of North Green Hills that provides a natural buffer for the Coves North Area.

## Priority 3: Promote Quality Development

- Developers should follow through on their commitments to include appropriate buffers, infrastructure and allowance for park space.
- The City of Kansas City, Missouri should be more conscientious about informing residents about pending development plans. This could include expanding the notification zone (currently any property owner within 150 feet of the development site) and/or posting hearings on the KCMO web-site.
- Advocate for development that includes a balance between single family, multi-family residences and retail.
- Find an appropriate use for the former Valuemark Juvenile Center on 4900 block of NW 88<sup>th</sup> Street

# CHART NOTES

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The Coves North Area is bounded by N.W. Tiffany Springs Road on the north to N.W. Barry Road on the south and I-29 the west to N.W. Old Stagecoach Road on the east.

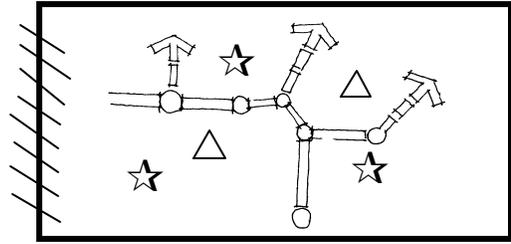
## Neighborhood Slogans

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

### From Boon Docks to Boom Town

Other suggested slogans:

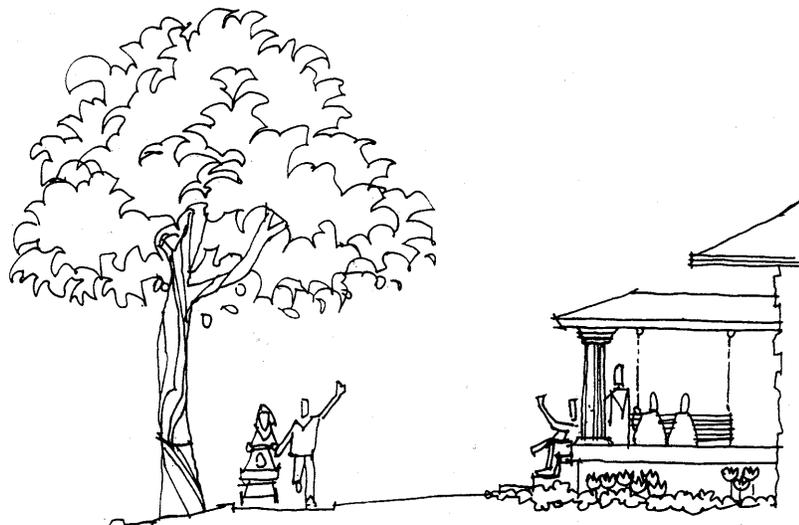
- Pride Town
- Boom Town
- Too Much Traffic!
- Siltation City
- Lake City
- Dedicated to Community, Committed to All

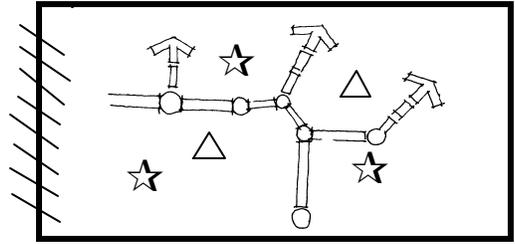


## STEP 1: My Neighborhood Is

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





## Landmarks

- AMC Theater
- Rock of Ages Lutheran Church
- The Coves North Club House
- Mid-Continent Library/Boardwalk Square Branch
- The big White Oak on Barry Road near Osco
- Hooters Restaurant
- St. Lukes Northland Hospital
- Lowes Building Supply

## Paths

- N.W. Barry Road
- N. Green Hills Road
- I-29
- N.W. 86<sup>th</sup> Street
- N. St. Claire Avenue
- N.W. Old Stagecoach Road
- N.W. Missouri 152 Highway

## Activity Centers

- Rock of Ages Lutheran Church
- The Coves North Club House
- Mid-Continent Library/Boardwalk Square Branch
- Barry Heights Park
- Barry Platte Park

## Districts

- Boardwalk Square Shopping Center
- Barry Crossing Shopping Center
- Wal-Mart

## Edges or Barriers

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

## Features

- Cul-de-sacs
- Winding streets
- The big White Oak on N.W Barry Road near Osco
- Trees and green space
- Lakes
- Sheridan's Frozen Custard



# THE COVES NORTH IMAGES

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**Feature:** Sheridan's Frozen Custard in the Boardwalk Square Shopping Center



**Landmark and Activity Center:**  
The Boardwalk Branch of the Mid-Continent Library



**Landmark:**  
St. Luke's Northland Hospital

# THE COVES NORTH IMAGES

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## Landmark and Feature:

This White Oak tree west of the Osco on North Green Hills Road and N.W. Barry has weathered many years of changes.



## Activity Center:

The Barry Platte Park is an excellent recreational space in the area.

## Feature:

A view of one of the lakes within the Coves North sub-division.



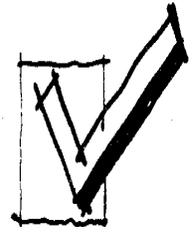


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## STEP 2: If I Could Fix One Thing

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 Coves North area.

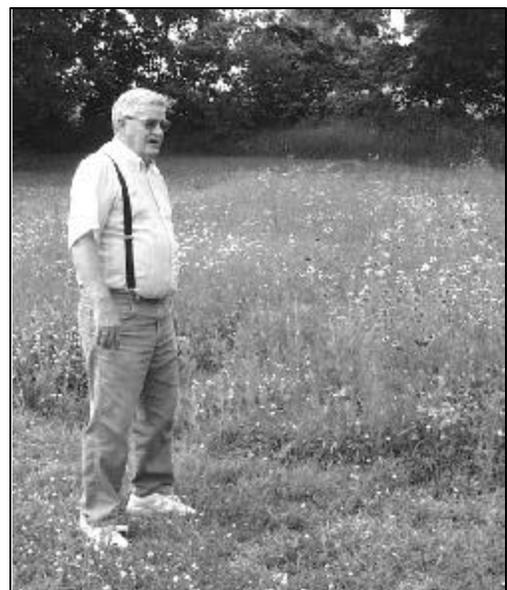
- Stop building drug stores and other retail shops where there is no demand for them
- Determine the need for additional apartment buildings before they are constructed
- Develop innovative and effective methods to prevent erosion
- Hold the Codes Administration and Public Works Departments responsible for damage that is caused by their failure to properly enforce ordinances related to construction
- Provide sanitary sewers and water lines to the homes on North Adrian
- Eliminate the tacky looking signs advertising weight loss and work at home schemes
- Keep N.W. Barry Road free of litter
- Enforce ordinance regarding siltation/run-off
- Ensure that construction on M-152 is done in a way to minimize erosion
- "We don't need a drug store on every corner"
- Appoint representatives to the Public Improvements Advisory Committee (PIAC) who are responsive to citizen requests
- Make PIAC money more flexible so it can be used to address problems on private land that have been caused by public projects
- Put a park west of N. Green Hills Road between N.W. Barry and M-152
- Enforce regulations intended to ensure that there is appropriate parkland set aside in new developments
- Manage the growth of the Northland more effectively



## 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 N.W. Barry Road
- Underground utility lines
- Police officers who live in the neighborhood
- Friendly people
- The Park Hill and Platte City R3 school districts
- Barry School
- Conveniently located stores, banks and other amenities
- Highway access
- Living in the country
- Patsy's bridge club in the Coves North
- The quilting group in the Coves North area
- The kids swim team for Coves and Coves North residents
- A strong family atmosphere with activities for children
- The area parks



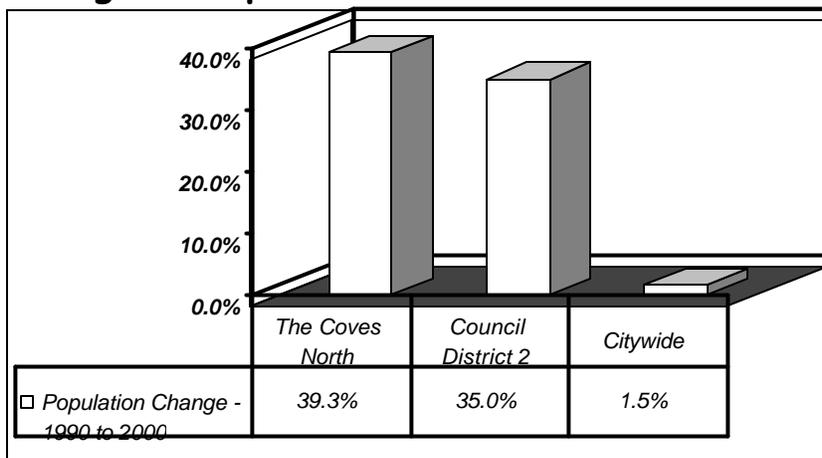
George Durand has lived in the area for more than fifty years. He is standing next to a wildflower garden that he maintains in his back yard



## STEP 4: Facts About My Neighborhood

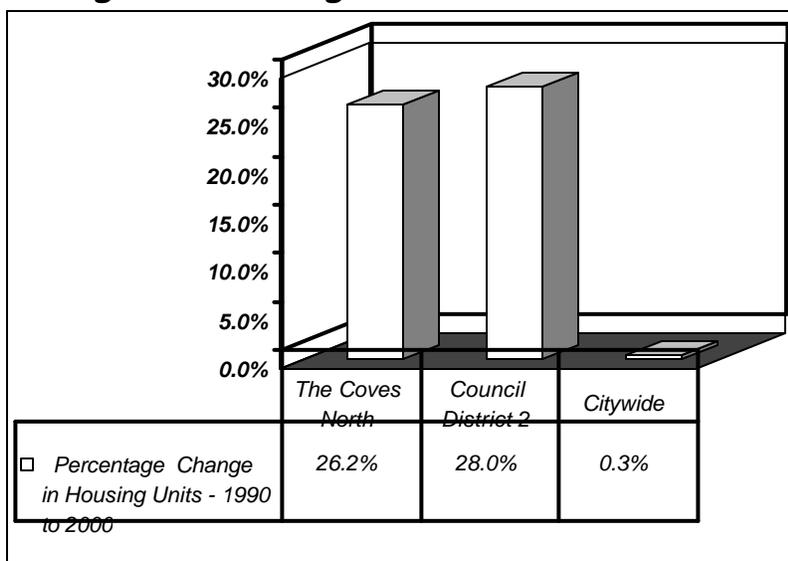
The data presented at The Coves North Neighborhood Assessment was from the 1990 and 2000 U.S. Census, and from 1999 and 2000 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts the participants said were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

### Change in Population 1990 - 2000



Although the population of The Coves North has grown by nearly 40% in the last ten years, some workshop participants said they were surprised the area did not grow more rapidly.

### Change in Housing Units 1990 - 2000

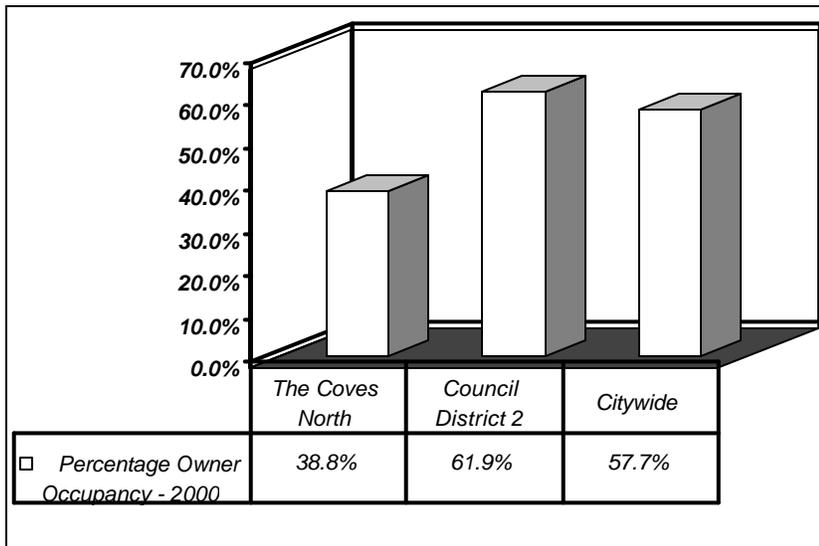


Residents feel the number of housing units will increase as the area north of Highway 152 continues to develop.



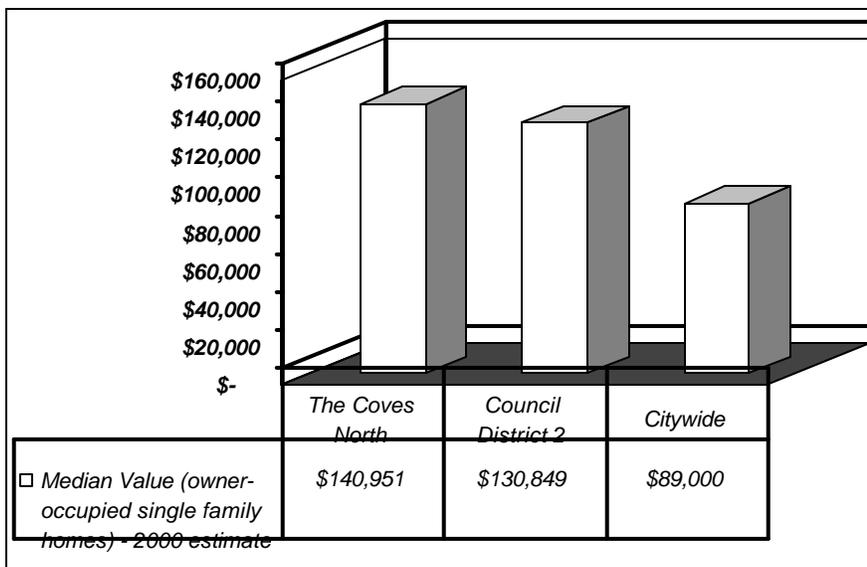
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## Owner Occupied Housing Units - 2000



There are several large apartment complexes in the area that neighbors feel contribute to the high percentage of non-owner occupied units in the area.

## Median Value of Single Family Homes

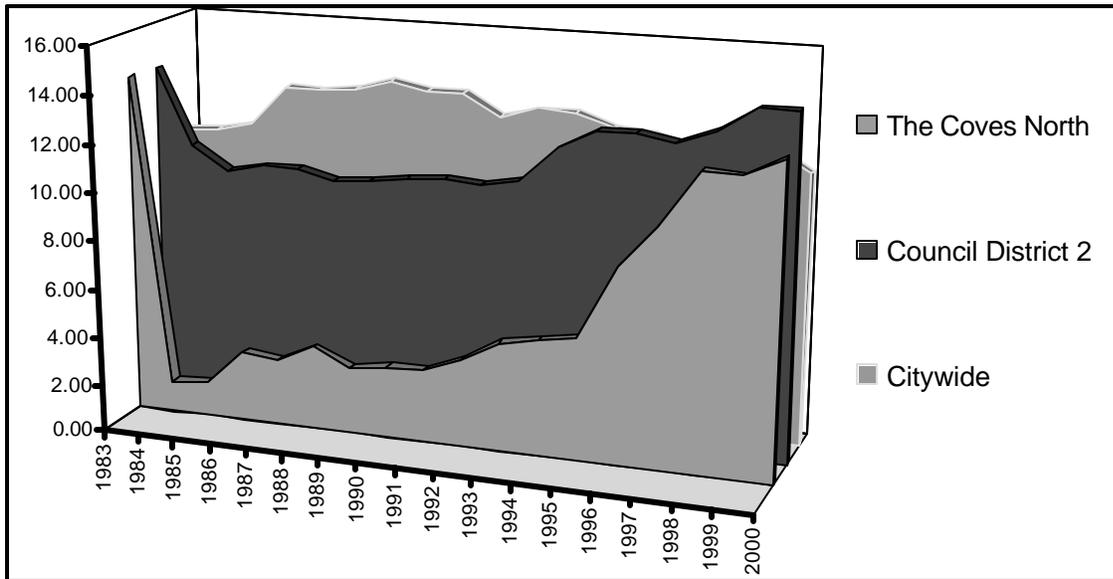


Participants stated the quality homes and the overall level of investment in the area contribute to strong home values.



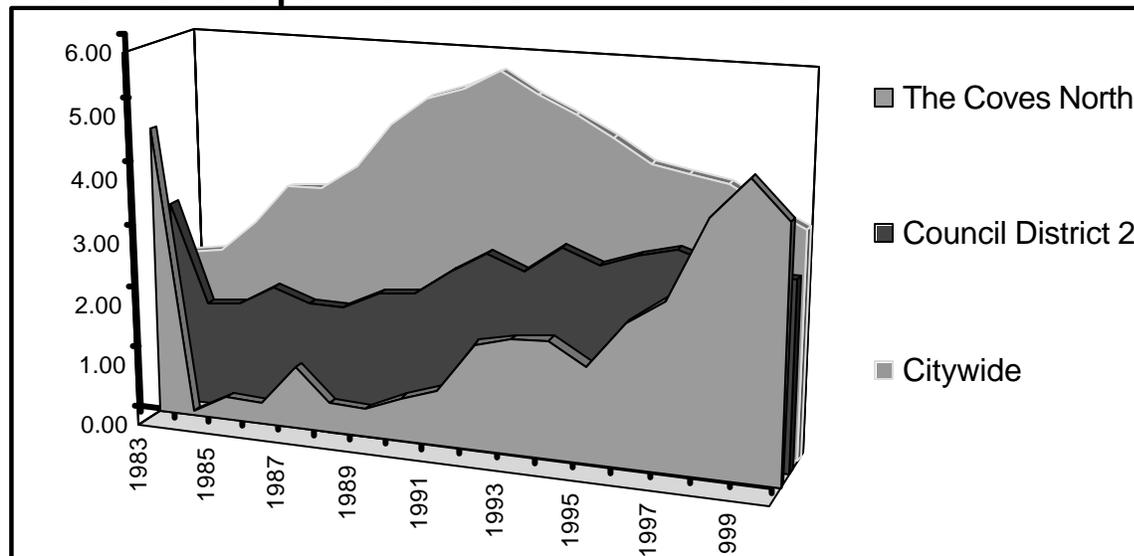
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## Non-Violent Crime per 100 Persons 1983-2000



Workshop participants attributed the recent rise of non-violent crime to the high degree of retail activity in the area. Although the chart below indicates a rise in violent crime, at fewer than five incidents per hundred persons it is still low. Residents said they felt safe in the area.

## Violent Crime per 100 Persons 1983-2000





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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. Residents from The Coves North area chose Conservation.

### Conservation

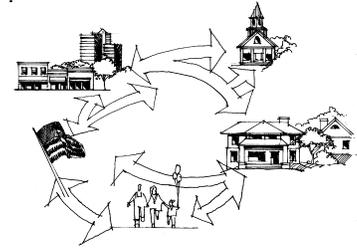
My neighborhood has been developed for some time. Established businesses and institutions are located in the neighborhood. Places of worship, schools, recreational and entertainment facilities, and businesses provide many opportunities near my home.

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.



New developments, such as The Manor Homes of Fox Crest, are part of the reason why the people who attended the Coves North FOCUS Neighborhood Assessment workshop voted themselves as a Conservation neighborhood.



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## STEP 6: Making My Neighborhood Better

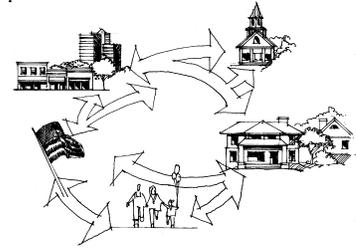
Neighbors talked about specific actions their community can take to address the issues and challenges identified earlier in the Assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. Below is a list of all the ideas mentioned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

Things we can do **Ourselves**:

- The Community can adopt N.W. 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 M-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 M-152
- Continue to submit PIAC requests for neighborhood issues
- Form a coalition of residents from The Coves, The Coves North and other areas that can advocate for the broader community

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

- Notify MODOT that widening of M-152 has the potential to negatively impact The Coves and The Coves North neighborhoods if erosion is not properly controlled
- Use the old inter-urban line right of way for a walking/bike trail
- Partner with local businesses to fund amenities in local parks
- Locate a site to dispose of silt that is dredged out of area lakes



Things the **City** should do:

- Enforce existing ordinances with regard to erosion and siltation
- Create neighborhood parks in The Coves and The Coves North areas
- Install sidewalks that would provide a safe pedestrian pathway for people who walk under the I-29 overpass on N.W. Barry Road
- Hold developers responsible when they agree to provide buffers between new developments and roads and/or areas of intense commercial activity
- Enforce the agreement to build a buffer between the new Osco on N.W. Barry Road and The Coves North neighborhood
- Enforce the speed limit on N.W Barry Road and N. 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 dates of upcoming hearing notices on the City web-site



The sidewalks on N.W. 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 of Kansas City and the Missouri Department of Transportation.

## The Coves North Neighborhood Assessment Participants

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Ron Brizendine  
George Durand  
Gladys Ellenberger  
Ann Hernandez  
Mark Hernandez

Shirley Kiehl  
Norma MacQuaid  
Leonard Mikado-Nwalu  
Virginia North  
Marjorie Prunty

Patsy Roberts  
Donovan Smith  
Bill Temming  
Joan Temming  
Tom Vleisides

## Sponsors and Contributors

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- Rock of Ages Lutheran Church
- The Coves North Homes Association

## Getting Involved

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The following is a listing of helpful contacts in the community:

- Jim Silke, KCPD North Patrol Community Relations Officer: (816) 437-6230 or [jrsilke@kcpd.org](mailto:jrsilke@kcpd.org)
- Northland Neighborhoods Inc.: (816) 454-2000 or via the internet at [www.nni.org](http://www.nni.org)
- The KCMO Neighborhood and Community Services Department: (816) 513-3200
- The Mayor's Neighborhood Advocate Office: (816) 513-3500

The Coves Area is in the 2<sup>nd</sup> Council District. Your 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 Latore, John Pajor, Robert Charles Rutherford II, Julie Xiong, *Neighborhood Assessment Team*

## City Support

- Victoria Smith, *Action Center*

# 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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<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**.

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