GASHLAND

Neighborhood Assessment Report

Neighborhood Workshop Date: July 27, 2002

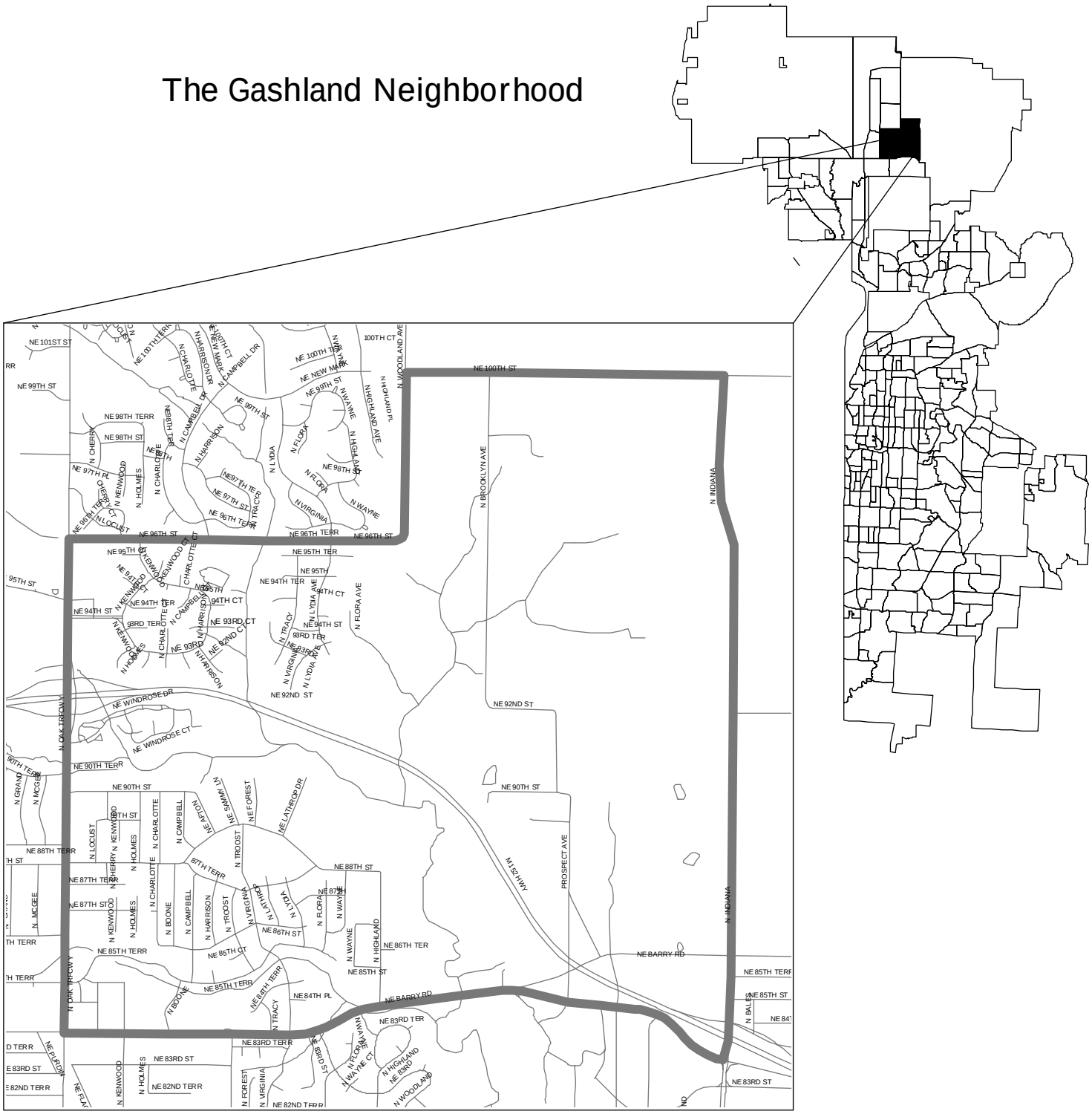
FOCUS Kansas City
City Planning and Development Department
City of Kansas City, Missouri

City of Fountains

Heart of the Nation

Kansas City, Missouri Neighborhoods

The Gashland Neighborhood



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FOCUS KANSAS CITY AND NEIGHBORHOOD ASSESSMENTS

FOCUS Kansas City, Kansas City's strategic and comprehensive plan, recognizes that neighborhoods understand best how to direct their own futures. The first initiative in the *FOCUS Neighborhood Prototypes Plan* is a strategic assessment / evaluation that enables a neighborhood to evaluate its strengths and needs. Through the assessment process, a neighborhood can direct its assets towards its most critical needs. The *FOCUS Neighborhood Prototypes Plan* identifies the assessment format.

There were two objectives for these neighborhoods during the self-evaluation:

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

The Gashland area conducted the Neighborhood Assessment Workshop with assistance from City staff. These community members mapped their community, and identified assets and priority issues in their neighborhoods.

Residents converse and partake of refreshments during the workshop.

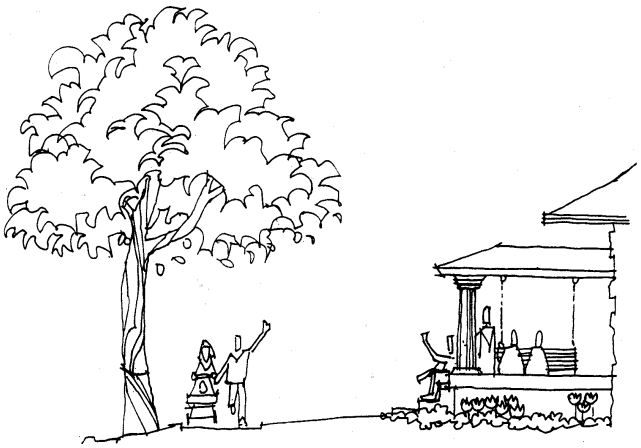
Neighborhood Type

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:

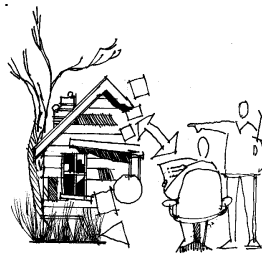
Developing Conservation Stabilization Redeveloping

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.



The Gashland Perspective



On Saturday, July 27, 2002, a Neighborhood Assessment workshop was conducted for members of the Gashland and Ridgefield communities. This workshop was graciously hosted by the Kansas City Police Department North Patrol Division. It was an opportunity for residents to look at the connections between where they live, work, and socialize.

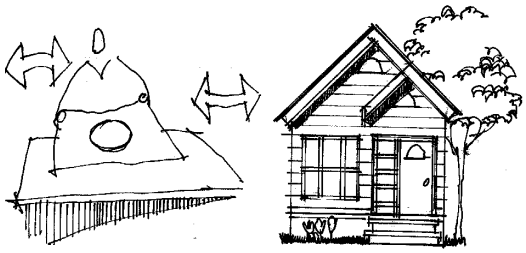
Participants who attended the workshop came from two "census neighborhoods": Gashland and Ridgefield. As the name implies, a census neighborhood is an entity designated by the federal government for the purpose of collecting census data. This report deals with the issues and concerns of neighbors in the Gashland area. The boundaries of this census neighborhood are: N.E. Barry Road to the north, N.E. 100th Street to the south, N. Indiana to the east and N. Oak Trafficway to the west.

The participants engaged in a neighborhood mapping exercise, and they discussed the challenges and barriers facing their neighborhoods. They also identified the assets in their community and voted on their Neighborhood Type.

Residents of Gashland describe their area as a place where there is room to grow. They celebrated a variety of assets in their community, including the North Kansas City School District, the Kansas City Police Department North Patrol Division, the accessibility to the interstate system, and their neighbors whom they described as caring, friendly and alert.

Participants also identified several areas where they would like to see improvement. They include: controlling erosion from new developments, installing sidewalks in areas where there is a high volume of traffic, and improving City services such as snow removal and re-evaluating current traffic control measures.

The purpose of this report is to help clarify goals and identify resources. The following page contains the residents' priorities and some possible improvement strategies. The report also contains the lists of assets, challenges, and ideas for improvement that area residents named during the workshop. Finally, a list of frequently used City and agency services is on the inside back cover.



PRIORITIES

At the conclusion of the Gashland Neighborhood Assessment, participants voted for the issues they most wanted to see addressed from the lists they created. Their top priorities are listed below.

Address Traffic Issues

- Reassess placement of stop lights on N. Oak Trafficway immediately south and north of Highway 152

Community Enhancements

- Implement the Shoal Creek Trail plan and build walking and activity areas

Build Community Partnerships

- Partner with surrounding neighbors to start a recycling program with Deffenbaugh Disposal Service
- Collaborate with Northland Neighborhoods, Inc. to start neighborhood and homes associations, and neighborhood watch groups

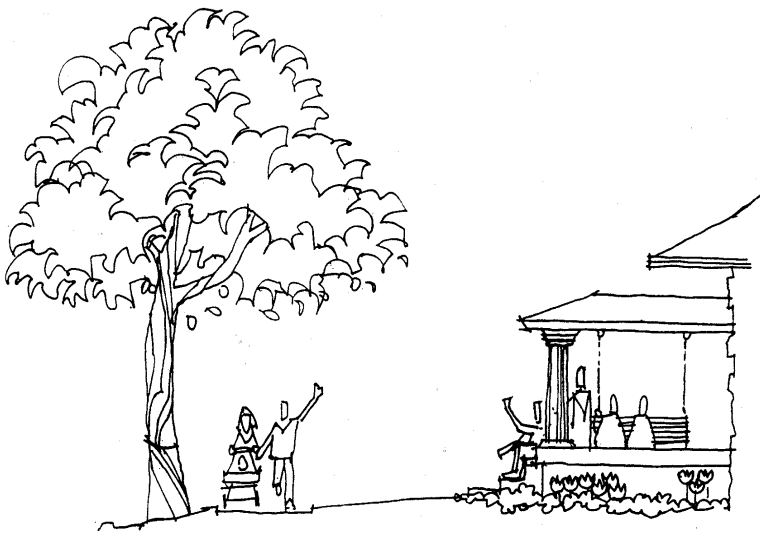


Chart Notes

The Gashland Neighborhood Assessment covered the following area: N.E. Barry Road to the north, N.E. 100th Street to the south, N. Indiana to the east and N. Oak Tfwy to the west (see map on page 9 for details).

Neighborhood Slogans

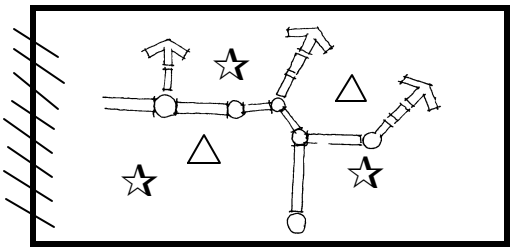
The attendees brainstormed several slogans to describe their neighborhood. The slogans helped the participants to identify how they viewed their community. The selected slogans was:

North and Nice

Other suggested slogans:

- In the Center of Everything
- If You Give Us a Fountain, We Will Forgive You
- The Fountainless Neighborhood
- Undeveloped
- Rolling Hills
- God's Country
- It's Accessible
- North: God's Golf Country

A workshop participant votes for his favorite slogan.



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 large map.

△ **Landmarks** — significant physical objects, like buildings or signs

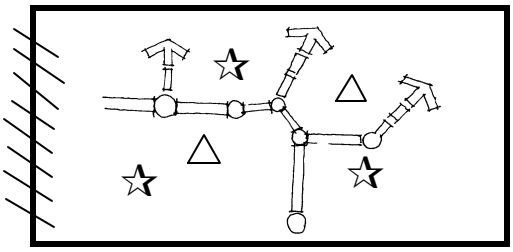
+++ **Paths** — routes people use to get places

○ **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

- Cemetery at North Broadway, on the east side of the Red Lobster restaurant
- Happy Rock Park
- Oak Grove Park
- Gashland School
- Gashland Baptist Church
- Gashland Methodist Church
- Gashland Presbyterian Church
- Cemetery at Virginia & NE 84th Place
- Maple Woods Community College
- Kansas City Police Department, North Patrol Division
- Metro North Mall
- Barry Road
- North Oak Trafficway

Paths

- Happy Rock Park
- Oak Grove Park
- Highway 152
- Barry Road
- North Oak Trafficway

Activity Centers

- Happy Rock Park
- Oak Grove Park
- Gashland School
- Gashland Baptist Church
- Gashland Methodist Church
- Gashland Presbyterian Church
- Kansas City Police Department, North Patrol Division

Districts

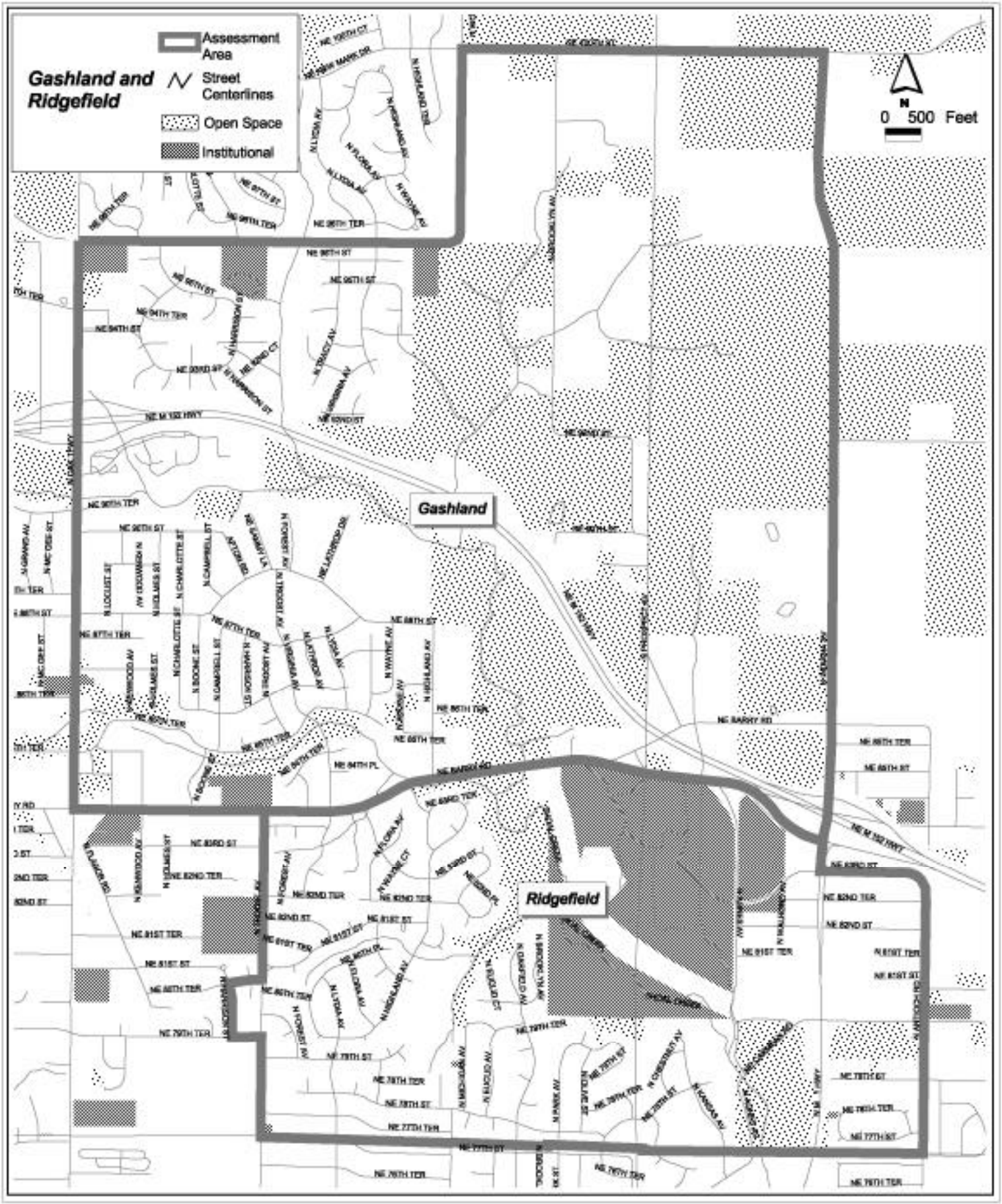
- Happy Rock Park
- Oak Grove Park
- Maple Woods Community College
- Kansas City Police Department, North Patrol Division
- Barry Road
- North Oak Trafficway

Features

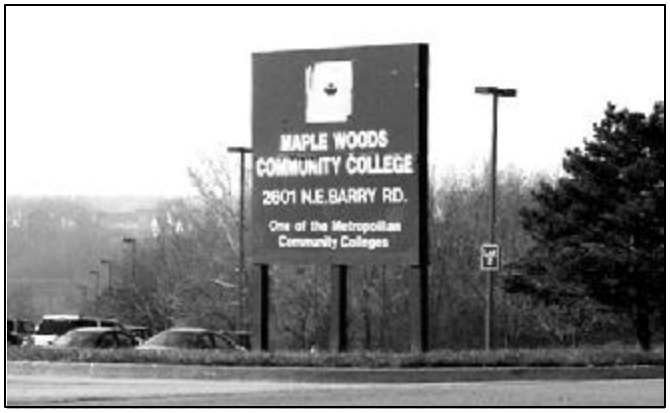
- Cemetery at North Broadway, on the east side of the Red Lobster restaurant
- Open land space
- Happy Rock Park
- Oak Grove Park
- Shoal Creek
- Park located at NE 85th Terrace
- Park located off NE Barry Road
- Maple Woods Community College

Edges or Barriers

- NE 94th Street & North Oak Trafficway
- NE 88th & North Oak Trafficway
- Access to Shoal Creek
- The closed exit at NE 80th & Missouri Rt. 1


Gashland and Ridgefield
Assessment Area
Street Centerlines
Open Space
Institutional
N
0 500 Feet
Gashland
Ridgefield

Gashland Images



Landmark, District and Feature:
Maple Woods Community College

Landmark, Activity Center and Feature:
Gashland Prebysterian Church

Gashland Images

Path:
Participants identified N.E. Barry Road as an arterial road they frequently travel.

Landmark, Activity Center and District: The Kansas City Police Department's North Patrol Division graciously opened their doors to host the Gashland Neighborhood Assessment workshop. Participants also identified the building as a Landmark, Activity Center, and District.

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 Gashland area.

- Install stop and speed limit signs between NE 78th & the end of N. Garfield
- Replace the missing street sign at N Lydia & NE 79th Street
- Enforce speed limit on NE 82nd Terrace east of Troost and on NE 79th Street (drivers often run the Stop sign at N Garfield)
- Install sidewalk on NE 88th Street from N Oak to NE Barry Road
- Address the storm water run-off on N Troost between NE 80th & NE Barry Road: ditches fill, water runs over driveways
- Install sewers on NE 82nd Street and NE 82nd Terrace, NE 83rd Street between N Antioch & N Indiana

Among other improvements, neighbors want to see sewer drainage systems like this one replaced. Their desire is to be connected to the City's sewer system.

- Develop the Shoal Creek area with walkways, trails
- Implement more effective snow removal/abatement strategies, perhaps including more salt and sand (snow plows often block driveways, etc.)
- Install "Children Walking In Street" and "Street Ends No Outlet" signs at NE 78th & N Garfie
- Install speed bumps on N Garfield
- Install "No Parking" signs on NE 78th, N Lydia, N Euclid (heavy traffic)
- Control erosion from new development (especially at NE 79th, from Lydia, behind homes on N Highland)
- Re-assess plan for proposed stoplight just south and north of Highway 152 on N Oak Trafficway (both sides)
- Move the traffic signal at NE 95th & N Oak Trafficway to NE 94th
- Continue neighborhood tree planting
- Install a traffic signal at NE 88th & N Oak Trafficway

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.

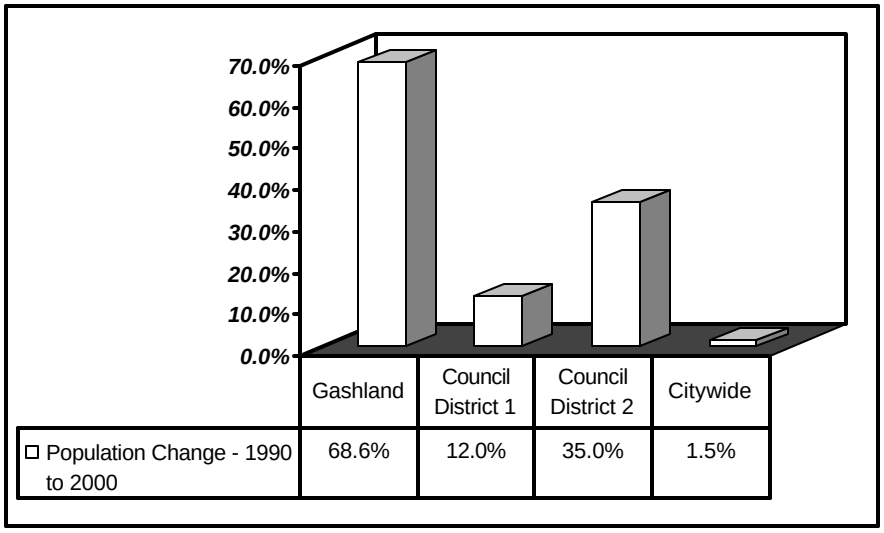
- Parkways and greenways along NE 85th Terrace
- Easy access to primary and secondary roads
- Room for growth (development)
- Partnership between schools and businesses
- K.C.P.D. North Patrol Division
- Police officers who live in the community
- Maple Woods Community College
- Pro-active, caring, and friendly neighbors
- Oak Grove Park (including the plays in the theatre there)
- North Kansas City School District
- Close proximity to libraries
- Reading Center at Metro North Mall
- People care about each other and are alert neighbors
- Streetlights, curbs, sidewalks, and trees
- Street maintenance
- Trees in parkway
- Home owners associations

Gashland Elementary School, a school in the North Kansas City School District, is one of the many schools participants are proud to have in their community.

STEP 4: Facts About My Neighborhood

The data presented at the Gashland Neighborhood Assessment was from both the 1990 and 2000 U.S. Census, from 2001 information from the Kansas City, Missouri Police Department, and from 2000 estimates from 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.)

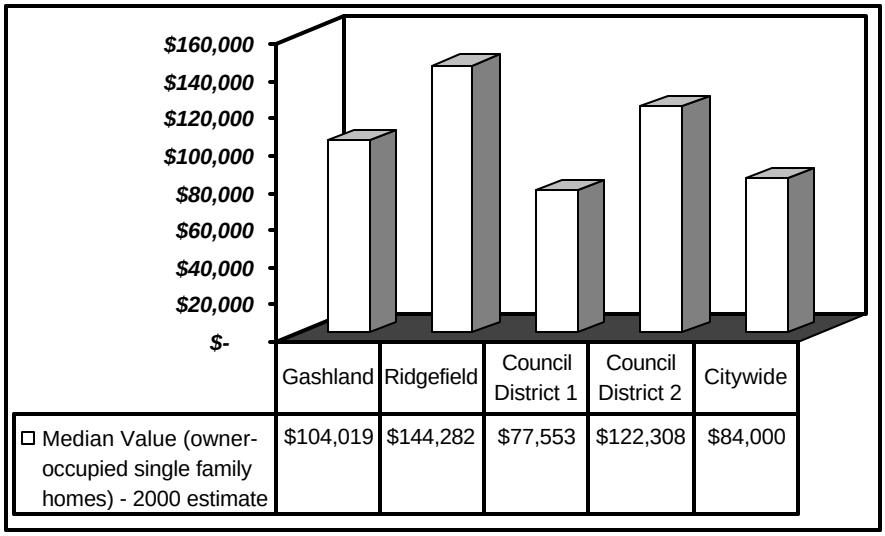
Change in Population 1990-2000



	Gashland	Council District 1	Council District 2	Citywide
Population Change - 1990 to 2000	68.6%	12.0%	35.0%	1.5%

Workshop participants stated that there has been a great deal of new single-family development in the area, contributing to the rise in population.

Median Value of Single Family Homes - 2000 estimate

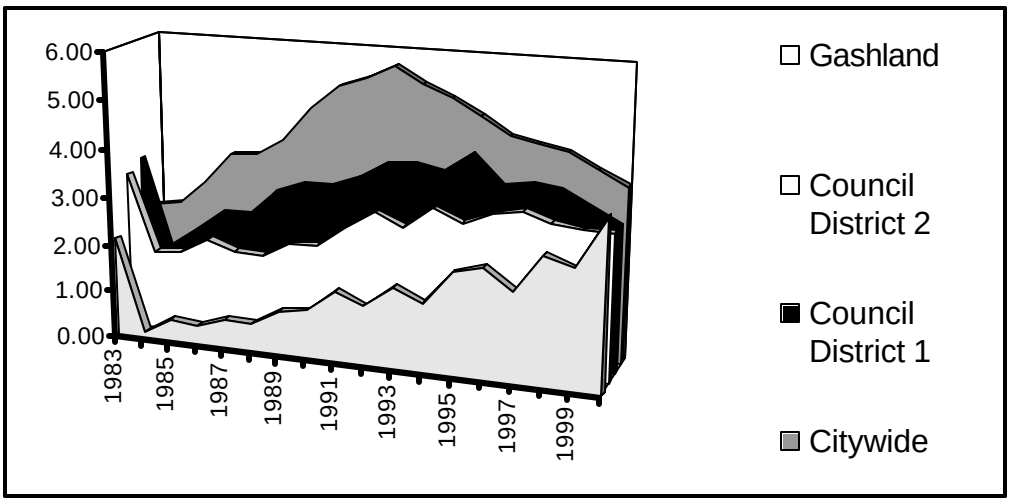


	Gashland	Ridgefield	Council District 1	Council District 2	Citywide
Median Value (owner-occupied single family homes) - 2000 estimate	$104,019	$144,282	$77,553	$122,308	$84,000

Residents in Gashland were surprised that the median value of single-family homes was lower than Ridgefield. They felt that the values of these homes are equal to Ridgefield's median value or higher.

Non-Violent Crime (incidents per 100 persons)

Violent Crime (incidents per 100 persons)



Officer Jim Silke stated that an increase in population results in more crime. Other factors mentioned were Metro North Mall (a high rate of theft from autos there), some gang activity, theft from new construction sites, and more people being served by the same number of police officers. The officer noted that organized neighborhoods are making good progress at reducing crime, especially theft and vandalism, and that block watch groups, getting to know your neighbors and reporting suspicious activity make a difference. Simply shutting garage doors can lower crime by one third.

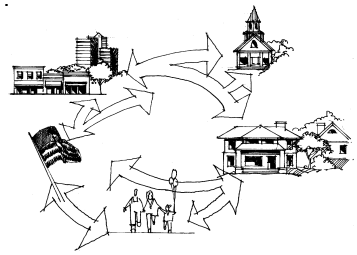
STEP 5: Describing My Neighborhood

Those who attended the workshop were asked to vote on the Neighborhood Type that best described the area. The majority chose Developing (Blue).

Developing

These areas are located throughout the city where there are major expanses of land that has never developed, and outlying areas. They are areas that contain new development that has occurred from 1980 on, and areas where development is imminent and where there are strong market forces to develop. For the city, these areas contribute new development that meets the market need for new housing, and new, marketable commercial and industrial development. The action needed is new development (including new construction, definition of open space, provision of streets and city services, etc.), and there are relatively few issues or problems beyond the normal planning considerations for new development.

Residents line up to vote on the Neighborhood Type they feel best describes their area.



STEP 6: Making My Neighborhood Better

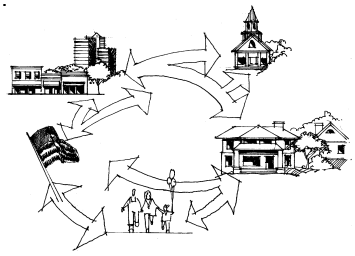
Gashland neighbors talked about specific actions their community can take to address the issues and challenges identified earlier in the Assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. They voted on the ideas they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

Things we can do **Ourselves**:

- Establish a neighborhood watch program
- Organize homes/neighborhood associations where there aren't any
- Close our garage doors, remind neighbors to close theirs
- Don't hesitate to call the police
- Meet your neighbors and get involved
- Parents and grandparents be more involved in childrens' activities
- Retired residents work with others neighbors to get them involved in the community
- Say "thank you" to those who do good work for the neighborhood
- Visit the Northland Neighborhoods, Inc. website (www.nni.org)

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

- Partner with Northland Neighborhoods, Inc. to start homes/neighborhood associations
- Partner with other surrounding neighbors to start a recycling program with Deffenbaugh
- Partner with developers to address erosion issues
- Form a partnership between the City of Kansas City, Missouri and the North Kansas City School District to use gymnasiums for youth programs when gyms are not in use
- Form a partnership with the YMCA to create new youth programs



Things the **City** should do:

- Reassess placement of stop lights on N Oak Trafficway immediately south and north of Highway 152
- Install sanitary and storm sewers and gas lines along 82nd–83rd N Indiana Ave. and 82nd–83rd N Antioch Rd. These two streets intersect with each other.
- Create walking and activity areas along Shoal Creek; implement the existing trail plans
- Construct a building (or identify a vacant structure) that could be used as a community center in our area
- Conduct planning meetings in the evening and/or on Saturdays
- Listen to all residents and neighborhood groups regarding development proposals
- Improve the way planning meetings are communicated to residents
- Upgrade the water mains on N Oak Trafficway from North Kansas City toHWY 152
- Upgrade water mains on Vivion Road to I-35 – I-29
- Upgrade water lines on NE Barry Road from N Main to N Oak Trafficway
- Have the City Council be more responsive to ballot initiatives petitions
- Assess, prioritize and invest in Northland infrastructure needs

Paticipants voted for their priorities at the conclusion of the Neighborhood Assessment.

Twelve Ways to Improve Your Neighborhood Right Now!

The KC Safe City Initiative encourages neighborhoods to adopt the following ideas for increased safety and involvement, which are based upon the KC Safe City Initiative Principles.

1. **Report crime promptly.** Neighbors sometimes don't report criminal activity because they don't want to bother the police; they assume police are too short-staffed to respond, or they believe that there isn't much an officer can (or will) do about a given problem anyway. Whether the issue is graffiti, petty vandalism, or something much more serious, police cannot act without first hearing about the problem from citizens.
2. **Report nuisances and other non-criminal problems promptly.**
3. **Take away the opportunity for crime.** Lock your car and never leave valuables, even for a few minutes, in the car where would-be thieves might see them. Trim bushes or trees on your property that offer too-convenient hiding places. Make your front porch visible and make sure your home looks like someone lives there.
4. **Meet the youth who live on your block and greet them by name.** This ensures that each adult is better able to help in an emergency and is better prepared to discuss problems immediately as they arise.
5. **Make a list of the names and phone numbers of every neighbor on your block.** Unless you know neighbors' names and numbers, you can't call them about a concern or let them know about a neighborhood problem.
6. **Make a list of landlords in your area.** As owners of property in the community, landlords are responsible to the neighborhood and most are rightly concerned about the health of the community in which their properties stand.
7. **Turn your porch light on.** Crime tends to decline in neighborhoods that are well lit. Turning on porch lights is a simple way to start this process.
8. **Walk around the block.** It sounds simple enough, but neighbors benefit over time when more responsible citizens walk about more (particularly those who are comfortable doing it) at night, every night, around their block.
9. **Drive slowly on neighborhood streets.** You can take the lead in slowing down traffic in your neighborhood and those around you.
10. **Pick up the litter near your home, even if you didn't put it there.** You can help stop the growth of trash in your neighborhood by taking away the existing litter that attracts it.
11. **Stay where you are.** Stable neighborhoods are built on the commitment of long term residents who would rather live in a healthy community than move to a bigger house.
12. **Help your neighborhood association or similar groups.** If leadership isn't your desire, at least make sure someone in your household attends local neighborhood association meetings. You'll be kept better informed of the issues facing the neighborhood and how you can help and, perhaps more importantly, you'll have the chance to shape, guide, and participate in the future of your neighborhood.

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Gashland Neighborhood Assessment Participants

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Sponsors and Contributors

- Kansas City, Missouri Police Department, North Patrol Station

Getting Involved

For information about neighborhood organization and services for neighborhoods, contact Kansas City Neighborhood Alliance at (816) 753-8600, the City's Neighborhood and Community Services Department at (816) 513-3200, or the Mayor's Neighborhood Advocate Office at (816) 513-3500.

The Gashland area is in both the 1st and 2nd Council Districts. Your City Council Representatives are:

- Councilman Ed Ford, First District-at-Large: (816) 513-1624
- Councilwoman Teresa Loar, First District: (816) 513-1619
- 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, *Neighborhood Assessment Team*

City Support

- Officer Jim Silke, *KCPD North Patrol*

Service	Agency or City Department	Phone
City Services	**Action Center**	**513-1313**
Abandoned Cars on Private Property	Neighborhood and Community Services	513-9000
Abandoned Cars on Public Property	Kansas City, MO Police Department	234-5000
Abandoned Homes	Neighborhood and Community Services	513-9000
Air Quality	Health Department	513-6314
Animal Control	Neighborhood and Community Services	513-9800
Building Permits	Codes Administration	513-1500
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 - **F**orging **O**ur **C**omprehensive **U**rban **S**trategy