

GRACEMOR - RANDOLPH

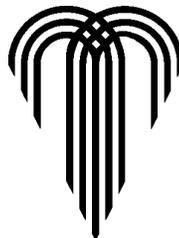
Neighborhood Assessment Report

Neighborhood Workshop Date: February 22, 2000



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

City of Fountains



Heart of the Nation

SERVICE	AGENCY OR CITY DEPARTMENT	PHONE
City Services	Action Center	513-1313
Abandoned Cars on Private Property	Neighborhood and Community Services	513-9000
Abandoned Cars on Public Property	Kansas City, MO Police Department	234-5000
Abandoned Homes	Neighborhood and Community Services	513-9000
Air Quality	Health Department	513-6314
Animal Control	Neighborhood and Community Services	513-9800
Building Permits	Codes Administration	513-1451
Bulky Item Pick Up	Environmental Management	513-3490
Curb Reconstruction	Public Works	513-2590
Dangerous Buildings/ Demolition	Neighborhood and Community Services	513-9000
Housing Code Violations	Neighborhood and Community Services	513-9000
Illegal Dumping Hotline	Environmental Management	513-3485
Neighborhood Assistance/ Services	Neighborhood and Community Services	513-3265
Paint Program	Neighborhood and Community Services	513-3266
Parks and Community Centers	Board of Parks and Recreation	513-7500
Potholes	Public Works - Streets 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



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 that enables a neighborhood to evaluate its strengths and needs. Through the assessment process, a neighborhood can direct its assets towards its most critical needs. The *FOCUS Neighborhood Prototypes Plan* identifies the assessment format.

There were two objectives for this neighborhood assessment:

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

This community 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 neighborhood.



Workshop participants listen as facilitators explain the purpose of the self-assessment process.



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 GRACEMOR-RANDOLPH PERSPECTIVE

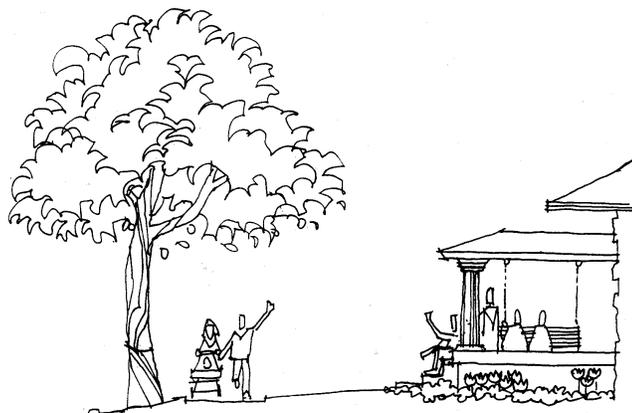


Residents of Gracemor-Randolph gathered on Tuesday, February 22, 2000 at Gracemor School for a Neighborhood Assessment Workshop. Participants engaged in discussion about the negative as well as the positive aspects of their vicinity. Residents brainstormed ideas about how to overcome challenges and barriers the neighborhood faced. They came prepared with numerous ideas for working with each other as well as with those outside of their community.

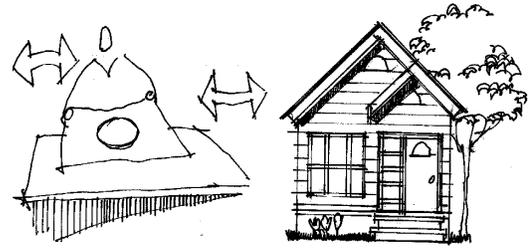
Members of the neighborhood are very community oriented. Residents are offered a variety of things to do throughout the year. Examples of the caring nature of this neighborhood are activities for residents such as:

- "Muffins for Mom" program at Gracemor School
- "Donuts for Dad" program at Gracemor School
- "Thursday Night Out" group
- Community Telephone Tree

The Gracemor area is proud of the vast number of volunteers who participate in their neighborhood improvement initiatives. They are also quick to point out the many wonderful aspects, such as the churches and the schools, that their community has to offer. This "small-town-attitude" community voiced its concerns for the number of growing challenges it encounters. Residents are eager to work with the City to improve some of these barriers and look forward to increased involvement from neighbors who share similar concerns.



PRIORITIES



Residents of Gracemor-Randolph feel that these are among the most important issues facing the neighborhood:

Maintaining and Improving Transportation

- Prohibiting eighteen wheeler commercial vehicles from traveling on residential streets because they destroy curbs and lawns, and obstruct traffic
- Installing portable speed bumps and flashing lights where necessary to reduce speeding traffic
- Installing sidewalks, additional street lights, and new street signs throughout the neighborhood

Neighborhood Responsibilities

- Being responsible for our own trash
- Stricter enforcement of property codes

Improving Security Concerns in the Neighborhood

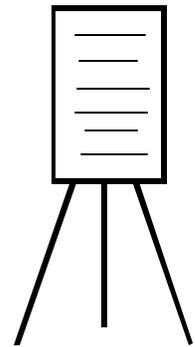
- Increasing law enforcement presence and response time to calls
- Hiring private security to patrol the area

Children's Issues

Members of this neighborhood had two separate but equally important issues regarding their children:

- Reducing the number of unsupervised teenagers in the area and enforcing the curfew for youths
- Increasing the accessibility of services for younger children
- Repairing the playground equipment
- Installing "Children At Play" signs where appropriate
- Warning children about the dangers of wooded areas

C H A R T N O T E S

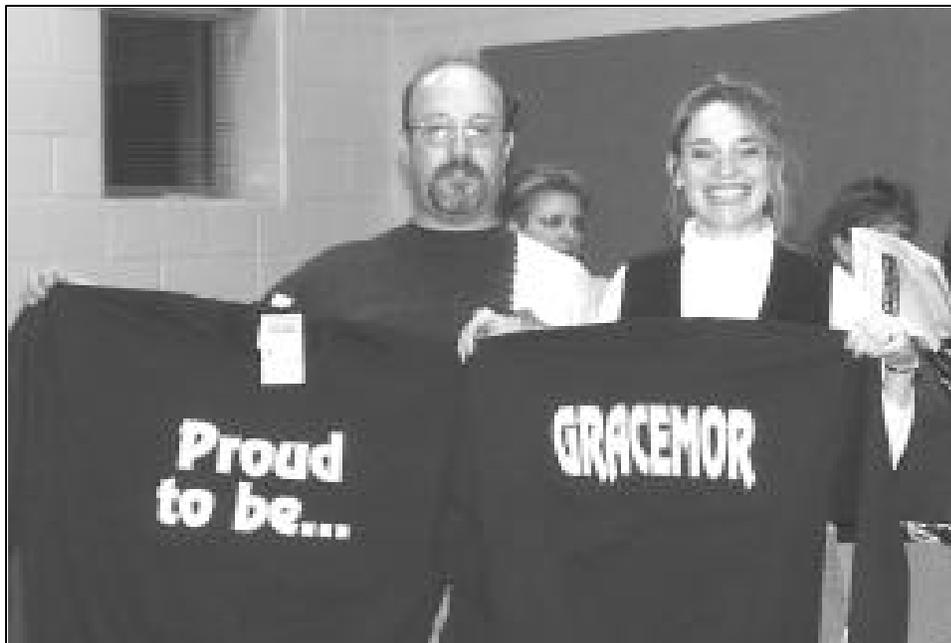


The Gracemor Randolph Neighborhood Assessment covered the area from N.E. 57th Street on the North to N. E. 48th Street on the South, and N.E. San Rafael Drive on the East to I-435 on the West.

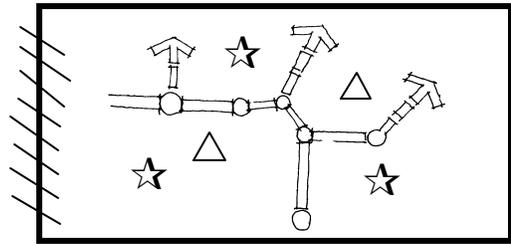
Neighborhood Slogans

Residents of Gracemor-Randolph all agreed their neighborhood has a lot to offer. Members of this neighborhood are very active; many participate in creating a variety of activities and services for their residents. They are also very proud of the amenities their community and its members provide. They were *unanimous* in selecting their slogan:

You Get More in Gracemor!



Residents proudly display sweatshirts with the neighborhood logo.



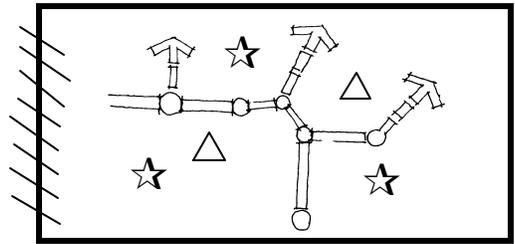
STEP 1: My Neighborhood Is

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



A resident looks for his home on the “heart map.”



Landmarks

- Gracemor School
- Churches
- Swimming Pool at San Rafael Park
- Beautifully landscaped area at San Rafael Park
- Worlds of Fun
- Worlds of Fun Watertower
- Cemetery in Gracemor
- Ford Motor Company
- Winnetonka High School

Paths

- Bridge over I-435
- Worlds of Fun
- North Sycamore Street
- San Rafael Park
- North East 48th Street
- I-435

Activity Centers

- Gracemor School
- Swimming Pool at San Rafael Park

Edges or Barriers

- Ford Motor Company

Features

- Beautifully landscaped area at San Rafael Park
- Cemetery in Gracemor



Worlds of Fun Water Tower: One of the many landmarks identified by participants

GRACEMOR-RANDOLPH IMAGES



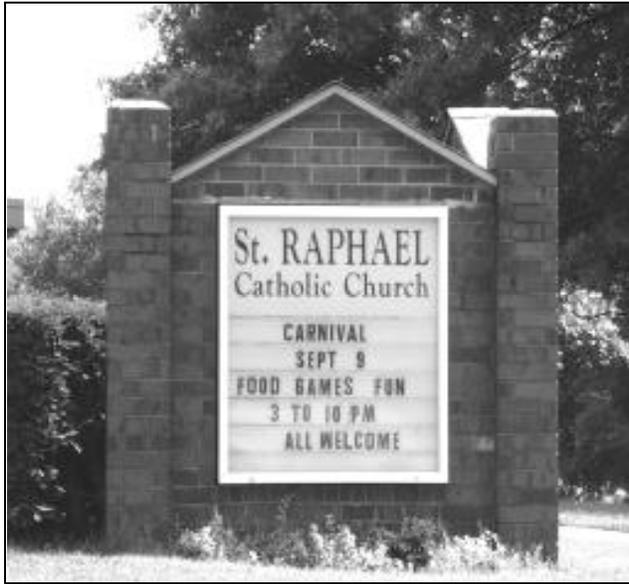
Landmark and Feature:
The cemetery on N.E. 48th
Street

Landmark and
Activity Center:
Gracemor Elementary School
at N. Sycamore Drive



Deb Herman, named as an asset for the
Gracemor Randolph neighborhood, explains
some of the needs of the community.

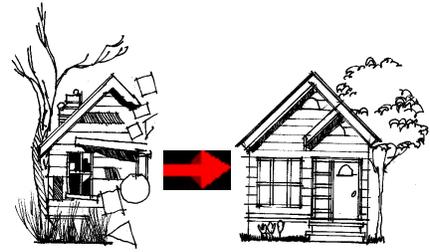
GRACEMOR-RANDOLPH IMAGES



Landmark, Activity Center, and Feature: St. Raphael Catholic Church



Landmark, Activity Center, and Feature: San Rafael Park



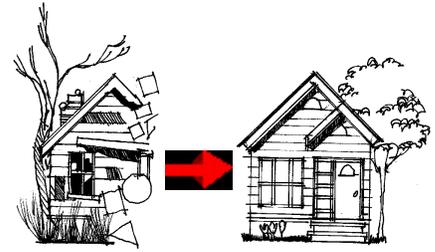
STEP 2: If I Could Fix One Thing

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 Gracemor-Randolph neighborhood:

- Install a walking trail in San Rafael Park
- Install a sidewalk from Tullis Street (down from the school) to NE 48th Street so that children do not have to walk in the street
- Install a sidewalk on at least one side of the street on every block
- Install a 4-way stop on Manchester at NE 51st Street
- Install “No Parking” signs on NE 53rd Street (Gracemor & Sycamore)
- Install twelve portable speed bumps in the neighborhood – especially on Sycamore
- Improve city emergency fire/ambulance response
- Improve street signs
- Install new road near the cemetery
- Increase codes inspections/enforce codes for trash and stray animals
- Prohibit eighteen wheeler commercial vehicles from parking on N.E. 57th Street (residential), driving across edges of residential lawns, destroying curbs on NE 48th Street, and from obstructing traffic



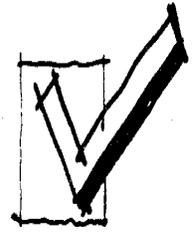
Sycamore Drive: A street used by children to get to school



-
- Repair NE. 53rd Terrace by the bridge where the sidewalk has sunk 18 inches
 - Repair/replace concrete drains (culverts) that are eroding on the south side of San Rafael Drive and Sycamore Street
 - Clean the streets more frequently
 - Limit parking to one side of the street on Manchester and throughout entire neighborhood
 - Install additional playground equipment and repair existing playground equipment in San Rafael park
 - Restrain/prohibit residents from piling trash in the back of their sheds which create an eyesore for neighbors
 - Assume responsibility for own trash



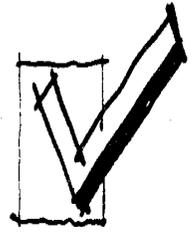
Helping this resident clean up their property was proposed as a community project.



STEP 3: My Neighborhood's Assets

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

- Deb and Tom Hermann
- Gracemor School
- "Thursday Night Out" group
- Gracemor Community Council
- Accessibility to highways
- Gracemor recreation club and swimming pool
- Gracemor's annual parade
- Churches
- San Raphael's Carnival, Food Pantry, Fish Fry during Lent
- Parent Teachers' Association
- Half dozen youth athletic clubs
- "Youth Friends" club in Gracemor School
- Preschool program at San Raphael Catholic Church and Gracemor Christian Church
- "Donuts for Dads" program at Gracemor School
- "Muffins for Mom" program at Gracemor School
- Bulky trash pick up two times per year
- General small town attitude: residents care about each other
- Christmas lighting contest
- Daycare program at Gracemor Christian Church
- Neighborhood clean-ups (leaves and brush)
- Limited access in and out of the neighborhood
- Community garage sale held twice per year



-
- Community telephone tree to notify residents about neighborhood news
 - Gracemor-Randolph newsletter
 - Hot Summer Nights program at the school
 - Large open areas - green space
 - Neighborhood boundary provides a sense of security
 - Walking program in Gracemor school
 - Water aerobics program at Gracemore pool
 - Numerous, enthusiastic volunteers who participate in neighborhood improvement initiatives



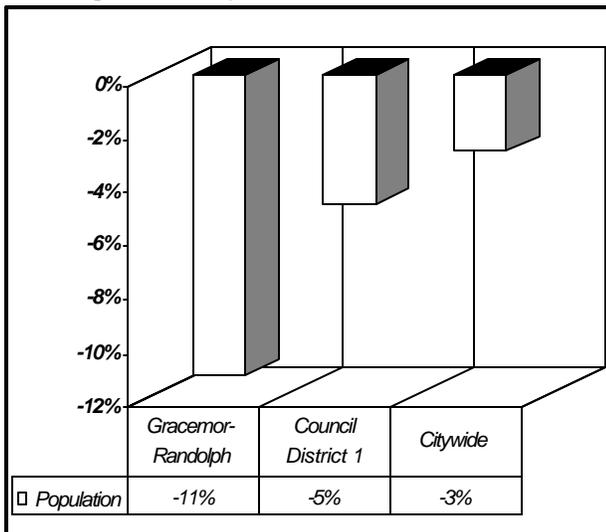
Kids keep cool on a hot day at the Gracemor community swimming pool



STEP 4: Facts About My Neighborhood

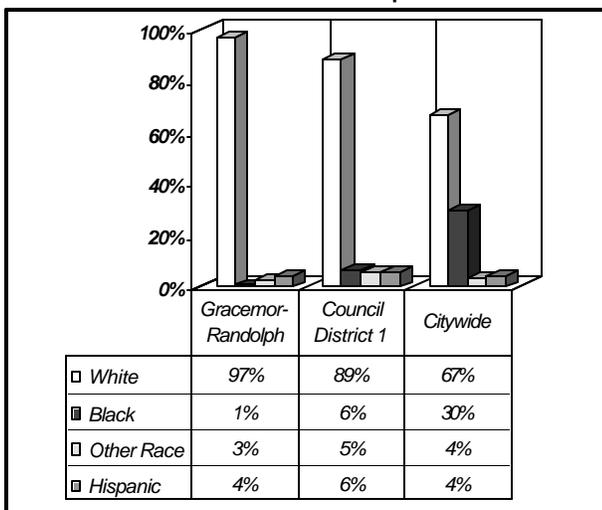
The information presented at the Gracemor neighborhood assessment was from the 1990 U.S. Census and from 1998 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts that participants said were surprising or noteworthy. (See the neighborhood assessment workbook for more detail.)

Change in Population 1980-1990



Residents were surprised to see a decrease in population because they believed that new families quickly moved into vacant homes as they became available.

Racial and Ethnic Composition

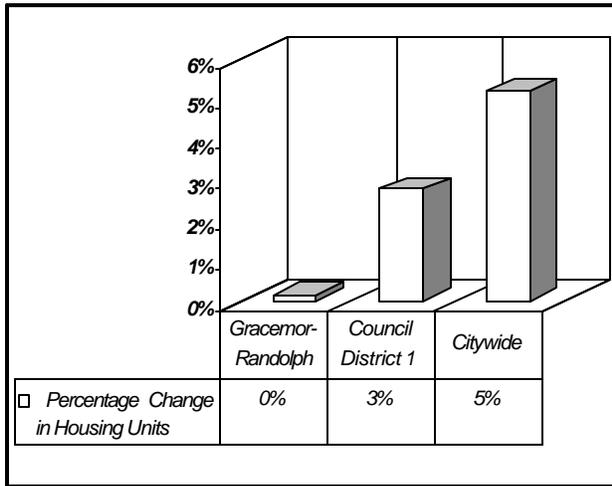


It appears to neighbors that there is now more diversity in the community. The racial and ethnic composition of the neighborhood is 97% White, 1% Black, 3% Other, and 4% Hispanic; however, neighbors see more diversity in the schools.



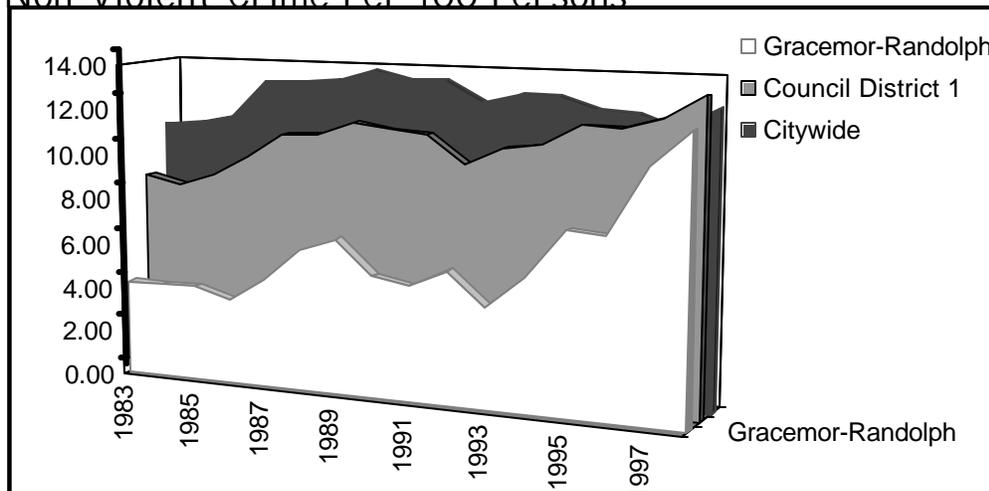
.....

Change in Number of Housing Units



Residents stated that they are seeing new housing being built. They also said several houses are now up for sale in their area. Of those houses, they believe most of these houses sell for the asking price.

Non-Violent Crime Per 100 Persons



One of the police officers present at the workshop said the crime data includes property crimes at Worlds of Fun, Station Casino, and Ford Motor Company.



STEP 5: Describing My Neighborhood

Those who attended the workshop were asked to vote on the neighborhood type that best described their neighborhood. Their choice was Conservation.

Conservation

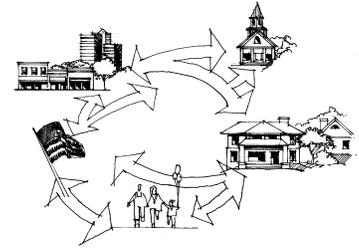
My neighborhood has been developed for some time. Established businesses and institutions are located in the neighborhood. Places of worship, schools, recreational and entertainment facilities, and businesses provide many opportunities near my home.

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.



A workshop participant votes on her priorities for her neighborhood.

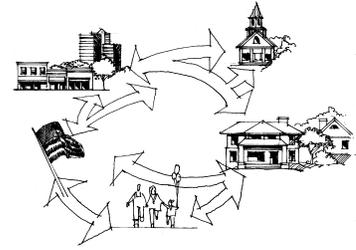


STEP 6: Making My Neighborhood Better

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

Things we can do **Ourselves**:

- Lobby Parks and Recreation Department to provide a walking trail
- Hire our own private security service
- Organize neighbors to clean up San Rafael Park
- Lobby the City to encourage owner to clean up 5629 N. Potter and help the resident clean up the property
- Warn children about dangers in wooded area
- Increase volunteers for all events/initiatives
- Organize Boy Scouts to help clean up neighborhood
- Increase the number of volunteers at Gracemor School

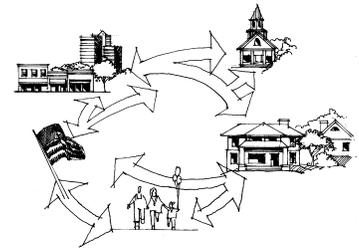


Things we can do with a **Partner**:

- Work with Ford Motor Company (Claycomo) to patrol the wooded area near the neighborhood
- Work with a partner (i.e. a major insurance company) to install speed bumps to reduce vehicular accident propensities
- Work with Worlds of Fun to build a walking trail on NE 48th Street so that neighbors can walk their families to the theme park
- Ask Scouting program to help with neighborhood problems
- Strengthen partnership between neighborhood and Gracemor School – increase volunteers



Kansas City's best speaks with a resident about his concerns.

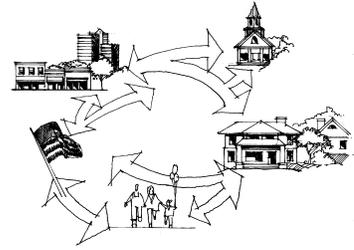


Things the **City** should do:

- Stronger police presence – block by block
- Enforce property code for individual homeowners: 5629 N. Potter
- Enforce the speed limit on 53rd Terrace to reduce the number of accidents
- Install walking trail in San Rafael Park – residents bought park area and gave it to the city
- Enforce curfew for youth in San Rafael Park
- Install streetlights and signs in San Rafael Park
- Improve police/fire/ambulance response time to neighborhood
- Complete installation of storm sewer drainage and culvert in the 4900 block of North Wallace – basements STILL flood when it rains
- Install streetlight at N. Wallace Drive and move Gracemor up on the list to receive underground wires and metal streetlight polls



A sidewalk in need of repair



-
- Install "Children at Play" signs in the neighborhood to curtail speeding traffic
 - Install 4-way stop signs and speed bumps at 53rd and N. Palmer
 - Install sidewalks on N. Sycamore (sidewalks stop at N. Tullis) and at least on one side of the street in every block
 - Resurface the streets with better asphalt on Gracemor Drive, Sycamore Drive and all streets in Gracemor-Randolph
 - Install flashing lights/signs to reduce speeding traffic
 - Mow overgrown grass in the city-owned field at the dead end of North Wallace and install an additional guardrail



Sign warning drivers that children are present.

Gracemor-Randolph Neighborhood Assessment Participants:

Penny Anderson	Mary Ann Gormly	Joseph Medley
Donna Bair	Jackie Grawe	John Mesonas
Virgil D. Ballard	Debbie Gray	Kathy Monson
Doug Ballard	Carl Gray	Dan Moore
June Bauer	Brenda Grimpelson	Betty Noah
Jeanene Burnett	Cecil Harrison	Alan Outly
Wanda Bysfield	Betty Harrison	Norma Resch
Kevin Chafin	Deb Hermann	Don Rogers
Michele Chambers	Debbie Hernandez	Mary Rogers
Judy Cleaveland	Bonnie Jewell	Donna Russell
Larry Crase	Joan Johnson	Robert Russell
Jana Dishman	Larry Johnson	Debbie Saphire
Margeret Dougherty	Shana Johnson	Denny Simpson
Pamela Evans	Donna Johnston	Robert Van Vacter
Brigitte Foley	Officer Rick Jones	Kent Warner
Councilman Ed Ford	Shirley Leftridge	Linda K. Wiker
Casey Forduce	Oscar Lewis	Donna Wilson
Larry Francis	Donna Long	Terri Wolfe
Lisa Franink	Lois G. Mauton	
Fred Garnett	Mario Mayorga	

Sponsors and Contributors

- Gracemor-Randolph Community Council
- Gracemor School

Getting Involved

To find out about the Gracemor-Randolph Community Council, contact President Deb Hermann (816) 454-3763. For information about forming a neighborhood association or Block Watch, contact Northland Neighborhoods, Inc. at (816) 454-2000 or the City's Neighborhood and Community Services Department at (816) 513-3200.



Acknowledgements

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

City Council

The Honorable Ed Ford
First District-at-Large

The Honorable Teresa Loar
First District

The Honorable Bonnie Sue Cooper
Second District-at-Large

The Honorable Paul Danaher
Second District

The Honorable Troy Nash
Third District-at-Large

The Honorable Mary Williams-Neal
Third District

The Honorable Evert Asjes III
Fourth District-at-Large

The Honorable Jim Rowland
Fourth District

The Honorable Becky Nace
Fifth District-at-Large

The Honorable Kelvin Simmons
Fifth District

The Honorable Alvin Brooks
Sixth District-at-Large

The Honorable Charles A. Eddy
Sixth District

City Planning and Development Department

- Vicki Noteis, AIA, *Director*
- Denise Phillips, *Focus Manager*
- Diane Charity, Sharon Cheers, Willie Mae Conway, Suzy Latare, John Pajor, Robert Rutherford, *Neighborhood Assessment Team*

City Support

- Susan Fiala, *Northland Planner*