GRANDVIEW TRIANGLE AREA

Neighborhood Assessment Report

Neighborhood Workshop Date: March 6, 1999

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	871-3800
Abandoned Cars on Public Property	Kansas City, MO Police Department	234-5000
Abandoned Homes	Neighborhood and Community Services	871-3800
Air Quality	Health Department	513-6314
Animal Control	Neighborhood and Community Services	871-5900
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	871-3800
Housing Code Violations	Neighborhood and Community Services	871-3800
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	871-5600
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

Underlined phone numbers will change in the next few months.

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.

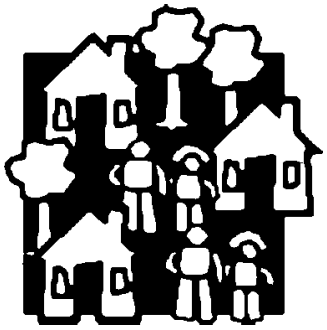
For more information about **FOCUS Kansas City**:

- 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.

Grandview Triangle Area workshop participants look over their workbooks

NEIGHBORHOOD TYPE

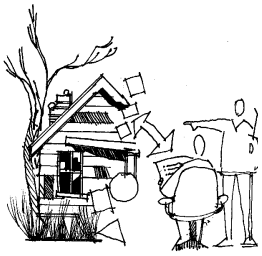
The FOCUS Neighborhood Prototypes Plan recognizes that not all neighborhoods in Kansas City are the same. The character and condition of where we live varies according to age, history, type of housing and other factors. Each community has different strengths and opportunities. Each has different assets and priorities that drive unique strategies for improvement. FOCUS developed four unique Neighborhood Types that generally describe Kansas City neighborhoods. These four Types (assigned the colors Blue, Orange, Purple and Green in the Neighborhood Assessment workshop) are:

Developing **Conservation** **Stabilization** **Redeveloping**

Each Neighborhood Type suggests what actions are required for an area to become or stay healthy. 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 GRANDVIEW TRIANGLE AREA PERSPECTIVE

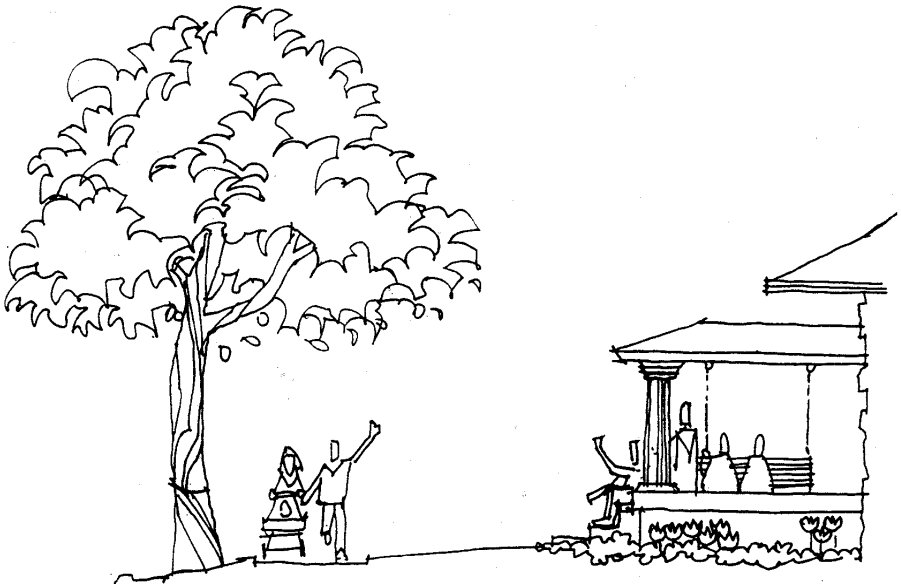


The information in this section provides an overview of the entire area. Residents living in the Grandview Triangle area met Saturday, March 6, 1999 at the Baptiste Educational Center to participate in a neighborhood self evaluation workshop. The workshop gave participants from 17 neighborhoods and sub-divisions an opportunity to take a collective look at where they live, work…and drive.

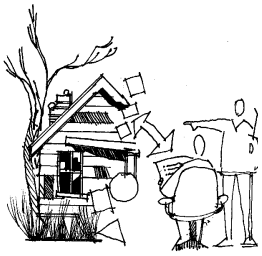
Fifty-three neighbors participated in 6 workshop exercises, discovering what they like about their neighborhoods, as well as what concerns them most, and they voted on what neighborhood type most closely described their own. There are common themes, frequently mentioned items and shared priorities from the three work groups. The specific items mentioned by the groups for their sub-areas are listed below.

The groups clearly stated what they liked about living in the area such as:

- reliable neighbors;
- sound schools;
- strong neighborhood associations;
- stable housing stock;
- easy access to grocery and retail shops;
- quick access to five major highways;
- many active churches that have been in the area for decades;
- Bruce Watkins Roadway.



THE GRANDVIEW TRIANGLE AREA PERSPECTIVE



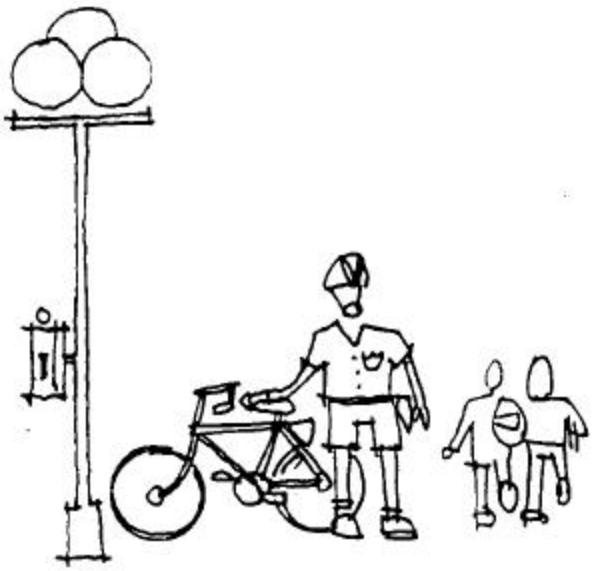
Participants also provided the following for a clear picture of what is needed to enhance their living conditions:

- installing curbs and sidewalks in annexed subdivisions;
- trimming trees at or near school crossings;
- improving Hickman Mills Drive, Red Bridge and Grandview Roads by installing sidewalks, curbs and signs;
- building access roads to adjacent neighborhoods;
- beefing up security around Bannister Mall and Hypermart; and
- installing stop lights at Jackson and Red Bridge Road.

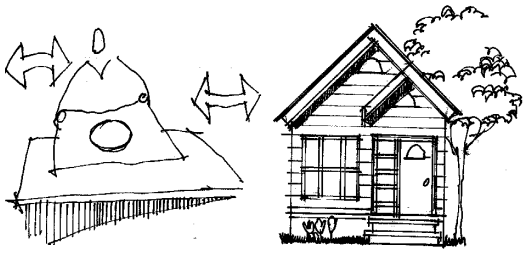
Through strong neighborhood associations and coalitions, members of this area have identified the current improvements needed for the Grandview Triangle. These improvements include:

- more convenient access roads and off ramps
- the reduction of speed
- repair of the road.

Residents are also active in the Hickman Mills School District and work diligently in City sponsored events, such as Clean Sweep.



PRIORITIES



Residents feel the most important issues they have before them are:

Improving Transportation

- repairing roads, especially the need for shoulders from Grandview Road and 71 Highway to Red Bridge Road;
- accessing public transportation for the Grandview Triangle residents;
- installing stoplights on Jackson and Grandview Road;
- installing "connector roads" between subdivisions;
- convening follow up meetings with neighbors to address traffic and road concerns.

Improving Property Maintenance

- establishing a quick response program to deal with trash and other nuisances;
- recruiting volunteers and support from schools and businesses to expand Clean Sweep.

Controlling Land Use

- rezoning Hickman Mills Drive and Red Bridge Road;
- closing the southeast landfill.

Organizing Neighborhoods

- strengthening neighborhood associations;
- working with schools to get young people to community meetings;
- expanding South Patrol's Community Policing effort.

Marketing Neighborhoods

- developing a positive marketing image by appealing to the media;
- establishing partnerships with businesses and institutions to make "the Grandview Triangle" a positive expression;
- visibility – once the Triangle problems are fixed, people will be drawn to the area

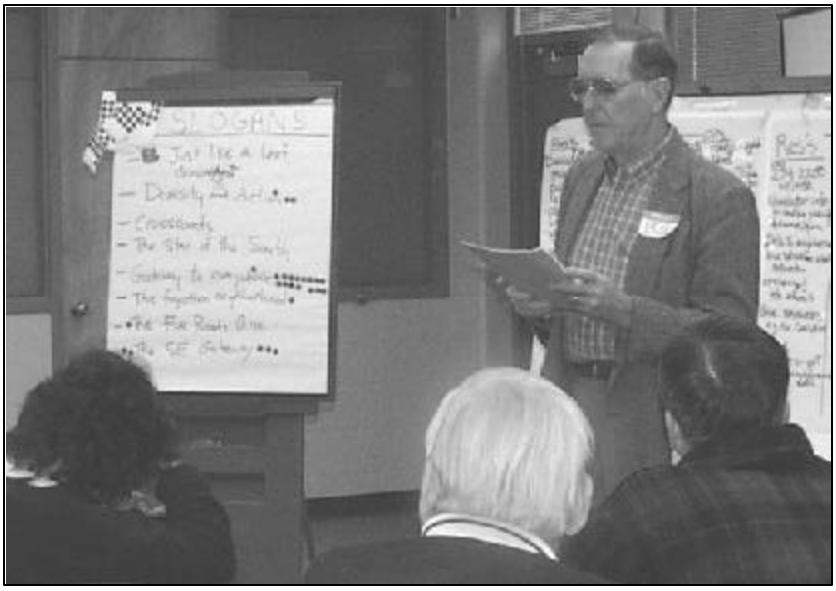
CHART NOTES

The Grandview Triangle Area Neighborhood Assessment covered the area from I-435, 71 Highway and 107th Street on the north to 119th Street on the south, and from Blue River Road on the west to Bennington Avenue and Red Bridge Road on the east.

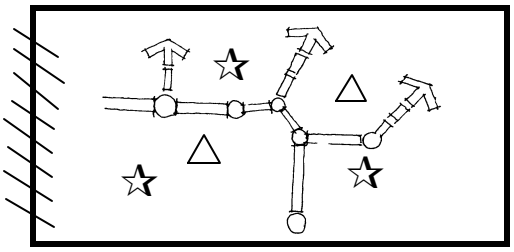
Neighborhood Slogans

Grandview Triangle residents began their workshop by creating a catchy slogan to describe their neighborhood. Neighbors enthusiastically called out phrases such as "The Southeast Gateway," "Diversity in Action," "The Five Roads Area," "The Forgotten Neighborhood," "The Star of the South," "Crossroads," and "Just Like a Leaf, Drowning." The slogan that received the highest number of votes was:

Gateway to Everywhere!



Workshop participants and their slogans



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, using the key below, and are listed on the next three pages.

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

Paths — routes people use to get places

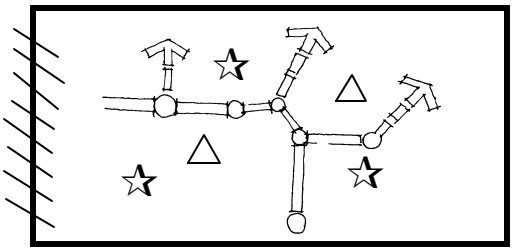
○ **Activity centers** — gathering places to do some activity

▭ **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

Residents describe their neighborhood



Here's how each group saw its area:

Northwest and Southwest:

Landmarks

- Hickman Mills Kindergarten School (original area school house)
- Our Lady of Peace School
- St. Catherine's of Sienna
- Trails West School
- Islamic School
- Original Hickman's Mills location
- Warford Elementary School
- Terrace Lake
- 100-year-old Community Christian Church

Activity Centers

- Birchwood Shopping Center (former shopping strip)
- Our Lady of Peace
- Trails West School
- Islamic School
- Warford Elementary School
- Kernoodles Lake
- Terace Lake Shopping Center

Edges or Barriers

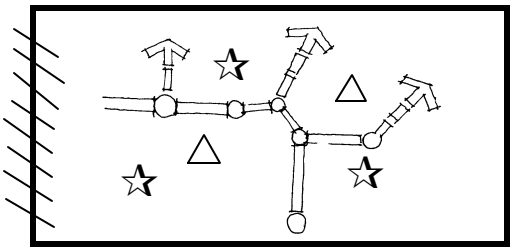
- I-435
- 71 Highway
- Railroad track (out of area)
- Power line

Districts

- Southern Hills
- Calumet
- Birchwood / St. Catherine's Gardens
- Terrace Lake Gardens
- Swope Park Baptist Church and nursing home compound

Features

- Original Red Bridge used to make Harvey Kemper's barn
- Original area school house
- Three small parks in Terrace Lake
- Santa Fe Trail Markers
- Civil War sites at 98th & Grandview Road



North Central:

Landmarks

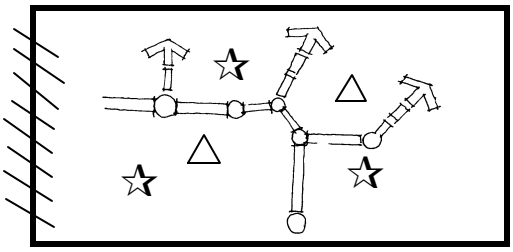
- Westridge School
- Trails West School
- Saint Catherine's School
- Red Bridge United Methodist
- Terrace Lake Methodist
- Terrace Lake Shopping Center

Edges or Barriers

- Red Bridge Road
- Kensington Street (does not go through)
- Royal Oaks Drive (does not go through)
- The intersection of Jackson Avenue and Grandview Road

Paths

- Kensington Street
- Red Bridge Road
- Grandview Road
- Jackson Avenue



Northeast and Southeast:

Landmarks

- Marble monument on Hickman Mills Drive
- Hickman Mills Community Christian Church, a 100 year old church at 5809 E. Red Bridge Rd.
- Schumacher Park

Activity Centers

- Burke Elementary
- Baptiste Educational Center
- The South Patrol Division of the Police Department at 109th & Hickman Mills Drive

Edge or Barrier

- Longview Road where it is closed between Hickman Mills Drive and Blue Ridge Boulevard (road was made straight, therefore it was closed off temporarily)

Paths

- Hillcrest Road
- 107th Street
- Red Bridge Road from State Line to Blue Ridge
- Longview Road
- Hickman Mills Drive

Districts

- Hoechst Marion Roussel area
- Bannister Mall area
- Hickman Mills Drive/Red Bridge Road area
- Stratford Estates Homes Association

Features

- Beauty shop and several older buildings along the north side of Red Bridge Road, east of 71 Hwy.
- Hickman Mills Community Christian Church

GRANDVIEW TRIANGLE IMAGES

Landmark and Feature:
100 year old Hickman Mills
Community Christian Church

Mr. Miller,
Southern Hills resident

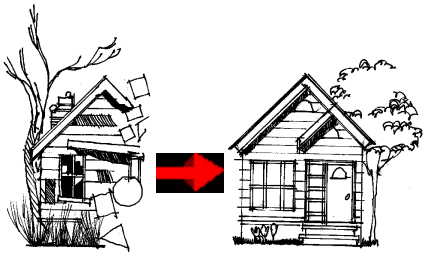
Barrier/Edge and Path:
Red Bridge Road at rush hour

GRANDVIEW TRIANGLE IMAGES

Unsightly trailers near the daycare center at Hickman Mills Community Christian Church

Landmark: Terrace Lake

The red bridge on Red Bridge Road



STEP 2: If I Could Fix One Thing

In every neighborhood there are some things that need to be changed. These things stop residents from enjoying their neighborhood and from doing the things they like to do. The issues that residents identified as major concerns fell into two main categories: transportation and development. Below is the list of "fixes" that workshop participants said they would like to see in the Grandview Triangle Area neighborhoods:

Northwest and Southwest:

Improving Transportation

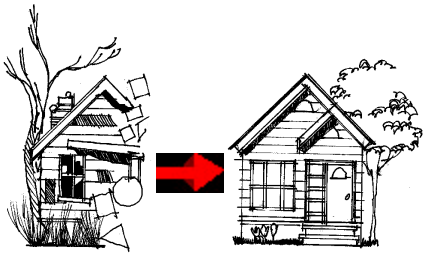
- Create a place to purchase bus tickets
- Improve road connections between neighborhoods
- Widen Red Bridge Road to include shoulders and curbs
- Install stop light at Jackson & Red Bridge Rd.
- Install stop light on Jackson at the curve; it's a danger to pedestrians, especially children
- Stop speeding on Grandview Rd in front of St. Catherine's and the Islamic School
- Improve curbing and streets west of Elmwood
- Add blinking lights during school hours
- Build East-West connectors (major through streets)
- Eliminate concrete dump along Martha Truman Road

Controlling Land Use

- Prevent Red Bud landfill
- Protect commercial development
- Post "No Dumping" signs to address illegal dumping
- Bury overhead wires (it's safer and more visually pleasing)
- Place new light poles in areas where they are most needed

Organizing Neighborhoods

- Create more active homes associations



North Central:

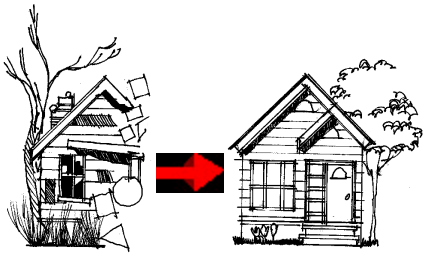
Improving Transportation

- Improve Grandview Road by widening it
- Improve Red Bridge Road
- Improve the intersection at Grandview and Jackson Road
- Make sign visable at the intersection of Grandview and Cypress; it is dangerous
- Appoint a strong light rail advocate to the City Planning Commission

Improving Property Maintenance

- Enforce maintenance of residential property
- Clean up empty lot at 10701 Wenzel – it is owned by an out of town person and there is a lot of illegal dumping
- Remove brush from vacant properties

The empty lot at 10701 Wenzel, illegal dumping site



Northeast and Southeast:

Improving Transportation

- Install sidewalks for walking or riding bikes
- Improve the Grandview Triangle highway system so that residents don't have to take back roads
- Establish a road system that is more efficient
- Replace poor road signs
- Maintain streets and curbs better
- Install additional lighting on freeway system
- Decrease speed limit on freeway system
- Repair potholes on major roads and highways
- Monitor traffic on Hillcrest Road

Marketing Neighborhoods

- Change negative perception of area as portrayed by the news media
- Attract new home owners, rather than renters
- Eradicate the perception of crime at Bannister Mall (news media)

Controlling Land Use

- Rezone Hickman Mills Drive & Red Bridge Road; it is a junk area that exists because of the "grandfather clause"
- Develop new single family homes
- Do away with pawn shops and thrift stores; these are not the kinds of businesses residents want; they give the wrong impression

Improving Property Maintenance

- Revamp Hypermart; it is a nightmare because of parking lot trash, crime, dirty restrooms
- Improve physical infrastructure

Other Issues

- Maintain City water mains and sewers more efficiently
- Establish and fund programs for youth
- Make parents more accountable for their kids
- Eliminate dumping of trash by outsiders
- Enhance service delivery of codes enforcement by Neighborhood & Community Services

STEP 3: My Neighborhood's Assets

Workshop participants identified assets that add value to their neighborhood. The assets include places, groups, organizations, equipment, skills, abilities and any other asset that adds value to the neighborhood. Participants' responses are listed by category and region.

Groups, Clubs, Organizations

Northeast and Southeast

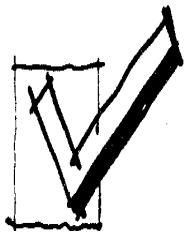
- Good neighborhood associations
- Good neighborhood schools: Ruskin High, Burke Elementary, Smith Hale, Longview College
- 100 year-old Hickman Mills Community Christian Church - children's day care center, voting site ; former residents continue to attend services and keep active in community; the church also brings some humor into the area with this sign: "Last prayer before the Grandview Triangle!"
- Southern Communities Coalition
- Community Leaders Roundtable
- Crusade Against Crime program
- Community Assistance council - churches come together to help community
- Clean Sweep - 200 people from the area got together to pick up trash
- Student programs at schools
- Relationships with businesses; they come to community meetings
- Community Recycling Center on Bannister Road
- Stratford Estates

North Central

- The community is stable
- Southern Communities Coalition
- Five churches
- Three large viable schools (1 Catholic, 1 Muslim, 1 public)
- One school for the disabled
- Royal Oaks Coalition

Northwest and Southwest

- Consolidated School District #1
- Citizens Council Against Crime
- Southern Communities Coalition
- Birchwood Neighborhood Association
- Terrace Lake Neighborhood Association
- South Patrol Station
- Islamic Center



Places, Features, Buildings

Northeast and Southeast

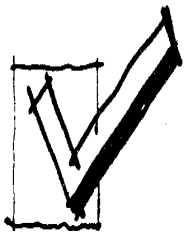
- Good low-priced quality homes
- Fire Station #42
- Vacant areas where wildlife can be observed: deer, wild turkey and others
- Hillcrest Community Center that has senior citizen and youth programs, square dancing
- Lamars, Joe's, barber shop, beauty shop, United Missouri Bank, bowling alley, Don Klahn Realtor, Blue Ridge Gardens Nursery, Crest Animal Clinic, Bill & Connie's Café – these are old, established businesses that have "stick-to-it" mentality and have stayed in the area
- Home Depot that will go in at the old Venture building
- Bruce Watkins Roadway
- Longview Lake
- Post Office
- Quiet neighborhood
- Large lots
- Easier mobility on the east side of Highway 71
- Easy access to grocery stores

North Central

- Hickman Mills Medical Clinic
- Two dentists' offices
- New Knights of Columbus Building
- Catholic Charities home for the elderly
- Swope Park Baptist Church
- Good golf courses within 5 minutes
- Blue River Park (model airplane flying, soccer fields, tennis courts, and fishing pond)
- Minor Park
- There is only one apartment complex in Royal Oaks and it is well maintained
- Great street lighting system
- Great home value – well built homes for under $100,000
- Tree lined streets
- Overall, physical structures in the area are in good shape
- Love the neighborhood and the churches in it
- Terrace Lake Shopping Center
- Plenty of convenience stores and shopping centers

Northwest and Southwest

- Richards Gebaur Airport
- Spofford Home
- St. Catherine's (formerly Our Lady of Peace)
- Hillcrest Community Center
- Bruce Watkins Drive
- Shopping Centers – Bannister Mall
- Hoechst Marion Roussel



Skills, Equipment, Knowledge

North Central

- Teresa Edens – School Board Representative
- Carol McClure
- People who take care of their property
- Many residents have lived in the neighborhood for 30 years

Northwest and Southwest

- Consolidated School District #1 (offers training)
- Alvin Brooks
- Carol McClure
- Judy Swope
- Southern Communities Coalition

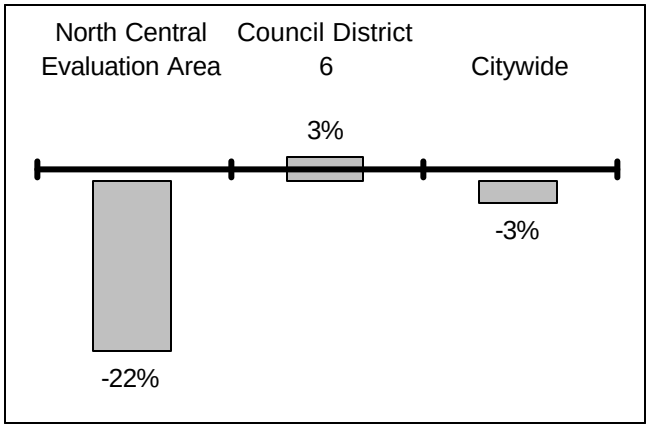
Resources, Funding

- All five regions named the South Patrol of the Police Department as a resource.
- Hoechst Marion Roussel and Marion Merrill Dowell Laboratories were described as resources in the Northeast, Southeast, Northwest and Southwest regions.

STEP 4: Facts About My Neighborhood

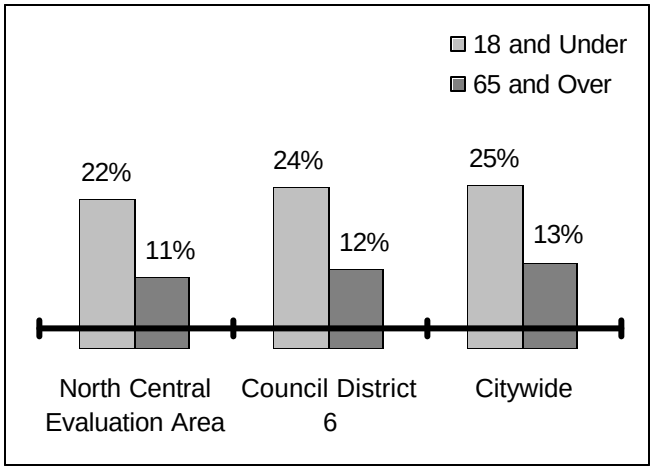
The data presented at the Grandview Triangle Area Neighborhood Assessment was from the 1990 U.S. Census, and from 1998 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts that participants said were surprising or noteworthy. (See the neighborhood self-evluation workbook for more details.)

Change in Population 1980-1990 (North Central)



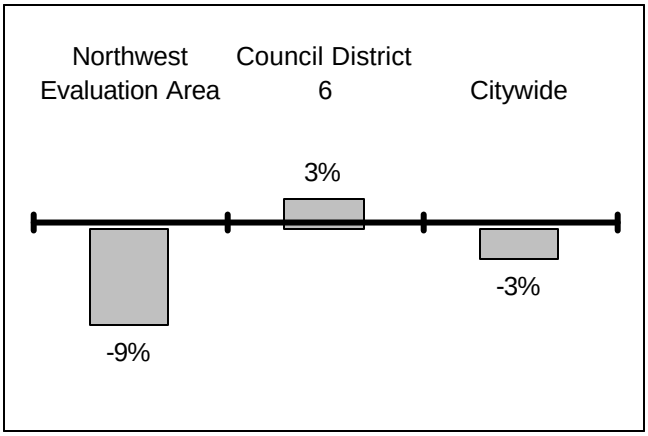
Residents living in the North Central region of the Grandview Triangle Area were surprised at the 22% loss in population.

Age Distribution (North Central)

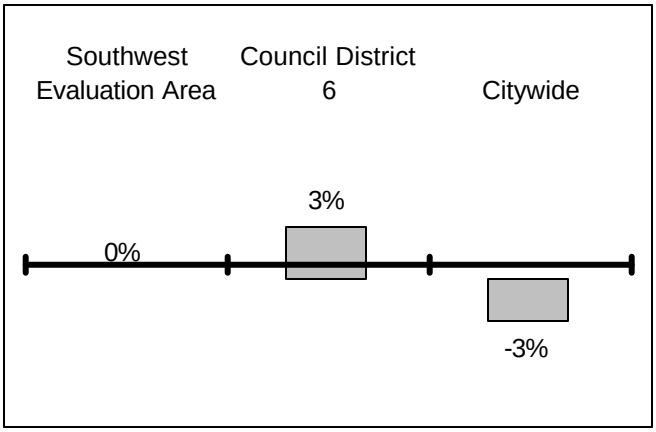


Residents of the North Central region were also surprised that 22% of their population was under the age of 18.

Change in Population 1980-1990 (Northwest)

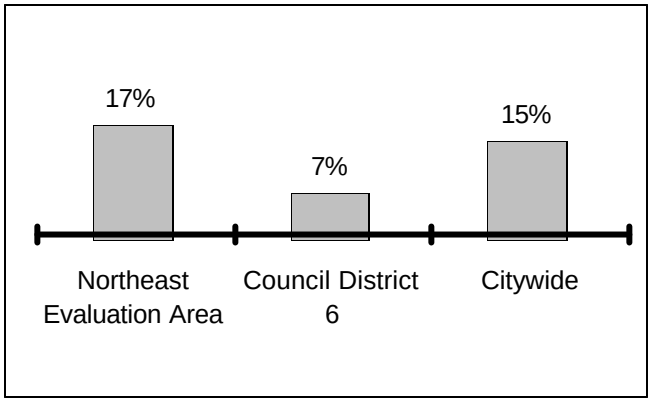


Change in Population 1980-1990 (Southwest)



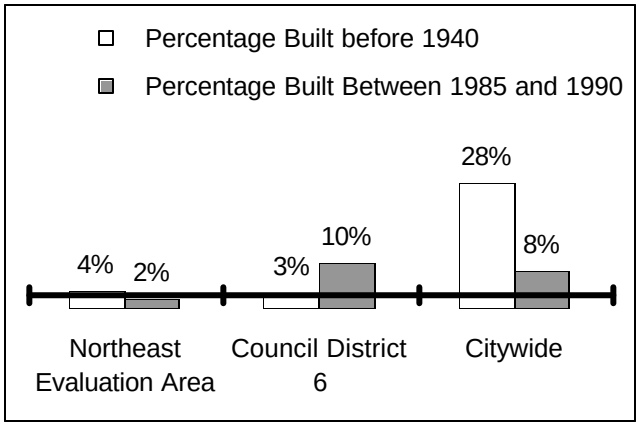
Those in the Northwest and Southwest concluded that less population did not mean fewer homeowners; instead it could reflect the number of smaller families, and homes where children have moved out.

Persons Below Poverty Level (Northeast)



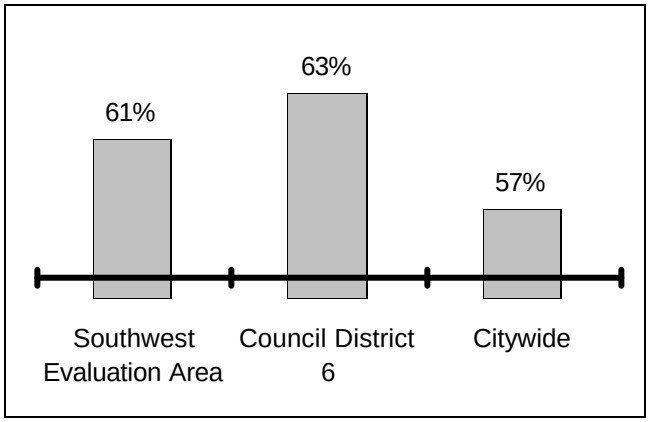
Those residing in the Northeast (Stratford Estates) were surprised that 17% of their population was below poverty level; this seemed unusually high for their area.

Age of Housing Units (Northeast)



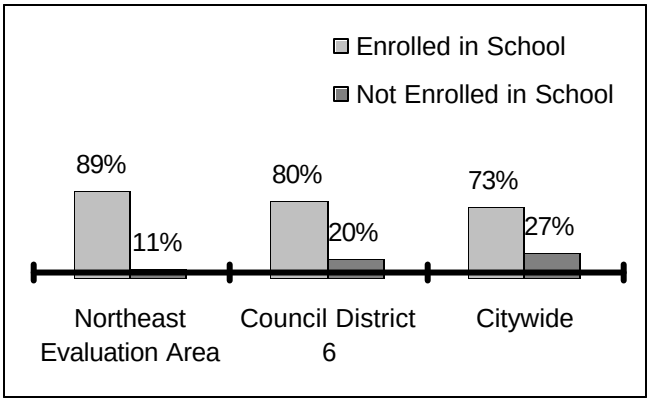
Northeast residents explained that the area was farmland before the 1957 tornado.

Owner Occupied Housing Units (Southwest)

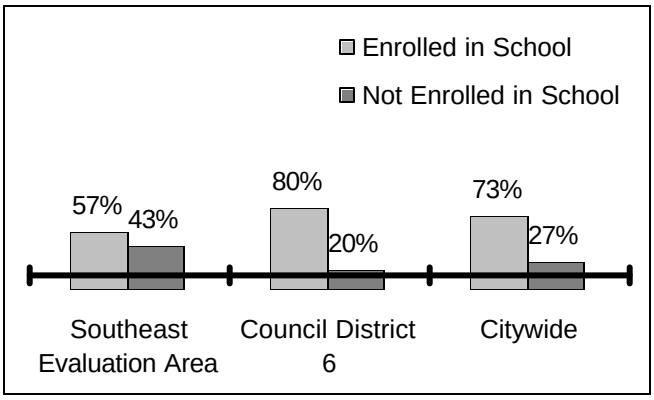


Southwest neighbors were surprised at how much rental housing there is (39%). They stated that many houses in Terrace Lakes sell quickly.

School Enrollment Status of Teenagers 16-19 (Northeast)



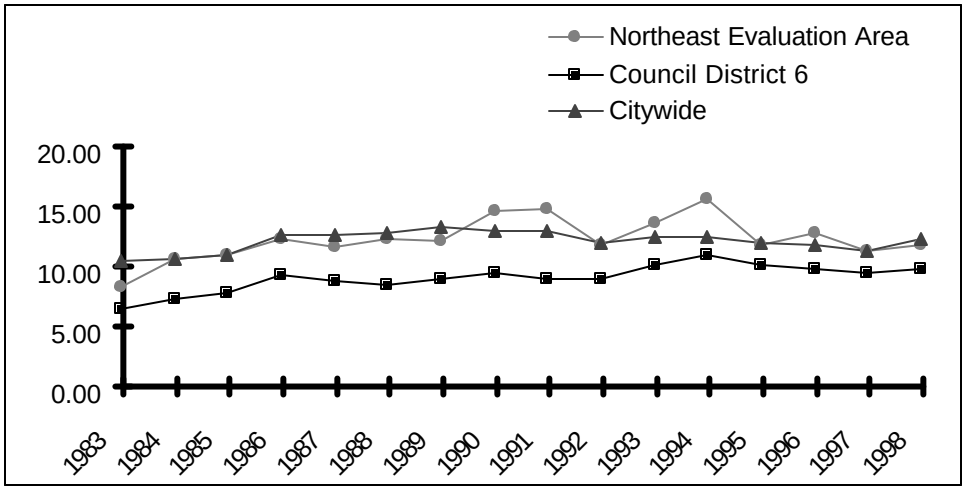
School Enrollment Status of Teenagers 16-19 (Southeast)



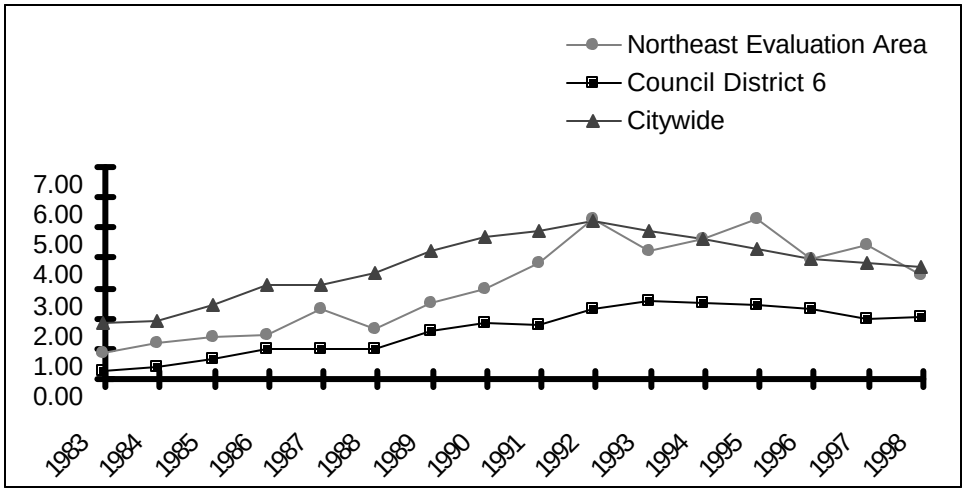
Northeast and Southeast neighbors stated that the percentage of teenagers not enrolled in school was believable because they see teenagers walking the street, hanging out at the malls, all the time.

They do not think there are enough activities for teenagers, especially after school, and would like to know if there are any federal dollars available for truancy programs.

Non-Violent Crimes Per 100 Persons (Northeast)

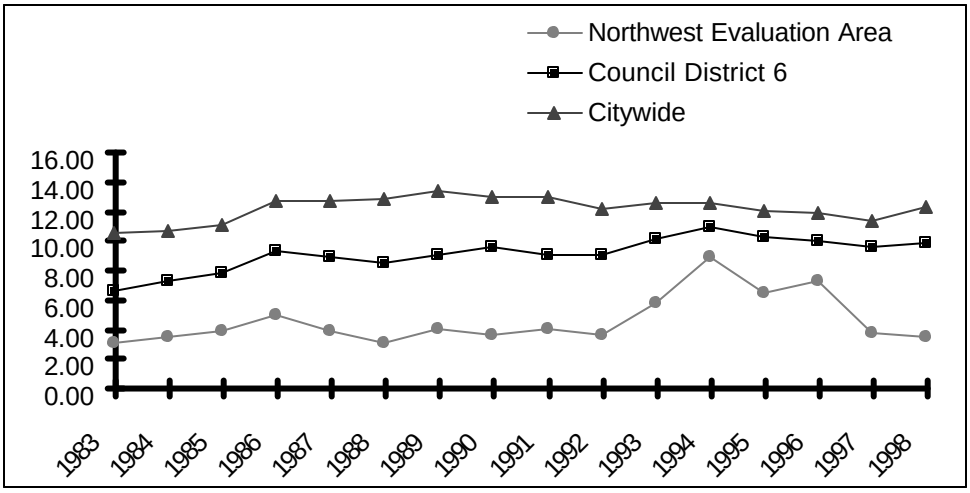


Violent Crimes Per 100 Persons (Northeast)

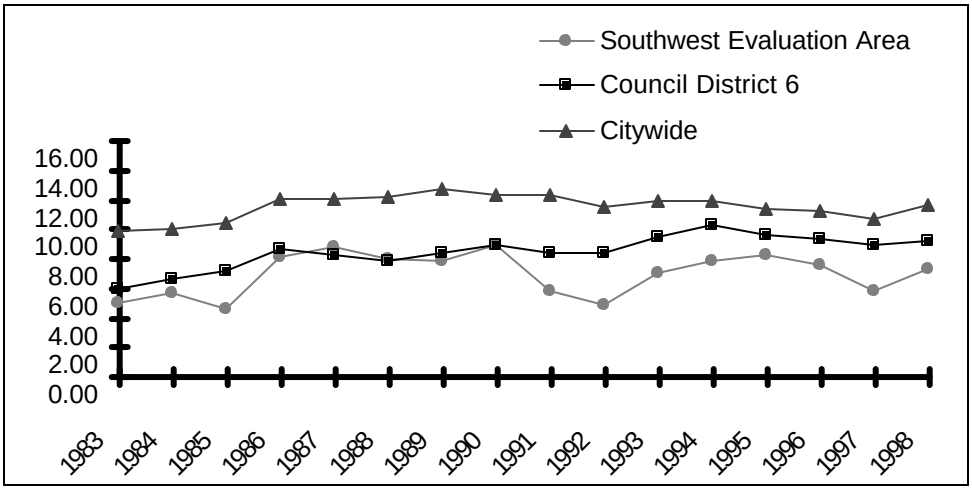


Crime statistics for the Northeast (Stratford Estates) seemed high to its residents; they agreed one reason for the perception of a high crime rate may be that the area from Bennington Avenue to Blue Ridge Boulevard is included in the statistics.

Non-Violent Crimes Per 100 Persons (Northwest)

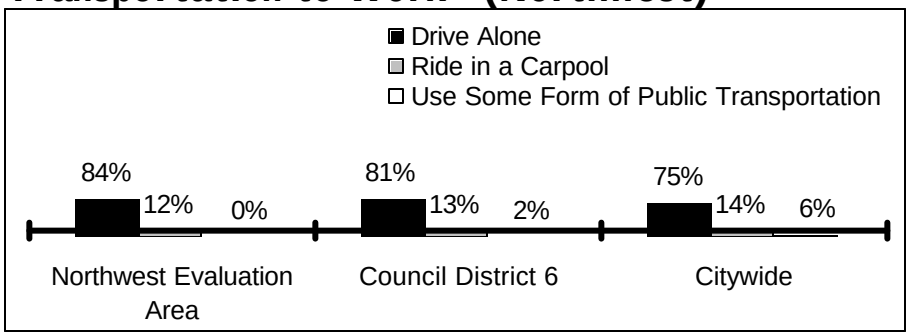


Non-Violent Crimes Per 100 Persons (Southwest)

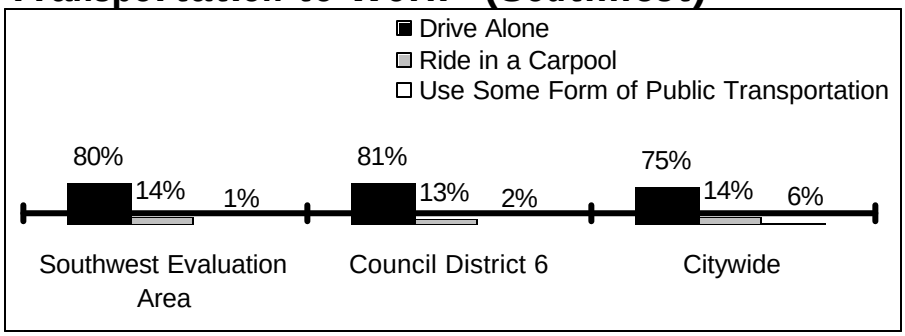


In the Northwest and Southwest, most crimes are burglaries to properties for the purpose of buying drugs, and there are some reports of vandalism. There seem to be more attempted burglaries that are unsuccessful because of secure residential doors.

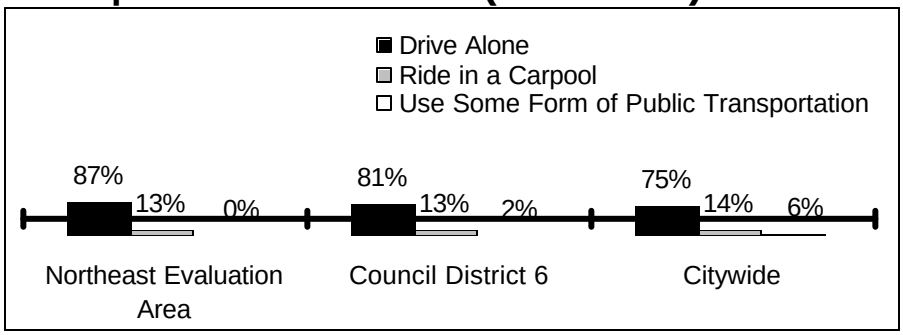
Transportation to Work (Northwest)



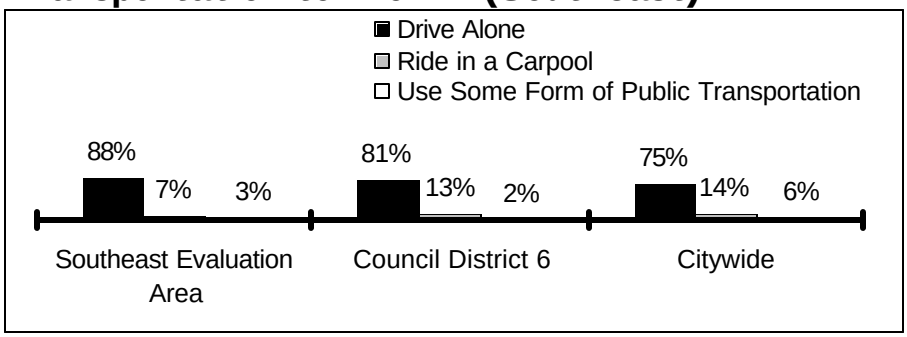
Transportation to Work (Southwest)



Transportation to Work (Northeast)



Transportation to Work (Southeast)



Northwest and Southwest residents felt it was obvious that public transportation in the area was not effective. Some residents were aware that Metro-Flex transportation is available.

Those in the Northeast and Southeast area felt the bus system is inadequate. They agreed that people from their area are very dependent on automobiles, however, they want better bus service to their area.

STEP 5: Describing My Neighborhood

Residents in the Grandview Triangle Area described their neighborhoods as follows:

- **Northwest: Stabilization**
- **Southwest: Conservation**
- **North Central: Stabilization**
- **Northeast: Conservation**
- **Southeast:** tied among **Conservation**, **Stabilization**, and **Redeveloping**

Overall, the voting was evenly split between **Conservation** and **Stabilization**. On the next page are the descriptions of Conservation and Stabilization neighborhoods.

North Central residents and their neighborhood type votes

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.

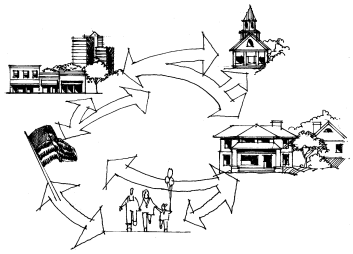
It appears that both public and private areas are well-maintained, although a house or business periodically falls into disrepair from a lack of routine maintenance such as painting, yard upkeep, awning repair, etc. Some infrastructure repairs may be needed to keep the neighborhood attractive. Generally 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.

Stabilization

My neighborhood has been developed for some time. Several of the businesses and institutions located in the neighborhood may be changing, either recently expanding, scaling back services, just moved into the neighborhood or considering moving to another location outside the neighborhood. Places of worship, schools, recreational and entertainment facilities, and businesses provide 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. Due to age, several of the streets and sidewalks need repair or replacement and the water and sewer services may also need to be upgraded. Many houses, businesses, and public areas appear to lack routine maintenance such as painting, yard upkeep, tree trimming, awning repair, etc., or are vacant. Such conditions are affecting the value of my property and I don't know if I want to invest more money in the property.

Problems are starting to add up and are becoming harder to fix through our neighborhood association, a call to the City, or neighbors getting together to help one another. There are good aspects to the neighborhood but there are also problems that need to be addressed if the neighborhood is going to continue to be a place I want to live.



STEP 6: Making My Neighborhood Better

Workshop participants 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.

This 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 by ourselves:

Twelve votes were cast for the number one action residents can do by themselves:

Develop a positive marketing image by:

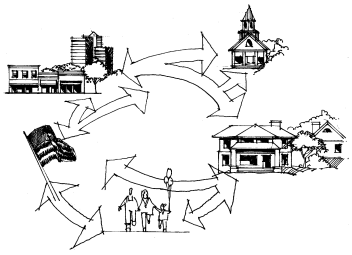
- Changing media image
- Submitting articles to the *Hickman Mills Times* and *Jackson County Advocate* and inviting them to neighborhood events and activities

Other actions voted on:

- Stay in touch with the Grandview Triangle planning process and encourage younger families to move into the area. Respond quickly to neighborhood nuisances
- Talk to neighbors. Develop a newsletter with information on bulky item pick-up and hours when the dump is open
- Use resources such as the Southern Communities Coalition. Make complaints to City Hall about problem properties. Homes associations should meet often, at least annually. Get community announcements on the evening news at times when working people are at home. Get all identifiable neighborhoods within the area together to keep informed on the issues and become involved in the community

Additional actions mentioned during the brainstorming session:

Organize the neighborhood associations (use telephone alert network, convene a community roundtable). Build community (notify Environmental Management about illegal dumping, stay positive, recycle, help each other). Partner with the community (conduct face to face meetings with elected officials, become active in school system, utilize the following publications as resources: Hickman Mills School District's *Your School Report*, the *Jackson County Advocate*, the Neighborhood section of the *Kansas City Star* Southland Edition, and the *Ruskin/Hickman Mills Times*).



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

Actions voted on, in order of priority:

- Turn "the Grandview Triangle" into a positive expression. Establish a trash task force with the Kansas City Police Department and City Departments.
- Recruit volunteers and support from schools and businesses to expand Clean Sweep. Use municipal court inmates to help in community services
- Work with schools to bring young people to meetings
- Give neighbors more notice about Clean Sweep. Homes Associations must work with schools. Implement other ways to reduce traffic such as car pooling
- Work with churches and elderly to paint homes. Establish a park and ride at Richards-Gebaur airport

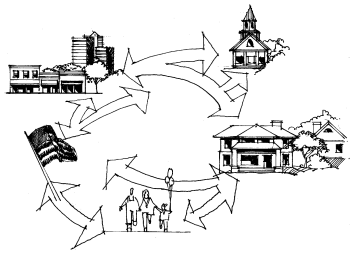
Other actions mentioned:

Develop a newsletter with information on bulky pick-up and hours when the dump is open. Submit articles about, and invite *Hickman Mills Times* to, neighborhood events and activities. Get Kansas City Police Department's information out to residents about how the Trash Task Force can work for them. Improve public relations with media to improve community's image. Churches should work with community on common issues. Have a yard waste clean up for the Wentzel area and vacant lots.

Things the **City** should do:

Actions voted on, in order of priority:

- Fix Roads! Add shoulders from Grandview Road & 71 Highway to Red Bridge.
- Establish a quick response program to deal with trash and other nuisances.
- City officials need to promote area.
- Develop program for elderly to help enforce codes (i.e. help elderly paint homes).
- Drop the "grandfather clause" and rezone - before the area around Hickman Mills Drive (south of Red Bridge Road) was annexed into the City, it was zoned for light industry and has remained so - residents want the zoning changed. Enforce codes
- Adhere to curbside recycling and dump yard waste in dumpsters. Construct bridge across the Blue River and railroad tracks. Remove snow from residential streets because now the residents do it themselves or pay someone to do it.
- Pick-up yard waste on all streets not just certain ones.



Things the **City** should do, cont'd.

- Look at City as a whole**;** Close the Southeast Landfill**;** Improve sidewalks, curbs, signs in Old Hickman Mills, south of Red Bridge and on Longview and Grandview Roads
- Stay on promised schedule for leaf pick-up**;** Expand Litter Getter Campaign**;** Parks and Recreation: trim trees during spring and summer (especially on Grandview Road, North of I-435 and where they cover traffic signs near schools)**;** Send the report from this self-evaluation to Missouri Department of Transportation**;** Research other cities to discover what is going on to revive older areas
- Hold private contractors accountable, if city services are provided by private contractor (trash is a big problem at bus stops); Develop and share the city's emergency preparation plan for Y2K; Collaborate with Southern Communities Coalition to provide notification of dumping problems and hazardous waste via mass mailing**;** Give neighborhood associations ample (and accurate) notice regarding Clean Sweep**;** Provide more detailed advertisement of information regarding household hazardous waste to more neighbors**;** Widen Red Bridge Road to a minimum of three lanes (install a turning lane) and improve with curbs and gutters or a shoulder**;** Install / maintain streetlights (in progress)**;** Straighten out curve before the bridge leading to Blue River Road**;** Install a stop light at Jackson and Red Bridge

Other actions mentioned during the brainstorming:

- hire more City inspectors
- expand South Patrol Police force
- add incentive (like money for cans) to recycle
- convene follow-up meetings regarding concerns about traffic and roads
- widen Grandview Road with curbs, gutters and storm sewers
- have a Clean Sweep in the area

Resident Jim Hoover spruces up on a sunny day

Grandview Triangle Area Neighborhood Assessment Participants

Officer Adams
Phyllis Bahner
Ken Bonar
Alvin Brooks
Darrell Curls
Katherine DeBacker
Teresa Edens
Craig Fischman
Bill Frazier
Holly Haley
Clarence B. Hand
Officer Brenda Haupt
Tim Henry
Beth Johnson
Meisha Johnson
Gil Karwoski
Angie Karwoski
Cathy Knight
Hattie Lewis
Luther Lewis
Jack Lintz
Bob Ludlow
Bill Markey
Robin Marsh
Donnal Marsh
Luther McArn
Maxine McArn
Carol McClure
Rose Moeller
Mike Moeller
Richard Moeller
Joy Newton
Elaine Nolen
Dennis O'Neil
Barb O'Shea
Timothy Peterson
Ruby Rice
Arlene Robinson
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Topper Schumachr
Aleta Smith
Paul Stablein
Ann Stablein
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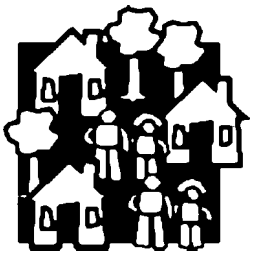
Officer Stinson
Dave Tow
Mariann Tow
Bill Tudor
Janice Wilson
Bill Wilson

Project Participants

- Steve Hamadi, *Missouri Department of Transportation*
- Steve Porter, *Missouri Department of Transportation*
- Bill Tudor, *State of Missouri House of Representatives*
- Holly Haley, *Bannister Mall*
- *South Patrol Community Police*

Sponsors and Contributors

- Judy Swope, *Sixth District Councilwoman*
- *Southern Communities Coalition*
- *Hickman Mills School District #C-1*



Acknowledgements

The Honorable Emanuel Cleaver II, *Mayor*
Robert L. Collins, *City Manager*

City Council

The Honorable Ed Ford
First District-at-Large

The Honorable Teresa Loar
First District

The Honorable Jim Glover
Second District-at-Large

The Honorable Paul Danaher
Second District

The Honorable Mary Williams-Neal
Third District

The Honorable Evert Asjes III
Fourth District-at-Large

The Honorable Aggie Stackhaus
Fourth District

The Honorable Ken Bacchus
Fifth District-at-Large

The Honorable Kelvin Simmons
Fifth District

The Honorable George Blackwood
Sixth District-at-Large

The Honorable Judith Swope
Sixth District

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City Support

Zain Abedin, *Public Works*