

# HOLIDAY HILLS

## Neighborhood Assessment Report

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Neighborhood Workshop Date: February 17, 2001



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

City of Fountains



Heart of the Nation

<b>SERVICE</b>	<b>AGENCY OR CITY DEPARTMENT</b>	<b>PHONE</b>
<b>City Services</b>	<b>Action Center</b>	<b>513-1313</b>
Abandoned Cars on Private Property	Neighborhood and Community Services	513-9000
Abandoned Cars on Public Property	Kansas City, MO Police Department	234-5000
Abandoned Homes	Neighborhood and Community Services	513-9000
Air Quality	Health Department	513-6314
Animal Control	Neighborhood and Community Services	513-9800
Building Permits	Codes Administration	513-1451
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
PIAC (Public Improvements Advisory Committee)	Public Works Department	513-2617
Parks and Community Centers	Board of Parks and Recreation	513-7500
Potholes	Public Works - Street and Traffic	513-2777
Senior Citizens Transportation	Share-a-Fare/ATA	842-9070
Sewers - Problems	Water Department After Hours	513-2180 513-2109
Sidewalks - Repair	Public Works	513-2602
Storm Drains	Water Department	513-2180
Street Light Repairs	Kansas City Power and Light	654-1400
Weatherization Program	Housing and Community Development	513-3015

# THE VISION OF FOCUS KANSAS CITY

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

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



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

- call the office at **513-2822**,
- visit **[www.kcmo.org/focus/](http://www.kcmo.org/focus/)**, or
- e-mail **[focus@kcmo.org](mailto:focus@kcmo.org)**.

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

**FOCUS** - Forging Our Comprehensive Urban Strategy



# FOCUS KANSAS CITY AND NEIGHBORHOOD ASSESSMENTS

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**FOCUS Kansas City**, Kansas City's strategic and comprehensive plan, recognizes that neighborhoods understand best how to direct their own futures. The first initiative in the *FOCUS Neighborhood Prototypes Plan* is a strategic assessment 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.

The Holiday Hills community conducted a Neighborhood Assessment workshop with assistance from City staff. Residents, business people and people who work in local institutions provided input. These neighborhood members mapped their community, and identified assets and priority issues in their neighborhood.



Assessment participants tell FOCUS facilitators about their neighborhood, including its assets and the improvements that need to be made.



# NEIGHBORHOOD TYPE

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

## Developing      Conservation      Stabilization      Redeveloping

The Assessment is a beginning point from which the community can move forward and achieve quality living environments through a commitment to continuous improvement. The descriptions for these four Neighborhood Types are contained in the *FOCUS Neighborhood Prototypes Plan*, Appendix A, "General Neighborhood Description / Types."

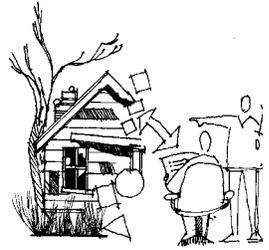
In the workshop, participants defined the tools, actions and strategies for improving their community. They will use this information to strategically apply public and private resources in a way that is based on existing conditions, trends, opportunities, strengths and needs. Once other neighborhoods identify their Type, then similarly "typed" Kansas City communities can connect and partner around common issues and projects while assisting each other in developing their organizations.



A Holiday Hills resident finds his home on the heart map.

# THE HOLIDAY HILLS PERSPECTIVE

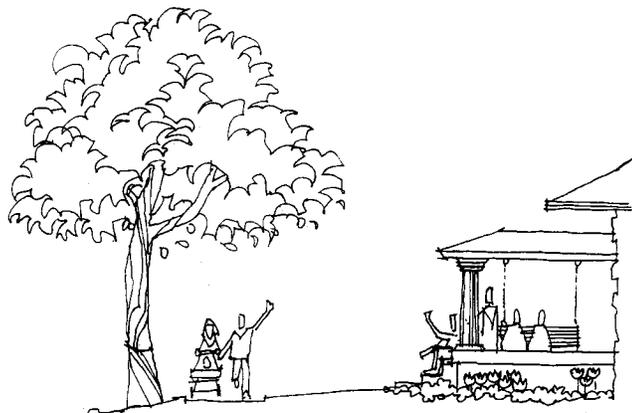
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On Saturday, February 17<sup>th</sup>, 2001 residents of Holiday Hills came together for a neighborhood self-evaluation workshop. The boundaries for this area are N.E. 44<sup>th</sup> Street on the north, N. Drury Avenue on the east, N.E. Parvin Road to the south, and N. Brighton Avenue on the west. The workshop was held at the Winnwood Baptist Church. Participants discussed their neighborhood's characteristics, things they like, as well as the challenges and barriers they face.

Holiday Hills is a peaceful neighborhood that provides privacy and a sense of home to its residents. You'll find streets that are lined with mature trees as well as a variety of attractive, well-built homes. Wildlife and nature is prevalent in the area, however neighbors also have the convenience of a neighborhood shopping center with most daily amenities residents could need. Area schools are close by, such as Chouteau Elementary School, Eastgate Middle School and Winnetonka High School. Active churches and their youth groups often volunteer to help neighbors whose homes might need painting, minor repair or yard upkeep.

Issues of concern were discussed, including flooding and lack of storm drainage in the area. The biggest concern is that pools of water collect, attracting mosquitoes, collecting debris and damaging homeowners' yards and driveways. Another issue was the need for parking and a main entrance to Hidden Valley Park. Residents would also like to have a walking trail in the park to make the park accessible to all residents. Finally, the convenience of Holiday Hills Shopping Center attracts pedestrian traffic along Parvin Road, however residents are concerned for the safety of pedestrians because there are no curbs or sidewalks to walk along.





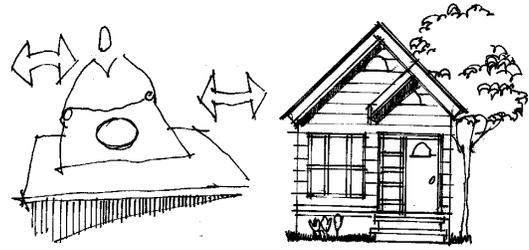
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There are some issues for residents to address, but Holiday Hills is fortunate to have a strong and active neighborhood association and a board that has kept this neighborhood thriving. They would like to increase resident participation to combat difficult issues, however they have already had many successes such as obtaining KC150 grant money to improve the Holiday Hills neighborhood markers, as well as Minor Home Repair grants for neighbors in need of assistance. They have also organized leaf and brush pick-ups and garage sales, and have published informative newsletters to keep everyone up to date. Neighbors helping neighbors is one of the best ways to make progress, and Holiday Hills has demonstrated its ability to do so. With continued support for the board and association, the future looks bright for this area.

The purpose of this report is to clarify and record the neighbors' main concerns, and identify ways that available resources can be used to fix these problems. This report also contains the lists of assets, challenges, and ideas for improvements named by the Holiday Hills residents during the workshop. Finally, a list of frequently used City and agency services is on the inside back cover.

# PRIORITIES

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The following themes were the result of the workshop participant's ideas concerning the ways to enhance the Holiday Hills neighborhood and the surrounding area. Neighbors at the workshop were asked to vote for their priorities. Their choices were:

## **Make Parvin Road More Pedestrian Friendly**

Residents of Holiday Hills see it as a priority to make NE Parvin Road more pedestrian friendly. There is frequent foot traffic in between the Holiday Hills Shopping Center and Parvin Estates. Residents in other nearby neighborhoods also walk along NE Parvin Road to get to the amenities provided by the shopping center. Neighbors created two methods for improving NE Parvin Road:

- Call on the Public Works Department to install sidewalks and maintain any sidewalks that may be on City property
- Partner with nearby neighborhood associations to make a request to the Public Improvements Advisory Committee (PIAC) for the installation of sidewalks along NE Parvin

## **Increase Involvement in the Neighborhood and the Neighborhood Association**

Many participants discussed the importance of increasing involvement in the neighborhood and the neighborhood association. Whether through neighborhood events, or by neighbors helping neighbors. There were several ideas for ways to increase involvement:

- Encourage attendance at the neighborhood association meetings
- Partner with Holiday Hills Shopping Center to plan events such as block parties and garage sales
- Partner with the North Kansas City Schools, the Boy Scouts, and with Northland Neighborhoods, Inc. to request that youth needing to earn community service hours assist elderly neighbors with house and yard upkeep
- Educate all neighbors about free resources and services available for house and yard maintenance



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## Improve Access to Hidden Valley Park

A top priority for many residents of Holiday Hills is improving access to, and use of, Hidden Valley Park. Currently there is no entrance to the Park for residents, nor is there parking other than in front of houses along N. Drury Avenue. Neighbors would also like to have a walking trail through the park. Participants thought of a two step approach for making these changes:

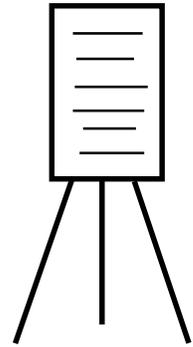
- Submit a plan from the Neighborhood Association to Parks and Recreation regarding this issue
- Submit a PIAC request for the installation of an entryway with parking, and a walking trail



One participant votes on her priorities for improvements to be made in Holiday Hills.

# CHART NOTES

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Boundaries of the Holiday Hills neighborhood are N.E. 44th Terrace on the North, Hidden Valley Park on the East, N.E. Parvin Road to the South, and N. Brighton Avenue to the West.

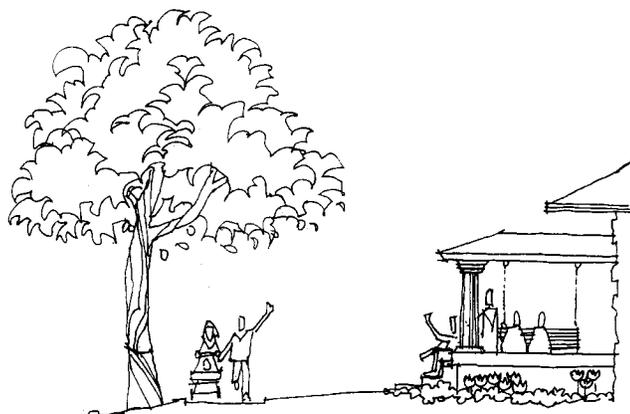
## Neighborhood Slogans

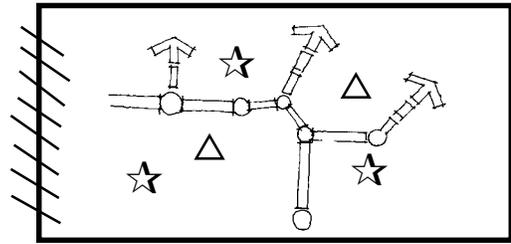
Attendees were first asked to list several slogans that tell how they feel about the character of their community. The slogan they chose reflects the peaceful family atmosphere of the Holiday Hills neighborhood.:

### A Place for All Ages!

Other suggested slogans were:

- A Bunch of Neat Little Houses
- A Well Kept Neighborhood
- Trees, Trees, Trees
- Home of Friendly Folks
- A Neighborhood to Go Home To





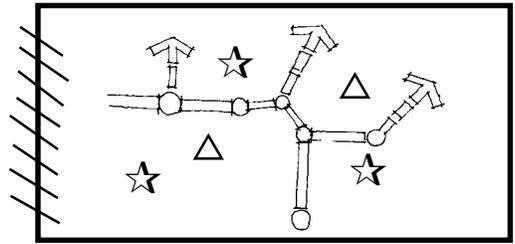
## STEP 1: My Neighborhood Is

Workshop participants identified how they experience their neighborhood, and considered those things they want to protect, preserve or enhance. They thought about the landmarks, paths, activity centers, districts, edges or barriers, and features. These were noted on a wall map.

- △ Landmarks — significant physical objects, like buildings or signs
- ⦚ Paths — routes people use to get places
- Activity Centers — gathering places to do some activity
- Districts — areas of recognizable character
- ▨ Edges or Barriers — a limit or boundary that prevents people from enjoying the neighborhood or something in it
- ☆ Features — things people like and would like to preserve or enhance



Topping Elementary School is one of the many public schools near Holiday Hills.



## Landmarks

- Holiday Hills Shopping Center

## Paths

- N. Hardesty (from Parvin to NE 42<sup>nd</sup> Terrace)
- N. Brighton
- N.E. 44<sup>th</sup> Street
- 42<sup>nd</sup> Terrace

## Activity Centers

- Hidden Valley Park, including the ball park

## Edges or Barriers

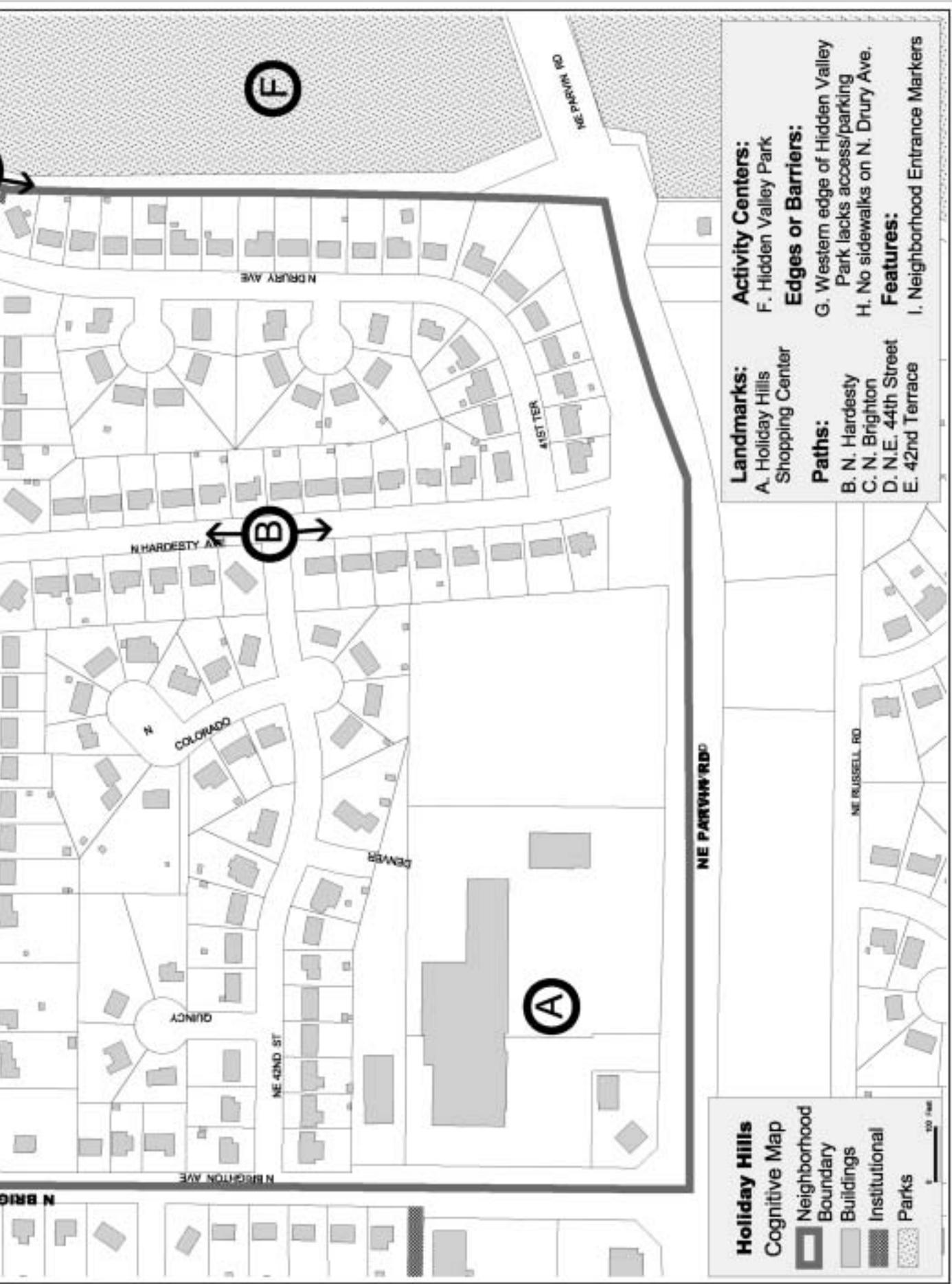
- West side of Hidden Valley Park is a barrier to park access, and there is no parking for visitors
- General lack of sidewalks, especially along Drury Avenue
- Sidewalks in disrepair

## Features

- Holiday Hills neighborhood markers on Brighton and 44<sup>th</sup> Street







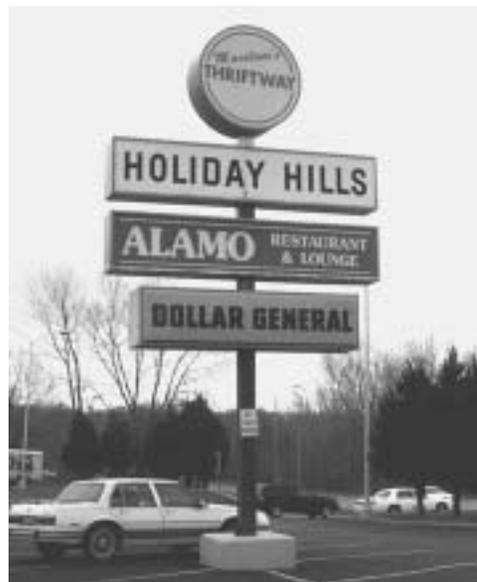
- Holiday Hills Cognitive Map**
- Neighborhood Boundary
  - Buildings
  - Institutional
  - Parks
- Landmarks:**
- A. Holiday Hills Shopping Center
- Paths:**
- B. N. Hardesty
  - C. N. Brighton
  - D. N.E. 44th Street
  - E. 42nd Terrace
- Activity Centers:**
- F. Hidden Valley Park
- Edges or Barriers:**
- G. Western edge of Hidden Valley Park lacks access/parking
  - H. No sidewalks on N. Drury Ave.
- Features:**
- I. Neighborhood Entrance Markers

# HOLIDAY HILLS IMAGES

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Eastgate Middle School is just one of the many educational institutions near Holiday Hills.



**Landmark:** Holiday Hills Shopping Center, located in the southwest corner of the neighborhood, provides most of the daily amenities residents need.



**Activity Center:** Hidden Valley Park is tucked away behind houses on Drury. It provides beautiful green space and a recreation area to those who know about it.

# HOLIDAY HILLS IMAGES

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**Feature:** The entrance at 44<sup>th</sup> and N. Brighton welcome residents and visitors to the neighborhood.



Holiday Hills is a neighborhood with a wide variety of well maintained housing stock. This is just one example of the many lovely homes in the area.

It is obvious that residents here take pride in their neighborhood! One resident has elaborately landscaped his yard, beautifying and adding interest to the neighborhood.





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## STEP 2: If I Could Fix One Thing

In every neighborhood there are some things that need to be changed. These issues can keep 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 Holiday Hills neighborhood.

- Install storm sewers throughout the neighborhood. The hilly topography in the Northland causes excess storm drainage that creates flooding in yards, streets and homes, even causing mosquito breeding during spring and summer months.
- Implement better snow removal; it is adequate on busier streets and bus routes, however residents would like to see more efficient and timely snow removal on the residential streets of their neighborhood.
- Provide a stronger police presence to enforce the speed limits and other traffic laws, especially along N. Brighton and N. Hardesty.
- Plan more neighborhood events, such as block parties. This would help different parts of the area become more cohesive and aware of opportunities to participate in the neighborhood.



Holiday Hills has a low crime rate. Neighbors looking out for each other is an effective way to stop what crime may occur.



- Construct an entrance and parking for Hidden Valley Park. This would make the park more accessible to residents of the area, and make others more aware that it exists.
- Maintain overgrown brush and trees, particularly those blocking visibility at the intersection at N.E. side of Parvin Road and Hardesty.
- Install curbs, sidewalks or shoulders along Parvin Road for the frequent pedestrian traffic between the Holiday Hills Shopping Center and the homes in Parvin Estates.
- Install sidewalks along N. Brighton: it is a major throughfare and it is dangerous for residents and their children who live along that street.
- Prohibit parking in front of groupings of mailboxes. This often causes them to be bypassed by mail carriers. Residents suggested fixing the problem by painting the curbs yellow next to these mailboxes.



Flooding creates a challenge for residents as pools of storm water catch debris and create areas like this one, where mosquitoes often breed.



## 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 thing that adds value to the neighborhood.

- The Neighborhood Association and its dedicated board members
- Mature trees and beautiful landscaping
- Wildlife and deer
- The Holiday Hills Shopping Center is convenient and provides most daily amenities to residents
- Privacy in the neighborhood
- Peaceful neighborhood
- Proximity to conveniences nearby such as shopping and schools
- Well-built, quality housing stock
- Neighborhood activities such as leaf and brush pick-up, garage sales, contests and other events
- Neighborhood newsletter
- KCNA grants
- An active youth group that volunteered to paint houses in the neighborhood
- Minor Home Repair Grants through Northland Neighborhoods, Inc.
- KC150 grant used to fix the entryway wall to Holiday Hills
- The Holiday Hills name is an asset that could be enhanced and featured



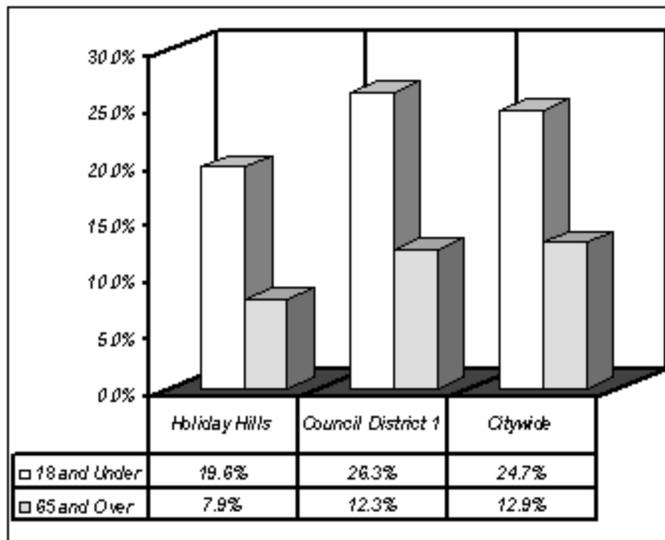
A neighborhood association board member gives his input during the assessment workshop.



## STEP 4: Facts About My Neighborhood

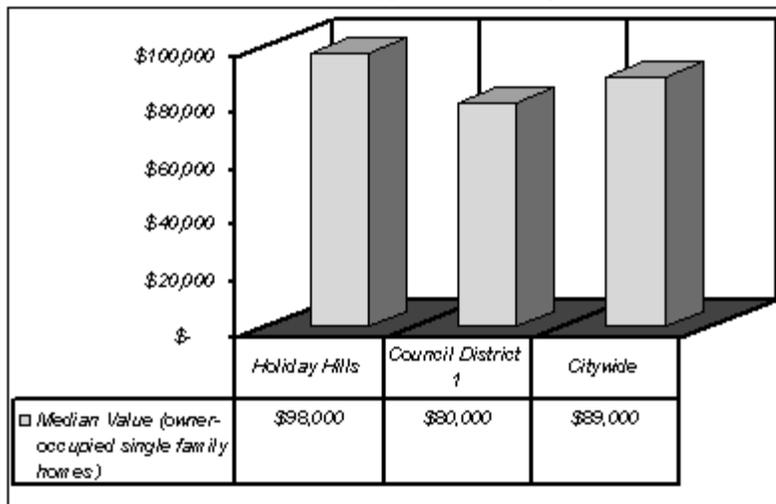
The information presented at the Holiday Hills neighborhood assessment was from the 1990 U.S. Census and from 1999 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts that participants said were surprising or noteworthy. (See the neighborhood assessment workbook for more detail.)

### Age Distribution



Residents felt the number of people 65 years and older has continued to increase since 1990.

### Median Value of Single Family Homes

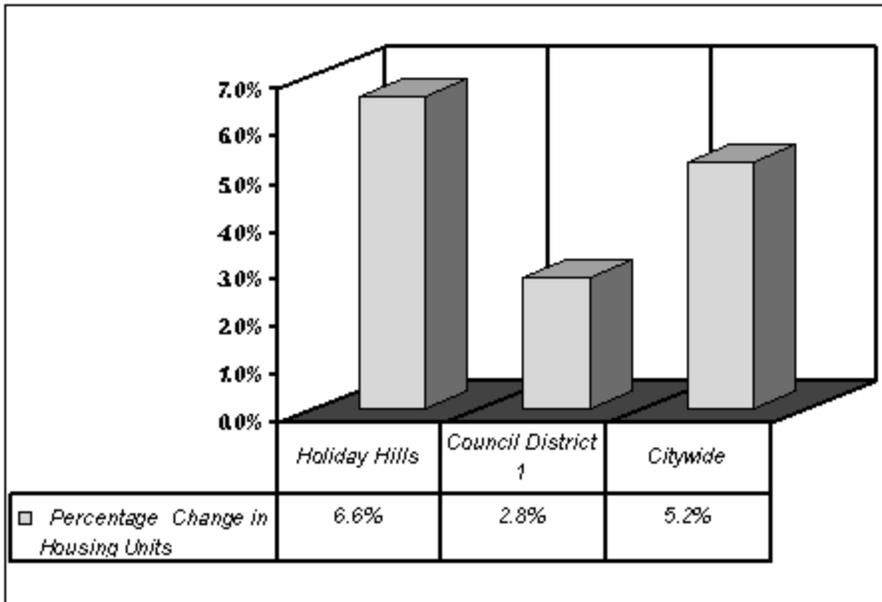


Holiday Hills residents felt the data on the median value of single family homes was high, and estimated that the median value is actually around \$85,000. It was also mentioned that homes are generally in a price range that attracts young families moving into the area.



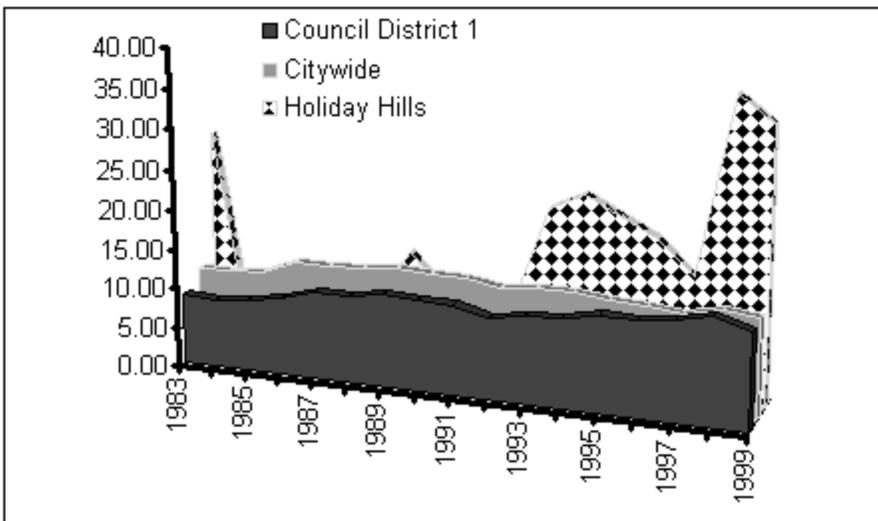
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### Change in Housing Units 1980-1990



The number of housing units increased between 1980-1990, and participants thought this pattern continued in the 1990's. They estimated that the 292 units that existed in 1990 has now grown to 370 housing units. Residents proudly noted that houses in Holiday Hills usually sell within 30 days of being on the market!

### Non-Violent Crime Per 100 Persons



Neighbors were surprised at the high rate of non-violent crime. They noted that they are often uninformed about crime statistics in their neighborhood because there is little official reporting of crime, therefore they are unable to obtain accurate information from the police department.



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## STEP 5: Describing My Neighborhood

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

### Conservation

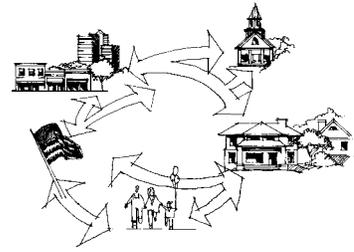
My neighborhood has been developed for some time. Established businesses and institutions are located in the neighborhood. Places of worship, schools, recreational and entertainment facilities, and businesses provide many opportunities near my home.

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.



Workshop participants considered the characteristics of their neighborhood, including its infrastructure, resources, and amenities then voted on one of four neighborhood types.



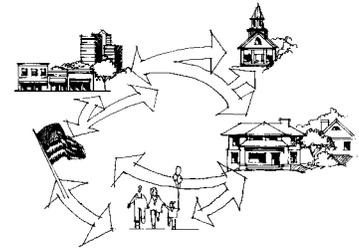
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## STEP 6: Making My Neighborhood Better

Holiday Hills 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 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**:

- Attend Holiday Hills Neighborhood Association meetings held on the first Thursday of February, April, June, August, October, and December.
- Call North Kansas City Post Office about ways to enhance the appearance of curbside mailboxes, but also meet regulations for size, etc.
- Call Boy Scout Troop about mailbox repair as a possible community service project.
- Have a neighborhood garage sale with proceeds that go to the Neighborhood Association, and partner with the shopping center to host it.
- Contact Parks and Recreation with concerns about Hidden Valley Park and the lack of access and parking.
- Inform all residents of financial and other resource assistance available to the neighborhood.
- Utilize the name "Holiday Hills" as an asset for marketing the neighborhood and giving it identity.
- Obtain names of youth residing in Holiday Hills who may want to assist senior citizens with yard and house maintenance. Northland Neighborhoods, Inc. may be able to assist in obtaining these names.
- Encourage other residents to get involved in the neighborhood.
- Plan more neighborhood events to increase cohesiveness and awareness.
- Continue to involve businesses in neighborhood activities. (i.e. distribution of newsletters).
- Contact Terri Scott in the Action Center (513-1313) regarding relevant neighborhood concerns.



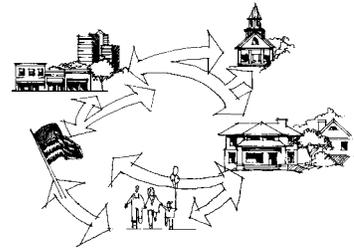
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Things we can do with a **Partner**:

- Partner with adjoining neighborhood associations to implement improvements to Parvin Road including sidewalks for the heavy pedestrian traffic going to and from Holiday Hills Shopping Center.
- North Kansas City School District, Northland Neighborhoods Inc., and Holiday Hills join together to help elderly residents with yard maintenance as well as to give students community service hours.
- Invite the Holiday Hills Shopping Center to host a block party with the Neighborhood Association.
- Ask the post office about about specifications for replacing mail box stands.



One Holiday Hills resident has invested many hours of work into this lovely garden and pond. The whole neighborhood is enhanced by his hard work!



Things the **City** should do:

- Upgrade street lights on 44<sup>th</sup> Terrace, from Brighton Road to Hardesty Road, that were skipped during recent area street light updates.
- Give the Neighborhood Improvement District application to the neighborhood association president.
- Create accessible entryways and parking to Hidden Valley Park, as well as a walking trail along Searcy Creek Parkway.
- Assess the mosquito breeding problem in Holiday Hills, and provide solutions.
- Improve visibility at SE corner of 42<sup>nd</sup> and N. Brighton, currently visibility is difficult for turning traffic.
- Inform Holiday Hills of policies regarding maintenance of sidewalks that are on City property.
- Install sidewalks along Parvin Road from the Holiday Hills Shopping Center to Parvin Estates.



Lists of issues that neighbors, the city, and partnerships can work on were prioritized during the assessment. Here, one participant votes for his priority issues.

## Holiday Hills Neighborhood Assessment Participants

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Lois Anderson  
B.J. Arey  
Linda Bolsenga  
Doc Gould  
Carol Harkins  
Ira Lee Jameson

William Jameson  
Mel Lantz  
Park Lightfoot  
Lloyd McKemey  
Rosalie Pratt  
Joyce Serfass

Nat Serfass  
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Mike Willis  
Carolyn Vellar

## Sponsors and Contributors

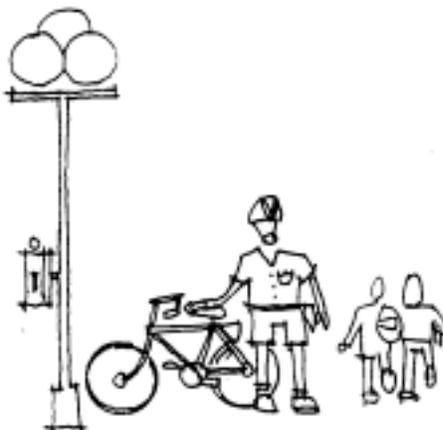
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- Holiday Hills Neighborhood Association
- Winnwood Baptist Church
- Northland Neighborhood, Inc.

## Getting Involved

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For more information about the Holiday Hills neighborhood, contact B.J. Arey at (816) 459-9707. 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.





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# 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, Jermine Alberty, Sharon Cheers, Willie Mae Conway, Lindsey Cook, Suzy Latore, John Pajor, Robert Rutherford, Julie Xiong, *Neighborhood Assessment Team*

## City Support

- Booker Armstrong, *Codes Enforcement Officer*
- Terri Scott, *Action Center*