

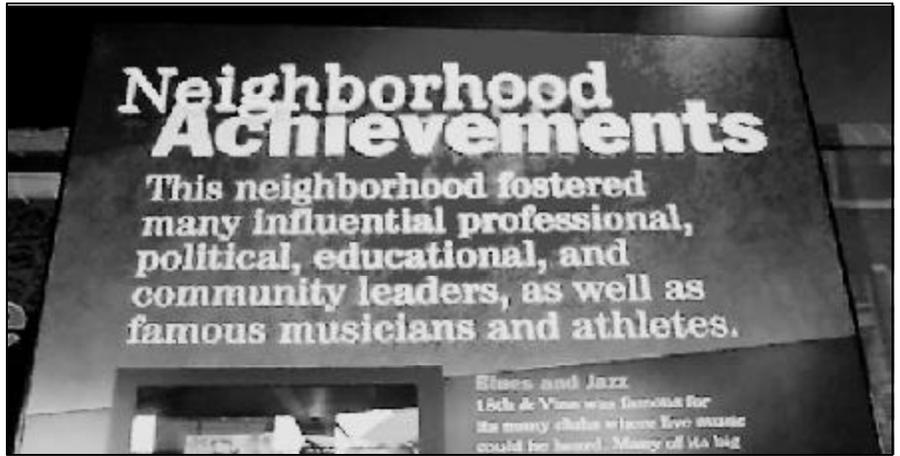
# Neighborhood Assessment Report Hyde Park Neighborhood (North, Central and South)

Neighborhood Meeting Date: February 3 & 5, 1998



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





## INTRODUCTION

**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 proposes that a neighborhood 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.

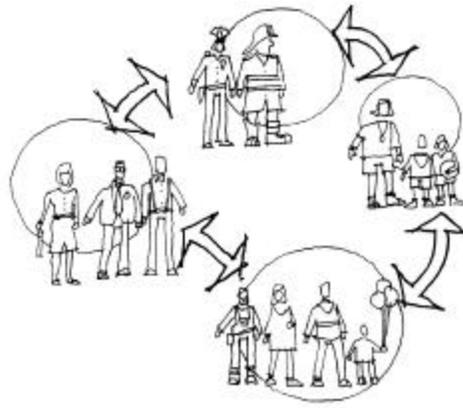
There were three objectives for this neighborhood assessment:

1. Self-identify which of four different "neighborhood types" developed in the *FOCUS Neighborhood Prototypes Plan* it is.
2. Develop strategies that will direct neighborhood improvement.
3. Provide community input for the Troost Corridor concept plan.



This community conducted the neighborhood assessment workshop with assistance from City staff. Residents, business people and people who work in local institutions provided the input. Community members mapped their community, identified assets and priority issues in their neighborhood.





## NEIGHBORHOOD TYPE

The *FOCUS Neighborhood Prototypes Plan* recognizes that not all neighborhoods in Kansas City are the same. The character and condition of neighborhoods vary according to their age, history, type of housing and other factors. Each neighborhood has different strengths and opportunities. Each neighborhood has different assets and priorities, driving different strategies. *FOCUS* developed four unique neighborhood types that generally describe Kansas City neighborhoods. The four neighborhood types are:

### Conservation

### Stabilization

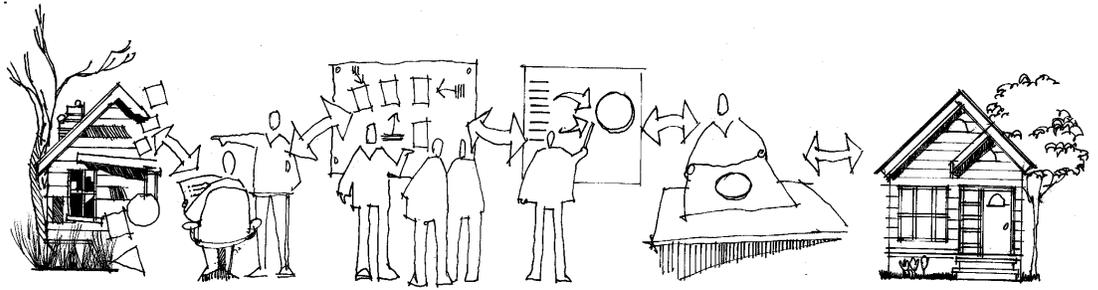
### Redeveloping

### Developing

Each neighborhood type suggests what actions are required for a neighborhood to become or stay healthy. The assessment is a beginning point from which the neighborhood can move forward and achieve quality living environments through a commitment to continuous improvement. The descriptions for these four neighborhood types are contained in *FOCUS Neighborhood Prototypes Plan, Appendix A, "General Neighborhood Descriptions/Types."*

In the assessment, the neighborhood defined the tools, actions and strategies for improving both the neighborhood and the Troost Corridor. The community will use this information to strategically apply public and private resources in a way that is based on the existing conditions, trends, opportunities, strengths and needs. Once other neighborhoods identify their type, then similarly typed Kansas City neighborhoods can connect and partner around common issues and projects and assist each other.





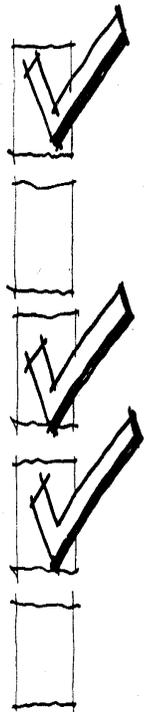
## IMPROVEMENT STRATEGIES

The Hyde Park community completed a neighborhood assessment on February 3 and 5, 1998. Hyde Park's boundaries are from 31<sup>st</sup> Street to 47<sup>th</sup> Street, and from Gillham Road to Troost Avenue. The neighborhood has three distinct regions — North, Central and South Hyde Park. Each region took the opportunity to go through the assessment process.

Hyde Park was among the first communities in Kansas City to turn their love of urban living into an investment in their homes. The residents have taken a neighborhood that needed redevelopment and transformed it into a showplace.

The common themes of the Hyde Park Neighborhood Assessment were quality of life issues:

- ◆ **Clean up Neighborhoods.** Get rid of trash, maintain buildings and streets, improve property maintenance.
- ◆ **Increase Safety.** Crime issues are perceived as well as real - enhance security, improve property maintenance.
- ◆ **Create Neighborhood.** Attract viable businesses to complement the residential nature of the neighborhood; attract neighborhood services - coffee shop, pharmacy, dry cleaner, sit-down restaurants, etc.; advocate for good urban design.





## North Hyde Park

North Hyde Park's boundaries are 31<sup>st</sup> Street and Armour Boulevard. This group identified themselves as a redevelopment neighborhood, which means there are prime opportunities for reinvestment in the neighborhood. North Hyde Park contains strong basic infrastructure (streets, sidewalks, curbs, transportation connections and utilities), institutions and historic structures.

Rehabilitating older structures has had, and continues to have, a significant positive influence on the area. Among the urban amenities are the mature landscapes, strong transportation connections and noteworthy period architecture. Approximately three of four residential dwellings were built before 1940. Such homes typically were strongly built and have interesting architectural features, but now require significant renovation. North Hyde Park has a strong desire to establish strong communication lines within the neighborhood and with the greater Hyde Park association. Their highest priorities revolve around communication and property maintenance issues. North Hyde Park's strategies are:

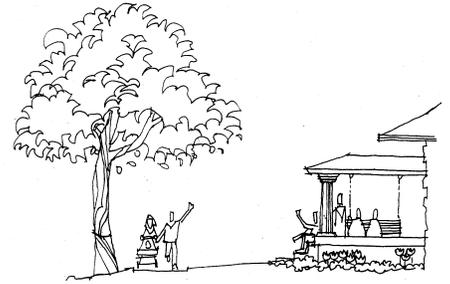


- ◆ **Develop and expand internal communications.** North Hyde Park wants to develop block associations, as well as open up more communication both within North Hyde Park and with the Hyde Park Neighborhood Association. This will serve the neighbors' goals of upholding a high quality of life, deterring crime, and fostering neighborliness.



- ◆ **Enhance communication with City Hall.** Participants saw the need to work more with the Neighborhood Assistance Center representative for the area. The Neighborhood and Community Services Department's Neighborhood Assistance Center (NAC) provide property preservation programs, technical assistance, resource information, planning and training to interested neighborhood organizations.
- ◆ **Improve property maintenance.** Participants saw the opportunity to improve both property values and appearances by having well-maintained property. This can build upon the first two action areas. The residents can work together and with City Hall's code enforcement officer to enhance neighborhood preservation.





## Central and South Hyde Park

Both Central and South Hyde Park neighborhoods identified themselves as stabilization neighborhoods. These two neighborhoods are primarily residential, with a large majority of land dedicated to single family homes. The percentage of residential and park land use in these regions is over 80%.

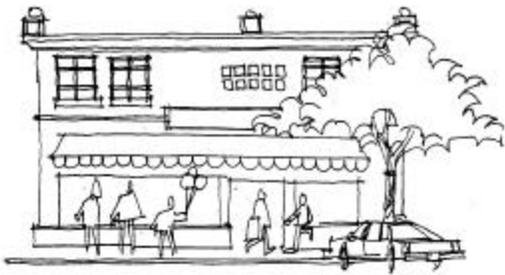
These quality developments have a traditional design of streets, curbs, sidewalks, and housing blocks, as well as unique characteristics. The key strategies in both Central and South Hyde Park are related to stabilizing and maintaining the positive trends.

### Central Hyde Park

Bounded by Armour Boulevard and 39<sup>th</sup> Street, Gillham Road and Troost Avenue, virtually all of Central Hyde Park has been designated as an historic district. Aging infrastructure is one of the local priorities, and the neighborhood has been a leader in the revitalization efforts throughout Hyde Park. Central Hyde Park had three key themes in their strategies:

- .. **Involve youth in neighborhood activities.** Community members should engage youth in a wide variety of activities. There needs to be adequate, accessible and safe places for youth to meet and play (e.g., Troost Midtown Community Center and Gillham Park). Employment opportunities need to exist in the neighborhood for youth. Residents would like to see a tutoring program for youth, which could be led by the youth themselves, and use local churches as tutoring locations.
- .. **Improve property values.** Participants see the opportunity to improve both property values and appearances by having well-maintained property and infrastructure. Many homeowners have the technology and resources to evaluate older buildings. Residents want to see a stronger code compliance presence from City Hall, including code enforcement, stronger penalties for noncompliance, and continued programs that support rehabilitating historic structures. The community needs to find an effective and positive means to care for vacant properties, possibly including establishing a community garden or regular volunteer clean-up time. Lastly, there needs to be work on infrastructure issues which can further enhance property values (e.g., curbside recycling, light rail transit and fixing the sewer gas problem).





- .. **Enhance the perception of a safe neighborhood.** Hyde Park residents want to have both a real and a perceived sense of safety in their neighborhood. Some approaches could be community policing to eliminate drug use and prostitution, and even controlling household pets - both their breeding and their behavior - will add to the feeling of safety in the neighborhood. Ensuring safe and well-lit parking areas, and transforming land uses that support vagrancy to more desirable land uses will also contribute to a secure neighborhood.

### South Hyde Park

South Hyde Park's boundaries are from 39<sup>th</sup> to 47<sup>th</sup> Streets, and Gillham Road to Troost Avenue. The neighborhood is undergoing historic assessment and has completed a strategic plan for their neighborhood. These efforts helped identify clear objectives. The priorities of the South Hyde Park participants were similar to those of Central Hyde Park, with the dominant themes of quality urban living and safety:



- .. **Improve urban residences.** South Hyde Park residents see an opportunity to improve the quality of urban living. Their emphasis is on the built and commercial environment. Residents are eager to see the light rail system developed to bring people to their jobs. They feel the neighborhood should invest in local businesses and services within walking distance, such as a café or grocery. Non-resident property owners should be targeted for rigorous code enforcement, and there should be a landlord licensing program.



- .. **Enhance the perception of a safe neighborhood.** Participants also want to have both a real and a perceived sense of safety in their neighborhood. They want to target, through community policing, areas where drugs and prostitution seem prevalent, as well as evaluate what automobile traffic is coming through the area and how it creates unsafe conditions, especially along Harrison, Charlotte and 41<sup>st</sup> Street. They also want to consider alternative means of security surveillance, such as hiring a full time security company to patrol the area.

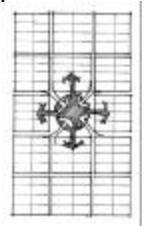




## STEP 1: MY NEIGHBORHOOD IS...

In the neighborhood assessment workshop, Hyde Park residents identified how they “experience” the neighborhood. They considered those things they want to protect, preserve or enhance in the neighborhood. They thought about the landmarks, paths, activity centers, areas and places. These things were noted in the workbooks or on a map.

- ◆ **Activity centers** — gathering places to do some activity(s)
- ◆ **Districts** — areas of recognizable character
- ◆ **Edges or barriers** — limits / boundaries that prevent people from enjoying the neighborhood
- ◆ **Features** — things people like and would like to preserve or enhance
- ◆ **Landmarks** — significant physical objects, like buildings or signs
- ◆ **Paths** — routes people use to get places



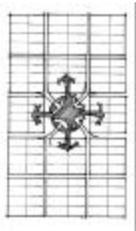


### **ACTIVITY CENTERS**

- ◆ Boy Scout Fountain at Gillham Park
- ◆ Central Presbyterian Church
- ◆ Festival Park (Harrison Parkway)
- ◆ Gillham Park
- ◆ Notre Dame de Sion
- ◆ Parks
- ◆ Pilgrim Chapel
- ◆ St. James Catholic Church
- ◆ St. Mark Lutheran Church
- ◆ Trinity United Methodist Church
- ◆ Troost Midtown Community Center

### **DISTRICTS**

- ◆ Central Hyde Park
- ◆ Harrison Parkway
- ◆ Hyde Park
- ◆ Jansen Place
- ◆ Kenwood
- ◆ North Hyde Park
- ◆ South Hyde Park



### **EDGES or BARRIERS**

- ◆ 39<sup>th</sup> Street
- ◆ Armour
- ◆ Gillham
- ◆ Gillham Park
- ◆ Linwood
- ◆ Troost

### **FEATURES**

- ◆ 38<sup>th</sup> & Gillham chapel
- ◆ Boy Scout Fountain
- ◆ Good public school access
- ◆ Inferno's historic significance
- ◆ Oregon Trail
- ◆ Spring in the "dog park"



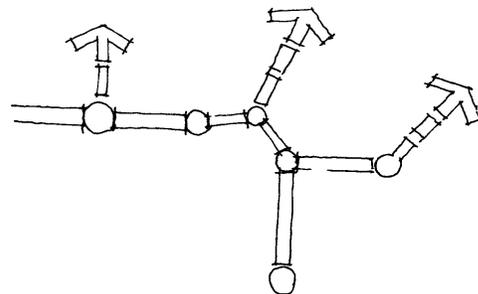


## LANDMARKS

- ◆ Boy Scout Fountain
- ◆ Brush Creek & Gillham intersection
- ◆ Central Presbyterian Church
- ◆ Champion trees
- ◆ Churches
- ◆ Gillham Park
- ◆ Gillham Park pool
- ◆ Historic street markers
- ◆ Jansen Place gates
- ◆ KCMO tower
- ◆ Live Girls! tower
- ◆ Notre Dame de Sion
- ◆ Old Fire Station
- ◆ Parks & Recreation building, especially the Santa Claus
- ◆ Pilgrim Chapel
- ◆ St. James Catholic Church
- ◆ St. Mark Lutheran Church
- ◆ Sunny Slope Marker
- ◆ Troost Midtown Community Center

## PATHS

- ◆ 39<sup>th</sup> Street
- ◆ 43<sup>rd</sup> Street
- ◆ Armour Boulevard
- ◆ Campbell
- ◆ Gillham Road
- ◆ Gillham Park footpaths
- ◆ Harrison, between 39<sup>th</sup> & 41<sup>st</sup>
- ◆ Harrison Parkway
- ◆ Holmes
- ◆ Jansen back gate to Harrison
- ◆ Kenwood
- ◆ Troost





## STEP 2: IF I COULD FIX ONE THING...

In every neighborhood there are some things which need to be changed. These things stop residents from enjoying the neighborhood, and keep them from participating in other activities that they want to do. In this workshop, participants suggested the one thing they feel is most important to be changed.

- ◆ Access to safe, family-oriented recreational facilities
- ◆ Activate Glover Plan, as opposed to drug supermarket
- ◆ Beautify boundaries
- ◆ Better traffic control at Locust & Gillham
- ◆ Bring businesses into vacant fronts at 34<sup>th</sup> & Holmes
- ◆ Bulldoze or demolish pool
- ◆ Clean trash in front of your own home
- ◆ Clean-out drugs and prostitution on Armour
- ◆ Clean-up Armour apartments—make them condos? Tear 'em down?
- ◆ Clean-up Parks' Office grounds
- ◆ Clean-up trash and litter
- ◆ Clean-up Troost
- ◆ Clean-up/Refurbish/Demolish various apartment complexes throughout the neighborhood
- ◆ Close down certain streets to slow down and minimize traffic
- ◆ Close Harrison at Gillham
- ◆ Close Locust at 30<sup>th</sup> so speeders cannot use it as a short cut going north
- ◆ Create attractive entrance to Hyde Park
- ◆ Create cul-de-sac neighborhoods
- ◆ Create economic incentives for high income homeowners to buy property
- ◆ Curb Troost
- ◆ Deal with abandoned vehicles
- ◆ Deal with absentee landlords on code enforcement
- ◆ Decrease crime
- ◆ Decrease density



- ◆ Do something about boarded up windows and roofs falling in – it really brings down the whole neighborhood
- ◆ Do something at 4333 Harrison
- ◆ Eliminate privacy fences in front yards
- ◆ Eliminate slumlords
- ◆ Eliminate unwholesome Troost businesses
- ◆ Enforce property maintenance codes
- ◆ Fix the major sewer problems – the stench is sometimes overwhelming!
- ◆ Gain business owner compliance / responsibility to keep their properties clean, well lit and secure
- ◆ Get curbside recycling
- ◆ Get historic street lights
- ◆ Get more retail shops
- ◆ Get more streetlights
- ◆ Get regular trash pick-up both on Troost and Armour
- ◆ Get rid of convenience store north of Westport school
- ◆ Get rid of drugs and prostitution
- ◆ Get rid of substandard apartments
- ◆ Get Target in Glover Plan
- ◆ Have a safer environment
- ◆ Have activities for children
- ◆ Have places that people walk, – shops improve perception of neighborhood like shops
- ◆ Hire more police
- ◆ Hire quality security
- ◆ Improve code enforcement
- ◆ Improve house maintenance
- ◆ Improve pedestrian traffic
- ◆ Improve perception of neighborhood, especially on crime and drug houses
- ◆ Improve property maintenance (such as landscaping) on vacant lots
- ◆ Improve quality of rental property
- ◆ Improve sidewalks
- ◆ Increase credit for historic preservation
- ◆ Increase home ownership



- ◆ Increase house maintenance in South Hyde Park: garages, gutters, paint, windows, roofs, & yards
- ◆ Increase number of owner occupants
- ◆ Increase number of stop signs to slow traffic
- ◆ Increase number of trees along sidewalks and pedestrian paths
- ◆ Increase security / patrols
- ◆ Keep pool area of park clean
- ◆ Leash dogs
- ◆ Lower the number of absentee landlords
- ◆ Make Charlotte one-way
- ◆ Make permanent, esthetically pleasing structure at 39<sup>th</sup> and Harrison
- ◆ More crime prevention
- ◆ More interaction with apartments and residents on Armour
- ◆ More lighting in Gillham Park
- ◆ More participation between East and West of Troost. Hyde Park will never be a great neighborhood if we don't contribute to better the east side of Troost.
- ◆ More street sweepers
- ◆ More streetlights on Locust, only 4 from Armour to 39<sup>th</sup>
- ◆ No fountains on Troost
- ◆ Open a store that sells durable goods (not a Plaza store)
- ◆ Pay more attention to poor conditions on boundaries - Armour, Gillham, 39<sup>th</sup>/Troost
- ◆ Prevent or slow cars from cutting through on Locust from Gillham (northbound) and joining up to Gillham on 34<sup>th</sup> Street
- ◆ Prohibit leaving vehicles that don't work in yards
- ◆ Prosecute litterers
- ◆ Put in walking paths at Gillham Park with pedestrian lighting
- ◆ Raze abandoned property & deteriorated structures
- ◆ Reclaim Armour Boulevard for safe walking
- ◆ Recurb Manheim Road from Holmes to Campbell
- ◆ Redevelop Troost
- ◆ Reduce bulk trash accumulation
- ◆ Reduce crime



- ◆ Reduce noise
- ◆ Reduce parking on street
- ◆ Reduce robbery
- ◆ Reduce Section 8 and transient neighbors
- ◆ Reduce speeding on Harrison Parkway
- ◆ Reduce street parking
- ◆ Remove drugs & drinking on Armour . Gillham Park
- ◆ Remove drugs and prostitutes from Troost
- ◆ Remove pool at 40<sup>th</sup> & Kenwood – it has drugs & prostitutes
- ◆ Remove sidewalk connecting Harrison and Troost
- ◆ Repair sidewalks
- ◆ Resolve concern/fear over apparent illicit activity & loitering at Berbiglia & Seven-Eleven, Linwood & Gillham
- ◆ Resolve concern/fear over apparent loitering at Labor Ready, 31<sup>st</sup> & Gillham
- ◆ Restore sidewalks, streets and curbs in Jansen Place
- ◆ Restore the parks – upgrade maintenance & plant trees
- ◆ Slow traffic – it moves too fast
- ◆ Start and keep open conversations with Armour Boulevard residents that are good & active
- ◆ Stop kids walking at night
- ◆ Stricter code enforcement on vacant buildings
- ◆ Stricter code enforcement on vacant properties
- ◆ Take down vacant, neglected buildings on Troost
- ◆ Tear down abandoned properties
- ◆ Turn Santa facing street (when in storage)
- ◆ Upgrade condition of our boundaries
- ◆ Upgrade park facilities
- ◆ Want coffee shops on Troost





## STEP 3: MY NEIGHBORHOOD ASSETS...

Participants identified assets that add value to the neighborhood. The assets include places, groups, organizations, equipment, skills, abilities and any other thing that adds value to the neighborhood.

### ***GROUPS, CLUBS, ORGANIZATIONS***

- ◆ Ad Hoc Group Against Crime
- ◆ American Friends Service Committee
- ◆ Athenaeum
- ◆ Churches (all)
- ◆ City of Kansas City
- ◆ Commercial development
- ◆ Community leaders
- ◆ Crime patrol
- ◆ Dual Income, No Kids (DINKs)
- ◆ Elderly residents
- ◆ Gay neighbors
- ◆ Groups of moms
- ◆ Heartland Choir
- ◆ Home Corp
- ◆ Hyde Park community
- ◆ Hyde Park Festival committee
- ◆ Hyde Park Homes Tour
- ◆ Hyde Park Irregulars
- ◆ Hyde Park Neighborhood Association
- ◆ Jackson County Historic Foundation
- ◆ Kansas City Historic Foundation
- ◆ Kansas City Neighborhood Alliance





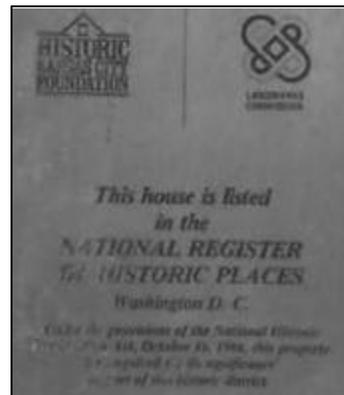
- ◆ Lifetime residents
- ◆ Mr. Gates
- ◆ Nazarene Publishing House
- ◆ Neighborhood Housing Services
- ◆ Neighborhood networking
- ◆ Neighborhood watch
- ◆ Neighbors
- ◆ Notre Dame de Sion School
- ◆ Police Department
- ◆ Residents who work in City Hall
- ◆ Single Income, No Kids (SINKs)
- ◆ South Hyde Park Planning Committee
- ◆ St. James Catholic Church
- ◆ St. Mark's choir
- ◆ Three Dog Bakery
- ◆ Trinity United Methodist Church
- ◆ Troost Midtown Association
- ◆ Troost Midtown Community Center
- ◆ Westport Cooperative Services
- ◆ Youth groups





***PLACES, FEATURES, BUILDINGS***

- ◆ 4<sup>th</sup> of July parade
- ◆ Affordable housing
- ◆ Age of housing stock
- ◆ All Souls Church
- ◆ Armour mansions
- ◆ Boy Scout Fountain
- ◆ Central Presbyterian Church
- ◆ Churches
- ◆ Crown Center
- ◆ Disney house
- ◆ Dog-walking neighborhood
- ◆ Fabulous housing stock
- ◆ Flagpole with flowers at 39<sup>th</sup> & Gillham
- ◆ Front porch neighborhood
- ◆ Gillham Park
- ◆ Harrison Parkway park
- ◆ Historic character / architecture
- ◆ Historic homes
- ◆ Historic markers
- ◆ Hyde Park
- ◆ Hyde Park Homes Tour
- ◆ Jansen Place
- ◆ Landscaping
- ◆ Longan Elementary School
- ◆ Natural spring (next to statue)
- ◆ Neighborhood markers





- ◆ Newbern Apartments
- ◆ Notre Dame de Sion
- ◆ Osco
- ◆ Parks & Recreation Department
- ◆ Parks, large green spaces with varied terrain
- ◆ Parkways
- ◆ Pilgrim Chapel
- ◆ Proximity to city - Downtown, Plaza, Westport, jobs, stores, services, parks
- ◆ Public transportation
- ◆ Recreational areas
- ◆ Santa's Wonderland
- ◆ Schools
- ◆ Sculptures in park
- ◆ St. James Catholic Church
- ◆ St. Mark Lutheran Church
- ◆ Tree-lined boulevards
- ◆ Troost Midtown
- ◆ Troost Midtown Community Center
- ◆ Views of hills and parks
- ◆ Westport High School
- ◆ Westport Middle School





### **SKILLS, EQUIPMENT, KNOWLEDGE**

- ◆ Active
- ◆ Appreciation of local history
- ◆ Architectural appreciation
- ◆ Art talents
- ◆ Attorneys that work for neighborhood association
- ◆ Beautification committee
- ◆ Christians
- ◆ City assistance
- ◆ City Landmarks Commission
- ◆ Civic activists
- ◆ Computers
- ◆ Construction
- ◆ Crime patrol
- ◆ Entrepreneurial skills
- ◆ Festival planning skills
- ◆ Historian
- ◆ Historic preservation
- ◆ Historical art
- ◆ Hyde Park Neighborhood Association archives
- ◆ Hyde Park Tool Shed (lending library)
- ◆ *Hyde Parker* newsletter
- ◆ Intellectual resources, brain trusts
- ◆ Long-term residents
- ◆ Neighborhood tour
- ◆ Notre Dame de Sion School
- ◆ "Old house" experts
- ◆ Organization and commitment to preserve the urban core
- ◆ Political activism
- ◆ Property maintenance
- ◆ Publicists
- ◆ Rehabilitation
- ◆ Restoration skills
- ◆ Santa's Wonderland
- ◆ South Hyde Park Plan
- ◆ Tour guides
- ◆ Wealth of handymen and women



## **RESOURCES, FUNDING**

- ◆ 1<sup>st</sup> time buyers
- ◆ Association dues
- ◆ Attracting above-middle income residents to rehabilitate/maintain homes
- ◆ Banks
- ◆ Bond money
- ◆ Boy Scouts
- ◆ Charity of neighbors
- ◆ City dollars
- ◆ City money for annual tour
- ◆ Code Enforcement Office
- ◆ Community Development Block Grants
- ◆ Community development corporations
- ◆ Foundations
- ◆ Funding from Parks and Recreation
- ◆ Grants for public improvement and safety, i.e. streetlights, alarms, security cards for apartments
- ◆ Hyde Park Festival
- ◆ Kansas City Neighborhood Alliance
- ◆ Mortgages
- ◆ Neighborhood funding
- ◆ Neighborhood garage sales
- ◆ Neighborhood Housing Services, Inc.
- ◆ Prices of homes in Hyde Park very reasonable
- ◆ Private homes owned by professionals and people who are investing to stay
- ◆ Rehabilitation dollars available
- ◆ Special bond funds for houses
- ◆ Tool shed program
- ◆ Volunteers

## **OTHER ASSETS**

- ◆ Ability as a neighborhood to come together and hold a huge neighborhood festival every year
- ◆ Churches are open & affirming
- ◆ Dedicated parents to school district
- ◆ Diverse people committed to diverse urban living
- ◆ Diversity - cultural, ethnic, racial
- ◆ Friendly neighbors
- ◆ Hospitals
- ◆ Neighbors look after one another
- ◆ Open-mindedness
- ◆ Professional
- ◆ Semi-yearly compost
- ◆ Trash pick-up
- ◆ University





## STEP 4: DATA ANALYSIS...

Participants looked at the 1990 census and other statistics for the neighborhood presented by the City in the workbooks. They felt that the 1990 census information was not an accurate current representation of the neighborhood, especially in the housing category. Below are the comments made in response to the questions posed at the workshop.

### ***What information surprised you the most?***

- ◆ Number of single family dwellings vs. multi-family; more 4-6 unit buildings than larger complexes
- ◆ Percentage of vacant units
- ◆ Percentage of persons below poverty
- ◆ Percentage of teenagers not enrolled in school
- ◆ Only 30% owner-occupied in Central Hyde Park (CHP)
- ◆ Working teenage median
- ◆ Many conversions from multi-family to single-family in CHP
- ◆ Population drop in CHP
- ◆ More single households with kids in CHP
- ◆ Education level is higher than City
- ◆ The comparison between the number of people in the workforce and the income level (low).

- ◆ High vacancy rate in CHP
- ◆ Racial mix is close to City
- ◆ Median value of single-family houses too low by \$10,000+/-
- ◆ Percentage of single householders plus percent of persons below poverty, same #

### ***What information surprised you the least?***

- ◆ Number in labor force
- ◆ Socio-economic data
- ◆ Income 2
- ◆ Date homes built
- ◆ The percentage of owner occupancy (low)
- ◆ Median age

### ***What did you learn the most about?***

- ◆ Value of the houses
- ◆ Interest in the neighborhood of young people





## STEP 5: WHERE WE GO FROM HERE...

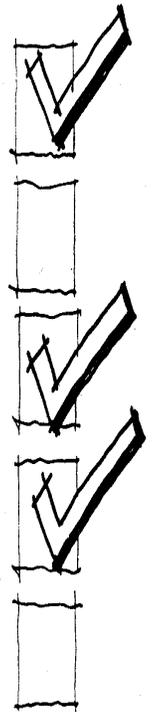
Each resident voted on the neighborhood type that they believed best described their neighborhood. This vote was taken in each division of Hyde Park: North, Central and South. The first and second choices for each are listed below.

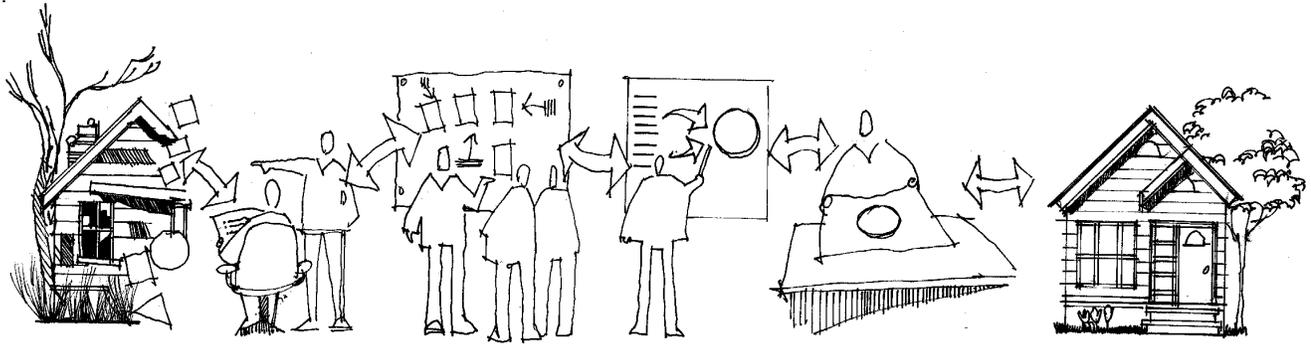
The neighborhoods' first choices were:

- |                    |                        |
|--------------------|------------------------|
| North Hyde Park:   | REDEVELOPING (green)   |
| Central Hyde Park: | STABILIZATION (purple) |
| South Hyde Park:   | STABILIZATION (purple) |

The neighborhoods' second choices were:

- |                    |                              |
|--------------------|------------------------------|
| North Hyde Park:   | did not have a second choice |
| Central Hyde Park: | CONSERVATION (orange)        |
| South Hyde Park:   | REDEVELOPING (green)         |





The following paragraphs describe the neighborhood types that residents selected.

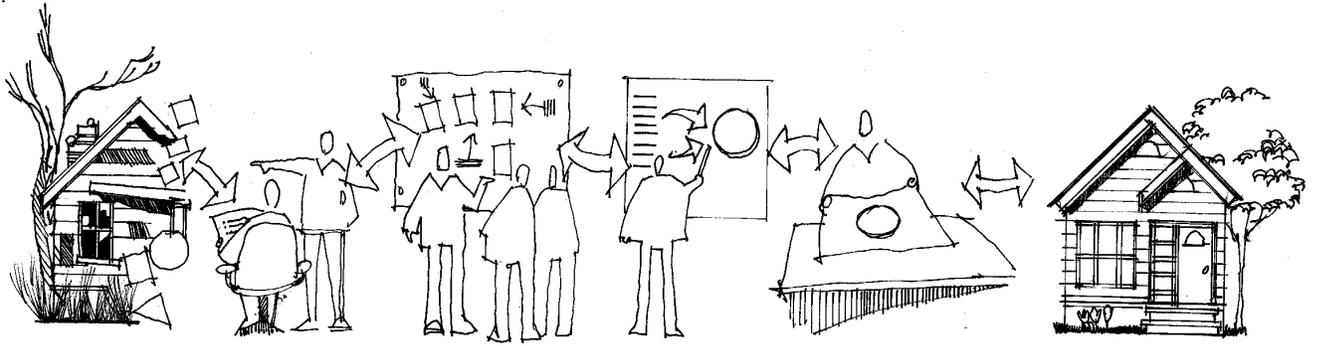
### **Stabilization**

*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 (painting, yard upkeep, tree trimming, awning repair, etc.) or are vacant. Such conditions are impacting 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.*





## 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.*

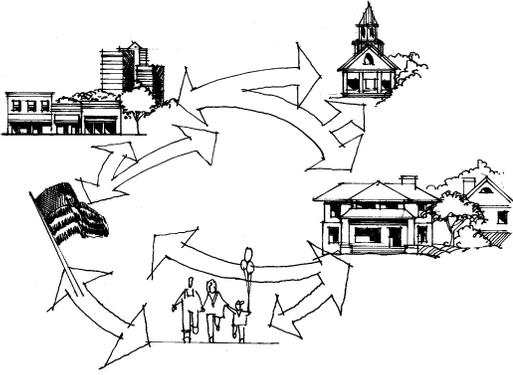
*It appears that both public and private areas are well-maintained, although a house or business periodically falls into disrepair from a lack of routine maintenance (painting, yard upkeep, awning repair, etc.). Some infrastructure repairs may be needed to keep the neighborhood attractive. Generally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

## Redeveloping

*I have watched my neighborhood decline for many years now. No longer are the commercial areas as vibrant with activity as they used to be. Many residents, businesses and institutions have moved away. Many owners do not bother or cannot afford to maintain their property. The vacant houses and properties are really noticeable.*

*The area is already served by public improvements such as water, sewer, and roads and would be a good opportunity to attract new businesses or homes and some of the older homes and businesses could be rehabilitated. Better maintenance of public areas, roads, and sidewalks would help.*

*Problems are hard to fix through our neighborhood association, a call to the City, or neighbors getting together to help one another. It will take a strong commitment from the residents as well as others in the community to help strengthen this neighborhood, but it can be viable again.*



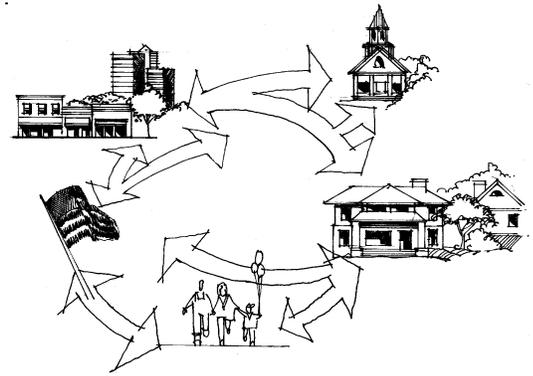
After the discussion about their neighborhood type, residents talked about specific actions the community can take to address the issues and challenges identified earlier in the assessment. They brainstormed ideas, concentrating on those actions that the community can do to improve the neighborhood.

These first three tables show the actions that all three segments of Hyde Park want to work on, by category (Ourselves, Partners, and City). The tables also list the non-prioritized actions proposed in the workbooks and from the recording charts.

### **WHAT WE CAN DO OURSELVES**

- ◆ Abandoned properties could be turned into community gardens or parks
- ◆ Be alert for your person and your neighbor
- ◆ Be politically active
- ◆ Be vocal about our needs
- ◆ Bring about code enforcement
- ◆ Call police
- ◆ Clean-up 39<sup>th</sup> Street bus stop
- ◆ Clean-up Armour
- ◆ Clean-up the park
- ◆ Clean-up the tennis courts
- ◆ Comply with codes
- ◆ Conduct clean-up weekends
- ◆ Continue to provide input to city planning
- ◆ Create a neighborhood telephone book (name, phone and address)
- ◆ Develop neighborhood plans
- ◆ Do more landscaping
- ◆ Fight crime
- ◆ Get active in urban design
- ◆ Get Central Hyde Park to be more supportive of North Hyde Park
- ◆ Have better involvement with the neighborhood association
- ◆ Have dumpster collections for large items
- ◆ Help clean-up eyesores. volunteer to paint them -like the junk and used tire shops
- ◆ Help clean-up on continual basis
- ◆ Help older neighbors
- ◆ Hold block meetings in addition to Hyde Park Association meetings

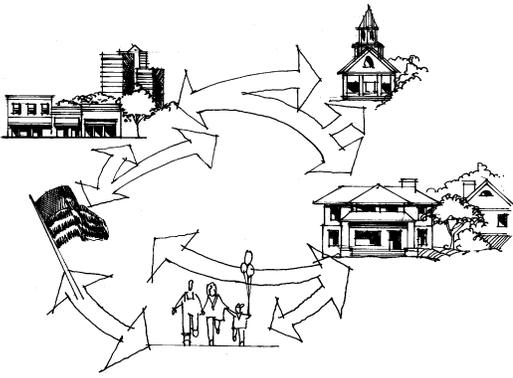




- ◆ I take personal pride in my neighborhood by picking up trash on my street and parking areas
- ◆ Install 6' fences to deter robbers
- ◆ Keep an eye on others' homes
- ◆ Keep Quality of Life a high priority
- ◆ Repair and maintain our own property
- ◆ Request historic street lights
- ◆ Restore houses
- ◆ Share information on old house maintenance
- ◆ Sponsor and support after-school activities
- ◆ Support a good education system
- ◆ Support light rail system
- ◆ Support personal safety
- ◆ Keep up garages
- ◆ Keep up lawns
- ◆ Let people know what looks bad or suspicious
- ◆ Maintain our property
- ◆ North Hyde Park - hold monthly meetings

- ◆ Obtain a supermarket
- ◆ Obtain a Walgreens
- ◆ Obtain medical services
- ◆ Obtain retail shops along Troost from 31<sup>st</sup> to Linwood
- ◆ Parking/one-way streets
- ◆ Participate in neighborhood crime patrol
- ◆ Patronize future vendors
- ◆ Pick-up trash
- ◆ Plan to get together regularly
- ◆ Plant and care for trees
- ◆ Take care of historic homes
- ◆ Use historic churches for community activities
- ◆ Volunteers to give rides
- ◆ Volunteers to offer rides to Medical Center
- ◆ Watch out for neighbors' homes
- ◆ Work on Gillham
- ◆ Work on Troost

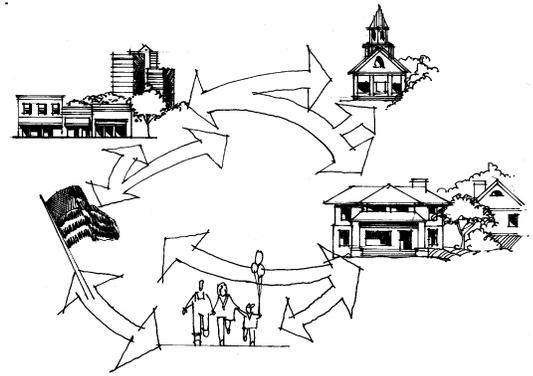




## WHAT WE CAN DO WITH A PARTNER

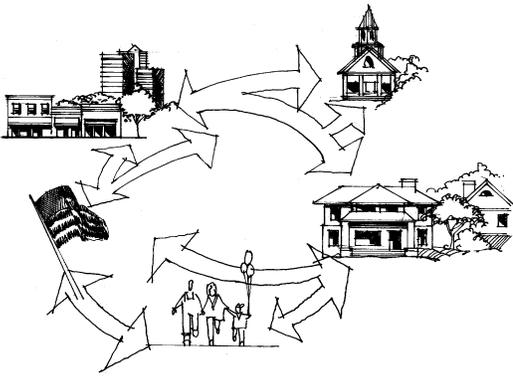
- ◆ Approach property owners about neighbor “issues”
- ◆ Be active in community policing to raise safety
- ◆ Beautification
- ◆ Clean neighborhood periodically
- ◆ Clean-up a park
- ◆ Continue to landscape and improve with City as a partner to lower the cost of landscape materials
- ◆ Create a “feeder” system for Kansas City airport that has Union Station as a hub
- ◆ Create investment package for a corner grocery on Troost
- ◆ Create investment package for low-density housing along and east of Troost
- ◆ Deal with vacant buildings through adaptive reuse or demolition, as appropriate
- ◆ Develop a baby-sitters club—training of neighborhood kids to be sitters
- ◆ Encourage nearby businesses to help patrol and clean-up
- ◆ Establish economic incentives to open small businesses
- ◆ Explore who our partners are & what they can do
- ◆ Fix the sewer gas problem
- ◆ Get a light rail system
- ◆ Get businesses involved, i.e. discounts for residents
- ◆ Get curbside recycling
- ◆ Have a recycling center
- ◆ Have Hyde Park watch club partner with restaurants for discount adult dinners
- ◆ Have more block parties sponsored by businesses and neighborhood groups
- ◆ Have more policing
- ◆ Help clean-up at Arrow Cleaners
- ◆ Help clean-up at St. James
- ◆ Help establish economic incentives
- ◆ Hire full time security patrol
- ◆ Implement existing development plans
- ◆ Implement FOCUS
- ◆ Keep Gillham Park clean by partnering with the neighborhood to the west





- ◆ Maintain trees
- ◆ Make Gillham safer
- ◆ Make the neighborhood safe
- ◆ More community center things for teens
- ◆ Obtain better home safety training from police
- ◆ Operate a recycling center
- ◆ Operate a skill bank for home renovation by neighborhood residents
- ◆ Partner with neighborhood appropriate businesses (antiques; books; tearooms)
- ◆ Promote/support good neighborhood schools and churches
- ◆ Provide safe access across Gillham for pedestrians
- ◆ Raise personal safety
- ◆ Redevelop 24<sup>th</sup> to 47<sup>th</sup>, Campbell to Paseo by Kansas City Neighborhood Alliance & Blue Hills Homes Corporation with funding from MHDC, Kauffman and Hallmark. Use City's power of condemnation. It is a mistake to stop at Tracy and Campbell. The problem is bigger than that. You need to do what is necessary to have a chance to solve the problem.
- ◆ Set up phone call system
- ◆ Stop public drinking
- ◆ Support code enforcement
- ◆ Support Troost Midtown Center's Meals on Wheels
- ◆ Take advantage of city property enhancement programs (like paint)
- ◆ Tie into Hospital Hill & Crown Center developments
- ◆ Transform abandoned properties into community gardens or parks
- ◆ Tutor kids during the summer as an activity
- ◆ Work with AmeriCorps
- ◆ Work with community policing teams
- ◆ Work with Habitat for Humanity on in-fill housing
- ◆ Work with landlord groups to improve properties
- ◆ Work with neighborhood association to improve and encourage tool shed
- ◆ Work with not-for-profit businesses
- ◆ Work with police to keep out drugs

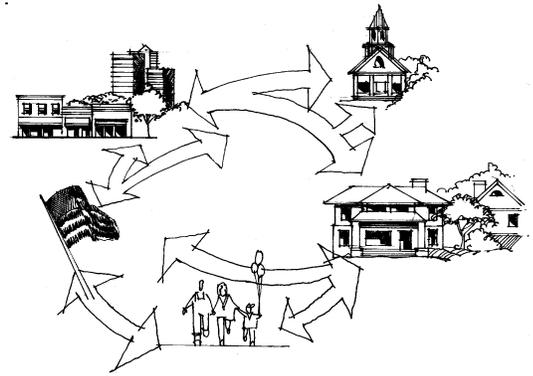




### **WHAT THE CITY SHOULD DO**

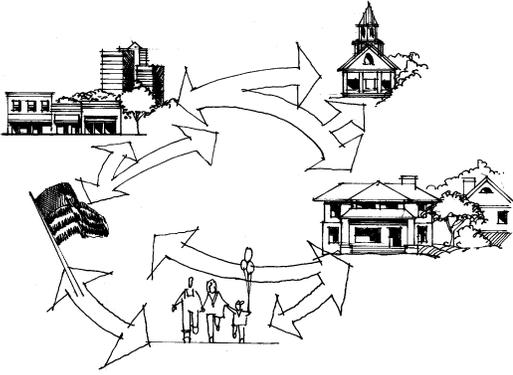
- ◆ Address sewer gas problem
- ◆ Beautify residential area
- ◆ Beautify Troost
- ◆ Better bus service & stops
- ◆ Better cross traffic control on Gillham
- ◆ Better street lighting
- ◆ Call in problems
- ◆ Clean-up
- ◆ Clear up any traffic on Armour
- ◆ Control/improve parking surface at the Islamic Center
- ◆ Create elder care program
- ◆ Create incentives for small business
- ◆ Create youth program
- ◆ Deal with drug related problems on Armour via educational activities
- ◆ Design models and incentives for small business: bakery, coffee shop and small grocery
- ◆ Do something about the slum landlords
- ◆ Do something with vacant lots
- ◆ Encourage adaptive reuse of unused buildings, not demolish
- ◆ Encourage neighborhood-friendly businesses
- ◆ Enforce car emission standards
- ◆ Enforce codes at 710 N. Manheim
- ◆ Follow up after notice there is compliance
- ◆ Get neighborhood phone complaint chain going
- ◆ Get out more information to the public, i.e., who to contact for specific problems
- ◆ Get phone list of neighborhood businesses
- ◆ Get phone list of neighborhood representatives
- ◆ Get rid of pornography
- ◆ Have a composting facility
- ◆ Have yard waste pickup





- ◆ Identify owners and establish dialogue
- ◆ Identify where the public pools are for the teens' summer use (low cost)
- ◆ Improve code enforcement
- ◆ Improve infrastructure
- ◆ IMPROVE OUR SCHOOLS. The one key to keeping people here. I work at UMKC and every parent with a school age child will not live in KCMO. So we have highly educated people living elsewhere when they would rather live closer to their work. They will not subject their children to KCMO schools.
- ◆ Keep traffic moving
- ◆ Keep up and clean up parks and green spaces
- ◆ Maintain Troost trees
- ◆ Make owners responsible for property
- ◆ More buses
- ◆ More community policing in neighborhoods
- ◆ More parking for Troost
- ◆ More police foot patrols
- ◆ More trash containers
- ◆ Municipal pool
- ◆ Obtain curbside recycling (URGENT)
- ◆ Prosecute criminals to highest level possible
- ◆ Provide and plan trees
- ◆ Provide safe, off-street parking
- ◆ Put Charlie Willard away
- ◆ Put in light rail system
- ◆ Replace and/or clean sewers
- ◆ Respond quicker to request for code enforcement inspection
- ◆ Slow traffic
- ◆ Smaller buses
- ◆ Support Urban Hills Community Action Network (CAN)
- ◆ Take yard waste away more often
- ◆ Tear down buildings and purchase property
- ◆ Tear down unsalvageable buildings
- ◆ 39<sup>th</sup> Street bus stop - security, lights, larger place to wait, police
- ◆ Trim trees
- ◆ Use Tax Increment Financing





After the brainstorming, workshop participants voted on the priority of the actions, by category (Ourselves, Partners and the City). The following tables identify the top priorities that are specific to each segment of Hyde Park (North, Central and South). Not every segment had priorities for each category.

## North Hyde Park

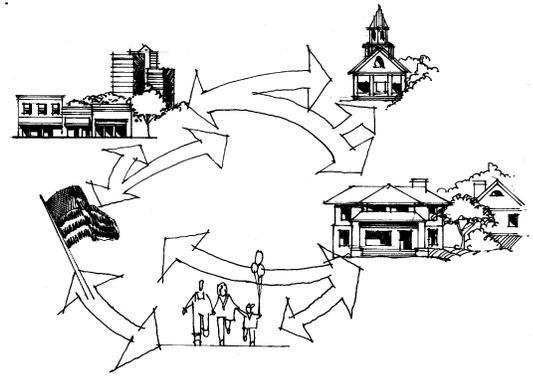
### *WHAT WE CAN DO OURSELVES*

- ◆ Contact and get other neighbors involved in block associations [5 votes]
- ◆ Open up more communication within North Hyde Park [4 votes]
- ◆ Work more with Teresa Clark of the Neighborhood Assistance Center [3 votes]
- ◆ Open more communication with entire Hyde Park [1 vote]

### *WHAT THE CITY SHOULD DO*

- ◆ Rigorous code enforcement [ 6 votes ]
- ◆ Increase & maintain Neighborhood Preservation inspectors [ 5 votes ]





## Central Hyde Park

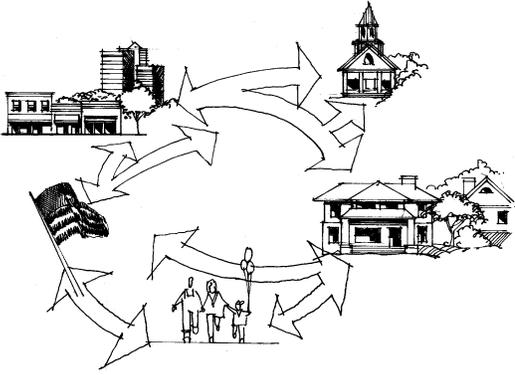
### ***WHAT WE CAN DO WITH A PARTNER***

- ◆ Develop incentives for small businesses on Troost [5 votes]
- ◆ Develop investment/limited partnership with banks to purchase troubled properties by neighborhood group [6 votes]
- ◆ Get rid of walk path between Harrison and Troost on 37<sup>th</sup> [5 votes]
- ◆ Have & distribute information on old house maintenance [1 vote]
- ◆ Have after school & summer activities for apartment kids [1 vote]
- ◆ Take advantage of City programs related to rehabilitation [1 vote]
- ◆ Use historic churches for community activities [2 votes]
- ◆ Volunteer clean-up with community service workers [3 votes]

### ***WHAT THE CITY SHOULD DO***

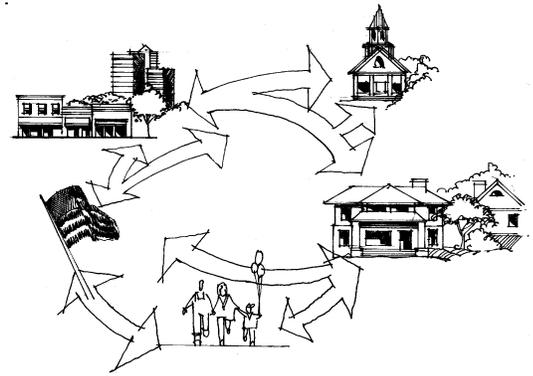
- ◆ Clean-up the 39<sup>th</sup> Street / Troost bus transfer point and patrol for safety [2 votes]
- ◆ Deal with drug-related problems on Armour [7 votes]
- ◆ Do something with vacant lots at the boundary [1 vote]
- ◆ Do street beautification along Troost [3 votes]
- ◆ Encourage adaptive reuse/use of older buildings which are underutilized [4 votes]
- ◆ Ensure safe access to Gillham Park & Boulevard [1 vote]
- ◆ Establish a "Kidscorp" - the neighborhood association compensates youth for work done in the neighborhood [3 votes]
- ◆ Expand youth programs at the Troost/Midtown youth center [2 votes]
- ◆ Fix sewer gas problem [4 votes]
- ◆ Have after school tutoring with volunteers/Americorps [3 votes]
- ◆ Have better animal control — restrict breeding, spay or neuter for free [2 votes]





- ◆ Have curbside recycling [6 votes]
- ◆ Have the City get serious on code enforcement [3 votes]
- ◆ Light rail access [6 votes]
- ◆ Obtain more street lights [4 votes]
- ◆ Pick up litter/trash that blows in [1 vote]
- ◆ Prosecute criminal rigorously [1 vote]
- ◆ Provide safe off-street parking for Troost [1 vote]
- ◆ Provide stiff penalties for code violations at businesses and residences [12 votes]
- ◆ Repair and maintain property [1 vote]
- ◆ Tear down unsalvageable buildings along Troost [2 votes]
- ◆ Turn abandoned lots into community gardens [9 votes]
- ◆ Zone to remove liquor, fast food and convenience stores [3 votes]





## South Hyde Park

### *WHAT WE CAN DO OURSELVES*

- ◆ Close Harrison at Gillham [9 votes]
- ◆ Fix crime: drug dealing and prostitution through partnerships with increasing police, neighborhood watch, & security cameras on light poles [49 votes]
- ◆ Gain access to basic quality services – grocery and clothing – to give us work/shop/service in the area (work on Troost project) [8 votes]
- ◆ Get light-rail to bring people to jobs [7 votes]
- ◆ Get neighborhood investment in services, like a café [3 votes]
- ◆ Improve relations with the City
- ◆ Increase pedestrian lighting and improve landscaping, both through partnerships; these will increase the quality of life and personal safety [2 votes]
- ◆ Make Charlotte a one way street going south; gate 41<sup>st</sup> Street or stop traffic [17 votes]
- ◆ Market the neighborhood and increase relations with others [13 votes]
- ◆ Obtain better public services – bulk trash pickup, street sweeps
- ◆ Partner on clean-up assistance for the elderly and the neighborhood
- ◆ Save Longan through letter writing and participating in the Board of Education meetings
- ◆ Target non-owner occupied housing [12 votes]
- ◆ Work for curbside recycling
- ◆ Work for downzoning and landlord licensing, as the area where we live has a high percentage of rental property [10 votes]





## STEP 6: THINKING ABOUT TROOST...

Before the end of the assessment workshop, Hyde Park as a whole took time to consider ideas relative to the Troost Corridor project. Workshop participants suggested the following items, knowing that the success of the Troost Corridor project will depend upon the housing, services, retail and social activities along Troost, and that the Troost Corridor should compliment efforts to improve the neighborhood.

The areas of consideration for redeveloping Troost are divided into guidelines for Commerce, Community Character, Physical Structure and Property Management.

### **COMMERCE**



- ◆ Consider light manufacturing
- ◆ Have neighborhood-oriented retail for things we need: auto repair, bakery, bowling alley, clothing consignment, coffee shop(s), day care, drug store, florist, grocery, health/ fitness club, K-Mart, plant nursery, restaurants, roller rink, small bookstore, stained glass studio, theater, veterinarian, &/or Walmart
- ◆ Provide small business loans or incentives to start new businesses on Troost
- ◆ Restrict liquor licenses





### **COMMUNITY CHARACTER**

- ◆ Create a focus for cultural diversity through formation of: community youth choir, dance troupe, gallery/frame shop, theater &/or art studio
- ◆ Establish a teen club for dancing and socializing
- ◆ Establish neighborhood / FOCUS centers at churches, branch library, health clinics, historic places, and/or medical & dental offices
- ◆ Have the City market the area
- ◆ Support the spiritual character to the community via churches and mosques
- ◆ Use uniform, historic street furniture



### **PHYSICAL STRUCTURE**

- ◆ Do not have parking lots surround suburban type stores or fast food restaurants
- ◆ Do not tear down buildings such as Live Girls and Park National Bank – demolition should be selective
- ◆ Extend the project to 47<sup>th</sup> Street. South Hyde Parks goes from 39<sup>th</sup> to 47<sup>th</sup> and stopping Troost Development at 39<sup>th</sup> is a slap in the face
- ◆ Find good use for historic buildings
- ◆ Have ball diamond, fountain(s), park with playground equipment &/or swimming pool
- ◆ Keep as many older buildings as possible. They make our area special. Provide adaptive reuse for small businesses.
- ◆ Support low-density housing



### **PROPERTY MANAGEMENT**

- ◆ Clean up trash on Troost
- ◆ Conduct property inspections
- ◆ Reward homeowners for taking care of homes that back up to Troost by allowing them to purchase property on Troost



# HYDE PARK ASSESSMENT PARTICIPANTS

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Ruth Austin  
Carol Bachhuber  
Danny Baker  
Becki Bardin  
Jeff Batton  
Leslie Bayer  
Tom Becker  
Ralph Beyment  
Kay Miller Boehr  
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Licia Clifton-James  
Steve Collins  
Paul Cooke  
Elmer Denis  
Renee Dietchman  
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Susan Ford  
Cynthia Fox  
Russell Greswell  
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Denise Holt  
Greg Hugeback  
Jeanita Ives  
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Jan Justice  
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Kit Kubis  
John Mark Lambertson  
Marti Lee  
Jim Leveling  
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Bart Stotts  
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Cynthia Wallace  
Gary Wauthier  
DeeAnn Wauthier  
Marva Weigelt  
Wes Wingfield  
Kathryn Worley  
William Worley

*Please note: not all participants left their names.*





---

## ACKNOWLEDGEMENTS

The Honorable Emanuel Cleaver II, *Mayor*

### 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 Ronald E. Finley  
*Third District-at-Large*

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*

Robert L. Collins, *City Manager*

### City Support

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Laura Beall, Bob Bennett, Carolyn Case, Teresa Clark, Alma Eaves, Phil Needham, Gabriel Okafor, Nathan Paré, Nicole Sandage, Heather Siemens, Graham Smith, Tanya Snyder, Bronwyn Werner

### City Planning and Development Department

Vicki Noteis, *AIA, Director*

Lisa Lassman Briscoe, *AIA*

Chris Dring, Lynn Jameson, Mario Vasquez



<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
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/](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

