

LINDEN PARK, HAWTHORNE AND PICTURE HILLS

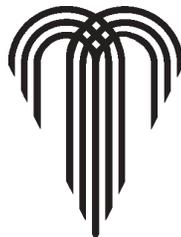
Neighborhood Assessment Report

Neighborhood Workshop Date: June 15, 2002



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

City of Fountains



Heart of the Nation

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FOCUS KANSAS CITY AND NEIGHBORHOOD ASSESSMENTS



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

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

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

The Linden Park, Hawthorne and Picture Hills neighborhoods 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.



A workshop participant signs in, while another neighbor peruses materials on the resource table.



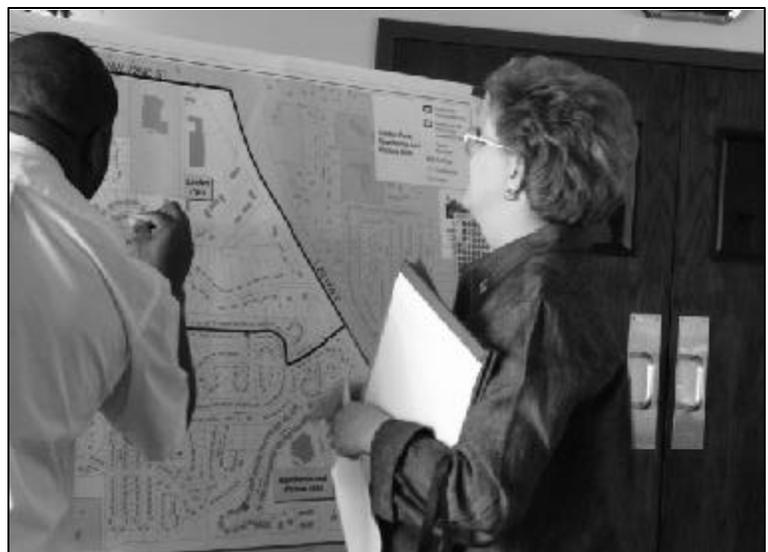
NEIGHBORHOOD TYPE

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

Developing Conservation Stabilization Redeveloping

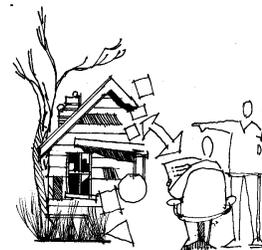
The Assessment is a beginning point from which the community can move forward and achieve quality living environments through a commitment to continuous improvement. The descriptions for these four Neighborhood Types are contained in the FOCUS Neighborhood Prototypes Plan, Appendix A, "General Neighborhood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

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



A participant looks on as a heart sticker is placed on her home on the "heart map."

THE LINDEN PARK, HAWTHORNE AND PICTURE HILLS PERSPECTIVE



Members of the Linden Park, Hawthorne, and Picture Hills neighborhoods came together at the Northwest Bible Church on Saturday, June 15, 2002 for a neighborhood self-evaluation workshop. The workshop was an opportunity for residents to look at the connections between where they live, work, and socialize. The participants engaged in a neighborhood mapping exercise, and they discussed the challenges and barriers facing their neighborhoods. They also identified the assets in their community and voted on their Neighborhood Type.

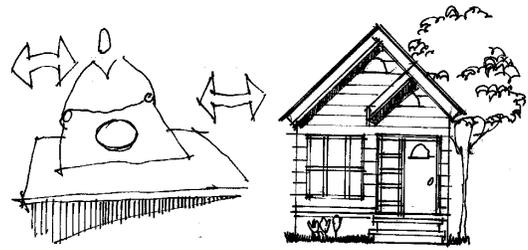
The Linden Park, Hawthorne, and Picture Hills subdivisions were developed in the early 1970's. The Picture Hills area was developed from three plat proposals submitted to the City Planning Commission between 1973-1986. One of the developers in this area was the Donalson Development Company. The last proposal for development of the Picture Hills area, submitted in February of 1986, was to develop the Picture Hills Condominiums.

Residents of Linden Park, Hawthorne and Picture Hills describe their area as a peaceful place to live. They celebrated a variety of assets in their community, including the Park Hill School District, the churches within the community, the multiple shopping complexes, and their neighbors in the Wexford Place Retirement Community.

Participants also identified several areas where they would like to see improvement. They include: installing sidewalks in areas where there is high density traffic, correcting the water run-off on N.W. Chaney Creek, maintaining local parks, and repaving the common area drives in Woodshire Town Homes.

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

PRIORITIES



Linden Park, Hawthorne and Picture Hills residents named the following as their priority issues:

Improve Physical Infrastructure

- Install sewer connections along N.W. 70th Terr & Montrose Street
- Pave the street off Prairie View Road, located between the Park Plaza Shopping Complex and the Bank of Weston
- Install curbs and storm drains on N.W. Prairie View Road and N.W. Klamm Road

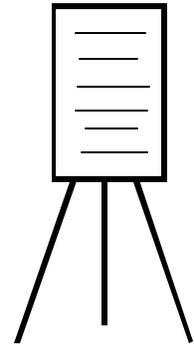
Improve Local Parks

- Rally neighbors to advocate that the City complete improvements to Tiffany Springs Park
- Install sidewalks to make it safer for pedestrians who walk to Linden & Wood Smoke Park



Workshop participants expressed their concern about this private street, located southwest of N.W. Prairie View Road, that is in disrepair,

CHART NOTES



The **Linden Park** neighborhood is bounded by: N.W. Chaney Creek Road on the north, N.W. 72nd Street on the south, Montrose Street on the west, and Interstate-29 on the east. The **Hawthorne and Picture Hills** neighborhood is bounded by: N.W. 64th Street on the north, N.W. Chaney Creek on the south, the City limits on the west, and Interstate-29 on the east. See the map on page 8 for details.

Neighborhood Slogans

Workshop participants thought of several unique slogans to describe their neighborhoods. The slogans helped the participants to identify how they viewed their community. The slogan they selected is:

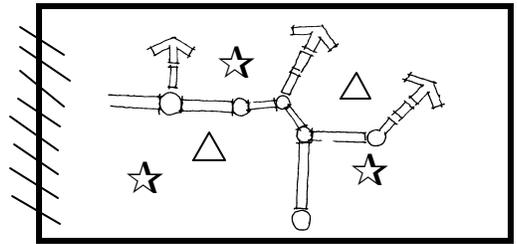
Establishing Peaceful New Beginnings

Other suggested slogans:

- Peaceful Valley
- Just Beginning or Starting Over
- Comfy and Established



Workshop participants listen intently during the introduction of the workshop; they later brainstormed ideas and came up with the above slogans.



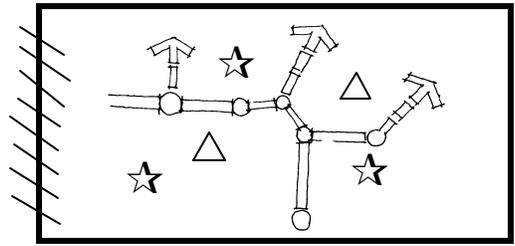
STEP 1: My Neighborhood Is

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



The Northwest Bible Church graciously hosted the Neighborhood Assessment. The congregation is actively involved in its community.



Landmarks

- Vacant building formerly occupied by Hobby Lobby located at I-29 & N.W. 64th Street
- Park Plaza Shopping Center
- Christian Center Church
- KMart Store located on N.W. 71st & N.W. Prairie View Road
- Line Creek Cemetery

Paths

- N.W. Prairie View Road
- N.W. Klamm Road
- Montrose Road
- N.W. 72nd Street

Activity Centers

- Picture Hills Shopping Center
- Wexford Place - Retirement Community
- Plaza Middle School
- Christian Center Church
- KMart Store located on N.W. 71st & N.W. Prairie View Road
- Wood Smoke Park
- Lakeview Middle School
- English Landing Elementary School
- Northwest Bible Church

District

- Picture Hills Shopping Center

Edge/Barrier

- Chaney Creek

Features

- Picture Hills Shopping Center
- Wexford Place - Retirement Community
- Wood Smoke Park

LINDEN PARK, HAWTHORNE & PICTURE HILLS IMAGES



Activity Centers:

Workshop participants considered English Landing Elementary School and Lakeview Middle School as assets to their communities. They also identified them as activity centers.



Paths:

Participants listed N.W. Klamm Drive and N.W. Prairie View Road as paths they frequently travel.

LINDEN PARK, HAWTHORNE & PICTURE HILLS IMAGES



Landmark, Activity Center, District and Feature:

Participants celebrated having the Picture Hills and Park Plaza shopping centers located in close proximity to the community.



Activity Center and Feature:

Wexford Place, a senior retirement community, was noted for its beauty and contribution to the character of the neighborhood.



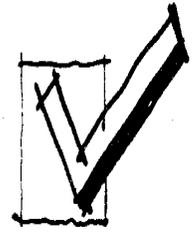
STEP 2: If I Could Fix One Thing

In every neighborhood there are some things that need to be changed. These issues can inhibit residents from enjoying their neighborhood and from doing the things they like to do. Below is the list of "fixes" that workshop participants said they would like to see in the **Linden Park, Hawthorne and Picture Hills** neighborhoods.

- Pave N.W. 70th Street and N. Fiske Court; workshop participants stated that the asphalt is breaking up
- Reconfigure the bottleneck intersection at N.W. Prairie View Road and the private drive located behind the Bank of Weston
- Install sewer connections at N.W. 70th Terrace & Montrose Street
- Continue to work on preventing water run-off at N.W. Chaney Creek Road
- Install "Children at Play" signs (or signs that otherwise signify the presence of children) to reduce speeding on NW Chaney Creek Road
- Discover other ways to prohibit people from making a U-turn on N. Fiske; there is already a "Not a Through Street" sign in place
- Install curbs and widen N.W. Klamm Drive
- Clear the litter from Prairie View Road (especially along 72nd & Prairie View Road)
- Install sidewalks (or redesign the entrance) to make it safer for pedestrians to get to Wood Smoke Park
- Install curbs on Prairie View Road & Klamm Drive
- Fulfill the promise that was made to construct parks in the Tiffany Springs development



Workshop participants would like to see signs that indicate the presence of children along N.W. Chaney Creek Road.



STEP 3: My Neighborhood's Assets

Workshop participants identified assets in their neighborhood. These qualities include places, groups, organizations, equipment, skills, abilities and any other feature that adds value to the neighborhood.

- Southern Platte County Athletic Association
- Line Creek swimming pool
- Pop Warner Football League
- North Suburban Football League
- Tiffany Springs Park
- Walking trail initiative
- Platte Woods United Methodist Church
- Plaza Middle School
- St. Theresa Church
- Wexford Place - Retirement Community
- Small strip malls in the area
- Lakeview Middle School
- Park Hill School District



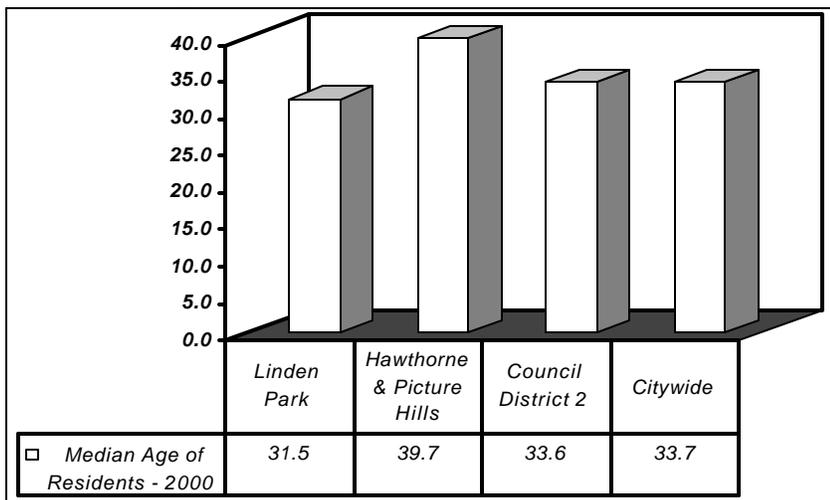
A resident makes a point during the workshop.



STEP 4: Facts About My Neighborhood

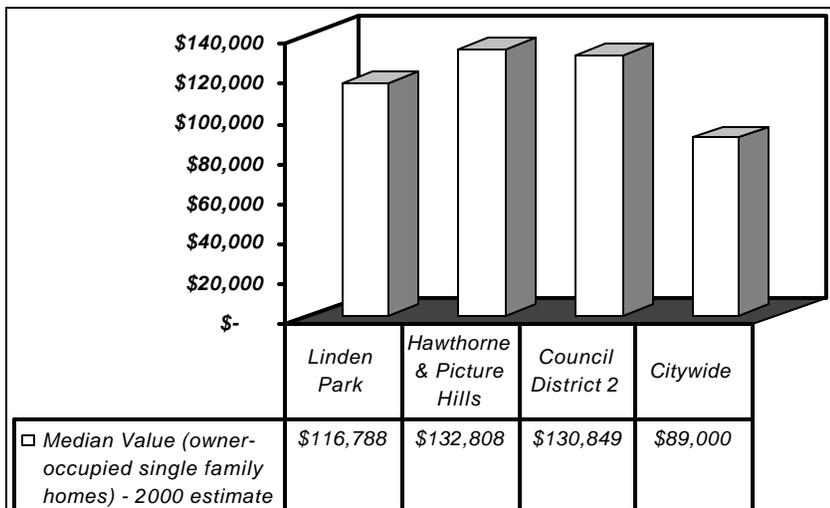
The data presented at the **Linden Park, Hawthorne and Picture Hills** Neighborhood Assessment was from both the 1990 and 2000 U.S. Census, and from 1999 and 2000 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts the participants said were surprising or noteworthy. (See the neighborhood assessment workbook for more detail.)

Median Age



Some participants felt that the Hunter's Glen Apartment complex has contributed to the low median age in Linden Park.

Median Value of Homes - 2000 estimate



Several workshop participants believe the median value of homes in Hawthorne & Picture Hills is lower than estimated and the Linden Park median value may be skewed. They also stated that town homes in Woodshire sell for at least \$100,000.



STEP 5: Describing My Neighborhood

Those who attended the workshop were asked to vote on the Neighborhood Type that best described the area. The majority from **Linden Park** chose Stabilization, and the majority from **Hawthorne and Picture Hills** chose Conservation. (Conservation description is on following page.)

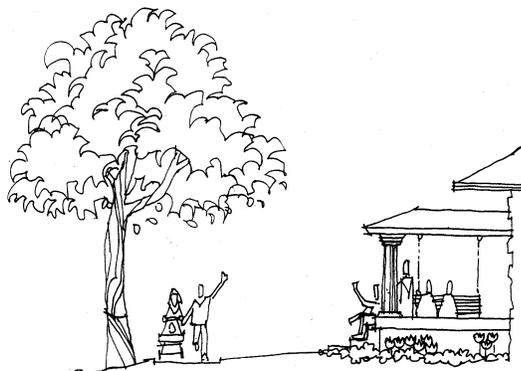
Linden Park

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.





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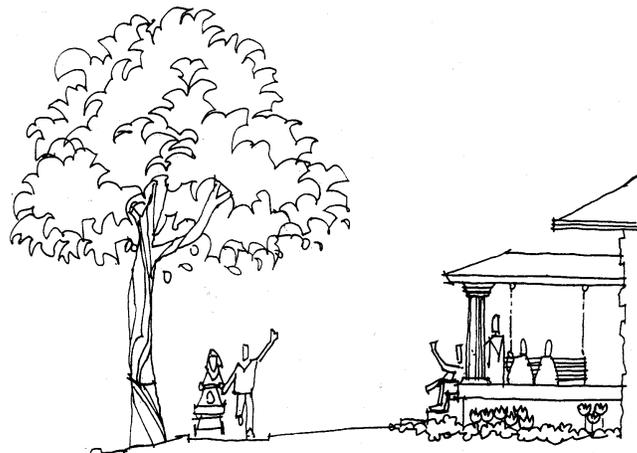
Hawthorne and Picture Hills

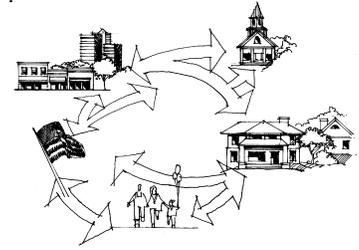
Conservation

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.





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STEP 6: Making My Neighborhood Better

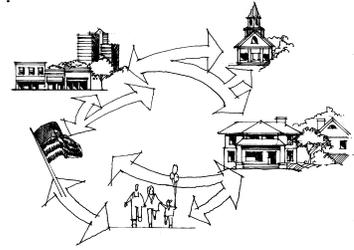
Specific actions were discussed by members of the **Linden Hills**, **Hawthorne** and **Picture Hills** neighborhoods to address the issues and challenges identified earlier in the Neighborhood Assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community, with a partner, and by the City to improve their neighborhoods.

Things we can do **Ourselves**:

- Increase Woodshire Homes Association dues and create new by-laws
- Install "Children at Play" signs on N.W. Chaney Creek Road
- Insist that the City finish the development of Tiffany Springs Park
- Establish a Neighborhood Association for the McCormick Addition

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

- Form a partnership between the Woodshire Homes Association and Mr. Fastnaught (one of the developers of these town homes) to repave the common drives in the Wood Shire/Wood Smoke Town Homes.
- Conduct a clean up along N.W. 72nd & N.W. Prairie View Road in partnership with John Smith from Remax Reality company
- Partner with the Kansas City Neighborhood Alliance to get funds for a block party and leadership training



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Things the **City** should do:

- Install curbs, gutters, and streetlights on N.W. Montrose Street
- Widen and install curbs and gutters on N.W. Prairie View Road and N.W. Klamm Drive
- Pave N.W. 70th Street and N.W. Fiske Court
- Repair N.W. Prairie View Road and the private drive behind the Bank of Weston (6510 N.W. Prairie View Rd)
- Conduct a traffic study on N.W. Prairie View Road to determine if the proper signage is in place to curtail vehicular accidents
- Install sidewalks to make it safer to get to Linden Park and Wood Smoke Park
- Install sewer connections at N.W. 70th Terrace & Montrose Street; participants are concerned about the water that backs up into their basements
- Continue repairs at N.W. Chaney Creek Road; participants stated that a City crew began working on the water run-off but never completed the project

Twelve Ways to Improve Your Neighborhood Right Now!

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

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

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Linden Park Participants

Richard Houts
Deanna Houts
Cristy Pacheco
Brenda L. Powell

Hawthorne and Picture Hills Participants

Ron Ives
Chet Paine
Margaret Whittington
James Whittington

Sponsors and Contributors

- Northwest Bible Church

Getting Involved

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



Acknowledgements

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

City Council

The Honorable Ed Ford
First District-at-Large

The Honorable Teresa Loar
First District

The Honorable Bonnie Sue Cooper
Second District-at-Large

The Honorable Paul Danaher
Second District

The Honorable Troy Nash
Third District-at-Large

The Honorable Mary Williams-Neal
Third District

The Honorable Evert Asjes III
Fourth District-at-Large

The Honorable Jim Rowland
Fourth District

The Honorable Becky Nace
Fifth District-at-Large

The Honorable Terry Riley
Fifth District

The Honorable Alvin Brooks
Sixth District-at-Large

The Honorable Charles A. Eddy
Sixth District

City Planning and Development Department

- Vicki Noteis, AIA, *Director*
- Denise Phillips, *FOCUS Manager*
- Diane Charity, *Neighborhood Assessment Team Leader*
- Jermine Alberty, Sharon Cheers, Willie Mae Conway, Lindsey Cook, Suzy Latare, John Pajor, Robert Rutherford, Julie Xiong, *Neighborhood Assessment Team*

SERVICE	AGENCY OR CITY DEPARTMENT	PHONE
City Services	Action Center	513-1313
Abandoned Cars on Private Property	Neighborhood and Community Services	513-9000
Abandoned Cars on Public Property	Kansas City, MO Police Department	234-5000
Abandoned Homes	Neighborhood and Community Services	513-9000
Air Quality	Health Department	513-6314
Animal Control	Neighborhood and Community Services	513-9800
Building Permits	Codes Administration	513-1500
Bulky Item Pick Up	Environmental Management	513-3490
Curb Reconstruction	Public Works	513-2590
Dangerous Buildings/ Demolition	Neighborhood and Community Services	513-9000
Housing Code Violations	Neighborhood and Community Services	513-9000
Illegal Dumping Hotline	Environmental Management	513-3485
Neighborhood Assistance/ Services	Neighborhood and Community Services	513-3265
Paint Program	Neighborhood and Community Services	513-3266
PIAC (Public Improvements Advisory Committee)	Public Works Department	513-2617
Parks and Community Centers	Board of Parks and Recreation	513-7500
Potholes	Public Works - Street and Traffic	513-2777
Senior Citizens Transportation	Share-a-Fare/ATA	842-9070
Sewers - Problems	Water Department After Hours	513-2180 513-2109
Sidewalks - Repair	Public Works	513-2602
Storm Drains	Water Department	513-2180
Street Light Repairs	Kansas City Power and Light	654-1400
Weatherization Program	Housing and Community Development	513-3015

THE VISION OF FOCUS KANSAS CITY

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

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



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

- call the office at **513-2822**,
- visit www.kcmo.org/focus/, or
- e-mail focus@kcmo.org.

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

FOCUS - Forging Our Comprehensive Urban Strategy

