

Neighborhood Assessment Report Manheim Park Neighborhood

Neighborhood Meeting Date: March 14, 1998



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



SERVICE	AGENCY OR CITY DEPARTMENT	PHONE
City Services	Action Center	513-1313
Abandoned Cars on Private Property	Neighborhood and Community Services	513-9000
Abandoned Cars on Public Property	Kansas City, MO Police Department	234-5000
Abandoned Homes	Neighborhood and Community Services	513-9000
Air Quality	Health Department	513-6314
Animal Control	Neighborhood and Community Services	513-9800
Building Permits	Codes Administration	513-1451
Bulky Item Pick Up	Environmental Management	513-3490
Curb Reconstruction	Public Works	513-2590
Dangerous Buildings/ Demolition	Neighborhood and Community Services	513-9000
Housing Code Violations	Neighborhood and Community Services	513-9000
Illegal Dumping Hotline	Environmental Management	513-3485
Neighborhood Assistance/ Services	Neighborhood and Community Services	513-3265
Paint Program	Neighborhood and Community Services	513-3266
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
Troost Corridor	City Planning and Development	513-2822



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

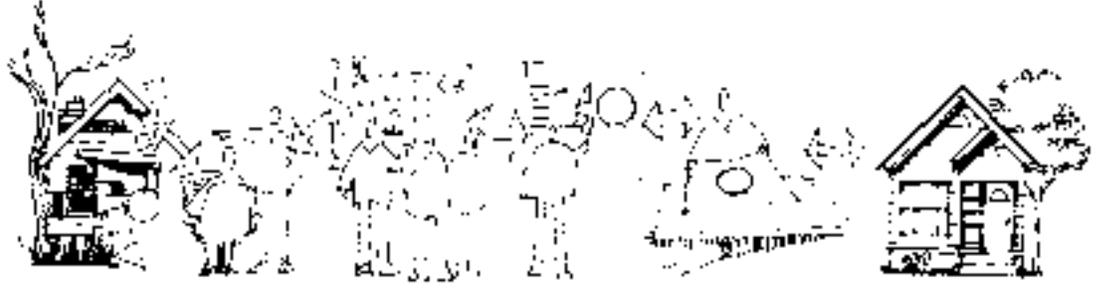
The *FOCUS Neighborhood Prototypes Plan* recognizes that not all neighborhoods in Kansas City are the same. The character and condition of neighborhoods vary according to their age, history, type of housing and other factors. Each neighborhood has different strengths and opportunities. Each neighborhood 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.





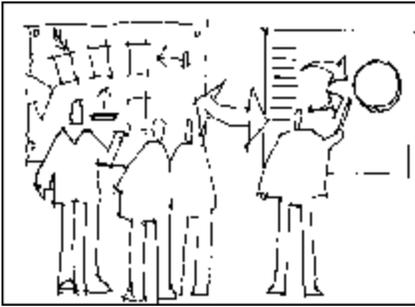
IMPROVEMENT STRATEGIES

The Manheim Park community completed their neighborhood assessment on March 14, 1998. They identified themselves as a stabilization neighborhood. A pervasive theme of the Manheim Park assessment was diversity. The neighborhood has a very rich housing stock. They also noted themselves as a community rich in institutions - spiritual centers, schools, and other not-for-profit organizations.

While the commercial land use in Manheim Park is relatively small, they recognize the value of commercial activity. Some local businesses that supply local market should be retained, while other less desirable commercial activity should be transformed into businesses that can act as neighborhood assets. One example of this is the prevalent automobile industry in the area. Participants agreed that Sunny Slope Auto has been a very good neighbor, but they could not pass such favorable judgment on all automobile related activity in their vicinity.

Manheim Park has quality development aspects including strong infrastructure of streets, sidewalks, curbs, transportation connections and utilities. Manheim Park, at almost 80% residential land use, has relatively affordable housing with a median housing cost of \$41,000. The key strategies for Manheim Park build on the strengths of a large amount of residential land use, diverse attributes of both population and institutions and targeted commercial development. The following two pages list strategies that can help stabilize and enhance neighborhood population and desirability.



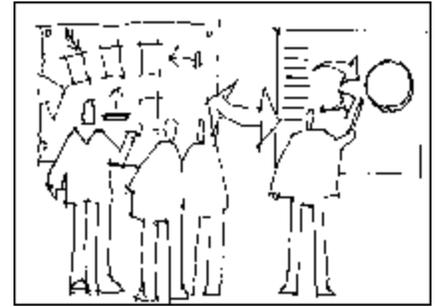


- ◆ **Strengthen the neighborhood organization.** Community members should recognize the added values of a strong neighborhood association. Collaborative efforts through the association can build the community, increase pride and add value to the neighborhood.
 - * Organize resources in the community to fix-up single family homes.
 - * Organize neighborhood activities (such as a clean-up, neighborhood watch, community garden...) to bring neighbors, businesses and institutions together.



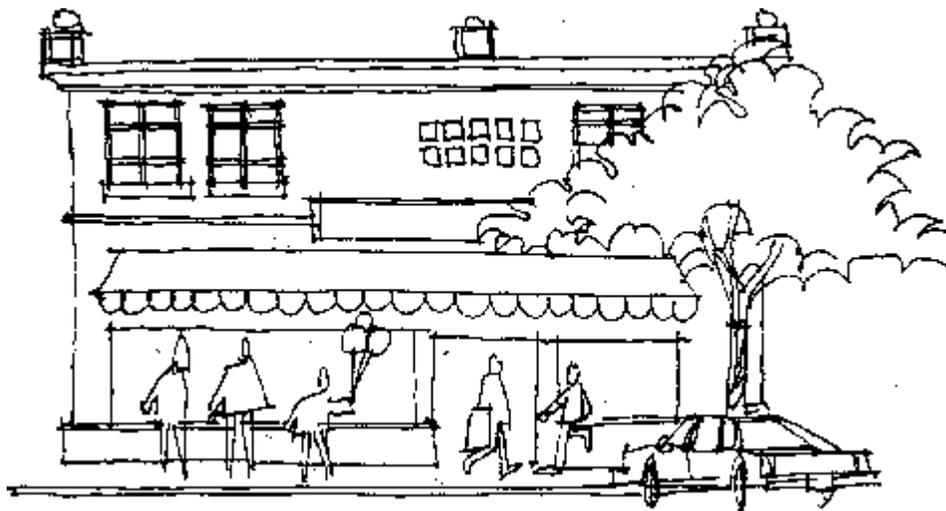
- ◆ **Support home ownership.** Manheim Park participants saw the need for actions from all community members - residents, businesses and institutions. Everything from policy changes at City Hall to investigating new resources should be included in this effort.
 - * Obtain a more effective means of managing discarded bulky items, leaves & brush, tires and tree maintenance.
 - * Promote and assist well-maintained property. This includes effective code enforcement, adequate resources for minor home repair and painting and networking financial resources for home improvement.
 - * Create incentives, beyond low-income, for home ownership.
 - * Take action to improve general appearances, such as street cleanliness and lighting.





◆ **Promote desirable commercial enterprise.**

- * Meet with businesses and determine how to support mutual agendas. This can include determining what needs and assets exist and how resources ought to be applied.
- * Create a partnership with businesses and Troost Midtown Association for marketing to Manheim Park residents.





STEP 1: MY NEIGHBORHOOD IS...

In the neighborhood assessment workshop, 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

- ◆ 42nd & Tracy
- ◆ Brush Creek (south side) between Forest and Tracy, negative
- ◆ Daycare center at 4329 Troost
- ◆ Bancroft School
- ◆ Community garden
- ◆ Christian Fellowship Baptist Church
- ◆ Forest Avenue Baptist Church
- ◆ 47th & Troost
- ◆ 39th & Troost
- ◆ 37th & Troost
- ◆ Piggly Wiggly
- ◆ Laundromat at 46th and Tracy-negative uses
- ◆ Immanuel Manor
- ◆ Troost Midtown Community Center
- ◆ Covenant Baptist Church
- ◆ Brush Creek red brick building, negative

DISTRICTS

- ◆ 47th Street Redevelopment
- ◆ 46th & Brush Creek (commercial district)
- ◆ Historic Paseo-Troost, 39th to 41st
- ◆ Improvement District houses
- ◆ Redevelopment District 48th Street

EDGES or BARRIERS

- ◆ Troost
- ◆ 45th Street
- ◆ Paseo (cutting line, don't cross)
- ◆ 40th & Troost (toward Tracy)
- ◆ 43rd & Tracy (in front of school)
- ◆ 45th between Troost & Paseo
- ◆ 4500 block of Forest



FEATURES

- ◆ Manheim Park
- ◆ 40th & Troost, northwest & southeast corners
- ◆ Bancroft School
- ◆ Manheim Green (park)
- ◆ Community garden
- ◆ Forested neighborhood
- ◆ 6-plexes on Brush Creek
- ◆ 4000 Virginia, new house
- ◆ 39th-40th, Troost to Paseo
- ◆ Christian Baptist Fellowship Church
- ◆ Historic features of homes

LANDMARKS

- ◆ Immanuel Lutheran Church
- ◆ D.W. Newcomers Funeral Home
- ◆ Bancroft School
- ◆ Manheim Park
- ◆ Park building at SW corner of Paseo & Brush Creek
- ◆ Forest Avenue Baptist Church
- ◆ 39th-40th Troost to Paseo
- ◆ Black Dahlia
- ◆ Concrete bench at 43rd & Troost
- ◆ Osco Drug
- ◆ Brush Creek
- ◆ 39th & Troost

PATHS

- ◆ 49th Street walking path
- ◆ 41st Street walking path
- ◆ 39th Street
- ◆ 47th Street
- ◆ Forest Avenue
- ◆ 43rd Street (auto)
- ◆ Troost Avenue
- ◆ 46th Street
- ◆ Paseo Boulevard
- ◆ 40th Street





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 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.

- ◆ Beautify Troost & Paseo
- ◆ Better repair and infrastructure
- ◆ Better sidewalks
- ◆ Clean and maintain bus stops
- ◆ Decrease vandalism
- ◆ Demolish dangerous buildings
- ◆ Eliminate commercial barrier on Troost
- ◆ Encourage business fix-up
- ◆ Encourage family businesses
- ◆ Encourage joint community gardens
- ◆ Encourage kids to be in school
- ◆ Encourage small business development
- ◆ Enhance Paseo streetscape
- ◆ Fast food restaurants pick up the trash resulting from their products
- ◆ Increase tree trimming
- ◆ Investigate use of business/residential barriers
- ◆ Keep Bancroft in neighborhood
- ◆ Market Manheim
- ◆ More police patrol, less prostitution
- ◆ More responsible liquor merchants
- ◆ More trash/leaves picked up
- ◆ Obtain better communication from City
- ◆ People development
- ◆ Pro-active & stronger Code Enforcement
- ◆ Rehabilitate housing to increase homeownership
- ◆ Retain businesses, schools & landmarks
- ◆ Save buildings
- ◆ Tire pick-up
- ◆ Use business resources for clean-ups





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

- ◆ 39th & Forest Community Garden
- ◆ Alpha Plasma Center
- ◆ Bancroft school
- ◆ Block Meetings (39th & Manheim)
- ◆ Businesses
- ◆ Caring Communities
- ◆ Churches
- ◆ Kansas City Community Gardens
- ◆ Environmentalists
- ◆ Financial helpers
- ◆ Hardware store
- ◆ Kauffman Foundation
- ◆ Kansas City Neighborhood Alliance
- ◆ Manheim Park Neighborhood Association
- ◆ Neighborhood Housing Services
- ◆ Ollie Gates
- ◆ People who sit on their porch & watch
- ◆ Police
- ◆ Retirees
- ◆ Sunny Slope Auto

PLACES, FEATURES, BUILDINGS

- ◆ 39th & Forest Community Garden
- ◆ 42nd & Forest Community Garden
- ◆ Alpha Plasma Center
- ◆ Centrally located in the city
- ◆ Church shelter
- ◆ Good infrastructure in places
- ◆ Good neighbors
- ◆ Good stock of homes
- ◆ Hardware store
- ◆ Manheim Green (park)
- ◆ New housing
- ◆ New Walgreen's development
- ◆ Tile sidewalk markers



SKILLS, EQUIPMENT, KNOWLEDGE

- ◆ Arts
- ◆ Churches
- ◆ Environmental
- ◆ Gardening
- ◆ Landscape
- ◆ Neighborhood eyes
- ◆ Professionals
- ◆ Wendy Henderson

RESOURCES, FUNDING

- ◆ Blue Hills Homes Corporation
- ◆ Brush Creek Partners
- ◆ Christian Fellowship Baptist Church
- ◆ City of Kansas City, MO
- ◆ Forest Avenue Baptist Church
- ◆ Immanuel Lutheran Church
- ◆ Kauffman Foundation
- ◆ Kansas City Neighborhood Alliance
- ◆ Ollie Gates
- ◆ Piggly Wiggly
- ◆ Sunny Slope Auto

OTHER ASSETS

- ◆ Housing affordability
- ◆ Walgreen's development



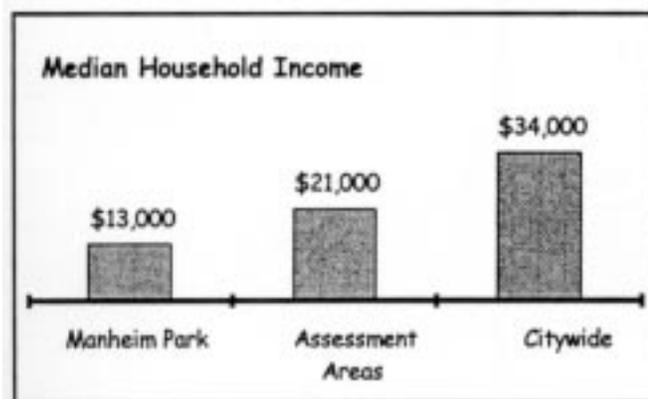
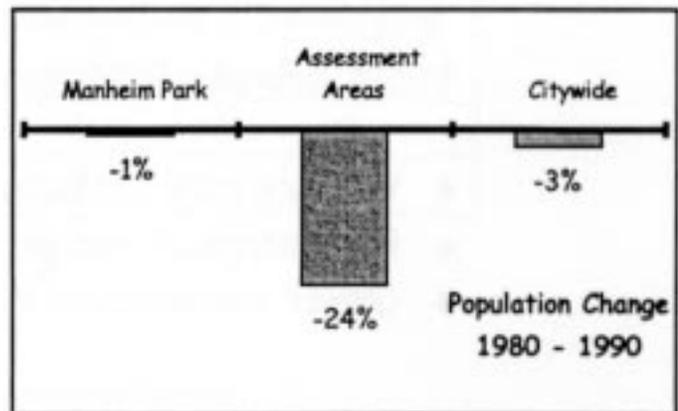


STEP 4: DATA ANALYSIS...

Residents looked at information from the 1990 Census and other statistics for their neighborhood.

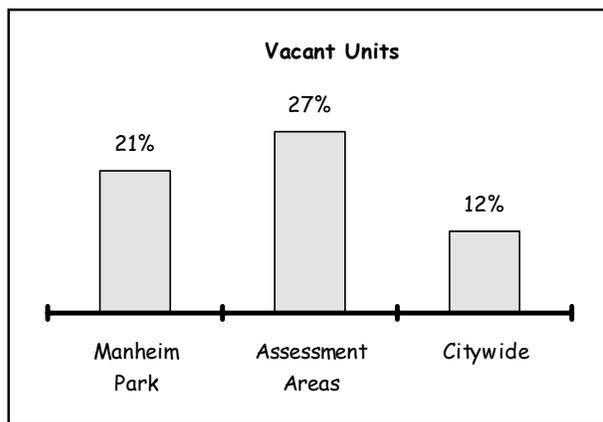
What information surprised you the most?

- ◆ Population change from 1980 to 1990, how low it was (-1%)
- ◆ Median household income was so low (\$13,000)
- ◆ Number of persons living below the poverty level; this goes hand-in-hand with income data



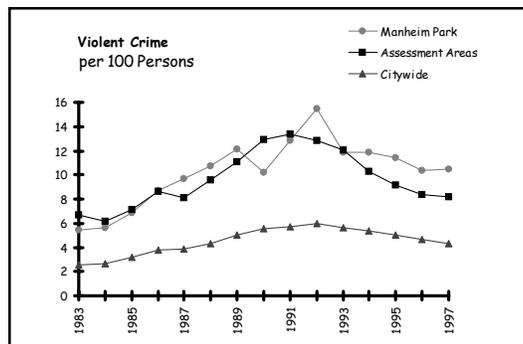
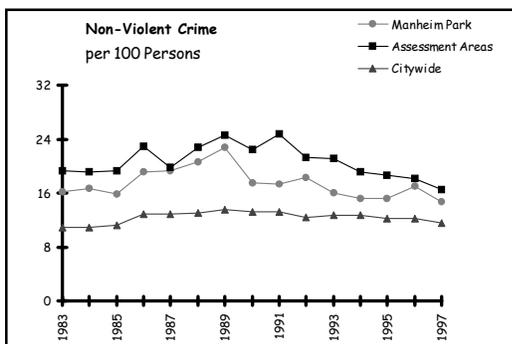
What information surprised you the least?

- ◆ Vacancy rate for housing at 21%
- ◆ Percentage of persons in the labor force was 64%
- ◆ Owner occupancy is increasing



What did you learn the most about?

- ◆ Educational attainment is low; high school being the highest level for 39% of the population
- ◆ The occurrence of crime (both violent and non-violent) is on the decline (downward trend)
- ◆ Thought public transportation use would have been higher than 23%
- ◆ The median single family home value of \$41,000 seems low and likely is going up





STEP 5: WHERE WE GO FROM HERE...

Each resident voted on the neighborhood type that they believed best described their neighborhood, noting their first and second choices. The first choice and votes are listed below.

The neighborhoods' first choice was: STABILIZATION (purple)

The neighborhoods' second choice was: REDEVELOPING (green)

STABILIZATION (purple): 11 first place & 11 second place

REDEVELOPING (green): 11 first place & 10 second place

CONSERVATION (orange): 0 first place & 1 second place

DEVELOPING (blue): No votes





The following paragraphs describe the neighborhood type 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.





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.





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. After the brainstorming, they voted on the priority of the activities. The results, including number of votes, follow. They are listed according to who can do them: neighbors themselves, a partner in the community, or the City.

THINGS WE CAN DO

- ◆ Market neighborhood [5 votes]
- ◆ Neighborhood watch [5 votes]
- ◆ Access resources [4 votes]
- ◆ Conduct neighborhood clean-up with increased participation from residents & businesses [3 votes]
- ◆ Create neighborhood markers [3 votes]
- ◆ Strengthen neighborhood association [3 votes]
- ◆ Work with absentee owners and property managers [3 votes]
- ◆ Better involvement [2 votes]
- ◆ Network with other resources [2 votes]
- ◆ Community pride (involve kids)
- ◆ Create stronger relationships with businesses
- ◆ Create list of good property managers to refer to absentee owners
- ◆ Map skills and resources in area
- ◆ Work with businesses





THINGS WE CAN DO WITH A PARTNER

- ◆ Tire clean-up [4 votes]
- ◆ Develop and support youth programs (e.g. Troost Midtown Community Center) [2 votes]
- ◆ Revitalize partners (e.g. Neighborhood Housing Services, Blue Hills development, City Hall) for home ownership and rehabilitation [2 votes]
- ◆ Build and remodel existing homes
- ◆ Coordinate partnerships around specific projects
- ◆ Create additional funds for loans and development
- ◆ Develop and maintain childcare programs
- ◆ Develop financial resources for neighborhood investment, beyond housing
- ◆ Establish incentives for business development
- ◆ Establish mentoring programs
- ◆ Market the neighborhood (banners, markers, gardens)
- ◆ Provide education and vocational training, especially for single heads of households





THINGS THE CITY CAN DO

- ◆ Rigorous code enforcement [5 votes]
- ◆ Increase assistance in meeting codes for low-income residents [2 votes]
- ◆ Better, more attractive bus stops
- ◆ Educate landlords
- ◆ Follow up on systematic code inspections
- ◆ Implement facade rebate program for commercial buildings on Troost/Paseo
- ◆ Improve bulky item pick-up process
- ◆ Improve streetscape on Paseo and Troost
- ◆ Increase money for City projects: minor home repair, paint program, facade rebate
- ◆ Increase planning and funding of neighborhood revitalization
- ◆ Increase trash, leaves, branches, furniture, and tire pick-ups (Clean Cities)
- ◆ Increase bulky trash pick-up
- ◆ Repair curbs and sewer inlets
- ◆ Repair streets, lights, etc.
- ◆ Rigorous trash pick-up
- ◆ Trim trees
- ◆ Upgrade 3410 Troost (City Codes office) as example to residents





STEP 6: THINKING ABOUT TROOST...

Before the end of the assessment workshop, neighbors 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.

Things to consider when redeveloping Troost:

COMMERCIAL

- ◆ Off street parking
- ◆ Help with business and improvement plans
- ◆ Family restaurant, grocery store, bank, antique shops, gas station
- ◆ More small businesses
- ◆ No more used car sales, drug stores, liquor stores or fast food places

INSTITUTIONAL

- ◆ Government offices
- ◆ Community/youth center

RESIDENTIAL

- ◆ More residential

OTHER PHYSICAL

- ◆ Systematic inspection of building fronts with beautification and landscaping, using low-interest loans and possible grants
- ◆ 353 tax abatement for land on Troost
- ◆ A pleasant place to walk, shop or browse (like 39th Street and State Line)
- ◆ Better/more rigorous design guidelines
- ◆ Landscaping and cleaning
- ◆ Fountains, but no "forests"



MANHEIM PARK ASSESSMENT PARTICIPANTS

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Arlene Fisher

Kimbelry Francisco

Kevin Francisco

Maurice Gadson

Jose Garcia

Ellie Hansen

Jon Hansen

Wendy Henderson

Arvern Hughes

Barbara Johnson

Royce Jones

James Jordan

Suzy Latare

Joyce Laughlin

Dave Laughlin

Jim MacDonald

Gabriel Okafor

Marianne Schumann

Anne Shelter

Roberta Vogel

Na'Lama Zakka

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
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