NASHUA

Neighborhood Assessment Report

Neighborhood Workshop Date: February 9, 2002

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

City of Fountains

Heart of the Nation

Kansas City, Missouri Neighborhoods

The Nashua Neighborhood

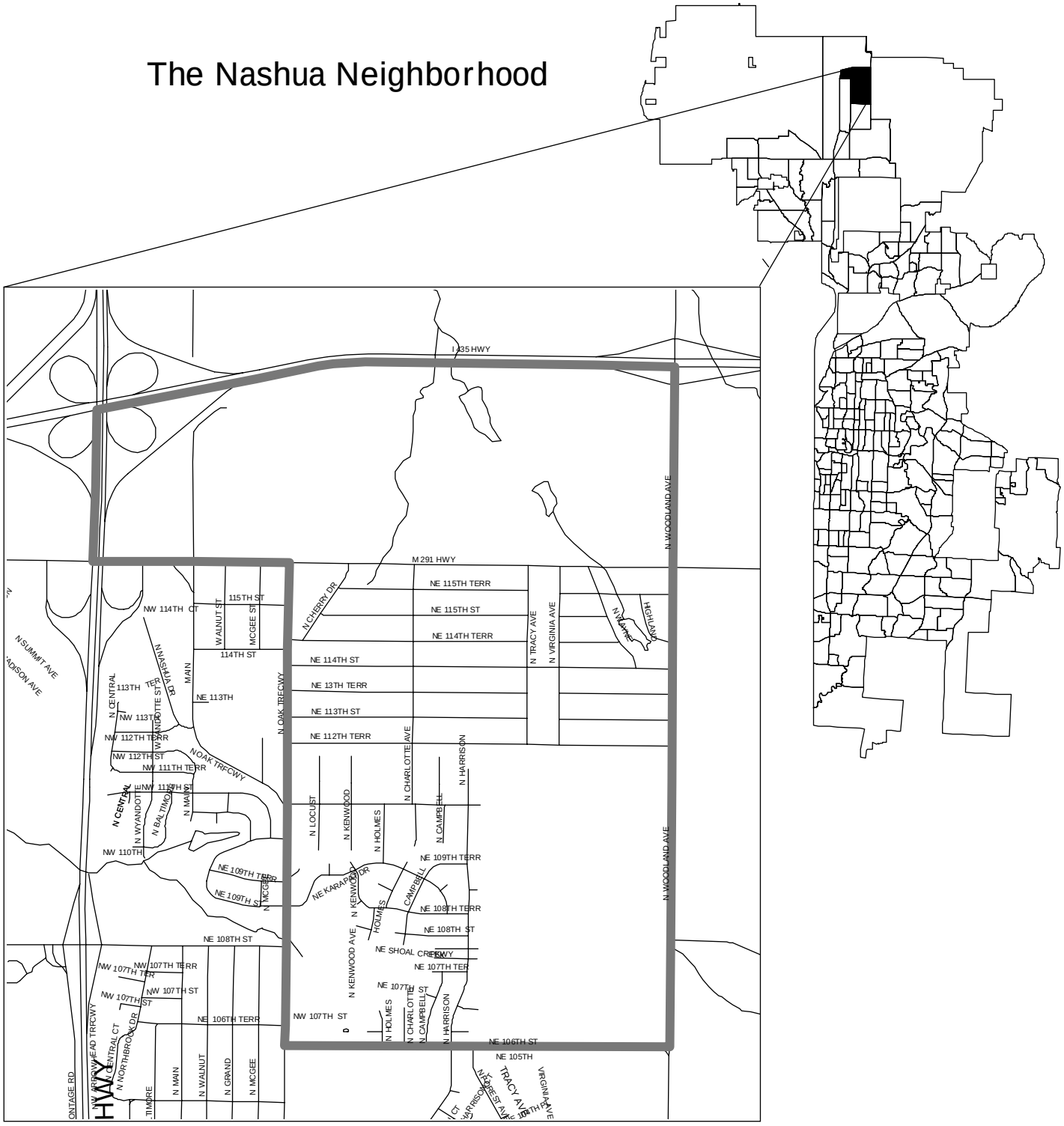

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Table of Contents

FOCUS Kansas City and Neighborhood Assessments.....2

Nashua Perspective.....4

Nashua Priorities.....5

Chart Notes:

- Slogans.....6
- Step 1: My Neighborhood Is.....7
- Step 2: If I Could Fix One Thing.....10
- Step 3: My Neighborhood's Assets.....11
- Step 4: Facts About My Neighborhood.....12
- Step 5: Describing My Neighborhood.....13
- Step 6: Making My Neighborhood Better.....14

Twelve Ways to Improve Your Neighborhood Right Now!.....17

Participants, Sponsors and Contributors, Getting Involved.....18

Acknowledgements.....19

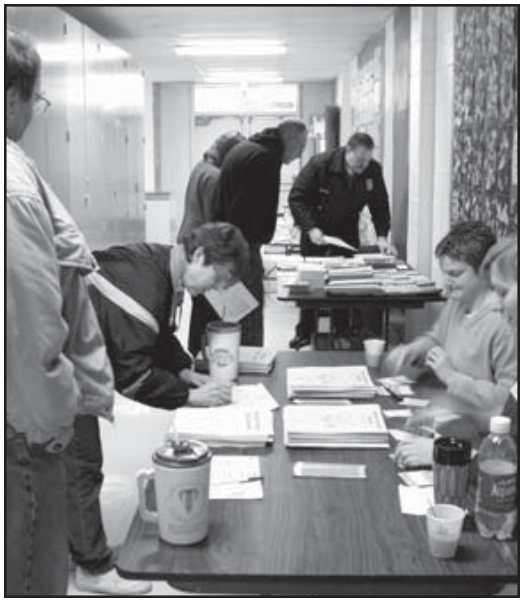
FOCUS Kansas City
and
Neighborhood Assessments

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 Nashua area conducted the neighborhood assessment workshop with assistance from City staff. These community members mapped their community, and identified assets and priority issues in their neighborhoods.



Residents sign in and check out the literature table before the FOCUS Neighborhood Assessment workshop

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:

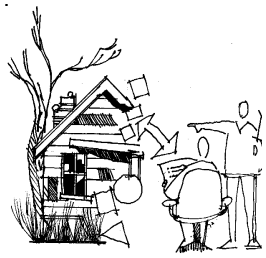
Developing Conservation Stabilization Redeveloping

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 neighbor finds her house on the "heart map"

The Nashua Perspective



Along Cookingham Drive at 169 Highway, one can enter two distinctly different parts of Kansas City North just by crossing the road, like going from the old to the new. Bristol Estates and Nashua got together for a FOCUS Neighborhood Assessment at the Nashua Elementary School; this report details issues specific to Nashua.

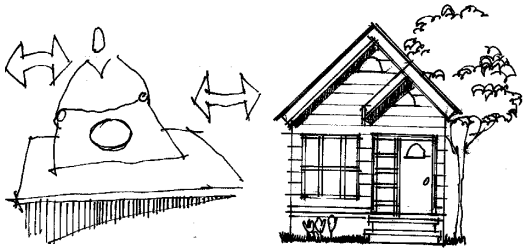
West of Cookingham Drive is a neighborhood twinkling with the charm and delight of stylish bungalows - some built during the 1930's, recently constructed homes built during the 80's - an old country store, a top-notch elementary school and a fire station, all nestled in the northern part of Kansas City formerly known as the quaint little town of Nashua. Now this neighborhood is named after that town.

Nashua residents spoke with one voice recently at a workshop convened by the FOCUS Neighborhood Assessment Team. They were passionate about the necessity of funding to implement the City's storm sewer project planned for their area. This community stressed the need for these improvements, asking the City to begin making improvements even if the entire multi-million dollar project cannot be funded.

Additionally, they talked about the need for sidewalk replacement and installation in both communities, as well as the need for improvements to Ann Garney Park.

Residents are proud to live in "North of the North" Kansas City. They expressed their desire to increase their knowledge of city and county affairs. Likewise, participants are interested in any and all types of services available from Northland Neighborhoods, Inc. or the Kansas City Chamber of Commerce that may assist in bettering the community.

At the conclusion of the workshop, neighbors were eager to take on some of the challenges they identified during their meeting. 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 they suggested. 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

At the conclusion of the Nashua Neighborhood Assessment, participants voted for the issues they most wanted to see addressed from the lists they created. Their top priorities are listed below.

Address the Need for Storm Sewers

Residents want the City to fund and implement the storm sewer project and make improvements to the storm sewers, even if the multi-million dollar project cannot be completely funded. "Do what you can!"

Develop and Improve Ann Garney Park

Residents celebrated the natural beauty and utility of Ann Garney Park. They would like to see more trees, flowers and bushes planted as well as the installation of walking trails, and new playground equipment.

Replace and/or Install Sidewalks

Neighbors talked about the need for sidewalk replacement and installation in the community, particularly on North Virginia, North Tracy, North Charlotte, and North 112th (including within one mile of Nashua Elementary School), and throughout all of Highland Acres - a subdivision of Nashua.

Increase Our Understanding of Civic Affairs

Residents expressed their desire to increase their knowledge of the innerworkings of city and county government. Neighbors would like to partner with and strengthen relationships with Northland Neighborhoods, Inc., the Chamber of Commerce and like organizations that may assist in bettering their community.

Chart Notes

The Nashua Neighborhood Assessment covered the following area: I-435 to 291 Highway/NE 106th Street and 169 Highway/North Oak Trafficway to N Woodland Avenue (see map on page 9 for details).

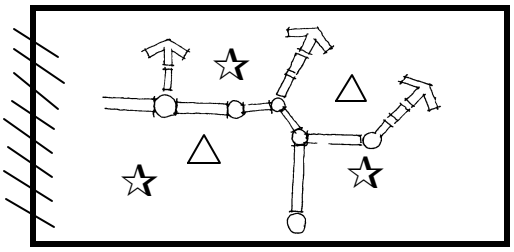
Neighborhood Slogans

The attendees brainstormed several slogans to describe their neighborhood. The slogans helped the participants to identify how they viewed their community. The selected slogans was:

City Out in the Country

Other suggested slogans:

- Northland of the Northland
- Neighborhood Without Restaurants
- Wake Up Missouri
- South St. Joe
- Hey, We're Close to the Airport
- At Night You Can Hear the Cows Mooing
- God's Country
- Where the Creek Still Runs

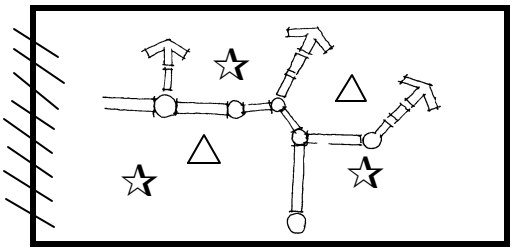


STEP 1: My Neighborhood Is

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 large 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

Landmark: The new Northland Cathedral at NE 99th Street and N Oak Trafficway



Landmarks

- The old cemetery
- The water tower located off of 169 Highway
- Radio towers throughout the community
- Metro North Shopping Center
- Nashua General Store on 111th & North Oak Trafficway
- New Mark Middle School at N. Oak & 106th Street
- The new Northland Cathedral on Hwy 169 & N. 95th Street
- Casey's General Store on 115th & N. Main
- The "bumble bee" North Patrol police station on Barry Road

Paths

- North Oak Trafficway
- I-291 & Cookingham Road

Activity Centers

- Metro North Shopping Center
- New Mark Middle School at N. Oak & 106th Street
- Northland Cathedral

District

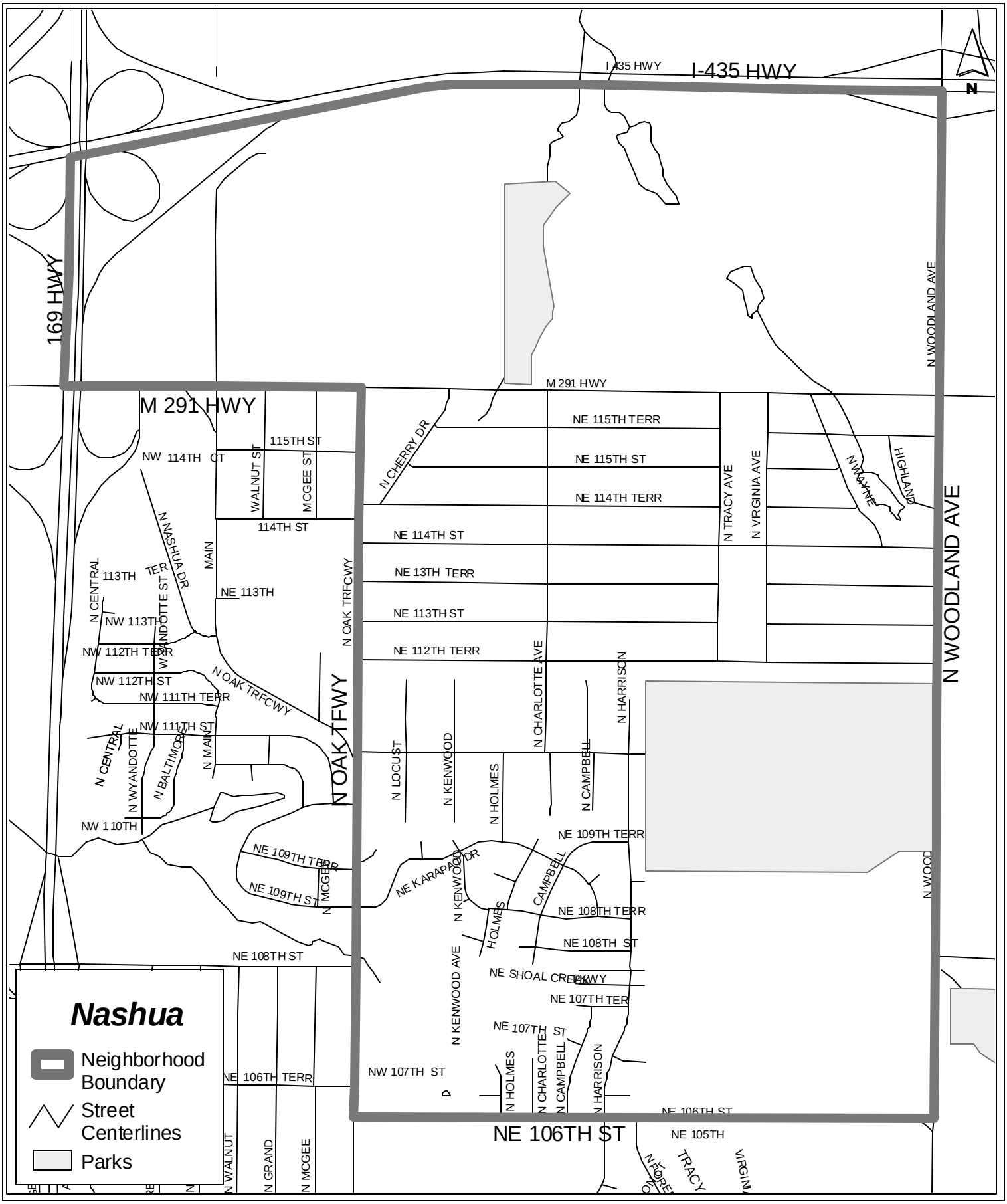
- Metro North Shopping Center

Edges or Barriers

- I-435, I-69 Highway, Cookingham Road
- Many of the roads have the same name
- I-169 interchange at 291 Highwa
- Woodland Street leading to I-435 (needs a traffic signal at the intersection)

Features

- Nashua General Store
- The fire station at 111th & North Oak
- New Mark Middle School at North Oak & 106th Street


I-435 HWY
I 435 HWY
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169 HWY
M 291 HWY
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N TRACY AVE
N VIRGINIA AVE
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N CENTRAL
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N CHARLOTTE AVE
N HARRISON
N LOCUST
N KENWOOD
N HOLMES
N CAMPBELL
N BALTIMORE
N MAIN
N MCGEE
NE KARAPAOD DR
N KENWOOD AVE
HOLMES
CAMPBELL
NE SHOAL CREEK PKWY
N WALNUT
N GRAND
N MCGEE
TRACY
VIRGINIA
Nashua
Neighborhood Boundary
Street Centerlines
Parks

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 Nashua area.

- Improve animal control services
- Establish a yard waste drop-off further north in the Northland
- Provide tree trimming on City's rights of way
- Provide yard waste collection
- Develop the proposed Garney Park with a walking trail, playground, and shelters
- Developers should install new park areas in new developments
- Rock Branch Creek should remain a park area and waterway for enjoyment and wildlife preservation; watersheds exist in this area that will create flooding problems if developed
- Install an overpass at 95th Terr. & 169 Highway
- Development has been left unfinished in many areas in Nashua creating flooding and erosion problems
- Install a playground and park and benches near the water tower off 169 Highway
- Increase the number of through streets, i.e. North Oak Trafficway, to eliminate development nightmares
- Follow the model used in the Gracemor/Randolph neighborhood to eliminate storm water run-off that overfills the creek thereby causing flooding
- Build an adequate storm water system to curtail property loss through erosion
- Repair the storm drain at 114th Terr., east of N. Charlotte by installing steel culverts
- Provide a more thorough review by the Planning Department, Planning Commission, and Planning & Zoning for construction plans submitted by developers, to answer the question, "What are long term ramifications of this construction?"
- Increase police patrol and presence in area, because of the population growth in the Northland
- Install additional streetlights on N. Oak at 96th to L.P. Cookingham Dr.
- Construct an overpass at I-169 & 108th Street and improve the intersection with traffic signals
- Synchronize the existing traffic signals at 169 Highway and 108th Street

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.

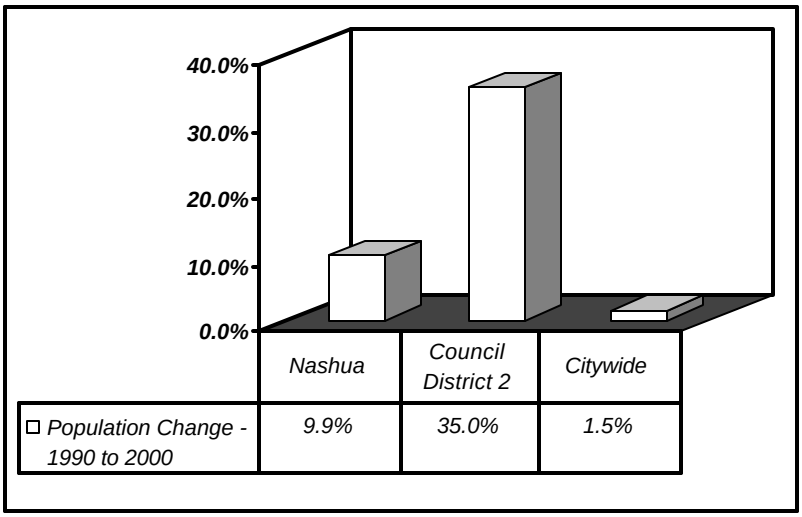
- High monetary value placed on real estate
- Smithville Lake
- Close to KCI Airport yet there is no noise from planes
- The many churches
- Street lights allow residents to walk through neighborhoods at night
- The neighborhood park in Highland Acres & Lakeside Heights, east of N. Charlotte at N. 113th
- Great homes associations in some sub-divisions
- The fire station and adjacent community center located at 111th & N. Oak
- Large lots and yards (however, developers are now acquiring these lots and building new structures on them)
- Wildlife
- Great neighborhood
- Award-winning schools
- Low crime rates
- Kansas City Police Department officers who live in the area
- Metro North Mall, Barry Towne Shopping Center
- The quantity and high quality of grocery stores
- Access to major highways

Neighbors value Fire Station #3 at NE 111th Street and N Oak Trafficway

STEP 4: Facts About My Neighborhood

The data presented at the Nashua Neighborhood Assessment was from both the 1990 and 2000 U.S. Census, and from 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.)

Change in Population 1990 - 2000



	Nashua	Council District 2	Citywide
Population Change - 1990 to 2000	9.9%	35.0%	1.5%

Several participants stated there has been a steady increase in population that began in 1931.

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 chose Conservation (Orange).

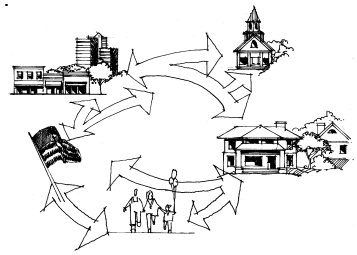
Conservation

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.

A participant votes for the Neighborhood Type he feels best describes his neighborhood

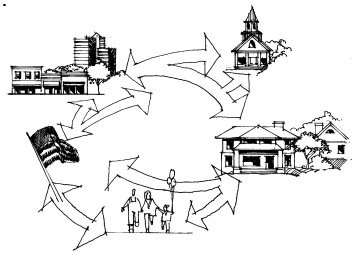


STEP 6: Making My Neighborhood Better

Nashua neighbors talked about specific actions their community can take to address the issues and challenges identified earlier in the Assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. They voted on the ideas they most want implemented to make their neighborhood better. Below is a list of all the ideas mentioned by workshop participants, in order of most votes.

Things we can do **Ourselves**:

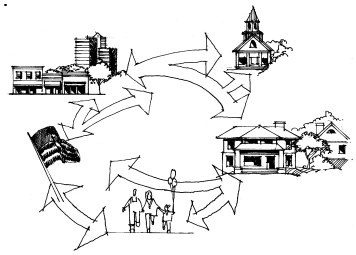
- Increase our knowledge about City, County, and Chamber of Commerce services available to assist the community
- Volunteer to work with a neighborhood group or association
- Maintain our own property
- Contact the Action Center for City services information
- Contact Donovan Mouton, Neighborhood Advocate in the Mayor's Office at 513-3535, to establish a system of communication between the Mayor's Office and neighbors
- Get to know our neighbors
- Create a coalition comprised of the smaller subdivisions
- Call Northland Neighborhoods, Inc. at 454-2000 to acquire neighborhood resources and obtain information regarding development plans
- Invite new businesses (i.e. Northland Cathedral) to neighborhood meetings
- Create a neighborhood information system (telephone or email) to get the word out
- Obtain community grant information from local Target and Wal-Mart Stores
- Invite Missouri Department of Transportation (MoDOT) to discuss 169 Highway improvements
- Vote your choice re: police facilities on Tuesday, April 2
- Attend monthly meetings with City Council and the Mayor at Northland Neighborhoods Inc. for "one on one" meetings with elected officials



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

- Work with MoDOT concerning needed repairs to 169-HWY
- Become active members of Northland Neighborhoods, Inc.
- Invite Bob Lewellen to address and update residents regarding Parks and Recreation Department issues
- Invite Ollie Gates to address highway issues
- Advocate for the repair of Cable Channel 2's audio system (this is the City's channel)
- Learn from other neighborhoods though a mentoring program
- Link with new businesses who may want to promote their companies through gift certificates
- Contact the Northland Cathedral to establish a relationship that may help with physical infrastructure, i.e. sewers, storm water improvements

A neighbors votes on his priority issues to work on with a partner



Things the **City** should do:

- Fund and implement the storm sewer project and make improvements to the storm sewers, even if the entire multi-million dollar project cannot be funded
- Develop and improve Ann Garney Park
- Install sidewalks(N. Virginia, N. Tracy, N. Charlotte, N. 112th)& within 1 mile of Nashua School and all of Highland acres, a subdivision of Nashua)
- Implement stricter codes enforcements for housing
- Install stop signs on N. 113th Street at N. Summit and N. Madison
- Install speed humps on N. Summit and N. Madison
- Follow the adopted FOCUS Plan!!!
- Continue making additional City services available to Northland, i.e. Have the Mayor & Council members attend meetings held at NNI
- Invite Park Commissioners to talk with neighbors about funding projects
- Install curbs and sidewalks in Highland Acres-Lakeside Heights, Nashua Estates and N. 106th Street between N. Oak and N. Woodland
- improve the audio quality on Channel 2!
- Improve snow removal on N. Charlotte and N. Harrison north of Cookingham Drive in the Fairfield sub-division
- Increase police patrol and presence in the area
- Develop additional through streets (currently, the only through street is N. Oak and it is a mess)
- Improve the intersection at 169 Highway and N. 108th Street with synchronized traffic signals
- Install additional street lights on N. Oak from N. 96th to N. Cookingham Drive
- Improve tree trimming on the City right-of-ways
- Improve the yard/waste collection

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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Nashua Neighborhood Assessment Participants

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Jean Wilhelmen
Terry Williams
Jimmie Williams
James Wolf

Sponsors and Contributors

- Nashua Elementary School
- Bristol Estates Neighborhood Association

Getting Involved

For information about neighborhood organization, contact 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.

The Nashua area is in the 2nd Council District. Your City Council Representatives are:

- Councilwoman Bonnie Sue Cooper, Second District-at-Large: (816) 513-1601
- Councilman Paul Danaher, Second District: (816) 513-1622

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, *Neighborhood Assessment Team*

City Support

- Victoria Smith, *Action Center, City Manager's Office*
- Officer Rick Sticken, *KCPD, North Patrol*

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 - **F**orging **O**ur **C**omprehensive **U**rban **S**trategy