

TROOST CORRIDOR PLAN



REPORT OF THE COMMUNITY
PLANNING PROCESS

For Redevelopment of Troost Avenue,
22nd to Volker Boulevard

City Planning & Development Department

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Report of the Community Planning Process

For Redevelopment of
Troost Avenue, 22nd to Volker Boulevard

CITY OF FOUNTAINS
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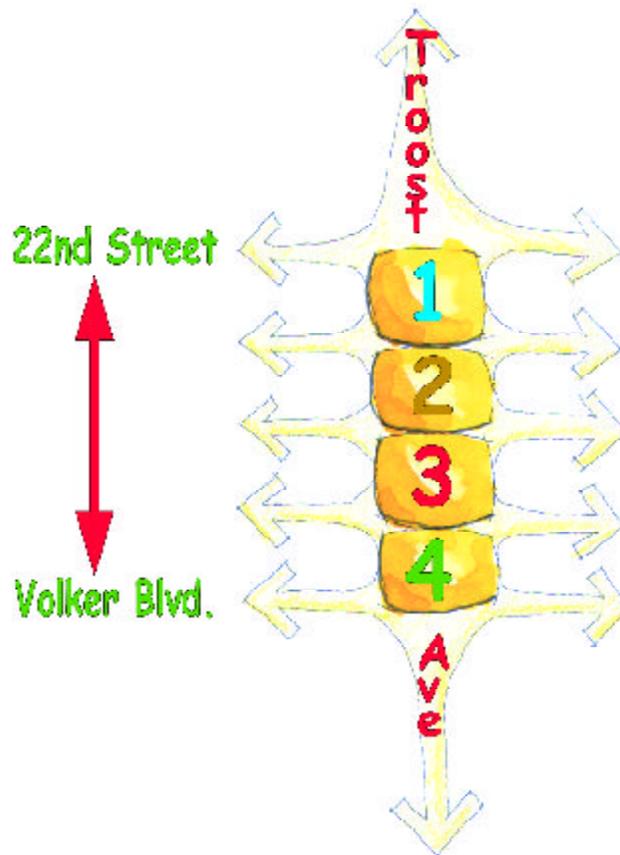
KANSAS CITY
MISSOURI

City Planning and Development Department
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July 1998

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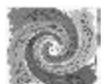
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Background

This Plan represents the collective efforts of neighborhoods, businesses, institutions and City agencies to begin to address the redevelopment of the Troost Avenue corridor, in a project area between 22nd and Volker.

The planning process began with a series of neighborhood assessment workshops for areas adjoining Troost in the project area. Based on the FOCUS model, each neighborhood identified strengths and challenges, assessing its stage of development by "neighborhood type." Each assessment posed strategies for neighborhood improvement, and focused on concepts for redevelopment of Troost.





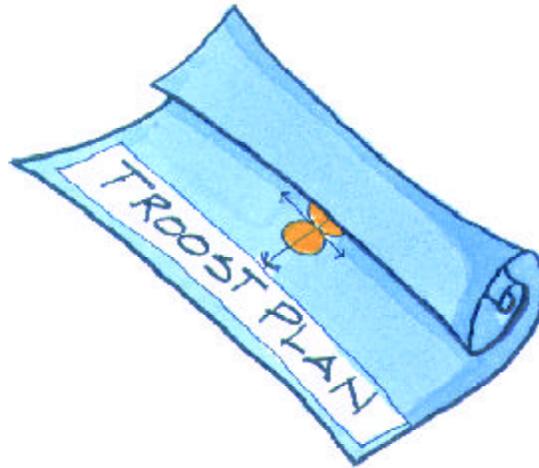
Two community workshops, centered on Troost improvements, followed the neighborhood assessments. Partnered by residents, institutions,

businesses and the City, the workshops formed the basis for recommendations in this Plan.



An advisory group of development professionals, including commercial and residential developers, construction contractors, designers and institutional funders, also participated in the workshops, and assisted in preparing the Implementation Strategy in the Plan. Members of this group will continue to assist in the Plan's implementation.

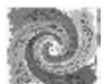




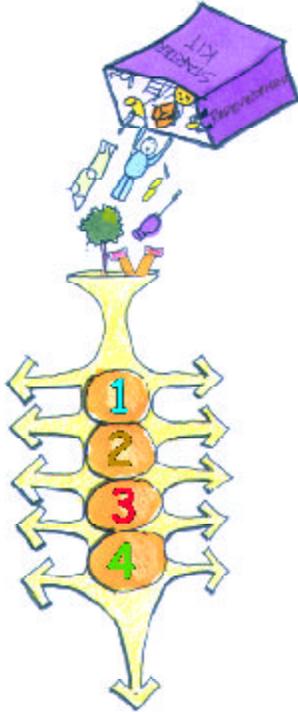
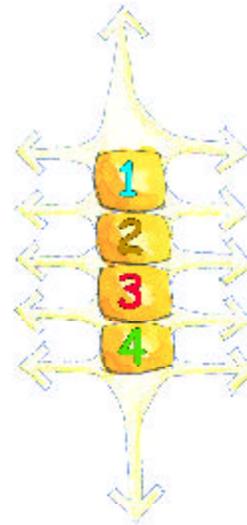
Overview

The purpose of this Plan is to begin a process for redevelopment of Troost in the project area. Taking the recommendations from the neighborhood assessments and community workshops, the Plan presents a blueprint program for action on each goal for Troost.

The Plan is a starting point, and not the final word for Troost improvements. As the partners begin implementation, the program will become more detailed in action and phasing, depending on opportunities and resources. The challenge for implementation will be the continued involvement of the neighborhood, commercial, institutional and corporate partners. The workshops evidenced an energy and willingness to make things happen on Troost, with Mayor Cleaver's initiative and the communities' involvement. This plan is the first step toward a new and better Troost Avenue.



The Plan's **Executive Summary** details the framework of recommendations for Troost redevelopment, and division of the project area into four separate redevelopment zones.



The **Implementation Strategy** states suggested actions for the entire project area, from 22nd to Volker Boulevard, and for each individual redevelopment zone.

The **Summary of the Neighborhood Assessments** describes the assessment process, and briefly relates the results of the assessments for each of the neighborhoods in the project area: Beacon Hill, Center City, Longfellow/Dutch Hill, Historic Hawthorne Homes, North, Central and South Hyde Park, Squier Park, and Manheim Park. Each neighborhood assessment is available as a separate Appendix to the Plan.

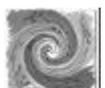




Executive Summary

During the workshop process, staff presented the concept of four development zones within the project area. With separating streets at 28th, 34th and 42nd, the four zones are each centered around a major intersection and activity center, and represent the different character of each area. The zones present Troost not as a dividing line, but as a center for activity for residents east and west.

This idea was agreed to in the workshops, as were the following concepts:





A neighborhood-based scale for new development.

While recognizing the history of Troost Avenue as a commercial destination, participants agreed that new commercial and residential development should be neighborhood-market driven in scale and approach. Residential and commercial buildings should be one- to two-stories to match existing neighborhood scale.

New commercial development should provide local services for residents, as opposed to destination-based centers, such as Linwood Center and the Midtown Marketplace. Commercial uses should be encouraged at traditional nodes (at 27th, 39th, 41st, and 43rd Streets), as well as the 3100, 4500 and 4600 blocks of Troost.





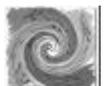
The importance of Troost as a transportation connector.

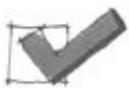
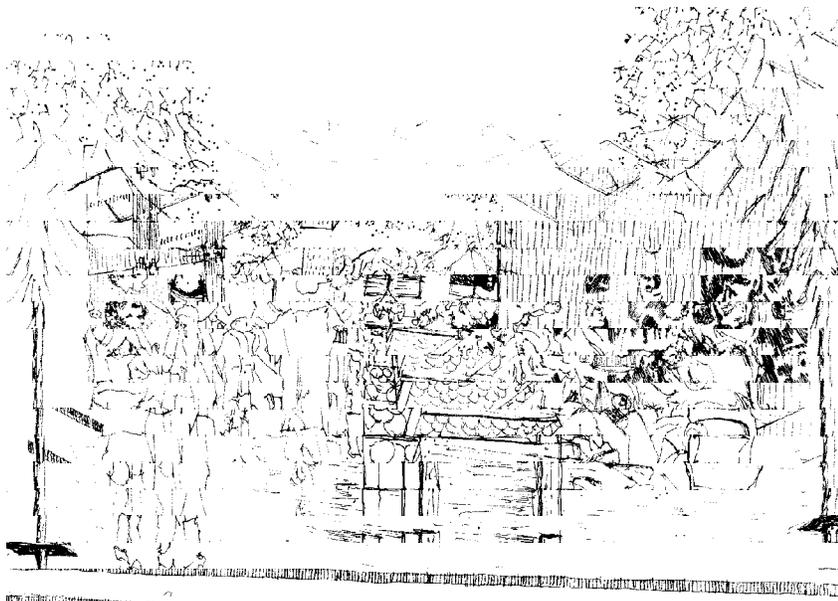
Troost represents a vital link in the City's transportation system, as well as an important transit spine for the surrounding neighborhoods. Continued support for auto and bus transportation was seen as important, as well as development of new transit centers at the 27th and 39th Street intersections.



Mixed-Use Development

A mixed-use plan for new development, adding housing and open space to commercial uses will support what is currently successful on Troost.





Conservation of existing resources and removal of blight.

Equal in importance were the need to preserve and rehabilitate existing structures, while removing truly blighted buildings for open space or future development.

Residential and commercial rehabilitation and loan programs that preserve the architectural character and vitality of Troost and surrounding neighborhoods were stressed. The immense negative impact of vacant buildings in various states of decay was presented, with the importance of their demolition for green space and landbanking for future development.



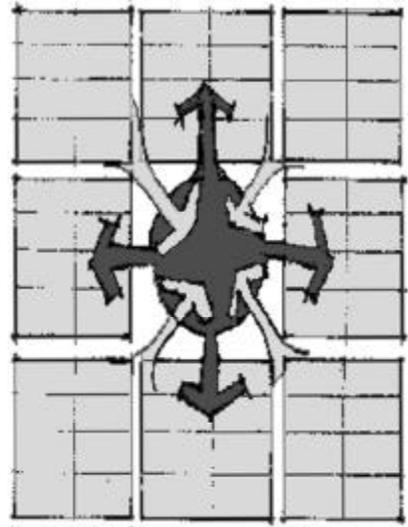
Involvement of the City as a redevelopment partner.

A need for the marshaling of the City's programs and resources in a concerted effort with neighborhood groups and businesses was expressed in the workshops.





Support for existing businesses and institutions on Troost.



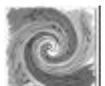
Economic development initiatives, including loan programs for business and property owners, are a significant step in improving the image of Troost as a vital area for commerce.

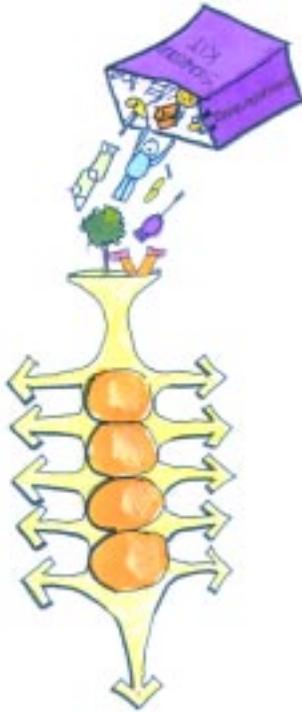


Multi-Cultural Diversity



An additional strength seen by the neighborhoods is the strong multi-cultural and ethnic base in the area, which should also be reflected in new development.





Implementation Strategy

The Troost corridor implementation strategy is organized in two parts, to be undertaken simultaneously: Troost actions to benefit the entire project area, and actions specific to each of the four redevelopment zones.

The strategy is intended as a “starter kit” for redevelopment that will be redefined as implementation begins, with teams in the four zones assessing resources and opportunities for each redevelopment action, and planning priority and phasing of actions. Citizen teams for the four zones will include all participants who signed up at the planning workshops and any other interested parties, and will be staffed by the City Planning and Development Department. Members of the advisory group, which assisted in the Implementation Strategy, will also participate.



Troost Actions for All Areas



Troost Corridor Association:

Similar to the Southtown Council, this business association would initially be active in publicity, communications, advocacy and marketing. Later, they would be active in community improvement districts and in carrying out programs.



Economic Development Allies Program:

Led by the Economic Development Corporation, this effort would marshal partners and economic tools and incentives to target Troost for business attraction and retention, loans, facade rebates, tax abatement and other programs.



Clear Blighted Buildings:

Purchase and clear targeted blighted structures and landbank the properties for new development.



Rezoning:

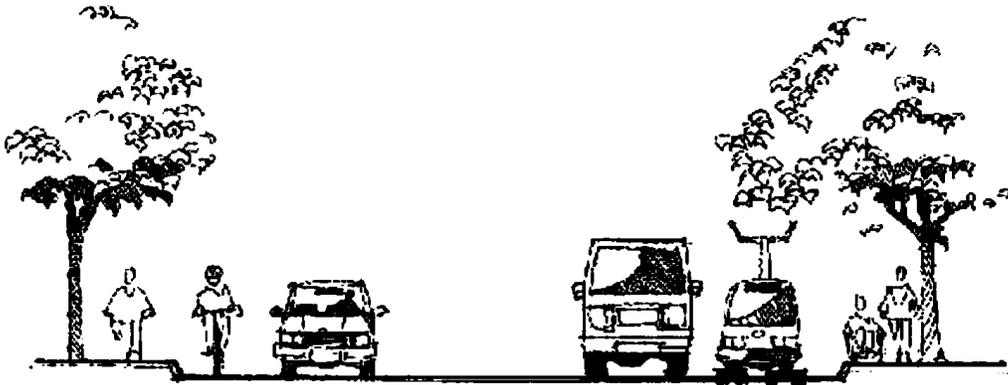
Change zoning in selected areas from commercial to residential and allow no extension of "legal nonconforming uses" (exceptions). City staff would assist neighborhoods in getting this done.





Public Improvements/Streetscapes:

In selected areas in the four zones, provide capital improvements in the public right-of-way to support projects in those areas.



Allied City Effort:

Institute a “calling-all-cars” approach from City services particularly code enforcement, police, paint-up (applied to commercial as well as residential structures) and public works. Coordination of City efforts with neighborhood needs is necessary.



Troost Actions by Zone

Zone 1



22nd Street to 28th Street



New Housing Development:

Pursue new housing on the east side of Troost between 24th and 27th Streets, in conjunction with new Beacon Hill housing between Troost, Bruce R. Watkins Drive and 27th Street. Initial planning and staffing will be led by the Housing and Community Development Department.



Commercial Development:

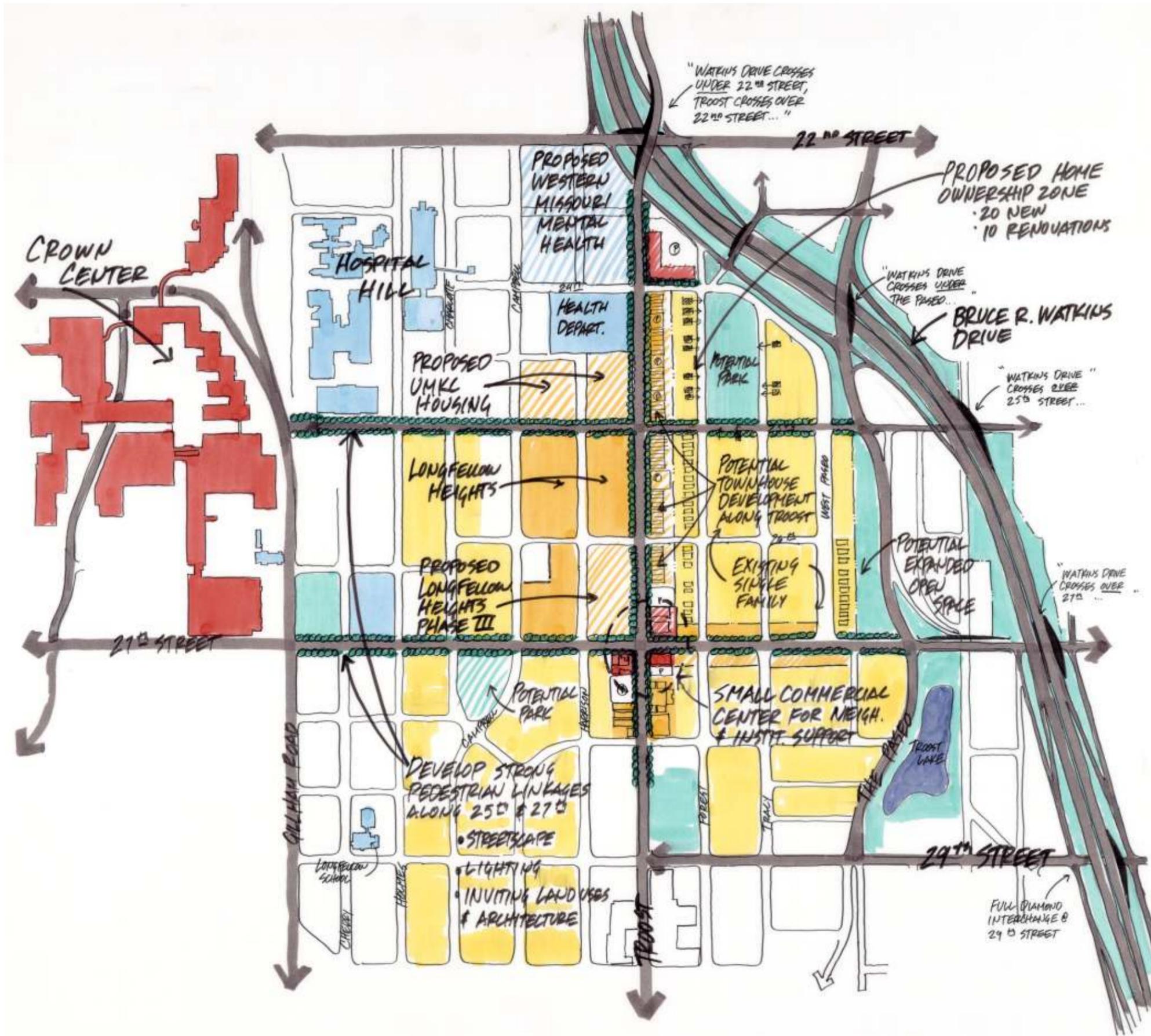
Through economic incentives, support existing positive businesses at 27th and Troost. If the market is present, encourage neighborhood-scale commercial at 24th Street as part of the new housing development.



27th Street Transit Center:

Assist the Area Transportation Authority in planning and development of a transit center the corner of 27th and Troost. This would be a multi-use (bus/taxi/park 'n ride), all-weather shelter integrated with a neighborhood-based use that provides daytime and evening activity, and promotes safety in the area.





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ZONE 1

22nd STREET-28th STREET

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Zone 2



28th Street to 34th Street



Institution Master Plan: To assist in coordination of development, prepare a master plan for the three community anchors in this area: Nazarene Publishing, Interstate Bakeries and St. Vincent's/Operation Breakthrough.



Troost Marketplace: At the corner of Linwood Boulevard and Troost, lease/acquire and improve property for an outdoor market for sale of goods and produce.



Block Facade Improvements: In conjunction with business attraction incentives, restore the historic commercial facades of the east and west sides of the 3100 block of Troost.



Parking Lot: Construct a city-owned, lighted and landscaped parking lot in this area.



Clearance of Blighted Structures: In the area between Linwood and Armour Boulevards, remove blighted structures and landbank for new mixed-use development.



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ZONE 2

28th STREET - 34th STREET

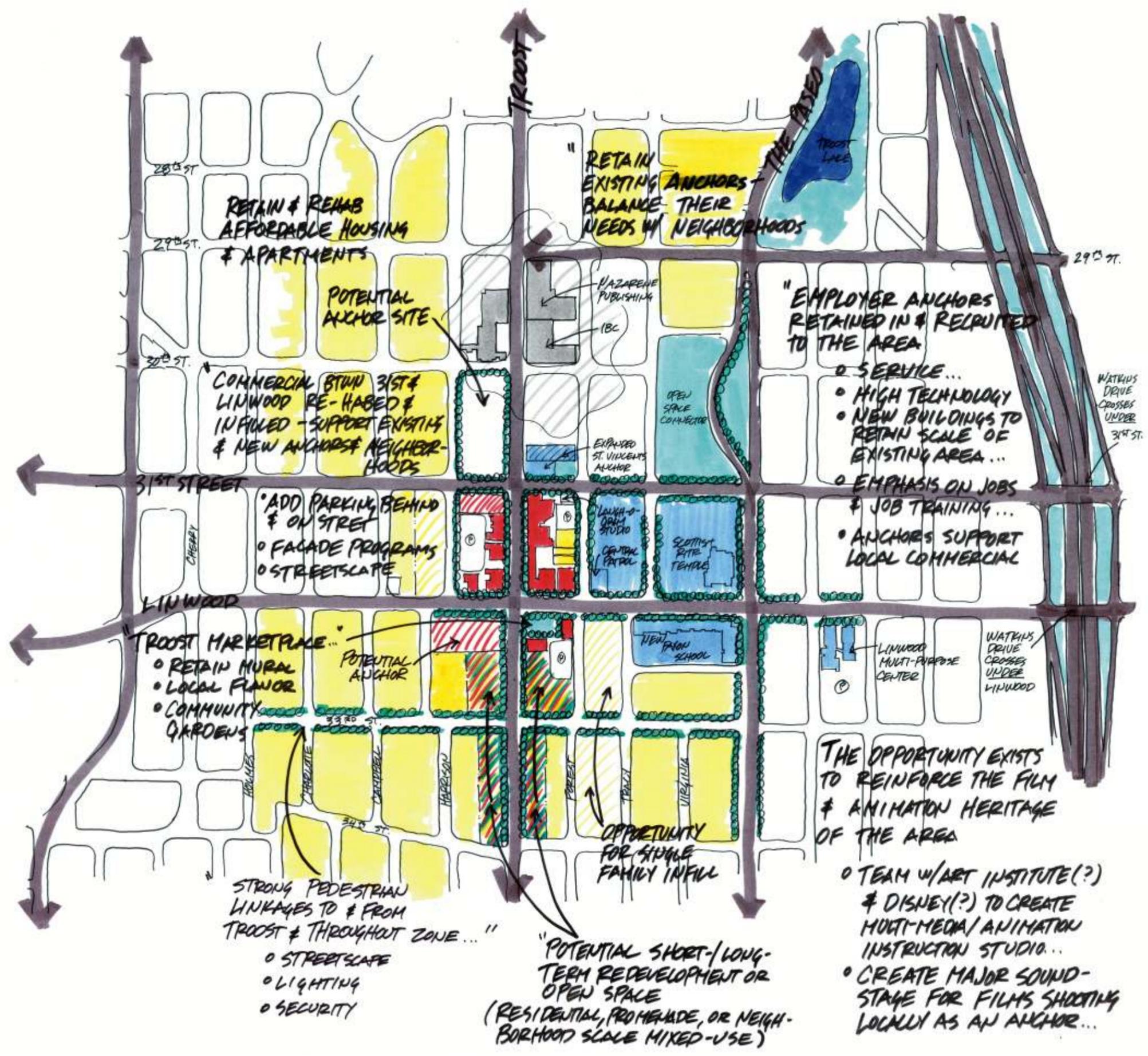
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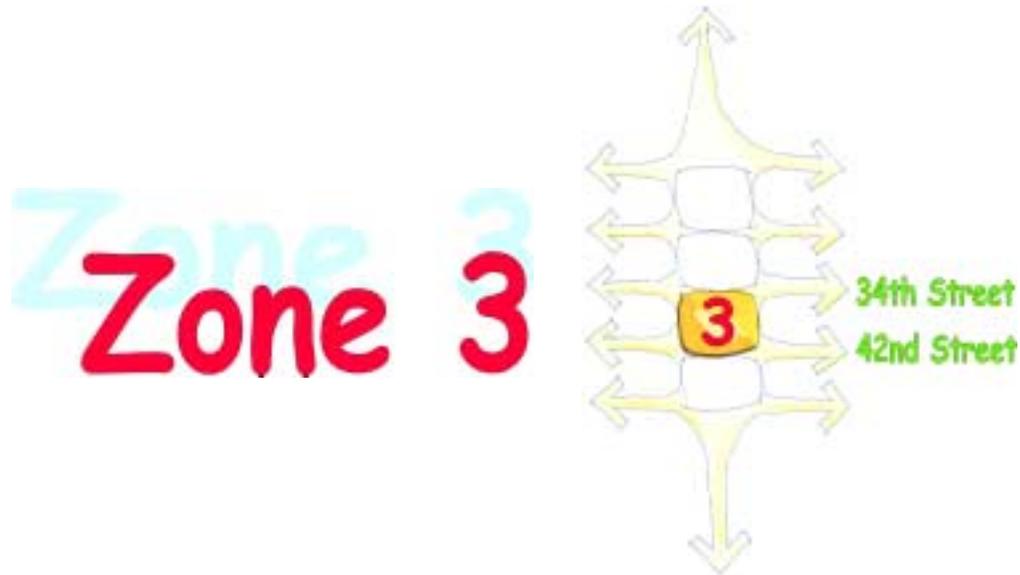
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34th Street to 42nd Street



Urban Design Feature at Armour

Boulevard: Design and construct a public space at the four corners comprising the intersection of Troost and Armour Boulevard.



Sister City Promenade:

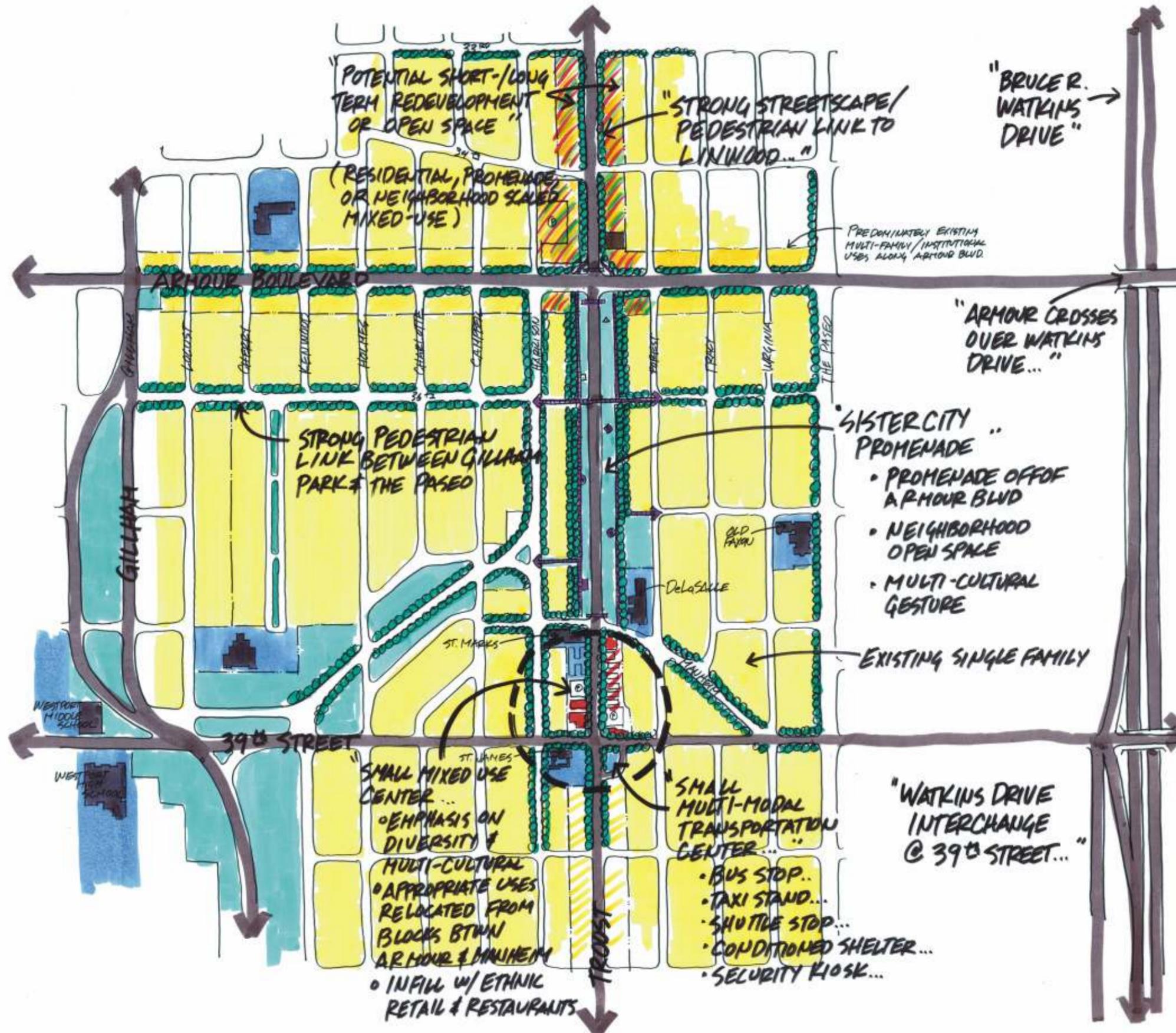
As a long-term project, acquire parcels and landbank for development of a linear public space between Armour Boulevard and Manheim Road. The theme of the improvements will be Kansas City's multicultural diversity and its importance in the Sister City program. The greenspace will be a combination of open, pedestrian-oriented spaces and compatible uses.



39th Street Transit Center:

Assist the Area Transportation Authority in planning and developing a new transit center at 39th and Troost, conceptually similar to the 27th Street Transit Center.





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ZONE 3

34th STREET - 42nd STREET

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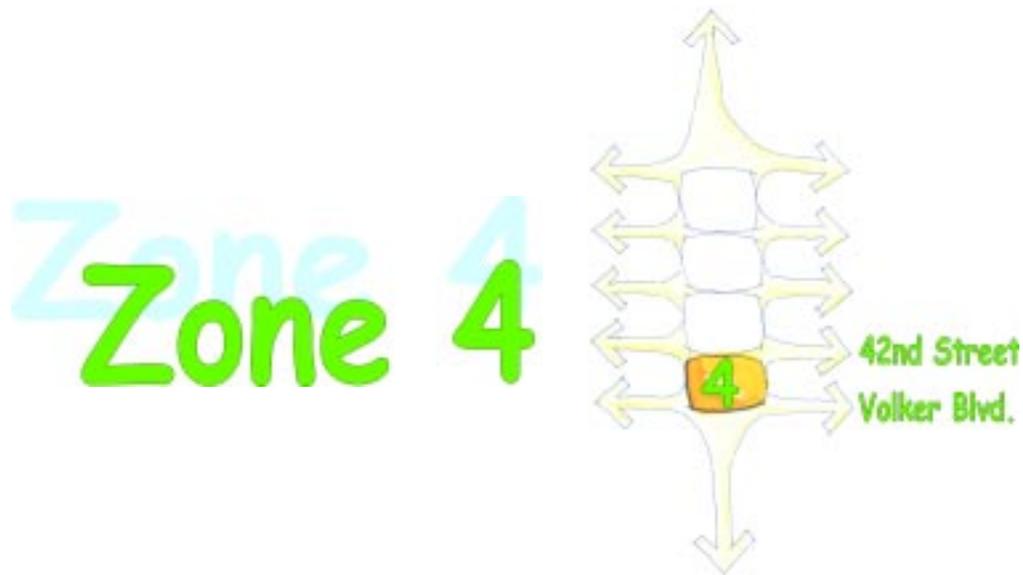
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42nd Street to Volker Blvd.



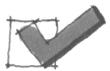
Multifamily Rehabilitation:

Work with Neighborhood Housing Services and other partners to find funding for rehabilitation of multifamily structures in this area.



41st and 43rd Street Commercial:

Work with Neighborhood Housing services and other partners to provide incentives to assist business owners at these two intersections.



Rezoning/Conforming Uses:

To discourage continuing negative uses in this area, restrict extension of "nonconforming uses" (exceptions) through rezoning. City staff would coordinate this effort with neighborhood input and correlate existing area plans with these goals. The challenge for implementation will be the continued involvement of the neighborhood, commercial, institutional and corporate partners.



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ZONE 4

42nd STREET-
VOLKER BLVD.

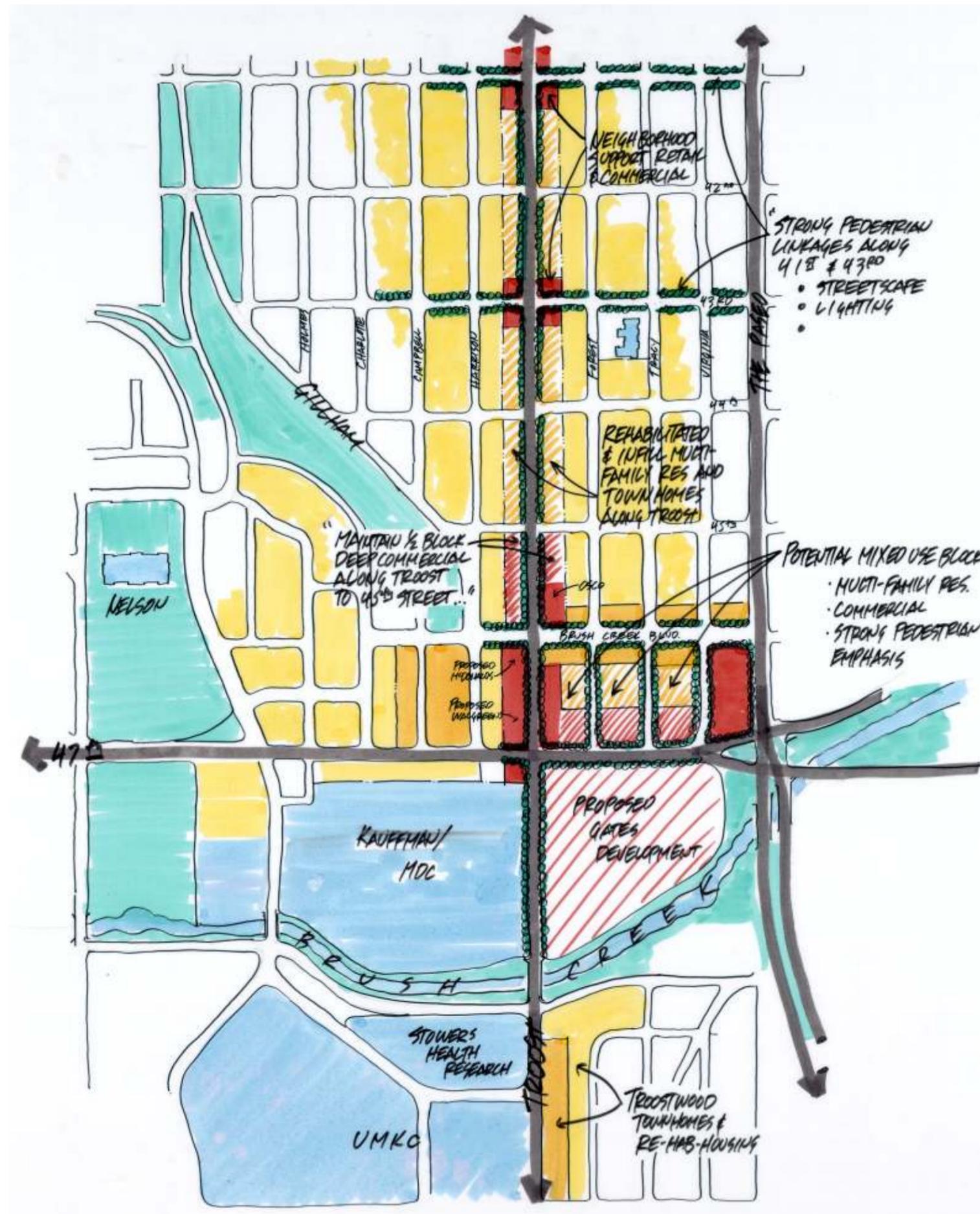
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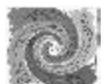


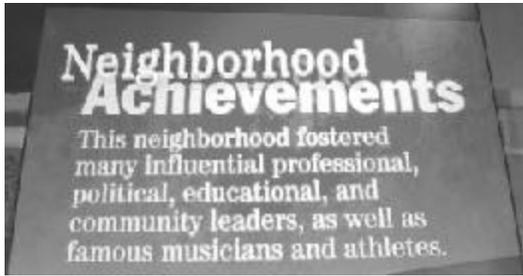
Summary of the Neighborhood Assessments



During the first three months of 1998, seven neighborhoods and a business organization conducted neighborhood assessment workshops with assistance from city staff. Residents, business people and people who work in local institutions provided the input at the Neighborhood Assessment Workshops within the Troost Corridor. There were three objectives:

- 1** One objective was for each neighborhood to identify itself using the four different planning analysis areas ('neighborhood type') developed in the FOCUS Neighborhood Prototypes Plan.
- 2** A second objective of the workshops was to develop strategies that would lead to the improvement of the neighborhoods.
- 3** The final objective was to obtain community input to develop a concept plan for the Troost Corridor.





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. *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. These 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:



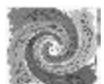
Conservation Stabilization Redeveloping Developing



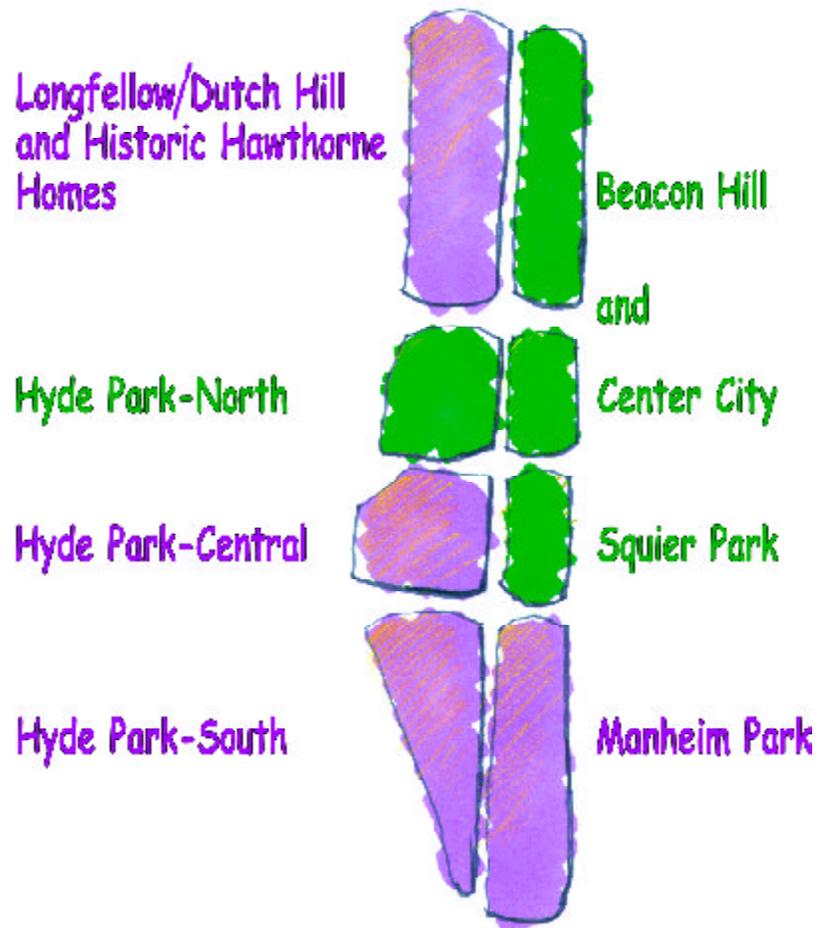
Each neighborhood type suggests what actions are required for a neighborhood to become or stay healthy. The assessment is a beginning point from which the neighborhood can move forward and achieve quality living environments through a commitment to continuous improvement.

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 with organizational development.



Neighborhood Assessments





Beacon Hill and Center City

The Beacon Hill and Center City neighborhoods held their assessment on January 17.



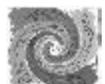
At that assessment, they identified themselves as a redevelopment neighborhood. Redevelopment areas are prime opportunities for reinvestment in Kansas City.

Beacon Hill and Center City neighborhoods have the basic infrastructure of streets, sidewalks, curbs, strong transportation connections and utilities. Declining properties/structures can accommodate redevelopment proposals that would have a very positive influence on the area. Mature trees, established gardens, hills and valleys provide pleasant topography.

The median housing cost in this community is relatively low. The median cost for a single family home in this community is approximately \$39,000. This area also has relatively high owner occupancy (~39% versus the assessment area ownership rate of 32%).



One of the neighborhoods' greatest assets is the strength of Beacon Hill's neighborhood association. This is well matched with the highest priority of this neighborhood — building neighborhood relationships.



The key strategies in these neighborhoods should use the strong assets of the neighborhood and transform the liabilities into positive opportunities.

The Beacon Hill and Center City community identified the following issues and priorities:

Get to know the neighbors. Neighbors should meet residents and property owners. Neighbors should also increase interaction with one another.

Stabilize the area. Community members should remove sections of blight and encourage new residential development by providing long term incentives for residential development.

Attract new residents. Community members should showcase the benefits of living in Beacon Hill and Center City.

Increase Partnerships. Such partnerships should involve businesses and City Hall to address problems of safety and appearance.

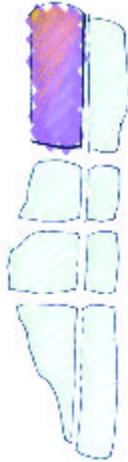
Provide activities for youth. These need to include affordable recreational activities.

Patronize neighborhood businesses.

Provide information about existing city programs targeted to neighborhood improvements.

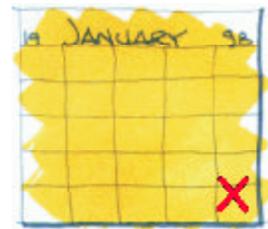
Resolve the safety and vagrancy issues presented by the B&C Party Shoppe.





Longfellow/Dutch Hill and Historic Hawthorne Homes

The Longfellow/Dutch-Hill and Historic Hawthorne Homes community identified themselves as a stabilization neighborhood at their January 31 workshop. The community has a strong infrastructure of streets, sidewalks, curbs, transportation connections and utilities.

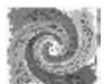


Assessment workshop participants recognized the diversity of their community. The diversity extends into many facets, including cultural heritage, housing stock, institutions and land use.

They have a variety of housing, institutional and commercial property available. Housing options include unique single family homes, districts, group housing, and multi-family dwellings. The market range for housing is supportive of mixed incomes. Relative to Kansas City as a whole, the housing in this community is affordable. The community recognizes great assets in its variety of large commercial and institutional neighbors. The key strategies in this community are built upon the strength of the community's diversity and factors that retain residents.



Neighborhood assessment participants voiced support around three themes. These are listed below with some supporting actions.



Work with others. Community members should enhance their relationships, especially with the business/corporate sector to obtain support for the neighborhood and for area projects.

Strengthen partnerships and network among neighbors through porch sitting or group dog walks. Build alliances with nearby Union Hill.

Improve communications with institutional neighbors such as Children's Mercy Hospital.

Partner with the adjacent corporate community, including Hallmark. Support can include having the employees volunteer or live in the community. Another option includes matching corporate and/or City resources to clean up areas like 30th and Gillham.

Address basic needs for safety and education.

Develop and implement programs to screen renters.

Develop and implement a mobile crime watch program.

Provide lifelong education, such as youth teaching older people about computers.

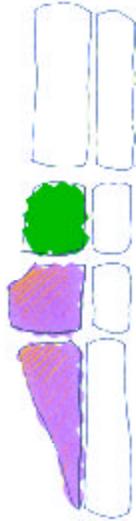
Maintain quality places to live.

Improve property maintenance through a long-term commitment to renovation projects that work in the neighborhood.

Pick up trash and have more frequent leaf & brush collection.

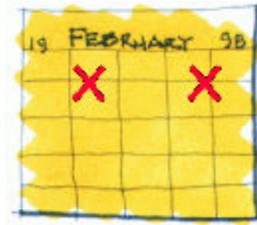
Take better care of government-owned lots and clean land trust lots.



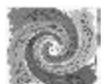


Hyde Park (North, Central and South)

The Hyde Park Neighborhood Association held their neighborhood assessment workshop on February 3 and 5. Hyde Park 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 reverse the urban sprawl trend and value urban living. These residents have taken a neighborhood that was in dire need of redevelopment and transformed it into a literal showplace. Through their efforts and investments, they have greatly raised property values.



The **North Hyde Park** group identified themselves as a *redevelopment neighborhood*. North Hyde Park is bounded on the north by 31st Street and on the south by Armour Boulevard. Redevelopment areas are prime opportunities for reinvestment in Kansas City. North Hyde Park contains strong basic infrastructure (streets, sidewalks, curbs, transportation connections and utilities), institutions and historic structures. Rehabilitating older structures can have a significant positive influence on the area. Among the urban amenity highlights are the mature landscapes, strong transportation connections and noteworthy period architecture. Approximately three of four residential



dwellings were built before 1940. Such homes typically have excellent engineering and architectural features, but are now requiring significant redevelopment. This region has a strong desire to establish strong communication lines within the region and with the greater Hyde Park Association. North Hyde Park's highest priorities are communication and property maintenance issues. Their self-determined key action items are:

Develop and expand internal

communications. North Hyde Park should develop block associations and open up more communication both within North Hyde Park and the entire Hyde Park Association.

Enhance communication with City Hall.

The 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) provides 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 neighborhood residents can work together and with City Hall's code enforcement officer to enhance neighborhood preservation.

Both **Central** and **South Hyde Park** neighborhoods identified themselves as *stabilization neighborhoods*. Central Hyde Park encompasses Armour Boulevard to 39th Street and South Hyde Park covers the balance of the area from 39th to 47th Streets. These two neighborhoods are primarily residential,



with a large majority of land use dedicated to residential housing. The combination of residential and park use in these neighborhoods is over 80% of the land uses. These neighborhoods have a traditional design of streets, curbs, sidewalks, housing blocks and unique characteristics. Virtually all of Central Hyde Park has been designated an historic district and South Hyde Park is undergoing historic assessment. The older nature of the infrastructure results in the quick identification of some of the local priorities. Central Hyde Park has led the revitalization efforts. South Hyde Park just recently completed a strategic plan for their region. These efforts helped them place clear objectives. The key strategies in these neighborhoods are related to stabilizing and maintaining the positive trends.

Those involved in the **Central Hyde Park** assessment identified four key themes. These are listed below with some supporting actions.

Involve youth in neighborhood activities.

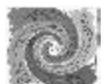
Community members should engage youth in a wide variety of activities.

Provide adequate, accessible and safe places for youth to recreate, such as the Troost Midtown Community Center and Gillham Park.

Provide employment opportunities in the neighborhood for youth.

Develop a tutoring program for youth. This could be led by the youth themselves and use local churches as venues.

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. They can make a determination whether a building should be salvaged, what functions it might serve or whether it should be removed.

The residents want to see a stronger code compliance presence from City Hall. This should include code enforcement, stronger penalties for noncompliance, and continued programs that support rehabilitating historic structures.

Find an effective and positive means to care for vacant properties. This can include establishing a community garden or regular volunteer clean-up time.

Work on infrastructure issues that can further enhance property values, such as curbside recycling, obtaining 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. They target illegal activity both on the fringes and within their neighborhood.

Patrol for safety in areas where drugs and prostitution seem prevalent. The most notable areas are: between Harrison and Troost, Armour Boulevard and the 39th Street bus stops.

Better management of pets – control animal behavior and breeding.

Safe and well-lit parking areas.

Transform undesirable land uses which support vagrancy.



South Hyde Park participants had similar priorities. Their dominant concerns were the quality of urban living and safety. Here are their three themes and some associated actions:

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.

The neighborhood should invest in local businesses and services within walking distance, such as a cafe or grocery.

Non-resident property owners should be targeted for rigorous code enforcement. Likewise, there should be a landlord licensing program.

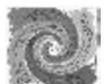
The neighborhood should establish and implement a marketing program.

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 target illegal activity both on the fringes and within their neighborhood.

Patrol for safety in areas where drugs and prostitution seem prevalent.

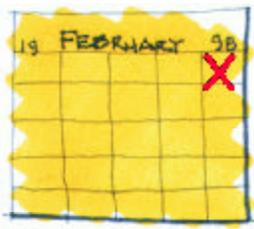
Evaluate what automobile traffic is coming through the area and how it creates unsafe conditions, especially along Harrison, Charlotte and 41st Street.

Consider cameras on poles as a means of security surveillance.





Squier Park



The Squier Park community completed their neighborhood assessment on February 7.

They identified themselves as a redevelopment neighborhood.

Redevelopment areas are prime opportunities for reinvestment in Kansas City. Squier Park

has the basic infrastructure of streets, sidewalks, curbs, strong transportation connections and utilities. Relative to the rest of the assessment areas, Squier Park has a relatively

high home owner occupancy (41%).

Approximately 20% of the land is vacant. The median value of a single-family home is also among the highest in the area at \$83,700.



The vacant property and strong property values suggest new housing development and

rehabilitation programs for declining properties would have a very positive influence on the area. The Squier Park

Townhomes development is one example of successful new investment in this neighborhood. The neighborhood

recognizes the need to protect its strong home values and this strength can be directly associated with the goal to strengthen the neighborhood association.

The Squier Park assessment workshop participants found the vast majority of their action items could be accomplished by the neighbors themselves.

Develop and maintain a strong neighborhood



organization. Community members should enhance their relationships, especially with the business/corporate sector to obtain support for the neighborhood and for area projects.

Meet and strengthen the neighbor-to-neighbor relationships.

Establish crime watches.

Identify and share resources with neighbors.

Organize neighborhood tasks, such as clean-up events, painting projects or monitoring dangerous buildings.

Make Squier Park more inviting to home

ownership. Through individual and collective efforts,

Squier Park assessment participants believed they could raise the level of owner-occupied housing.

Develop and implement programs to market the neighborhood.

Create gateways in to the community that make the neighborhood more attractive.

Create incentives, beyond low-income, for home ownership.

Support increases in leaf & brush collection, street sweeping and streetlights.

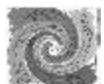
Develop and enhance commercial opportunities.

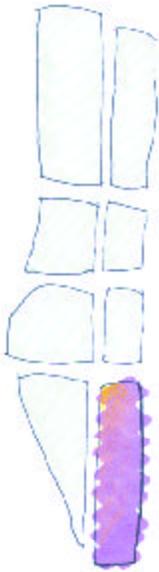
The participants felt that actions should mutually benefit merchants and local residents.

Offer storefront renovation rebates for commercial properties.

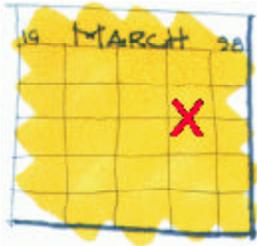
Develop partnerships that will deliver more affordable home improvements. Examples include landscaping, roofing, paving, weatherization and burglar alarms.

Improve communication between code enforcement and small businesses.





Manheim Park



At their March 14 neighborhood assessment, Manheim Park workshop participants 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 had concerns about other automobile-related activity in their vicinity.

Manheim Park has a strong infrastructure of streets, sidewalks, curbs, transportation connections and utilities. Manheim Park, at almost 80% residential land use, has a



median value for a single-family home at \$41,000. The key strategies in Manheim Park build on the strengths of a large residential land use, diverse attributes of both population and institutions and targeted commercial development. These are strong steps that can help stabilize and enhance the 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.

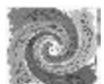
Support home ownership. Manheim Park participants saw the need for actions from all community members – residents, businesses and institutions. Everything from policy changes at City Hall to investigating new resources should be included in this effort.

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.



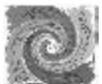
Appendix A.

General Neighborhood Descriptions/Types



Blue - Developing

My neighborhood has lots of room for new housing, commercial activity and employment. Much of the building in the area has happened during the last few years. The development pattern is not very dense. Subdivisions are usually developed on less than 80 acres of land and many times are not well connected. This development may be scattered and sometimes is located along two-lane unimproved roads. More investment is needed to expand or provide infrastructure and amenities. Often many automobile trips are required to get to employment, shopping or entertainment areas. It is anticipated that many of these items will be located closer to the neighborhood as growth continues. Community facilities such as parks, schools, places of worship and libraries are currently being built or planned. These items, along with water, sewer and road extensions, are needed to accommodate the population and housing growth around the neighborhood. Since my neighborhood is relatively new, a neighborhood organization is just getting started or doesn't exist yet.





Orange-Conservation

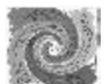
My neighborhood has been developed for some time. Established businesses and institutions are located in the neighborhood. Places of worship, schools, recreational and entertainment facilities, and businesses provide many opportunities near my home. Tree-lined streets, historic structures or qualities, 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.





Purple-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.





Green-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.



Acknowledgements

The Honorable Emanuel Cleaver II
Mayor

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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

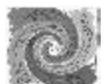
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