

Jewell Neighborhood Action Plan



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Acknowledgements

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Purpose of the Neighborhood Action Plan

The purpose of this project is to determine the common needs of the Jewell Neighborhood, how those needs might best be addressed by the neighborhood, community partners, and the City, and to devise strategies for addressing those needs. These needs, and the strategies to meet them, are compiled into this Neighborhood Action Plan.

The neighborhood planning process is intended to produce a plan that reflects neighborhood residents' desires to the greatest extent possible. Through the process, the neighborhood can direct its assets towards its most critical needs to enhance neighborhood livability. More specifically, the Neighborhood Action Plan is intended to:

- Raise awareness about neighborhood needs and concerns for the future.
- Promote collaboration and a sense of shared responsibility between the neighborhood, its potential partners, and the City utilizing a "To Do" list.
- Initiate change by identifying and using existing neighborhood assets.

If the plan reflects the values and priorities of the entire neighborhood, it will aid efforts toward support and implementation.

Neighborhood Assessment Workshop

On October 24, 2009, residents and members of the Jewell Neighborhood gathered at the Second Baptist Church to participate in a Neighborhood Assessment Workshop. The Neighborhood Assessment Workshop was the first of two meetings Jewell neighbors held to participate in developing a Neighborhood Action Plan for the Jewell Neighborhood.

Neighborhood Meeting

On February 4, 2010, residents and members of the Jewell Neighborhood gathered for a second time at the Second Baptist Church to review and discuss the draft Neighborhood Plan. The participants identified quick wins for immediate action, critical initiatives for implementation during 2010 and identified key dates for follow-up meetings for the above tasks.





Legend

Institutional	Educational
1. Fire Station #1	9. Garrison School
2. Clay County Courthouse	10. Jewell Hall
3. City Hall	11. Franklin Elementary
4. Clay County Juvenile Ctr	
Religious	Historical
5. First Baptist Church	12. Stone-Yancey House
6. First Presbyterian Church	13. Historic Liberty Jail
7. Second Baptist Church	14. Cardinal House
8. Liberty Christian Church	15. Jesse James Bank Museum

Neighborhood Context
City of Liberty, Missouri



Historic Jewell Neighborhood

Institution

Church

Educational

Historical

0 Mile 0.5 Mile 1 Mile

N

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Executive Summary

Neighborhood Plan Summary

In the heart of Liberty, the Jewell neighborhood is home to some of the City's oldest structures, religious institutions, and educational facilities. The Jewell neighborhood is blessed with many assets, including William Jewell College, mature trees, the many churches and congregations, and the character of the housing stock. The neighborhood comprises much of the Jewell-Lightburne National Register District, which was designated for its rich and diverse historic architectural styles.

The most important assets within the neighborhood are its people. During the planning process, residents identified the need to improve communication and to become better organized so that they can work together to improve their neighborhood.

As in most neighborhoods, the area is faced with some challenges. Concerns about storm water drainage, sidewalk maintenance, and property maintenance top the list. Issues related to automobile traffic are also a concern in this quiet neighborhood. Residents feel that because many cars speed through residential streets, traffic management and traffic-calming measures are called for to encourage slower, safer traffic movement. They want to see more sidewalks, traffic signals and other safety measures installed to improve their mobility, and to create a more pedestrian-friendly environment. Additionally, residents want to see improved delivery of City services (street/infrastructure maintenance and code enforcement). Residents are eager to build on their successes.

The following pages contain the residents' priorities and improvement strategies. The Plan also contains the list of assets, challenges, and ideas for improvement that Jewell residents named during the workshop, along with an assessment of existing neighborhood organization capacity.



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Neighborhood Character

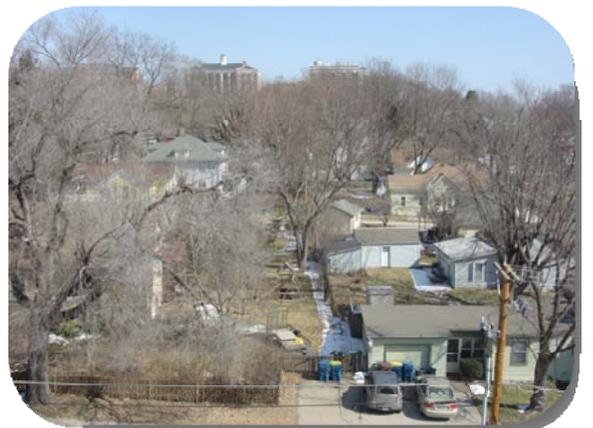
Jewell Neighborhood Character

The Jewell Neighborhood is located approximately three blocks east of the downtown Liberty Square. The neighborhood is bounded on the south by Mill Street, on the west by Lightburne Street, on the north by Doniphan Street, and on the east by William Jewell College, and consists of approximately 20 square blocks. Historic and older homes with mature trees and a quiet atmosphere characterize the neighborhood.

The City of Liberty designated the neighborhood a local historic district in 1988, and it is part of the Jewell-Lightburne National Register District, which was listed in 2001. The historic district is named for Dr. William Jewell, founder of the college, and one of Liberty's most prominent citizens of the 19th century.

The neighborhood is primarily residential, and consists of a variety of housing styles, types, and sizes. There are many good examples of buildings from all periods of Liberty's history, and it contains some of the City's best examples from the late 19th century. A few, such as the Routt-Litchfield House and the Stone-Corbin House, pre-date the Civil War.

The predominant architectural styles include Queen Anne, Colonial Revival, and Craftsman, and there is a wide variety of types, from large plantation homes to small bungalows and cottages. Many have been rehabilitated and the quality of the homes is generally good to excellent. The historic district designation has served to preserve the quality of the homes and the neighborhood, as any exterior alterations to the structures must be reviewed by the Historic District Review Commission.



Most of the structures in the neighborhood are single-family homes, although there are a few apartment buildings. The Liberty Christian Church and a few commercial buildings located on Mill Street are the few non-residential structures. The campus of William Jewell College is a significant feature in the neighborhood, as it provides open and recreational space for the residents, but also affects traffic and parking in the neighborhood.



The streets form a grid, which rises to the north and to the east towards William Jewell College, which sits atop College Hill. The primary access to the neighborhood is via East Kansas Street, which is one-way to the east. East Franklin Street is one-way to the west. These are the main arteries connecting the neighborhood with the square and beyond. North Lightburne Street, which is also State Highway 33, is a major artery leading north out of town, and tends to separate the neighborhood from those to the west. Mill Street is the southernmost border, separating the neighborhood from those to the south.



Alleys are common in the neighborhood. While some have been reclaimed by residents for gardens or additional back yard space, some still serve as the north-south corridors. These are paved with gravel and are in fair to poor condition.

Most of the streets have sidewalks on both sides, and historic light fixtures are retained through a good portion of the neighborhood. These amenities, along with a mature tree canopy lining the streets, all contribute to the historic character of the neighborhood.

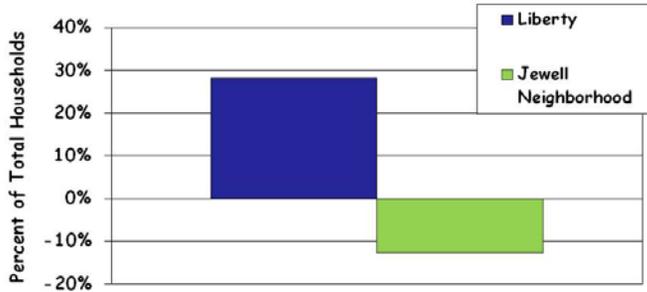
Understanding the age, character, and other aspects of the Jewell neighborhood can help to determine its assets and opportunities. The following information on the population and housing in the neighborhood was taken from selected 2000 US Census data. Although the 2010 Census is about to begin, the general data are unlikely to have completely changed within the past decade.



DEMOGRAPHIC & HOUSING SUMMARY

Population Growth 1990 - 2000

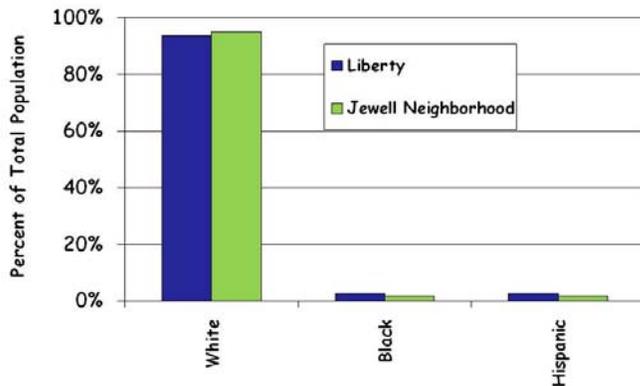
for all persons



Between 1990-2000 the Jewell population declined. An almost 40% difference with the City, likely reflecting a shift to older households and fewer multi-family units.

2000 Racial Distribution

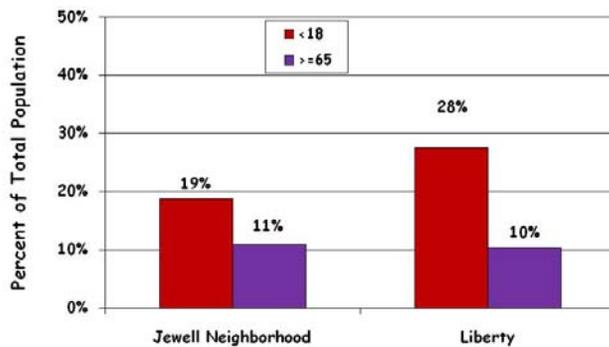
for all persons



Race is reflective of the City, a mostly white population.

2000 Youth & Elderly Population

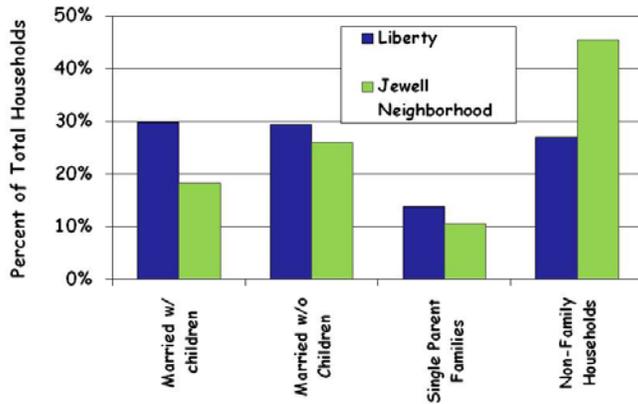
for all persons



Indicates the presence of more working age people and very few children under 18.

2000 Household Composition

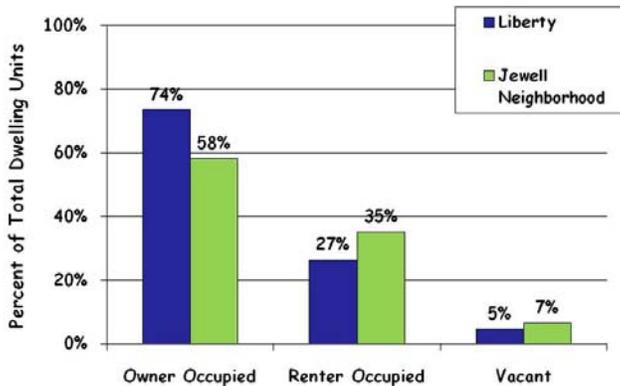
for all households



Predominately singles and married couples without children, fewer with children.

2000 Housing Occupancy

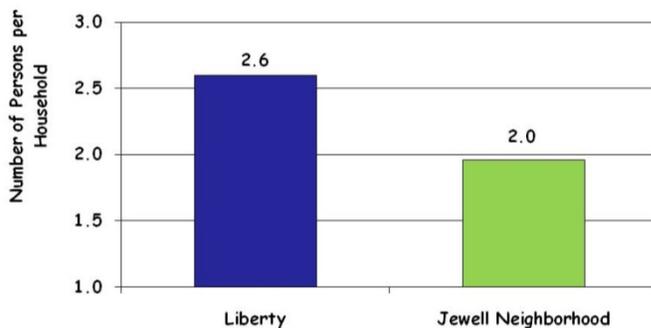
for all occupied housing units



Just over half of the housing stock in Jewell is owner occupied, this is less than the City.

2000 Household Size

for all occupied housing units



Reflective of nationwide trends, Jewell household size is smaller than the City.

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Neighborhood Assessment

Neighborhood Assessment

The Neighborhood Assessment was done at a public workshop where members of the neighborhood identified assets, issues and needs in their neighborhood. This workshop was an opportunity for residents to look at the connections among places where they live, work and socialize. The participants engaged in a neighborhood mapping exercise, and discussed challenges and barriers facing their neighborhood. They also identified the assets in their neighborhood and voted on the priorities they have for their neighborhood.



The Neighborhood Assessment process identifies the following:

- Step 1: My Neighborhood Is...
- Step 2: If I Could Fix One Thing...
- Step 3: My Neighborhood Assets Are...
- Step 4: Where We Go From Here...
- Step 5: My Neighborhood Capacity Is...





Step 1: My Neighborhood Is...

In the Neighborhood Assessment Workshop, Jewell residents identified how they “experience” the neighborhood through a mapping exercise. They identified those things they want to protect, preserve, or enhance in the neighborhood by thinking about the landmarks, paths, activity centers, areas, and places.

Landmarks

significant physical objects

- Historic homes with plaques
- William Jewell College & Jewell Hall
- Second Baptist Church
- Liberty Christian Church (windows)
- Moses Lard House-470 E. Mill St.
- Brad Charles House-430 E. Franklin St.
- Cody's
- WJC Fountain



Historic Home



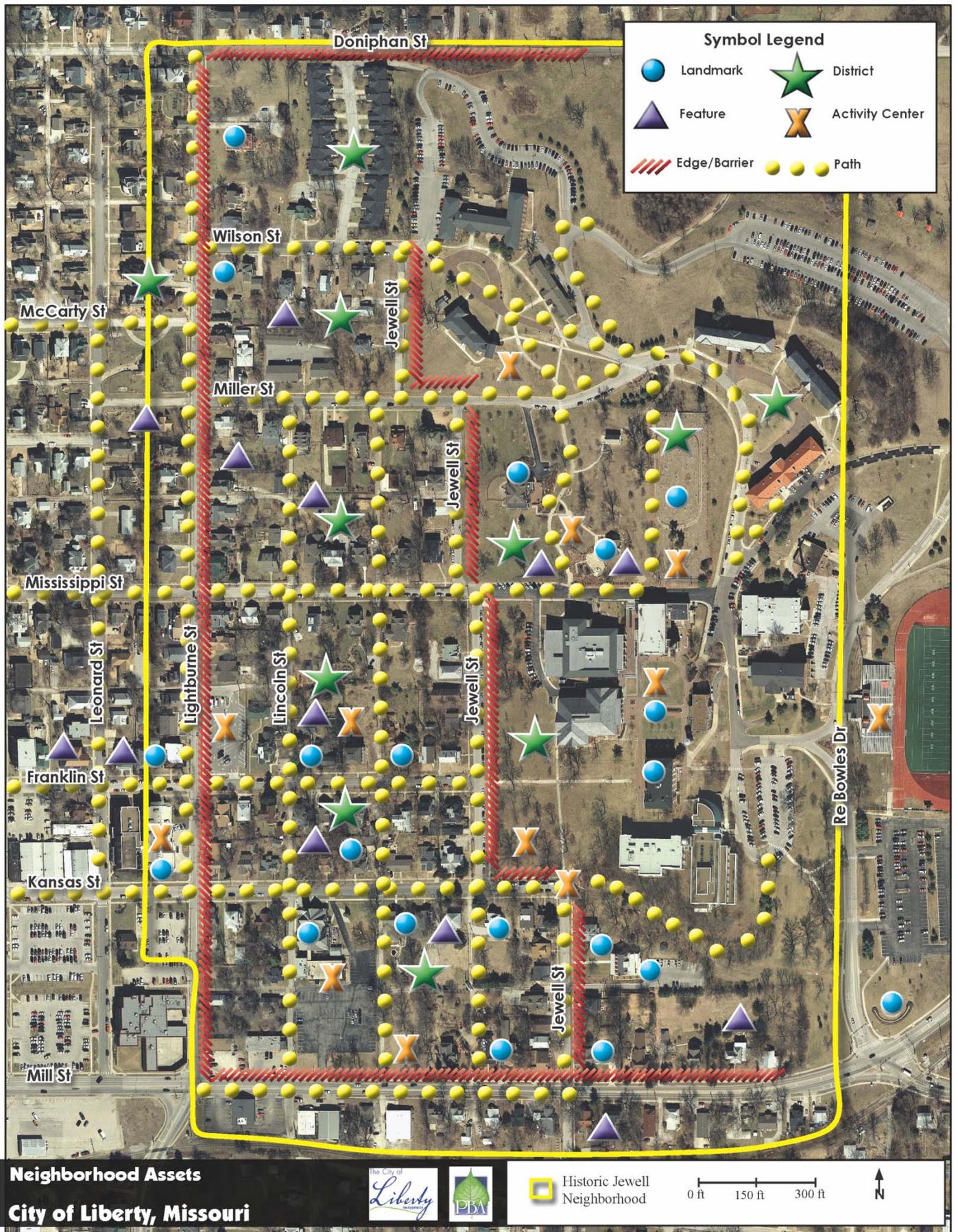
Liberty Christian Church



Second Baptist Church



Gateway to William Jewell College



Paths

routes to get places

- Lightburne Street
- Franklin Street
- Kansas Street (and east end of)
- Mill Street
- Most streets and alleyways
- Walking & driving destinations
- Path to Franklin Elementary
- Safe and open



Pathway to William Jewell College

Activity Centers

gathering places

- Corner of Jewell/Kansas – Block party spot
- Liberty Christian Church
- Second Baptist Church/parking lot
- William Jewell College/Stadium
- Playgrounds and open space
- Neighborhood meeting site (ROW at east end of Kansas St.)



William Jewell College

Districts

areas of recognizable character

- William Jewell College
- College Place West
- Jewell Historic District
- Residential areas and blocks
- Block to preserve walking/nature



College Place West

Edges or Barriers

limits area enjoyment

- Doniphan Street
- Lightburne Street
- Mill Street
- Topography of Jewell Street
- Traffic
- Walking (no northern access)
- William Jewell College Hill
- Feeling of safety



Lightburne Street

Features

things to preserve

- William Jewell College
- Homes needing restoration
- Mature, green trees
- Sycamore Tree corner of Lightburne / Franklin Streets
- Archives
- “Historic” Light poles and signage
- Historic homes & neighborhood feel
- One-way streets
- Neighborhood garden in vacant lots
- Open space and openness
- Christian Church lot
- Sidewalks



“Historic” Light poles



Step 2: If I Could Fix One Thing...

In every neighborhood there are things that need to be changed. These things stop residents from enjoying their neighborhood and from doing the activities that they want to do.

Below is the list of “fixes” or “one thing” that workshop participants said they would like to see changed in the Jewell Neighborhood.

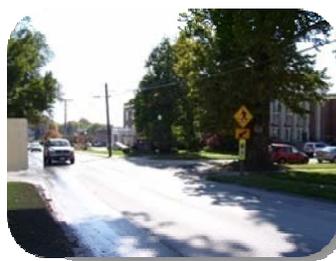
If I Could Fix One Thing

things that need to be changed

<u>Infrastructure Issues</u>	<u>Streets & Traffic</u>	<u>Neighborhood Preservation</u>
<ul style="list-style-type: none"> • Water and sewer maintenance • Stormwater drainage • Streets • Curbs and Sidewalks 	<ul style="list-style-type: none"> • Parking control (Franklin Street) • Reroute Hwy 33 • Semi trucks on Hwy 33 • Pedestrian crossings/flashing lights (Lightburne Street) • High speeds on Mill and Lightburne Streets 	<ul style="list-style-type: none"> • Codes enforcement and property maintenance • Tree maintenance • Maintain green space • Maintenance of sidewalks/streets (snow and ice removal) • Reopen alleys and maintain



Street Conditions



Highway 33



Alley



Step 3: My Neighborhood Assets Are...

Participants identified assets that add value to the neighborhood. The assets include places, features, buildings, groups, organizations, clubs, equipment, skills, knowledge, resources, funding, and any other thing that adds value to the neighborhood.

Groups, Clubs, Organizations

organizations that add value to the neighborhood

- MoDOT
- Tree Liberty
- Churches
- 1,000 Jewell students neighborhood service and class projects
- Boy Scouts/Girl Scouts
- Mo Dept Natural Resources (DNR)
- Mo Dept Conservation (MDC)
- KCPL
- Neighborhood Associations
- Historic Liberty Inc.
- Historic Downtown Liberty Inc.
- Historic District Review Commission
- Clay County Museum and Historical Society
- Franklin PTA
- Business owners
- William Jewell College
- College Place West homeowners

Places, Features, Buildings

locations that add value to the neighborhood

- Open Space and parking lots
- William Jewell College Campus
- Designated landmarks and Century Homes with plaques
- Historic District walking tour



Open Space



Century House

Skills, Equipment, Knowledge

abilities & tools that add value to the neighborhood

- Local Historians
- Historic District walking tour
- Brad Charles
- Harold Phillips
- Historic Liberty Inc website
- Jewell students class projects
- John Carr
- Judy Minor
- Jim Snead
- City Council
- College professors
- City of Liberty staff

Resources & Funding

financial assets that add value to the neighborhood

- William Jewell College Campus
- State tax credits for neighborhood preservation and historic districts
- Neighborhood preservation funding
- Grants (National Endowment)
- Historic Liberty Inc. Website list of recommended contractors
- Federal Government
- Internet
- Curriculum partnership with college
- Property owners and people
- City of Liberty and staff
- State of Missouri
- City Council representatives



William Jewell College



Historic Liberty



Step 4: Where We Go From Here...

In this step, participants identified **specific actions** the neighborhood can take to address the issues and challenges identified earlier in the Workshop. They brainstormed ideas, concentrating on those actions that the residents can do to improve the neighborhood. Participants then organized their ideas according to the following categories: **Things We Can Do, Things The City Should Do, and Things We Can Do With A Partner.**

Brainstorming Specific Actions

These first three tables show the non-prioritized actions proposed for **Things We Can Do, Things The City Should Do, and Things We Can Do With A Partner.** Actions are further categorized by theme including:

- Organization
- Maintenance
- Infrastructure
- Transportation
- Beautification

Things We Can Do

<i>organizational actions</i>	<i>maintenance actions</i>
<ul style="list-style-type: none"> • Become better organized • Establish a Neighborhood Group • Block party and social events • Neighborhood watch 	<ul style="list-style-type: none"> • Parkway beautification cleanup • Trim trees and shrubs • Public area property maintenance • Trimming alleys • Rain barrels and rain gardens • Weed control in right-of-way • Home maintenance • Trash pickup

Things The City Should Do

<i>infrastructure actions</i>	<i>transportation actions</i>
<ul style="list-style-type: none"> • Fix drainage and storm sewers • Rain gardens • Sewer and water improvements • Parks 	<ul style="list-style-type: none"> • Expand/ enforce parking restrictions • Truck traffic management • Traffic calming – Mill Street

Do With A Partner

<i>organizational actions</i>	<i>partners</i>
<ul style="list-style-type: none"> • Implement this Plan • Neighborhood organization • Neighborhood task force • Social events 	<ul style="list-style-type: none"> - All partners - Jewell - City, William Jewell College - William Jewell College
<i>infrastructure actions</i>	<i>partners</i>
<ul style="list-style-type: none"> • Control stormwater using rain gardens, barrels and curbs • Rain gardens on Lightburne or ROW with shared maintenance • Neighborhood garden • Volunteer minor infrastructure maintenance • Repair/replace sidewalks with money, education, neighborhood assessment, communication, and maintenance 	<ul style="list-style-type: none"> - Bridging the Gap, Liberty for All, City - MoDOT, City - Second Baptist Church, Jewell - City volunteer training - City, Grant Organizations
<i>transportation actions</i>	<i>partners</i>
<ul style="list-style-type: none"> • Reclaim alleys and maintain • Eliminating big trucks • Reroute Hwy 33 • Pedestrian safety (lessen speeds on Mill, Lightburne and Doniphan Streets) • Bike paths for regional transportation and recreation corridors • Traffic calming – Lightburne Street 	<ul style="list-style-type: none"> - City, Partner with machinery / tractor - MoDOT, Hallmark and City - MoDOT - MoDOT, City - MARC, City Parks Department - MoDOT, City
<i>beautification actions</i>	<i>partners</i>
<ul style="list-style-type: none"> • Partner with Liberty for All • Park needed, neighborhood garden (Guerilla garden) • Trim trees/shrubs, mulch • Preserve trees 	<ul style="list-style-type: none"> - Liberty for All Green Committee - City, William Jewell College, master gardeners & clubs - Tree Liberty volunteer training Homeowners, KCPL, Tree Liberty, City
<i>maintenance actions</i>	<i>partners</i>
<ul style="list-style-type: none"> • Property maintenance - volunteer call-in program • Maintain homes • Gathering place (end Kansas Street to connect to William Jewell College) 	<ul style="list-style-type: none"> - City - Homeowners, Rebuilding Together - Liberty - William Jewell College, City

Prioritizing Specific Actions

To gain a sense of priorities, the group prioritized actions through a dot exercise by category including: **Things We Can Do**, **Things We Can Do With A Partner**, and **Things The City Should Do**. The Neighborhood assigned priority for each action step without regard for the timeframe within which the recommendation can realistically be accomplished and without concern for whether funding sources can practically be identified. For example, it is possible that a “high” priority item may not be realized for many years. In contrast, some “low” priority items could potentially be accomplished in a relatively short amount of time without significant expense due to an unforeseen opportunity.



Action Matrices

Each action is sorted into one of the following categories of responsibility:

- Things We Can Do
- Things We Can Do With A Partner
- Things The City Should Do



The **Action Matrices** include:

- First Steps
- Themes
- Responsibility
- Anticipated Time Frame
 - Short-term (1 – 5 years)
 - Mid-term (5 – 10 years)
 - Long-term (over 10 years)
 - Ongoing

The Action Matrices serve as a “resource” for directing Plan actions that are necessary to resolve Neighborhood issues and needs.



Things We Can Do

First Steps	Themes			Responsibility			Timeframe			
	Organization	Maintenance	Priorities	Neighborhood	Partner	City	Short	Medium	Long	Ongoing
1. Sidewalks (Neighborhood Assessment)		■	15	■		■		■		
2. Neighborhood Organization	■		12	■			■			■
3. Property Maintenance		■	7	■		■		■		■
4. Neighborhood Clean-up		■	6	■			■			■
5. Trimming Alleys		■	3	■				■		■
6. Social Events	■		3	■			■			■
7. Distribute Mulch Back		■	3	■			■			■
8. Picking Up Trash		■	3	■			■			■
9. Expand Gathering Places (Jewell and Kansas, tables in City ROW)	■		2	■			■			
10. Disconnecting Downspouts		■	1	■			■			
11. Rain Barrels		■	1	■			■			
12. Neighborhood Watch	■		0	■			■			■
13. Weed Control in ROW		■	0	■		■		■		

Do With A Partner

First Steps	Themes					Responsibility	Timeframe						
	Transportation	Infrastructure	Maintenance	Beautification	Organization		Priorities	Neighborhood	Partner	City	Short	Medium	Long
1. Eliminate Trucks (MoDOT)	■					14	■	■	■			■	
2. Pedestrian Barrier Removal (MoDOT)	■					13	■	■	■			■	
3. Traffic Calming (MoDOT)	■					9	■	■	■			■	
4. Alley Maintenance	■					9	■	■			■		■
5. Volunteer Efforts (Painting Curbs, Street Markings, Partner with City)					■	5	■	■	■		■		
6. Home Repair (Habitat)			■			4	■	■			■		
7. Neighborhood Garden (Jewell, Second Baptist)				■		3	■	■		■			
8. Neighborhood Organization					■	3	■	■		■			■
9. Park				■		2	■	■	■			■	
10. Social Events (College, Churches)					■	2	■	■		■			■
11. Maintaining Trees (KCPL)				■		1	■	■	■	■			■
12. Rain Gardens (MoDOT)		■				1	■	■	■			■	
13. Communication on Rebuild Liberty			■			1	■	■			■		
14. College Place West Special Event			■			1	■	■			■		
15. Bike Paths (MARC, City)	■					0	■	■	■		■		

Things the City Should Do

First Steps	Themes			Responsibility			Timeframe			
	Infrastructure	Transportation	Priorities	Neighborhood	Partner	City	Short	Medium	Long	Ongoing
1. Stormwater Management	■		16	■		■			■	
2. Traffic Calming		■	15	■		■		■		
3. Eliminating Trucks		■	9	■		■			■	
4. Maintain Alleys <small>(not too well)</small>		■	6	■		■		■		■
5. Rain Gardens	■		5	■		■			■	
6. Review 4-Way Stop Locations		■	4	■		■		■		
7. Property Maintenance <small>(partner with neighborhood)</small>	■		3	■		■		■		■
8. "Cross Traffic Does Not Stop" Signs		■	2	■		■	■			
9. Park	■		1	■		■			■	
10. Reclaim Alleys <small>(increase clarity, what can be done)</small>		■	1	■		■		■		
11. Traffic Control on Kansas and Franklin		■	1	■		■			■	
12. Better Marking "No Trucks" Kansas Street		■	1	■		■			■	
13. Parking Restrictions <small>(expand to Kansas and Franklin)</small>		■	0	■		■			■	



Step 5: My Neighborhood Capacity Is...

Assessing neighborhood organizational capacity, or Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis, is a way to analyze and evaluate the current neighborhood organization and environment. It can be used to help the Jewell Neighborhood identify goals that will give them the most benefit in specific projects or programs. It is a way of matching neighborhood internal capabilities, resources, and liabilities with the external factors they are facing.

Neighborhood Strengths

Participants started by identifying neighborhood strengths, which represent internal capabilities and resources, such as:

- What skills, talents, or abilities do you possess?
- What resources do you have at your disposal?
- What specialized knowledge/expertise do you have access to?
- What is already working well?

Neighborhood Strengths

represents internal capabilities and resources

<u>Resources</u>	<u>Skills, Talents or Abilities</u>
• William Jewell College/campus facility	• Brainpower, experience, skills
• Second Baptist Church	• Minor maintenance skills
• Historic Guidelines	• Gardening skills
• Motivated neighbors and people	• Leadership qualities
• Proximity to the square	• Construction professionals
• Resolution of past issues	• Skilled and committed craftsmen
• Historic fabric	• Leadership and pride
• Commitment to the neighborhood	• Willingness to participate
• Neighbors are acquainted	• Neighborhood interest
• Informal neighborhood organization	• Knowledgeable about historic homes
• Educated with higher incomes	• John Carr
• Love & knowledge of historic homes	• Harold Phillips
• Historic Liberty	• Neita Geilker
• Jewell College student body	• Elaine Reynolds
• Elderly residents with experience	• Jeff Buscher
	• Jonna Wensel

Neighborhood Weaknesses

Next, participants identified neighborhood weaknesses, which represent internal liabilities, such as:

- What are your main liabilities?
- What skills, talents, or abilities do you lack?
- What resources (money, time, help) do you lack?
- What knowledge do you lack?



Neighborhood Weaknesses

represent internal liabilities

<u>Needed Resources</u>	<u>Issues</u>
<ul style="list-style-type: none"> • Lack communication & interaction with William Jewell College • Reduced City and private funding • Reduced grant sources • City lacks funds for deferred maintenance • Recession and cost of maintenance • Lack connections between neighbors, City, and William Jewell College • Not having the right people, knowledge, money • Lack of youth outside Campus • Leadership 	<ul style="list-style-type: none"> • Aging population and ability to maintain property • Lack neighborhood organization • Don't know neighbors • Geographic spread – long and narrow • Poor communication • Integration of William Jewell College campus with the neighborhood • People are over-committed to other activities • Under-appreciation of historic resources • Absent landlords, rentals lacking property maintenance • Maintenance • Busy streets limit neighborhood interaction • Apathy • Lack enforcement/adherence to historic guidelines

Neighborhood Opportunities

The next step was to identify neighborhood external opportunities for change, growth, and improvement. Such as:

- What one thing could you do that would significantly improve organization?
- What important goals could you pursue?
- How can you take advantage of your strengths?
- What opportunities would become available if you eliminate some of your weaknesses?



Neighborhood Opportunities

ways to change, grow and improve

<u>Opportunities</u>	<u>Resources</u>
<ul style="list-style-type: none"> • Partnerships (see prior list) • Forming a neighborhood organization • Neighbors open to participation • Having organized neighborhood voice • To improve organization and communication • Small things can be easily improved • Interest of residents • Balance • Integration with William Jewell College • Lightburne Street as nice as coming in on Kansas Street 	<ul style="list-style-type: none"> • This neighborhood plan • Seek out grants and problem solving • Jonna Wensel • Second Baptist Church • Liberty Christian Church • Neighborhood gardens • Leadership • Home improvement skills • People and resources • Center for Justice and Sustainability at William Jewell College

Neighborhood Threats

Finally, residents identified neighborhood threats, which represent external events, environmental factors, or changes that could negatively affect the neighborhood. Such as:

- What are the serious risks you are facing if you don't change course?
- What obstacles are impeding your progress?
- What factors are affecting you negatively?
- What current changes or circumstance could affect you negatively?



Neighborhood Threats

external events, environmental factors, or changes

- **Someone to step up and initiate organization**
- **Complacency and Leadership**
- **Aging homes and infrastructure**
- **Traffic and flooding impact property values**
- **School's dependence on property taxes**
- **Commercial encroachment (zoning) on Mill Street**
- **Multi-family rental property**
- **Busy streets limit neighborhood interaction**
- **Lack of vigilance for historic preservation**
- **Busy lives**
- **Economy, City budget, staffing**
- **Lack of resources and continuing reduction**
- **Single family homes to multi-family (cut-up)**
- **Decreasing property values**
- **Groundwater issues**
- **Micro-management/"subdivision rules"**

5

Neighborhood Strategies



Recommended Strategies

The following strategies to improve the Jewell Neighborhood are based on the results of the planning process. These strategies serve as a “framework” or “guide” for directing Plan actions that are necessary to resolve neighborhood issues and needs. The intent of the strategies is to stay simple, allowing users to obtain a “big picture” reference point.

Each strategy relates to a specific issue or need, and includes recommended “action steps” for addressing those concerns. For a more detailed description of priorities, along with a list of various neighborhood, partners, and City responsibilities for implementing each action step, see the **Action Matrices** presented in **Tab 4** of this plan.

Successful implementation of this Action Plan will be the responsibility of many neighborhood individuals, partners, and the City over many years. It includes key actions and does not make an attempt to document all actions or recommendations that might be undertaken to implement each strategy.

■ Develop And Maintain A Strong Neighborhood Organization

Neighborhood members recognize the added value of a strong neighborhood association. Collaborative efforts through an association can build the neighborhood, increase pride, and add value to the neighborhood.

Recommended Action Steps:

- Establish a permanent **organizational structure**.
- Build **leadership capacity**; establish working committees.
- Establish a **neighborhood network**, accountability with each other and invest in the neighborhood.
- **Collaborate with partners** and existing community initiatives to achieve priorities.
- Meet and strengthen **neighbor-to-neighbor relationships**. Partner with local churches, College Place West and William

Jewell College to conduct social events and utilize new gathering places to hold them.

- Organize and launch a **Neighborhood Watch** program.
- **Organize neighborhood tasks** utilizing existing resources that will result in tangible results, such as trash clean-up events, painting projects, alley cleanup, or tree maintenance.
- Identify and **share resources**.

■ **Build Neighborhood Partnerships**

Neighborhood members should enhance relationships with like-minded organizations in the business, corporate, nonprofit and government sectors to obtain support for the neighborhood and for area projects.

Recommended Action Steps:

- **Partner with like-minded nonprofit groups** to accomplish shared objectives such as property maintenance with Rebuilding Together - Liberty or green projects with Tree Liberty or the Liberty for All Green Committee.
- **Partner with local churches and William Jewell College** to obtain young volunteers for help with neighborhood clean ups, minor property maintenance tasks, and student projects.
- **Partner with area businesses** to receive grants, materials and loans for neighborhood projects.
- **Partner with the City** to improve coordination, receive funding, and receive training on various volunteer survey efforts such as "sidewalk conditions."

■ **Actively Pursue Neighborhood Preservation and Property Maintenance**

It is important for all neighbors to maintain the appearance of their properties for the good of the neighborhood. Many homeowners have the knowledge, skills, and resources to evaluate and treat older and historic homes. Residents can work together and with the City Community Development Division to enhance neighborhood preservation and to minimize nuisance code issues.

Recommended Action Steps:

- Establish a relationship with the **City's preservation planner** to establish regular lines of communication.
 - Establish a **volunteer call-in program** to identify problem properties for the Codes Officer so that they understand the residents' concerns.
 - Work with the Preservation Planner to better **enforce Historic District Guidelines**.

- **Partner with Rebuild Together - Liberty** and assist neighbors, especially the elderly, who may need help with property maintenance.
- Design mechanisms to **share neighborhood knowledge**, skills and resources to evaluate and treat older and historic homes.
- Identify ways to **encourage renters and landlords** in both single-family and multi-family dwellings to take better care of their property.
 - Encourage renters and landlords to attend neighborhood meetings in order to improve understanding of property maintenance standards.
 - Share neighborhood knowledge of skills and resources available to renters and landlords to address property maintenance issues.

■ Develop And Maintain A Clean Neighborhood

While residents enjoy the many attractive aspects of their neighborhood, they see opportunities for improvement. Reducing the amount of trash, overgrown areas, and dirty streets in the neighborhood is a good first step in building a sense of pride and reaffirms that the Jewell Neighborhood is a healthy enjoyable place to live.

Recommended Action Steps:

- **Reclaim alleys and maintain** them by partnering with Tree Liberty and Liberty for All Green Committee.
- Partner with Tree Liberty, the City, and KCPL to **preserve existing trees** and to provide training for proper tree maintenance and distribution of mulch.
- Organize routine neighborhood **cleanup campaigns** to remove trash and clean street right-of-way areas. Partner with local churches and William Jewell College to obtain young volunteers for help with neighborhood cleanup tasks.
- **Maintain and preserve open space** by establishing a neighborhood garden in partnership with William Jewell College and Second Baptist Church or Liberty Christian Church.



Existing Alley



Existing Alley

- Maintain and preserve open space by encouraging the City to establish a **neighborhood park**.

■ Advocate To Maintain and Install Storm Sewers

The neighborhood is often plagued by damage from surface water and heavy rainstorms. Residents suggested the following actions.

Recommended Action Steps:

- Residents can take individual action to better control stormwater by establishing **rain gardens**, **disconnecting downspouts** and **utilizing rain barrels**.
 - Establish a relationship with Bridging the Gap and the Liberty for All Green Committee to gain knowledge and resources to construct rain gardens.
- Encourage the City to incorporate more green space in the neighborhood through use of **neighborhood gardens**, and **rain gardens** in vacant lots or the public right-of-ways, such as on Lightburne Street.



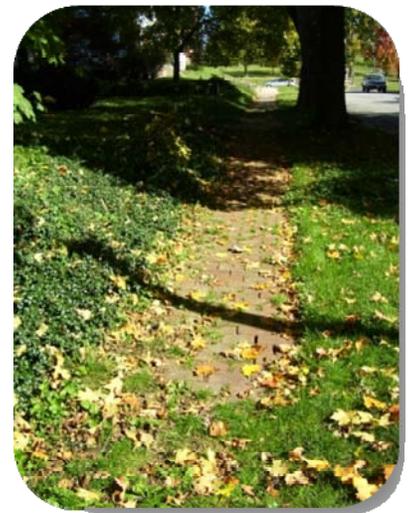
Second Baptist Rain garden

■ Advocate To Replace and/or Install Sidewalks

Residents talked about the need for sidewalk replacement and installation in the neighborhood in areas where sidewalks/curbs don't exist or they are dilapidated. Installation of sidewalks/curbs would beautify the area and better establish connections.

Recommended Action Steps:

- Establish a relationship with the **City Public Works Department** to establish regular lines of communication.
- Encourage the City to establish a **volunteer "infrastructure maintenance" program** to identify problem areas for the City so that they understand the residents' concerns.
 - Conduct a **survey of sidewalk and curb conditions**.



Sidewalk Conditions

■ Advocate To Implement Traffic Management & Traffic Calming Measures

Residents identified the need for traffic management and traffic calming measures at several key streets and intersections in order for the neighborhood to be safer.

Recommended Action Steps:

- Encourage the City and MoDOT to investigate solutions to **heavy trucks** on Highway 33 such as reduced speeds and/or reroute Highway 33.
- Encourage the City to **manage traffic speeds** on Mill Street, Doniphan Street and Lightburne Street. Identify strategic locations for installing traffic calming devices such as speed bumps, traffic circles, and stop signs. Review **4-way stop locations** and **better marking** of “no trucks” along Kansas Street.
- Encourage the City to establish another **pedestrian crossing** at Lightburne Street (crossings/flashing lights).
- Encourage the City to **enforce parking** controls, specifically along Kansas and Franklin Streets.
- Encourage the City to establish bike/pedestrian **connections** through the **creation of trails** by partnering with MARC.
- Encourage the City to establish an **“infrastructure” volunteer program** to complete minor infrastructure maintenance such as painting curbs and street markings.



Traffic along Lightburne Street



Pedestrian Crossing at Lightburne Street

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Jewell Neighborhood Survey Summary

To help prepare for the Neighborhood Assessment workshop, a neighborhood survey was distributed. The following is a summary of the results.

Jewell Neighborhood Survey Results October 2009

1) How long have you lived in your neighborhood?	
0-5 years	23.1%
6-20 years	46.2%
21+ years	30.8%

2) In your neighborhood, are you a(n): (Check all that apply)	
Owner	94.2%
Renter	5.8%
Business owner	3.8%

3) What street do you live on?	
College Place West (13.7%)	Lincoln (0.0%)
Franklin (15.7%)	Mill (17.6%)
Jewell (3.9%)	Miller (11.8%)
Kansas (11.8%)	Mississippi (9.8%)
Lightburne (13.7%)	Wilson (2.0%)

4) What is your age?	
Under 18	0.0%
18-30	1.9%
31-50	34.6%
50+	63.5%

5) How many people live in your household?	
1	23.1%
2	32.7%
3	15.4%
4	19.2%
5	7.7%
6+	1.9%

6) How well do you know your neighbors?	
Very Well	15.4%
Well	48.1%
Not so Well	30.8%
Not at All	5.8%

7) Please rate the quality of the following items in your neighborhood according to the following scale: <i>Excellent, Good, Average, Fair, Poor, No Opinion.</i>	
Street Conditions	Good
Sidewalks	Fair
Lighting	Good
Traffic Management	Average
Stormwater Management	Poor
Safety	Good
Overall Appearance	Good
Street Trees	Good

8) In terms of ease and safety, how would you rate the following conditions according to the following scale: <i>Excellent, Good, Average, Fair, Poor, No Opinion.</i>	
Walking within the neighborhood	Good
Walking beyond the neighborhood	Good
Biking within the neighborhood	No Opinion
Biking beyond the neighborhood	No Opinion
Crossing Lightburne St, either on foot or bicycle	Between Fair and Poor
Crossing Mill St, either on foot or bicycle	Average

9) How often do you visit the Liberty Square?	
Often	50.0%
Occasionally	50.0%
Seldom	0.0%
Never	0.0%

10) How do you typically get to the Liberty Square?	
Walk	63.5%
Drive	34.6%
Bike	1.9%
Don't Go	0.0%

Survey Summary continued

11) Do you have any concerns with parking in your neighborhood?	
Yes	39.2%
No	60.8%

12) Do you think of the Liberty Square as part of your neighborhood?	
Yes	75.0%
No	25.0%

13) Do you think of William Jewell College as part of your neighborhood?	
Yes	84.6%
No	15.4%

14) How often do you attend functions at William Jewell College?	
Often	11.5%
Occasionally	28.8%
Seldom	42.3%
Never	17.3%

15) Would you like to see more involvement on the part of William Jewell College in neighborhood affairs?	
Yes	51.1%
No	48.9%

16) Does your neighborhood have adequate open/recreational space?	
Yes	29.4%
No	70.6%

17) Does your neighborhood have a place where people gather or meet?	
Yes	28.6%
No	71.4%

18) In order to advocate for neighborhood issues, do you wish your neighborhood were better organized?	
Yes	78.3%
No	21.7%

19) If your neighborhood were organized, would you participate?	
Yes	54.9%
No	5.9%
Maybe	39.2%

20) What three things do you like best about your neighborhood?	
Percentage of Respondents listing 1 item	100.0%
Percentage of Respondents listing 2 items	96.1%
Percentage of Respondents listing 3 items	88.2%

21) What things do you like best about your neighborhood?	
Historic Homes and Character	
Location	
Neighbors	
Quietness	
Well Kept Properties	
Safety	
Minimal Amount of Traffic	
Liberty Schools	
Trees and Landscaping	

22) What do you think are the biggest challenges facing your neighborhood?	
Traffic	
Property Maintenance	
Stormwater	
Streets	
Sidewalks	
Parks and Recreational Space	
Parking	
Conversion of Single Family to Rentals	
Infrastructure	
Loss of Businesses	
Lighting	