Neighborhoods (2011)

Purpose

Neighborhoods are identified typically by their physical boundaries of geographic features, major streets or other manmade features such as rail lines, highways and developments of significant scale. Communities typically represent areas of common interest and may extend beyond the physical boundaries of a neighborhood, or could be contained within smaller areas. One could say neighborhoods provide a sense of place and "home", and communities provide a sense of identity for the people residing in our cities.

Over recent decades, changing home design has eliminated front porches along the streets where our neighbors walk; created private patios in our private backyards surrounded by privacy fences; has lured us inside during the summer months by embracing the cooling effect of air conditioning to keep us comfortable; and included multiple televisions and computers that hold our attention inside. As a result, we have withdrawn from our neighborhoods and many of our neighbors have come to rely more on our various interweaving communities for interaction and friendships than our immediate neighbors. This changing design has impacted our life styles and diverted our attention from our neighborhood, dampening our sense of relationship to where we live and the other people that live there.

The impacts on the quality of life in our neighborhoods that can result from this withdrawal are many. They may include; increased opportunity for crime, less concern for physical maintenance of private and public property, fewer and less safe places for our children to play and grow, lack of participation in governance and an absence of care and concern for the area in which we live.

Neighborhoods are important mechanisms within our society, both in existing areas, as well as in developing areas. They not only enhance our personal lives, but can also provide a means to connect with our leaders to

form partnerships that enrich, maintain and sustain the livability of our cities. Once again, as in past times, public involvement and citizen input is beginning in some neighborhoods to mean more than public hearings and task forces. Residents are empowering themselves to address community needs by focusing on neighborhoods. Neighborhood leaders are establishing a strong communication link and working relationships between city government and its citizens. A focus on the importance of neighborhoods is regaining its place as an integral part of community life. This focus is vital to the continued success and quality of life in Overland Park.

All neighborhoods are aging, but many neighborhoods in Overland Park have been around much longer than others and face distinct challenges in sustaining the quality of their environment and the ensuing impact on the quality of life in the neighborhood. Residents of these neighborhoods are organizing to build a sense of community and help develop solutions to issues and concerns that face their neighborhoods. Regular meetings are forums for learning, communicating, and problem solving; enhancement activities improve the appearance of the neighborhood; special projects help neighbors in need; and social events create an atmosphere for building community and friendships.

The Neighborhood Element explains the purpose, organization and activities of the Neighborhood Conservation Program that until 2002 had been focused only in the area of Overland Park lying north of 95th street. Each organized neighborhood is described by location, population, home occupancy status, and home values. The element also presents a brief history of Overland Park's efforts to sustain and revitalize the city's neighborhoods as well as a snapshot of recent pilot area actions that may lead to some new directions in the city's work to preserve neighborhoods and their quality of life.

A summary of the program, the condition of neighborhoods, and current direction helps identify critical elements for sustaining quality neighborhoods in Overland Park.

Neighborhood Conservation Program

The city of Overland Park is often characterized by significant growth demonstrated by new development to the south. However, northern portions of the city were built in the 1940s and 1950s, and are now showing signs of age in infrastructure, housing conditions, and property maintenance

conditions. Changes in infrastructure and housing standards have also occurred over the years. What was considered acceptable development standards several decades ago are considered substandard today. These areas face situations and challenges that differ from their southern counterparts. Further, many early developments did not establish homes associations, therefore, these residents have had limited resources for collectively addressing neighborhood issues.

In response to these conditions, the city of Overland Park Neighborhood Conservation Program (NCP) was organized in 1991 to help sustain these aging neighborhoods, maintain property values, and offer quality, affordable housing. The purpose of the program is described below:

- Promote community building in the city of Overland Park by supporting neighborhood groups and homes associations
- Provide a forum for communication between neighbors, and between residents and City Hall
- Develop community leadership
- Engage the city's residents in their local government
- Foster collaboration in efforts to preserve and enhance our neighborhoods

Neighborhood Conservation Program:

…helps sustain aging neighborhoods
…helps maintain property values
…helps maintain quality, affordable housing
…helps neighborhoods be aware of crime trends and appropriate preventative measures

Program Information:

- Initiated in 1991
- Since 1991 the program has supported and assisted the organizing of 35 neighborhood organizations north of I-435 , 20 of which currently participate in the program and two are actively working to restore organizational structures.

Another neighborhood organization, south of I-435, is also reorganizing
- Boundaries often follow quarter square mile (towncodes) or natural or manmade features
- Program is available citywide, with priority given to areas north of I-435
- Provides limited assistance from staff to homes associations

Neighborhood Conservation Program Executive Committee:

- Composed of the chairs and co-chairs of each neighborhood group, two city council members and one planning commissioner
- Meetings are held bi-monthly
- Workshops are scheduled as needed

Executive Committee Responsibilities:

- Selecting new areas to be offered assistance to organize each
- Advising staff of program direction
- Playing a vital role in public input and involvement in city activities
- Communicating city information to their neighborhoods and reporting neighborhood information to the Executive Committee and staff

Neighborhood Organizing Methodology

Selection Process

From 1991 to 2011 thirty-six neighborhood groups were formed through the neighborhood conservation program. During this time, the process used to select which areas to offer organizational assistance began with a review of neighborhood statistics for areas throughout the city, excluding areas with an active neighborhood group or homes association. City staff from the Community Planning and Services Division recommended eight areas for

consideration. The Executive Committee then selected four of these areas to be organized in a given year based on the recommendations and statistics provided.

Statistics Used

The following statistics were analyzed during the selection process:

- Population
- Number of single-family units
- Number of duplexes
- Number of multifamily units
- Trend and number of property maintenance violations
- Percentage of absentee-owned, single-family homes
- Owner-occupied single-family units vs. renter occupied
- Owner-occupied duplexes vs. renter occupied
- Home values
- Age of homes

Basis for Selecting Neighborhoods

The selection process focused on neighborhoods where:

- Trends indicate a turnover from owner-occupied to renter-occupied units;
- Trends indicate deteriorating property maintenance;
- There is a high percentage of single-family units;
- Home values are lower than the mean; and
- Residents express an interest in organizing their neighborhood.

Organizing Approach

3 Step Approach:

- First, every household in the neighborhood is mailed an informational letter and invitation to attend a meeting to learn about the Neighborhood Conservation Program. Residents

who are interested in the program are asked to RSVP to attend the meeting.

- Second, staff facilitates this meeting, providing information about the program, the benefits of organizing, expectations for the group, and available staff support.

- At the end of the meeting, attendees decide if they want to utilize the resources available through the city's program to organize as a neighborhood group.

Guidelines for Organizing Neighborhoods:

- Areas with a population between 300 and 2,000 (300 to 500 homes) seem to work best for recruiting members for active participation in neighborhood activities.

- Neighborhood groups should include only areas that do not have an existing organization, such as a homes association.

- Neighborhood group meetings should remain open to all residents and be held in a public location.

- Adopting bylaws will establish a foundation on which the organization can build.

- Strong leadership is crucial to successful organizations. Therefore, leadership and organizational training is critical and initial leaders must cultivate new leaders to ensure strong, long-term organizations.

- Most importantly, residents should organize themselves for the broad purpose of building a sense of community, rather than rallying around a single, short term issue.

The Neighborhood Conservation Program staff provides three types of support: resources, education/communication, and administrative assistance.

Resources:

- Assist with the organizing process.
- Provide a $250 start-up grant for a new groups' first year.
- Help identify and address neighborhood issues.
- Prepare and analyze neighborhood surveys.
- Provide maps and statistics.
- Publish and update the "How to" Manual for neighborhood leaders.
- Publish and update the Directory of Neighborhood Services for residents.
- Provide grant-writing assistance.

Education/Communication:

- Provide leadership training.
- Update groups on city activities and policies.
- Assist leaders with using crime statistics to evaluate neighborhood trends.
- Serve as liaison between groups and city.
- Coordinate with city departments on activities and improvements planned in neighborhood conservation areas.

Administrative Assistance:

- Publish meeting notices and agendas.
- Publish neighborhood newsletters.
- Publish Neighborhood Conservation Program newsletter.
- Publish fliers for special events.
- Coordinate room reservations for meetings and events.
- Facilitate Executive Committee meetings.

Group Activities

Neighborhood group activities fall into four categories: reporting and representing; helping neighbors; special events and projects; and neighborhood improvements. Some examples follow:

Reporting and Representing:

- Hold monthly, bimonthly or quarterly meetings.
- Report safety and crime concerns to either the COPPS unit or district officers.
- Represent residents in city issues that may affect the neighborhood.

Neighbor Assistance:

- Help neighbors who need assistance with property maintenance.
- Sponsor families in need during the holidays.
- Link residents to city and county housing assistance programs.

Special Events and Projects:

- Sponsor informational speakers to discuss special issues
- Picnics
- Potluck dinners
- Block parties
- Neighborhood-wide garage sales
- Holiday celebrations

Neighborhood Improvement:

- Work to improve appearance, infrastructure and home values.
- Work with city to address street and storm drainage improvements.
- Provide landscaping in common areas.
- Apply for project grants.

Program Updates: Strengthening Existing Neighborhood Groups

By 2007, the program accomplished its goal of organizing neighborhood groups, with every qualified residential area north of I-435 having had the opportunity to do so. Moving forward, as of 2011, the program now strives

to sustain and strengthen these organizations and better define their role as partners in efforts to preserve quality neighborhoods. The program also revisits groups and neighborhood areas that have faded into dormancy.

As the focus moved away from organizing new neighborhood groups it was necessary to evaluate the program and determine how it should move forward. Community leaders conducted an analysis of the current program during a strategic planning workshop held at the January 2008 NCP Executive Committee meeting. They identified opportunities for the future development of the NCP. The list of opportunities that resulted from this workshop is divided into six key categories:

- Grants and funding opportunities
- Leadership training and education
- Building relationships with City Hall and other partners
- Increasing participation and visibility
- Administrative and technical support
- Neighborhood group self-administration

An advisory committee made up of neighborhood leaders, City Council representatives and city staff met regularly after the workshop to develop a series of recommendations for updates to the Neighborhood Conservation Program based on the above categories. The recommendations include the continuation of many of the same support services, along with additional aspects of the program. Recommended program changes respond to the priority services that community leaders felt were needed to have an effective neighborhood program. The biggest recommended changes were the provision of Neighborhood Grants and Leadership Training both of which focus on increasing involvement in neighborhood activities, capacity building for neighborhood organizations and improving neighborhood conditions. At the May 2009, Community Development Committee Council members reviewed recommended changes that could be implemented with little or no additional cost to the program. These changes were supported and staff was directed to develop the Citizen's Academy and Leadership Training opportunities as part of the Neighborhood Conservation Program.

Neighborhood Grants

From 2007 to 2009 the Neighborhood Conservation Program had a block party grant program that provided twenty-five $100 reimbursement grants to Neighborhood Conservation Program groups, Homes Associations and block areas. At the May 6, 2009 Community Development Committee meeting it was decided that this fund would be reserved for use by Neighborhood Conservation Program groups to promote their organizations and the goal of neighborhood conservation. Starting in 2010 a limited number of neighborhood grants became available for projects that focus on increasing involvement in neighborhood activities, organizational capacity-building and improving neighborhood conditions.

Neighborhood Grants are available to NCP groups that meet the minimum criteria of having at least one elected group representative that attends at least two Executive Committee meetings per year; having bylaws for their organization; and holding at least two neighborhood meetings (business, social, informational, etc.) per year where all residents are invited to attend.

Application Process:

- Grants are available to any group served by the Neighborhood Conservation Program.

- Grants are provided on a reimbursement basis for projects or activities where an application has been submitted and a grant award has been pre-approved.

- The projects or activities supported by the grant must be resident-initiated, benefit Overland Park neighborhoods and be open to participation by all residents within the neighborhood boundary.

- The grant application deadline will be April 15th and grants will be awarded to eligible groups by the May Executive Committee meeting and based on selection criteria.

- The Project Application form should be completed to provide information about the grant project or activity and name at least two project contact people representing the neighborhood group.

- Neighborhood Grant Report form should be turned in after the project or activity providing a description, the amount of grant money requested, and with original receipts attached for reimbursement.

- Unused grants cannot be carried over from year to year.

- Any grant money that is not allocated in May will go to a grant fund that will be awarded through a second application process in August.

Selection Criteria:

- The goal will be that all of the grant money is utilized by Neighborhood Conservation Program groups in ways that will improve their organization and neighborhood.

- A portion of the total fund will be earmarked for projects or activities other than block parties.

- Priority will be given to grant applications that have secured a donation match, or other grants, donations or in-kind services.

- Grants will be awarded in amounts up to $500, but limited to $100 for block parties. Projects requesting more than $500 will be considered if they meet a high number of the priority criteria listed below, have secured matching funds from another agency, and projects that show a high degree of project planning and benefit to the community.

The following priority criteria will be used to rank projects if grant applications for funding become competitive:

1. NCP group has one or more elected group representatives?
2. NCP group has bylaws?
3. NCP group held two meetings during the previous year?
4. Representative attends Executive Committee?
5. Newly formed or reorganized group?
6. Provide a broad public benefit?
7. Demonstrate a long-term impact?
8. Promote neighborhood identity?

9. Increase participation in the NCP organization?
10. Increase resident engagement in community issues, organizations, local government?
11. Promote partnership with other community groups, non profits, schools, etc?
12. Enhance leadership capacity?
13. Address neighborhood crime and security?
14. Address property maintenance/ awareness of ordinances?
15. Improve neighborhood conditions?
16. Increase pedestrian safety/ access in the neighborhood?
17. Address environmental sustainability?
18. Secured matching funds, volunteer hours, in-kind donations?
19. If required, ongoing maintenance is sufficiently addressed?

Citizen Leadership Academy

The Citizen's Academy was a program that was offered to residents of Overland Park starting in 2002 for a short period of time. It was provided as a way to inform residents about city department operations and structure. It also builds rapport between city staff and residents in our community, and encourages citizen involvement and local leadership. Neighborhood Conservation Program members who had completed the Citizen's Academy thought it was a valuable program that helped them become more effective neighborhood leaders. Also many members of the Neighborhood Conservation Program and Citizen's Academy participants have gone on to serve on city advisory committees, the Planning Commission, or been elected to the City Council which shows the important role that such programs have in shaping our city leadership.

Staff in Community Planning and Services division is organizing a similar program called the Citizen Leadership Academy. The academy, beginning during the fall/winter of 2011, will be open to residents of Overland Park who commit to attending one session per week for six weeks and class size accommodates 25 participants. Each session provides information about different city departments and topic areas, and includes tours of several city facilities. Participants receive a certificate for their completion of the academy, and may use the information they have learned to promote constructive engagement in local neighborhood and government issues.

Organized Neighborhood Groups

Organized neighborhood groups are similar in many respects, but unique in others. Many of these neighborhoods show signs of aging housing and deteriorating infrastructure. A mix of housing styles and types and a considerable number of renter-occupied properties are present in most areas. However, each neighborhood has distinct characteristics as evidenced by the range in statistics. Table NE-1 shows the range of comparative data by organized neighborhoods.

Table NE-1
Range of Neighborhood Statistics

Characteristic	Lowest	Highest
Population, estimated	324	1,865
Housing units, estimated	126	906
Single-family rental units	3%	36%
Mean home values	$111,800	$250,500

The following section is a brief summary of the characteristics and activities of the 35 neighborhood organizations, north of I-435, in alphabetical order. Statistics provided were calculated for the 2011 calendar year, unless otherwise indicated. Refer to Table NE-2 for comparable statistics for each neighborhood group.

Antioch 75

The boundaries for this neighborhood are Antioch to Hayes, 75th Street to 76th Terrace.

- Organized in 2001
- 392 residents
- 144 single-family homes
- 26 duplex units
- 3 multifamily units
- 9.7 percent of single-family homes are absentee-owned
- 80.8 percent of duplexes are absentee-owned

- Mean home value of $156,171
- Mean year homes were built is 1965

Area 14

The neighborhood boundaries are Metcalf to Santa Fe Drive, 71st Street to 75th Street, and Santa Fe Drive to Conser from 74th Street to 75th Street. Area 14 has the Marty Pool and Marty Memorial Fire Station within its boundaries.

- Organized in 2005
- 379 residents
- 178 single-family homes
- 17.4 percent of single-family homes are absentee-owned
- Mean home value of $126,690
- Mean year homes were built is 1955

Area 16 (formerly a part of Santa Fe Woods)

The neighborhood boundaries are from Woodson to Lamar, 71st Street to 75th Street.

- Organized in 2005
- 520 residents
- 244 single-family homes
- 18 percent of single-family homes are absentee-owned
- Mean home value of $121,303
- Mean year homes were built is 1952

Area 68/57

The neighborhood boundaries are 103rd to 97th Streets, and Nall Ave. to Linden.

- 1,082 residents
- 449 single-family homes
- 3.8 percent of single-family homes are absentee-owned
- Mean home value: $245,630
- Mean year homes were built: 1960

Arrowhead Trails

The neighborhood boundaries are Metcalf to Lowell, Shawnee Mission Parkway to 71st Street. The neighborhood organization is named after the Arrowhead Trails Elementary School.

- Organized in 1998
- 1,469 residents
- 533 single-family homes
- 107 duplex units
- 9 multifamily units
- 17.4 percent of single-family homes are absentee-owned
- 85 percent of duplexes are absentee-owned
- Mean home value of $129,785
- Mean year homes were built is 1950

Beverly Estates

The neighborhood boundaries are Nall to Lamar, 83rd Street to 87th Street.

- Organized in 2007
- 941 residents
- 409 single-family homes
- 7.6 percent of single-family homes are absentee-owned
- Mean home value of $207,731
- Mean year homes were built is 1960

Broadmoor Neighbors

The neighborhood boundaries are Lamar to Metcalf, 83rd St. to 87th St. This group began organizing in November of 2004. This area includes the Shawnee Mission School District's Broadmoor Technical Center.

- Organized in 2004
- 850 residents
- 332 single-family homes
- 34 duplex units
- 18 multifamily units
- 13.3 percent of single-family homes are absentee-owned

- 70.6 percent of duplexes are absentee-owned
- Mean home value of $149,469
- Mean year homes were built is 1955

Cherokee Hills Neighbors

The neighborhood boundaries are Antioch to Lowell and 91st Terrace to 95th Street.

- Organized in 2003
- 1,092 residents
- 476 single-family homes
- 12 duplex units
- 10.5 percent of single-family homes are absentee-owned
- 100 percent of duplexes are absentee-owned
- Mean home value is $150,520
- Mean year homes were built is 1960

Crestview Neighborhood

The neighborhood boundaries are Metcalf to Lowell, Johnson Drive to Shawnee Mission Parkway. The neighborhood group is named after Crestview Park and Crestview Elementary School located in the neighborhood. The area includes a number of businesses located along the Shawnee Mission Parkway commercial corridor as well as Shawnee Mission North High School.

- Organized in 1999
- 1,193 residents
- 104 single-family homes
- 56 duplex units
- 437 multifamily units
- 12.5 percent of single-family homes are absentee-owned
- 71.4 percent of duplexes are absentee-owned
- Mean home value of $133,009
- Mean year homes were built is 1948

Cunningham Heights

The neighborhood boundaries are I-35 to 54th Terrace, Metcalf to Antioch. Cunningham Heights is named after an original property owner and developer in the area. Hickory Hills Park provides a neighborhood location for events and activities.

- Organized in 1995
- 1,228 residents
- 282 single-family homes
- 34 duplex units
- 287 multifamily units
- 11.7 percent of single-family homes are absentee-owned
- 100 percent of duplexes are absentee-owned
- Mean home value of $147,463
- Mean year homes were built is 1956

Elmhurst Community

The neighborhood boundaries are 83rd Street to 87th Street, Antioch to Grant.

- Organized in 1998
- 916 residents
- 181 single-family homes
- 222 duplex units
- 38.7 percent of single-family homes are absentee-owned
- 86 percent of duplexes are absentee-owned
- Mean home value of $117,092
- Mean year homes were built is 1956

Friends and Neighbors

The neighborhood boundaries are Metcalf to Walmer and Lamar, 75th Street to 79th Street.

- Organized in 2010
- 921 residents
- 237 single-family homes
- 102 multifamily units

- 19.4% of single-family homes are absentee-owned
- Mean home value of $127,733
- Mean year homes were built is 1953

Glenwood Estates

The neighborhood boundaries are Antioch to Lowell, 86th Terrace to 91st Terrace. Glenwood Estates has undertaken many projects and hosted many speakers since its addition to the program, most notably petitioning for new streetlights and sidewalks on behalf of the neighborhood.

- Organized in 2001
- 1,078 residents
- 479 single-family homes
- 11.1 percent of single-family homes are absentee-owned
- Mean home value of $155,429
- Mean year homes were built is 1961

Grantioch Neighborhood

The neighborhood boundaries are Antioch to Grant, from 79th Street to 83rd Street. The group successfully petitioned the city for the installation of streetlights on two blocks of the neighborhood. Grantioch has worked closely with the Public Works Department on residential street improvements that included a traffic-calming round-about. They also track crime statistics and work with the police department and codes enforcement to reduce crime and improve property maintenance in their neighborhood.

- Organized in 2000
- 1,322 residents
- 377 single-family homes
- 84 duplex units
- 139 multifamily units
- 12.7 percent of single-family homes are absentee-owned
- 66.7 percent of duplexes are absentee-owned
- Mean home value of $145,479
- Mean year homes were built is 1960

Hanover Neighborhood

The Hanover Neighborhood includes the area from 99th to 103rd streets, U.S. 69 Highway to Connell.

- Organized in 2006
- 1,035 residents
- 455 single-family homes
- 5.9 percent of single-family homes are absentee-owned
- Mean home value of $186,681
- Mean year homes were built is 1972

Heritage Hills

The neighborhood boundaries are Antioch to Kessler and England, 91st Street to 95th Street. The neighborhood group has formed a partnership with Pawnee Elementary school located within the neighborhood. This is a focal point for the neighborhood as many residents' children are or have been students there, and neighborhood meetings are located there.

- Organized in 2005
- 895 residents
- 359 single-family homes
- 4 duplex units
- 9.2 percent of single-family homes are absentee-owned
- 0 percent of duplexes are absentee-owned
- Mean home value of $177,390
- Mean year homes were built is 1967

Highland Plains (formerly a part of Santa Fe Woods)

The neighborhood boundaries are Nall to Lamar, 67th to 71st Streets.

- Organized in 2004
- 633 residents
- 297 single-family homes
- 14.1 percent of single-family homes are absentee-owned
- Mean home value of $169,718
- Mean year homes were built is 1951

Historic Overland Park

The neighborhood boundaries are, north of Santa Fe Drive from Antioch to 79th Street.

- Organized in 1994
- 1,025 residents
- 480 single-family homes
- 28 duplex units
- 28 multifamily units
- 20.4 percent of single-family homes are absentee-owned
- 85.7 percent of duplexes are absentee-owned
- Mean home value of $124,062
- Mean year homes were built is 1948

Library District

The neighborhood boundaries are Antioch to Farley, 87th Street to 91st Street. Formerly known as Good Neighbors, the groups reorganized in 2010.

- Originally organized in 2003
- 1,865 residents
- 488 single-family homes
- 313 multifamily units
- 11.1 percent of single-family homes are absentee-owned
- Mean home value of $153,322
- Mean year homes were built is 1961

Maple Crest Community

The neighborhood boundaries are Lamar and Metcalf, 71st Street to 75th Street. After a period of inactivity, the group is currently working towards full participation under the program.

- Organized in 1999
- 780 residents
- 346 single-family homes
- 14 duplex units

- 5 multifamily units
- 18.5 percent of single-family homes are absentee-owned
- 100 percent of duplexes are absentee-owned
- Mean home value of $123,884
- Mean year homes were built is 1952

The Milburn Neighborhood Group

The neighborhood boundaries are Lowell to Antioch, 71st Street to 75th Street; and Conser to Lowell, 74th Street to 75th Street. The group is named after the Milburn Country Club.

- Organized in 2004
- 648 residents
- 304 single-family homes
- 10.9 percent of single-family homes are absentee-owned
- Mean home value of $163,144
- Mean year homes were built is 1961

Moody Hills Neighborhood

The neighborhood boundaries are Switzer to Hayes, 91st Street to 95th Street. Neighbors from Moody Hills first met in 2003 to form a neighborhood organization. They organized a group bidding opportunity for residents to receive reduced prices on driveway replacement resulting in improved appearance and increased value of homes in the neighborhood. The group has had many informational meetings and social events. Leaders are currently active in the Executive Committee the group organizes social events and call neighborhood meetings as needed.

- Organized in 2003
- 1,544 residents
- 574 single-family homes
- 60 duplex units
- 8.5 percent of single-family homes are absentee-owned
- 46.7 percent of duplexes are absentee-owned
- Mean home value of $162,530
- Mean year homes were built is 1963

North Park

North Park includes the area from Metcalf to Lowell, Johnson Drive to 54th Street/54th Terrace. The North Park Neighborhood group meets regularly and has organized several large events including a 4th of July Picnic, an Awareness Walk in 2001, and a summer picnic lunch at the Overland Park Arboretum. An ongoing project for the group has been beautifying the neighborhood park, North Park, by planting a lilac garden. Since then, funds were donated by the Employers Reinsurance Corporation to install a watering system for the lilacs.

- Organized in 2000
- 1,035 residents
- 264 single-family homes
- 106 duplex units
- 136 multifamily units
- 9.8 percent of single-family homes are absentee-owned
- 38.7 percent of duplexes are absentee-owned
- Mean home value of $171,845
- Mean year homes were built is 1957

North Overland Park Hills

The neighborhood boundaries are Antioch Rd. to Metcalf Ave., 47th Street to Interstate 35. Members of North Overland Park Hills contributed to the design of Brown Park that was donated and dedicated in June of 1999.

- Organized in 1997
- 312 residents
- 96 single-family homes
- 20 duplex units
- 10 multifamily units
- 35.4 percent of single-family homes are absentee-owned
- 90 percent of duplexes are absentee-owned
- Mean home value of $105,009
- Mean year homes were built is 1942

Ranchview Gardens

The neighborhood boundaries are 95th to 99th Streets and Mission Road to Chadwick.

- Organized in 2006
- 1,002 residents
- 304 single-family homes
- 12 duplex units
- 9.5 percent of single-family homes are absentee-owned
- 100 percent of duplexes are absentee-owned
- Mean home value of $190,616
- Mean year homes were built: 1959

Santa Fe Hills Community

The neighborhood boundaries are Lowell Ave. to Antioch Rd., Santa Fe Dr. to 87th Street .

- Organized in 1994
- 650 residents
- 259 single-family homes
- 34 duplex units
- 54 multifamily units
- 15.8 percent of single-family homes are absentee-owned
- 70.6 percent of duplexes are absentee-owned
- Mean home value of $129,407
- Mean year homes were built is 1953

South Lake Community

Neighborhood boundaries are east of Santa Fe Dr., Metcalf to Lowell and 79th Street to 87th Street. Residents named the group after the South Lake Park located at 87th & Robinson. In 1999, South Lake partnered with The Gardeners and Santa Fe Hills to use a $5,000 grant from the KC 150 Legacy Fund to redevelop a community garden in South Lake Park, and had a park rededication ceremony in October 2002. After a period of meeting jointly for programs with Strang Line, the group is currently working toward full participation under the program.

- Organized in 1993
- 1,617 residents
- 371 single-family homes
- 48 duplex units
- 487 multifamily units
- 18.3 percent of single-family homes are absentee-owned
- 66.7 percent of duplexes are absentee-owned
- Mean home value of $141,233
- Mean year homes were built is 1942

Southmoor Gardens

The neighborhood boundaries are Metcalf to Lamar, 67th Street to 71st Street. This group has remained active in the community and holds an annul block party every summer with around 150 neighbors attending. Residents applied for and were awarded a grant to apply for several homes to be listed on the national historic register.

- Organized in 2001
- 705 residents
- 331 single-family homes
- 9.1 percent of single-family homes are absentee-owned
- Mean home value of $181,871
- Mean year homes were built is 1953

Strang Line

The neighborhood boundaries are Metcalf to Lowell, 75th to 79th Streets. Strang Line neighborhood, with its strong connection to Overland Park History, is named after William Strang's Inter-Urban Rail. Neighborhood residents were involved in providing input for the Downtown Master Plan to ensure improved pedestrian linkages between residential and commercial areas, and successfully petitioned for and received traffic calming circles installed throughout the neighborhood. The result has been a quieter, safer and more attractive neighborhood.

- Organized in 1997
- 1,551 residents
- 415 single-family homes
- 6 duplex units

- 321 multifamily units
- 20 percent of single-family homes are absentee-owned
- 50 percent of duplexes are absentee-owned
- Mean home value of $117,019
- Mean year homes were built is 1949

Sylvan Grove Neighborhood Organization

The neighborhood boundaries are Metcalf Ave. to Antioch Rd., 95th to 98th Street, and to 98th Terrace east of Foster. Sylvan Grove was named for the subdivision within their neighborhood.

- Organized in 2003
- 987 residents
- 425 single-family homes
- 26 duplex units
- 10.6 percent of single-family homes are absentee-owned
- 61.5 percent of duplexes are absentee-owned
- Mean home value of $166,144
- Mean year homes were built is 1965

Timberland Creek (formerly Area 18a)

The neighborhood boundaries are Antioch to Carter, 77th Street to 79th Street.

- Organized in 2010
- 1,411 residents
- 21 single-family homes
- 342 duplex units
- 337 multifamily units
- 0 percent of single-family homes are absentee-owned
- 79.8 percent of duplex units are absentee-owned
- Mean home value of $139,348
- Mean years homes were built is 1954

Tomahawk Ridge

The neighborhood boundaries are Metcalf to Lowell, 87th St. to 91st St. Within its boundaries are the Shawnee Mission Unitarian Church on 87th Street and a commercial shopping center at 91st and Metcalf.

- Organized in 2004
- 774 residents
- 344 single-family homes
- 6.7 percent of single-family homes are absentee-owned
- Mean home value of $154,493
- Mean year homes were built is 1960

Wellington West

The neighborhood boundaries are Switzer to 69 Highway, 91st Street to 95th Street.

- Organized in 2005
- 776 residents
- 296 single-family homes
- 28 duplex units
- 7.1 percent of single-family homes are absentee-owned
- 32.1 percent of duplexes are absentee-owned
- Mean home value of $158,933
- Mean year homes were built is 1965

Woodstock Park

The neighborhood boundaries are Switzer to Carter, 95th Street to 99th Street.

- Organized in 2007
- 831 residents
- 366 single-family homes
- 4.4 percent of single-family homes are absentee-owned
- Mean home value of $171,358
- Mean year homes were built is 1967

Young's Park Community

The neighborhood boundaries are Lowell to Antioch, 75th Street to 79th Street. The group is named after Young's Park located at 78th & Antioch.

- Organized in 1999
- 554 residents
- 224 single-family homes
- 38 duplex units
- 9.8 percent of single-family homes are absentee-owned
- 78.9 percent of duplexes are absentee-owned
- Mean home value of $136,504
- Mean year homes were built is 1950

Beyond Neighborhood Groups

Thriving neighborhood conservation groups are important, yet they are only one aspect of Overland Park's efforts to keep all areas of the city attractive and appealing. There is a comprehensive approach towards evaluating need and allocation of resources to support all areas of the city, including:

- Targeted Use of Existing Resources
- Neighborhood Indicator Data
- Collaborative Code and Law Enforcement
- Enhanced Neighborhood Strategies

Targeted Use of Existing Resources

Wise use of public resources demands city-wide coordination and cooperation. It is important to recognize how critical this approach has been to maximizing the quality of life in neighborhoods throughout Overland Park. Increasingly, resources are being identified and made available for use through efforts coordinated by Neighborhood Programs.

Over the years, the city has met resident need for special services by a variety of programs, including assistance with Federal pass-through funds or in collaboration with other jurisdictions. Among past programs:

Residential Street Program – 1980's to present
Large item pick-up – 1980's to present
Housing programs – 1990's
Neighborhood Conservation Program – 1990's to present
Neighborhood Code Enforcement Sweeps – 1990's to present
Help-A-Neighbor Program – 2000-2004
` Proactive Enforcement – 2005 to present

Neighborhood Indicators

Overland Park compiles neighborhood indicator information as a way for city leaders, staff, and citizens to better track changing conditions occurring at the local neighborhood level. This information is used to evaluate the effectiveness of programs or activities aimed at improving negative trends, and assist in identifying where additional attention or resources might be most effectively allocated. The data is published and updated frequently via an interactive mapping page on the Overland Park web site. Citizens may select a variety of indicators and areas to compare.

Overland Park's neighborhood indicators currently track five-year trends of:

- median appraised value of homes,
- absentee ownership of homes,
- property maintenance violations,
- part one crime (major crimes), and
- property crime

for each of our Neighborhood Conservation Program areas.

Community-Oriented Policing and Problem Solving (COPPS):

- Composed of police officers that are not assigned to patrol the city; supervised by a sergeant and captain
- Offers a variety of programs geared toward enhancing safety at home and at work in Overland Park
- Each officer works with the neighborhoods in their district and attends group meetings as requested
- Utilizes proactive problem solving methods to address specific community issues

- Administers the Crime-Free Multi-Housing Program for apartment buildings

Enhanced Neighborhood Strategies

The partnership of NCP and COPPS has proven effective in identifying and responding to neighborhood indicators of decline. Such a trend became evident in late 2009, in and around the towncode known as Area 18, roughly 75th to 79th Streets between Antioch and Grant. The neighborhood is characterized by multifamily and duplex housing, nearly 80 percent of which is absentee-owned. Code violations and Part I Crime (serious offenses) were increasing. Gunfire had been reported. NCP staff and COPPS officers responded together by meeting with focus groups representative of affected citizens. Separate meetings were held for landlords, tenants, owner-occupants, and community stakeholders.

While there had been improvement from short-term interventions of increased code and law enforcement in the past, it did not lead to long-term stability. It was clear a longer term strategy is necessary to break the cycle of neighborhood decline.

Pilot Plan

In October 2010, the Community Development Committee approved a pilot plan to address crime and other concerns identified through analysis of neighborhood indicators and feedback from residents and area stakeholders. Depending on outcomes in the pilot area, strategies may be applied in the future throughout the city, at the direction of the Community Development Committee.

The plan designated specific areas as the focus of a GREAT neighborhoods strategy:

- **G**oal driven actions,
- **R**einvestment (Public and Private),
- **E**nforcement (Codes and Laws),
- **A**ctivations (Leadership and Residents),
- **T**argeted (Resources and Support)

Interventions, projects, and programs are prioritized by importance and urgency to stakeholders. The initial pilot strategies focused on what has become known as the Timberland Creek area, a portion of Towncode 18, formerly 18a.

Pilot Plan Phases

I. Engage the neighborhood and stop decline
II. Reverse the decline and stabilize the neighborhood

Each phase has three basic objectives:

- Facilitate communications
- Provide education
- Take action

Phase I. (nearing completion, Timberland Creek)

- Build Sustainability (empower and enable)
- Educate and Inform owners and residents
- Clarify Requirements and Establish Expectations
- Start immediate interventions
- Code Enforcement
- Crime Prevention
- Evaluate and document impact
- Benchmark

Phase II. (pending evaluation, Phase I, Timberland Creek)

- Return Stability
    - Complete short term projects to restore stability and re-engage residents
- Evaluate and Document Impact
    - Re-evaluate conditions to measure success

Kessler Park

Phase I plans identified city-owned vacant lots in Timberland Creek to be a potential site for a park. As residents began organizing, they discussed a priority neighborhood need to reduce the safety hazards of unsupervised children playing in the

street. At that point, planning became an enthusiastic collaborative venture. There was no capital improvement budget to address this important need, yet staffs from several city departments were able to identify and coordinate resources to appropriately direct relatively small amounts of available resources to improve the new park, enhancing both the safety and livability of the neighborhood:

City-owned vacant lots
Parks and Public Works staff technical support
Special Alcohol Fund
CDBG funds for neighborhood projects
Parks construction/maintenance funds
Park staff labor
Some vendor-donated equipment

Summary

Preserving aging homes and maintaining adequate infrastructure in all neighborhoods city-wide are essential to the vitality and diversity of the entire city.

Neighborhood organizations have brought significant enhancements to the quality of life in Overland Park. Neighborhood appearance has improved with clean-up programs, planting projects, park improvements, street improvements, and property improvements. Neighborhood leaders have increased awareness of the neighborhoods by establishing effective relationships with city staff and officials; publicizing events in the media; and creating identifiable neighborhood names and markers. Lives have been enhanced with opportunities to get to know neighbors; more information about city activities and programs, crime prevention, safety and security; and having an organization to turn to in times of need.

Preserving existing neighborhoods is a more effective, efficient, and logical approach than delaying action until severe decline is apparent. Having residents work to sustain the quality of life in their neighborhood is not only a first step, but the most critical. Local residents have first-hand knowledge of the trends in their neighborhood. By taking steps to address issues and concerns, the residents develop a sense of pride, hold ownership in their neighborhood, and understand their role in maintaining property values. Strengthening the link between neighborhood residents and city government

can only bring about cooperation and positive change. By targeting existing resources to meet identified needs and priorities, the city of Overland Park continues to support its neighborhoods through the Neighborhood Conservation Program, COPPS, and Enhanced Neighborhood Strategies. This ensures that all residents have a means of communicating with the city and working to improve their neighborhood and that resources are applied in the most effective manner possible.

Table NE-2
Neighborhood Statistics

Figures are as of July 1, 2011

	1 North OP Hills	3 Cunningham Heights	5 North Park	6 Crestview Neighborhood	7 Arrowhead Trails	11 Southmoor Gardens	12 Highland Plains	13 Milburn	14a
Population	312	1,228	1,035	1,193	1,469	705	633	648	379
Residential Units *(does not include nursing homes or group homes)*									
Single Family	96	282	264	104	533	331	297	304	178
Duplex	20	34	106	56	107	0	0	0	0
Multifamily	10	287	136	437	9	0	0	0	0
Total # of Units	126	603	506	597	649	331	297	304	178
Residence Status *(# of Units)*									
SINGLE-FAMILY Owner Occupied	62	249	238	91	440	301	255	271	147
SINGLE-FAMILY Absentee Owned	34	33	26	13	93	30	42	33	31
% SINGLE-FAMILY Absentee Owned	35.4%	11.7%	9.8%	12.5%	17.4%	9.1%	14.1%	10.9%	17.4%
DUPLEX Owner Occupied	2	0	65	16	16	0	0	0	0
DUPLEX Absentee Owned	18	34	41	40	91	0	0	0	0
% DUPLEX Absentee Owned	90.0%	100.0%	38.7%	71.4%	85.0%	n/a	n/a	n/a	n/a
Single-Family Home Values *(# of Units)*									
Less than $75,000	12	1	0	0	4	0	1	0	1
$75,000 - $100,000	28	8	2	4	43	4	19	3	18
$100,001 - $125,000	36	50	23	50	211	38	85	45	64
$125,001 - $150,000	17	120	81	26	179	83	73	67	75
$150,001 - $175,000	3	71	77	20	67	62	40	64	18
$175,001 - $200,000	0	18	31	3	18	52	18	92	2
$200,001 - $225,000	0	2	15	1	9	38	12	28	0
$225,001 - $250,000	0	6	12	0	2	19	8	2	0
$250,001 - $275,000	0	3	10	0	0	11	5	0	0
$275,001 - $300,000	0	1	4	0	0	7	7	1	0
Greater than $300,000	0	2	9	0	0	17	29	2	0
Mean Value	$105,009	$147,463	$171,845	$133,009	$129,785	$181,871	$169,718	$163,144	$126,690
Single-Family Mean Age of Structure	1942	1956	1957	1948	1950	1953	1951	1961	1955
1999 Median Household Income *(by Census Tract - Census)*	$48,243	$40,583	$40,583	$40,583	$49,512	$53,536	$53,536	$43,083	$43,083
2009 Median Household Income (by Census Tract - MARC)	$58,988	$42,458	$42,458	$42,458	$51,333	$62,850	$62,850	$44,955	$44,955

Table NE-2
Neighborhood Statistics

Figures are as of July 1, 2011

	15	16	18	18a	19	20	21	23	24
	Maple Crest Community		Antioch75	Timberland Creek	Young's Park	Strang Line	Friends & Neighbors	Grantioch	Historic OP
Population	780	520	392	1,411	554	1,551	921	1,322	1,025
Residential Units *(does not include nursing homes or group homes)*									
Single Family	346	244	144	21	224	415	237	377	480
Duplex	14	0	26	342	38	6	0	84	28
Multifamily	5	0	3	337	0	321	102	139	28
Total # of Units	365	244	173	700	262	742	339	600	536
Residence Status *(# of Units)*									
SINGLE-FAMILY Owner Occupied	282	200	130	21	202	332	191	329	382
SINGLE-FAMILY Absentee Owned	64	44	14	0	22	83	46	48	98
% SINGLE-FAMILY Absentee Owned	18.5%	18.0%	9.7%	0.0%	9.8%	20.0%	19.4%	12.7%	20.4%
DUPLEX Owner Occupied	0	0	5	69	8	3	0	28	4
DUPLEX Absentee Owned	14	0	21	273	30	3	0	56	24
% DUPLEX Absentee Owned	100.0%	n/a	80.8%	79.8%	78.9%	50.0%	n/a	66.7%	85.7%
Single-Family Home Values *(# of Units)*									
Less than $75,000	4	1	0	0	2	4	1	1	8
$75,000 - $100,000	31	30	5	1	10	36	9	7	63
$100,001 - $125,000	165	109	16	6	57	271	105	72	211
$125,001 - $150,000	114	91	56	8	119	91	96	130	128
$150,001 - $175,000	25	13	29	4	30	12	22	130	52
$175,001 - $200,000	4	0	12	2	2	1	3	34	11
$200,001 - $225,000	0	0	21	0	2	0	1	2	4
$225,001 - $250,000	1	0	3	0	0	0	0	2	1
$250,001 - $275,000	1	0	2	0	1	0	0	0	2
$275,001 - $300,000	0	0	0	0	0	0	0	0	0
Greater than $300,000	1	0	0	0	1	0	0	0	0
Mean Value	$123,884	$121,303	$156,171	$139,348	$136,504	$117,019	$127,733	$145,479	$124,062
Single-Family Mean Age of Structure	1952	1952	1965	1954	1950	1949	1953	1960	1948
1999 Median Household Income *(by Census Tract - Census)*	$53,536	$53,536	$46,671	$46,671	$43,083	$43,083	$48,669	$46,671	$38,980
2009 Median Household Income (by Census Tract - MARC)	$62,850	$62,850	$52,462	$52,462	$44,955	$44,955	$52,004	$52,462	$43,411

Table NE-2
Neighborhood Statistics

Figures are as of July 1, 2011

	25 South Lake Community	28 Elmhurst Community	29 Santa Fe Hills	31 Broadmoor Neighbors	32 Beverly Estates	36 Library District	37 Glenwood Estates	38 Tomahawk Ridge	42A Wellington West
Population	1,617	916	650	850	941	1,865	1,078	774	776
Residential Units *(does not include nursing homes or group homes)*									
Single Family	371	181	259	332	409	488	479	344	296
Duplex	48	222	34	34	0	0	0	0	28
Multifamily	487	0	54	18	0	313	0	0	0
Total # of Units	906	403	347	384	409	801	479	344	324
Residence Status *(# of Units)*									
SINGLE-FAMILY Owner Occupied	303	111	218	288	378	434	426	321	275
SINGLE-FAMILY Absentee Owned	68	70	41	44	31	54	53	23	21
% SINGLE-FAMILY Absentee Owned	18.3%	38.7%	15.8%	13.3%	7.6%	11.1%	11.1%	6.7%	7.1%
DUPLEX Owner Occupied	16	31	10	10	0	0	0	0	19
DUPLEX Absentee Owned	32	191	24	24	0	0	0	0	9
% DUPLEX Absentee Owned	66.7%	86.0%	70.6%	70.6%	n/a	n/a	n/a	n/a	32.1%
Single-Family Home Values *(# of Units)*									
Less than $75,000	2	16	1	1	0	1	0	0	0
$75,000 - $100,000	28	38	8	8	0	1	5	0	1
$100,001 - $125,000	85	47	95	51	0	24	53	8	4
$125,001 - $150,000	138	48	132	122	10	176	163	142	57
$150,001 - $175,000	75	30	21	86	92	241	136	155	204
$175,001 - $200,000	25	1	1	46	145	39	109	36	30
$200,001 - $225,000	9	1	0	15	74	6	12	3	0
$225,001 - $250,000	3	0	1	2	46	0	1	0	0
$250,001 - $275,000	3	0	0	1	17	0	0	0	0
$275,001 - $300,000	2	0	0	0	6	0	0	0	0
Greater than $300,000	1	0	0	0	19	0	0	0	0
Mean Value	$141,233	$117,092	$129,407	$149,469	$207,731	$153,322	$155,429	$154,493	$158,933
Single-Family Mean Age of Structure	1942	1956	1953	1955	1960	1961	1961	1960	1965
1999 Median Household Income *(by Census Tract - Census)*	$38,980	$43,602	$38,980	$50,654	$50,654	$58,625	$47,250	$47,250	$50,346
2009 Median Household Income (by Census Tract - MARC)	$43,411	$45,089	$43,411	$54,449	$54,449	$60,103	$49,427	$49,427	$52,528

Table NE-2
Neighborhood Statistics

Figures are as of July 1, 2011

	43 Moody Hills Neighborhood	44 Heritage Hills	45 Cherokee Hills	51 Woodstock Park	54 Sylvan Grove	59 Ranchview Gardens	62 Hanover Neighborhood	68	Average	Total
Population	1,544	895	1,092	831	987	1,002	1,035	1,082	**972**	**34,013**
Residential Units *(does not include nursing homes or group homes)*										
Single Family	574	359	476	366	425	304	455	449	**327**	**11,444**
Duplex	60	4	12	0	26	12	0	0	**38**	**1,341**
Multifamily	0	0	0	0	0	0	0	0	**77**	**2,686**
Total # of Units	634	363	488	366	451	316	455	449	**442**	**15,471**
Residence Status *(# of Units)*										
SINGLE-FAMILY Owner Occupied	525	326	426	350	380	275	428	432	**286**	**10,019**
SINGLE-FAMILY Absentee Owned	49	33	50	16	45	29	27	17	**41**	**1,425**
% SINGLE-FAMILY Absentee Owned	8.5%	9.2%	10.5%	4.4%	10.6%	9.5%	5.9%	3.8%	**12.5%**	**12.5%**
DUPLEX Owner Occupied	32	4	0	0	10	0	0	0	**10**	**348**
DUPLEX Absentee Owned	28	0	12	0	16	12	0	0	**28**	**993**
% DUPLEX Absentee Owned	46.7%	0.0%	100.0%	n/a	61.5%	100.0%	n/a	n/a	**74.0%**	**74.0%**
Single-Family Home Values *(# of Units)*										
Less than $75,000	0	0	0	0	0	0	0	1	**2**	**62**
$75,000 - $100,000	1	0	2	0	0	0	0	0	**12**	**413**
$100,001 - $125,000	8	1	26	1	3	2	2	1	**58**	**2,025**
$125,001 - $150,000	80	55	199	10	43	20	3	4	**84**	**2,956**
$150,001 - $175,000	385	107	225	231	287	86	75	17	**91**	**3,192**
$175,001 - $200,000	89	129	23	121	89	120	293	126	**49**	**1,725**
$200,001 - $225,000	11	56	1	3	2	33	76	81	**15**	**518**
$225,001 - $250,000	0	11	0	0	0	26	6	46	**6**	**198**
$250,001 - $275,000	0	0	0	0	1	6	0	26	**3**	**89**
$275,001 - $300,000	0	0	0	0	0	6	0	46	**2**	**80**
Greater than $300,000	0	0	0	0	0	5	0	101	**5**	**187**
Mean Value	$162,530	$177,390	$150,520	$171,358	$166,144	$190,616	$186,681	$245,630	**$162,633**	**n/a**
Single-Family Mean Age of Structure	1963	1967	1960	1967	1965	1959	1972	1960	**1958**	**n/a**
1999 Median Household Income *(by Census Tract - Census)*	$58,625	$58,625	$47,250	$57,500	$51,936	$77,841	$57,500	$71,250	**n/a**	**n/a**
2009 Median Household Income (by Census Tract - MARC)	$60,103	$60,103	$49,427	$58,061	$56,782	$83,832	$58,061	$72,867	**n/a**	**n/a**