Worksheet 1: Identify Community Members

1. What is the address of the property or properties that are the focus of this engagement activity?

1. The Complex is a 400,000 sq. foot former manufacturing facility located in the east end of downtown along the shores of the river.
2. The surrounding neighborhood – the 3rd Ward - is also part of this redevelopment project [respondent listed specific streets].

2. What is the impacted area? Describe the area surrounding the property or properties that will be impacted by the potential reuse or could impact the reuse of the property. Identify streets or physical features that define the extent of the area. This may be easiest to do by drawing the boundaries of the community on a map. Consider:

- Do the area’s boundaries change if you consider different impacts?
- Has any other organization or local government defined an impact area? How does yours compare?

The area surrounding the properties are homes and apartments in the low income section of the 3rd Ward of the city. Many homes are older and in much needed repair or need to be torn down. The area to be reused has no neighborhood park within walking distance. There are many single mothers in the area without reliable transportation. Many residents are in poor health and a safe walking area would be great asset for the east side residents. The river is within walking distance of all the streets mentioned above and a neighborhood park is one of the desires of the residents. Some of the streets mentioned would be partially eliminated for the construction of a park.

The City has begun to tear down abandoned homes. Area church groups are coming in on a weekly basis to help clean up the areas impacted in the 3rd Ward. The County Health Dept. is a vital part of helping to secure grants and places to meet as well as getting residents to become involved in the whole process.
3. Who currently uses the site or is affected by the site? Who could be affected by reuse of the site? Who else should participate or have representation in this engagement effort?

You may list individuals or groups without knowing their names. For instance, “the property owner.” You can also list groups who may be impacted by the site but who are not organized, for instance, “children with asthma” or “people who shop at the convenience store.”

The Boys and Girls Club is in the affected area and they will continue to be a critical partner for projects focused on youth in the 3rd Ward.

There are two businesses in the area and when they expand they could employ others from the area.

The CAPS groups is currently working to get a neighborhood Memorial Park in the area as well as a re-established Neighborhood Watch Group, better street lights, street repair, repaired or to tear down abandoned properties and create green spaces and neighborhood gardens during summer months. As mentioned before safe walking areas in and around a park, basketball courts, baseball diamonds for little kids, park benches for the elderly and disabled to set on in the park. Church groups are working with residents to help clean up run-down homes, paint, pick up debris, get rid of abandoned cars and trash.

CAPS is a resident led group working on getting more resident to get involved in the community. It is a resident driven group, and it broadly represents the diverse interests of the neighborhood. It is a viable group and it continues to gain and maintain interest in the East Side community. Efforts are underway to fund-drive at the local grocery store and host several block parties this summer to showcase what the group is all about. CAPS will soon be going door to door to get signatures to find out from residents how much they would be willing to get involved with establishing the Memorial Park. After a survey was completed last year the residents decided on three main focus areas:


2. Neighborhood Infrastructure: Improved sidewalks, streets, street lights and landscaping.

3. Community Activities: greater access to recreational/community activities for youth and people of all ages(for example, playgrounds, sports, arts/crafts, music, dance and fitness.
**Worksheet 2: Develop a Plan**

**Part I.** Gather the following information for each of the individuals or organizations identified on Worksheet 1:

1. Name
2. Organization (if applicable)
3. Phone
4. E-mail
5. Why might they be interested?
6. Who will contact?
7. Does the person or organization want to participate? How much?

**Part II.** Work with the partners you’ve enlisted to answer the following questions about leadership and communication.

1. Will an individual, organization (e.g., neighborhood organization, existing community organization, and coalition), steering committee, or other group oversee the effort? Describe how oversight and management of the engagement effort will be conducted.

   The CAPS group is the main group that is in charge of the 3rd Ward resident led group. CAPS is responsible for finding the meeting place, setting the time, getting agenda together for the meeting, reminding members and the comm. about the monthly meeting. Getting the information out to the comm. on the progress of different projects taking place.

2. Will there be a leader or spokesperson? If so, who?

   Two women [respondent names them] facilitate the CAPS group discussions. But all residents or those in attendance can contribute during the meetings.

3. What is the process for making decisions?

   All have a voice during the meetings but the decision to go ahead on any project is left up to the CAPS core group and taking into consideration the concerns of the residents.
4. How will other partners learn what’s happening?

All partners are given an agenda during our monthly meetings and emails are utilized as well. No monthly reports are being set out at this time.

5. How will organizers receive feedback from members? What will they do with the feedback?

All are encouraged to either call, email, text or attend a monthly meeting with any ideas or concerns. The core group will discuss the concern or concerns and get back to the group or person.

6. How will you communicate with other community members who are not partners?

If other groups want information what is taking place with the CAPS group they can call any member who is in regular attendance or they can request updates or the progress of the projects.
Worksheet 3: Identify Needs and Priorities

Part I. For all sites

1. What are the neighborhood’s most important assets or resources? Locate these assets on a map if appropriate. Are there any relationships between these assets and the site?

The 3\textsuperscript{rd} Ward’s most important assets are the people who are willing to work to improve their neighborhood. The Ward has many skilled laborers who are out of work but are willing to work. It has many laid off workers with building skills and experience in the building trade.

The 3\textsuperscript{rd} Ward has empty properties that could be used for different small business enterprises. Such as neighborhood food stores, clothing shops, exercise rooms, beauty supply stores and daycare schools.

Those businesses could help support the use of a neighborhood park in the 3\textsuperscript{rd} ward. Those stores would help promote a sense of pride in the Ward once again. They would regenerate jobs for young people and part-time jobs for mothers would need extra cash and help supplement their incomes.

The relationship between these assets and the Complex site in the 3\textsuperscript{rd} ward is it will improve the quality of life by providing much-needed jobs and improve the overall appearance of the neighborhood. When people see things improving in the comm. it causes them to want to keep it clean and healthy.

2. What are the neighborhood’s biggest problems? Are there any relationships between the site and these problems? Explain.

The neighborhood’s biggest problem is unemployment, low income, many single female head of households, health issues. Poor street lighting and roads, run-down homes and poor property maintenance by absent landlords. As people are out of work they tend not to spend money on things like eating out, buying new clothes, purchases gym memberships to get in shape or stay in shape. People are afraid to come out at night to events due to poor street lighting. Many single females have no one to give them a break from child care to attend school or keep and hold a job. Therefore they remain at poverty level and remain on welfare. No new companies are willing to invest in an area where they cannot find qualified workers with the right skill set.
Part II. For sites where no reuse is currently planned

3. What would help the community make their important assets more valuable?

The 3rd ward has reuse plan currently in place

4. What would help the community solve the problems identified in question 2?

5. How could the site be used to help the community solve problems or increase the value of assets? Rank these responses based on their ability to meet important needs.
6. Are there reuse ideas the community supports?

Part III. For sites where a reuse is already planned

7. How could the proposed reuse support existing community assets? Are there specific designs, actions, or choices that would better support community assets?

The proposed reuse could support the Boys and Girls Club with youth programs. A local church Co-op. is comprised of 26 area churches whose mission is to provide emergency food and shelter to the needy and to empower the community they serve with Food Pantry, transitional housing, job skills etc.

A newly created men’s group is taking place at a 3rd ward church, which is teaching ex-felons how to be better fathers and how to play a role in their children’s lives. Some of those ex-felons could be employed in the redeveloped Complex in the many proposed businesses such as the restaurants and marketplace. Many of the men and women have untapped skill sets just waiting to be uncovered for the neighborhoods use.

The Park District is currently working with CAPS on plans to address the “parks desert” in the 3rd ward and will continue to be a critical partner for the proposed park and other recreation projects. Family picnics can take place in the neighborhood park instead of families having to travel across town. Money would be spent in neighborhood shops instead of all the large retail chains.

8. How might the proposed reuse harm existing community assets? Are there specific designs, actions, or choices that could harm community assets?
No proposed reuse would harm any existing comm. asset. It would only improve on what is already good in the community and cause others to see the potential for re-investment. At the present time the 3rd ward does not have an existing grocery store within walking distance. Most are at least 3-5 miles or more away. A grocery store in the Complex or near the downtown would be a great service.

9. How might the proposed reuse solve or address community problems? Are there specific designs, actions, or choices that would help solve community problems?

The reuse of the land near or in the 3rd ward would resolve the lack of a grocery store, a park for family use, better safety for young children to have healthy outside activities, cleaner looking yards, more green space, more spaces to have comm. gardens. Better streetlights would improve the overall health of those who fear for their safety on streets where lights are not in place. Reuse of the land would make for sustainable improvements to the health in the 3rd ward, both related to environmental factors like cleaning up the brownfields and other challenges and other health concerns.

10. How might the proposed reuse make community problems worse? Are there specific designs, actions, or choices that could make problems worse?

We don’t see how any improvements would cause problems or make it worse. It would only be a problem if nothing was done.
Worksheet 4: Identify Specific Property and Ownership Issues

<table>
<thead>
<tr>
<th>1. Is the site composed of more than one parcel?</th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
<td>393 parcels were evaluated and 39 were identified for potential contamination.</td>
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<tr>
<th>2. Who owns the parcel(s)?</th>
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<tr>
<td>The city owns the Complex and other property is privately owned.</td>
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<tr>
<th>3. Has a reuse been identified, whether in a local plan or by the owners?</th>
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<tbody>
<tr>
<td>A reuse has been identified by the City in a local plan.</td>
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<thead>
<tr>
<th>4. Does reuse require the sale of the parcel(s)?</th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
<td>Only those privately owned parcels will need to be purchased. Many are abandoned and will be acquired by the City for reuse.</td>
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<th>5. Are there tax liens or other barriers to reusing the parcel(s)?</th>
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<tr>
<td>The City is working on tax lien concerns.</td>
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<th>6. Are there any restrictions on use of the parcel(s) designed to limit exposure to hazardous materials? (These are known as “institutional controls.”)</th>
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<tbody>
<tr>
<td>The City has applied for grants to clean up the sites. No park will be constructed on a site where there has been hazardous material. The proposed park will not be housed on the property of the Complex.</td>
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</table>
7. Are the parcels zoned? If so, what does current zoning allow?

Not sure about this.

8. What are the site conditions? How is the site affecting the surrounding neighborhood?

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Safety:</td>
<td>The Complex is in the ongoing clean up situation. The 3rd Ward resident area is not affected by the waste in the Complex.</td>
</tr>
<tr>
<td>Security:</td>
<td>Barriers have been placed up and around the Complex to keep cars and pedestrian out of the area.</td>
</tr>
<tr>
<td>Aesthetics:</td>
<td>When the 3rd ward area is complete it will only add to the beauty of the area. A riverfront park will attract people to stop as they travel on into downtown or those working in the area will use the park for lunch breaks</td>
</tr>
<tr>
<td>Health and Environmental:</td>
<td>Steps are being taken to insure the safety of the residents while all projects are taking place. This finished project will only enhance the neighborhood and cause life and hope to enter the community again.</td>
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<tr>
<td>Nuisance:</td>
<td>None</td>
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