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- a 11% decline in population between 1990 - 2000
- a 6% decline in housing units between 1990 - 2000
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**AS CO. PLAN. COMM.**

**CENSUS OF POPULATION AND HOUSING, 1990**

PL 94-171 COUNTS

The population counts set forth herein are subject to possible correction for undercount or overcount. The United States Department of Commerce is considering whether to correct these counts and will publish corrected counts, if any, not later than July 15, 1991.

1990 Data
P1. TOTAL POPULATION [1] - Universe: Total population

Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data

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U.S. Census Bureau <BR>Census 2000<BR>
Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data

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U.S. Census Bureau <BR>Census 2000<BR>
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**Total Population**

**Housing Units**

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**County:** Lucas County, Ohio
### NIP Renascence 2000 Demographics

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<td>Total Employment</td>
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- % walk to work
- % carpool to work
- % use public transit
- % use own transport
- % use other transport
- Average driving time to work (one way)

*of Central Avenue and Detroit Avenue*
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<th>AREA NAME</th>
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<th>Male</th>
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<th>Female</th>
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<td>903</td>
<td>53.0%</td>
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Totals: 21,369 10,366 N/A 11,003 N/A 7,693 N/A

Averages: 971 471 48.5% 500 51.5% 350 36.0% 13,676 N/A 64.0%
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<th>Own %</th>
<th>Rent Home</th>
<th>Rent %</th>
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<p>| Totals:         | 8,181      | N/A                    | 4,358    | 4,138    | N/A   | 4,043     | N/A    | N/A       |
| Averages:       | 372        | 2.65                   | 198      | 188      | 51.8% | 184       | 48.2%  | 31.9       |</p>
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<td>31</td>
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**Totals:**

| 3,428 | N/A | 3,567 | N/A | 3,100 | N/A | 3,289 | N/A | 3,096 | N/A | 2,111 | N/A | 1,293 | N/A | 930 | N/A | 555 | N/A | 0 |

**Averages:**

| 156 | 15.9% | 162 | 16.5% | 141 | 14.6% | 150 | 15.3% | 141 | 14.6% | 96 | 9.9% | 59 | 6.2% | 42 | 4.4% | 25 | 2.6% |
### NIP Renascence 2000 Demographics

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<th>Within a 1 mile radius</th>
<th>Toledo MSA %</th>
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<td>Age 70 to 79</td>
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<td>Age 80+</td>
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<td>3,576 56%</td>
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<tr>
<td>Non-White Population</td>
<td>10,353 59.0%</td>
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% walk to work  
% carpool to work  
% use public transit  
% use own transport  
% use other transport  
Average driving time to work (one way)

*of Central Avenue and Detroit Avenue*
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<th>Female:</th>
<th>White alone</th>
<th>Other</th>
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**Totals:**

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<th>8,946</th>
<th>7,115</th>
<th>10,353</th>
<th>6,440</th>
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**Averages:**

<p>| 1,028 | 501 | 526 | 419 | 609 | 379 | 2.74 |</p>
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<th>Rent %</th>
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<th>Ages:</th>
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Renascence Planning Area

Focus Area

map prepared by the Urban Affairs Center, August 2001
Renascence Planning Area
Old West End Renascence

Map prepared by the Urban Affairs Center, February 2002
Data Source: 2000 Census
Old West End Renascence

map prepared by the Urban Affairs Center, February 2002
Renascence Planning Area
SUMMARY OF ACTIVITIES FOR THE LAST TWO WEEKS:

A.) The last two weeks I have been continuing to recruit members for the Organizing Committee. Representatives are now set up for all the areas except the southwest quadrant of the intersection. I have also been reviewing materials on how the Organizational Committee should be set up and broken into committees, but have not totally formulated the set-up.

B.) Hiring of an additional Economic Development Specialist staff person recruitment and interviewing underway. An offer has been made to one person, but the decision will not be made until next week (less pay than current position).

C.) Spoke at the 310B BlockWatch meeting, which serves the Northwest and northeast quadrants of the Plan area. The meeting was the first to be held after the shooting in the playground was is inside the plan area. Neighbors were pleased with the new houses being built in the area but wanted the playground closed and houses built in its place. This is based on the problem police have in stopping the drug sales at the park. It is somewhat hidden in the residential area and lookouts alert the dealers before police cars can approach the area. I also discussed the Renascence Plan that we are working on and discussed how it might assist the community in determining a more appropriate location for the playground and creating one that is specifically for small children. I was asked to approach the city’s Parks and Recreation Department to see what was needed to close the park. Several people at the meeting volunteered to be on the Organizing Committee.

D.) After contacting Park’s Director, who misunderstood what park I was calling about, and involved the Mayor. The neighbor’s concerns were discussed with the Mayor who was sympathetic but reluctant to take steps to close the park. Additional police patrols through the area were promised
and a representative from the Park's Department was added to the Organizing Committee.

E. ) Two churches in the Old West End and the City of Toledo Board of Community Relations sponsored a Diversity Training seminar in the wake of the controversy that occurred over the potential of renaming Collingwood Blvd. to Dr. Martin Luther King Jr. Blvd. While I did not attend about 35 neighborhood residents were present and from the meeting decided they would like to continue meeting and perhaps work on a project such as a place/park where people could meet and talk and children could interact. I was contacted to be on the committee as several were aware of the planning process that is currently being proposed for the Renascence Area. The group appears to be concentrating primarily on a park near Glenwood School (included in Renascence Plan area). Their next meeting is scheduled for June 4, 2001. A representative from that group has volunteered to be part of the Organizing Committee.

F.) Another shooting, this time fatally, took place in the southwest quadrant of the Renascence Area. The Mayor held a media conference and invited a variety of BlockWatch and community groups to participate. The police announced increased curfew patrols for young people and additional neighborhood patrols in the area. NIP is currently also building houses in this area. We are anticipating a very long summer.

G.) Plan being developed to recruit one to two Americorps Vista volunteers. One will be hired for housing and one for economic development activities.

H.) District City Council representative wants to solicit neighborhood homeowner’s names on petition to increased alley lighting in the Renascence Ottawa Area Residence (ROAR) area as a pilot project. (Election year)

I.) Continuing to build ROAR Houses in the Renascence area. Fifteen are set in the northwest quadrant with two tenants having moved in and six houses, so far, set in the southwest quadrant.

**ASSESSMENT OF HOW THE ACTIVITIES RELATE TO THE WORKPLAN:**

A.) Recruiting Organizational Committee for charrette

B.) Economic Development Specialist will be assisting with planning process and implementation of project.

C.) Started telling neighborhood about the planning process to get their ideas and input as well as volunteers for the Organizing Committee.
D.) Obtained Park’s Department representation on committee and alerted Mayor to the upcoming planning process and that NIP was working with residents in the area.

E.) Interested people are coming forward to participate in the project plan and will be key to implementing the parka and recreation part of the project

F.) Increased public attention on the area can also help bring additional city services and crime sweeps through the neighborhood.

G.) Americorps Vista volunteers can assist with organizing residents, publicizing events and implementing programs.

H.) Increased attention to the community and additional city services.

I.) Reuse of blighted land and increased residential activity in the community.

AREAS IN WHICH YOU ARE ENCOUNTERING PROBLEMS:

Two shootings in the area are raising concerns about the safety of families that are living there. This will affect NIP’s ability to lease the new houses in the area. There is no BlockWatch in the southwest quadrant of the area and it will be important to start one if residents are interested.

Struggling to put the format of the Organizational Committee together and how they will relate to the larger project.

Finding time amongst problems and projects (and homework) to devote to organizing the project and making sure that the committee is balanced in its representation.

ARTICLES READ OR USEFUL SITES ON THE INTERNET:

BOOKS:


PERIODICALS:


ONLINE:

Transit Oriented Design: Lessons Learned, TOD Advocate http://www.members.home.net/todadvocate/todlessons.htm


Mobility Partner: Transit-Oriented Communities http://ntl.bts.gov/DOCS/TOC.html


Cooling Our Cities http://www.eren.doe.gov/cities_counties/coolcit.html

What is the Fruitvale Transit Village?

Transit Station Communities: Transit Oriented Development in the Central Puget Sound Region
http://www.todcommunities.org/basics.htm


SPECIAL HELP OR SUPPORT NEEDED FROM ADVISOR:

Nothing in particular at this time.
RENASCENCE AREA
PROJECT ACTIVITY REPORT

SUMMARY OF ACTIVITIES FOR THE LAST TWO WEEKS:

A.) Held second meeting of the Organizing Committee for the Renascence Area design charrette.

B.) Attended meeting of area residents that grew out of a local diversity training group. This group has decided to take on the task of providing a playground at Glenwood Elementary School, which is included in the Renascence target area.

C.) Continuing to build ROAR Houses in the Renascence area. Fifteen are set in the northwest quadrant with three tenants having moved in and eight houses, so far, set in the southwest quadrant.

ASSESSMENT OF HOW THE ACTIVITIES RELATE TO THE WORKPLAN:

A.) Recruiting Organizational Committee for charrette is continuing.

B.) There is currently no safe play area in the neighborhood that is safe for children under the age of ten. Also this playground will have the most recent innovations in play activities for children. The committee envisions this area as being a place where children of all races can meet and play together.

C.) Increased public attention on the area can also help bring additional city services and crime sweeps through the neighborhood. Increased attention to the community and additional city services through a reuse of blighted land and increased residential activity in the community.

AREAS IN WHICH YOU ARE ENCOUNTERING PROBLEMS:
There was only one new person at the meeting and so the Organizing Committee is not large enough to take on the tasks. I will be spending more time talking to residents and business people to encourage their participation.

Most of those attending are retired and reticent to come forward with ideas or to take on responsibilities.

They did become more animated when the idea of a transit station was brought up. They began to generate ideas on what the potential of that could be for the neighborhood and the jobs that could be generated.

Attendees were also very interested in making sure that children assist in the planning process and that they see African-American professionals assisting in the process, particularly architects, engineers and planners.

Still struggling to put the format of the Organizational Committee together and how they will relate to the larger project, but since teams were discussed and broken into recognizable and doable activities they seemed more comfortable..

Finding time amongst problems and projects (and homework) to devote to organizing the project and making sure that the committee is balanced in its representation. STILL!

ARTICLES READ OR USEFUL SITES ON THE INTERNET:

BOOKS:
Not much read in the last couple weeks that was new information.

PERIODICALS:

ONLINE:
Million Solar Roofs
http://www.eren.doe.gov/millionroofs/

SPECIAL HELP OR SUPPORT NEEDED FROM ADVISOR:

Nothing in particular at this time.
Kathleen Kovacs  
Project in CED  
2002B  
Date: June 21, 2001

RENASCENCE AREA  
PROJECT ACTIVITY REPORT

SUMMARY OF ACTIVITIES FOR THE LAST TWO WEEKS:

A.) Held third meeting of the Organizing Committee for the Renascence Area design charrette.

B.) Attended speaking engagement of Myron Orfield, author of Finding Common Ground. Discussion on the need for regional cooperation for future land use-planning activities.

C.) Continuing to build ROAR Houses in the Renascence area. Fifteen are set in the northwest quadrant with four tenants having moved in and ten houses, so far, set in the southwest quadrant.

D.) Met with Pastor Isaiah of New Hope Missionary Church.

ASSESSMENT OF HOW THE ACTIVITIES RELATE TO THE WORKPLAN:

A.) Recruiting Organizational Committee for charrette is continuing.

B.) Interesting overview on how a variety of interests can and should work together on land use and transportation planning issues.

C.) Increased public attention on the area can also help bring additional city services and crime sweeps through the neighborhood. Increased attention to the community and additional city services through a reuse of blighted land and increased residential activity in the community.

D.) New Hope Missionary is the major landowner in the southwest quadrant of the neighborhood and is interested in participating in the activities. They also have plans they would like NIP to assist with many of which mesh with the interests of Central United Methodist in...
the southeast quadrant. Offered to introduce the two ministers so that they might work together on a shared vision.

AREAS IN WHICH YOU ARE ENCOUNTERING PROBLEMS:

One additional person attended the meeting. However several did volunteer to serve on committees. Discussion would lapse into current problems centered around specific houses or vacant lots. A name for the group was chosen “Old West End Renascence Plan.”

A couple of participants did feel more power to speak up in the meetings and share their views.

After discussion of transit system there was a Letter to the Editor of The Blade, the local newspaper, regarding the need for a local “park and ride” to the airport, which the participants found exciting.

Attendees are still interested in making sure that children assist in the planning process but forgot to bring names of interested young people.

Group was awarded Housing Tax Credits for $7.3 million project, but in another area of the community.

Finding time amongst problems and projects (and homework) to devote to organizing the project and making sure that the committee is balanced in its representation. STILL!

ARTICLES READ OR USEFUL SITES ON THE INTERNET:

BOOKS:
Not much read in the last couple weeks that was new information.

PERIODICALS:

ONLINE:

SPECIAL HELP OR SUPPORT NEEDED FROM ADVISOR:

Nothing in particular at this time.
SUMMARY OF ACTIVITIES FOR THE LAST TWO WEEKS:

A.) Developed questionnaire/survey for the Park project.

B.) Attended Park Committee Meeting, July 13th.

C.) Met with representative from Congresswoman Marcy Kaptur’s office to discuss contribution toward planning phase.

D.) Contacted Senator Mike DeWine’s office to suggest visit to neighborhood during Senate recess period.

E.) Continuing to build ROAR Houses in the Renascence area. Fifteen are set in the northwest quadrant with six tenants having moved in and fifteen houses, so far, set in the southwest quadrant.

ASSESSMENT OF HOW THE ACTIVITIES RELATE TO THE WORKPLAN:

A.) Survey would have helped to establish location of park, what ages of local children were, homeowner’s feelings about having a playground in the neighborhood and what types of play equipment was important to them.

B.) City Councilwoman Edna Brown attended Park Committee meeting for the first time. It was very obvious that she did not want to deal with process and listening to the community input. She finally cut off the residents making presentations and said she was very busy. The park would be located directly behind the elementary school, the City Park’s department would put in the equipment and would insure and maintain the site. This pronouncement eliminated all the committee’s work ethic and took significant wind from their sails. There was literally nothing left for the committee to develop. The park was to be placed where the majority of the group had hoped for but the committee lost its impetus to work on a racially diverse project. The project had
grown out of a Diversity Workshop and the belief that this was something that could come out of the Workshop as project. It was an excellent lesson on how to deflate community residents to the point they have now significantly lost interest. No follow up meeting was scheduled at the time.

Politically the funds that would be used for this project from the city would come from the 2002 Capital Improvement Funds. The City Councilperson is up for re-election and will most likely win. However, the State House Representative is running for Mayor. Should he be elected and vacate his current position, Mrs. Brown is the rumored replacement. She would then not have a vote in next year’s CIP funds and the committee could be out of luck. The Director of the Parks Department is also rumored to be retiring soon.

Since everything has been decided it was decided that it was not necessary to waste volunteer manpower to do the survey. Oh well.

C.) We were notified that we have received a $10,000 grant for the Detroit / Central Intersection Planning Project from Congresswoman Marcy Kaptur’s office. YEAH! We were also granted $10,000 in Planning funds for another land use planning project along Monroe St. This project is being undertaken along several miles of the street with two other CDC’s and public and private partners.

D.) Heard from a representative from Senator Mike DeWine’s office who agreed to tour the neighborhood. We will be encouraging him to pay particular attention to the Detroit / Central area since Detroit is a federal route. We would also like to point out the importance of new construction and the re-energizing of central cities and the need for additional community development funding.

E.) Houses continue to be built in the area although we are finding several people that have built on land that now belongs to the project. They are not happy to find that driveways, fences, and in one case even the porch will have to be removed. One homeowner has filed a Civil Rights action against the City of Toledo for selling us the land. We do not know the basis for that action.

A second Model Block Sweep has been requested for the northwest quadrant. This increased public attention on the area can also help bring additional city services and crime sweeps through the
neighborhood. Increased attention to the community and additional city services through a reuse of blighted land and increased residential activity in the community.

AREAS IN WHICH YOU ARE ENCOUNTERING PROBLEMS:

We have not heard from the University of Toledo's Urban Affairs Center that is to be assisting us on this project. Repeated calls and emails have gone unanswered. I would like to meet with them prior to that next meeting to make sure we are on track, get large scale copies of neighborhood maps and help to prepare for the Neighborhood picnic that is scheduled for July 28th. At the picnic the goal is to get preliminary input from residents (the picnic is open to the whole neighborhood and is sponsored by a local paving contractor) and to begin publicizing the October event.

I did talk to the chairman of the Department at a political fundraiser and encouraged that the staff contact me. I am currently involved in focus groups for them to develop their own Strategic Plan.

Finding time amongst problems and projects (and homework) to devote to organizing the project and making sure that the committee is balanced in its representation. STILL!

ARTICLES READ OR USEFUL SITES ON THE INTERNET:

BOOKS:
Not much read in the last couple weeks that was new information.

PERIODICALS:

ONLINE:

SPECIAL HELP OR SUPPORT NEEDED FROM ADVISOR:

Nothing in particular at this time.
Kathleen Kovacs
Project in CED
2002B
Date: July 24, 2001

RENASCENCE AREA
PROJECT ACTIVITY REPORT

SUMMARY OF ACTIVITIES FOR THE LAST TWO WEEKS:

A.) Held Neighborhoods meeting for the Detroit /Central Intersection Plan.

B.) Met with Urban Affairs Center from the University of Toledo.

C.) Continuing to build ROAR Houses in the Renascence area. Fifteen are set in the northwest quadrant with six tenants having moved in and fifteen houses, so far, set in the southwest quadrant.

ASSESSMENT OF HOW THE ACTIVITIES RELATE TO THE WORKPLAN:

A.) Continuing planning meetings for the project. Meet to discuss how the program will be marketed at Neighborhood Picnic July 28th.

B.) Urban Affairs Center is co-sponsoring event. They currently have an intern from the Woodrow Wilson Public Policy School at Princeton that has been assigned to work with us on the project. He will help pull up census information and data mapping. Also discussed where we are in terms of project scheduling and shifts in the project as suggested by our local city councilwoman. She wants us to do a physical assessment of the area then collate and give to city as a list of requests (i.e. broken sidewalks, trees to be trimmed, house needs painting, etc.) It was decided to do this as a side project, that would affiliate with but not be a part of the land use/design charrette.

AREAS IN WHICH YOU ARE ENCOUNTERING PROBLEMS:

Had experienced significant frustration with Urban Affairs Center as calls and emails were not being responded to. Meeting held with them in response to
call to head of department was much more productive. They are taking on too many projects to adequately perform all the necessary work. Each person was given a list of things to do in preparation for the neighborhood picnic, poster, flyers, sign-up sheet. Since I will be at class that weekend I will not be able to participate to make sure everything goes smoothly. A follow up meeting has been scheduled at the University on August 2, 2001.

There was very poor attendance at the last organizing committee meeting. I have concerns that key leaders did not attend. That may be due to that fact that reminder letters went out early and they forgot or were on vacation. Because there were insufficient people present to plan picnic activities, information will be put out instead.

Unfortunately this allowed city councilperson to try to steamroller citizen input into the process. She wants results now! She is up for re-election, but does not have serious competition. The current state representative is running for Mayor of the City of Toledo and rumor has it that if he is elected our city councilwoman will fill his state seat. Mrs. Brown says that she is tired of planning – do something. I guess she got the 35 houses that are being built. I tried to explain that we have already had conflict with the community when they were not included in the plan and that we need to make sure their voices are heard in the process.

Mrs. Brown has agreed to send out letters for a large community meeting if we will provide the address labels for the area to be covered. The meeting would kick off enlisting volunteers to do a physical inventory of the neighborhood. Each person would be responsible for one block. NIP would collate the results into specific requests to the city either for their services and a larger target area funding source to do other work (painting, etc.).

ARTICLES READ OR USEFUL SITES ON THE INTERNET:

BOOKS:
Not much read in the last couple weeks that was new information.

PERIODICALS:

ONLINE:

SPECIAL HELP OR SUPPORT NEEDED FROM ADVISOR:

Nothing in particular at this time.
Kathleen Kovacs  
Project in CED  
2002B  
Date: November 12, 2001

RENAASCENCE AREA  
PROJECT ACTIVITY REPORT

SUMMARY OF ACTIVITIES:
A.) Sent out Planning Committee Notice for November 20, 2001  
B.) Had Media conference to kick off NIP's selection as Central City Main Street site. Utilizing National Trust for Historic Preservation program. NIP will be learning how to use this program to re-develop neighborhood commercial districts.  
C.) Continuing to lease ROAR Houses in the Renascence area. All thirty five houses have been completed. Ribbon-cutting Ceremony held on October 30, 2001.  
D.) Attended LISC Homeownership Summit in Washington D.C.

ASSESSMENT OF HOW THE ACTIVITIES RELATE TO THE WORKPLAN:
A.) Continuing planning meetings for the project. Meet to discuss how the program will be marketed and people attracted to the Sessions.  
B.) Utilizing National Trust for Historic Preservation program. NIP will be learning how to use this program to re-develop neighborhood commercial districts. Staff members will be trained on the 4 points of the Main Street program and how to involve area businesses and residents in the process. Since the intersection has existing businesses and available commercial space the program can benefit the area as well as other NIP business sites.  
C.) New families will create a need for more goods and services and the houses have filled in existing vacant land. The addition of the new houses has also spurred existing homeowners and landlords to improve their property.  
D.) Gained additional insight on the trends and analysis of homeownership issues that are currently impacting the marketplace. This included attracting new immigrants and underserved populations, financing trends, and defaults among other issues.
AREAS IN WHICH YOU ARE ENCOUNTERING PROBLEMS:

Finally getting the project back on track after long delay. Staff has been pulled in many directions by the need for immediate attention to other projects.

ARTICLES READ OR USEFUL SITES ON THE INTERNET:

BOOKS:
The Ownership Solution: Trends for the 21st Century. Jeff Gates

PERIODICALS:

ONLINE:

SPECIAL HELP OR SUPPORT NEEDED FROM ADVISOR:

Nothing in particular at this time.
SUMMARY OF ACTIVITIES FOR THE LAST TWO WEEKS:


B.) Requested artist to design several possible logos to use for project. And have ready for next meeting December 13th.

C.) All ROAR Houses complete and most are occupied.

D.) Sent news story to Neighborhood Newspaper for December issue.

E.) Requested City of Toledo Department of Development to attend Charrette and advised about project.

F.) Mailing list for the area has been developed.

G.) Meeting of the Glenwood School Playground Committee was held.

H.) Met with Pastor Rick Isaiah of New Hope Missionary Church in the Detroit / Central area.

ASSESSMENT OF HOW THE ACTIVITIES RELATE TO THE WORKPLAN:

A.) Continuing planning meetings for the project.

B.) Logo will be used on all materials, brochures, T-shirts etc. about the event to gain attention.

C.) New families in the community and more excitement underway about the area. Many other neighbors are now improving their properties.
D.) Newspaper story in the area will spread the word about upcoming charrette and hopefully get residents and businesses interested and thinking about the possibilities. Also asked for more volunteers for the project.

E.) Important to have the economic development department on board for project.

F.) The mailing list will enable NIP to send direct mail to area residents and businesses, explain what is going on and how they can participate.

G.) The Playground Committee is continuing to explore funding options including Kaboom!, a national organization that helps communities develop playgrounds in their area. Although it does not appear to actually bring funds to the project, it has a very detailed guide on how to develop the project. Kaboom! Comes to the community and teaches residents how to put the equipment together and provides oversight that will pass building inspections. It was decided to delay sending out the fund raising letters till after the first of the year as their had already been several neighborhood solicitations sent out very recently.

Then the State of Ohio determined that 60 of 66 Toledo Public Schools needed to be replaced (including this one) due to sub-standard stability. Citywide meetings are being held in the different high school feeder patterns. If this school is to be demolished a new site will need to be determined and there is concern about where this would happen and would it interfere with a new playground.

I.) New Hope Missionary Baptist Church may he interested in starting a new homeownership program with church members, that would include budgeting, credit counseling, etc. to get them ready for home ownership. NIP will put together a meeting with a local lender that might be interested in assisting with the program. The church already owns a substantial amount of land in the area that could be used for the new housing project.

AREAS IN WHICH YOU ARE ENCOUNTERING PROBLEMS:

Neighborhoods In partnership was approached by neighboring CDC, Ottawa Community Development to join with them on developing a Transit Oriented Design (TOD) project that is being considered for their Central Avenue area. (The two neighborhoods are separated by the Conrail Railroad tracks. There are two major streets that pass through both neighborhoods: Central
Avenue and Monroe St. The two CDC’s are also already involved on a joint effort on the Monroe Street corridor.)

In presenting this opportunity to the neighborhood-planning group, their reaction was that they would like more information about what was being proposed. If it was not to be located within the confines of the Detroit/Central area and their neighborhood in particular, they were lukewarm to the proposal. They suggested that NIP’s director obtain more information about the project and report back to them. At minimum they suggested that NIP at least participate on the committee to keep the neighborhood apprised of the project and look for opportunities that would benefit our neighborhood.

A request to meet with the Ottawa CDC Director has not yet been scheduled.

The materials for this project were becoming scattered but have now been consolidated into one notebook.

ARTICLES READ OR USEFUL SITES ON THE INTERNET:

BOOKS:

PERIODICALS:


ONLINE:
http://www.besthousingpractices.com/more_Nov_2001_BeallsHill_Charrette.htm Community Design Collaboration in Record Time

http://www.uap.vt.edu/cdrom/tools2-4.htm Partnerships and Participation in Planning

HELP OR SUPPORT NEEDED FROM ADVISOR:

Nothing in particular at this time.
SUMMARY OF ACTIVITIES FOR THE LAST TWO WEEKS:


B.) Presented several possible logos to use for project.

C.) All ROAR Houses complete and most are occupied.

D.) News story sent to Neighborhood Newspaper for December issue.

E.) Requested City of Toledo Department of Development to attend Charrette and advised about project.

F.) Mailing list for the area has been developed.

G.) Meeting of the Glenwood School Playground Committee scheduled.

H.) Met with Pastor Rick Isaiah of New Hope Missionary Church in the Detroit / Central area.

ASSESSMENT OF HOW THE ACTIVITIES RELATE TO THE WORKPLAN:

A.) Continuing planning meetings for the project.

B.) Logo will be used on all materials, brochures, T-shirts etc. about the event to gain attention. One selected that can be done in yellow grading to orange, but could also be done in black on yellow paper when very large mailings are needed to keep costs down.
C.) New families in the community and more excitement underway about the area. Many other neighbors are now improving their properties.

D.) Newspaper story in the area will spread the word about upcoming charrette and hopefully get residents and businesses interested and thinking about the possibilities. Also asked for more volunteers for the project. Unfortunately the volunteer editor decided to rewrite the story and changed the spelling of the neighborhood name and left out the organizational committee meeting date. Plus the papers have not been delivered to the entire neighborhood yet.

E.) Important to have the economic development department on board for project. Also decided to ask the Plan Commission to attend. The Urban Affairs Center from the University of Toledo also has ties to the Urban University program at Cleveland State and will try to approach their Land Design students to participate in the charrette as well as the Architectural students from Bowling Green State University. (UT does not have this kind of study program.)

F.) The mailing list will enable NIP to send direct mail to area residents and businesses, explain what is going on and how they can participate. Unfortunately the list was 80 pages long and in a format that we did not know how to use. Urban Affairs Center is going to send someone over to show us how to put into mailing labels. A large community mailing will be sent out right after the first of the year.

G.) The State of Ohio has determined that 60 of 66 Toledo Public Schools needed to be replaced (including this one) due to sub-standard stability. Citywide meetings were held in the different high school feeder patterns. If this school is to be demolished a new site will need to be determined and there is concern about where this would happen and would it interfere with a new playground. A second round of public meetings is being planned. The funding for this work is expected to be paid for out of tobacco settlement funds and a new levy on the ballot.

I.) New Hope Missionary Baptist Church may he interested in starting a new homeownership program with church members, that would include budgeting, credit counseling, etc. to get them ready for home ownership. NIP will put together a meeting with a local lender that might be interested in assisting with the program. The church already owns a substantial amount of land in the area that could be used for the new housing project. Call made to the lender has not been returned, so will keep trying.
SUMMARY OF ACTIVITIES FOR THE LAST MONTH:

A. Held neighborhood organizational meeting on January 8, 2002

B. Final logo design to be determined

C. All ROAR houses complete and most are occupied.

D. Glenwood School meeting held regarding playground.

ASSESSMENT OF HOW THE ACTIVITIES RELATE TO THE WORKPLAN:

A. Most recent meeting was the first one that area residents finally started to come alive and make suggestions for the planning. They seemed to feel more comfortable and open to sharing ideas although turnout for the meeting was again, very light.

They thought it would be a good idea to do surveys of the attendees of the Charrette and two surveys should be done. The first would be mailed in advance and be used to start them thinking about SWOT issues and their ideas for neighborhood development. These surveys would be collected at the end of the Friday night public forum session. In exchange for completing the surveys they would be eligible for door prizes. A second survey would be completed on the final night to find out if the participants liked the process, felt they were given opportunities to participate, how they felt about the final plans, etc. Another set of door prizes would be offered to those attending the last night.

The committee thought they would already have the usual issues of crime, potholes, street lighting, etc. on the charts so that residents did not keep bringing those issues up and would move on to new subjects.

The committee also thought it might be a good idea to have childcare available on Friday night and Sunday night.

B. Final design logo was chosen and will be used on all mailings, posters, and materials.
C. New residents in community through Housing Tax Credit program. Particular mention was made that quite a few of the houses had holiday lighting and decorations – new to the community and that many current residents followed suit. Neighbors were very pleased.

D. The City of Toledo Parks Department called a neighborhood meeting at Glenwood School to show the architectural rendering of the proposed playground. We were surprised to learn that the City had moved this playground to current year funding cycle and contractor bids would be going out the end of January with work to begin in March. It was a very spirited meeting as there are still some residents opposed to the park because of a perceived increase in crime. The majority was still in favor and construction will continue. Interestingly, both opposition and support crossed economic and racial lines. We do see some of the issues raised by those in opposition as opportunities to further press the city on traffic control issues. Everyone at the meeting was invited to attend the Design Charrette in February to express his or her ideas.

AREAS IN WHICH YOU ARE ENCOUNTERING PROBLEMS:

I am having trouble getting time to put together mailing pieces and letters for planners and other participants that should be included in the design process. This is putting the work behind schedule.

ARTICLES READ OR USEFUL SITES ON THE INTERNET:

None this month.

HELP NEEDED FROM INSTRUCTOR:

Not sure anyone can help at this point!
SUMMARY OF ACTIVITIES FOR THE LAST TWO WEEKS:

A.) Held Neighborhood meeting for the Detroit /Central Intersection Plan on January 22, 2002

B.) All ROAR Houses complete and most are occupied.

C.) First flyer sent to the neighborhood

ASSESSMENT OF HOW THE ACTIVITIES RELATE TO THE WORKPLAN:

A.) Continuing planning meetings for the project.

B.) New families in the community and more excitement underway about the area. Many other neighbors are now improving their properties.

C.) Encouraging community attendance and participation.

AREAS IN WHICH YOU ARE ENCOUNTERING PROBLEMS:
Two residents attended the planning meeting that had not been attended. One claimed that she had never received the mailings. I know that others on the committee ALWAYS keep her informed. She continued to make a production out of it even after she was given the mailing list to show the correct address. Copies of the minutes will be mailed out to her again.

I am struggling to make this a priority in the day with major operating funding grants due and trying to close on two tax credit projects.

ARTICLES READ OR USEFUL SITES ON THE INTERNET:

BOOKS:

PERIODICALS:
ONLINE:

HELP OR SUPPORT NEEDED FROM ADVISOR:

Nothing in particular at this time.
Kathleen Kovacs  
Project in CED  
2002B  
Date: February 12, 2002

**RENASCENCE AREA**  
**PROJECT ACTIVITY REPORT**

**SUMMARY OF ACTIVITIES FOR THE LAST TWO WEEKS:**


B.) All ROAR Houses complete and most are occupied.

C.) Area selected for Raise the Roof Day.

D.) Finishing up the last flyer that will be mailed to entire NIP service area regarding the event and other NIP news.


**ASSESSMENT OF HOW THE ACTIVITIES RELATE TO THE WORKPLAN:**

A.) This was the last meeting before the charrette. Details were worked out on logistics and food. T-shirts have been ordered and group wants to give something to everyone who attends about community so we will give them a copy of “How to Build A Community” by the Syracuse Workers Council. They still want surveys done at both the Friday and Sunday night sessions. We also discussed further means of improving the community such as home repairs fairs, city infrastructure issues, etc.

B.) New families in the community and more excitement underway about the area. Many other neighbors are now improving their properties.

C.) The City of Toledo Department of Neighborhoods has selected Neighborhoods IN Partnership for this annual volunteer project. The target area to be improved during this one day work session is the 3100 blocks of Glenwood and Maplewood – in the Renascence area. This project usually includes landscaping, exterior painting, clean-ups and demolition of vacant buildings. This will further improve the area
we are working on for this project and give the community more signs that something is happening.

D.) Flyer will be delivered by mail and additional flyers will be hand delivered by students and neighbors in two blocks out from the central intersection.

E.) The Glenwood Elementary Playground Committee is being honored at a special school function "Brotherhood Night" for their efforts in arranging a playground for the neighborhood. Unfortunately, the event is scheduled for the Friday night of the Charrette. At the committee meeting we discussed how to use the $1,400 raised since the city will be doing the actual playground. It was decided to hold a big event at the ribbon-cutting for the park. We would have a student contest to chose a name and a slogan, i.e. "Diversity Park, where people meet to play." The committee will also try to get 600 t-shirts donated with the name of the park on them for the school students.

AREAS IN WHICH YOU ARE ENCOUNTERING PROBLEMS:

Largest concern at this point is having enough professional volunteering their time for Saturday and Sunday to help put the ideas onto paper. There are 30 students from the University of Toledo that have volunteered some time during the project, but they do not have an architectural school.

ARTICLES READ OR USEFUL SITES ON THE INTERNET:

BOOKS:
PERIODICALS:
ONLINE:

HELP OR SUPPORT NEEDED FROM ADVISOR:
Thanks for your ideas and support up to this time - and also to my fellow classmates. It is now up to the community!
DEFINING YOUR PROJECT

The community project is the redevelopment of the Detroit / Central intersection in the Renascence Area of Toledo, Ohio. My project will be the development of a streetscape and land use plan for this area.

April 2002 will see the completion and acceptance of the community of the plan and a written report developed that will guide the development activities and indicate potential funding sources to move the physical development forward.

TIMELINES

The timelines to move the project forward include:

- **February 2001:** Project clarified

- **March 2001:** Identify key stakeholders to invite to a preliminary meeting

- **April 2001:** Hold first meeting with key stakeholders and University of Toledo staff to discuss project potential, identify other key participants, how to best reach neighborhood residents, date for the next meeting set.

- **May to July 2001:** Determine funding resources for the project and make applications, hold second meeting of
April 26, 2001

Dear Neighborhood Residents:

Thank you for attending the first Old West End Renascence planning session. We appreciate your commitment to making the neighborhood even better.

I have enclosed an overview of what was discussed at the meeting.

We are already beginning to put together a list of people that may be interested in serving on the Organizing Committee, so if you have suggestions please feel free to call our office so that we can get information out to them.

The next meeting will be June 4th at 4:30pm at Central United Methodist Church.

This should be an exciting and fun process and we look forward to working with you.

Sincerely,

Kathleen Kovacs
Executive Director
DETROIT / CENTRAL AVENUE
INTERSECTION COMMITTEE

NEXT MEETING
NOVEMBER 20, 2001
5:30

CENTRAL UNITED METHODIST CHURCH
701 West Central

Thank you for your patience!

Members:
Collingwood Springs Redevelopment Corporation
Old West End Association
The Corridor Revitalization Corporation
UpTown Association

Associates:
Maumee Valley Girl Scout Council
The Toledo Museum of Art
Women of the Old West End
OLD WEST END RENASCENCE PLAN

MEETING REMINDER

July 19, 2001

5:00PM

Central United Methodist Church

This is an important planning meeting for the Land Use Plan for the Detroit Central Intersection.

We will be using this meeting to plan our booth at the NHS/OWE Local Board Neighborhood Picnic July 28th, to get ideas from residents.

Members:
Collingwood Springs Redevelopment Corporation
Old West End Association
The Corridor Revitalization Corporation
UpTown Association

Associates:
Maumee Valley Girl Scout Council
The Toledo Museum of Art
Women of the Old West End
May 29, 2001

Dear Neighborhood Residents:

This is just a reminder the Organizing Committee for the Old West End Renascence Plan will be meeting on June 4, 2001 at Central United Methodist Church. The time will be 4:30PM.

Enclosed is a copy of what has been discussed so far.

We look forward to seeing you as we work together on this exciting project.

Sincerely,

[Signature]

Kathleen Kovacs
Executive Director

Members:
Collingwood Springs Redevelopment Corporation
Old West End Association
The Corridor Revitalization Corporation
UpTown Association

Associates:
Maumee Valley Girl Scout Council
The Toledo Museum of Art
Women of the Old West End
April 19, 2001

Dear Community Members:

Just a reminder about the small group meeting we are planning for Monday April 24, 2001 at Central United Methodist Church (701W. Central) at 4:00pm.

This meeting will be to discuss the opportunity of doing a larger community planning forum on the area surrounding the Detroit and Central Ave. intersection.

The University of Toledo Urban Affairs Center will be joining us and describing the format used to facilitate the Walk Westgate planning process.

The target area is marked on the enclosed map.

We look forward to seeing you there.

Sincerely,

Kathleen Kovacs
Executive Director

Members:
- Collingwood Springs Redevelopment Corporation
- Old West End Association
- The Corridor Revitalization Corporation
- UpTown Association

Associates:
- Maumee Valley Girl Scout Council
- The Toledo Museum of Art
- Women of the Old West End

Neighborhoods In Partnership, Inc.
2052 Collingwood Blvd.
Toledo, Ohio 43620
419-241-9682
Fax 419-243-1100
Old West End Renascence Area

Planning Meeting

January 8th

Central United Methodist Church

5:30PM

IT IS VERY IMPORTANT FOR EVERYONE TO BE AT THE MEETING.

THE EVENT IS SCHEDULED FOR FEBRUARY 25-27TH!

22-24

1-4-02
RENAASCENCE PLANNING
(DETROIT/CENTRAL INTERSECTION)

ORGANIZING COMMITTEE MEETING

June 4, 2001

PRESENT: Mamie Simpson, Sue A. Wuest, Verdell Turner, Donna Johnston, Mr. And Mrs. Robert Russell, Cheri Holdridge, Robbie Tucker, David James, Dorothy Hicks, and Kathleen Kovacs

MATERIALS NEEDED: Traffic Counts, Demographic Estimates, Land Use Map (zoning), Owner Map, and Street Map.

HOW MEETINGS WILL BE ORGANIZED: Discussion was held on how the participants would break into groups to do planning. Three scenarios:

1.) Groups individually tackle such issues as: transportation, housing, landscaping, infrastructure (water, street improvements), recreation, commercial development etc.
2.) Break into three groups that would each work together on a Master plan that includes all the elements.
3.) Three teams – one that looks at bulldozing everything and start over, one that makes no changes except for cosmetic ones, and one that keeps the basics and makes some changes.

More will be discussed on this at future meetings to see how the group would like to proceed.

WHO SHOULD BE INVOLVED: Homeowners, business owners, institutions, planners, city, recreational, architects, youth representatives.

COMPLETED PLAN: Should be based on input from area, include problem solving techniques, and be “do-able.”

PUBLIC INPUT: Neighborhoods In Partnership will put overview in newsletter and develop a mailing list for the residents within the area. Neighborhood picnic July 28th – have an area set aside where maps and pictures of the areas are placed in an area with tables staffed by volunteers to encourage suggestions from the people attending the picnic – especially the
children. Get kids to draw pictures of what they would like their neighborhood to look like. Get volunteers to sign up to work on committees.

ADDITIONAL COMMITTEES: Fundraising, hospitality, marketing, and physical set-up.

IDEAS: Robbie Tucker suggested utilizing land along railroad tracks into a park and ride train stop. The group expanded on that to include a building that could house day care, food services, security guards, and other neighborhood services (transit oriented design). Further suggestions included putting the parking under a roofing system that would hold solar panels to generate electricity.

POTENTIAL DATES FOR CHARRETTE:
October 18-21 and October 28-31 Final date to be chosen at next meeting.

AGENDA FOR NEXT MEETING:
- Name for the Group
- Mission Statement
- Sample of Flyers
- Committee Assignments

NEXT MEETING DATE: June 21st at 4:30PM at Central United Methodist Church.
OLD WEST END RENASCENCE PLAN

Meeting: June 21 2001

Present: Helen Truss, Mamie Simpson, Cheri Holdridge, Verdell Turner, Shirley Richardson, Joseph Morgan, Robbie Tucker and Kathleen Kovacs, NIP.

Name for the Group: Old West End Renascence Plan. It indicates the area north of Central Ave. and the Old West End south of Central Ave.

Mission Statement: It was decided to look at the Mission Statement of the Renascence Area and adapt it to fit this endeavor.

The current mission statement of the OWE Renascence Area is:

To improve the overall quality of life in the Renascence neighborhood, through implementing programs for housing, commercial development, and recreational activities, and to strengthen the bonds of communal life with the Renascence immediate neighbors in the Old West End and the Detroit-Central Corridor, and, in turn, the entire Toledo Community.

Sample of Flyers: Sue Wuest, of the Urban Affairs Center, was unable to attend the meeting, but will develop sample flyers.

Committee Assignments:
Fundraising: Kathleen Kovacs
Marketing: Robbie Tucker
Physical Set-up: Joseph Morgan
Hospitality: Helen Truss, Verdell Turner, and Shirley Richardson

Agenda for Next Meeting:
• Mission Statement Completed
• Further definition of Committee Assignments
• Gathering of Ideas at Neighborhood Picnic on July 28th
• Date for Charrette chosen

Next meeting: July 19th at 5:00PM At Central United Methodist Church.
OLD WEST END RENASCENCE PLAN

Meeting: July 19, 2001

Present: Kent Illenden, Shirley Richardson, Dorothy Hicks, Tanya Pike, Councilman Edna Brown and Kathleen Kovacs

Physical Needs Assessment: It was decided to do a physical needs assessment through the neighborhood that would determine such items as trees to be trimmed, houses that need painting, cracked sidewalks, burned out streetlights, potholes, etc. A form will be developed that includes this information. Volunteers will be sought at a meeting that will be held in August to do the inventory, one block each. Mrs. Brown has volunteered to send out letters to everyone in the area to invite them to the meeting. Once the data is collected it will be compiled into lists and presented to the city with a request for implementation or assistance. This is something that could get underway quickly.

Attendance: Telephone committees were suggested as a way to get people out to meetings. Also flyers and some kind of incentive hook.

NHS-OWE / Stoneco Picnic: Since attendance at the meeting was poor it was decided to seek permission to put up a poster about the Design Charrette to get people thinking about ideas. Flyers would also be available at the picnic and a sign-up sheet for people interested in volunteering.

Agenda for Next Meeting:
- Mission Statement
- Further definition of Committee Assignments
- Review of data gathering

Next meeting: August 23, 2001 Central United Methodist Church 5:00PM
Detroit / Central Planning Committee
November 20, 2001

Present: Cheri Holdridge, John Jones, Shirley Richmond, Mamie Simpson, Donna Johnston-Urban Affairs Center and Kathleen Kovacs-NIP.


Schedule of events:
- Friday afternoon – Teams walk through neighborhood areas
- Friday Evening – Community meeting for input on specific issues
- Saturday Morning – Groups give input to design teams
- Saturday Afternoon and evening – Design Teams work on ideas in three groups
- Sunday morning and afternoon – Design Teams complete work
- Sunday evening – Community Presentation of ideas

Teams will consist of approximately 10 – 12 people each comprised of:
- Residents
- Students/professors
- Professionals/planners/landscaper designers
- Artists
- Business community

Kathleen will draw map of area and Donna will design mailing list to notify resident about the process and the opportunities to participate.

Need to design logo for the project.

Need to design flyer that includes Mission Statement, map of the area, dates of the Charrette, and what it is about. Media releases designed.

Ottawa CDC has asked if the Detroit / Central Committee is interested in working with them on a Transit Oriented Design concept on Central Ave. The group suggested having Kathleen get more information and would at least like to be included on the committee to keep informed. Once we have more information will decide how to participate.

Next meeting is scheduled for December 11, 2001 at 5:30PM. Central United Methodist Church.
Old West End Renascence Plan
Meeting
December 11, 2001

Attendance: Mamie Simpson, Cheri Holdridge, John Jones, Verdelle Turner, Dorothy Hicks, Donna Johnston, and Kathleen Kovacs.

Donna will have Patrick McGuire of the Urban Affairs Center check with the Urban University and Cleveland State to see if their Urban Design program would be interested in assisting and also the BGSU Architectural Program.

The logo styles were reviewed and the group chose one with a rising sun and the name of the plan. We will see if it can be done in yellow to orange shading for letters. Another version of black on yellow paper could be used for mass mailings in order to save money.

Steve Herwat and Bil Homka from the Toledo Plan Commission will be invited to attend the meetings.

A general mailing / flyer will be mailed out after the first of the year to the neighborhood telling about the event. The flyer should include the meeting dates.

We also need to find a good facilitator for the charrette meetings, some suggestions were made.

Need to have the committees start to meet to get food, set-up and marketing.

The next meeting of the planning committee will be on Tuesday, January 8th at Central United Methodist Church at 5:30.
OLD WEST END RENASCENCE PLAN
MEETING
January 8, 2002

Attendance: Kent Illenden, Shirley Richardson, Verdell Turner, Cheri Holdridge, Donna Johnston, John Jones and Kathleen Kovacs

The date in the last mailed out Meeting minutes was incorrect. The correct date of the Charrette is February 22-24, 2002.

The community will be invited to a general meeting at 6PM with refreshments provided on Friday to gather their input on what they would like to see happen in the community. An assessment of the strengths, weaknesses, opportunities and threats of the community would be gathered but we would put the obvious ones like crime, streetlights, potholes, etc. on the sheets to start with so that we could concentrate on gathering new information.

The committee also thought that sending out a survey to the neighborhood to be returned at the meeting asking for input would be beneficial especially for those that might not want to speak put publicly. The turned in surveys will then enter them into a drawing for door prizes. Suggestions were given for possible door prizes.

The planning team will meet on Friday at 2PM to tour the neighborhood and get a feel for it. They will then return on Saturday to learn more about the history of the neighborhood and begin taking the ideas that were generated the night before and turn them into drawings. This work will continue on Sunday morning and afternoon as needed.

Sunday night at 6PM there will be another public meeting to present the concept drawings to the community and get their preference and feedback. A final survey will be undertaken about the process, final outcome and any additional ideas. A drawing for additional door prizes will be to these turning in these surveys. Refreshments will again be served.

The final choices and overviews will then be translated into a community plan that can be further developed into more specific projects.

A final logo design was chosen to be used on mailings, brochures, and other materials and possible a sign for the neighborhood.

Verdell and Shirley will come up with ideas for food for the volunteers.

NIP staff will help with the set up of the room and making sure that we have the right materials for the volunteers to work with.

The first neighborhood-wide flyer will go out the week of January 14th to explain what we are trying to accomplish and encouraging them to attend. Names of the committee
members will be listed along the side so neighbors will recognize this is a community-driven process.

It was also suggested that we have childcare available for the public meetings by reservation and Central United Methodist volunteered to coordinate.

A facilitator is needed for the Friday night meeting and Kathleen will check into several possibilities.

The City is apparently going forward with developing the playground for Glenwood Elementary School two years ahead of schedule because of the attention placed on it by the neighborhood committee.

The committee would like to use the language from “How to Build a Community” developed by the Syracuse Community Workers in the newsletter about the Planning process. Kathleen will see about getting permission to reprint.

It was decided to have meetings every other week as the time for the event is growing closer. The next meeting will be at Central United Methodist Church at 5:30 on January 22, 2002.
Old West End Renascence Plan
Meeting 1/22/02

Present: Kent Illenden, Donna Johnston, Cheri Holdridge, Helen Truss, Mamie Simpson, John Jones, Robbie Tucker, Shirley Richardson, Kathleen Kovacs and Guest: Barbara Milon.

Everyone helped to put together flyers that will be mailed to area residents from Collins St. north to Berdan Ave. regarding the Charrette. Another mailer with a survey is planned for the next meeting.

We will try to coordinate a media conference with the Glenwood School Playground committee for early February. The Playground Committee meets January 30th.

Donna has about 20 UT students interested in participating. She will give them a sign up list to determine their skills and where they can be most beneficial.

The Food Committee will determine by the next meeting what foods we should have.

Surveys will be mailed out in advance of the first meeting. Residents bringing back a completed survey (they will also be passed out at the door on Friday) those turning in a completed survey will be eligible for a door prize. Suggested prizes were gift baskets, DVD player, and restaurant gift certificates.

Cheri Holdridge asked about including in the weekend events inviting the community to hear Jim Wallis, President of Call to Renewal. Mr. Wallis would be speaking at the church on Sunday morning. All agreed that it was a good idea to extend the invitation to the community.

The next meeting was scheduled for February 12th at 5:30 PM at Central United Methodist Church.

This will be an important meeting for all to attend as we pull together the final details.
Old West Renascence Plan
Organizing Committee Meeting
February 12, 2002

Present: Donna Johnston, Kent Illenden, Robbie Tucker, Shirley Richardson, Cheri Holdridge, John Jones, Mamie Simpson, Kathleen Kovacs

Donna reported that she had 30 students from the University of Toledo sign up to assist the weekend of the Charrette. Donna and Kathleen will meet February 19th to organize a work schedule.

Kathleen announced that Neighborhoods In Partnership was chosen for the Department of Neighborhoods Raise the Roof Day this year and the target area will be the 3100 Blocks of Glenwood and Maplewood. She will be meeting this week to get more information.

Robbie asked to have included in the plan streetlights on the pylon supporting the railroad overpass on Central Avenue and immediately adjacent. The road curves and narrows at this point and driving is dangerous at night.

Robbie also reported on a meeting she had with Steve Mickus, President of Mercy Health Partners, to encourage their involvement in the Charrette and neighborhood improvements. She hopes to hear soon on their decision.

Kathleen talked to a representative of the United Way and encouraged more community centers and particularly one for our neighborhood.

The Hospitality Committee made suggestions for food. Robbie will make meat chili and Donna will prepare a vegetarian chili for Friday supper. Shirley will donate cookies and coffee. Kathleen will pickup additional items and check with Subway, Marco’s Pizza and Farmer Jack’s for donations.

Donna has a student that is also a Toledo Police officer and will wear his uniform and escort people to and from their cars in the evenings.

Robbie will write up a short history of the Peace Well and its relationship to the War of 1812 as an important part of the history of the neighborhood.

The tour groups will meet at Central United Methodist at 3:00 on Friday to give everyone an opportunity to hear the Mayor of Charleston, SC speak on historic revitalization at McMaster Center of the downtown library.

Donna will prepare packets of maps and packets of information for the design teams.
Robbie, John, Minnie, Kent and Mamie will participate on the Design Teams any other committee members interested in participating on Saturday should call Kathleen so they can be assigned to a Team.

Index cards will be handed out Friday night for attendees to complete if they think of any other ideas and handed in before they leave Friday night. We will try to have a student transcribe the suggestions from Friday to work with on Saturday.

We will print up copies of How to Build a Community to pass out to those attending to give them more ideas on working in the neighborhood. On the Surveys we will ask if residents might be interested in future events such as home repair, community issues, etc. NIP will help to sponsor if there is interest.

NIP will print extra newsletters to have hand delivered in the blocks immediately surrounding the Detroit Central Intersection. Donna will ask students to deliver on the south side of Central east and west of Detroit. Robbie and Shirley will have them delivered in the northwest quadrant and we will see if Grand Central Station could deliver the northeast quadrant.
WHAT IS IT?

This will be a short, intensive design workshop for community residents to think about the intersection areas of Detroit and Central Avenues and their surroundings and what they hold for the future. What kinds of businesses and services are needed for the area? Open air market, train station, parking, greenhouses, job training, youth centers are possible ideas. Should there be landscaping, trash containers, benches or community gardens?

WHO CAN PARTICIPATE?

Everyone is invited to come and share their dream and their ideas. We want to hear from the entire community. Childcare will be available by reservation through Central United Methodist Church 419-241-7729.

WHERE WILL IT BE HELD?

Central United Methodist Church has offered to host our activities. Their address is: 701 W. Central Ave. Parking is available.

HOW DOES IT WORK?

On Friday, February 22nd there will be a public meeting for everyone to attend. At the meeting we will get your ideas and write them down. Saturday, we hope to have a variety of architects, planners, students, landscapers, etc. who will take your ideas and put them into drawings. Sunday, February 24th there will be another meeting for the public to see their ideas, give feedback and help to prioritize next steps.

WHEN?

Friday, February 22, 6 PM - Neighborhood meeting to give ideas
Saturday, February 23, ALL DAY - public is invited to watch planning team at work
Sunday, February 24, 6 PM - Neighborhood meeting to see outcome

WHY?

The community is the most important part of the planning process and we would like to get your ideas and input so we can then do more detailed project specific planning. We want to hear from you!

SPONSORS

Congresswoman Marcy Kaptur, Central United Methodist Church and Neighborhoods In Partnership
"If you can dream it, you can do it."
— Walt Disney

February
22 - 24, 2002

Central United
Methodist Church
701 W. Central Ave.
Toledo, OH 43610

For more information call:
Neighborhoods
In Partnership
419-241-9682
Detroit & Central Avenue Intersection
Subject of Renascence Plan

On February 22-24th, residents and businesses near the Detroit and Central Avenue intersection will gather to create a new vision for their neighborhood. This short, intensive design workshop for community residents will examine the intersection and surrounding areas.

The design workshop will work to answer what kinds of amenities and businesses are needed for the area. Should there be an open-air farmers' market, a train station, surface parking, or maybe even greenhouses? Maybe the neighborhood would like to see a job training facility, or a youth center. What kind of landscaping, trash containers, benches, or other pedestrian furniture would best fit the area?

The meetings will be held at Central United Methodist Church, 701 W. Central Avenue. There is plenty of free parking at the Church, and childcare for the event will be available by reservation by calling 419-241-7729. Door prizes will be offered in exchange for filling out a community survey, and refreshments will be served. Free t-shirts will be given to all participants.

On Friday, February 22nd, at 6:00 p.m., neighbors will meet with architects, designers, landscapers, students, and community members to share ideas, dreams, and visions. On Saturday, February 23rd, the designers will work all day to put a visual plan together, taking the ideas gathered from the previous night. The session will end on Sunday, February 24th, with a public presentation at 6:00 p.m. for the neighbors to see their ideas, give feedback, and help to prioritize next steps.

The event is sponsored by Congresswoman Marcy Kaptur, Central United Methodist Church, and Neighborhoods In Partnership.

For more information, please call Neighborhoods In Partnership at 419-241-9682.

Construction Begins on New Cheney Flats on Adams Street

Site preparation has been completed, and construction will soon begin on a $7.2 million, 65-unit multi-structure urban living apartment complex on the block bounded by Adams, Franklin, Southard, Vermont and Jackson. The project is a collaboration between Neighborhoods In Partnership, Harvard Development, and RVA Properties. Each entity brings an area of expertise to the project. Neighborhoods In Partnership has over ten years of housing and economic development under its belt, and is one of the most respected community development agencies in the city. Harvard Development has been active in the construction business for many years, and has a solid history as a large-scale developer. RVA Properties will manage the apartment building once construction is complete.

The apartments are an important first step in urban renewal, and will help achieve a critical mass of patrons to support area businesses and restaurants. Included in the plan are a large community room, and a small, multi-level commercial space.
Art Museum Unveils Site Plan for new Center for Glass

Museum Director, Roger Berkowitz, unveiled the proposed site plan and architectural schematic on February 1st, for the Museum's Center for Glass. The new Museum addition has been at the center of discussion and controversy since its inception several years ago. The new building is planned for the block bounded by Monroe Street, Parkwood, Woodruff, and Scottwood Avenues. If approved, the Jefferson Avenue extension, from Monroe Street to Parkwood will be vacated and removed. The Museum hired the Japanese firm of SANAA, Ltd. as the architects.

Kazuyo Sejima and Ryue Nishizawa have designed a 57,600 square foot structure, with 41,300 on ground level and the remaining space below. A total of over 12,000 feet is designated exhibition space, and will house the Museum's noted glass collection. Also included in the plan are a café, glass blowing facilities, and a rental space for events.

The Center for Glass will be nearly completely constructed out of the material is celebrates: glass. The soft and curvilinear building fits well with Toledo's international claim to fame as the "Glass City", so-called due to Museum founder, Edward Drummond Libbey's famous company, Libbey Glass.

Since the Old West End is a nationally recognized Historic District, and is listed as such on the National Trust for Historic Preservations' National Register of Historic Places, the new construction must meet stringent guidelines so that it harmonizes with the surrounding neighborhood.

At issue within the neighborhood is the fate of parkland and open green space fronting on Monroe Street. If approved, the new Museum will cause the removal of eight mature trees in the park. Historically, the entire block proposed as the site for the Center for Glass was residential, as was the site of the Museum of Art. The last remaining homes in the area were demolished in the late 1960's to make way for the construction of Parkview Hospital, which itself was demolished in 1999 by the Museum.

As might have been expected, the construction plans have caused some concern within the Old West End by residents who oppose the Center for Glass. At the heart of the issue is the re-zoning of key land from park to commercial designation. If the zoning change is approved the property could potentially be redeveloped in many ways, from a shopping center strip mall to an office high-rise. There is also an issue with the Historic District Commission, and how they will address free-standing new construction as opposed to an alteration or addition to an existing structure within the historic district. Those in favor of the construction cite the Museum's re-investment in the neighborhood with their façade restoration, the exterior lighting, and the Sculpture Walk.

Founded in 1912 by area philanthropists, including Edward Drummond Libbey and James Secor, the Museum originally sat in the heart of the Old West End. The original 1912 building has been expanded three times, and is currently undergoing an intensive restoration/renovation in honor of the Museum's Centennial.

If approved, groundbreaking for the Center for Glass will take place in early 2003, with a targeted opening date in late 2004.

Historic Photos of Old West End Properties Requested

In preparation for the upcoming publication The Old West End: A History in Pictures, local historians Larry Stine and David Clawson have been diligently creating a computerized catalog of historic images of the neighborhood. Numerous citizens, institutions, and other sources have loaned their photographs to the project so that they may be scanned into the database for future use. Usually, the pictures can be scanned and returned in a day or two.

If you have old photographs of an Old West End property, and would be willing to share them with your neighbors, please call David Clawson at NIP at 419-241-9682.
Collingwood Springs Examines Safety in Neighborhood

The residents of Collingwood Springs Redevelopment Corporation have decided that enough is enough, and they're ready to get tough on crime.

Recently, the residents have begun to examine their neighborhood and look at its development with a critical eye. A block-watch program has been reinstated under the guidance of the resident program manager and Toledo Police partners Dana Slay and Tom Davis. A task force has also been formed to study the safety and aesthetics of the district, and will recommend additional street lighting and tree-trimming where necessary. They are further considering purchasing benches and trash receptacles to make the area more pedestrian friendly.

This small community, bounded by Collingwood Boulevard, Bancroft Street, Ashland and Woodruff Avenues, received national attention in the late 1980's when it began a homesteading program that facilitated private individuals buying and renovating vacant homes in its inner-city neighborhood. The program was a huge success, and effectively saved the neighborhood.

Out of this original program grew the Collingwood Springs Redevelopment Corporation. The name Collingwood Springs has a direct link to Toledo history, as the original spring for Collingwood Water is located within the neighborhood.

The group meets every other month on the first Tuesday of the month at 6:30 at the NIP building, 2052 Collingwood. Their next scheduled meeting is set for April 2, 2002.

UpTown Area Main Street Program Plans Future of Adams St.

After a lengthy application process, and an intensive presentation, Neighborhoods In Partnership was awarded a district Main Street Program as part of the Central City Main Street Program. Thanks to a grant secured by Toledo Local Initiative Support Corporation (LISC), the Toledo CDC Alliance was able to fund three separate districts in this first year of the program. The bulk of the grant money will pay the salary of a full-time program coordinator, along with paying for training materials and programmatic costs.

The Main Street Program was created in the late 1970's by the National Trust for Historic Preservation, the only federally-funded government agency that deals with Historic Preservation. Originally, the program was designed to aid smaller towns in economic development and preservation of their central business districts.

The Toledo program is taking a different approach, since the City doesn't necessarily have one distinct business district, but rather many small neighborhood districts. The four-point approach focuses on Design, Organization, Promotion, and Economic Restructuring, and has been successfully applied in numerous communities across the country.

Adams Street was selected from the NIP service area in UpTown as the most viable business district for several reasons. The return of Adams to two-way traffic a few years ago has had a major, positive impact on businesses located there. A concentration of development has drastically improved the aesthetics of the thoroughfare, with the bulk of the renovations being undertaken by private individuals. Several new residential developments are under construction, which will help achieve a critical mass of people necessary to support stores, restaurants, and other service-oriented businesses.

The four Committees have been meeting regularly and planning their attack of restoring Adams Street as a major urban neighborhood district. Future plans may include an antique car show, since Adams historically was a center of car dealerships, and maybe a Garlic Festival or an antique show.

If you are interested in getting involved in the UpTown Area Main Street Program, and would like to serve on one of the committees, please call Matt Wiederhold at NIP at 419-241-9682 for further information.

Commercial Office Space Available

Two second-floor suites are available for immediate rental in the Historic Silverman Building near the corner of Collingwood Boulevard, and Delaware Avenue. The property was recently renovated and updated with new mechanical systems and aesthetic improvements. Suite 205 is $400 per month, and measures 288 square feet. Suite 207 is $635 per month, and measures 461 square feet. Rent includes all utilities (heat/ac, electric, water), free parking, a shared conference room and kitchen facilities on the first floor, and snow removal and lawn care.

The Silverman currently houses anchor tenants CharterOne Bank, Nationwide Insurance, and Hobbs + Black Architects. If you're interested in viewing...
Brief Notes & News...

NIP Receives Spirit of Toledo Award

On December 13, 2001, Mayor Carleton Finkbeiner held an All American Salute to an All-America City. Following a brief program by Jean Holden and an invocation by Reverend Dr. John E. Roberts, Mayor Finkbeiner handed out 58 Spirit of Toledo Awards, recognizing the talents and contributions to the improvement of the City by these Toledo businesses and groups. Neighborhoods In Partnership received an award in Neighborhood Revitalization for their ten years of service in housing and economic development in the central city.

Business Loans Available

Have an idea for a business, but lack the start-up capital necessary to make it come true? NIP can help! Neighborhoods In Partnership works with the City on several different loan programs, like the Neighborhood Economic Development Loan, which has a value up to $30,000; the Enterprise Development Loan program, with a value $20,000 to $100,000; and the Façade Program, which reimburses up to 1/3 the cost of façade improvements.

For more information on these programs, please call David Clawson at 419-241-9682, or visit www.nipinc.org!

UpTown Annual Meeting

The Annual Meeting of the UpTown Association is scheduled for February 26th at 6:30-8:30 p.m. at Alex Hamilton’s, on Adams St. between 11th and 12th. Matt Wiederhold, UpTown Main Street Manager, will give a presentation on the Main Street Program, and will outline some of the upcoming plans for Adams St.

The event is free, but membership in the UpTown Association will be strongly encouraged.

For more information, please call John Birmingham at 419-255-6810 or email jb_4_1964@yahoo.com by February 21st.
DETROIT / CENTRAL COMMITTEE STRUCTURE AND DUTIES

Steering Committee:

- Coordinate charrette activities
- Establish timeline and meeting schedule
- Establish preliminary list of charrette focus
- Arrange for financial support and manage charrette budget
- Identify preliminary issues to be addressed during workshop
- Assist in workshop facilitation
- Should include people with the following skills:
  - Urban /community planning
  - Architecture
  - Landscape architecture
  - Marketing
  - Civil Engineering
  - Community and economic development

Fundraising Committee:

List of possible sponsors
Strategy to contact and solicit funds and in-kind donations

Funds
- Initial contact letter with a follow-up data for phone call
- Phone
- Collect (do we need a special account set-up for donations?)

In Kind donations
- Art Supplies
  - Newsprint paper-lrge tablets or rolls
  - Broad tipped, bold colored markers
  - Pencils
  - Marking tape
  - Rolls of tracing paper
  - Colored markers and/or pencils

Time:
- Residents
- Planners
- Architects
- Landscape architects / Master gardeners
- Artists
- Business persons

Food (see Hospitality Committee)
Marketing Committee

Develop a thorough contact list of Stakeholders that includes name, address, email, phone
  - Neighborhood residents
  - Homeowners/citizens
  - Youth
  - Seniors
  - Persons from adjoining neighborhoods
  - Local businesses
  - Plan Commission
  - Developers/real estate people
  - Artists
  - Architects
  - Engineers
  - Toledo City Council
  - Department of Neighborhoods
  - Service Groups
  - Church / religious organizations
  - Public/private schools

Develop and distribute Marketing Materials
  - Brochure/pamphlets/flyer that includes mission, Map, charrette dates and definition of charrette for mailing and drop off at area businesses and churches
  - Reminder post card with Who, What, When, and Why
  - Logo – we need a Logo

Media
  - Develop press releases

Physical Set-up Committee

Church set-up for:
  - Public meeting to open Charrette
  - Charrette
    - Table set-up for each team
    - Food area
  - Reception before Public Meeting at Closing
    - Charrette display area
  - Public Presentation meeting
Hospitality Committee

- Food
  - Local fast food places and restaurants
  - Meals and snacks
- Beverages
  - Joseph's beverages
  - Local coffee shops
SURVEY

On February 22, 2002 at 6:00 PM you are invited to participate in a neighborhood design charrette with your neighbors at Central United Methodist Church to share your ideas on the future of the Detroit and Central Ave. intersection area. What could it look like, what kinds of businesses, community facilities, landscaping, gardens, or other ideas you might have.

We invite you to include your thoughts here and bring them to the meeting and participate that night. Returning a completed survey at the meeting will enter you in a drawing for great prizes including the top prize of a DVD player. (One winner per household please.)

Thank you for your help.

Please indicate:

1.) Do you live in the neighborhood? Yes No
   How long have you lived in the neighborhood? __________________________
   Do you have children? What are their ages? __________________________

2.) What are the specific problems facing residents that live in your specific neighborhood?
   _____ Dilapidated Structures
   _____ Area not clean
   _____ Crime / not safe (general)
   _____ Absentee owners
   _____ Renters
   _____ Prostitution
   _____ Vandalism
   _____ Other (specify)
   _____ Poor school system
   _____ Traffic
   _____ Lack of activities for kids
   _____ Business Incubator
   _____ No convenient shopping
   _____ Unsupervised youth
   _____ Insufficient streetlights

3.) What is the likelihood that you’ll still be living in this neighborhood 5 years from now?
   Very likely _____ Somewhat likely _____ Not at all likely _____

4.) Residents in my neighborhood have a lot of pride in their neighborhood.
   Do you: Strongly Agree _____ Somewhat Agree _____ No Opinion _____
   Somewhat Disagree _____ Strongly Disagree _____

5.) It will be easy to attract new merchants / businesses to the neighborhood.
   Do you: Strongly Agree _____ Somewhat Agree _____ No Opinion _____
   Somewhat Disagree _____ Strongly Disagree _____

(over)
6.) Efforts by local organizations to clean up and beautify the area have really worked.
   Do you: Strongly Agree ___ Somewhat Agree ___ No Opinion ___
          Somewhat Disagree ___ Strongly Disagree ___

7.) The neighborhood needs more residents.
   Do you: Strongly Agree ___ Somewhat Agree ___ No Opinion ___
          Somewhat Disagree ___ Strongly Disagree ___

8.) The neighborhood needs an activity center for teens.
   Do you: Strongly Agree ___ Somewhat Agree ___ No Opinion ___
          Somewhat Disagree ___ Strongly Disagree ___

9.) What kind of businesses would you like to see in the neighborhood?

   Fast food restaurant    YES   NO
   Shoe repair shop        ___   ___
   Dry cleaners           ___   ___
   Video rental store     ___   ___
   Ice cream parlor       ___   ___
   Book store             ___   ___
   Ladies dress shop      ___   ___
   Specialty music store  ___   ___
   Bank                   ___   ___
   Hardware store         ___   ___
   Pharmacy               ___   ___
   Sit down restaurant    ___   ___
   Bakery                 ___   ___
   Other ideas?           ___   ___

10.) Some suggestions have been made for uses of the former Chevy Transmission Site, do you have a preference?
     Train station ____ Open Air Market ____ Greenhouses ____
     Other ideas: ____________________________________________

11.) Would you be interested in a community garden? YES ____ NO____

12.) Would you be interested in attending other activities in the neighborhood?
     Home repair training ____ Credit counseling ____ City issues (repairs, lights) ____
     Other ideas: ____________________________________________

What other ideas do you have for the Old West End Renaissance area?
__________________________________________________________________
__________________________________________________________________

If you are unable to attend the Charrette, please return this survey to Neighborhoods In Partnership, 2052 Collingwood Blvd. Toledo, Ohio 43620  Attn: Plan
SURVEY RESULTS:

Specific Problems facing residents that live in the neighborhood:

1. (13) Dilapidated Structures
   - Area NOT clean
   - Poor School System
   - Lack of activities for kids
   - Unsupervised Youth
2. (11) No Convenient Shopping
3. (9) Absentee owners
   - Vandalism
4. (6) Renters
   - Insufficient streetlights
5. (4) Prostitution
   - Business Incubator (need)
   - Traffic

The likelihood of residents living in this neighborhood 5 years from now:
- All reported “very likely”

Various opinions on the neighborhood:

1. Residents have a lot of pride in their neighborhood
   - (6) Strongly Agree
   - (4) Somewhat Agree
   - (1) Somewhat Disagree
   - (1) Strongly Disagree

2. It will be easy to attract new merchants/businesses to the neighborhood
   - (4) Strongly Disagree
   - (5) Somewhat Agree
   - (1) Somewhat Disagree
   - (3) Strongly Disagree

Businesses residents would like to see in the neighborhood (13 responses)
- Hardware Store (13 Y)
- Ice Cream Parlor (13 Y)
- Sit Down Restaurant (12 Y)
- Bakery (11 Y)
- Shoe Repair Shop (9 Y)
- Video Rental Store (9 Y)
- Book Store (9 Y)
- Pharmacy (8 Y)
- Specialty Music Store (5 Y)
- Bank (5 Y)
- Fast Food Restaurant (3 Y)
- Dry Cleaners (3 Y)
- Ladies Dress Shop (2 Y)

BIGGEST THEME: Need hardware store and multigenerational community center
Welcome:

Thank Committee: Mamie Simpson, Dorothy Hicks, Joe Morgan, Shirley Richardson, Sue Wuest, Mr. And Mrs. Robert Russell, Robbie Tucker, Edna Brown, Helen Truss, Verdell Turner, Cheri Holdridge, Kent Illenden, John Jones, Donna Johnston, and Kathleen Kovacs

Purpose of the evening: What we are hoping to accomplish, how it will be done, how people can participate,

Mission Statement: "To improve the overall quality of life in the Old West End Renascence neighborhood, through implementing programs for housing, commercial development, and recreational activities, and to strengthen the bonds of communal life with Renascence immediate."

Show photographs of neighborhood area

Ground Rules: Each person will be given an opportunity to speak briefly if they desire, index cards have been distributed for any other ideas that may be generated and can be turned in at the end. We will just gather ideas tonight and try to prioritize those that are most interesting and important to the community. No idea is bad.

SWOT Analysis: What are the Strengths, weaknesses and threats to the community? This will be brief and we will begin the evening with the obvious ones already listed. The balance of time will be spent on thinking about the opportunities and vision of the community. These can range from streetscape, street furniture, landscaping, community garden, demolition, commercial, day care, train station, greenhouses, open air market, lighting, traffic patterns, recreation, etc. These ideas will be placed on big sheets of paper.

Return surveys and idea cards: Last chance to give ideas

Next Steps: Invite people to come back during Saturday hours to watch and Sunday night 6PM to see what teams have designed.

Thank you for coming and Drawing for Door Prizes
RENASCENCE OLD WEST END
CHARRETTE AUDIENCE INPUT:

Strengths:
- Glenwood because it is quiet
- Speed bumps and one-way streets
- Families
- Glenwood Park
- Children

Weaknesses:
- Empty lots
- Kids have to cross streets to get to park
- City has been cutting down the flowers the residents have been planting
- 3100 block Detroit Ave.
- Demolish buildings
- 800 block of Central Ave.
- Sidewalks blocked by utility poles
- Too many rental properties
- More opportunity for ownership
- Don’t want pager and cell phone businesses
- Baker’s Transmission shop

Need:
- Daycare center with counseling available
- Hardware store would be GREAT, suggested numerous times
- Entrance into Robinwood Ave.
- Need to keep traffic level down
- Green space would be good
- Neighborhood recreational center for all ages with Pool, b-ball, etc. activities and elderly center
- Technology center with kid and adult training with computers
- Economic development in businesses
- Updated street lights, repaved curbs, underpass lighted and painted
- Repaving of roads
  - on Detroit from Monroe to Berdan
  - on Central from TARTA Bus Depot to Collingwood
- Sidewalks set back from road, there have been fatal accidents
- City provide water (for community garden)
- Promoting businesses
- Underground wires
- Markets
- Mall
- Development assistance for existing businesses
- Viable up to date transportation system
- Bus stops
- Parking
- Rules
  - services
  - enforcement
- Park increase in size
- Mixed commercialism
- Close several alleys
- City needs to enforce codes
- Aqua garden, hydroponics, above ground, at site of old Chevy Transmission Plant or a fish hatchery
- Market, fenced in, rent out stalls, restricted hours, restricted types of wares-in empty lot
- Overlay District for “Traditional Commercial District” on Detroit and Central
- Infill two story non-commercial buildings (houses)
- Add landscaped median strips like those on Bancroft Street between Lagrange and Cherry Street
- Give open space with plants
- Stops trucks going down this particular road
- Reduce speed limit
- Give people opportunity to take a look at the neighborhood
- Create a boulevard of Detroit Avenue-old idea, part of concept-isle w/trees
- Possibly a mall @ old Jeep plant
- Keep up historic integrity
- Need to encourage neighbors to keep their property up, and be persistent
- Citizen Action
- Develop Glenwood Park
- Need lights for alleys
- Need to bridge neighborhoods
- Underground wires
- Make Scottwood one-way all the way to Central
- Pet store
- Energy efficient houses available for immediate ownership
- More city inspectors
- A community garden, show kids, home gardening skills
- Barber shop
- Laundromat
- Grocery store

Notes:
Focus on children
- Glenwood Park T-ball league-vacant lots-is a park
- Emphasis on Baker’s Transmission with all the cars around
- Possible entrance into park
- What are they teaching at the school, needs technology

A new playground is supposed to be put in this summer at Glenwood Elementary School

Plumbing and boarded up buildings on Detroit and Central turn into a daycare

By old Chevy plant
- tennis, baseball diamond
- landscape, mounded
- Lighted walkway

Building with plumbing sign, and adjacent building being purchased by same
- Owner who is redoing building, dry walling both buildings (3015 and Next-door) also own motorcycle club building, selling it, or thinking of putting a used car lot there. The owners are open for suggestions

Streetlights, city isn’t taking care of them.

Need drive up mailbox

Watch zoning rules

20/20 plan
- city’s vision- needs to be broader
- this plan (charrette) is a neighborhood vision

Focus on corner of Central and Detroit
- should reflect the values of the neighborhood
- improve gas station if it will be there
- trees, landscaping, privacy fences,

City has the money available
- residents and landlords need to step up and help the city to step up

Only neighborhood in city with no community center paid for by the city
- talk to city council

Sidewalks need to be replaced

What will happen where old jeep plant is?

We need to think about marketing for our neighborhood; we need to sell this community

Address detours on Robinwood - traffic jams
Do not let the city off the hook. Call every week

Park, recreation, and facility will not trim trees to make them look better

3100 of Glenwood and Maplewood chosen for Raise the Roof Day

Don’t want a car lot
Don’t want a suburban infill

Possible Resources:
- CDC’s
- TMACOG (Toledo Metropolitan Area Council on Government)
- City of Toledo
IMPRESSIONS OF WHOLE FOCUS AREA:

Good:
  • Scottwood Ave. - gorgeous

Bad:
  • Dead
  • Bomb had dropped
  • Neglect

Deteriorate
The Presentations

VISION 1 TEAM

Ideas for the Future

Team 1 Members

- Kent Henderson
- Helen Truss
- Art Truss
- Mamie Simpson
- Bill Honka
- Dan Krompak
- Lynn Godfrey
- Richard Farley

- Nicole Laughery
- Jenna Feinstein
- Jennifer Dothan
- Heather Faber
- Terry Caputo
- Don Godfrey
- Esther Cowell

Layouts and Designs
Multi-Purpose Center

Our Vision Includes
New Facilities

- Multi-Purpose Center
- Community Gardens
- New Housing
- Modern Gas Station
- Retail Shops
- Indoor & Outdoor Markets
- Landscaping
- Signage

Safety is Important

Construction would Include

- Bridge With Tower
- Infill/Strengthen Street Corners
Goal: Neighborhood Pride

Five Focus Areas
- Industrial
- Park-School-Community Center
- Housing
- Quality of Life
- Commercial Development
Commercial Development

It is imperative that restoration begin at the intersection of Detroit and Central, for it is the gateway to this neighborhood and the most visible element affecting the adjoining residential neighborhood.

Commercial Development

Due to the availability to assemble a large parcel of partially city owned property, the northwest corner of Detroit at Central is designated as a neighborhood retail/personal service area.

Commercial Development

Locating a police station in the retail area is another consideration.

Commercial Development

Southwest Corner

The plan is to reuse buildings because of their viability. Entertainment is planned for this corner:
- Sit-down restaurant
- Restore current theater into a theater/art center
- Apartments above entertainment complexes
- Coffee Shop
Commercial Development
Southeast Corner

A community center next to Central UMC is planned, connected to Glenwood Elementary with closure to Nesslewood Drive, eliminating a few houses, including Baker Transmission. Located at the former Baker Transmission site would be a new child day care center.

Commercial District
Northeast Corner

Improve existing gas station (rebuild the station to reflect local architecture). General streetscape improvements around the station to accompany its remodel.

Commercial Development
Detroit & Central Intersection

The Detroit & Central intersection consists of two phases:

Phase I: Demolition of Northwest corner, acquisition of land for business development, Restore viable buildings in southwest corner, Begin litter cleanup, streetscape improvement including the burial of service lines.

Commercial Development
Detroit & Central Intersection

Phase II:

Construction of retail center at the Northwest corner, Restructure of Glenwood Elementary Park configuration, Eliminate two to three houses along Nesslewood to connect Central UMC, new community center, Glenwood Elementary Park and the new day care facility.

In these phases it is called for phasing out houses along Detroit Street as they are vacated to create green space.
Focus: Community Center

Construction of a community center at Southeast corner of Central and Detroit with the entrance facing Central Avenue at the site of the current car wash and cell phone/pager store.

Community Center

A primary goal of this plan is to link Central UMC, Glenwood Park and school, the new community center and day care facility into one continuous land strip, eliminating the need to cross dangerous intersections to move from one area to another.

Focus: Industrial Sites

Turn the city’s Chevrolet Transmission plant site into a multipurpose area possible Amtrak Station to shuttle people from the Old West End to Toledo Express or Detroit Metro. The remainder of the site will be used as a sports area for basketball, track and field area, and a soft ball field.

A beneficial aspect for a sports area would be minimal cleanup of the Chevrolet transmission site.

Services at Center:

- Expanded after school activities
- 24 hour 7 day a week computer lab with DSL internet access
- Multi purpose gym
- Counseling
- The community center will be in partnership with Central UMC
Focus: Housing

This neighborhood has very rich architecture and is historically significant. This plan stresses the need for restoration and presentation of existing homes.

There are around two dozen vacant or abandoned homes in this neighborhood. The goal of the plan is to restore as many as possible and to replace the devastated structures with affordable new homes.

In addition to fixing vacant/abandoned structures, this plan works with homeowners and tenants to restore and rehabilitate occupied homes with the assistance of groups such as the Toledo Service Project and neighborhood residents in conjunction with various Toledo CDC's.

Housing

This plan calls for the revitalization of local block watch unification of neighbors to act as a whole instead of individuals, and cooperation and teamwork amongst residents.

"IT TAKES A VILLAGE TO RAISE A CHILD" - Gandhi

Focus: Quality of Life

In addition to making aesthetic improvements to the neighborhood this plan strives to make living in the Detroit & Central corridor convenient, comfortable, and desirable.

This plan calls for the revitalization of local block watch unification of neighbors to act as a whole instead of individuals, and cooperation and teamwork amongst residents.

"IT TAKES A VILLAGE TO RAISE A CHILD" - Gandhi

Quality of Life

Creating attractive streetscapes using plants as well as repairing streets and alleys. Lighting along the alleys and underpasses with beautification of the islands will allow for greenspace along Detroit Avenue.

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Quality of Life

A final goal is to make persons feel welcomed upon entering this neighborhood. The placement of new signs for welcoming visitors as well as residents to this area, along with the sculpture would be very aesthetically pleasing and welcoming.

Focus Area

The Focus Area of our group is the restoration of the Old West End Renascence Neighborhood. We are focusing on the intersection of Central and Detroit.

Mission Statement

We are committed to a walkable neighborhood with appealing aesthetics, a vibrant commercial core, new housing opportunities for a variety of income levels and at the same time improving the quality of the natural environment.

Short Term Goals

- Encourage Exterior Repair and Landscaping
- Start a Continuous Area and Alley Cleanup Program
- Encourage more Speed Enforcement
- Recruit Corless Simplification and Enforcement
- Encourage City Officials Participation

Short Term Goals Continued

6. Report Vacant Cars
7. Bring Detroit/Central Community Area into the Model Block Program
8. Strengthen Block Watch Membership and Intercommunication
9. Create a Tax Self-Improvement District
10. Do a Physical Inventory of the Neighborhood
Long Term Goals

1. Renovate Current Large Brick Buildings
2. Build a Community Center with Programs for All Ages and Sports Facilities
3. Get a Neighborhood Specialist to Evaluate and Encourage improvements. Possibly through Self-Improvement District

Long Term Goals Continued

4. Increase Commercial Businesses in the Area (in renovated Brick Buildings, etc.)
5. Increase Home-Ownership Housing in the Area
6. Create a Theme in Landscaping in the Area
HOW TO BUILD A COMMUNITY

TURN OFF YOUR TV  LEAVE YOUR HOUSE
KNOW YOUR NEIGHBORS
LOOK UP WHEN YOU ARE WALKING
GREET PEOPLE  SIT ON YOUR STOOP
PLANT FLOWERS
USE YOUR LIBRARY  PLAY TOGETHER
BUY FROM LOCAL MERCHANTS
SHARE WHAT YOU HAVE
HELP A LOST DOG
TAKE CHILDREN TO THE PARK
GARDEN TOGETHER
SUPPORT NEIGHBORHOOD SCHOOLS
FIX IT EVEN IF YOU DIDN'T BREAK IT
HAVE POT LUCKS  HONOR ELDERS
PICK UP LITTER  READ STORIES ALOUD
DANCE IN THE STREET
TALK TO THE MAIL CARRIER
LISTEN TO THE BIRDS  PUT UP A SWING
HELP CARRY SOMETHING HEAVY
BARTER FOR YOUR GOODS
START A TRADITION  ASK A QUESTION
HIRE YOUNG PEOPLE FOR ODD JOBS
ORGANIZE A BLOCK PARTY
BAKE EXTRA AND SHARE
ASK FOR HELP WHEN YOU NEED IT
OPEN YOUR SHADES  SING TOGETHER
SHARE YOUR SKILLS
TAKE BACK THE NIGHT
TURN UP THE MUSIC
TURN DOWN THE MUSIC
LISTEN BEFORE YOU REACT TO ANGER
MEDIATE A CONFLICT
SEEK TO UNDERSTAND

LEARN FROM NEW AND UNCOMFORTABLE ANGLES
KNOW THAT NO ONE IS SILENT THOUGH MANY ARE NOT HEARD
WORK TO CHANGE THIS
Day One:

What an amazing day this has been!

It started with introducing Mayor Joseph Riley of Charleston SC. I’m sure that what most people attending expected to hear about was historic preservation. But he spoke long and eloquently about the importance of quality AFFORDABLE housing and how everyone deserves a beautiful place to live! There were many details about the importance of plants and flowers and public spaces and the difference they make in people’s attitudes about neighborhoods. Then was invited to attend a small luncheon party with the Mayor and was able to ask more specific questions on their revitalization strategies.

Then onto the evening Charrette – I was so nervous that no one would show up. College students and a few other interested people were there for a walking tour. Then everyone relaxed a little and ate dinner. (The chili was late and arrived cold, but someone else had brought a delicious homemade vegetable soup.)

At 6PM, a TV station came and did a short interview. Still nervous, I watched the line of attendees growing longer and longer to sign in, get a T-shirt, survey, and register for door prizes.

71 people came! 71! I was absolutely thrilled! I never thought we would have so many people attend. There were business owners, landlords, homeowners, renters, a sprinkling of political candidates, and a couple city officials. It was an incredible cross section of the community. It didn’t take long to get the ball rolling and then they were lining up to take the microphone and give ideas, complain, preach, and tell about what they were already working on. It was very energizing.

Of course there were a few glitches – our city councilman complained that he hadn’t been invited and only saw it on TV this morning – so then wouldn’t talk to me. A number of people said they also hadn’t received the mailers (and actually mine hasn’t come yet either). But some of the people had gotten on the phone and one man said he opened his ex-girlfriends mail! So the word actually got out the very best way.

At the end we explained what the next two days activities would be and invited people to stop in and watch the teams at work Saturday and be sure to come back Sunday to see what had been developed and give feedback. Plus they get another chance to win door prizes and the DVD player!

So I am exhausted and there are two more days to go!
Day Two:

Another exciting day. The students started at 9AM compiling the suggestions and surveys from Friday night. At ten o’clock people started filing in and we all met together for a few minutes. We discussed breaking into three groups: One could look at the neighborhood from the perspective of tear everything down and start over; the next could look at just treating the existing neighborhood cosmetically and the third group could look at a combination of the first two. The group decided the first wasn’t feasible – so all the groups decided to use the third approach and choose the buildings that needed to be demolished, determine which could be saved, and what could be added.

The groups all went off into three separate rooms to begin their work. We ensured that each group had at least one professional, a couple college students – the energetic young kind, and neighborhood residents. Most groups spent the first hour looking over the ideas from Friday and discussing what they liked, what they didn’t and why. There was some complaining about neighborhood problems and then just establishing group dynamics.

Each group had the same information but used a different approach. Every so often people would peek in to see what other groups were working on and it became a competition of sorts. Each group wanted to provide the best vision and solution to the problem.

The same television station from Friday returned and stayed for over an hour. The reported watched the process for a while and then visited each group pinning microphones on group members. Then we went to the intersection and did a “walk and talk.” They hope to come back Sunday to see the result and asked to be notified as we continue to follow-up on the planning process. A second TV station came in later in the day and also did a quick report.

The group broke for a communal lunch at 12:30 and as they sat in little clusters they were talking about the neighborhood and other ideas. Some people came and went during the day, while others were there for the entire session. A couple groups took breaks and went out to tour the area again – this time in cars so they were able to get a greater feel for the larger area and came back even more invigorated.

Throughout the afternoon people were drawing out ideas and blocking out areas on maps to indicate possible uses. There were more ideas than they could possibly put on paper.

At 4PM it was obvious that people were beginning to rundown and two of the groups felt they had completed their tasks. One group unfortunately seemed to get most of the people that seemed to get lost in endless rhetoric and didn’t get much done on paper.

As the groups began to break up for the day, they were looking over each other’s work explaining their concepts and how they had approached the problem.
All seemed very happy with the experience and the process they had undertaken to arrive at their vision. They left amid jovial exclamations of "we've got it locked" and "ours is the best."

Tomorrow the students and some neighbors will be returning at noon to put their presentations into Power Point to prepare for their presentation to the assembly Sunday evening.

During the day more than 50 people were involved in the process. My goal for this project had been 100 people be part of the process overall. In two days 125 people have committed time to thinking about the neighborhood, not including the committee meetings. This far exceeds my expectations and I am absolutely thrilled that people have gathered together to think about making a difference in their community.

If I thought I was tired yesterday – tonight I am really tired!
Day Three: Starting at noon today the students gathered to import the group’s work into PowerPoint presentations. They worked intently and stopped briefly for pizza lunch. A few neighbors stopped back in to finish up Vision Group Three’s drawings and ideas.

One TV channel came in to do some preliminary shots and interviews and they planned to come back later during the presentations and go live from the church.

Cookies, snacks and coffee were set out, storyboards setup with the drawings on them and the room set-up as we waited for our guests to arrive to see the final presentation. While the turnout was smaller than Friday night still nearly 70 people attended to watch the presentations.

Each group took center stage when they came up to make their presentations and explain their concepts to the group. All were warmly applauded at their completion and were proud of their efforts.

After all the presentations were made we opened it up to comments. Several people commented on what a goodtime they had had during the weekend activities. One of the most memorable came from one of the University of Toledo students who said “I came here with my own set of preconceived ideas, especially after our first walk through the neighborhood. But after getting to know and work with neighborhood residents I see that they want something better and they didn’t cause the problem.”

An African-American community resident at his first meeting said that he didn’t feel that minorities were well represented and why didn’t we take flyers door to door.” We asked him to volunteer to deliver flyers and he agreed, so a sign-up sheet was immediately developed for people willing to deliver flyers.

Another neighborhood resident, also African-American, that had been present all weekend then responded that she felt that “everyone was well represented and that we all needed to work together since we all lived together in one neighborhood.”

Another resident spoke up and asked if we couldn’t get started now working on something like a clean-up day. She was asked to head up a committee to plan and a sign-up sheet was immediately setup.

Students asked to be invited back to help with other events and bring their friends.

Another resident spoke-up with “what’s next - how can we keep going?” So we set-up another sign-in sheet for people who were interested in participating on the Steering Committee.

We finished at 7:30PM and many people continued to hang around and visit as if regretting the end of the experience and camaraderie. Students were laughing with senior citizens and neighbors visiting. The evening was light hearted and everyone seemed to have a good time.
Many people did sign up to volunteer to on future events and there was real interest in requesting a meeting with representatives of city services.

Over the weekend over nearly 200 people participated in the process. Amazingly successful.

If I thought I was tired before now I am exhausted – but floating!
Residents and businesses in the Old West End will be invited to participate in the first Old West End Design Charrette that will focus on a future vision for the Detroit and Central Avenue intersection neighborhood.

On Friday, February 22, 2002 everyone is invited to an opening reception at 6PM at Central United Methodist Church to give suggestions on what they would like to see happen in the Detroit/Central area of the neighborhood. Ideas could include a train station, greenhouses, solar lighting panel project, youth center, business incubator, recreation, housing, day care, shopping – the ideas are endless and we want to hear them all!

Three Design Teams comprised of residents, business owners, architects, landscapers, planners, developers will listen to the suggestions. On Saturday and Sunday they will put these ideas together into plans drawn by the architects and artists. Neighbors will be encouraged to drop in and give feedback and input.

Then on Sunday night at 6PM there will be another reception to present the work the Design Teams have developed. Everyone is invited again to see their presentations.

The event is a lot of fun – but work, too. If you would like to be part of the future of the neighborhood there are several ways to be involved:

1. Organizing Committee which includes several smaller committees – marketing, fundraising, physical set-up, and hospitality. (meets every three weeks)
2. Design Team – Residents, architects, planners, historian, business person. Landscape architects, artist (all three days of the event)
3. Policy and implementation – development professionals, public and elected officials, bankers (Saturday afternoon)
4. Food donations – we will need lots of food to keep up everyone’s energy!

Call Kathleen Kovacs at NIP 241-9682 (email nipinc@nip.org) or Donna Johnston Urban Affairs, 530-3595 (email donna.Johnston@utoledo.edu) if you wish to participate on a committee or team.

The meetings are hosted by Central United Methodist Church and sponsored by Neighborhoods In Partnership, the Urban Affairs Center of the University of Toledo and Congresswoman Marcy Kaptur.

Watch Neighborhood News for continuing news of the event.
Menu of ways to participate in the NIP Planning Process (Charrette):

1. Organize the Kick-Off (public meeting)
2. We need professionals (businesses, engineers, architects, artists, and planners) to serve on each of the 3 Charrette Design Teams (They need to make a commitment to be there for the whole Charrette. This is a big commitment. The number of people serving on each team will be limited and we need to get a mix of: businesses/artists/planners/architects/engineers/developers/residents!)
3. There will be a stakeholder input session on Friday from 10:00 AM to 2:00 PM. Any and all types of stakeholders are welcome to stop by the charrette to feedback and input to the Design Teams-The formality of this session will depend on how many people show up!
4. We may also have a Floating team of key stakeholders. We will try to get the type of design and development professionals that are missing from the Design Teams to serve on the Floating Team...at this time we are aiming for a local historian, a high school student, an artist, and a landscape designer.
5. Saturday at 10:00 AM will be a Professional Review Session. We will invite local architects and planners to review and comment on the work done. Development professionals and businesses, residents and the general public are welcome to attend and observe and comment at this session as well.
6. Following the Professional Review Session, the 4th team (The Policy and Implementation Team) will begin work...It would be good to have a development professionals and business and residential stakeholder on this team as well. The others will be public and elected officials, economic development experts, bankers, etc.
7. Of course anyone can stop in at any time during the course of the Charrette. We've been told that sometimes the design teams work through the night!
8. The Presentation of Design Concepts will be at a public meeting on Sunday at 6:00 Reception and 7:00--Presentation.

Please contact Kathleen Kovacs (241-9682 or e-mail NIPKovacs@aol.com) or Donna Johnston (530-3595 or e-mail donna.johnston@utoledo.edu) if you wish to participate in the following ways:

1. As a member of a Design Team (remember the number of participants on these teams is by necessity, limited and you must make a commitment to be present at all the events and sessions of the Charrette from beginning to end.)
2. As a member of the Policy Team
3. As a stakeholder at the Stakeholder Session
4. At the Professional Review Session

For any of the other options, you just need to show up (see details above)
NIP planning Design Charrette for Detroit and Central Area

Residents and businesses in the Old West End will be invited to participate in the first Old West End Design Charrette that will focus on a future vision for the Detroit and Central Avenue intersection neighborhood.

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Three design teams comprised of residents, business owners, architects, landscapers, planners, developers will listen to the suggestions. On Saturday and Sunday they will put these ideas together.

Continued on page 10

Charrette

continued from page 6

into plans drawn by the architects and artists. Neighbors will be encouraged to drop in and give feedback and input.

Then on Sunday night at 6 p.m. there will be another reception to present the work the design teams have developed. Everyone is invited again to see their presentations.

The event is a lot of fun but work, too. If you would like to be part of the future of the neighborhood there are several ways to be involved:

1. Organizing Committee which includes several smaller committees - marketing, fundraising, physical setup, and hospitality (meets every three weeks).

2. Design Team - Residents, architects, planners, historian, business person, landscape architect, artist (all three days of the event).

3. Policy and implementation - development professionals, public and elected officials, bankers (Saturday afternoon).

4. Food donations - we will need lots of food to keep up everyone's energy!

Call Kathleen Kovacs at NIP 419-241-9632 (email nippinc@nip.org) or Donna Johnston Urban Affairs, 419-530-3595 (email donna.Johnston@utoledo.edu) if you wish to participate on a committee or team.

The meetings are held by Central United Methodist Church and sponsored by Neighborhoods In Partnership, the Urban Affairs Center of the University of Toledo and Congresswoman Marcy Kaptur.
"I could develop into an attitude problem. Have a feeling applicant has a ‘know it all attitude’ and could be difficult to supervise," Mr. Keller wrote.

Lois Ventura, former director of inmate services, also was on the panel.

Mr. Rodgers twice filled out an application for the position, which includes passing out mail to inmates and taking their complaints. The first time, Mr. Rodgers wore casual clothes and brought correctional fluid, which he had to remain items he completed in the application.

He left before finishing the paperwork, said Capt. Eileen Bensen, head of the professional standards section.

investigated and decided to help seek mental health assistance for Mr. Rodgers. Several days later, his deputies arrived at Mr. Rodgers' home to take him to the Rescue Crisis Center. He said Mr. Rodgers' parents were present.

The sheriff said Mr. Rodgers was allowed to return to the office two weeks later to file a letter of resignation. He was not fired because of the nature of the incident and because he didn't threaten anyone in the workplace.

"We felt at the time as long as his family had gotten a grasp of him and taken him for treatment, he should be OK," the sheriff said.

years ago, some or her clients were prominent area citizens.

One of her first customers was Elizabeth "Bea" Boucher, wife of leading industrialist Harold Boucher. She sewed for three generations of the family, either making clothing for the finest silk or wool, or altering clothes clients bought at top New York and Paris shops.

"She was a very large part of the lives of most of her clients, there was no question," Jacqueline Foster, longtime friend, said.

A dress altered by Mrs. Luzny was worn to the White House dinner given by President and Mrs. Eisenhower for Queen Elizabeth and Prince Philip.

"She was so proud that she could do that sort of thing and do it with such skill," daughter-in-law Ann Luzny said.

With Mrs. Luzny's touch, gowns from top designers became more than mere drapery.

"If it doesn't fit, you might well forget it," Mrs. Luzny told T. Blade in 1975. "You know the [client], how they like it, what looks good on them. The feel of the thing is what you are striving for.

The shop employed eight at its peak. She. She took a year off after her husband, Chester, had a heart attack in 1960. She resumed with the goal of a reduced schedule. Long workdays followed calls from clients preparing for a wedding three-month tour of Europe.

"She had an absolutely incredible drive and was never afraid to tackle anything," Mrs. Foster said.

Mrs. Luzny grew up in Enfield, and her family moved Perryburg in her first year Waite High School. She wanted stay at Waite because her friends were there.

She was named a member of Waite High School Distinguished Alumni in 1994.

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Speaker at UT session to laud friends

In 1991, Victor Woods was living in luxury. He had an exclusive penthouse in Chicago, $40 million worth of credit and several Corvettes in the driveway.

The problem was he obtained all of it through a huge credit-card scam that landed him in prison for six years. Woods, along with his best friend, Earl Caldwell II, will talk about how their friendship turned Woods' life around at the University of Toledo's Upward Bound conference this weekend.

David Young, director of the Upward Bound program and coordinator of the fourth annual Kujichagulia Ujima Student Empowerment Conference at the Wyndham Hotel in downtown Toledo, said he expects nearly 200 students from six states to attend. Kujichagulia and Ujima are Swahili words taken from Kwanzaa celebrations. Kujichagulia means collective work and responsibility. Ujima means self-determination.

The three-day conference kicks off with a reception tonight. Jared Cook, president of the Toledo NAACP youth chapter and a Scott High School student, will speak on the importance of student empowerment. Tomorrow's events include workshops and speakers, closing with an awards banquet with Woods and Mr. Caldwell will speak. The men are of the "A Breed Apart" program in Chicago.

Woods and Mr. Caldwell were best friends, teenagers before Woods fell into a life of crime. rehabilitated himself during his second stint in prison and, with Mr. Caldwell's help, became a motivational speaker. The banquet will conclude with a hundred-mile run from 8 a.m. to 10 p.m.

The conference wraps up Saturday when Jonai McKenzie, co-founder and executive officer of Family Centered Education in Chicago, speak during a morning session.
Residents discuss intersection's rehab

By CLYDE HUGHES
BLADE STAFF WRITER

At one time, the intersection of Detroit and Central avenues was bustling with businesses and workers.

But as factories moved and workers sought out the suburbs, the intersection has become what many residents consider an "eyesore" of abandoned houses, unkempt walkways, and poorly maintained infrastructure.

This last week, area residents who live near the intersection joined with the community development group Neighborhoods In Partnership and the University of Toledo Urban Affairs Center for a three-day planning session on the future of the intersection.

Kathleen Kovacs said she saw the meetings as a first step toward revitalizing the area. She said 200 people attended the meetings, sparking optimism.
have provided the vision for the neighborhood."

"Neighborhoods in Partnership has built 35 homes in the area as part of a project with the Ottawa Community Development Corporation. Ms. Kovacs said the planning meetings were part of the organization's commitment to the community.

The intersection of Detroit and Central was once a hotbed of Toledo activity. Workers from the hulking Chevrolet transmission plant, at the corner of Central and Maplewood, brought plenty of people to the area.

The traffic was enough to sust-

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200 people attended a 3-day planning session

tain small businesses, a bowling alley, and convenience stores. When the plant moved to Alexis Road in 1966 and other automotive industry facilities started to shut down, it changed the fortunes of the neighborhood, Ms. Kovacs said.

Robby Tucker, who has lived near the Detroit-Central intersection for 24 years, has watched it decline over the last two decades.

"We felt the neighborhood had been neglected for a long time," Ms. Tucker said.

Ms. Tucker said speed limits on traffic along Detroit and Central should be lowered and landscaping used to beautify the area.

She advocates putting utility lines underground.

When Detroit Avenue was widened several decades ago, it pushed the street near the doorsteps of numerous homes, hindering parking, Ms. Kovacs said.

Donna Hardy Johnston, a research assistant with the University of Toledo's Urban Affairs Center, said she was pleased with the turnout and the vision the residents had for the area.

"The neighbors were really enthusiastic about it and they were ready to start picking up trash now," Ms. Johnston said. "I was overwhelmed by the turnout. That gives us an added responsibility. I hope people understand that this takes time."

Residents were not short on ideas for the neighborhood, focusing on youth and social services.

"There is a strong sense that a community center is needed in the area," Ms. Kovacs said. "They wanted something for seniors as well as teenagers. Some talked about having a hardware store and light retail."

Ms. Kovacs said residents also talked about the possibility of having sit-down restaurants and a bookstore along the corridor.

Ms. Kovacs said the neighbors will be invited to another meeting on April 23 at the Central United Methodist Church, 701 West Central Ave.

She said they will try to turn ideas into action.

Ms. Tucker said she believes the community would support the ideas presented and looks forward for planning to continue.

"We would like to see all these things happen in the neighborhood," Ms. Tucker said.

"We know we're going to have to work a long time to bring it back. It didn't become like this overnight and we understand that."
Neighborhood News

Block Watch returns

By Danny Seger
Old West End Neighbor

Beginning this month, Block Watch will be reinstated in the north end of the Old West End. This area is bordered by the north side of Delaware Ave., west side of Collingwood Blvd., south side of Central Ave., and east side of Detroit Ave. This area, known as Block Watch area #310-B, will be under the leadership of Melsa Graham.

Block Watch meetings for Area 310-B will be held the first Wednesday of each month at 6:00 p.m. at Central United Methodist Church, 701 W. Central Ave. The meeting on March 6th will be held at Cherry Area Police Substation.

Block Watch south of Delaware West to Detroit Ave and 1 75, South to Monroe St. and east to Collingwood Blvd. is Block Watch area 340 G. Please contact Bill Bogen or Phil Kunk for more information on Block Watch meetings in Area 340 G.

Currently both areas are seeking volunteers for Block Watch Captains and volunteers to pass out Block Watch flyers. To be a Block Watch volunteer, contact Officer Dana Slay at 419-245-1160 and make sure to provide your Block Watch area number.

Dave and Toni Moore named Good Neighbors

By Kent & Chris Ildem
Old West End Neighbors

We’re pleased to present the February 2002 Marietta Hubbard Good Neighbor Award to our Scottwood neighbors, Dave and Toni Moore. For those few who haven’t experienced their special brand of neighborliness, we’re gonna love telling you in.

In 1972 Toni and Dave moved into their first Old West End home on Scottwood. Dave’s brother, Paul, already lived in the Old West End and spoke so highly of it that when IBM transferred Dave to Toledo, this became their neighborhood of choice.

A brighter future?

Old West End Renascence neighbors gather to create a new vision for area

On February 22-24, 2002, residents and business owners in the Renascence district, near the Detroit and Central Avenue intersection, came together in the spirit of community and drafted a new vision for their neighborhood. Over 200 homeowners, professionals, concerned neighbors, and University of Toledo students spent three days at Central United Methodist Church taking an intensive look at the existing intersection and adjoining neighborhoods. As a result of the workshop, a new vision and numerous ideas for redevelopment of the area were created.

On February 22nd, a daytime walking tour of the area allowed students, residents, and professionals to see first-hand what they were dealing with, and to get a good feel for the desolation and abandoned feeling of the intersection. At 6:00 p.m. in the evening, 71 business owners, landlords, homeowners, renters, political candidates, and city officials gathered to get the ball rolling and lined up at the microphone to give ideas, complain, preach, and share their dreams and fears.

On February 22nd, after a communal lunch and informal sharing of ideas, the groups started to put their vi- continued on page 4

The three day event was held at Central United Methodist Church and was hosted by Neighborhoods in Partnership

continued on page 5
Town was settled and the last to close its doors if the community died out.

But now many of these buildings are threatened. Of North Dakota's 2,000 church structures, more than 400 are vacant and threatened by inadequate maintenance and demolition.

"The church is the most potent symbol of a community's faith," said Richard Moe, president of the National Trust. "For generations, families have turned to the church for solace and education.

Brighter continued from front page

competition with each other, exclaiming that "their plan was best!" Throughout the morning, television crews interviewed the participants, and promised to return that evening for the final visioning.

Finally, at 6:00 p.m., the visions were unveiled to a crowd of over 70 people. Each report was different, but all shared the common theme of recreating a community. Riding high on emotion, a resident offered "Everyone was represented and that we all needed to work together since we all live together in one neighborhood."

Even though the evening was scheduled to end at 7:30, participants hung around for a long time reveling in the camaraderie that had been created, and congratulated each other on their work.

Neighborhoods Partnership is working with the groups to determine next steps in the process, and will plan future working sessions and help determine concrete designs and ideas in the near future. The event was sponsored by Congresswoman Marcy Kaptur, Central United Methodist Church, and Neighborhoods in Partnership.

Tune-ups - Mufflers - Tail Pipes - Brakes
Shock - Batteries - Tires - Lubes
A Complete Car Service
1901 Jefferson Ave.
Toledo, Ohio 43624
RANDY
STEVE
DARYL

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just a few of the reasons people give for worshipping at St. Mark's.
St. Mark's is a unique 100-year-old Episcopal church that is committed to building a diverse, inclusive, accessible, and safe place where people of all ages, races, sexual orientations, gender identities, and abilities can worship and grow with a common purpose.

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Sunday Services 8:30 & 10:30 a.m.
Nursery and Sunday School Classes
2227 COLLINGWOOD BLVD. • 244-1707
Certificate of Appreciation

This award congratulates and commends

____________________________________

For exceptional assistance and commitment to community revitalization

this ___ day of ____________, 2002

Signed ___________________________________
March 7, 2002

Ms. Kathleen Kovacs
Executive Director
Neighborhoods In Partnership, Inc.
2052 Collingwood Blvd.
Toledo, OH 43620

Dear Ms. Kovacs:

Thank you for your letter of February 28 regarding the contributions and support of the Urban Affairs Center to your efforts. I am very pleased and proud of the work they do and appreciate your comments regarding their many contributions.

Thanks again for your warm letter—it is greatly appreciated.

Sincerely,

Dan Johnson
President

cc: Patrick McGuire, Director Urban Affairs Center
    Mary Jo Waldock, Interim Dean, University College

Toledo, Ohio 43606-3390
(419) 530-2211
March 4, 2002

Dear Kathleen:

Many thanks for the Certificate of Appreciation.

I am pleased the Renaissance Neighborhood Charter was well received and well attended. It looks like the many years of planning, talking and meeting will finally produce some results.

Thanks for all your efforts.

Sincerely,

Laura Brown
Neighborhood Design Charrette
Detroit and Central Intersection
Kathleen Rovacs
2002

Overview:
The Detroit and Central intersection in Toledo Ohio was once a thriving neighborhood commercial district.

"If you can dream it, you can do it."
-Walt Disney
Problem Statement: The Detroit and Central Avenue intersection:

- Number of vacant buildings
- Loss of community pride and involvement
- No streetscape
- No goods and services available to area residents except gas and a pager store.

Target Area
Project Goal:
Develop a neighborhood design charrette that will engage community members in a process of determining the future land use, economic development and landscaping needs of the Detroit and Central Avenue intersection.

Project Mission Statement:
To improve the overall quality of life in the Renascence neighborhood through implementing programs for housing, commercial development, and recreational activities, and to strengthen the bonds of communal life with the Renascence immediate neighbors in the Old West End and the Detroit-Central Corridor, and in turn, the entire Toledo community.

Target Area:
Current land uses
Renascence Flaming Area

Target Area:
Current Zoning

Renascence Old West End Plan
The Charrette

Renascence Planning Area

Day One:

- Friday events:
  - Walking tour of neighborhood
  - Dinner with Organizing Committee and tour participants
  - All residents invited to give their concerns, needs and desires for the future of the neighborhood
Day Two:

Saturday

• Students collated surveys and information
• Residents, planners and architects divided into three Vision Teams
• Each team developed written and visual concepts of their ideas
Day Three:
Sunday
- Students and residents returned to put visions into PowerPoint.
- Presentations were made by the Vision Groups back to the community of their ideas.
- Neighbors responded with comments on the process and the presentations.
Our Vision Includes

New Facilities

• Multi-Purpose Center
• Community Gardens
• New Housing
• Modern Gas Station
• Retail Shops
• Indoor & Outdoor Markets
• Landscaping
• Signage

Multi-purpose Center

Screened Parking

Reduce Traffic with Planted Medians

Goal: Neighborhood Pride
**Learned Lessons**
- Have a logo
- Cool door prizes
- T-shirts create teamwork
- The devil is in the details
- Communication
- Food always helps
- Have a next step ready
- Expect to be thrilled!

**Next Steps**
- Steering committee with new volunteers to meet regularly
- Next community meeting date April 23rd
- Raise the Roof Day scheduled for April 27th to clean, rehab and landscape 2 blocks of area with over 200 volunteers
- Block Watch to begin meeting in area again

**Outcome**
- Nearly 200 people participated in the weekend activities
- Excitement has been generated for change in the community
- Many people volunteered to continue the process
- CDC was able to determine overall desire of the community for future improvements

**Learned Lessons**
- Have a logo
- Cool door prizes
- T-shirts create teamwork
- The devil is in the details
- Communication
- Food always helps
- Have a next step ready
- Expect to be thrilled!

**Thank you:**
- Dr. Chris Champ
- Dr. Tansun Aricanli
- Class of 2003
- Urban Affairs Center
  University of Toledo
- Congresswoman Marcy Kaptur
- Central United Methodist Church
- Neighborhoods In Partnership Board of Directors
- NIP Staff
- City Councilman Edna Brown

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**Renaissance**
Plan
Old West End
The Neighborhood Charrette Handbook
visioning & visualizing your neighborhood's future

The Neighborhood Charrette Handbook has been developed by:
Dr. James A. Segedy, AICP and Bradley E. Johnson, AICP

We would like to acknowledge the additional contributions to this
document by:
Scott Truex, AICP
Tony Costello, AIA
Harry Eggink, AIA

We would also like to acknowledge the contributions of:
The Community-Based Projects Program
College of Architecture and Planning
Ball State University
Muncie, IN 47306
for its ideas, ideals, and dedication to the planning, design and
development of
small communities and public education, and for its role in nurturing
this endeavor.

We would also like to thank:
The Community Partnership
Post Office Box 1415
Muncie, IN 47308
(317) 724-7348 phone
(317) 724-3476 facsimile

for their technical and financial support in this endeavor.

For more information, please contact:
Dr. James A. Segedy, AICP, Associate AIA
Ball State University
(317) 285-5188 (phone)
I know of no safe depository of the ultimate powers of the society but the people themselves: and if we think them not enlightened enough to exercise their control with a wholesome discretion, the remedy is not to take it from them, but to inform their discretion.

Thomas Jefferson, 1820

The vitality of our neighborhoods depends upon an informed and involved citizenry. Although all citizens are consumers of community planning and design, they are generally uniformed about the choices available to them or how to go about getting more for their effort. A charrette workshop provides local officials and concerned citizens with a set of resources and a process that will help educate and involve the community in the decision-making process.

The charrette (a Beaux Arts-derived term for a short, intensive design or planning activity) workshop is designed to stimulate ideas and involve the public in the community planning/design process. It is a valuable tool for laying the foundation for the development of a more formal plan (i.e. comprehensive plan, master plan, strategic plan, etc.). It is most effective as a component of the formal planning and design process.

The charrette can be used in a multitude of applications. The charrette workshop applications include, but are not limited to:
* s.w.o.t. identification
* quality of life assessment
* issue identification
* needs assessment
* project development and identification
* strategic planning
* energize the community
* consensus building
* visioning and visualizing
* communication and network enhancing

The charrette workshop establishes a platform for a free flow of information and opinion sharing. Its primary role is to provide a forum for building community consensus on a vision for the neighborhood's future through active involvement and visualization - bringing the vision to life.
S.W.O.T.
Strengths, Weaknesses, Opportunities & Threats

A.L.P.O.
Assets, Liabilities, Potentials & Opportunities

S.W.I.N.E.
Strengths, Weaknesses, Issues, Needs & Expectations

Where there is no vision, the people perish. Proverbs 28:18

The Foundation

Through working with numerous communities and planning professionals the following list and description of "core" planning concepts has been developed. These ideas are the basis for and essence of the charrette workshop process, thus making this planning tool successful. The foundation is as follows:

1) Citizen Participation: All segments and groups within the community should be represented throughout the process. Citizen participation should be solicited from all age group, organizations, city/town officials, interest groups, and from the general citizenry.

2) Empathize with Participants: Strive to fully understand the problems, perceived problems, issues, and concerns of each participant. Do not anticipate or predetermine the problems in a community and pass judgment. Also, seek out the recommendations, ideas, and list of assets from people throughout the community.

3) Understand the Community: Complete a thorough inventory and assessment of the physical, social and economic aspects of the community. There is never too much information. Maps, photos (historic and current), demographics, and other community data serve. It is important that the information include more than just the neighborhood -- context is critical.

4) Develop User/Reader Friendly Documents: Make absolutely sure final documents and supplemental reports can be understood by the lay person. Go to whatever means necessary to make these reports easy to understand and follow.

5) Get It Started: A plan is not the final step in the process, rather it is the beginning of the journey. Don't allow a plan to be "shelved" and left to collect dust. Implementation is where the majority of plans fail. A group or individual must provide leadership for each project following the adoption or approval of the plan to insure completion.

6) Visualization & Visioning: Developing drawings and pictures is one of the best tools for depicting accurately what is intended or expected. Words alone generate a different mental image for each person who reads them. Pictures generate a platform which is rarely misunderstood and that can be discussed by individual component.

7) Follow Through & Benchmarking: At a specified time following the
The entire charrette process usually takes between two and three months to complete. There are several creative financing options available to assist communities with the cost of a charrette.

Products of the charrette:

In addition to the clarification and prioritization of issues and clearly defining projects, programs and action strategies, a charrette workshop will also result in the production of tangible products such as:

* comprehensive, reader-friendly document with graphics
* newspaper tab, camera-ready for publication
* numerous graphics (mounted) illustrating projects and concepts, and
* promotional posters and press releases as necessary

A well run charrette can be a tremendous benefit to the neighborhood and a lot of fun. The following is an outline of the basic steps for running a neighborhood charrette workshop:

**PHASE ONE: PRE-CHARRETTE ACTIVITIES**

Ads invited citizens to "open your mind and say Aaahh!" And they did.

Visions Project

**Issue/problem identification**

This is probably the most important step in the process. The neighborhood must first determine that it wants to get involved in this process, and is willing to do something with the results. For any community planning activity to be successful, the plan must actively involve and be supported by the community, not just a few of its leaders. While the charrette workshop itself must be a community-wide endeavor, it begins with the efforts of a few dedicated leaders that will establish the foundation.

* define the primary and secondary issues related to the project
* determine the scope of the project
* identify the geographic area of the project

**Establish a steering committee**

As stated above, this is a community effort. To begin the process, and to see it through to its ultimate fruition, it is usually best to identify a diverse group of local citizens that can serve as the coordinators and facilitators of the process.

* create a citizen action group representing a broad base of community interests (will vary according to issues) as outlined below.
- should be between 9 to 15 persons
- must insure diversity of opinions and ideologies
- include people actively interested in the issues and their solutions:
  * business community
  * neighborhood/citizen/homeowner associations
  * elected officials
  * technical staff
  * church/religious organizations
  * youth
  * service groups
  * public/private schools (faculty, staff, students, administration, etc.)
  * city and county officials
  * senior citizens
  * persons from adjoining neighborhoods

* steering committee responsibilities:
  - coordinate charrette activities
  - establish timeline and meeting schedule
  - establish preliminary list of issues/charrette focus
  - arrange for financial support and manage charrette budget
  - identify preliminary issues to be addressed during workshop
  - assist in workshop facilitation

Charrette Participants (team)

The charrette team is usually a group of individuals with a broad range of skills and backgrounds. There are advantages and disadvantages to having local and outside team members. Local members bring unique insights to the process while outside members can bring a fresh, and objective, viewpoint to the activities. It is important that the team be assembled for its skills, not just for the interests of the individual members. The team will be primarily responsible for producing the tangible results of the workshop. All interested members of the neighborhood are welcome to participate in the charrette as members of the charrette team, or in other ways only limited by their imagination.

* get an appropriate facilitator
  - local leader (not an elected official) with good facilitation skills, or from an outside, objective resource like a:
    * university
    * professional organization
    * consultant

note: it is usually advised that the facilitator not be an elected official due to public perceptions, etc.
- must be objective
- if possible, should be experienced in the charrette process
- must be a good communicator
- must be trusted by the participants
- must be comfortable with the subject matter
- must be comfortable asking and answering difficult questions

* should include people with skills in some or all of the following
  (will vary with charrette focus)
  - urban/community planning
We are confronted by insurmountable opportunities.
    Pogo

Ideas for getting kids involved:

* Have elementary students make name tags out of construction paper. Each participant can then select a personalized work of art to write their name on and wear during the charrette.

* During the charrette workshop, have the kids draw pictures of how they think their ideal city/town should look.

* Coordinate a Planner’s Day In School program prior to the charrette.

Get local kids involved. Spending a few hours with grade school students talking about what they want to see in their neighborhood, and having them draw pictures of what the future might look like can be great fun and will usually get the parents involved as well. Local high school art students or drafting students make good members of the charrette team. Get them involved!

Developing community relations and public awareness

The key to making the charrette an integral part of a successful community planning and design effort is an informed public. One of the easiest, and most effective means of informing and involving the community is through the local media. The very nature of their existence is associated with being involved in the local community and they are usually very eager to help in the process.

* contact local mass media (newspaper, radio, television)
* generate posters/handbills & fliers
* create press releases
* write articles supporting the process and illustrating the issues
* inform service and religious organizations
    - make presentations to groups
    - share information
    - encourage participants
* develop and architectural scavenger hunt
One way for the neighborhood to "get primed" for the charrette is to develop an "architectural scavenger hunt." Take pictures of local building details and publish them in the newspaper. This will begin to involve the community through people trying to identify the building. Prizes can be awarded for the most correct answers.

Assemble support information

An effective process begins with good information. Much of the charrette process builds on public input, but a solid base of technical information is critical to having accurate information. Especially useful are existing plans and historic profiles. Essential are good base maps of the study area.

* identify key players in the community
* document existing conditions
  - aerial photos
  - maps
  - previous planning documents
  - studies or reports
  - demographics and/or statistical information
  - video/photographs/sketches
  - surveys
  - historical profiles (newspaper files, photos, archives, historical societies, books, etc.)
  - governmental regulations
  - reference materials and examples of related projects

It is strongly suggested that the charrette have a strong visualization component. That means that the products of the charrette will include an ample amount of pictures and drawings to help illustrate the issues and ideas that arise from the process. To facilitate this slides and/or prints of the study areas (building facades, open spaces, corridors, etc.) should be taken prior to the actual charrette. These snapshots can then be used (traced) as the basis for before/after comparisons. Aerial photographs can also be very helpful in illustrating large-scale and site associated issues.

If you can dream it, you can do it.
Walt Disney

Charrette Logistics

The actual charrette workshop is the most visible aspect of the process. It is to here that all the activity is focused. If the planning is well executed beforehand the charrette itself while often an example of "organized chaos," will be a fun and productive opportunity for the community to build and visualize its future.
competition of a planning project the plan must be revisited to determine whether or not the projects are on track. This follow through will also be an opportunity to check the progress-to-date and compare benchmark dates.

If you don't know where you're going your might end up someplace else.

Casey Stengel

What a charrette will accomplish

Before deciding to begin a charrette, the neighborhood should first realize what this unique planning process will ultimately accomplish. A charrette will:
* generate strong citizen participation and motivation towards planning and community development projects;
* enhance communication within the neighborhood and increase awareness;
* bring community groups, leaders and citizens together to generate a common community vision and solve community challenges;
* develop "doable" community development projects based on citizen input;
* identify potential funding sources for neighborhood projects;
* overall, give the community a starting point with specific action steps for successful community development and quality-of-life enhancement

The process and end product

A charrette is a three-phase process:

* The first phase, the Pre-Charrette, focuses on developing, and working with, a steering committee who will determine the primary focus of the charrette and handle the logistics for Phase One and Two. It is suggested that the steering committee work with the charrette facilitator to identify a preliminary set of issues to be addressed during the charrette.

* The second phase, the Charrette Workshop, is generally a two-day, intensive planning and design workshop involving the community in a needs assessment, interviews with community groups, prioritization of issues, development of recommendations, the identification of neighborhood development projects and implementation strategies.

* Phase three, the Post-Charrette, consists of the preparation of a final document outlining neighborhood strengths, challenges, recommendations, neighborhood development projects, actions steps and potential funding sources. The third phase also includes preparing and delivering a formal presentation open to all members of the neighborhood and greater community. It is during this phase that the community begins implementation.
* establish dates
  - consider community activities (don’t conflict with major school, church, sport, and other community activities) – you can’t find a “perfect” date, but every effort should be made to minimize conflicts.
  - avoid holidays
  - workshops will involve day and evening activities
  - weekdays are generally better than weekend sessions

* establish the location for charrette workshops
  - should be large enough to hold a large community meeting
  - space should be flexible
  - facility should have some furniture (tables, chairs)
  - facility should have adequate utility support (electricity, restrooms, kitchen (if possible), climate control, outlets, adequate lighting)
  - facility should be centrally located and easily accessible
  - facility should be politically neutral

* meals should be arranged for charrette team/participants
  note: some will be carried in, some may be off-site. Have local restaurants and/or service groups donate/prepare meals. Local citizens can provide snacks.
* note: in many neighborhoods a lot of good will and buy in can be gained by inviting the neighborhood to stay for lunch after the morning interview sessions.

* if members of the charrette team are from out-of-town, accommodations should be provided. They could stay at local inns/hotels, or stay with community residents – this is preferred as it provides the team with a chance to get to know the local people better. Transportation to and from lodging must be arranged.
  note: sleeping hours may vary considerably. This must be taken into consideration when arranging accommodations

* materials and supplies
  - newsprint paper – several large tablets are preferred – these are used for recording ideas
  * note: the sheets can also be easily taped to the walls for discussion
  * note: it is better to use paper rather than chalk or white boards. The individual sheets can be used for archival purposes and are much easier to transport.
  - several broad tipped, bold color markers
  - markers are used for recording ideas onto newsprint paper
  - masking tape or tacks to attach sheets to walls
  - rolls of tracing paper – for quick sketches, overlays, etc.

* items for formal presentations
  - copy machine (with transparency capabilities)
  - computer/word processor
  - slide projector and screen
  - overhead projector
  - 35 mm camera with Polaroid instant slide film & processor
  - colored markers and/or pencils
When possible, the location should be "in the heart of it all." If neighborhood revitalization is a major theme of the charrette - a vacant storefront is a great location to drive the point home.

Vision without action is merely a dream. Action without vision is just passing time. Vision with action can change the world.

FACILITATOR'S GUIDE

For your information, let me ask you a few questions. Sam Goldwyn

Responsibilities and attitude

* the best facilitators are positive, energetic, assertive, well-organized and respected
* facilitators stimulate and manage group process and flow of information, but do not manipulate the decision-making process
* the facilitator's primary responsibility is to see that the work gets done - as a leader not as a superior
* the facilitator should maintain the enthusiasm of the group and group process
* the facilitator must ensure that everyone participates
* you are accountable for the success of the group, be open to criticism
* be organized

The setting

* the best environment is one that is neutral
  - if the issues are politically or emotionally charged, hold the meeting/workshop at a neutral location
  - have the participants seated around a round table or facing each other in a circle
  - you shouldn't have more than 8 to 10 people in a cell group
  - if the circumstances required a more traditional "classroom" setting, people will typically not sit in the front row. Just prior to the meeting beginning, remove the first row of seats. This gesture will usually put the participants at ease.
  - it is generally better to add seats than to have a large number of vacant ones
* avoid locations that have distractions like small kids and phones
* make sure the room is at a comfortable temperature and has adequate lighting
* it is important to be able to maintain eye contact with everyone
Running the meeting

* be organized

* start on time and end on time - identify expendable items on the agenda in the event that something has to be deleted
* establish ground rules right up front
* clearly identify the purpose, issues and products early in the meeting/workshop
* establish a clear understanding of why the meeting is taking place. It avoids misunderstandings, arguments and wasted time. Include even the emotional events in the summary - if they are ignored they will usually come back to haunt you.
* introductions: it is important that everyone know who they are working with. If the group is large, have the members of the cell groups identify themselves.
* when possible try to break up cliques. It is better to get a fresh perspective that builds on momentum already started.
* make sure that everything gets recorded. It is best if the participants write their own ideas, but having assistants will help the process
* review the agenda: it reinforces the tasks and expected outcomes of the meeting/workshop
* summarize decisions, actions and responsible parties at the end of the session. Designate a follow-up person.

When you come to a fork in the road - take it!
Yogi Bera

The Art of Facilitation
(adapted from the Rocky Mountain Institute Facilitators Manual)

Even a journey of a thousand miles must begin with a single step.
Chinese proverb

Content and process:

* content (the subject being dealt with) is critical at the beginning - during the orientation, once the meeting is under way, process (how participants interact) is the prime focus of the facilitator
* don't let your interest in content interfere with the process. Set aside ego and focus on making the process functional
* it is appropriate to participate in the discussion by making assertions, suggesting alternatives, etc. Make it clear that your role is primarily to facilitate the process.

Keep on track:
It’s easy to get involved in the discussions, but it’s critical to keep on the subject to keep people interested and involved, and to avoid confusion. It may be appropriate to clarify the key points in order to keep the discussion flowing. Avoid circular discussion - break in and get the discussion on the next point.

* if the subject strays, bring it back on track
* trust your intuition. It is also important to realize when not to get in the way of meaningful dialog. Make sure it’s o.k. with the group if the conversation remains focused on a singular set of issues.
* clarity is critical. It is important that everyone understands the subject and purpose of the discussion. If the conversation isn’t going anywhere and there are pregnant pauses, repeat the subject and direction of the issues immediately. Dangling conversation is death to process.

Fairness and respect:

* ensure that everyone has ample opportunity to share their ideas.
* critical to the success of the meeting/workshop is the feeling of involvement of all participants. If there are several people that want to speak at once - establish a quick list. If someone is anxious to talk, be aware of body language and maintain eye contact. Let the person know you’re aware of their eagerness to participate.
* make everyone comfortable with participating. If certain people (often with little to say) are dominating the conversation - give them the responsibility of allowing the other members of the group to speak
* tame the lions. If certain people are monopolizing the conversation, thank them for their ideas and ask for others to offer their ideas. If you are respectful in your involvement, people will respond in a constructive manner.

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Never doubt that a small group of committed citizens can change the world; indeed it is the only thing that ever has.
Margaret Mead

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Active listening is a vital part of the process:

Key components of the facilitator:

* acknowledge people for perceptive suggestions. Willingness to work an with an adversary - anything. Don’t lie or be gushy, just make sure they feel part of the action.
* empathy - understand any difficulties that participants might have with the process and/or the subject. Describing similar experiences from your experience is often helpful. Don’t confuse sympathy with empathy. Acknowledge feelings such as anger, but don’t take sides or be 'judgmental - it is inappropriate for a facilitator.
* clarify - often in the spontaneity of the moment, important concepts get garbled. Help clarify the ideas, but do so without adding color. Don’t add values, assumptions, etc. - even if you’re right.
* closure - it is important to bring each topic to a distinct conclusion before adding a new set of issues to the dialog. It is also
important to clarify the action steps and key people responsible for implementation.
* disagreement and conflict are a necessary and creative part of any meeting/workshop. Through an atmosphere of trust, disagreements can be aired and resolved before they lead to "unconstructive" and bad feelings. Unresolved bad feelings lead to misunderstandings, discourage participation, and often lead to the dissolution of the group process. Five ways that conflict is dealt with include:
  - avoidance occurs when one or more parties withdraws from the conflict. While, on the surface, this may make the process run smoother, it often leads to bad feelings and non-participation if the person feels they are being ignored.
  - smoothing over helps preserve relationships by placing greatest emphasis on agreement and avoid conflict, but it can also be interpreted as giving in. People who try to smooth things over are often taken advantage of.
  - compromise involves the art of bargaining. It is many times the best approach, but it is important to resort to compromise only after all alternatives have been explored.
  - forcing occurs when one authoritative position is adopted at the expense of another, often without discussion. While it may lead to a form of closure, it is rarely productive.
  - problem solving or consensus building involves a process in which a cooperative feeling works toward a win-win solution. Both sides needs are identified and confronted through open discussion. While this may seem like an ideal, it is a long process and will often result in one of the other four conflict responses.
* no approach is appropriate for every situation. Through trust building and openness, the facilitator will find his/her greatest challenge in managing these situations.

It is important to maintain an optimistic and positive attitude throughout the process. Enthusiasm is infectious and can be quenched by criticism or insincere patronizing.

Tell me, I forget. Show me, I remember. Involve me, I understand.

Chinese Proverb

Ground Rules
* welcome new comers by summarizing the process and decisions reached. All participants are welcome, but it is important that those that have been involved in the beginning don't feel their promptness and full participation is a wasted effort.
* the process is action oriented. While standing decisions should be resistant to modification, meaningful challenge can be healthy
* consensus is always a goal. It is important to understand that consensus does not necessarily mean total agreement, but it does embrace acceptance.
*if consensus cannot be achieved, democracy is usually an effective
mechanism of bringing closure to the issue. It is always important to
record the minority opinion. The points may be invaluable at a later
time
* if you know you are a dominant person, make a concerted effort to
encourage input from those less dominant.
* speak toward achieving consensus rather than in a manner that will
win debate points
* when responding to another's ideas, emphasize agreements as well as
point out areas of disagreement
* leave all old disputed, prejudices and closed minds at home
* assume that no one has the entire answer, but rather everyone has
part of the answer.

The future belongs to those who believe in the beauty of their dreams.
Eleanor Roosevelt

Sample Schedule for the Charrette

The actual schedule must be flexible. Public meeting times should be
firm and closely adhered to, but you do not want to miss out on special
opportunities or stop creative energy just to keep on schedule. It
should also be noted that these "days" do not have to be contiguous.
In some cases it is better to have several days between sessions to
allow the team and community to "catch its breath" but spreading the
process out over too long a period of time will lose momentum and
public interest in the process.

Several months prior to the charrette:
Hold an organizational meeting with the steering committee and the
charrette facilitator to set goals and arrange a basic schedule. The
steering committee should hold regular meetings to make sure all
necessary preparations are being made.

One month prior to the charrette:
All plans should be finalized. First press releases should be sent out
to area media.

The Charrette

Session #1  Steering Committee Meetings/Charrette Team Meetings

Goal: to develop a working relationship between the charrette team and
the steering committee.
Note: this can be held the night before the workshop, at or after
dinner; or at a breakfast meeting
* an informal setting makes the information flow easier
* casual conversation is more effective than formal presentation
* have the steering committee and charrette team introduce themselves (people-to-people style) with a short background statement and interests
* this is a good opportunity for the steering committee to share and explain their issues list with the charrette team

Session #2 Context Development -

First Day, morning Community/ Issue Orientation
Goal: to get a first-hand look at the community for the charrette team and provide an orientation of the background information
* a walking tour of the area led by members of the historical society, neighborhood leaders, children, planning staff, etc. is an important event for both the charrette team and the steering committee
  * have the steering committee summarize its interests
  * view any videotapes or slides of the community
  * study maps, aerials, photos, etc.
  * review planning reports and other technical documents

Session #3 From the Horse's Mouth -

First Day, morning Interview and Input Sessions
Goal: to provide the opportunity for diverse citizen and public groups to discuss issues with the Charrette Team
* divide the study team into small groups to facilitate interaction and effective communication
* schedule interview times to help insure that each group will be properly heard
* each interview session should run approximately 45 minutes. Multiple groups can be interviewed simultaneously, each with its own facilitator and its own recorder.
* questions should inched assets, liabilities, needs, goals, etc.
  * after the interview session, give each participant a strip of colored dots and ask them to "vote" with their dots for the most important issues (each issue identified by the steering committee will have been written on a piece of news print and hung on the wall). They can put all their dots on 1 issue, or distribute them as they see fit. This helps prioritize the issues.

Session #4

First Day, afternoon Team Analysis and Issue Clarification
Goal: to provide and opportunity for the charrette team to assimilate and discuss observations and prepare for the public meeting
* this is a critical regrouping of the charrette team to brainstorm, share ideas, develop preliminary observations and recommendations and get organized for the evening public session.

Session #5 Open the Doors

First Day, evening Community Discussion and Feedback
Goal: to summarize Charrette Team's initial impressions and provide the community with preliminary assessment and analysis. To obtain broader citizen input and feedback
* team: summarize input and analysis:
  - develop SWOT (Strengths, Weaknesses, Opportunities & Threats) list
- develop goals and objectives and priorities (dots)
  * community
  - react to charrette team’s initial impressions
  - confirm or redirect the focus

Session # 6 Getting It Done: Development of Goals and Objectives/
Recommendations

After preliminary presentation / 2nd day

Goal: to clarify the focus of the workshop and to develop and visualize recommendations
* team meeting to share ideas, coordinate tasks, and organize into project teams
* team members work individually, or in small teams to develop their recommendations with supporting drawings and narrative
* the charrette team should meet several times to coordinate recommendations and projects
* during the afternoon session, steering committee members are encouraged to work with the charrette team in finalizing their ideas. This helps in developing ownership in the project by the steering committee/community
* produce final graphics and supportive narrative

Session #7 The Big Show - Presentation of Findings to the Community

Goal: to present charrette findings to the community
* public meeting with graphic and verbal presentation
* can be reinforced with newspaper “tab”
* present the challenge of following through with the projects

The vision of things to be done may come a long time before the way of doing them appears clear, but woe to him who distrusts the vision
Jenkins Lloyd Jones

Phase Three: Post Charrette Activities

The post charrette activities can be broken down into three steps. First, the document and presentation preparation; second, presentation and approval; and third, implementation and benchmarking.

We need to accept change and make it our friend
Robert Theobald

Document and presentation preparation

Following the completion of the charrette workshop the charrette team should first complete the following items:
  1) a newspaper “tab”
2) a reader/user friendly document
3) formal presentation materials

The newspaper "tab" (a specially printed newspaper insert) should be printed and delivered with the local newspaper to all subscribers and readers. This insert shall include a summary of the findings, ideas, projects and recommendations.

The newspaper tab has several purposes. First to give the general population a chance to learn about what is happening in the community. Second, to further solicit input and information (a planning process is never finished). Third, to interest and encourage people to attend the final presentation. Make sure there is at least a week between the publishing date of the newspaper tab and the final presentation.

The final document should be completed using the information and ideas collected to date. The final document should not be finished until after the final presentation. There will surely be some minor changes following the presentation.

Formal presentation materials should include slides and a handout. Slides of drawings, project concepts, character/design samples and existing conditions are most useful. The handout should summarize the entire project for those who may not have been involved prior to the presentation (the newspaper tab can be used for handout).

It is critical that the final report be:
* action oriented
* user friendly
* positive
* free of jargon
* highly visual
* in "bulletized" format
* be explanatory (not just descriptive)

Presentation and Approval

In dreams begin responsibility
William Butler Yeats

The final presentation must be thoroughly advertised and take place in a politically neutral facility which is easy to find. A verbal presentation in conjunction with a slide show is generally the best format. Following the presentation, ask for questions and comments and have someone to document question and answer and comments.

Following the presentation, the final document should be modified if necessary according to comments at the final presentation. The document should then be approved and adopted by the steering committee.

Implementation and Benchmarking
Finalizing the charrette process is the only part of the overall process. Most plans fail because people do not know how to begin implementing the project and programs. A leader must be found for each project to follow through from start to completion. Without that leader the project has little hope of succeeding. It is often helpful to identify a single person to serve as a coordinator. The Steering Committee can also continue as the coordinating body.

Start with projects that are short-term and highly visible. This type of project will help get the momentum going by making small but noticeable improvements. A common mistake is to first take on a large project to create a big impact. Too often these projects fail because people lose their energy for the project. Non-visible (behind the scenes) projects should also be put off until the momentum gets going. Non-visible projects are rarely recognized by the public, thus are much less rewarding to the contributors.

People will rally around successful projects and efforts. If projects and efforts often fail, so too will recruiting volunteers. Furthermore, successful projects will generate more volunteers who can then be integrated into long-term and non-visible projects.

Benchmarking is the process of establishing measurable goals for the completion of specific projects and tasks. Benchmarking should be used to evaluate a project’s concept and progress. This should be a scheduled event and act as a platform for modifications and an opportunity to celebrate successes.

One method to help assure successful implementation of projects is to hire an intern from a planning program or similar field to “spearhead” and coordinate the projects. This intern position can become a town manager or other local person after a three month period of time. It is also a good opportunity for a circuit-ride planner, if a full-time or local staff position is not possible.

One of the community’s greatest resources are its local citizens. An involved, empowered and focused group of volunteers can be a true catalyst for turning the vision into reality.

Ruby Slippers

The power to tap into the creative resources of your community has always been in your power. Like Dorothy in the Wizard of Oz, you too have a pair of Ruby Slippers to help you find the way. The charrette workshop is one of the best tools to build a successful planning and community revitalization process. Whether to enhance a comprehensive plan, strategic plan, or development planning process the charrette can be used to help visualize your community’s ideas and get local residents, businesses and community leaders involved.

Have fun!