
DECEMBER, 2022



CLINTON YMCA REVISIONING PLAN

REPORT BY EAST CENTRAL
INTERGOVERNMENTAL ASSOCIATION

ACKNOWLEDGEMENTS

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"Though this project has been funded, wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of EPA."

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Executive Summary

Chapter 1.

PROJECT BACKGROUND

The Revisioning Plan for the former Clinton YMCA Brownfield Site was prepared by East Central Intergovernmental Association (ECIA) with technical support from YTT Design Solutions and Terracon Consultants Inc. for the City of Clinton with funding provided by the United States Environmental Protection Agency (EPA).

The former YMCA property is located at 480 South 3rd Street in Downtown Clinton. The parcel contains a 27,000 square foot facility with associated paved parking. The facility's eastern portion is the historic YMCA structure built circa 1897. The western portion is the newer addition built in 1967. The property is contaminated with hazardous substances, classifying it as a "brownfield" site needing mitigation.

COMMUNITY VISION

Retaining the historic structure built circa 1897 and removing the 1967 addition are supported by the structural analysis and the environmental assessments. The City can use its ECIA Brownfields Revolving Loan to fund the necessary environmental cleanup of the site to make it ready for redevelopment. The City has hired Terracon to oversee the cleanup.

Mixed Use residential and commercial development is consistent with the market and community analysis of worker flows and housing inventory. A renovated YMCA site presents an opportunity to entice a large population of workers that are coming into Clinton for work to move here from Davenport, Camanche, and Cedar Rapids. Projected consumer spending for recreation, services, and restaurants makes the YMCA site and surrounding downtown area a good candidate for investment and future growth.

The Revisioning Plan is supported by community input. A 62.5 % majority wanted to reuse the historic YMCA structure, and 38% wanted some form of housing incorporated into the YMCA site. There was strong interest in a variety of small business, restaurants, retail as part of the YMCA site as well.

ACTION STEPS

- The Revisioning Plan reaffirms the City Council's intent to retain the historic YMCA structure and redevelop the 1967 addition for a mixed-use residential/commercial development.
- The City Council's next step is to mitigate asbestos, lead paint, and mold contamination to clean up the site for redevelopment
- Once mitigation is completed, the City Council has four Site Reuse Options to leverage developers and work towards a Development Agreement with the selected developer that best fits the goals and vision of the community.

CONCEPTIAL SITE REUSE OPTIONS

All four Site Reuse Options will create a mixed-use development with main floor commercial uses and upper story residential or commercial uses, supported by onsite parking and an accessible elevator. The four options summarized below are consistent with the City's Comprehensive Plan, Downtown Master Plan, and Zoning Ordinance.



Figure:
Reuse Option 2: Conceptual Design

Reuse Option	1	2	3	4
Building Footprint	25,155 SF	11,895 SF	17,152 SF	8,448 SF
Main Floor - Commercial	11,895 SF	11,895 SF	7,808 SF	8,448 SF
Main Floor - Parking	13,620 SF	0 SF	8,704 SF	0 SF
Second Floor - Commercial or Residential	25,155 SF	11,895 SF	17,152 SF	8,448 SF
Third Floor - Commercial or Residential	25,155 SF	0 SF	17,152 SF	0 SF
At Grade Parking	40 Stalls	40 Stalls	58 Stalls	58 Stalls
Total Paved Surface	13,244 SF	13,244 SF	19,182 SF	19,182 SF
Total Buildable Area	62,205 SF	23,790 SF	42,752 SF	16,896 SF
Estimated # of Residential Units - 1000 SF/each - 85% Rentable Space	42 units	10 units	29 units	7 units
Total Construction Budget Range	\$15-\$20 Million	\$5-\$7 Million	\$10-\$15 Million	\$3-\$5 Million

Table: Detailed breakdown of conceptual reuse options 1-4

The background image shows a lighthouse on the left side, with a blue sky and white clouds above. Below the lighthouse is a rocky shoreline with a grassy area. A blue metal staircase leads down to the water. The text 'Project Overview' is centered in a large, bold, dark blue font, and 'Chapter 2.' is centered below it in a smaller, bold, dark blue font.

Project Overview

Chapter 2.

INTRODUCTION

The Revisioning Plan for the former Clinton YMCA Brownfield Site was prepared by East Central Intergovernmental Association (ECIA) with technical support from YTT Design Solutions and Terracon Consultants Inc. for the City of Clinton with funding provided by the United States Environmental Protection Agency (EPA).

ECIA is a council of governments, formed in 1974, with the goal of developing regional solutions for local governments facing similar problems. ECIA serves eastern Iowa communities in Cedar, Clinton, Delaware, Dubuque, and Jackson Counties. The ECIA Brownfields Coalition has a \$600,000 Brownfield Assessment grant from the EPA. Terracon is a qualified environmental consultant retained by ECIA to assist with the provision of brownfield assessment and development planning in the five-county region, with the more rural Clinton, Delaware, and Jackson Counties as the target area.

What is a Brownfield? A property that is or may be contaminated with petroleum, asbestos, lead, metals, or other hazardous substances. Brownfields are generally abandoned, idle, or underused properties, or vacant land where a facility once stood. Some locations are contaminated and require cleanup, while others only need testing to be ready for reuse.

The City of Clinton applied and was awarded technical and funding assistance to assess the former YMCA property through ECIA's Brownfields Assessment Grant program. ECIA contracted with Terracon Consulting, Inc. which conducted the following environmental assessments at 480 South 3rd St, Clinton Iowa: Phase I Environmental Site Assessment (ESA); Phase II ESA; Asbestos, Lead and Mold Inspection Report; and Remediation Cleanup Plan. Copies of all environmental assessments can be found on the the public repository website located at:

http://www.cityofclintoniowa.us/departments/Administration/former_ymca_brownfields_cleanup.php



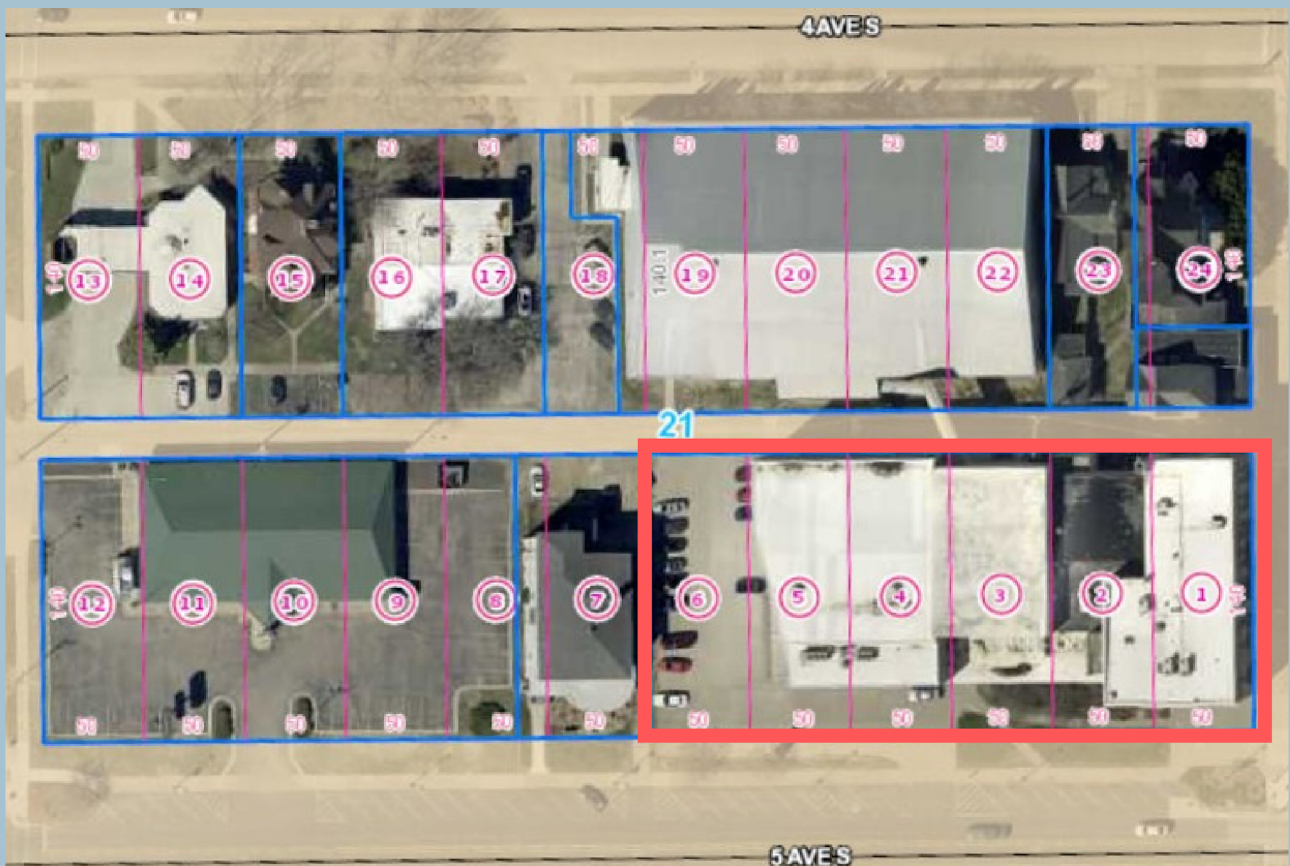
STUDY AREA

The Former YMCA site is located in Clinton, Iowa, a community situated on the east central border of Iowa along the Mississippi River and Illinois border. It is 36 miles north of the Quad Cities and 60 miles south of the City of Dubuque. According to the 2020 Decennial Census, the population of Clinton was 24,469 making it the largest city in Clinton County.

The former YMCA property is located at 480 South 3rd Street at the intersection of South 3rd St. and 5th Ave. South, in Downtown Clinton. The parcel outlined in Figure 1.0 contains the historic YMCA structure on the eastern side and the newer addition on the western side. The YMCA site is located within the core of the Clinton Historic Central Business District (CBD). There are a number of older and historic structures such as the former post office located across the street at 301 5th Ave. South as well as newer, residential homes and businesses adjacent to the YMCA.

The YMCA site is approximately 0.96 acres and the property contains a 27,000 square foot facility with associated paved parking areas. The entire Clinton YMCA property is one parcel split up into 6 different lots as shown in Figure 1.0 below. The YMCA's northern wall has an elevated covered walkway that connects to the Ashford recreational facility located at 315 4th Ave South.

Figure 1.0 Clinton YMCA Site



Source: Clinton County Assessor GIS, 2022

SITE HISTORY

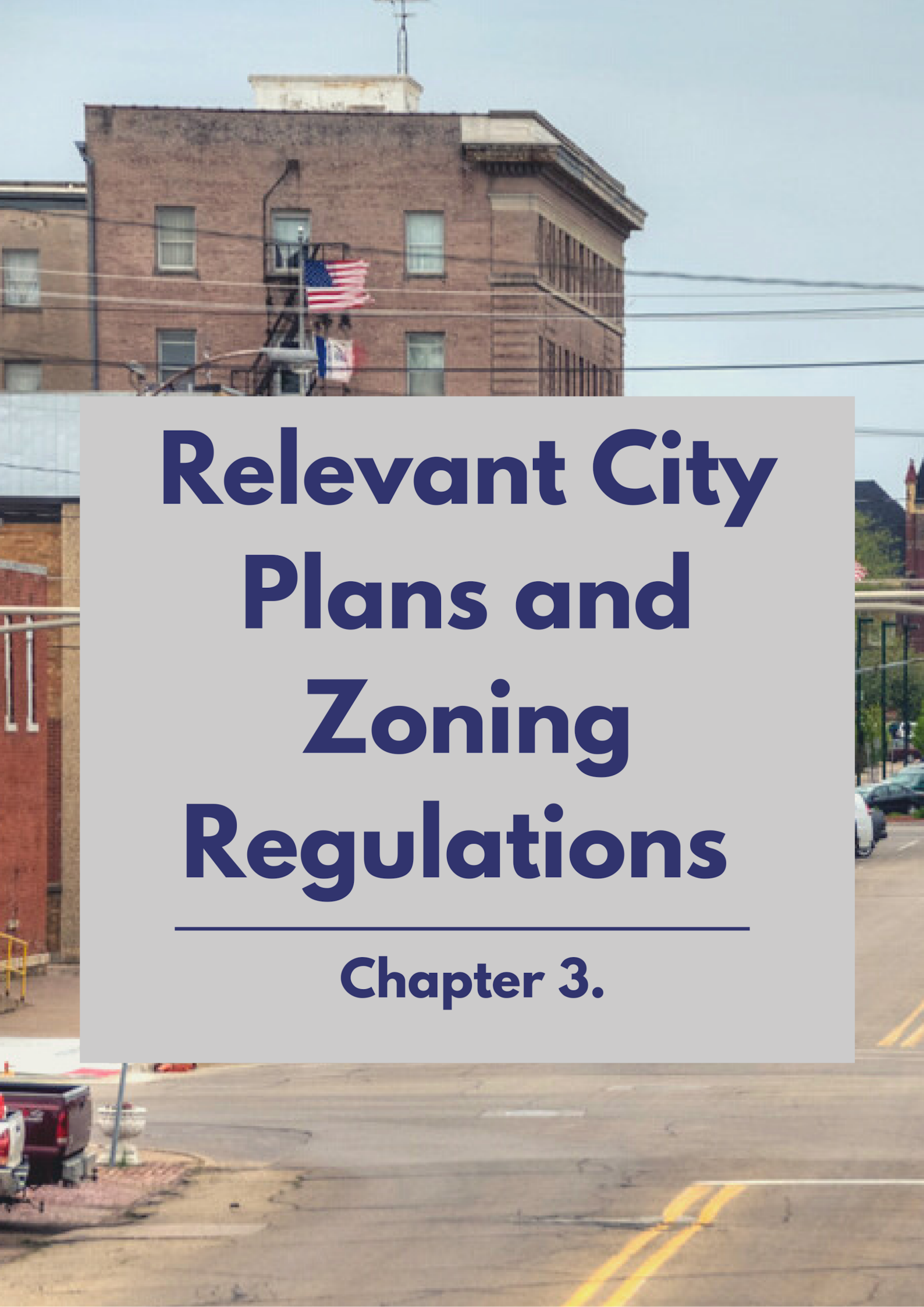
The site was first developed circa 1905 with the construction of the historic YMCA building on the eastern portion and two residential dwellings with outbuildings on the western portion of the property (see Figure 1.1). In 1909 there is some evidence that a swimming pool and two boilers were installed within the original structure. Between 1917 and 1950 the original pool and boilers were removed from the historic structure. The first western expansion of the YMCA building was constructed in 1967. At this time, historic maps show that only one of the original residential dwellings remained. In 1980, the last residential dwelling on the property was razed to make room for the new western expansion.

In May of 2010, the YMCA permanently vacated the building. The YMCA provided space to the Victory Center, which was a local nonprofit organization that offered transitional housing to men in the community from 2010 to 2020. During this timeframe, the YMCA also sold its other land holding immediately North of the YMCA to Ashford University. This property located at 321 4th Ave. South is currently a recreational center. Over the last ten years, the building was not updated or properly maintained. The building has become a detriment to the downtown and contributes to the blight in the city. Due to the underutilization and vacancy of the structure, the City of Clinton acquired the property due to delinquent taxes. It was formally acquired via Tax Sale Deed on August 3rd, 2020.

Figure 1.1 Clinton YMCA Circa 1900



Source: City of Clinton

The background image shows a multi-story brick building with several windows. An American flag is flying from a pole in front of the building. In the foreground, there is a street with yellow double lines and a red pickup truck parked on the left. The sky is clear and blue.

Relevant City Plans and Zoning Regulations

Chapter 3.

RELEVANT CITY PLANS AND ZONING REGULATIONS

City of Clinton 2032 Comprehensive Plan

A comprehensive plan is a community-guided policy document that identifies issues and opportunities in areas such as land use, infrastructure, parks and recreation, economic development, and environmental resources. The comprehensive plan provides a road map for communities and provides a foundation for other local government plans, documents, and ordinances.

The City of Clinton 2032 Comprehensive Plan, adopted in 2014 includes a number of objectives that were determined by the community; these objectives will be documented in this section and will be used to inform the entirety of this site re-use plan.

Relevant Goals 2032 Comprehensive Plan

Housing

- Promote the preservation, rehabilitation, and investment in our city housing stock and neighborhoods.

Economic

- Increase the number of small firms by fostering local entrepreneurship.
- Reduce unemployment, achieve economic stability, and increase the standard of living for all citizens.

Public Infrastructure

- Provide public facilities and services at level which support a “desirable quality of life” for current and future residents.
- Provide, maintain, and improve a cost-effective, safe and functional surface transportation system.

Land Use & Zoning

- Encourage redevelopment opportunities to revitalize unused property.

City of Clinton Downtown Master Plan 2020

The purpose of the Master Plan for Downtown Clinton is to focus on expanding previous efforts by a variety of stakeholders to improve business opportunities, attract additional amenities, and improve aesthetics as the area continues to attract residential growth, commercial investment, strategic employers, institutional assets, and retail development. The Downtown Clinton Master Plan is a living plan that will continually assist local entities and organizations as they move forward with development and improvements within Downtown Clinton. This master plan brings into focus issues and opportunities that pertain to Downtown Clinton which may not have been covered at great length in a more widely focused plan like the 2032 Comprehensive Plan.

5th Avenue is the primary east/west thoroughfare in Downtown Clinton, covering three blocks, and connects the downtown to the Mississippi River and Discovery Trail. The Clinton YMCA site is located at the intersection of 5th Avenue and South 3rd Street. The Downtown Clinton Master Plan provides specific recommendations for this street as determined by community residents and stakeholders. Below is a short list of the recommendations made in the Downtown Clinton Master Plan that apply specifically to the area surrounding the Clinton YMCA site.

5th Avenue Redevelopment and Streetscape Recommendations



Rework the bike lane at the intersection with 4th Street.



Extend the sidewalk treatment found on 100 and 200 blocks to the south side of 300 block.



Work with the owner of 340 S 5th Avenue to plant trees along the street edge.



Encourage redevelopment of 480 S 3rd Street (former YMCA) that tears down the non-historic portion but renovates the historic structure at the corner. Likely development potential for office and/or residential.

CITY OF CLINTON ZONING AND ORDINANCES

Special Purpose Commercial and Historical Overlay Zoning Districts

The City of Clinton's zoning ordinance classifies the Clinton YMCA site as part of the C-3 Central Business District and the CBD Core Overlay Zone. Zoning regulations permit a variety of uses on the site including but not limited to: housing, retail sales or service, general office, grocery store, and indoor recreation. Zoning regulations include requirements for signage and rules that limit first floor residential dwellings. Figure 1.1 summarizes the zoning requirement of the site.

Figure 1.1 CBD Overlay Zoning Summary

Zoning District	C-3 Central Business District and CBD Core Overlay Zone
Area Requirements	No minimum front yard, side yard, rear yard, or minimum lot area, unless abutting a residential zoning district.
Height Requirements	No maximum number of stories, maximum building height is 100ft
Off-Street Parking and Loading Requirements	No required off street parking
Use Regulations	Allows a variety of residential and commercial uses, with restrictions on first floor residential uses*

*

See Clinton, IA Code of ordinances section 159.027 for an exhaustive description of the applicable land use regulations for this site.

DOWNTOWN CLINTON LAND USE

2022



Legend

Land use

■ commercial	■ institutional	■ office	■ park	■ residential
■ commercialrecreation	■ multiresidential	■ openspace	■ parking	■ vacant

0 0.05 0.1 0.2 0.3 0.4 Miles

Data Source:
 ESRI, 2021, Clinton County Assessor, 2021
 Map prepared by ECIA, 2022

An aerial photograph of a city street intersection. The image shows a grid of streets with various buildings, including multi-story commercial structures and smaller residential-style buildings. There are several parking lots filled with cars. The scene is captured from a high angle, showing the layout of the urban area.

Market and Community Analysis

Chapter 4.

MARKET AND COMMUNITY ANALYSIS

Introduction

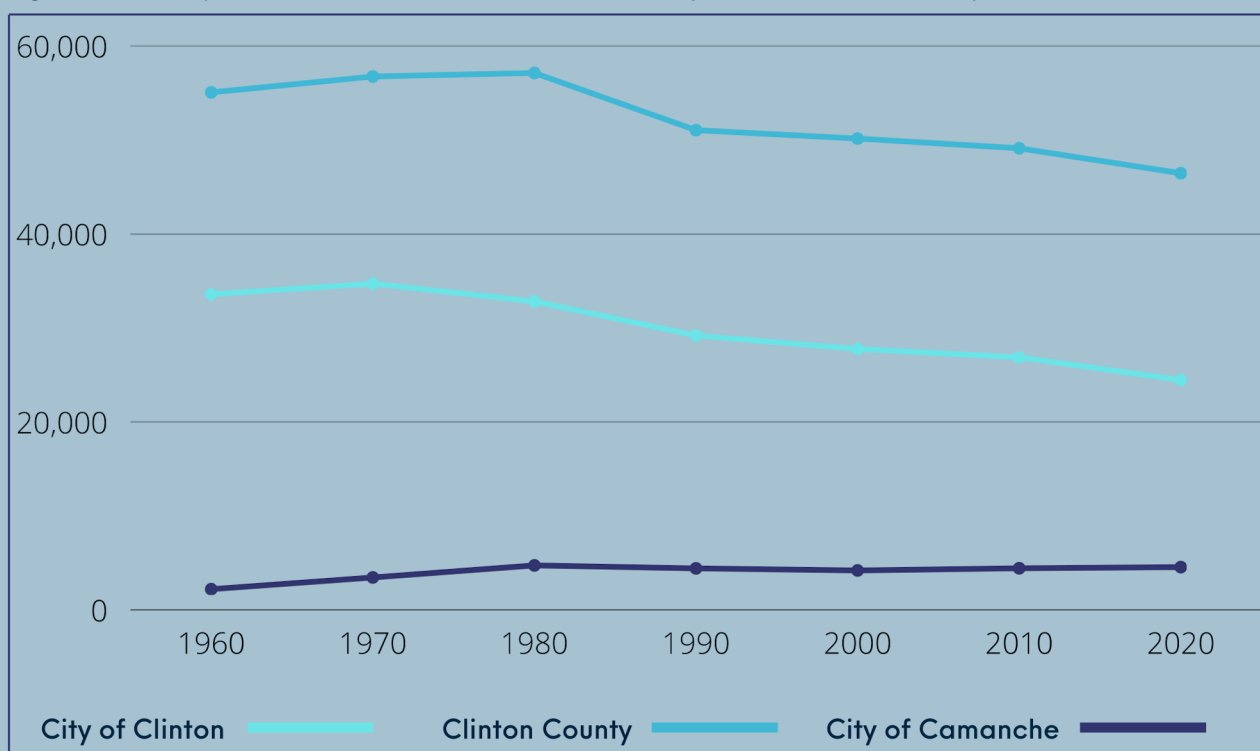
This chapter summarizes the market conditions within the City of Clinton. This preliminary market analysis will provide insight into the economic realities of the various reuse options for this site. This chapter will also introduce community demographic information that will affect the various re-use options.

Population

One trend that should be noted is that the City of Clinton has been steadily losing residents since 1970. Understanding population trends helps identify the best and highest use for a site. Since Clinton is the principal city within Clinton County, it is important to consider the population of the county as a whole because these residents will visit the City of Clinton to work or spend disposable income on the larger variety of restaurants and entertainment venues that the City of Clinton offers.

Between 1960 and 2020 the nearby City of Camanche's population increased from 2,225 to 4,570, due to Camanche's close proximity to the City of Clinton, its population should be included when considering the potential market size for businesses that may be included in the reuse of the Clinton YMCA site. Furthermore, this shows that the reduction in the City of Clinton's population is much less severe as many individuals have moved to the newer suburban neighborhoods that are prevalent within Camanche.

Figure 1.3 City of Clinton, Clinton Co., and City of Camanche Population 1960-2020



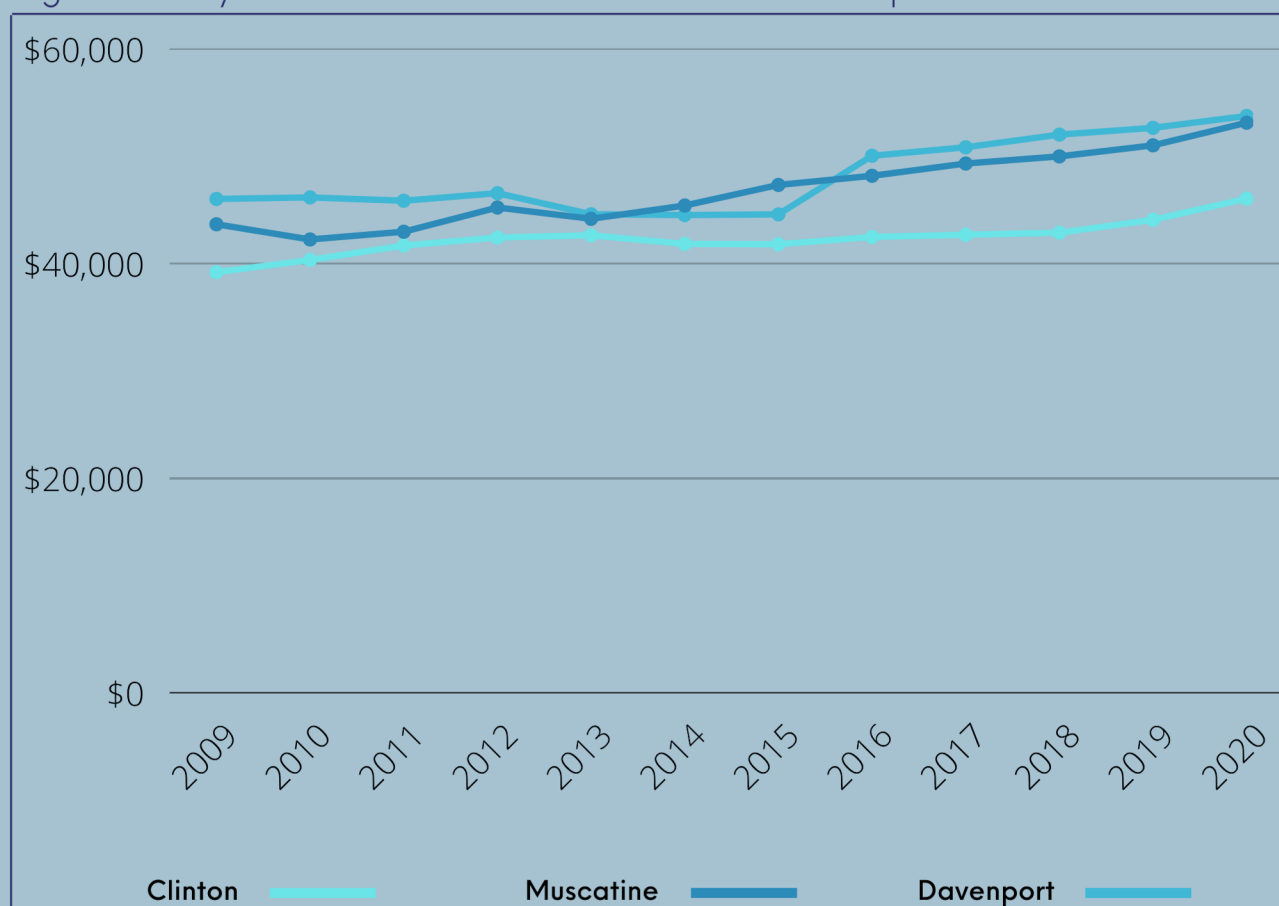
Source: U.S. Decennial Census 1960-2020

Income

Income is an important indicator for understanding the sorts of businesses that can be sustained in a city. Affluent cities with many families who have large amounts of disposable income can sustain highly specialized, higher end businesses. Cities with lower incomes may need to focus on attracting businesses that appeal to a larger variety of residents. As Clinton grows over time more specialized, niche businesses will be supported by the population and increasing incomes. Per the 2016–2020 American Community Survey, the median household income in the City of Clinton was \$46,066.

Compared to other towns in the region, Clinton has historically had a lower median income. However, in the last three years the City of Clinton's median income has been increasing steadily (see Figure 1.4). Additionally, the population of Iowa has increased 4.7% with the majority of that growth coming from Illinois residents, according to 2019 state migration data published by the U.S. Census Bureau. These social and economic trends may help catalyze growth in Clinton, and may offer an opportunity for Clinton to capture new residents.

Figure 1.4 City of Clinton Median Household Income Comparison 2009–2020



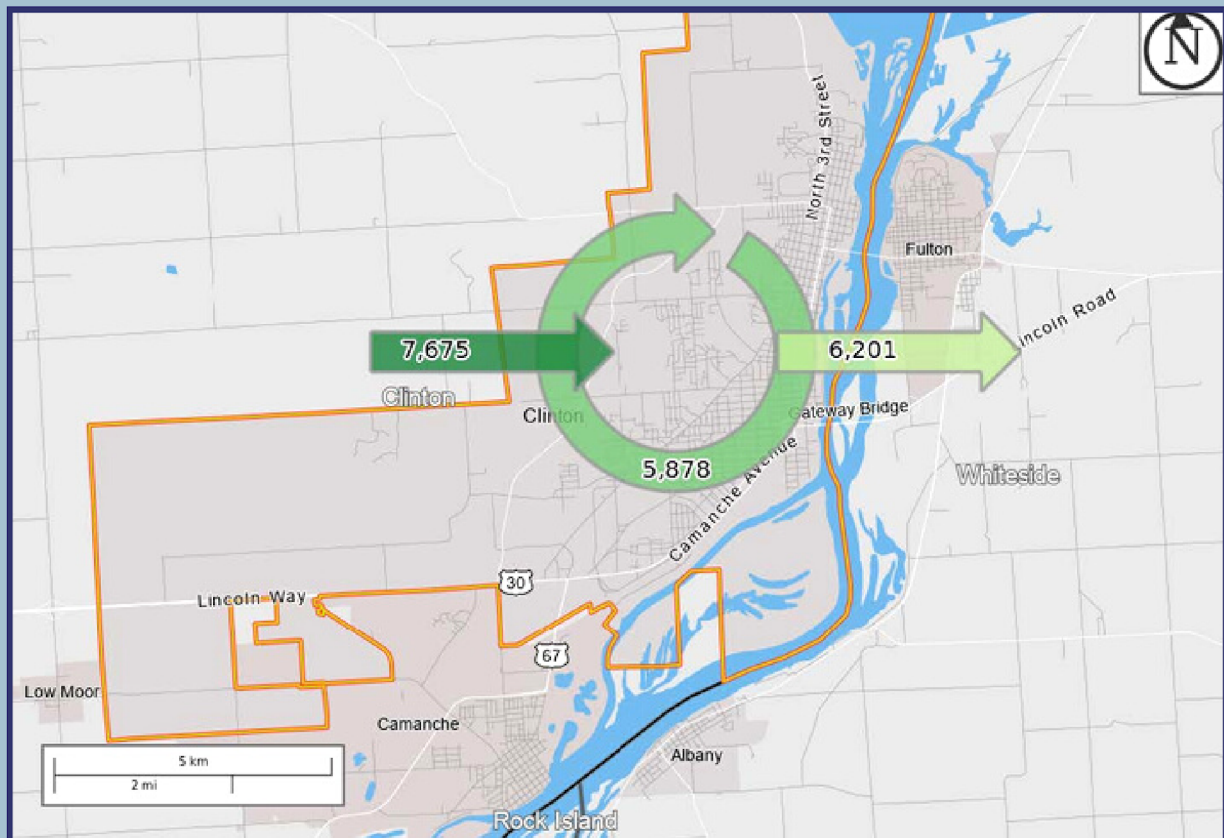
Source: American Community Survey Estimates 2009–2020, U.S. Census Bureau

Worker Flows





Understanding worker flows is an incredibly useful tool for understanding a region's economic dynamics. This analysis is highly relevant for determining the reuse of a particular site, as it helps to uncover potential gaps in the marketplace. As shown in Figure 1.5, there are approximately 13,553 individuals who work within Clinton. However, nearly 57% of the total workers live outside of the City of Clinton.

Furthermore, of the 7,675 workers that leave Clinton after work 43% of them had salaries that were more than \$40,000 and were in the 30-54 age group. The majority of the individuals that leave Clinton live in Davenport, Camanche, and Cedar Rapids. This large population of workers that are coming into Clinton for work is an opportunity for Clinton to grow its population; these individuals are the demographic that is most likely to consider living in Clinton if they are already commuting to the City for work.

Figure 1.5 City of Clinton Inflow/Outflow Report



Map Legend

-  Employed in Clinton, but live outside
-  Employed in Clinton and live inside Clinton
-  Live in Clinton, but work outside Clinton
-  City of Clinton Boundary

Source: U.S. Census Bureau's On the Map, ACS 2019 Data

Overview of Site and Area Market Potential

The Clinton YMCA is located less than a mile away from the Mississippi River in Clinton's central business district. Additionally, the site is located relatively close to the intersection of U.S. 67 and U.S. 30 which is a critical component of the transportation network in the region, and may serve as a considerable benefit to businesses looking to utilize the YMCA site.

Tables 1.0 and 1.1, examine the consumer spending within a 1 mile radius from the YMCA site, as well as a 5 mile radius from the YMCA site. Between 2022 and 2027, consumer expenditure survey data estimates that the Clinton market for recreation, services, and restaurants will be worth more 100 million dollars. This market is also projected to include a population of 31,323 individuals. Creating a successful downtown development does not require an exceptional population base, as many smaller towns in the region such as Maquoketa, Mt. Vernon, and comparable river cities such as Muscatine have been able to cultivate vibrant downtown developments. This makes the YMCA site and surrounding downtown area a good candidate for investment and future growth.

Housing Market

According to the Iowa Association of Realtors, the inventory of single-family housing for sale in Clinton County has increased from 104 to 134 homes from September 2021 – September 2022. During this same time period, the median sales price only modestly increased from \$134,750-\$143,750, making single family housing incredibly affordable. Compared to the single family housing market the townhouse/condo market has not been able to keep up in terms of supply, with only 4 townhouse/condos coming on the market between September 2021 and September 2022. Due to the downtown site location it is more likely that if housing were to be constructed on the YMCA it would be either apartments, or smaller condos-townhomes. Worker flow demographics mixed with the low existing inventory may make the Clinton YMCA site highly attractive for smaller condos or townhouses.

Rental Market

According to the 2020 American Community Survey, the median household income in the City of Clinton was \$46,066. Affordable housing is not more than 30% of your monthly income, which means that for the average household in the City of Clinton the price that most renters are willing to pay for rent would be between \$600 and \$1,100 per month. Comparable historic rental properties such as the Wilson Building in Clinton have an estimated rent between \$590 and \$1,115 depending on size and amenities. The aforementioned worker flow data suggests that there is an estimated 2,431 people who earn between \$1,251 – \$3,333 per month that work in Clinton, but leave everyday. This is a possible market that could be convinced to stay in Clinton and live closer to work rather than commuting, particularly if there was a greater number of rental options within the City of Clinton.

Retail Market Data

Table 1.0 Demographic Summary Within 1-Mile Radius of YMCA Site

Demographic Summary (1 mile radius from YMCA)	2022	2027 (Projection)
Population	7,203	7,149
Households	3,170	3,163
Families	1,702	1,693
Median Household Income	\$33,868	\$35,183
Entertainment & Recreation Market	\$5,441,861	\$5,857,632
Apparel and Services Market	\$3,732,667	\$4,019,747
Restaurant Market	\$6,431,096	\$6,926,838

Table 1.1 Demographic Summary Within 5-Mile Radius of YMCA Site

Demographic Summary (5 mile radius from YMCA)	2022	2027 (Projection)
Population	31,699	31,323
Households	13,734	13,646
Families	8,360	8,281
Median Household Income	\$49,641	\$53,881
Entertainment & Recreation Market	\$34,963,766	\$38,823,474
Apparel and Services Market	\$22,094,650	\$24,544,346
Restaurant Market	\$38,628,863	\$42,910,028

Source: ESRI forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Downtown Clinton and the YMCA Site

The results of the public input in both the Downtown Clinton Master Plan and this Reuse Plan have shown that the community views the Clinton YMCA as a potential anchor development for Downtown Clinton. While this reuse plan focuses on the redevelopment of the immediate Clinton YMCA site, it is also necessary to focus on the adjacent downtown area, as its success is inextricably linked to the success of the YMCA site. Understanding how the site and the surrounding downtown district operate together will also help public and private stakeholders pursue a singular vision for the area.

Developing Critical Mass in Downtown Clinton

The most generative downtowns often must acquire a critical mass of businesses before they become regular destinations for those within and outside the community. There is no one size-fit-all approach to cultivating a vibrant downtown economy, but there are a number of common characteristics that have found success in a wide variety of community contexts. Below is a summary of these characteristics.



In many cases, it is equally as important to have a variety of businesses as it is to have a large number of businesses. Additionally, unique businesses that people are willing to travel to can help bring in outside disposable income as well as help create a unique destination.



Walkability is one of the most important factors in creating a great downtown. Cities with walkable, dense downtowns find increases in local retail spending as well as increased quality of life. Prioritizing pedestrians over cars in the immediate downtown with safety improvements and numerous crosswalks can help create a safe and enjoyable environment.

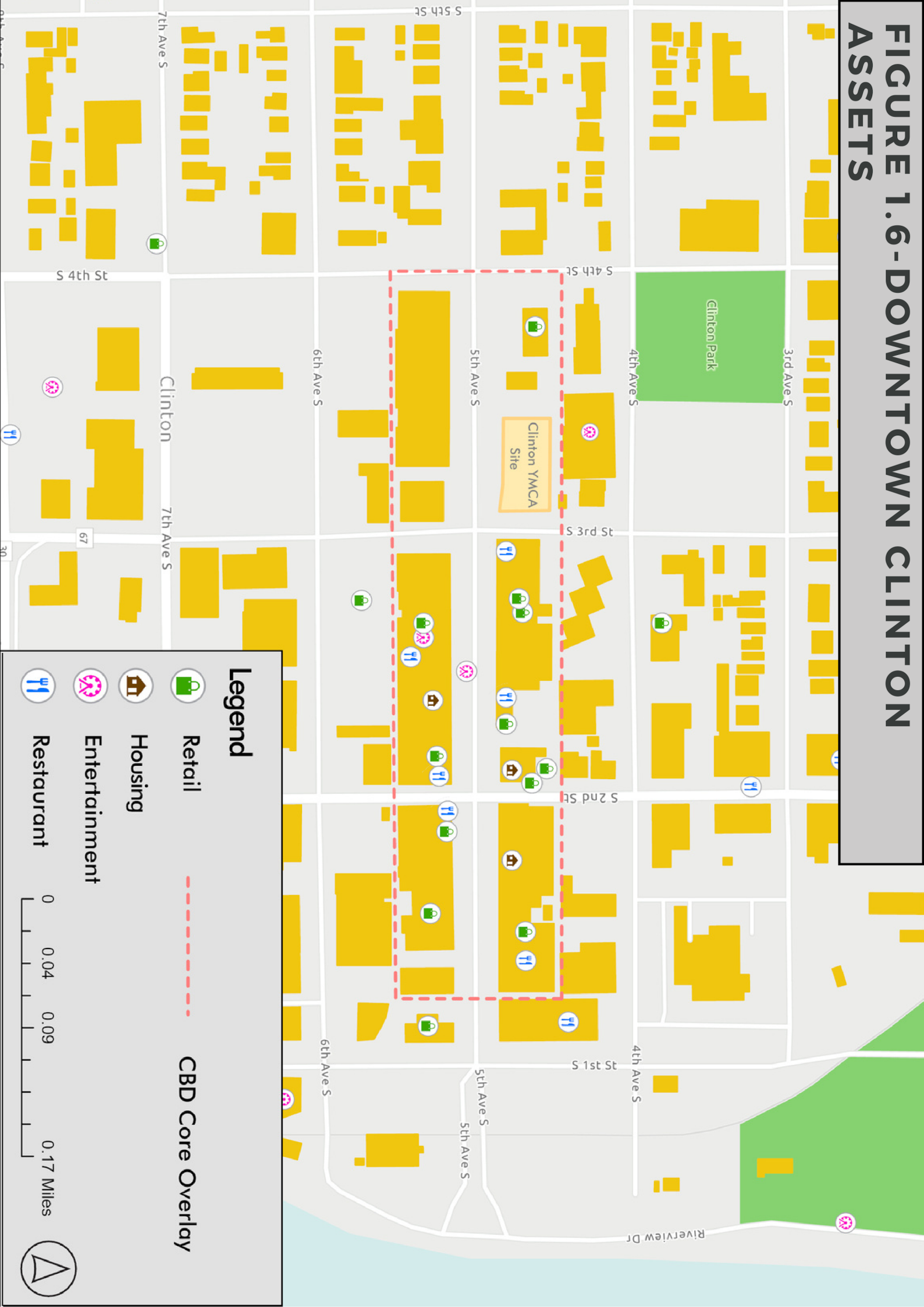


Many successful downtowns have a residential base that lives within the downtown or in walking distance from it. These residents help provide steady income to businesses that may otherwise struggle when tourist activity is lowest.



Providing ample public space for events such as farmers markets, concerts, and festivals can help provide a sense of community and help transform a downtown into a local and regional destination.

**FIGURE 1.6-DOWNTOWN CLINTON
ASSETS**



Community Input

Chapter 5.



COMMUNITY INPUT

Community input is an incredibly important aspect of a Brownfields Reuse Plan. A successful Reuse Plan will align public and private interests, so that the site can be reused in a way that meets the community's needs.

The public outreach process for this plan included three meetings with the Downtown Clinton Alliance, one general public input meeting, and a community survey that received 494 responses. The responses that were gathered from these outreach methods will directly influence the recommendations that will be made throughout this plan.

Outreach Overview

DCA Meeting #1: located at City Hall on February 18, 2022

DCA Meeting #2: located at City hall on February 25, 2022

DCA Meeting #3: located at City hall on March 3, 2022

General Public Input Meeting: located at City Hall on March 15, 2022

Redevelopment Concepts Presentation: located at City Hall on July 19th, 2022

Community Survey: Distributed on 2/4/2022

KEY TAKEAWAYS

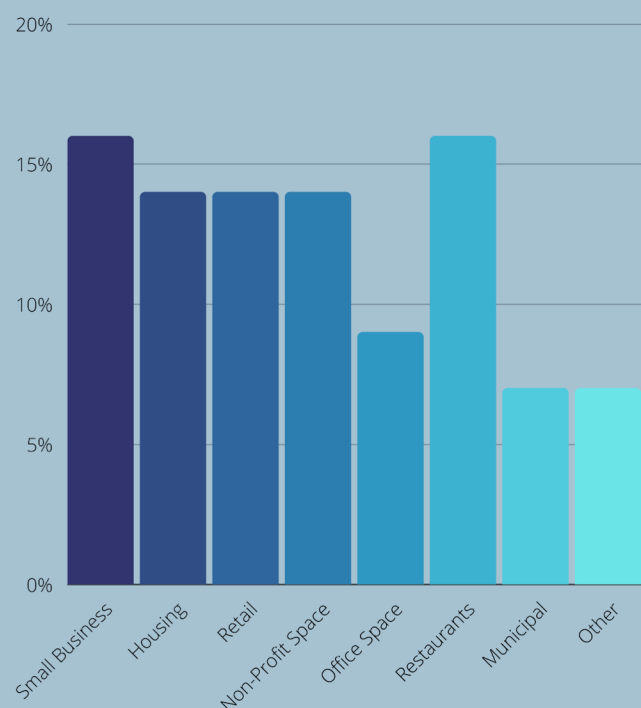
Amenities

A key item that Clinton residents want to see are a larger variety of amenities, these include small businesses, restaurants, and retail stores. A large variety of local businesses, including restaurants and stores, add vibrancy to downtowns and can turn downtowns into a destination that draws both residents and non-residents alike.

Furthermore, local businesses help keep income inside the community by using local services instead of services from outside the region. Attracting businesses that provide amenities also serves to improve the quality of life for residents, which is critical for maintaining and increasing population numbers within the City.

Downtown Clinton's Zoning Ordinance allows for a variety of uses on the Clinton YMCA site. These uses are not mutually exclusive either; the Zoning Ordinance allows for "mixed-use development", which means that developments on the same parcel may contain both commercial and residential uses.

Figure 1.7 Ideal Elements to Include in YMCA Reuse



Source: City of Clinton Community Survey, 2022

Housing

A large number of respondents (38%) wanted some form of housing incorporated into the YMCA, this priority ranked third overall behind small business and restaurants. For those who wanted housing, the most popular choices were Apartments (24%), Mixed use (16%), and Condominiums (6%). The importance of housing for site reuse is shown in Figure 1.7.

Infrastructure & Streetscape Improvements

One of the most common ideas for streetscape improvements identified through the public input process was improved landscaping and other streetscape improvements. Many residents would like to see streetscape enhancements such as small trees, flowers, and grass added to the area around the YMCA site. Similar improvements have already been made to the east of the site on 5th Ave; as one resident noted in the community survey they would like to see "An extension of the lighting and metal art" that is currently on 5th Ave. Residents would also like adequate parking that is easy to access. Respondents also mentioned in the community survey that improvements and maintenance to surrounding sidewalk and street network is important. The fourth priority that was identified was green space. Residents would like to see more green space incorporated either in the immediate YMCA site or within adjacent parcels.



Pictured: Clinton YMCA Public Outreach Meeting, 3-15-2022



Pictured: Clinton YMCA Public Outreach Meeting, 3-15-2022

YMCA Structures

The Clinton YMCA is divided into two distinct sections. The eastern portion of the YMCA was built circa 1897, and the western portion of the YMCA was added in 1967. 41.6% of survey takers wanted to preserve both structures, 23.3% wanted to remove both structures, and 20.9% want to keep the historic section and demolish the western portion of the structure. The majority of respondents did suggest that they were okay with retaining both structures if possible, but the majority of comments suggested that the historic east wing be retained specifically. Additionally, residents that attended the public meeting and conducted a SWOT analysis for the site felt that the historic section of the building is an asset and would like to see it repurposed.

Community Goals

Survey respondents were asked "how they would like this redevelopment to impact the community", and over 61% of survey takers suggested that they would like it to improve the quality of life in Clinton. Comments in the survey and verbal comments recorded throughout the public input process showed the Clinton residents want to see a development that meets the needs of everyone in the community. One respondent commented that they want the redevelopment to be "A place for families with young children and young professional men to go"; another suggested that it should "bring in tourist and travelers"; and another suggested that it should "Add restaurant space to downtown that will pull more people to that area of town". There is a multitude of reuse options for the YMCA, but the overall message that conveyed by residents is that this site should be an anchor development for the area, and it should serve to meet a wide variety of needs for a variety of demographics within Clinton.

The background image shows a multi-story brick building with a sign that partially reads 'LYCA'. In the foreground, there are trees with brown and green leaves, and a grassy area with a sidewalk. A large, semi-transparent grey rectangle is overlaid on the center of the image, containing the title text.

Environmental Assessment

Chapter 6.

ENVIRONMENTAL ASSESSMENT

YMCA Environmental Assessment Summary

Terracon Consulting, Inc. completed the following environmental assessments at 480 South 3rd St, Clinton Iowa: Phase I Environmental Site Assessment (ESA); Phase II ESA; Asbestos, Lead and Mold Inspection Report. Copies of all environmental assessments can be found on the public repository website located at:

http://www.cityofclintoniowa.us/departments/Administration/former_ymca_brownfields_cleanup.php

Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA) was conducted at the site in September 2021 in accordance with ASTM E1527-13 to identify recognized environmental conditions associated with the property. The following recognized environmental conditions were identified during the Phase I ESA:

- A historical petroleum filling station adjoined the site to the northeast during the 1950s and 1960s. The petroleum filling station operated prior to the period of regulatory oversight of state

Terracon recommended further investigation in regards to the off-site REC identified in the Phase I. Additionally, based on the age of the structures on the former YMCA site, an asbestos and lead-based paint inspection was recommended prior to any renovation or demolition of the building structures.

Phase II Environmental Site Assessment

Based on the Phase I off-site REC findings, a limited Phase II ESA report, which included soil sampling, was completed on March 3, 2022. The objective of the Phase II ESA was to determine whether petroleum contaminated soil and/or groundwater were of concern for the site in regard to potential human or environment exposure and/or specific waste handling and disposal needs during the redevelopment activities.

The approximate location of the soil boring and area of concern sampled is shown in Appendix B. Groundwater could not be assessed due to the presence of shallow limestone bedrock. The only contaminant of concern in soil samples collected that exceeded Iowa Department of Natural Resources' (IDNR) statewide standards (SWS) were for the heavy metal lead. Therefore, copies of the Phase I ESA and Phase II ESA reports were provided to the IDNR for review and comment regarding the need for additional investigation.

Per a letter from the IDNR dated March 10, 2022, lead was identified in soil in excess of screening standards; however, the IDNR has not found evidence suggesting the existence of hazardous condition, and therefore will not require further assessment at this time. A copy of the IDNR letter is provided in Appendix B. Terracon recommends developing a soil management plan regarding the handling of the lead contaminant in the soil prior to any demolition and/or construction on the site.

Asbestos and Lead-Based Paint Survey Report

Terracon completed an asbestos and lead-based paint survey of the former YMCA buildings on January 21, 2022. Report findings indicate asbestos containing material (ACM) and lead based paint (LBP) exceeding Iowa statewide standards was identified on the subject property and is described further in the Asbestos and Lead-Based Paint Survey Report that can be accessed using the public repository link on pg.26. Abatement of the ACM is required before demolition or renovation of the structure. Lead-based paint was visually detected in the building and the associated findings can be found on the public repository site linked on pg.26. Materials containing Lead-Containing Paint must be managed and disposed of as a hazardous waste under Resource Conservation and Recovery Act (RCRA), except whole building demolition debris. Terracon recommends preparation of an asbestos and lead-based paint workplan for handling and removing materials found in the structures.

Moisture and Microbial Investigation Report

Terracon completed a Moisture and Microbial Investigation Report of all structures on the former YMCA site on September 29, 2022. The report was on the following assumptions:

- Original 1905 building will be renovated
- All additions to the 1905 original building will be demolished

Based on the assumption that the additions will be demolished, the scope of the report was focused on the 1905 building structure. Terracon identified a musty odor throughout the structure and material throughout the building contained either moisture or microbial growth. Terracon recommends that the observed moisture and microbial impacted materials (porous and semi-porous materials, such as drywall, wood, plaster, and ceiling tiles) be removed from the structure during cleanup and/or renovation of the site.

Structural Assessment

Select Structural Engineering viewed the site in January and August 2022 and indicated that with the exception of the addition labeled B1 (see Figure 1.8), the building structures seemed salvageable. However, in order to certify the condition of the structures an in-depth report would be required.

Figure 1.8 YMCA Subsection Aerial



Additional Site Assessment

An Asbestos, Lead & Microbial Cleanup Plan and an Analysis of Brownfields Cleanup Alternatives Report is being drafted and will be presented to the community for feedback to assist the city with cleaning efforts on the site. Reports will be posted to the City's public repository. Public comments on these draft reports can be sent to the City Administrator.

Next Steps

Based on the environmental assessments, cleanup of the site will be required prior to any demolition or renovation of the structures. The City will seek feedback from the community to determine the appropriate cleanup for the site. The City received an ECIA Brownfields Revolving Loan to fund the environmental cleanup of the site to make it ready for demolition and/or renovation. To assist the City with the cleanup project, Terracon was hired by the City to oversee the cleanup. A certified asbestos contractor will be procured to complete the abatement of identified ACM and will comply with all documentation and notification requirements issued by the IDNR Air Quality Bureau.



Pictured: YMCA Gym Floor Damaged Due to Water



Site Reuse Options

Chapter 7.



SITE REUSE OPTIONS

Overview

The fundamental goal of this plan is to help government, public, and private stakeholders determine the highest and best use for this site. Once this use is identified, public and private entities can collaborate to help achieve a single-minded vision for the reuse of this site. In the following pages the planning team has distilled the wide variety of public feedback that we got through surveys, social media, and public meeting into four potential site reuse options. These reuse options are preliminary designs and should not be construed as final engineering documents. The cost estimates attached to each design are just projections and the true cost of the project will depend on a large number of factors. The site reuse options should serve as a guide for private and public partnership and investment as necessary.

Historic YMCA Structure and Elevator

The older portion of the YMCA facility is included in all four site reuse options. The three story, 6,504 square foot building has a high level of structural integrity and reuse potential due to its unique architecture. The original YMCA building is three floors and is 6,504 square feet. Throughout the public outreach process many residents made clear that they wanted to see the original historic YMCA structure maintained, but repurposed as a mixed use development with commercial on the ground floor and the residential apartments/commercial on the second and third floors. There was a mixture of feedback regarding the western portion of the site, but due to structural and environmental issues, it may not be feasible to maintain the structure; therefore the conceptual use options illustrate the historic YMCA being maintained and the western portion being redeveloped. Throughout the public outreach process it was also indicated that the current location of the elevator is not ideal and the elevator should be moved to the rear of the building with an external ADA accessible ramp leading to it. These modifications are illustrated in Figure 1.9 below.

Figure 1.9 Elevator and ADA Ramp - Historic YMCA Portion



Site Reuse Option 1

This option maximizes the western parcel while maintaining an appropriate height relative to the surrounding area. Public feedback indicated a desire for a mixed use development, therefore this design option provides space for bottom floor commercial and residential/commercial on the second and third floors. This design option also provides space for 40 partially enclosed parking stalls. Option 1 is estimated to cost between 15 and 21 million dollars and has 62,205 square feet of floor area, which is the highest projected cost and area of the three options.

Figure 2.0 Site Reuse Option 1



Site Reuse Option 2

This option is a less maximized buildout that in turn has a substantially lower estimated cost that is between 5 and 7 million dollars. This design has two floors, which could be either residential or commercial uses. This option has 40 parking stalls that are not enclosed within the building. The total floor area for this option is 23,790 square feet.

Figure 2.1 Site Reuse Option 2



Site Reuse Option 3

This option is larger buildout that has an estimated cost between 10 and 15 million dollars. This option also has the potential to be a mixed-use development with three floors that could be utilized for either commercial or residential uses. This option has 58 at-grade parking spaces partially enclosed within the building and has 42,752 square feet of floor area.

Figure 2.2 Site Reuse Option 3



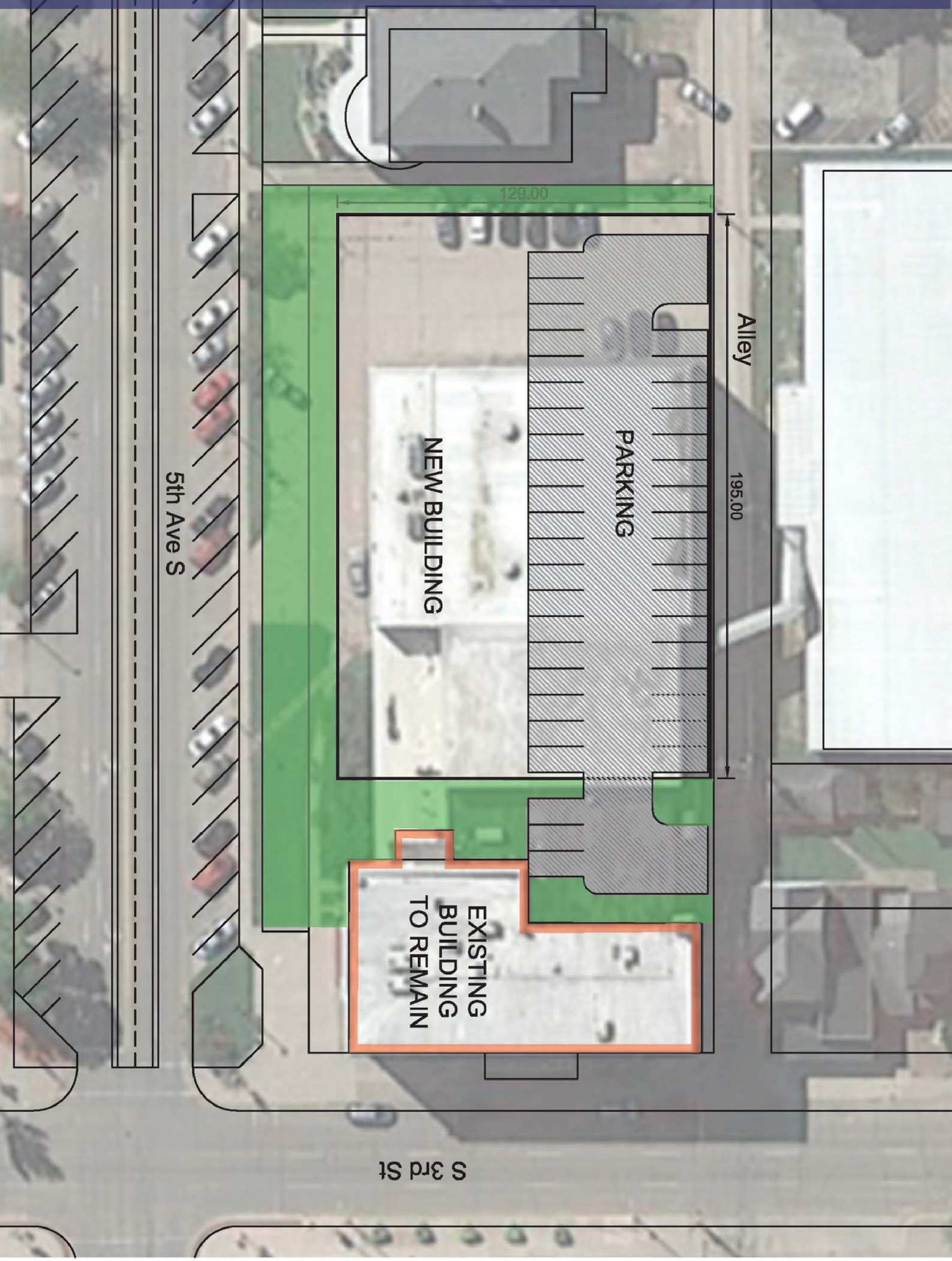
Site Reuse Option 4

This option is the smallest and least expensive design of the four; it contains 16,896 square feet of floor area and would cost between 3.5 and 5 million dollars to construct. This option contains two floors of commercial or residential space and has 58 stalls of at uncovered grade parking.

Figure 2.3 Site Reuse Option 4



SITE REUSE OPTION 1



SITE REUSE OPTION 1



Model 1 - Site Details

Building footprint: 129ft x 195ft (25,155 Square Feet)

Main Floor- Commercial: 61ft x 195ft (11,895 Square Feet)

Main Floor- Enclosed Parking: 68ft x 195ft (13,260 Square Feet)

2nd Floor- Commercial or Residential: 129ft x 195ft (25,155 Square Feet)

3rd Floor- Commercial or Residential: 129ft x 195ft (25,155 Square Feet)

At Grade Parking - Partially Enclosed: 40 Stalls 9'x19' each

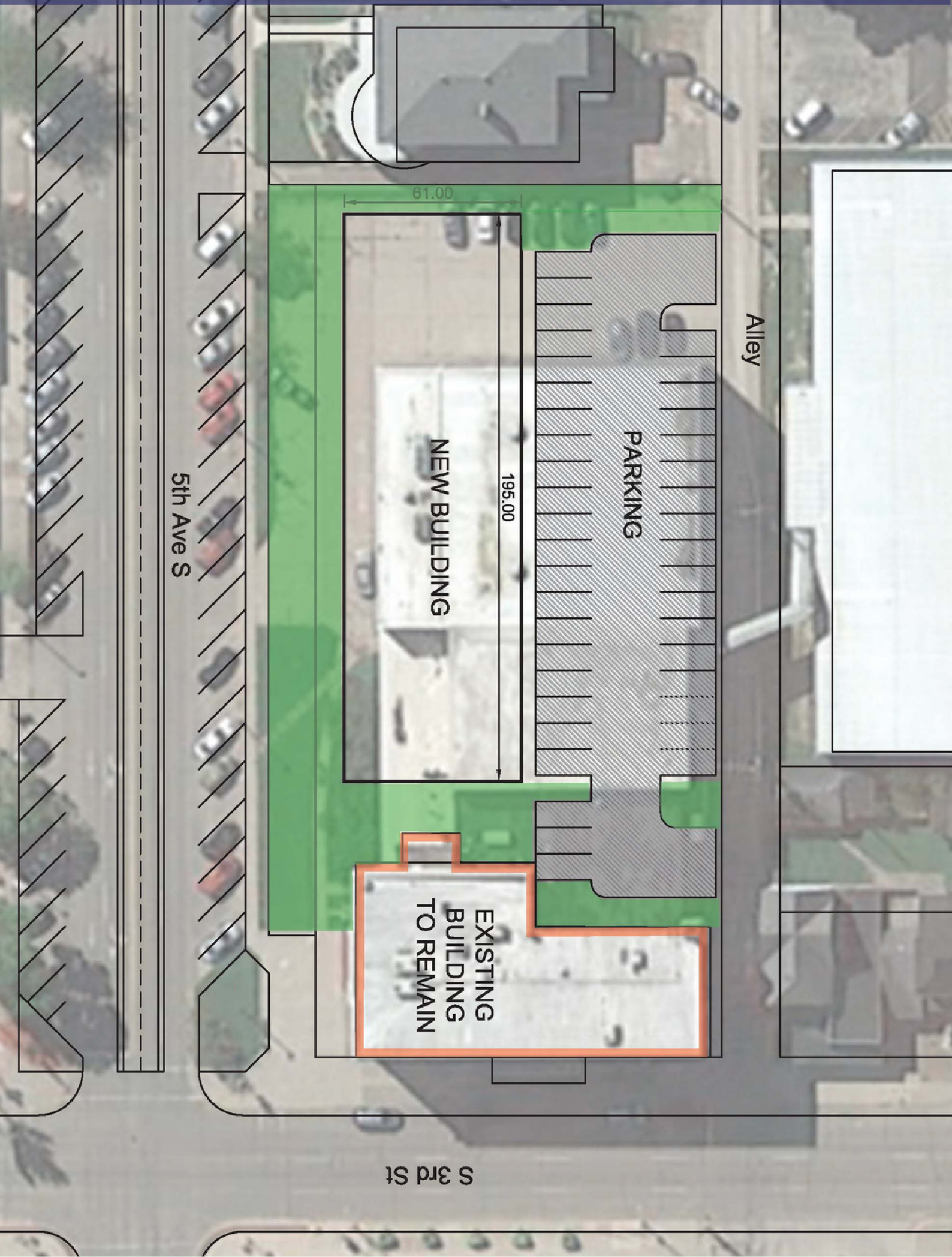
Total Paved Surface: 13,224 Square Feet

Total Buildable Area: 62,205 Square Feet

Estimated # of Residential Units : 42 Units

Total Construction Budget Range: \$15 million - \$20 million

SITE REUSE OPTION 2



SITE REUSE OPTION 2



Model 2 - Site Details

Building footprint: 61ft x 195ft (11,895 Square Feet)

Main Floor- Commercial: 61ft x 195ft (11,895 Square Feet)

2nd Floor- Commercial or Residential: 61ft x 195ft (11,895 Square Feet)

At Grade Parking - Partially Enclosed: 40 Stalls 9'x19' each

Total Paved Surface including Parking Stalls: 13,224 Square Feet

Total Buildable Area: 23,790 Square Feet

Estimated # of Residential Units : 10 Units

Total Construction Budget Range: \$5 million - \$7 million

SITE REUSE OPTION 3



SITE REUSE OPTION 3



Model 3 - Site Details

Building footprint: 134ft x 128ft (17,152 Square Feet)

Main Floor- Commercial: 66ft x 128ft (7,808 Square Feet)

Main Floor- Enclosed Parking: 68ft x 128ft (8,704 Square Feet)

2nd Floor- Commercial or Residential: 134ft x 128ft (17,152 Square Feet)

3rd Floor- Commercial or Residential: 134ft x 128ft (17,152 Square Feet)

At Grade Parking - Partially Enclosed: 58 Stalls 9'x19' each

Total Paved Surface including Parking Stalls: 19,182 Square Feet

Total Buildable Area: 42,752 Square Feet

Estimated # of Residential Units : 29 Units

Total Construction Budget Range: \$10 million - \$15 million

SITE REUSE OPTION 4



SITE REUSE OPTION 4



Model 4 - Site Details

Building footprint: 66ft x 128ft (8,448 Square Feet)

Main Floor- Commercial: 66ft x 128ft (8,448 Square Feet)

2nd Floor- Commercial or Residential: 66ft x 128ft (8,448 Square Feet)

At Grade Parking - Partially Enclosed: 58 Stalls 9'x19' each

Total Paved Surface Including Parking Stalls: 19,182 Square Feet

Total Buildable Area: 16,896 Square Feet

Estimated # of Residential Units : 7 Units

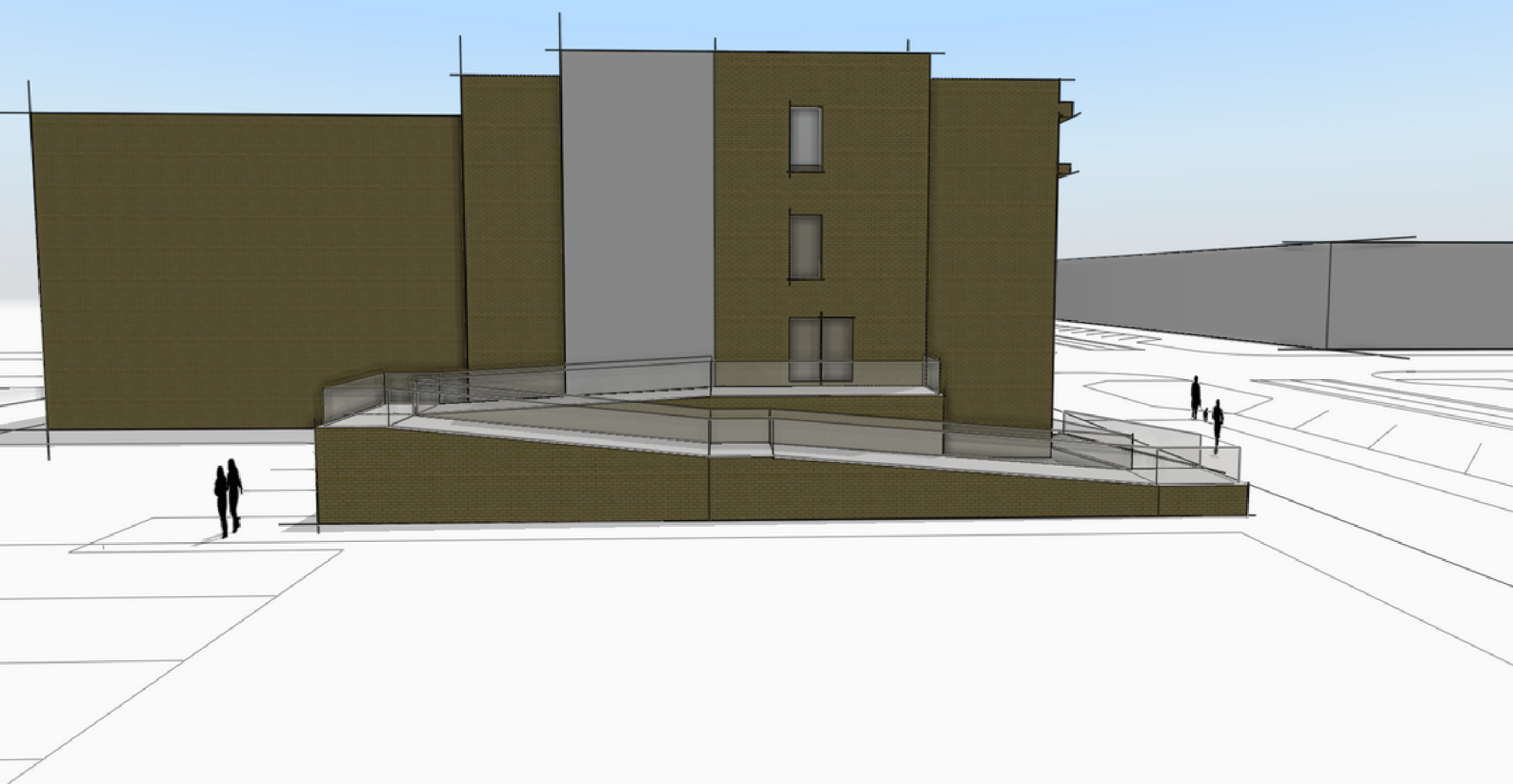
Total Construction Budget Range: \$3 million - \$5 million

ELEVATOR

FRONT VIEW



SIDE VIEW





Implementation

Chapter 8.

Recommendations

Successful redevelopment of the Clinton YMCA will require collaboration across a wide variety of stakeholders to achieve the common vision that has been identified in this plan. The planning team has used the information collected through the planning process to develop a list of recommend actions that the City of Clinton and it's partners can take to help achieve its goal of redeveloping the YMCA site. The recommendations are listed in the table below. The table describes each recommendation and identifies the parties responsible for carrying out each activity. The success of the redevelopment of the YMCA site hinges heavily on the surrounding area; therefore, recommendations have been made regarding the area around the site as well as the immediate site.

Topic	Recommendation	Responsibility
Downtown Character	In addition to the YMCA, encourage the redevelopment of other significant buildings along 5th Ave, such as the Wilson Building, Ankeny Building, National Bank, and Jacobsen Building.	City of Clinton Community Development, City Staff
Downtown Character	Create signage that identifies the downtown area and utilizes color schemes, logos, and symbols from the Clinton Riverboat Days Festival.	City of Clinton Public Works, City of Clinton Community Development
Downtown Economic Revitalization	Consider a startup grant funding initiative that makes small investments into early stage, local entrepreneurs.	City of Clinton Staff, Grow Clinton, Clinton Community Development
Downtown Economic Revitalization	Consider a short-term, low-interest micro-loan program that is offered to self-employed individuals or small businesses in Clinton.	City of Clinton Staff, Grow Clinton, Clinton Community Development
Downtown Economic Revitalization	Create a simple document that walks potential entrepreneurs through the process of starting a business in Clinton. Document should describe business fundamentals, funding incentives, and a description of fed/state/local regulations that would apply to Clinton business owners.	City of Clinton Staff, Grow Clinton, Clinton Community Development

Recommendations

Topic	Recommendation	Responsibility
Area Improvements	Focus on improving the landscaping along the 5th Ave. South sidewalk and in the city-owned areas surrounding the YMCA site.	City of Clinton Staff, Private Developers
Area Improvements	Identify any significant capital improvement projects that are needed to improve area conditions and elevate the area's desirability for private investment.	City of Clinton Staff, Private Developers
Marketing and Promotion	City staff should articulate and promote the vision for the focus area to help attract local and outside private investment in the site.	City of Clinton Staff, Grow Clinton, Clinton Community Development
Site Redevelopment	Complete environmental cleanup/abatement of the parcel or provide funding strategies to allow private developers to remediate contamination in a financially feasible manner.	City of Clinton, Private Developers
Site Redevelopment	Provide public infrastructure as needed for development, while meeting the city's objectives.	City of Clinton, Private Developers
Site Redevelopment	City should work with potential developers and communicate the community vision for the site, so that the project is able meet the goals of the community within a financially feasible project structure.	City of Clinton, Private Developers

Clinton Economic Development Tools

Self Supported Municipal Improvement District

Establishing a Self-Supported Municipal Improvements District (SSMID) authorizes a city to impose additional property taxes on a special district for specific purposes within that district. Many SSMIDS in Iowa including the one in Clinton are in downtown areas which pay for streetscaping or beautification projects. Currently there is a square shaped SMIDD district whose border stretches roughly from 4th Ave. S to U.S. 30 on the north and south, and from S. 1st St to U.S. 67 on the east and west. The SSMID may be a useful funding mechanism for improvements to items such as streets and landscaping along 5th Ave.

Tax Increment Financing

Tax Increment Financing (TIF) is another economic tool that is available to certain development projects within the City of Clinton. A TIF district is a mechanism for capturing the future tax benefits of real estate improvements, and using that money to fund area improvements, such as infrastructure.

Opportunity Zones

The Tax Cut and Jobs Act of 2017, established a new economic tax incentive called Opportunity Zones. The incentive is designed to encourage long-term, private investment in low-income census tracts by providing a federal tax incentive for tax payers who reinvest unrealized capital gains into Opportunity Funds, which are then invested in opportunity zones. There is currently an opportunity zone in Downtown Clinton that is active until 2026.

High Quality Jobs Program

Provides direct financial assistance and tax credits to qualifying businesses to offset the costs incurred to locate, expand, and/or modernize. The direct financial assistance typically is in the form of a forgivable loan and a zero or low-interest loan. The tax credits include an Investment tax credit against your Iowa corporate income tax liability; a refund on construction-related sales tax; and an increase in the Iowa statutory research activities tax credit, which is refundable if you don't have an Iowa corporate income tax liability.

Brownfield/Grayfield Redevelopment Tax Credits Program

Provides tax credits to projects for redeveloping brownfield or grayfield sites in Iowa. The tax credits are based upon a percentage of the qualifying expenditures made to redevelop a qualifying site. You may use the tax credits to offset Iowa corporate income tax liability or sell the credits to entities that can use them. Allocations of tax credits are typically made annually in August or September.

*For a complete list of economic incentives offered in the Clinton Region, please visit the Grow Clinton website at: <https://www.clintondevelopment.com/site-selection/incentives/>

Appendix



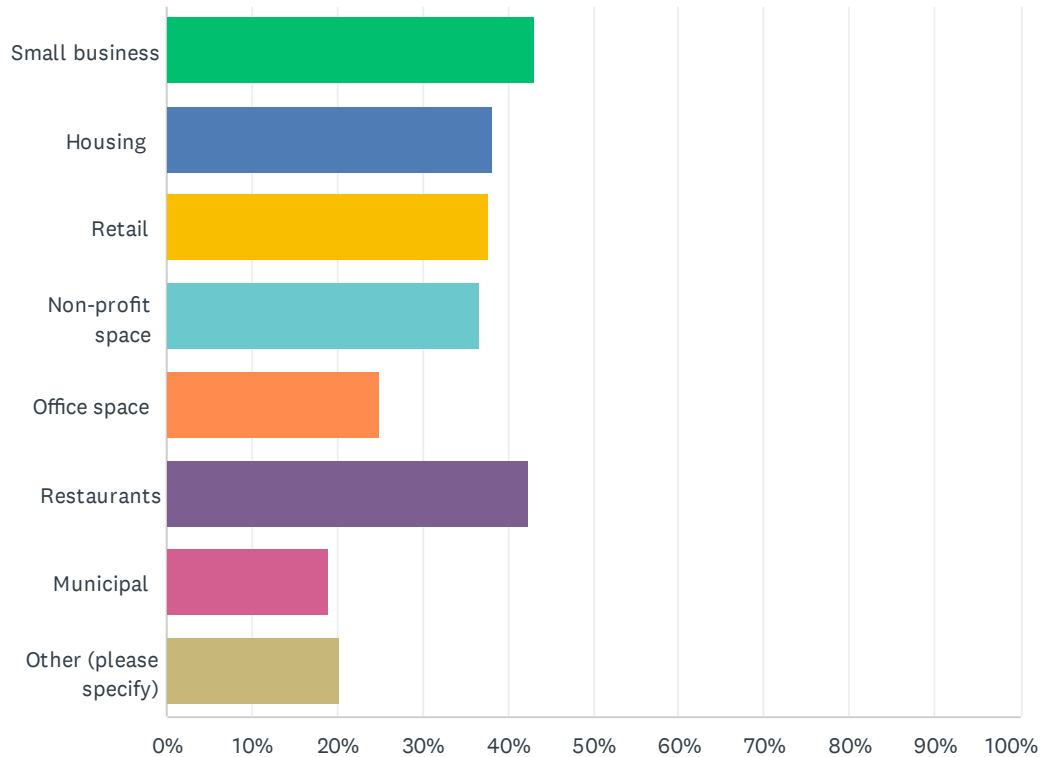
Appendix

Survey Results

A

Q1 What elements do you believe should be included in a design for the YMCA site? (Check all that apply)

Answered: 491 Skipped: 3



ANSWER CHOICES	RESPONSES	
Small business	42.97%	211
Housing	38.09%	187
Retail	37.68%	185
Non-profit space	36.66%	180
Office space	24.85%	122
Restaurants	42.36%	208
Municipal	18.94%	93
Other (please specify)	20.16%	99
Total Respondents: 491		

#	OTHER (PLEASE SPECIFY)	DATE
1	Parking space	3/23/2022 12:56 PM
2	DEMOLITION	3/21/2022 9:32 AM
3	parking	3/19/2022 10:10 AM

YMCA-City of Clinton Re-use

4	Community center for older lowans	3/17/2022 11:10 PM
5	Kids place to gather	3/17/2022 6:31 PM
6	Something for kids in our community!	3/17/2022 2:15 PM
7	Health-through-fitness operations as non-profit businesses, and intramural basketball, wrestling, tennis and gymnastics.	3/17/2022 1:10 PM
8	Or move the YWCA there to open up space for the library	3/17/2022 1:06 PM
9	Brewery	3/17/2022 10:29 AM
10	quit pumping taxpayer money into old buildings, if it can't stand on it's own merit then remove it	3/15/2022 10:26 AM
11	Sell back to victory center for \$788	2/27/2022 12:11 PM
12	Anything that enhances long-term viability of redevelopment	2/27/2022 11:49 AM
13	Tear it down and the old Post office and make parking	2/26/2022 8:53 AM
14	Health club	2/24/2022 4:52 PM
15	Remove it for new development.	2/24/2022 2:26 PM
16	Parking Lot	2/24/2022 11:36 AM
17	Parking lot/park	2/24/2022 11:29 AM
18	green space, park area, walking area	2/24/2022 10:25 AM
19	A full fledge YMCA with athletic and pool facilities	2/24/2022 9:14 AM
20	How about a brewery? Craft beers are HUGE!!	2/23/2022 11:51 AM
21	use the swimming pools and gym sports center-it has pools,basketball court,wieght room,etc,Quad Cities has large sports center,kids and adults need one	2/23/2022 8:13 AM
22	Parking lot	2/22/2022 11:35 PM
23	Conference/Events	2/22/2022 8:23 PM
24	Park	2/22/2022 8:14 PM
25	Tear it down.	2/22/2022 8:09 PM
26	Wellness	2/18/2022 10:26 AM
27	Level for new	2/13/2022 8:20 PM
28	tear down buildings	2/13/2022 11:33 AM
29	Sit down restaurant, with a couple of higher end bars that serve food.	2/13/2022 10:23 AM
30	Homeless and treatment services	2/12/2022 10:13 PM
31	Another place for our youth	2/11/2022 11:17 PM
32	Center for kids-youth	2/11/2022 10:15 PM
33	Coffee bar	2/11/2022 9:56 PM
34	Taxpayer money should not be used in any fashion	2/11/2022 9:52 PM
35	Homeless families	2/11/2022 6:16 PM
36	sport complex	2/11/2022 2:29 PM
37	Low-budget housing or even some kind of homeless shelter to help every person get back on there feet. Consider that the city of Clinton being concerned about the welfare of every individual within its borders would also be good P.R.	2/11/2022 12:53 PM
38	greenery	2/11/2022 12:26 PM
39	I think it should be given to Jorge Landa Rodriguez and the Gateway Area Community Center	2/11/2022 9:21 AM

YMCA-City of Clinton Re-use

40	The whole complex could house the admin bldg, city hall and other govt entities. Then those buildings, especially admin could be used for small businesses, retail Restaurants and give more life to the north end.	2/11/2022 7:55 AM
41	Museum, Theater, art , music center. A center that promotes all art types for both kids and adults	2/10/2022 10:31 PM
42	Don't charge citizens for something people don't want. Whatever you choose get the money upfront!	2/10/2022 6:20 PM
43	Resources center for children.	2/10/2022 5:35 PM
44	We have a YMCA?	2/10/2022 5:14 PM
45	Community events	2/10/2022 4:15 PM
46	NOT Low income housing!	2/10/2022 3:30 PM
47	Fitness center with indoor track & indoor pool	2/10/2022 3:15 PM
48	Nite club	2/10/2022 2:04 PM
49	Something for kids to do to keep them off the streets and out of trouble!	2/10/2022 2:03 PM
50	Homeless shelter	2/10/2022 1:32 PM
51	If housing, market rate is needed for discretionary income downtown!	2/10/2022 1:26 PM
52	New police station	2/10/2022 1:26 PM
53	Tear it down and build something new. It's not historic will never look good enough.	2/10/2022 1:23 PM
54	Something for kids	2/10/2022 1:18 PM
55	Demolition	2/10/2022 1:10 PM
56	Helping people in need	2/10/2022 1:03 PM
57	Treatment Center	2/10/2022 12:59 PM
58	I would like to see a community center again in there. Possibly expanding the Erickson center and reopening the pool. Kind of like the Dewitt community center and maybe some apartments above.	2/10/2022 12:50 PM
59	Tear it down	2/10/2022 12:44 PM
60	We are in need of a Senior Center. I don't believe there is anything right now.	2/10/2022 12:44 PM
61	torn down	2/10/2022 12:42 PM
62	We don't need YMCA	2/10/2022 12:33 PM
63	Well maintain indoor public pool	2/10/2022 12:32 PM
64	Sports complex/the old YMCA!!	2/10/2022 12:30 PM
65	Demolish	2/10/2022 12:28 PM
66	Family fun	2/10/2022 12:27 PM
67	Fitness/Basketball/Racquetball/indoor track/swimming	2/10/2022 12:27 PM
68	Youth center	2/10/2022 12:26 PM
69	Racquetball	2/10/2022 12:23 PM
70	Tear it down	2/10/2022 12:21 PM
71	Homeless shelter or low income apartments	2/10/2022 12:21 PM
72	Downtown rec center for youth	2/10/2022 12:20 PM
73	Housing/treatment/rec center	2/10/2022 12:18 PM
74	We need a space for preteen & teens to gather. We have zero things for kids that age in this	2/10/2022 12:16 PM

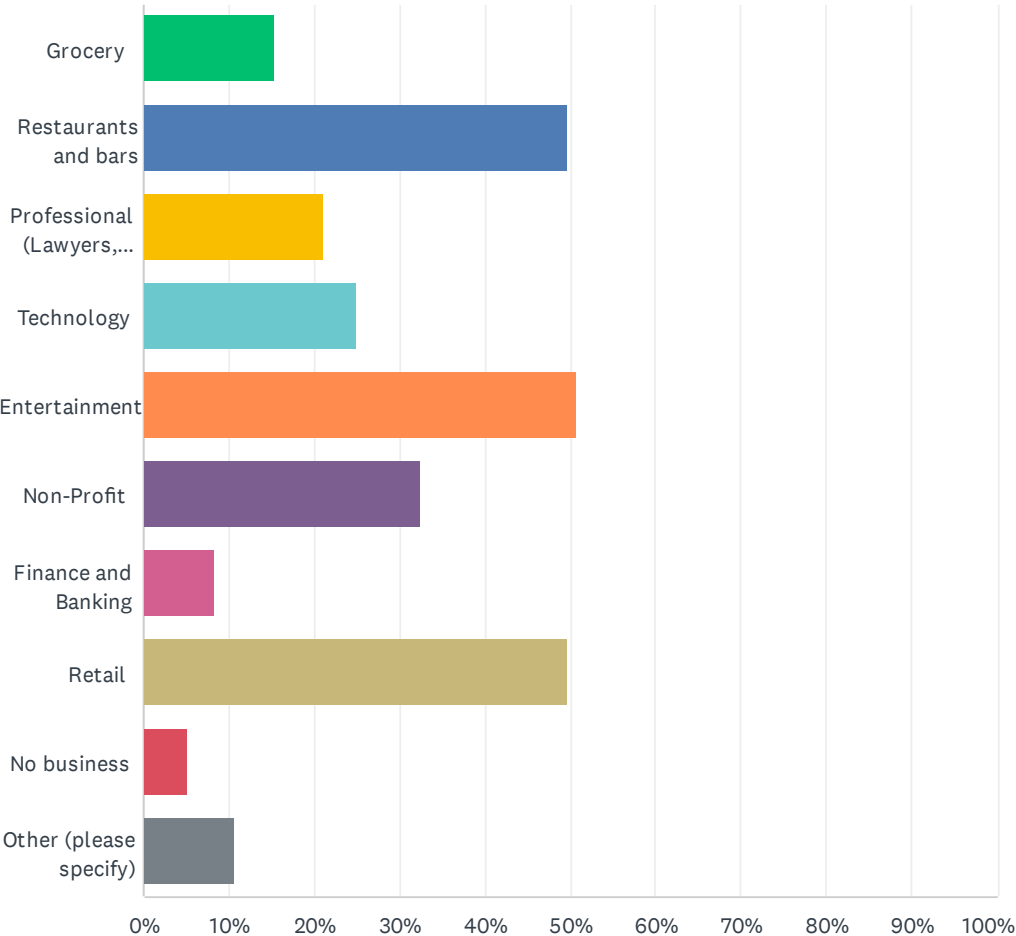
YMCA-City of Clinton Re-use

town. So they either stay home on their phones or go out and cause trouble.

75	Homeless or emergency shelter rooms	2/10/2022 12:16 PM
76	Anything	2/10/2022 12:14 PM
77	Add it to Parks and Recreation...refurbish gym, etc so kids in South end of town have place to go.	2/10/2022 12:12 PM
78	Entertainment	2/10/2022 12:07 PM
79	Keep the tennis courts	2/10/2022 12:07 PM
80	Sell it. City should not own rental or leased property.	2/10/2022 12:06 PM
81	Parking lot	2/10/2022 12:06 PM
82	Parking garage	2/10/2022 12:05 PM
83	Parking	2/10/2022 12:04 PM
84	Tear it down	2/10/2022 12:03 PM
85	Parks and Recreation Activities	2/10/2022 12:02 PM
86	Low income housing	2/10/2022 12:02 PM
87	Market value housing	2/10/2022 11:59 AM
88	Ymca	2/10/2022 11:59 AM
89	A new YMCA with the same or better amenities then the old one.	2/10/2022 11:57 AM
90	I think it should be somewhere for teens/kids to go with different kinds of activities. Our community sorely needs something like this	2/10/2022 11:52 AM
91	Family activitys/ Indoor Child playground	2/10/2022 11:18 AM
92	Non profit	2/10/2022 11:11 AM
93	Hotel, performance venue in old pool building, conference rooms, art and craft workspace studio with instructors on top floor with natural light	2/10/2022 9:21 AM
94	Shelter for homeless	2/9/2022 11:26 PM
95	Free services for low SES community members	2/9/2022 5:12 PM
96	Renew the YMCA to what is was. Why doesn't Clinton have a YMCA?	2/9/2022 4:55 PM
97	Community recreation center	2/9/2022 4:00 PM
98	Tear it down, Make a park.	2/9/2022 3:25 PM
99	Boutique Hotel with multipurpose first floor; would love to see a mini welcome center	2/9/2022 2:46 PM

Q2 What kinds of businesses do you want to see in or around the YMCA site? (Check all that apply)

Answered: 489 Skipped: 5



YMCA-City of Clinton Re-use

ANSWER CHOICES	RESPONSES	
Grocery	15.34%	75
Restaurants and bars	49.69%	243
Professional (Lawyers, Engineers, Medical...etc)	21.06%	103
Technology	24.95%	122
Entertainment	50.72%	248
Non-Profit	32.52%	159
Finance and Banking	8.38%	41
Retail	49.69%	243
No business	5.11%	25
Other (please specify)	10.63%	52
Total Respondents: 489		

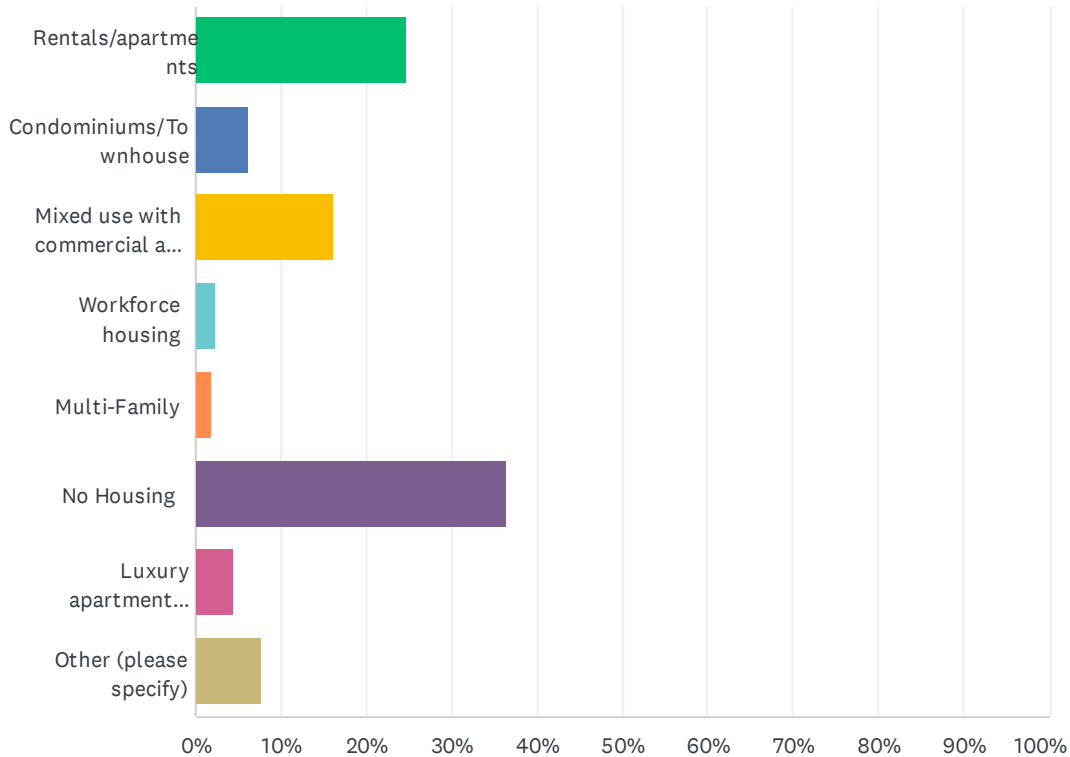
#	OTHER (PLEASE SPECIFY)	DATE
1	Police	3/17/2022 4:17 PM
2	Something for kids!	3/17/2022 2:15 PM
3	Fitness	3/17/2022 1:06 PM
4	Brewery	3/17/2022 10:29 AM
5	park	3/15/2022 10:26 AM
6	Housing	2/27/2022 12:11 PM
7	Anything that enhances long-term viability of redevelopment	2/27/2022 11:49 AM
8	Sporting goods store	2/25/2022 3:06 PM
9	micro-brewery	2/24/2022 10:25 AM
10	indoor marketplace for cottage industries	2/23/2022 8:28 PM
11	Recreation Center	2/23/2022 4:12 PM
12	A nice, sit down restaurant with a brewery!	2/23/2022 11:51 AM
13	swimming pools and gym-sports center	2/23/2022 8:13 AM
14	Outdoor market	2/22/2022 8:14 PM
15	Marijuana Dispensary	2/22/2022 8:10 PM
16	Wellness	2/18/2022 10:26 AM
17	tear down buildings	2/13/2022 11:33 AM
18	bookstore	2/12/2022 4:11 PM
19	Restaurants but not bars	2/11/2022 11:08 PM
20	That would be up to a private investor within the guidelines of zoning ordinance	2/11/2022 9:52 PM
21	Re-open Book World or have some other literary bookstore inhabit the site. Also some cheap fast food joint.	2/11/2022 12:53 PM
22	Museum, Theater, art , music cent	2/10/2022 10:31 PM

YMCA-City of Clinton Re-use

23	Vendor site	2/10/2022 6:24 PM
24	Experience activities such as an escape room; murder mysteries, live band with a es doing studio or farmers market (upscale)	2/10/2022 4:15 PM
25	Would lime to see the track, gym and pool once again open!	2/10/2022 3:53 PM
26	NOT Low income housing!	2/10/2022 3:30 PM
27	Coffee Bar	2/10/2022 1:47 PM
28	Tear down the other empty buildings between 2nd ave s and 8th ave south and then decide what to do.	2/10/2022 1:23 PM
29	Something like QC Family Entertainment	2/10/2022 1:18 PM
30	Any viable self-sustaining business	2/10/2022 1:10 PM
31	Demolish	2/10/2022 12:44 PM
32	none	2/10/2022 12:42 PM
33	Restaurants would be great but we have way to many Bars now. So please none of those	2/10/2022 12:38 PM
34	Housing	2/10/2022 12:35 PM
35	No ymca	2/10/2022 12:33 PM
36	Plasma donation center	2/10/2022 12:32 PM
37	Youth center	2/10/2022 12:26 PM
38	Please no more low income	2/10/2022 12:21 PM
39	Housing	2/10/2022 12:13 PM
40	Gym	2/10/2022 12:12 PM
41	2nd hand store	2/10/2022 12:07 PM
42	Parking	2/10/2022 12:05 PM
43	Family friendly entertainment	2/10/2022 12:02 PM
44	Whole foods, eco store	2/10/2022 12:02 PM
45	Activities-for young adults/teens	2/10/2022 11:57 AM
46	A new YMCA	2/10/2022 11:57 AM
47	Nonprofit	2/10/2022 11:11 AM
48	something that the average citizen would actually frequent, no tattoo placcs	2/10/2022 9:21 AM
49	Brewery	2/9/2022 6:37 PM
50	Brewery,	2/9/2022 5:12 PM
51	There are plenty of empty buildings on 5th to fill all of these businesses.	2/9/2022 4:55 PM
52	Again boutique hotel and a "Made in Clinton" store	2/9/2022 2:46 PM

Q3 What type of housing, if any, do you believe should be incorporated into the site?

Answered: 493 Skipped: 1



ANSWER CHOICES	RESPONSES	
Rentals/apartments	24.75%	122
Condominiums/Townhouse	6.09%	30
Mixed use with commercial and housing	16.23%	80
Workforce housing	2.43%	12
Multi-Family	1.83%	9
No Housing	36.51%	180
Luxury apartment housing	4.46%	22
Other (please specify)	7.71%	38
TOTAL		493

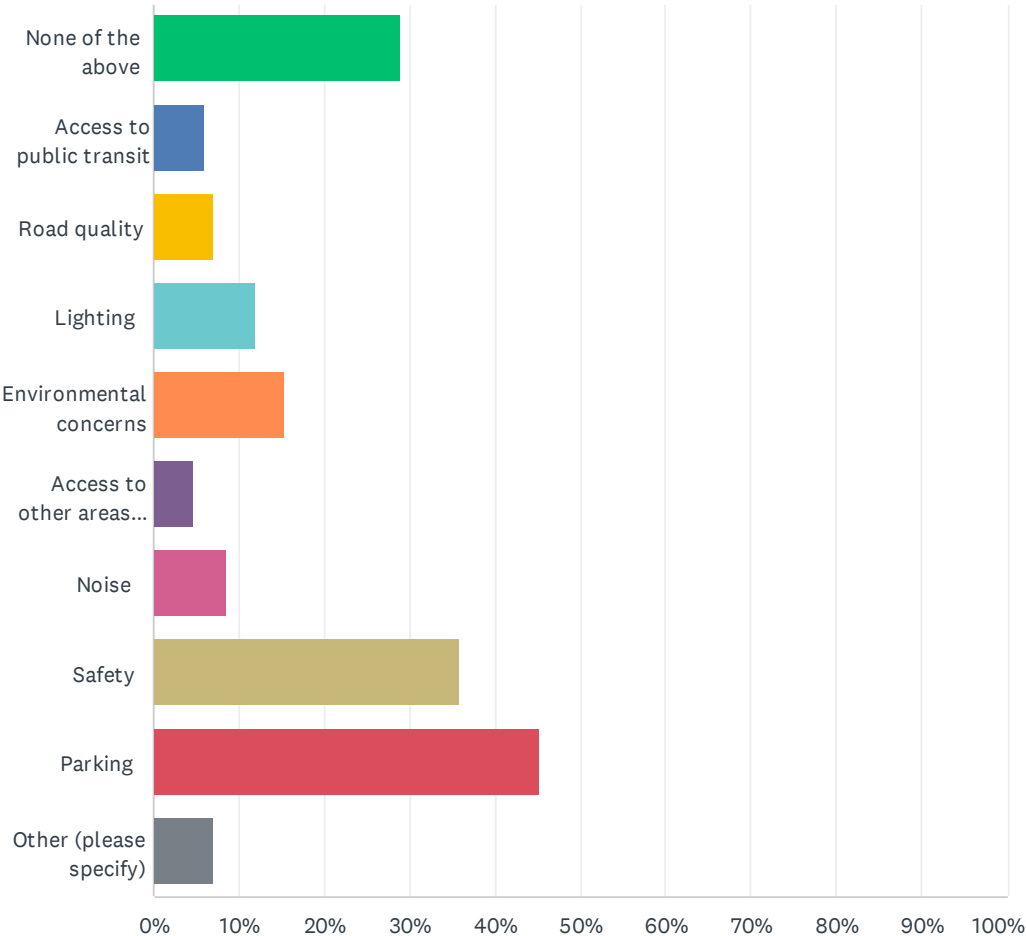
#	OTHER (PLEASE SPECIFY)	DATE
1	LOW INCOME	3/18/2022 9:40 AM
2	DON'T NEED ANYMORE LOW INCOME HOUSING!!!!	3/17/2022 1:07 PM
3	No housing	3/15/2022 10:26 AM

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4	Transitional housing	2/27/2022 12:11 PM
5	parking	2/26/2022 8:53 AM
6	We have so many people who need shelter, food, and running water, so a non profit that would benefit them.	2/24/2022 12:43 PM
7	sports center down stairs,offices up	2/23/2022 8:13 AM
8	Low income housing	2/16/2022 12:07 AM
9	No housing	2/13/2022 8:17 PM
10	tear down the buildings	2/13/2022 11:33 AM
11	Sober living/ homeless	2/12/2022 10:13 PM
12	Low income tax credit	2/12/2022 9:18 AM
13	Room renting for men	2/11/2022 11:17 PM
14	Over 55	2/11/2022 9:56 PM
15	Homeless women & children	2/11/2022 6:16 PM
16	Elderly housing	2/11/2022 1:24 PM
17	Low budget either by day or by week.	2/11/2022 12:53 PM
18	Weekly stay apartments for the homeless supervised and screened	2/11/2022 9:21 AM
19	Shelter services- Not the Victory Center	2/10/2022 11:26 PM
20	Homeless shelter	2/10/2022 8:04 PM
21	Years ago in my hometown they used to rent rooms. Small studios to help people get back up on their own	2/10/2022 1:47 PM
22	Shelter/accomodations available to the homeless population.	2/10/2022 1:39 PM
23	Any self-sustaining housing venture	2/10/2022 1:10 PM
24	Shelter	2/10/2022 1:03 PM
25	Demolish	2/10/2022 12:44 PM
26	none	2/10/2022 12:42 PM
27	Low income	2/10/2022 12:35 PM
28	None we have victory center	2/10/2022 12:33 PM
29	We need a decent homeless shelter	2/10/2022 12:23 PM
30	Atleast a few rooms for emergency housing overnight. Only place Pd has to leave them now is truck stop and that's not fair to workers	2/10/2022 12:16 PM
31	Low income, immigrants, homeless	2/10/2022 12:02 PM
32	None	2/10/2022 11:57 AM
33	Working family houseing	2/10/2022 11:11 AM
34	Homeless	2/9/2022 11:26 PM
35	Affordable	2/9/2022 10:51 PM
36	Something that's not ridiculously expensive (like the townhouses -- they are way too expensive for Clinton!!!)	2/9/2022 5:12 PM
37	With the construction going on now of 5th and what is already there that's enough.	2/9/2022 4:55 PM
38	low income housing	2/9/2022 3:07 PM

Q4 Do you have any concerns regarding the YMCA site?(Check all that apply)

Answered: 486 Skipped: 8



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ANSWER CHOICES	RESPONSES	
None of the above	29.01%	141
Access to public transit	5.97%	29
Road quality	7.00%	34
Lighting	11.93%	58
Environmental concerns	15.43%	75
Access to other areas around Clinton	4.73%	23
Noise	8.44%	41
Safety	35.80%	174
Parking	45.27%	220
Other (please specify)	7.00%	34
Total Respondents: 486		

#	OTHER (PLEASE SPECIFY)	DATE
1	The original building helps add character to the intersection and should be preserved / restored to the extent possible.	2/27/2022 11:49 AM
2	Tear it down just a money pit.	2/24/2022 2:26 PM
3	It needs MAJOR renovation	2/24/2022 6:18 AM
4	make it into sports center	2/23/2022 8:13 AM
5	Cost	2/22/2022 11:35 PM
6	No housing	2/13/2022 8:17 PM
7	Could use more parking if site is restaurant.	2/13/2022 10:23 AM
8	Largest problem is another public private partnership, it should not be	2/11/2022 9:52 PM
9	Heating, Air Conditioning and Ventilation	2/11/2022 8:55 PM
10	Housing homeless families would retain some of original intent of the Y.	2/11/2022 6:16 PM
11	Cost to renovate	2/11/2022 4:43 PM
12	Downtown already has a lot of empty buildings and Clinton's population isn't really growing	2/10/2022 9:22 PM
13	Signs of neglect will be resolved when the building is again in use.	2/10/2022 2:47 PM
14	How will it pay for itself	2/10/2022 2:04 PM
15	It's an eyesore - you can't make it look good.	2/10/2022 1:23 PM
16	Costing the public money	2/10/2022 1:10 PM
17	Asbestos	2/10/2022 12:44 PM
18	not layed out in a proper fashion for business	2/10/2022 12:42 PM
19	It needs to be affordable housing and have good public transportation links	2/10/2022 12:27 PM
20	Just what crazy things may be done with it	2/10/2022 12:25 PM
21	It's perfect for development!!	2/10/2022 12:23 PM
22	The biggest concern I have, which is common amongst people I talk to, is that we will add you	2/10/2022 12:21 PM

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in a little low income housing complex and bring that element to Clinton.

23	The building presents challenges to feasible renovation.	2/10/2022 12:21 PM
24	Building is crumbling down	2/10/2022 12:20 PM
25	Safety of the building inside.	2/10/2022 12:18 PM
26	Green scaping	2/10/2022 12:12 PM
27	There isn't enough downtown	2/10/2022 12:05 PM
28	Depends on what happens to the rest of the downtown	2/10/2022 12:04 PM
29	Sustainability, accessibility, old pool, renovations	2/10/2022 12:02 PM
30	Make sure it has parking	2/10/2022 11:11 AM
31	Disability access	2/9/2022 10:51 PM
32	Historic preservation	2/9/2022 9:58 PM
33	Long term viability of US Bank and use of old post office	2/9/2022 2:46 PM
34	ADA Compliance	2/9/2022 2:30 PM

Q5 What infrastructure/streetscape improvements would you like to see in the area surrounding the former YMCA (480 S 3rd St)

Answered: 331 Skipped: 163

#	RESPONSES	DATE
1	More parking for downtown business also makes a great space for city bus stop. Currently the city buses use the whole street to load and unload, that is not safe for drivers or careless people crossing	3/23/2022 12:56 PM
2	Parks, landscaping, sitting areas, bike racks	3/22/2022 5:30 PM
3	TOO MANY VACANT BUILDINGS OR BUILDINGS THAT ARE TAKING OWNERS YEARS TO IMPROVE FACADE. PLEASE DO NOT BUILD SOMETHING THAT WILL SIT EMPTY AND BE A NUISANCE! MAKE A GREEN SPACE THAT ENHANCES DOWNTOWN CLINTON!	3/21/2022 9:32 AM
4	The building directly across the street cleaned up.	3/20/2022 5:49 AM
5	Remove the existing pavement from the back of curb to the building face. Replace with new pavement and incorporate brick pavers, planted beds, decorative lighting, bus stops/shelter, and art work. Improve the street scape for the entire block between 3rd and 4th, similar to the current street scape design between 1st and 3rd.	3/20/2022 12:05 AM
6	roof covered business district	3/19/2022 10:10 AM
7	new business, new updated facades	3/18/2022 9:40 AM
8	I would like to see a bistro with outdoor seating. Something that could offer regular acoustical entertainment	3/18/2022 7:38 AM
9	Floral plantings	3/18/2022 12:28 AM
10	Get rid ilof the mold	3/17/2022 11:29 PM
11	Clean up parking lot	3/17/2022 11:10 PM
12	Fix and fill empty buildings and sections. Make it safe and inviting.	3/17/2022 9:37 PM
13	Keep the historical building	3/17/2022 5:54 PM
14	restaurants, shops	3/17/2022 3:33 PM
15	Not sure	3/17/2022 2:15 PM
16	Build through a sales tax, donations on-line (advertised in the Herald/KROS, and KCLN, grants), and large company investments in Clinton's future for the building of healthful, affordable facilities.	3/17/2022 1:10 PM
17	none	3/17/2022 1:07 PM
18	Trees, landscaping.	3/17/2022 1:06 PM
19	Trees planted. Take down walkway to racquet center,	3/17/2022 10:13 AM
20	bike rental, outdoor dining	3/17/2022 10:02 AM
21	Bicycle parking	3/17/2022 9:53 AM
22	N/A	3/17/2022 7:59 AM
23	Better lighting	3/17/2022 6:45 AM
24	More murals, please!	3/17/2022 3:10 AM
25	parking and facade improvement	3/16/2022 8:15 AM
26	none, private money or no money at all	3/15/2022 10:26 AM

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27	Landscaping improvements	3/15/2022 7:38 AM
28	History styling of Clinton's Glory Days!	3/2/2022 10:39 PM
29	The downtown area should be cleaned up and rented out to small businesses	3/1/2022 10:34 PM
30	A blending in of the newer landscaping & (historical integrity theme) that has and is taking place on store fronts & street corners on 5th. Ave. South. Continue to compliment Clinton's history by using that theme in that area.	2/28/2022 2:24 PM
31	Idk	2/27/2022 12:11 PM
32	Work to revitalize Fifth Avenue South as the city's historical core, with retail, restaurants, and residential development that helps to heal and pull people / traffic back downtown creatively.	2/27/2022 11:49 AM
33	Make it a parking lot and the old post office	2/26/2022 8:53 AM
34	Windows	2/25/2022 3:06 PM
35	The buildings downtown to actually be finished. Stoplight should be taken out at that intersection. Bring Clinton's history back to life. Its just SAD. Potential going to waste. It's a shame.	2/25/2022 7:09 AM
36	nicely landscaped parking for tenants and a moderan feel	2/25/2022 5:30 AM
37	Green space \ pocket park	2/24/2022 4:52 PM
38	Other downtown old buildings being remodeled.	2/24/2022 3:02 PM
39	Tear down YMCA and also the old post office. that would improve the down town.	2/24/2022 2:26 PM
40	More entertainment, restaurants, and technologies.	2/24/2022 1:18 PM
41	Decorative landscaping.	2/24/2022 12:49 PM
42	More streetlights, if turned into housing.	2/24/2022 12:43 PM
43	Fix potholes	2/24/2022 12:23 PM
44	Build a new wall in place of old window that looks into old pool area.	2/24/2022 12:12 PM
45	NA	2/24/2022 12:03 PM
46	More parking.	2/24/2022 11:41 AM
47	Road and sidewalk repair	2/24/2022 11:40 AM
48	Trees and other landscaping. Better lighting	2/24/2022 11:38 AM
49	Downtown Parking	2/24/2022 11:36 AM
50	A nice small park with a small Parking lot would benefit the area, specifically for downtown events such as music on the ave.	2/24/2022 11:29 AM
51	I dont know	2/24/2022 11:21 AM
52	More color	2/24/2022 11:06 AM
53	pedestrian mall, outdoor sitting, food booths, micro-brewery	2/24/2022 10:25 AM
54	turning the site into a parking lot or a nice green space would be preferred. The ally behind the Y needs to be redone.	2/24/2022 10:06 AM
55	none	2/24/2022 9:14 AM
56	Maintenance	2/24/2022 6:56 AM
57	Something also needs to be done with the other vacant buildings across the street. But the YMCA needs major renovations - is it cheaper to tear it down and build new?	2/24/2022 6:18 AM
58	outdoor seating for gatherings and conversation	2/23/2022 8:28 PM
59	more lighting	2/23/2022 5:33 PM

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60	Rebuild the swimming pools	2/23/2022 4:12 PM
61	Low income housing	2/23/2022 4:08 PM
62	Enhanced sidewalks and street trees	2/23/2022 9:41 AM
63	Clean	2/23/2022 9:29 AM
64	curb appeal, green spaces	2/23/2022 9:12 AM
65	parking?	2/23/2022 8:13 AM
66	Parking	2/22/2022 11:35 PM
67	Similar landscaping to the 100 and 200 blocks of 5th Ave South.	2/22/2022 8:23 PM
68	Repaved	2/22/2022 8:10 PM
69	The old post office across the street made into a restaurant	2/22/2022 7:54 PM
70	NONE	2/22/2022 7:38 PM
71	New traffic lights would spruce up the area. tare down the old post office across the street. New sidewalks and curb and gutter.	2/22/2022 6:31 PM
72	Sidewalk	2/22/2022 5:38 PM
73	None	2/22/2022 4:49 PM
74	Good lighting	2/22/2022 3:57 PM
75	Parking lot is BAD!	2/18/2022 10:26 AM
76	Development of the old post office.	2/16/2022 2:34 PM
77	Parking is needed.	2/16/2022 12:07 AM
78	Not sure	2/16/2022 12:07 AM
79	The area needs updated exterior on the buildings and also needs updated landscaping to make it more friendly and inviting	2/15/2022 10:34 PM
80	Resurface the sidewalks.	2/15/2022 3:03 PM
81	Roads fixed	2/13/2022 8:20 PM
82	I would like to see an increase in sidewalk width and less car traffic. As well as an increase in greenery to liven up the area	2/13/2022 3:08 PM
83	Parking lot	2/13/2022 12:53 PM
84	Alley behind needs repair	2/13/2022 10:48 AM
85	Fix up the building around the area.	2/13/2022 10:31 AM
86	Tear down the old post office to create more parking for restaurants and bars in the YMCA.	2/13/2022 10:23 AM
87	Better landscaping	2/13/2022 5:57 AM
88	None	2/12/2022 10:13 PM
89	NA	2/12/2022 4:11 PM
90	Better lighting, fixed sidewalks	2/12/2022 3:42 PM
91	no opinion	2/12/2022 11:21 AM
92	Incorporate a green space/garden area	2/12/2022 8:07 AM
93	Na	2/12/2022 8:06 AM
94	Our downtown area has diminished. We need to bring in business that will stay around longer then 1 or two years that are beneficial to the people as a whole and promote Clinton.	2/11/2022 11:17 PM
95	It would be great for new businesses to occupy the empty store fronts.	2/11/2022 10:15 PM

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96	Out door seating	2/11/2022 9:56 PM
97	None unless funded by the existing business's in the area, how much have the spent on such to no avail, no additional tax payer funded projects for private gain.	2/11/2022 9:52 PM
98	Landscaping and Exterior design improvements. Upgrades to the interior.	2/11/2022 8:55 PM
99	Small seating area/attractive landscape	2/11/2022 6:41 PM
100	Make surrounding area a play/rec area. Raze that funeral home-- it's a blight, not maintained, and this would lead to city park and parking on 4th Ave S. 😊 Dental could serve at-risk families in addition to current clientele. 🍷	2/11/2022 6:16 PM
101	Unsure	2/11/2022 5:51 PM
102	River themed	2/11/2022 4:43 PM
103	Landscapes and parklike parking area	2/11/2022 2:46 PM
104	More green space	2/11/2022 1:33 PM
105	Really don't know the area.	2/11/2022 12:53 PM
106	None other than keeping up with other area improvements	2/11/2022 9:21 AM
107	Off-street parking, good lighting	2/11/2022 9:14 AM
108	Park like setting	2/11/2022 8:32 AM
109	Now that you define the building, my previous comments about government consolidation will not work. I would not make it housing because of what was seen when it was under the Victory Center. I would make it retail and restaurant facilities. I think you have the address wrong. 408 S 3rd is a dentist office. I think you need to redo this survey and define everything better.	2/11/2022 7:55 AM
110	Better roads. Parking	2/11/2022 6:14 AM
111	Renovation/Restoration of the Post Office across the street. More checks/accountability for Travel Inn.	2/10/2022 11:26 PM
112	The old post office building is beautiful	2/10/2022 9:22 PM
113	Better fitness center	2/10/2022 8:51 PM
114	No sure	2/10/2022 8:04 PM
115	None	2/10/2022 7:43 PM
116	Tear the old down even if no plans for future use is decided	2/10/2022 7:38 PM
117	na	2/10/2022 7:30 PM
118	Road/parking lot	2/10/2022 7:23 PM
119	Landscaping and update the front of the building with outdoor seating	2/10/2022 7:20 PM
120	?	2/10/2022 6:48 PM
121	Tear it down.	2/10/2022 6:31 PM
122	plant trees, keep as much green space as you can	2/10/2022 6:28 PM
123	Na	2/10/2022 6:24 PM
124	Extension of lighting and metal art as 5th ave	2/10/2022 6:24 PM
125	Small park, area for kids to feel safe.	2/10/2022 6:23 PM
126	Bike paths should be on side not in the middle of the road. No desire to shop or be in the downtown area. I find it a waste of money to stick more money in it. I would use it for offices or homeless or single mother's in crisis housing.	2/10/2022 6:20 PM
127	Grocery	2/10/2022 5:47 PM
128	Get businesses in empty buildings. Like the old Sears building.	2/10/2022 5:35 PM

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129	Outdoor space to play, kickball, picnic, tennis, basketball. Inside have a gym, swimming pool, fitness classes, spin bikes, and a place to snack. Parking lot should be well lit and clearly marked. I don't know how to get inside the current YMCA.	2/10/2022 5:14 PM
130	It needs more life like the rest of downtown. I'm 38 and when I was a kid Clinton's downtown was great and now it's gone to shit.	2/10/2022 4:46 PM
131	more curb appeal....the brick work in Lyons looks appealing something in that direction, a bit more modern	2/10/2022 4:21 PM
132	I think the building should be demolished.	2/10/2022 4:16 PM
133	Better lighting especially at night	2/10/2022 4:15 PM
134	Make it more appealing to draw people to the YMCA building.	2/10/2022 3:58 PM
135	Redevelop old post office into possibly a fine arts center so we can have year round concerts, plays, etc. Possibly tear down old buildings next to old post office for parking for the redevelopment of old ymca and old post office.	2/10/2022 3:53 PM
136	Better lighting	2/10/2022 3:42 PM
137	Trees/landscaping	2/10/2022 3:36 PM
138	N/A	2/10/2022 3:30 PM
139	None at the moment	2/10/2022 3:15 PM
140	Landscaping	2/10/2022 3:13 PM
141	Not sure	2/10/2022 3:12 PM
142	Needs additional greenspace	2/10/2022 3:02 PM
143	Unknown	2/10/2022 2:49 PM
144	None that I know of.	2/10/2022 2:47 PM
145	Plants	2/10/2022 2:37 PM
146	Just make sure, if the building is rehabbed, it's done well. Structurally sound.	2/10/2022 2:20 PM
147	Have a sitting area.	2/10/2022 2:19 PM
148	Tear down the old post office across the street	2/10/2022 2:15 PM
149	Na	2/10/2022 2:08 PM
150	None	2/10/2022 2:04 PM
151	Anything to make it look nice	2/10/2022 2:03 PM
152	Some green space.	2/10/2022 2:00 PM
153	Parking	2/10/2022 1:54 PM
154	The parking lot needs to be redone and the landscaping around the building needs to be kept up/redone	2/10/2022 1:47 PM
155	Outside planters, small statues and things that are appealing without being gaudy	2/10/2022 1:47 PM
156	More parking	2/10/2022 1:38 PM
157	Anything to make it more inviting	2/10/2022 1:32 PM
158	Major update of exterior.	2/10/2022 1:31 PM
159	Get rid of the stupid bike lane down the center of the road	2/10/2022 1:30 PM
160	Green space Pedestrian friendly Green space Public art	2/10/2022 1:26 PM
161	Not sure at this point	2/10/2022 1:26 PM
162	More handicap accessible	2/10/2022 1:23 PM

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163	Tear down ALL the empty buildings in the downtown 2nd ave s to 8th ave s from the river out to 4th street. Then see if the county's economy will support new businesses in the area. Quit trying to put a prom dress on a pig.	2/10/2022 1:23 PM
164	N/A	2/10/2022 1:20 PM
165	More flowers and plants to make it look more inviting	2/10/2022 1:20 PM
166	Idk	2/10/2022 1:12 PM
167	Easier access for handicapped.	2/10/2022 1:11 PM
168	Green area	2/10/2022 1:05 PM
169	Better roads and sidewalks. Better lighting. It's always so dark at night and early mornings	2/10/2022 1:04 PM
170	N/A	2/10/2022 1:03 PM
171	None	2/10/2022 1:03 PM
172	Make sure the building doesn't have any cracks and make sure the building doesn't have any foundation problems	2/10/2022 1:02 PM
173	None	2/10/2022 1:01 PM
174	Trees and places to sit	2/10/2022 1:00 PM
175	More Christmas decorations	2/10/2022 12:57 PM
176	An increase in the lanes available for driving.	2/10/2022 12:57 PM
177	More landscaping with benches	2/10/2022 12:56 PM
178	Beautify	2/10/2022 12:54 PM
179	Na	2/10/2022 12:54 PM
180	Area needs to be cleaned up. Lots of bad activity transpires in the blocks surrounding the site	2/10/2022 12:52 PM
181	Pedestrian friendly, bike accessible, bike racks. Green space, trees, vegetation.	2/10/2022 12:52 PM
182	Not particular but would like 5th Ave to be a shopping center with a few food places like it used to be in the 60s/70s.Also gaming spots for kids.	2/10/2022 12:52 PM
183	Small city appeal	2/10/2022 12:51 PM
184	Just cleaned up some.	2/10/2022 12:50 PM
185	Parking	2/10/2022 12:49 PM
186	Lighting	2/10/2022 12:46 PM
187	Green space, outdoor seating for dining/bar area	2/10/2022 12:44 PM
188	Parking lot / green space	2/10/2022 12:44 PM
189	It would be nice to have benches and some landscaping. Something to be proud of.	2/10/2022 12:44 PM
190	None	2/10/2022 12:43 PM
191	former post office sitting empty, lot of buildings empty/not being used. YMCA building has sat empty long enough empty incurring more cost for tax payor and is not an asset.	2/10/2022 12:42 PM
192	Would be nice to see something positive happen with the old post office	2/10/2022 12:40 PM
193	Please no more concrete anything.	2/10/2022 12:38 PM
194	Road improvements	2/10/2022 12:37 PM
195	Beautification of that corner	2/10/2022 12:37 PM
196	Not sure really	2/10/2022 12:36 PM
197	?	2/10/2022 12:35 PM

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198	Good street lights	2/10/2022 12:34 PM
199	Cameras	2/10/2022 12:34 PM
200	I think u have allowed it to become an eye sore and disgrace to the city. How could u!	2/10/2022 12:33 PM
201	More parking	2/10/2022 12:32 PM
202	Curb appeal	2/10/2022 12:32 PM
203	Trees, landscaping, or park. It looks like a concrete jungle right now.	2/10/2022 12:32 PM
204	Green space. We have enough parking lots	2/10/2022 12:32 PM
205	Green space, parks	2/10/2022 12:31 PM
206	I would love to see it become the YMCA again	2/10/2022 12:30 PM
207	N/a	2/10/2022 12:29 PM
208	Theater ,stage for music and street dancing .out door restaurant. Open air market	2/10/2022 12:29 PM
209	The majority of the alley between the YMCA and library could use improvement and parking at Y rear	2/10/2022 12:29 PM
210	None	2/10/2022 12:27 PM
211	Not sure	2/10/2022 12:27 PM
212	Good lighting	2/10/2022 12:27 PM
213	Less streetscape is better. City Hall parking lot islands/trees waste of money. And future maintenance and mowing/trimming	2/10/2022 12:27 PM
214	No specific improvements.	2/10/2022 12:25 PM
215	Bring it all up to the 21st century: it's 2022.	2/10/2022 12:25 PM
216	Make it more uniform between structures.	2/10/2022 12:23 PM
217	Better sidewalk access	2/10/2022 12:23 PM
218	Park space picnic tables	2/10/2022 12:23 PM
219	None	2/10/2022 12:22 PM
220	None	2/10/2022 12:22 PM
221	I like to see you either tear it down, or develop it into a brewery, retail space, professional offices. We do not need another low income housing project.	2/10/2022 12:21 PM
222	Use of the buildings. The ones that sit empty!	2/10/2022 12:21 PM
223	Parking	2/10/2022 12:21 PM
224	Street scape should match rest of downtown area. Nothing too modern looking! If restaurant/bar would be nice to have outdoor seating.	2/10/2022 12:21 PM
225	Parking	2/10/2022 12:21 PM
226	Hometown feel that is welcoming and clean	2/10/2022 12:20 PM
227	Nice appearance regardless of how it is used.	2/10/2022 12:20 PM
228	NA	2/10/2022 12:20 PM
229	The bike lanes are waste of money. The only time they are used is when it shows and that is where they put the snow. I am sure something else can be done to be able to use the wasted space	2/10/2022 12:20 PM
230	Outside dining area. More color to the building or outside area	2/10/2022 12:19 PM
231	More parking	2/10/2022 12:19 PM
232	Take down the existing structure that was the pool area.	2/10/2022 12:19 PM

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233	Area cleaned up	2/10/2022 12:19 PM
234	Road/Parking Lot	2/10/2022 12:19 PM
235	Could continue the street scape from the 200 block so it is more consistent.	2/10/2022 12:19 PM
236	?	2/10/2022 12:18 PM
237	Maybe start repurpose the old post office across the street.	2/10/2022 12:18 PM
238	More parking, things not look so dead downtown after 5.	2/10/2022 12:18 PM
239	N	2/10/2022 12:17 PM
240	Unsure	2/10/2022 12:16 PM
241	None	2/10/2022 12:16 PM
242	Clean it up so it doesn't look abandoned	2/10/2022 12:16 PM
243	More parking	2/10/2022 12:15 PM
244	Would be great if something was done with the post office and vacant buildings across the street. Post office is a real eye sore.	2/10/2022 12:15 PM
245	None.	2/10/2022 12:15 PM
246	Not sure	2/10/2022 12:14 PM
247	X	2/10/2022 12:14 PM
248	Parking	2/10/2022 12:13 PM
249	Lightning	2/10/2022 12:13 PM
250	Restaurant with outdoor space	2/10/2022 12:13 PM
251	We need more restaurants	2/10/2022 12:13 PM
252	?	2/10/2022 12:13 PM
253	Park, common area, family gatherings, outdoor events	2/10/2022 12:13 PM
254	No opinion	2/10/2022 12:13 PM
255	Sacrifice some buildings in the downtown for a parking garage. If the plan is to continue to developing the downtown into a place to liven shop,and enjoy entertainment, the current parking situation doesn't work!	2/10/2022 12:13 PM
256	Cleaned up. Saftey. Curb appeal	2/10/2022 12:13 PM
257	Not sure	2/10/2022 12:12 PM
258	Wish it could be reused again for basketball and working out. Anyway to start a go fund me so people can raise the funds needed for it?	2/10/2022 12:12 PM
259	Lighting	2/10/2022 12:12 PM
260	Refurbished back to use as recreational use ... exercise, basketball, swimming, etc...	2/10/2022 12:12 PM
261	Lighting	2/10/2022 12:12 PM
262	Trees, art, outdoor seating, vendors.	2/10/2022 12:12 PM
263	Greenspace	2/10/2022 12:10 PM
264	Stop wasting money on bullshit	2/10/2022 12:10 PM
265	Cleaning up the facade and windows.	2/10/2022 12:10 PM
266	Xx	2/10/2022 12:09 PM
267	Incorporate the look of the rest of downtown around that area	2/10/2022 12:09 PM
268	No opinion	2/10/2022 12:08 PM

YMCA-City of Clinton Re-use

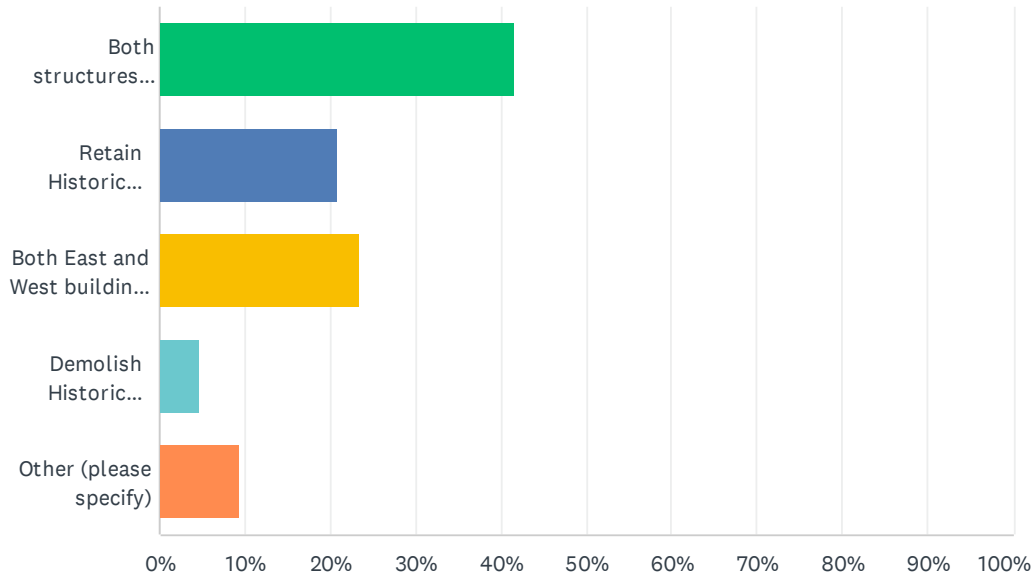
269	None	2/10/2022 12:08 PM
270	Tear it down.	2/10/2022 12:08 PM
271	Make sure the building is sound	2/10/2022 12:07 PM
272	Parking	2/10/2022 12:07 PM
273	N/a	2/10/2022 12:07 PM
274	None	2/10/2022 12:07 PM
275	Street lights put back in all intersections.	2/10/2022 12:07 PM
276	Small walk / park	2/10/2022 12:06 PM
277	Just maintenance.	2/10/2022 12:06 PM
278	Added green space	2/10/2022 12:06 PM
279	Clean	2/10/2022 12:05 PM
280	Get rid of old post office	2/10/2022 12:05 PM
281	Refurbish the building exterior	2/10/2022 12:05 PM
282	Bright lighting	2/10/2022 12:04 PM
283	Additional business and then parking to accommodate increased business presence. Restaurants not bar type, shops, ped mall.	2/10/2022 12:04 PM
284	Parking and outside building renovation	2/10/2022 12:04 PM
285	Not sure until it is decided what will go there	2/10/2022 12:04 PM
286	Landscaping	2/10/2022 12:03 PM
287	Depending on use of building. Green space.	2/10/2022 12:03 PM
288	Better disabled parking accessibility	2/10/2022 12:02 PM
289	Green spaces, trees	2/10/2022 12:02 PM
290	None	2/10/2022 12:01 PM
291	Better parking, beautification	2/10/2022 12:01 PM
292	Updated	2/10/2022 12:00 PM
293	Remove stoplight	2/10/2022 11:59 AM
294	Trees/plant life	2/10/2022 11:59 AM
295	Greenspace	2/10/2022 11:59 AM
296	None	2/10/2022 11:59 AM
297	It would need a better parking lot.	2/10/2022 11:59 AM
298	More lighting. It seems dark at night in that area.	2/10/2022 11:58 AM
299	Good entrances and better parking/drive.	2/10/2022 11:56 AM
300	Updates to make the area more appealing	2/10/2022 11:55 AM
301	Roads and sidewalks. Safety for pedestrians	2/10/2022 11:54 AM
302	Better parking	2/10/2022 11:53 AM
303	Greenspace	2/10/2022 11:53 AM
304	It needs an all around facelift	2/10/2022 11:52 AM
305	Not sure	2/10/2022 11:50 AM
306	More landscaping to bring color to the area.	2/10/2022 11:18 AM

YMCA-City of Clinton Re-use

307	Green space	2/10/2022 11:11 AM
308	More urban landscaping.	2/10/2022 10:20 AM
309	Green space and architectural interest. Not another square building	2/10/2022 10:20 AM
310	Better parking	2/10/2022 9:46 AM
311	Better roads.	2/10/2022 9:37 AM
312	trees, outdoor seating areas, bike parking racks, especially if pool building is taken down. We do not need another parking lot. Think outside the automobile. make downtown a walkable area again with housing, restaurants, family entertainment (not just bars).	2/10/2022 9:21 AM
313	Green space facing 5th Avenue	2/10/2022 7:03 AM
314	None. They need to worry about making the full building habitable	2/9/2022 11:26 PM
315	Wheel chair access. Make sure it will be supported and maintained. Recognize problems and address them. Public transportation access.	2/9/2022 11:01 PM
316	Depends on how used	2/9/2022 10:51 PM
317	Trees,landscaping	2/9/2022 9:58 PM
318	N/A	2/9/2022 7:22 PM
319	I would like to see a revitalization of the downtown area that provides support to its local residents. If downtown becomes more populated with housing, the people who live there will need access to resources.	2/9/2022 6:37 PM
320	A new library	2/9/2022 5:12 PM
321	The money spent on taking it down should be used to bring it back. Young professional men don't want to go to a woman's YM. Don't you get it??	2/9/2022 4:55 PM
322	Landscaping, area clean up, child friendly resources	2/9/2022 4:00 PM
323	MORE HANDICAP ACCESIBILITY	2/9/2022 3:33 PM
324	An urban park	2/9/2022 3:25 PM
325	some more greenery would be nice	2/9/2022 3:20 PM
326	Better parking	2/9/2022 3:07 PM
327	bicycle racks; decorative sidewalks	2/9/2022 2:46 PM
328	Such a large pad of concrete to do something to draw the eye;	2/9/2022 2:46 PM
329	More entertainment. Breweries, quality dining, perhaps niche shops that would draw people into the area. Downtown Clinton does not have the main thoroughfare access luxury that Galena or LeClaire has where people drive right by their door step on the way into/through the town. People have to intentionally drive to Downtown Clinton, but need a reason to do so.	2/9/2022 2:30 PM
330	beautification	2/9/2022 2:29 PM
331	Clean, walk-able, small flower garden, outdoor seating if needed	2/9/2022 2:01 PM

Q6 What structures would you like to see retained or removed on the YMCA site?

Answered: 488 Skipped: 6



ANSWER CHOICES	RESPONSES	
Both structures retained and renovated	41.60%	203
Retain Historic Eastern section of YMCA building, but demolish newer West wing	20.90%	102
Both East and West buildings demolished	23.36%	114
Demolish Historic Eastern section of YMCA building, but retain newer West wing	4.71%	23
Other (please specify)	9.43%	46
TOTAL		488

#	OTHER (PLEASE SPECIFY)	DATE
1	Retain the east wing to the extent that is possible. Demolish the west wing of the building. Add a new modern 3-5 story mixed-use building that is tied into the east wing. In no way should the west wing be demolished and be replaced with a a surface parking lot. The main focus of the project should be to redevelop this site so that it is an anchor for downtown.	3/20/2022 12:05 AM
2	Keep tennis courts, tear everything else down.	3/15/2022 11:07 AM
3	Just renovate	2/24/2022 11:06 AM
4	Definitely keep the eater side of the building, however if it's cheaper to demolish the western side than to renovate it, it should be demolished	2/13/2022 3:08 PM
5	Neither	2/13/2022 10:48 AM
6	It doesn't matter, as long as it's being used in a way that benefits the town	2/13/2022 5:57 AM
7	Restore all to original functionality. Make oool usable	2/11/2022 6:41 PM
8	Keep the gym portion	2/11/2022 1:24 PM

YMCA-City of Clinton Re-use

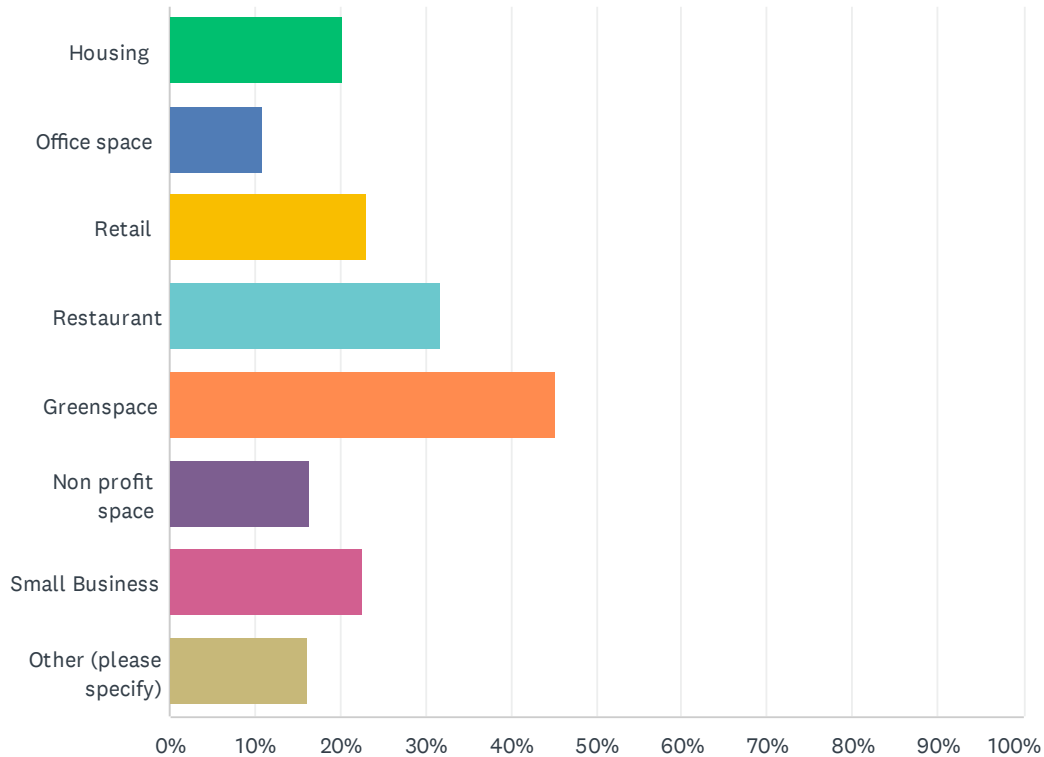
9	Now it sounds like 317 7th Ave S you are talking about. This survey is useless for valid input because it is poorly defined. Redo and redistribute	2/11/2022 7:55 AM
10	Use the money in more productive ways	2/10/2022 9:22 PM
11	Retain tennis courts	2/10/2022 7:49 PM
12	Depends on rehab costs	2/10/2022 6:24 PM
13	It may be time to tear down if not in decent shape!	2/10/2022 6:20 PM
14	Never been inside	2/10/2022 5:14 PM
15	I have never been inside the building so I cannot reply	2/10/2022 2:49 PM
16	Retain historic portion and tennis/pickle ball facility and demolish the rest.	2/10/2022 2:47 PM
17	Swimming pools demolished and parking or apartments made in that space. Repurposing is best, saving resources	2/10/2022 2:37 PM
18	There is nothing "historic" about this structure. It was useful and sufficient for its day but that is over two decades ago. Unless a structure is truly historic people would rather have open space or something new. Communities that embrace change tend to do better. Retaining structures that are only important to an older demographic's fond memories makes no sense. That goes for many buildings in the area. Times change. That's OK.	2/10/2022 1:31 PM
19	I would say try to preserve the historic part but if a plan makes sense to preserve both then great. I feel like the new part is West maybe I'm turned around!?	2/10/2022 1:26 PM
20	The older section is the eastern section-I'm confused	2/10/2022 1:26 PM
21	Go with what works	2/10/2022 12:51 PM
22	Don't feel strongly to recommend either way	2/10/2022 12:44 PM
23	Make use of what is there as much as possible.	2/10/2022 12:44 PM
24	Retain and remodel the indoor pool as a public indoor pool	2/10/2022 12:32 PM
25	Demolish it and the old post office across the street	2/10/2022 12:31 PM
26	Can't accurately give opinion without knowing current conditions.	2/10/2022 12:27 PM
27	You mixed up east west	2/10/2022 12:23 PM
28	No preference	2/10/2022 12:22 PM
29	To me, the East Wing, the concrete structure seems best to save.	2/10/2022 12:21 PM
30	What to decide until you committed tenants	2/10/2022 12:20 PM
31	The one that is most cost effective and has the greatest potential for city growth	2/10/2022 12:20 PM
32	None	2/10/2022 12:16 PM
33	Whatever makes the area usable, and enhances our downtown area.	2/10/2022 12:14 PM
34	X	2/10/2022 12:14 PM
35	Don't know	2/10/2022 12:09 PM
36	The East part is the historic part. Not the west. Save the East original building	2/10/2022 12:08 PM
37	Leave that up to new owners within City guidelines though.	2/10/2022 12:06 PM
38	Would like to see it all reused, but I would defer to the engineer's evaluations on the buildings and their efficacy.	2/10/2022 12:06 PM
39	I think you have East and West side mixed up on question. Get rid of older section save pools and recreation courts	2/10/2022 12:04 PM
40	If feasible- renovate/restore; if not then demolish and start over	2/10/2022 11:57 AM
41	It's been completed empty	2/10/2022 11:11 AM

YMCA-City of Clinton Re-use

42	Rebuild if possible.	2/10/2022 9:37 AM
43	I don't have specific opinions. Whatever will be most cost affective, revitalizing to the downtown area, and provide resources to those living in the downtown area.	2/9/2022 6:37 PM
44	Whatever benefits the community the most	2/9/2022 4:00 PM
45	The Eastern section is the historical portion that was originally built. The Western portion was all add-ons with pools and gym.	2/9/2022 2:30 PM
46	Whatever is cost effective for the City	2/9/2022 2:01 PM

Q7 If the west portion of the site is demolished what do you believe should be constructed in its place?

Answered: 482 Skipped: 12



ANSWER CHOICES	RESPONSES
Housing	20.33% 98
Office space	10.79% 52
Retail	23.03% 111
Restaurant	31.74% 153
Greenspace	45.23% 218
Non profit space	16.39% 79
Small Business	22.61% 109
Other (please specify)	16.18% 78
Total Respondents: 482	

#	OTHER (PLEASE SPECIFY)	DATE
1	Parking	3/23/2022 12:56 PM
2	A mixed-use 3-5 story building that is incorporated into the east wing.	3/20/2022 12:05 AM
3	parking	3/19/2022 10:10 AM

YMCA-City of Clinton Re-use

4	Parking	3/18/2022 12:28 AM
5	Rentable pavilion or pole building for banquets	3/17/2022 5:54 PM
6	Parking	3/17/2022 4:17 PM
7	Entertainment for kids	3/17/2022 2:15 PM
8	Non-profit sports and exercise facilities. Local doctors should provide training and support for this positive health usage available to many.	3/17/2022 1:10 PM
9	Don't destroy the western part.	3/2/2022 10:39 PM
10	extra parking, and a little greenspace park with park benches, shade trees, etc. as a little oasis for folks to relax.	2/28/2022 2:24 PM
11	Anything that is aesthetically pleasing, adds long-term viability to redevelopment, and brings people back to the city's core.	2/27/2022 11:49 AM
12	Off street parking	2/24/2022 1:18 PM
13	park/parking lot	2/24/2022 11:29 AM
14	pedestrian mall, outdoor sitting, food booths, micro-brewery	2/24/2022 10:25 AM
15	YMCA Athletic facilities	2/24/2022 9:14 AM
16	Use the gyms and racquetball courts	2/23/2022 4:12 PM
17	keep for sports center	2/23/2022 8:13 AM
18	Parking	2/22/2022 11:35 PM
19	If conference/event space in the east building, then parking in the west lot.	2/22/2022 8:23 PM
20	Parking	2/18/2022 10:26 AM
21	Parking garage	2/16/2022 2:34 PM
22	Child care	2/16/2022 12:07 AM
23	Anything but housing downtown is going to only be housing	2/13/2022 8:20 PM
24	Mix use. Housing on top floors and retail/business space on the bottom	2/13/2022 3:08 PM
25	Community center for adults	2/12/2022 10:13 PM
26	Public restrooms	2/12/2022 11:40 AM
27	Public indoor pool	2/12/2022 9:18 AM
28	Do not demolish	2/11/2022 11:17 PM
29	Seniors	2/11/2022 9:56 PM
30	put up for sale, in fact give the property to anyone willing to develop	2/11/2022 9:52 PM
31	New YMCA pool, gymnasium, running track, racquet courts, weight room, locker room upgrades	2/11/2022 8:55 PM
32	Grocery for downtown residents who lack transportation.	2/11/2022 6:16 PM
33	Maybe the west portion could be monthly rentals and the east portion the daily or weekly low budget.	2/11/2022 12:53 PM
34	Kept as is and improved for gacc	2/11/2022 9:21 AM
35	REDO survey	2/11/2022 7:55 AM
36	Parking	2/10/2022 11:26 PM
37	Museum, Theater, art , music cent	2/10/2022 10:31 PM
38	Plant nursery	2/10/2022 7:23 PM

YMCA-City of Clinton Re-use

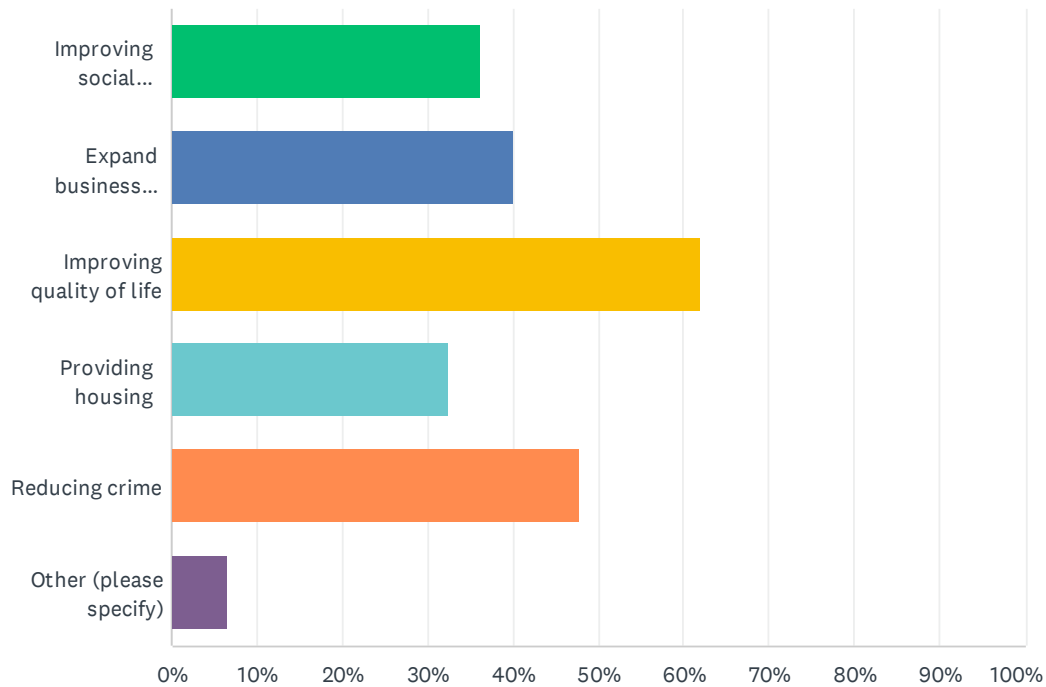
39	Roller skating with DJ	2/10/2022 5:14 PM
40	Also keep the statue	2/10/2022 4:15 PM
41	Pool & indoor track	2/10/2022 3:15 PM
42	Parking	2/10/2022 2:55 PM
43	Or parking	2/10/2022 2:37 PM
44	Parking	2/10/2022 2:35 PM
45	Entertainment for kids	2/10/2022 2:03 PM
46	Community garden	2/10/2022 1:47 PM
47	Entertainment for families	2/10/2022 1:18 PM
48	Whatever privately funded facility can be obtained	2/10/2022 1:10 PM
49	Community/Rec center	2/10/2022 12:50 PM
50	A nice coffee shop but that would take away from existing shops.	2/10/2022 12:44 PM
51	None	2/10/2022 12:38 PM
52	Invest in the YWCA	2/10/2022 12:33 PM
53	Leave it for us to enjoy the swimming and the courts	2/10/2022 12:29 PM
54	Green space	2/10/2022 12:28 PM
55	Exercise sports related	2/10/2022 12:27 PM
56	Youth center	2/10/2022 12:26 PM
57	Keep our history	2/10/2022 12:25 PM
58	No demo	2/10/2022 12:23 PM
59	Parking	2/10/2022 12:22 PM
60	Brewery	2/10/2022 12:21 PM
61	Parking	2/10/2022 12:21 PM
62	S	2/10/2022 12:20 PM
63	Low income housing	2/10/2022 12:20 PM
64	Self sustaining greenhouse. Bodaga for groceries	2/10/2022 12:18 PM
65	We need to invest in the preteens and teens.	2/10/2022 12:16 PM
66	Parking	2/10/2022 12:13 PM
67	?	2/10/2022 12:13 PM
68	Keep it	2/10/2022 12:07 PM
69	Don't go through thus expense...sell it.	2/10/2022 12:06 PM
70	If you're talking older East side demolish then retail	2/10/2022 12:04 PM
71	Parking	2/10/2022 12:03 PM
72	Renovate pool to indoor city pool	2/10/2022 12:02 PM
73	Parking	2/10/2022 11:59 AM
74	Not sure	2/10/2022 11:50 AM
75	Help non profit	2/10/2022 11:11 AM
76	Are you serious?? Redo it totally.	2/9/2022 4:55 PM

YMCA-City of Clinton Re-use

77	nothing	2/9/2022 3:07 PM
78	New boutique hotel	2/9/2022 2:46 PM

Q8 How would you like this redevelopment to impact the community?

Answered: 489 Skipped: 5



ANSWER CHOICES	RESPONSES	
Improving social interactions with neighbors	36.20%	177
Expand business opportunities	40.08%	196
Improving quality of life	61.96%	303
Providing housing	32.31%	158
Reducing crime	47.85%	234
Other (please specify)	6.54%	32
Total Respondents: 489		

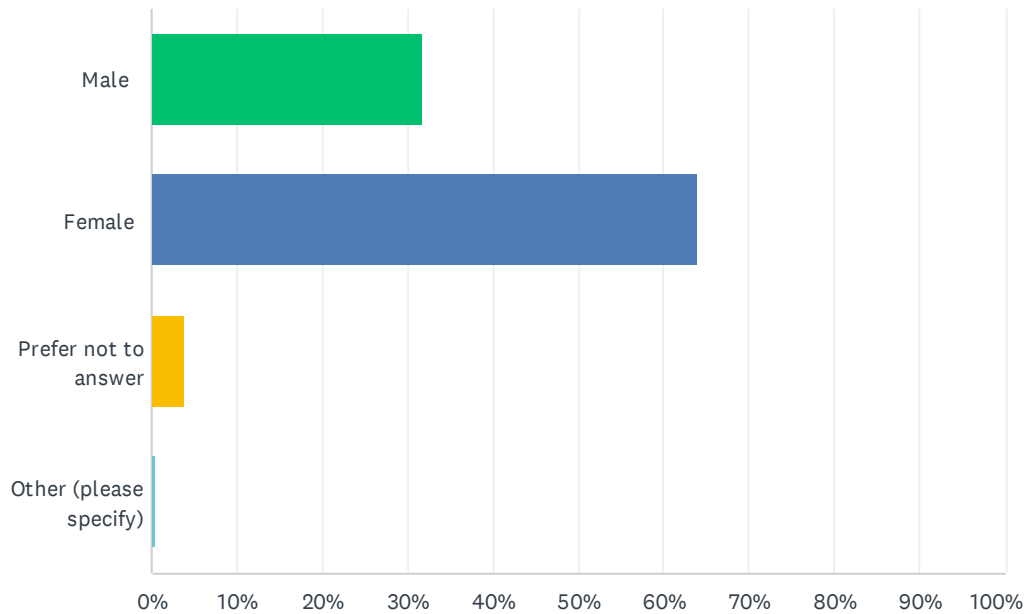
#	OTHER (PLEASE SPECIFY)	DATE
1	This redevelopment should be an anchor to 5th, as well as downtown.	3/20/2022 12:05 AM
2	NO MORE LOW INCOME HOUSING, ATTRACTS CRIMINALS	3/17/2022 1:07 PM
3	all funding from taxpayers should be eliminated	3/15/2022 10:26 AM
4	upgrading that area would be a visual improvement to any visitors to our downtown. Now if we could do something with the OLD AGING Post Office building!	2/28/2022 2:24 PM
5	Helps to restore Clinton as a strong and progressive community, attracting outside development.	2/27/2022 11:49 AM
6	It would not expand business opportunities look at all the empty buildings down town.	2/24/2022 2:26 PM

YMCA-City of Clinton Re-use

7	Keep for peoples health and recreation center for kids and adults	2/23/2022 8:13 AM
8	Wellness!	2/18/2022 10:26 AM
9	Add restaurant space to downtown that will pull more people to that area of town. Areas with outdoor space for seating.	2/12/2022 3:42 PM
10	It will do little if any for most of the above	2/11/2022 9:52 PM
11	Provide option of having the YMCA reestablished	2/11/2022 8:55 PM
12	Clinton showing compassion for the at-risk community.	2/11/2022 6:16 PM
13	Healthy outlets for area youth like gacc provides	2/11/2022 9:21 AM
14	REDO survey	2/11/2022 7:55 AM
15	Clean up the area, it looks BAD	2/10/2022 5:14 PM
16	Other than residential we need "life" in the downtown. I have been here for 31 years and fought with the Chamber to do more for the attractions that were (some are no more) in our community but did very little to nothing to help. I would be willing to help revitalize our downtown the right way.	2/10/2022 4:15 PM
17	No tax money involved	2/10/2022 2:04 PM
18	Either an open space or something for business.	2/10/2022 1:31 PM
19	Helping our homeless community	2/10/2022 1:03 PM
20	To bring in tourists/travelers/ Clintonians back to 5th Ave of old	2/10/2022 12:52 PM
21	We could have a great place for us oldies and it would be a draw for those wanting to relocate into the city.	2/10/2022 12:44 PM
22	You had a ymca and it was a huge mess. No more	2/10/2022 12:33 PM
23	Getting rid of an eyesore	2/10/2022 12:19 PM
24	Need activities for preteens and teens	2/10/2022 12:16 PM
25	Green space	2/10/2022 12:06 PM
26	Helping people suffering from economic insecurity. It was built as a Christian association building, so let's love our neighbors, feed the hungry, care for the poor and add trees	2/10/2022 12:02 PM
27	Market value NOT low income	2/10/2022 11:59 AM
28	Indoor play area for all ages of kids	2/10/2022 11:59 AM
29	Help our neighbors	2/10/2022 11:11 AM
30	Entertainment	2/9/2022 7:22 PM
31	A place for families with young children and young professional men to go. This has been a huge negative for Clinton to only put priorities on women.	2/9/2022 4:55 PM
32	Creating a connection to the River	2/9/2022 2:46 PM

Q9 What is your gender?

Answered: 483 Skipped: 11

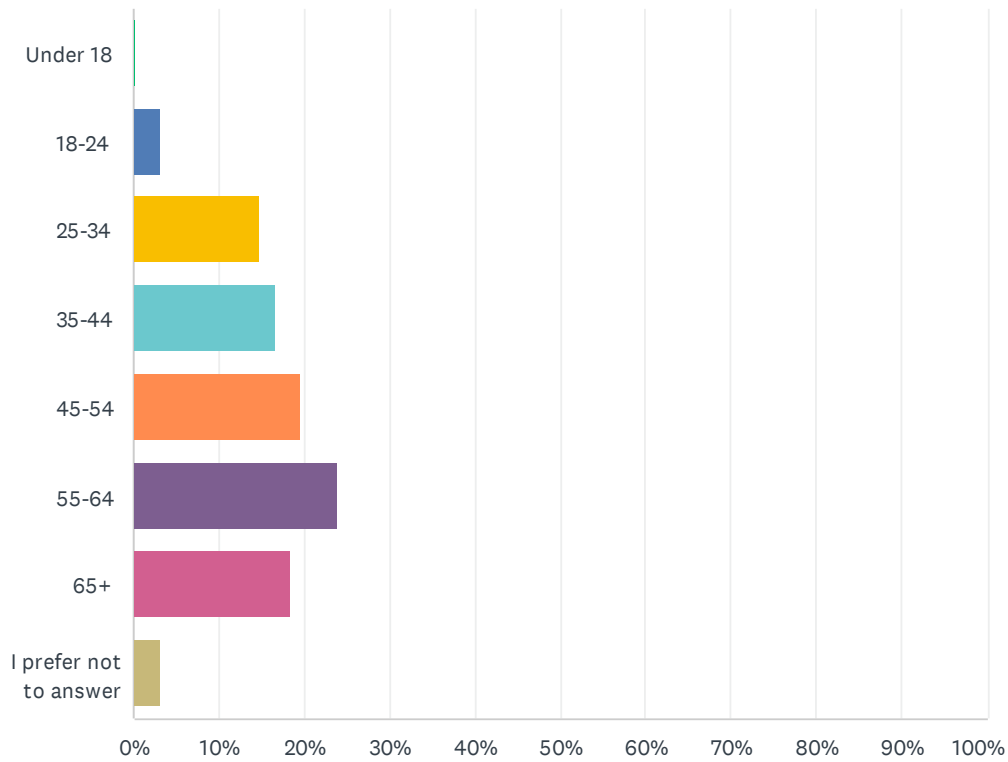


ANSWER CHOICES	RESPONSES	
Male	31.68%	153
Female	63.98%	309
Prefer not to answer	3.93%	19
Other (please specify)	0.41%	2
TOTAL		483

#	OTHER (PLEASE SPECIFY)	DATE
1	hetero couple	2/23/2022 8:29 PM
2	Shouldn't make a difference	2/11/2022 9:54 PM

Q10 What is your age?

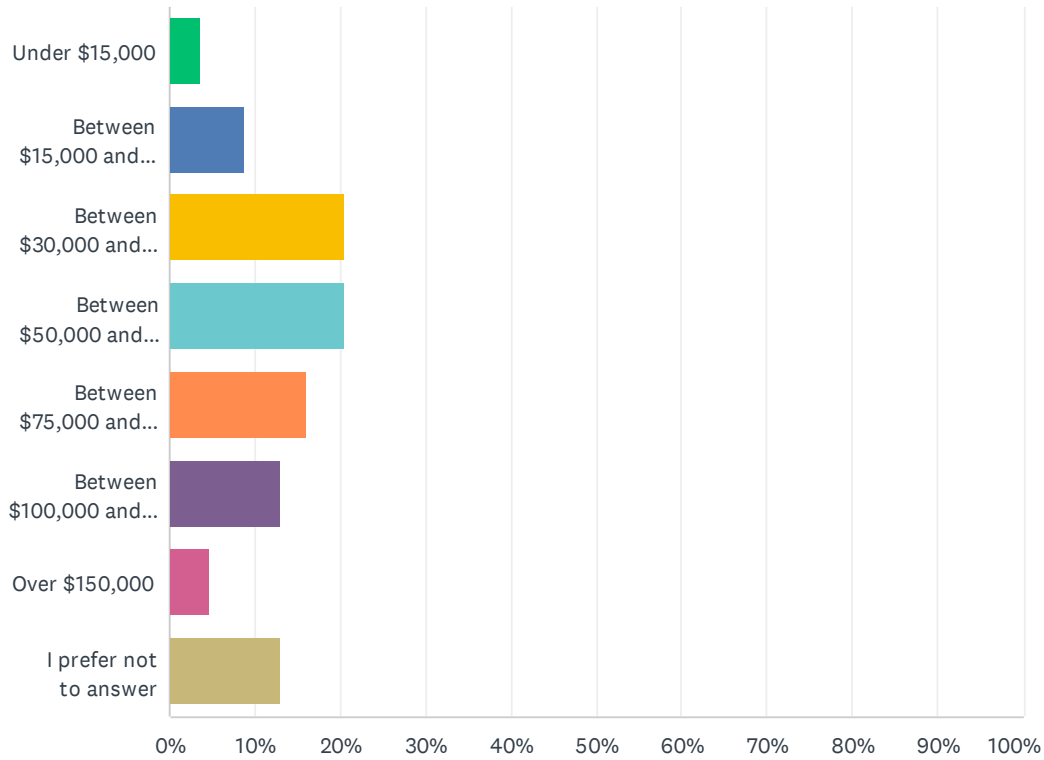
Answered: 485 Skipped: 9



ANSWER CHOICES	RESPONSES	
Under 18	0.21%	1
18-24	3.30%	16
25-34	14.64%	71
35-44	16.70%	81
45-54	19.59%	95
55-64	23.92%	116
65+	18.35%	89
I prefer not to answer	3.30%	16
TOTAL		485

Q11 What is your income level?

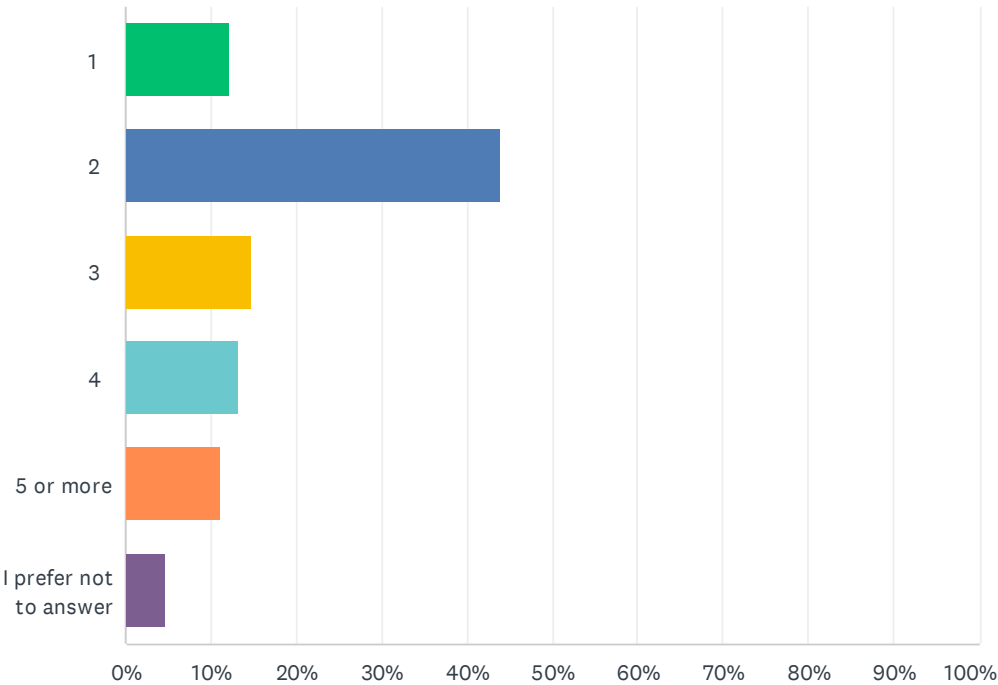
Answered: 484 Skipped: 10



ANSWER CHOICES	RESPONSES	
Under \$15,000	3.72%	18
Between \$15,000 and \$29,999	8.68%	42
Between \$30,000 and \$49,999	20.45%	99
Between \$50,000 and \$74,999	20.45%	99
Between \$75,000 and \$99,999	15.91%	77
Between \$100,000 and \$150,000	13.02%	63
Over \$150,000	4.75%	23
I prefer not to answer	13.02%	63
TOTAL		484

Q12 How many people live in your household?

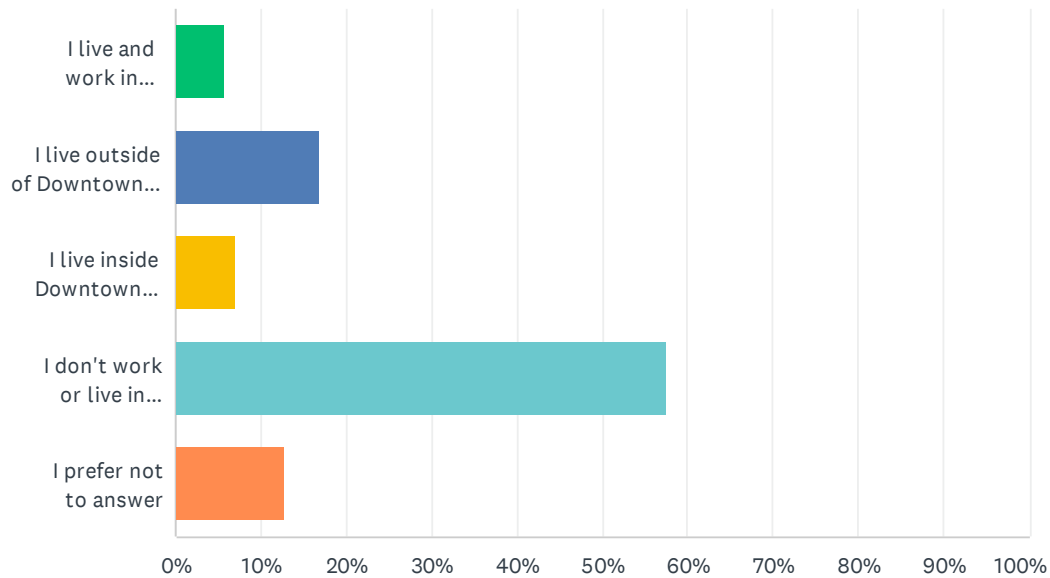
Answered: 484 Skipped: 10



ANSWER CHOICES	RESPONSES	
1	12.19%	59
2	44.01%	213
3	14.67%	71
4	13.22%	64
5 or more	11.16%	54
I prefer not to answer	4.75%	23
TOTAL		484

Q13 Where do you live and work?

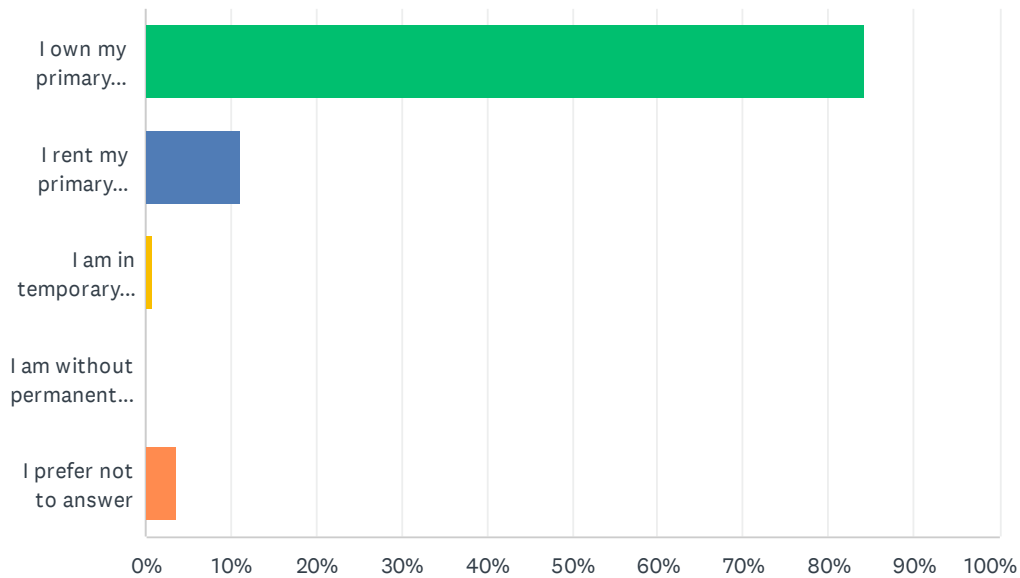
Answered: 482 Skipped: 12



ANSWER CHOICES	RESPONSES	
I live and work in Downtown Clinton	5.81%	28
I live outside of Downtown Clinton but work in Downtown Clinton	16.80%	81
I live inside Downtown Clinton but work outside of Downtown Clinton	7.05%	34
I don't work or live in Downtown Clinton	57.47%	277
I prefer not to answer	12.86%	62
TOTAL		482

Q14 What best describes your current living conditions?

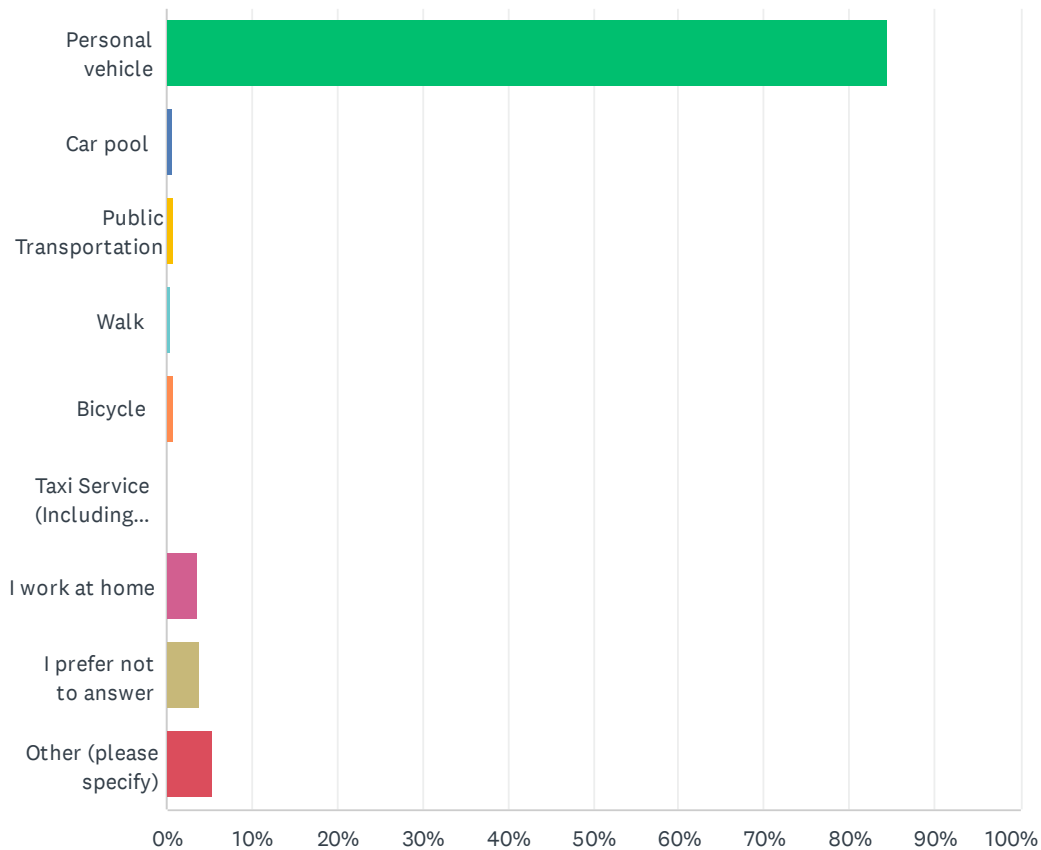
Answered: 484 Skipped: 10



ANSWER CHOICES	RESPONSES	
I own my primary residence	84.30%	408
I rent my primary residence	11.16%	54
I am in temporary housing (Staying with friends, hotel..etc)	0.83%	4
I am without permanent shelter	0.00%	0
I prefer not to answer	3.72%	18
TOTAL		484

Q15 What is your primary form of transportation to work

Answered: 483 Skipped: 11



ANSWER CHOICES	RESPONSES	
Personal vehicle	84.47%	408
Car pool	0.62%	3
Public Transportation	0.83%	4
Walk	0.41%	2
Bicycle	0.83%	4
Taxi Service (Including Uber, Lyft...etc)	0.00%	0
I work at home	3.52%	17
I prefer not to answer	3.93%	19
Other (please specify)	5.38%	26
TOTAL		483

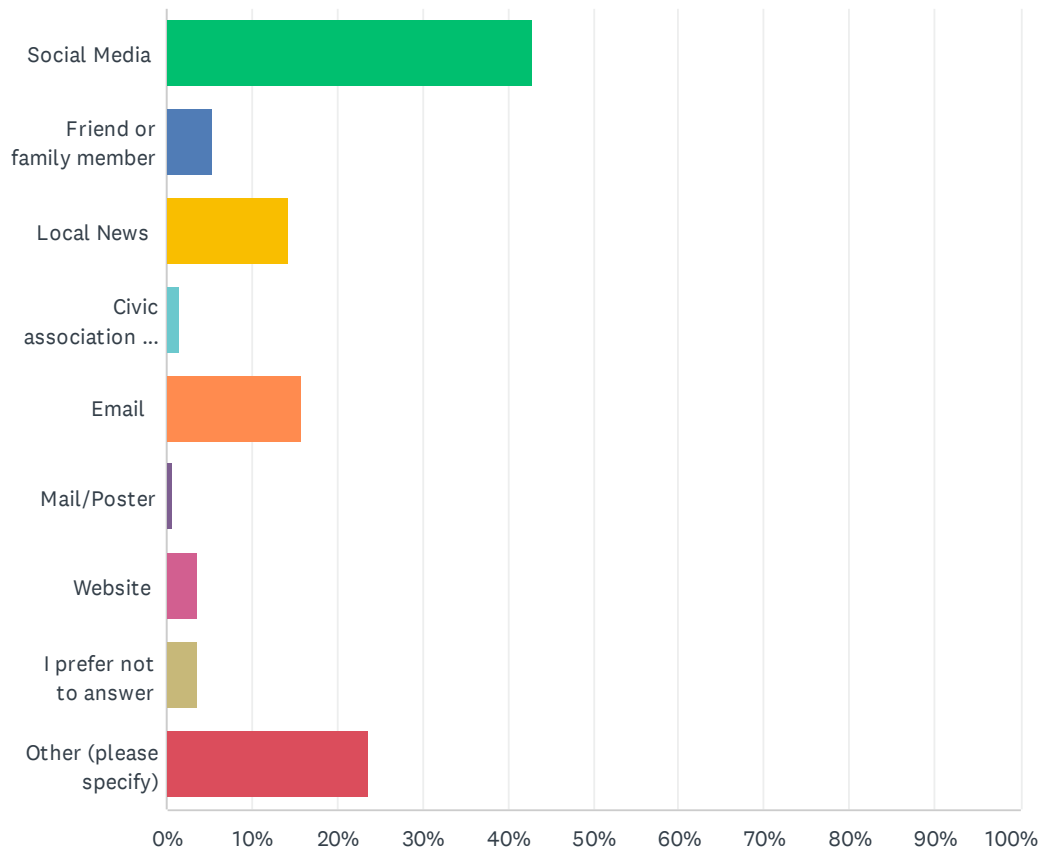
#	OTHER (PLEASE SPECIFY)	DATE
1	Retired, but active.	3/17/2022 1:11 PM

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2	fixed income	3/15/2022 10:28 AM
3	I'm retired	2/24/2022 9:15 AM
4	Retired	2/23/2022 11:53 AM
5	Retired	2/12/2022 8:08 AM
6	Retired	2/11/2022 9:07 PM
7	Retired	2/11/2022 3:15 PM
8	Retired	2/11/2022 1:43 PM
9	Retired	2/11/2022 9:17 AM
10	Retired	2/11/2022 8:35 AM
11	Retired	2/10/2022 5:48 PM
12	I am retired	2/10/2022 4:17 PM
13	Retired but have a car	2/10/2022 2:21 PM
14	Retired	2/10/2022 2:06 PM
15	Retired	2/10/2022 1:59 PM
16	Disability	2/10/2022 1:49 PM
17	Business vehiclc	2/10/2022 1:11 PM
18	Retired	2/10/2022 12:30 PM
19	Stay at home mom	2/10/2022 12:24 PM
20	Retired	2/10/2022 12:20 PM
21	Retired	2/10/2022 12:17 PM
22	Retired	2/10/2022 12:14 PM
23	Retired	2/10/2022 12:06 PM
24	Retired	2/10/2022 12:04 PM
25	I'm retired	2/10/2022 12:04 PM
26	Retired	2/10/2022 10:21 AM

Q16 How did you learn about this project?

Answered: 482 Skipped: 12



ANSWER CHOICES	RESPONSES	
Social Media	42.95%	207
Friend or family member	5.39%	26
Local News	14.32%	69
Civic association or club	1.45%	7
Email	15.77%	76
Mail/Poster	0.62%	3
Website	3.53%	17
I prefer not to answer	3.53%	17
Other (please specify)	23.65%	114
Total Respondents: 482		

#	OTHER (PLEASE SPECIFY)	DATE
1	Clinton Herald	3/17/2022 10:16 AM

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2	Library	3/17/2022 8:01 AM
3	At meeting	3/16/2022 8:16 AM
4	Clinton Herald news coverage.	2/27/2022 11:51 AM
5	Word of mouth, I work at the dental office across the alley	2/24/2022 11:31 AM
6	I learned about this through the city messaging system	2/13/2022 3:09 PM
7	Community text message	2/13/2022 10:50 AM
8	Received text from City	2/13/2022 10:25 AM
9	City text alert	2/12/2022 9:19 AM
10	City text	2/11/2022 1:25 PM
11	The Lyons branch of the library. Jean gave me a printout thingy.	2/11/2022 12:56 PM
12	text	2/11/2022 10:15 AM
13	Text from city	2/11/2022 9:17 AM
14	text	2/11/2022 7:56 AM
15	This survey	2/11/2022 6:15 AM
16	Text	2/10/2022 10:33 PM
17	City text	2/10/2022 10:00 PM
18	Text	2/10/2022 9:52 PM
19	City sent a text message	2/10/2022 8:05 PM
20	Text from city	2/10/2022 7:50 PM
21	Text	2/10/2022 6:25 PM
22	Text	2/10/2022 6:19 PM
23	Text	2/10/2022 5:36 PM
24	Text message	2/10/2022 4:48 PM
25	Text to do survey	2/10/2022 3:54 PM
26	Text message for this survey.	2/10/2022 3:32 PM
27	Text	2/10/2022 3:14 PM
28	Text message	2/10/2022 3:13 PM
29	Text message	2/10/2022 2:50 PM
30	Text from City of Clinton	2/10/2022 2:48 PM
31	Text from city	2/10/2022 2:21 PM
32	Text message	2/10/2022 2:04 PM
33	Text	2/10/2022 2:04 PM
34	Text	2/10/2022 1:59 PM
35	Text	2/10/2022 1:48 PM
36	City text messaging	2/10/2022 1:37 PM
37	Text message	2/10/2022 1:31 PM
38	Text	2/10/2022 1:31 PM
39	City text message	2/10/2022 1:27 PM

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40	Text From City of Clinton	2/10/2022 1:24 PM
41	Text	2/10/2022 1:23 PM
42	Text from city	2/10/2022 1:11 PM
43	Text message	2/10/2022 1:00 PM
44	Text message asking me to take this survey	2/10/2022 12:59 PM
45	Text from the city	2/10/2022 12:56 PM
46	Text	2/10/2022 12:55 PM
47	Text	2/10/2022 12:52 PM
48	City text	2/10/2022 12:50 PM
49	Text	2/10/2022 12:45 PM
50	I work in the area	2/10/2022 12:45 PM
51	Text from the city	2/10/2022 12:45 PM
52	City text message	2/10/2022 12:43 PM
53	Text from city	2/10/2022 12:40 PM
54	Text	2/10/2022 12:36 PM
55	Text message from city for survey	2/10/2022 12:33 PM
56	Text	2/10/2022 12:32 PM
57	City of Clinton text	2/10/2022 12:32 PM
58	Txt	2/10/2022 12:30 PM
59	Text message	2/10/2022 12:29 PM
60	Text	2/10/2022 12:28 PM
61	Text to do this survey.	2/10/2022 12:28 PM
62	City of Clinton text	2/10/2022 12:28 PM
63	Text	2/10/2022 12:26 PM
64	Received a text from the city.	2/10/2022 12:26 PM
65	City text	2/10/2022 12:25 PM
66	Text from the city	2/10/2022 12:24 PM
67	Sms text	2/10/2022 12:24 PM
68	Text Message	2/10/2022 12:24 PM
69	Text message	2/10/2022 12:24 PM
70	From this text	2/10/2022 12:23 PM
71	Text mess	2/10/2022 12:23 PM
72	Didn't know about project until I received a text to take this survey.	2/10/2022 12:23 PM
73	This is the first I've heard of it	2/10/2022 12:22 PM
74	From this survey texted to me.	2/10/2022 12:22 PM
75	Text	2/10/2022 12:21 PM
76	Text message	2/10/2022 12:21 PM
77	Text	2/10/2022 12:19 PM

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78	Text	2/10/2022 12:19 PM
79	Text alert	2/10/2022 12:17 PM
80	Message sent in phone	2/10/2022 12:17 PM
81	Text message	2/10/2022 12:16 PM
82	Didn't know until this survey.	2/10/2022 12:15 PM
83	Text	2/10/2022 12:15 PM
84	Text from city	2/10/2022 12:14 PM
85	City text	2/10/2022 12:14 PM
86	Text	2/10/2022 12:14 PM
87	?	2/10/2022 12:14 PM
88	Text	2/10/2022 12:14 PM
89	Text message	2/10/2022 12:14 PM
90	Received text message to take survey	2/10/2022 12:13 PM
91	Text from city	2/10/2022 12:11 PM
92	Text	2/10/2022 12:10 PM
93	Didn't	2/10/2022 12:10 PM
94	City text	2/10/2022 12:08 PM
95	Thus stupid survey	2/10/2022 12:08 PM
96	Text	2/10/2022 12:06 PM
97	City's text information	2/10/2022 12:06 PM
98	This is the 1st I've heard of it.	2/10/2022 12:04 PM
99	Text notification of survey from city	2/10/2022 12:03 PM
100	Text from city	2/10/2022 12:03 PM
101	Text message	2/10/2022 12:02 PM
102	Text from city of clinton	2/10/2022 12:01 PM
103	City text	2/10/2022 12:00 PM
104	Text	2/10/2022 12:00 PM
105	Text message	2/10/2022 12:00 PM
106	You're text message	2/10/2022 12:00 PM
107	This survey	2/10/2022 11:58 AM
108	Text message from city	2/10/2022 11:52 AM
109	City text message	2/10/2022 11:51 AM
110	Facebook	2/10/2022 11:12 AM
111	This survey	2/9/2022 4:56 PM
112	City of Clinton	2/9/2022 3:54 PM
113	Clinton Public Library	2/9/2022 3:37 PM
114	email	2/9/2022 3:08 PM

Q17 Thank you for participating in our survey. Please provide us with any additional comments on the Proposed Development or the survey questions.

Answered: 158 Skipped: 336

#	RESPONSES	DATE
1	It's a shame that the city lost the use of the pools and gyms but they probably can't be saved. The city needs new construction to attract people to live and work here. Hopefully, we can get a new modern library and more recreational activities for all ages.	3/22/2022 5:35 PM
2	Clinton does not need another building that sits empty in downtown Clinton. Can we please demolish the building and invest in a green space that will help maintain and even attract businesses and customers to the area! Between the 300 and 100 blocks of 5th Ave S there are over 10 buildings that are currently vacant and even more that need thousands of dollars of work to the façade. Please do what is best for the city and demolish!	3/21/2022 9:38 AM
3	None at this time	3/20/2022 5:50 AM
4	No more LMI housing, market the housing side as market rate, or luxury.	3/18/2022 7:39 AM
5	I'm glad to hear that the downtown buildings will be repurposed/renovated instead of being torn down. Clinton has a beautiful downtown and it would be a detriment to destroy its historic downtown buildings. Renovation would attract tourism to the area. Clinton has a lot of untapped tourism potential.	3/18/2022 12:32 AM
6	Should bring back work out center the pool and be open on weekends for the kids teenagers as they bored on weekends and lead to trouble	3/17/2022 11:31 PM
7	Using the site for a new police station would eliminate the rent and expand space from the current location.	3/17/2022 4:19 PM
8	Our children have hardly anywhere to go for fun or entertainment in this community. Our youth are getting in trouble because there is nothing to do around here. We have enough bars. Yes we might not have enough restaurants or shopping areas but we need to put our childrens needs first!! They fall into the drug problem of our community because they are bored! Clinton wants to be a place to raise a family, then give the children something to do here!	3/17/2022 2:19 PM
9	Other than a paychecks and benefits, large industry needs to participate in Clinton's improvement opportunities.	3/17/2022 1:14 PM
10	This city has enough low income housing. All it does is attract criminals and mentally ill people from other communities which further degrades our community. Please stop adding them. I'd rather see the buildings torn down versus adding more REM houses and low income housing to our once vibrant community. New businesses don't want to go into an old structure, let them build on a clean lot.	3/17/2022 1:10 PM
11	Again, I would love to see if the YWCA would make use of the space. The block with the Y, library, and discovery center (and now Scooters) makes parking and programs very difficult for the library. The Y seems to want to expand....and there is already a suitable building!	3/17/2022 1:09 PM
12	Would love to see the swimming pools retained!	3/17/2022 10:16 AM
13	No HUD or government assisted housing	3/17/2022 9:56 AM
14	Personally as someone who is 24 I would love to see downtown Clinton in as good as condition as it was when my parents were my age	3/1/2022 10:36 PM
15	We will be anxious to see what is finally decided for this location. We will also support whatever ends up being the most cost efficient answer. No sense over spending on a project without true benefits. :-)	2/28/2022 2:32 PM
16	I grew up in Clinton in the late 1950s and have been deeply saddened by the loss in population	2/27/2022 11:57 AM

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and economic power of the city since the mid-1970s; however, it appears that things are turning around. I currently own property in the city. The location has many natural strengths and location in its favor. I salute the hard work of those working to redevelop it.

17	Can't wait to see something done with be building!	2/25/2022 3:07 PM
18	We DONT need anymore housing in this town. I would love to see more businesses downtown and Clinton more appealing again. The downtown has so much potential and could be so neat like it once was. This town is looking sad and almost apocalyptic. ESPECIALLY the downtown. I think if we get more businesses in the downtown area, less crime will occur and more people will visit and love our town. Let's please take care of Clinton because I'm afraid it's going to get worse if nobody does anything about it.	2/25/2022 7:15 AM
19	Maquoketa offered tax relief for businesses to update their downtown business front. Clinton should do the same.	2/24/2022 3:04 PM
20	Don't Re-use remove.	2/24/2022 2:28 PM
21	save our current buildings!	2/24/2022 12:24 PM
22	Sell the property for \$1 to a local non profit which has a credible long term plan for the property's use.	2/24/2022 12:14 PM
23	I would like to see the building go! It's falling apart and would take a lot of time and money to restore it. The last thing we need downtown is another empty retail space.	2/24/2022 11:37 AM
24	this project should combine use of the old post office. close off 5th Ave South between 3rd and 4th St to make a walking, sitting, eating area	2/24/2022 10:29 AM
25	The whole building needs to be town down. I work at the dental office across the ally from the Y. It is such an eye sore and breeds criminal activity. A nice parking lot or park would be a very good way to brighten up the downtown area.	2/24/2022 10:08 AM
26	The Clinton community would be well served by new athletic facilities - gym, pool, weight room, exercise classes. We do NOT need more housing in downtown Clinton.	2/24/2022 9:16 AM
27	Please keep the public informed as this progresses.	2/23/2022 8:30 PM
28	The community needs another recreation facility for youth and adults. The community needs more pools,gym,weight rooms, racquetball courts and etc. The YWCA is too small for a community our size. I think you should look at Sterling, Ill. for some ideas of facilities for Clinton.	2/23/2022 4:20 PM
29	Low income housing	2/23/2022 4:09 PM
30	I love our city!! I moved here in 1975 and have been involved in several projects. I think we have enough "historical" buildings that are falling down that we don't need another. The old post office in the downtown should also go. In the 25 years that it has sat there, there is obviously not a developer. A private residence would never be allowed to sit for even a fraction of the time that these 2 properties have sat empty. It's time to move on.	2/23/2022 11:56 AM
31	I have many memoirs of the YMCA as a child starting at the age of 8 on. It was an important part of my life and I would hate to see the building be torn down.	2/23/2022 11:34 AM
32	you have just about everything in this building to have a sports or recreation center-pools,basketball court wieght room,space for exercise machines,upstairs for office space rental[help pay for up keep off building,etc.]. West building batting cages,tennis courts, winter soccer?,etc. Davenport opened new sport center. All good for kids,and adults,a place to keep kids out of trouble and for adults,also keep all off us healthy	2/23/2022 8:22 AM
33	I am worried this will cost more tax dollars to do renovation, where we should focus on improving and completing what we have first before taking on another project like this.	2/22/2022 11:39 PM
34	If possible, redevelopment of this should be complementary to any planned redevelopment of the Post Office site.	2/22/2022 8:26 PM
35	Na	2/22/2022 5:39 PM
36	Need to get are down town build back up again not just apartments more business or restaurants.	2/22/2022 4:55 PM

YMCA-City of Clinton Re-use

37	Whatever you are going to do, then do it! Don't take years to get it done. If you're not going to do something with it, then tear it all down. We have enough "historical" buildings that sit and just deteriorate and look like crap. We just need to have something that's going to draw new people and business.	2/20/2022 1:36 PM
38	Please create a safe, fun, lively, engaging downtown with options for community members of all ages!	2/18/2022 10:28 AM
39	Clinton is in need of low income and handicap accessible housing. This would seem to be a good use for the area.	2/16/2022 12:14 AM
40	I feel the Public Library and child care should be included.	2/16/2022 12:12 AM
41	I feel like the town has enough for housing and putting in housing this close to downtown could ruin it for others. It has been more quiet without any housing located in the YMCA. We need more restaurants and shops in this town. There is plenty of housing for low income and general housing all together.	2/15/2022 2:49 PM
42	tear down the old post office along with the YMCA buildings	2/13/2022 11:35 AM
43	Keep up the great work!	2/13/2022 10:32 AM
44	A two story site with a sit down restaurant on the lower level and a couple higher end bars that serve food on second level would be nice. Give people a reason to want to come to downtown Clinton.	2/13/2022 10:28 AM
45	I would love for the pools to be fixed up and retain is as some type of community center	2/12/2022 11:01 PM
46	I would shop more downtown if access to restrooms	2/12/2022 11:41 AM
47	renovating the YMCA Would only make the old Post Office more of an eyesore	2/12/2022 11:23 AM
48	Na	2/12/2022 8:07 AM
49	We need to bring the YMCA back to this town for our young men. We need a place for our young men to go that is positive. When the YMCA left it had a large impact on not only our community but to the male aspect of our community. Bring back the YMCA!	2/11/2022 11:23 PM
50	Most seniors can't do much on sundays as no busses so something we can enjoy and block off the street	2/11/2022 9:58 PM
51	keep taxpayer monies far far away, I'd rather see it gone	2/11/2022 9:55 PM
52	The YMCA property has a lot to offer. When I growing up in Clinton, everyone went to the YMCA. I Know I loved the YMCA and everything it had to offer as kid and as an adult.	2/11/2022 8:58 PM
53	Too many historic structures have been razed in Clinton. I would like to see the city put thought into using this structure to benefit residents in need of affordable housing-- just as it was when originally constructed.	2/11/2022 6:21 PM
54	Best to take empty buildings and apply a purpose to change from empty to useful	2/11/2022 5:53 PM
55	Event center is badly needed downtown. This property would be a great place for concerts and conferences.	2/11/2022 2:48 PM
56	It's a grand looking building (I've only ever seen the outside). If you only renovated the east portion I've no doubt it would save money. Then you could design the... I really don't know east and west down there. I'm thinking the city could renovate the tall building (furthest away from Dollar General) and demolish the half closest to Dollar General and rebuild that however. The rebuilt half be the monthly rentals and the renovated half be the low budget daily and/or weekly rentals.	2/11/2022 1:03 PM
57	Although GACC has a home already, I do not know of any motions to use this space for them. The y would be an excellent opportunity for Jorge and his crew to give the area youth downtown access to his programs that benefit all in the community and help keep area youth active healthy and being constructive as well as part of a family and team. This town needs more for the youth and it would be a waste not to help Jorge help the community and serve it better at the ymca	2/11/2022 9:25 AM
58	Whatever is developed there, please avoid another Post Office debacle. And folks in Clinton can't use any higher property taxes!	2/11/2022 9:20 AM

YMCA-City of Clinton Re-use

59	Please redo the survey so the information given is more meaningful. You have us bouncing all over the place and to places that aren't even YMCA	2/11/2022 7:57 AM
60	I am glad for the invitation to get input. It is important to me and others who love the rich history of the community to see this historical building preserved and utilized. It's location would make it ideal for a shelter, run by a more organized group, or as a social event place for clubs, groups, etc.	2/10/2022 11:28 PM
61	Preferably save the building anyway we can	2/10/2022 10:59 PM
62	No more housing we need restaurants and retail	2/10/2022 9:53 PM
63	None	2/10/2022 7:44 PM
64	No chain businesses	2/10/2022 7:24 PM
65	It and the old post office sre eye sore and should both be demolished.	2/10/2022 7:10 PM
66	No dollar general type stores	2/10/2022 6:26 PM
67	N/a	2/10/2022 6:25 PM
68	Make it a great resource center for families. Restaurants, small business. I see a place where the families can come and stay all day. Free	2/10/2022 5:39 PM
69	Downtown needs a lot of work. If it looks like trash, that's what you'll get living nearby.	2/10/2022 5:17 PM
70	I am originally from the San Francisco Bay Area. The Only thing that was a great draw for the City of Clinton was Riverboat Days and now The Showboat. There is sooo much potential that the City either refuses to endorse or simply doesn't know how to correctly bring excitement. We are low in funds and always turn to the person offering money with some BS offering and the City looks like a naive small town child with big eyes when a shister knocks at our door (CCDC). Stop looking at developers and look to promoters. You have a person who is supposed to bring business to the community. From the way her contract is written she can get her \$100,000 salary and bring no one with the excuse that she didn't have enough time to cultivate the relationships. Done correctly, business can be brought to town in a matter of months. But why start now?	2/10/2022 4:26 PM
71	I think the present YMCA building is an eyesore and does not help to bring people to our downtown. Together with the P. O. Building.	2/10/2022 4:19 PM
72	Just want you to know that we have only lived in Clinton for about 3 years and don't know much about about the "Y".	2/10/2022 4:00 PM
73	Thank you for asking. I am an independent business owner and will be willing to give further input.	2/10/2022 3:55 PM
74	Thank you for investing your time in to this town that I love!!	2/10/2022 3:33 PM
75	We need to keep up with quad city area & offer the amenities such as indoor pools , indoor running track, indoor golf, indoor hitting areas for baseball softball. Such as TBK in Bettendorf	2/10/2022 3:19 PM
76	N/a	2/10/2022 3:16 PM
77	Clinton needs work programs for homeless, to return them to being good. Would reduce homelessness and drug use.	2/10/2022 2:41 PM
78	The city should have no investment in this mess	2/10/2022 2:07 PM
79	This town really needs a homeless shelter, a rehab center, training to get people off the streets, a place to get people out of the downward spiral to a better place, and a place to give people hope again. There is a huge drug, crime, mental health, and homelessness problem in Clinton. We NEED to adress the social economical factors, the barriers these people face and provide a place they can overcome their obstacles in a safe, warm, relaxing environment.	2/10/2022 1:39 PM
80	The building is nice outside so if able to keep it and renovate it would be good	2/10/2022 1:35 PM
81	This will be a tough one to sell since the amount of crime in the downtown is high enough to dissuade businesses affected by theft	2/10/2022 1:33 PM
82	Thank you for doing surveys of residents.	2/10/2022 1:33 PM

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83	Take the money you will spend rebuilding this eyesore and offer it for private and rental housing improvements (and teardowns) within a mile of the site. People WON'T shop here until the area is cleaned up and crime reduced.	2/10/2022 1:30 PM
84	Tie in to long term downtown revitalization?!?! Great project for Clinton	2/10/2022 1:27 PM
85	Our community needs family entertainment for all seasons. Always going to the qc for fun and entertainment. Along with a better variety of food /restaurants would be nice.	2/10/2022 1:21 PM
86	I'm retired and live in Clinton. Demolish both buildings and replace with green space and new multiuse buildings	2/10/2022 1:08 PM
87	The YMCA helped a lot of people in our community, and I believe that's what it should be used for now. The City needs to help it's citizens that have no shelter.	2/10/2022 1:05 PM
88	I hope to see the results of this survey!	2/10/2022 1:05 PM
89	Locker room needs updates	2/10/2022 1:05 PM
90	Na	2/10/2022 1:04 PM
91	I would like to see more development in this community geared towards our youth.	2/10/2022 1:03 PM
92	We need to reuse our building and not have so many empty buildings around Clinton	2/10/2022 12:57 PM
93	Bring back Clinton's downtown shopping,restaurants please.	2/10/2022 12:56 PM
94	Na	2/10/2022 12:55 PM
95	I hope the pool and fitness center could be retained and reopened to the public because the YWCA doesn't have as many options. I would love to see a community and recreational center like in Dewitt that has a pool and fitness classes and fitness equipment. I would love to rejoin a gym that has a pool. I like the YWCA pool but the fitness center is too small.	2/10/2022 12:54 PM
96	Great job Clinton!	2/10/2022 12:52 PM
97	Please demolish both YMCA east/west buildings. The costs to renovate outweigh the advantages of renovation and asbestos removal.	2/10/2022 12:48 PM
98	I'm interested in how this would be funded. And, would this be geared toward low income more than the average income.	2/10/2022 12:48 PM
99	how much money will be invested in the proposed development? how much has been spent to get where we are at? at some point in the not so distant future is there going to be a decision good or bad?	2/10/2022 12:48 PM
100	.	2/10/2022 12:45 PM
101	Please leave the beauty of our city alone. It's a beautiful structure.	2/10/2022 12:43 PM
102	Using it for an upscale restaurant like the old Unicorn and/or a big antique mall all in one building would bring people in from other towns to shop and dine. Maybe a nice bar/restaurant on the top floor would suggest dining after shopping. A nice concept!	2/10/2022 12:41 PM
103	The city needs to begin positive developments to increase good citizens coming to the community. There needs to be more lights and more camera activity in the downtown area as well as through the entire community to help reduce crime. If the YMCA building is turned into housing it needs to be housing that is offering residents for tenants who are background checked, seniors or people who will not be a burden to our community.	2/10/2022 12:39 PM
104	N/a	2/10/2022 12:37 PM
105	I believe all business that have pollution output should be 1-2 miles from places zoned with significant housing.	2/10/2022 12:36 PM
106	Invest in the YWCA and demolish the ymca and replace it w a nice park sitting area	2/10/2022 12:35 PM
107	Please, no more low income housing. If this town wants to attract families, we need to have decent options for new housing.	2/10/2022 12:34 PM
108	It's in the middle of town a lot can't go u to Lyons for the out door market , street gathering for summer is welcome for us older , a log of apt r being built and the need for social is right in the	2/10/2022 12:32 PM

YMCA-City of Clinton Re-use

	middle of our city	
109	Clinton Iowa needs a accessable youth center with adult access. Also while there is places for adult men to have low income housing boss brothers is men only,there is nothing for women and or children. Also,with the addiction apodemic in Clinton why not try an adult rehab in our area?	2/10/2022 12:32 PM
110	I have many memories in that building growing up. It is great to see the city is looking to redevelop it rather than allowing it to continue to deteriorate. Thank you!	2/10/2022 12:30 PM
111	Trampoline Park or something for families and kids to do would be lucrative.	2/10/2022 12:29 PM
112	Any improvement to the building/property would be good. Keep up the good work.	2/10/2022 12:26 PM
113	We need to fill the empty storefronts downtown. And make it more appealing to shoppers and diners. Revitalizing.	2/10/2022 12:24 PM
114	I'm all for rehabilitation of the historic structures if owned locally. Too much of Clinton properties are own and left to rot by people who don't have a concern for the welfare and flourishing of this city. If locals are unable restore, it might be time to let the eye sores go to make space for local creativity.	2/10/2022 12:23 PM
115	Are there public planning meetings?	2/10/2022 12:23 PM
116	.	2/10/2022 12:20 PM
117	Something positive needs to be done with the old post office too.	2/10/2022 12:20 PM
118	No expensive retail!!! Affordable small business benefiting the clinton community. No chains	2/10/2022 12:20 PM
119	Please. Please. Please. If it's not this project maybe another. We need something for preteens and teens. More arts for these ages. More activities. Only activities in this town are for kids under 11 or adults.	2/10/2022 12:18 PM
120	None	2/10/2022 12:16 PM
121	My opinion is that people are the driving force to revitalized downtown, so the more people living there will sustain businesses in the area.	2/10/2022 12:16 PM
122	Need walk areas inside during winter	2/10/2022 12:15 PM
123	I thoroughly enjoy all the summertime activities in the downtown area and I feel renovating the YMCA building with some retail businesses or restaurants would add to that experience	2/10/2022 12:15 PM
124	Clean up this city. It is a mezs.	2/10/2022 12:15 PM
125	Clinton needs more safe indoor places during inclement weather we're individuals can meet, exercise, learn and have fun	2/10/2022 12:15 PM
126	.	2/10/2022 12:14 PM
127	Not sure	2/10/2022 12:13 PM
128	Remodel and update the existing building	2/10/2022 12:13 PM
129	No more low income housing please!!! It makes the downtown a bad area of town	2/10/2022 12:13 PM
130	Stop putting in shit people can't afford abs being new restaurants to clinton	2/10/2022 12:12 PM
131	None	2/10/2022 12:10 PM
132	Do not tear down this building. Renovate but kelp the building there.	2/10/2022 12:10 PM
133	I think it us ridiculous to spend a lot on tearing down the building. Renovate for low income housing and keep the tennis courts. This community needs them as we really don't have a good comprehensive sports facility	2/10/2022 12:10 PM
134	Any improvements to downtown Clinton would be good. Something needs to be done with the old Post Office.	2/10/2022 12:10 PM
135	Maybe designate a portion of the building for rental space for various groups to hold events	2/10/2022 12:09 PM
136	City should not be in the real-estate business.	2/10/2022 12:09 PM

YMCA-City of Clinton Re-use

137	This is long overdue	2/10/2022 12:08 PM
138	I believe in historical preservation. Not every historical building can be saved. Clinton has so many with the historical label that sit deteriorating . Maybe a fresh start might just what the downtown needs.	2/10/2022 12:03 PM
139	I would love to see an indoor play area for all ages of children. The city doesn't have anything inside for kids, especially older ones. To play, I would like to see either free or donation and all the money goes to maintenance of the play area, or replace toys, stuff like that. I'm sure a lot of parents would like this.	2/10/2022 12:03 PM
140	Bring back the YMCA.	2/10/2022 12:02 PM
141	Absolutely NO MORE low income housing! Clinton is saturated with low income housing. We need more producers and less takers.	2/10/2022 12:00 PM
142	N/a	2/10/2022 11:54 AM
143	I hope something happens there	2/10/2022 11:12 AM
144	Affordable rental apartments up to 4/5 bedrooms big family friendly pet friendly felon friendly. There are so many people who can't get affordable apartments or decent apartments due to having a big family pets or a felony or they make too much money or not enough money. People need to provide for their families and themselves but can't do it when rental apartments are so expensive. You pay the same for a three bedroom apartment as you do renting a house or even more. Also washer dryer availability!	2/10/2022 9:52 AM
145	This would be a great start to upgrade the downtown area.	2/10/2022 9:39 AM
146	I am glad to see there is potential redevelopment of this site. Clinton needs to address the vacant and unsightly buildings in the downtown area. Time to stop the urban sprawl on the west end of town and move more businesses and activity back into town. Do away with the parking space requirements for new businesses and concentrate more into redeveloping the center of the city.	2/10/2022 9:25 AM
147	I think it needs to be renovated or fixed up to help the cities homeless	2/9/2022 11:27 PM
148	I hope they move forward with this project also the post office across the street	2/9/2022 11:03 PM
149	Na	2/9/2022 10:53 PM
150	Clinton needs some good things happening in it.	2/9/2022 8:53 PM
151	I would like to see more affordable entertainment spaces downtown for not only the younger people but for everyone...we need more than just bars in town. What about axe throwing or an arcade? Things for adults	2/9/2022 7:25 PM
152	I'd like to see our downtown development projects support the population that lives here - majority lower income individuals. Making sure people have housing and the resources they need to live and succeed will mean less petty crime and a better outcome for all of Clinton.	2/9/2022 6:46 PM
153	Demolishing unfavorable building sites and houses doesn't eliminate the problems that are happening there, it just moves the problems to another place. Maybe supporting social infrastructure and providing free services and adequate, affordable housing to those in need is something the city could focus on.	2/9/2022 5:16 PM
154	Start listening to the common people and not only the important people. Make this town a place for all not just the money people. Bet you won't take what I have shared seriously.	2/9/2022 5:00 PM
155	Please demolish the entire building. It could be a lovely park where families and friends could make memories visiting, eating yummy food from the various businesses in the area.	2/9/2022 3:27 PM
156	The YMCA used to be a big to-do in Clinton. Later on it became housing with the Victory Center. This would be a great low income apartment complex as it is right near the buses downtown, not far from the grocery store or a nice park, and at least something would be done with the bldg.	2/9/2022 3:12 PM
157	Bringing business to the Downtown is important. But of equal importance is the type of business. Do families really want to visit an Adult smut store? Or a place to purchase 20 year old DVD's? My guess would be no. Families might visit establishments that give people an	2/9/2022 2:36 PM

YMCA-City of Clinton Re-use

experience. Roof Top Bar, Brewery, Quality Dining, to name a few. We do have some decent shops that are worth visiting, but they are scattered. If these shops were strung closer together it might be a worthwhile experience for people to visit withing walking distance. Right now there just isn't enough to keep people's attention and they likely pick the 1 store they need and then move on.

158	It's OK if we have to tear down and build a more attractive building for a restaurant or retail. We need more quality restaurants downtown with outdoor seating.	2/9/2022 2:04 PM
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Appendix

Environmental Assessments

B

EXHIBIT 1 BORING LOCATIONS



EXHIBIT 2 IDNR LETTER



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS

LT. GOVERNOR ADAM GREGG

DIRECTOR KAYLA LYON

March 10, 2022

Dawn Danielson
Development Coordinator
Brownfields Project Manager
East Central Intergovernmental Association
7600 Commerce Park, Dubuque, IA 52002

RE: Environmental Assessment of the YMCA Building of Clinton, IA

Dear Ms. Danielson,

This letter is to inform you that the DNR has reviewed the Phase I report regarding the history and the soil data contained in the Phase II report for the YMCA building located at 480 South 3rd Street in Clinton, Iowa. The DNR review it for evidence suggesting the existence of a hazardous condition. The Hazardous conditions are required to be reported to the Iowa DNR (567 IAC Chapter 131). The Iowa DNR evaluated the Phase II report along with other generally available information about the property. The Department's review comments for the site are summarized below.

The DNR notes that groundwater samples were not obtainable due to shallow bedrock conditions. Although groundwater data are desirable for a completeness, it is recognized that in some settings, obtaining groundwater is not possible. Lead was identified in soil in excess of screening standards, however the DNR has not found evidence suggesting the existence of a hazardous condition, and therefore will not require further assessment.

The decision to defer assessment is based on currently available information but the DNR could re-evaluate the site if new soil and groundwater data is received that warrants further evaluation. The DNR also does not offer an opinion as to the appropriate use of the property. If such an endorsement is sought, the property may be enrolled in the Iowa Land Recycling Program (LRP), which would involve further investigation and assessment of risks associated with possible uses of the property.

Feel free to contact me if there are any questions at 1-515-725-8337

Regards

Matt
Culp

Digitally signed
by Matt Culp
Date: 2022.03.10
10:26:55 -06'00'

Matt Culp
Senior Environmental Specialist
Iowa DNR

CC: Benjamin LaPointe, Terracon Consultants Inc. 870 40th Avenue, Bettendorf, Iowa 52722
City of Clinton, Iowa 611 South 3rd Street Clinton, Iowa 52732 ✓
Iowa DNR Field Office, Washington, Iowa

WALLACE BUILDING, 502 E 9TH ST, DES MOINES IA 50319

Phone: 515-725-8200

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Appendix

Site Inventory Form

C