

Royster-Clark Redevelopment Survey

Created by Neighbors for Neighbors, February 2008

Your opinions are important! The former Royster-Clark plant, at the corner of Dempsey and Cottage Grove Roads in Madison, Wis., was purchased in 2006 by Agrium, Inc. The future redevelopment of this 26-acre site presents our neighborhood with opportunities and challenges. Residents from the Eastmorland and Lake Edge neighborhoods have been meeting for many months to share ideas for what may be appropriate on this site and how they would like to see the planning happen. The City of Madison is involved in a planning process for the site and is including neighborhood representatives. Neighbors created this survey and are asking you to share your thoughts and ideas. You may remain anonymous.

Thank you for your time!

Information about You

1. How far do you live from the Royster-Clark site? *(Please circle one.)*
 Less than 2 blocks 3-5 blocks 6-8 blocks 9-11 blocks 12 or more blocks

2. Do you rent or own your residence? *(Please circle one.)* Own Rent

3. What is your gender? *(Please circle one.)* Male Female

4. How old are you? *(Please circle one.)*
 18-25 yr 26-40 yr 41-50 yr 51-64 yr 65 yr or older

5. How long have you lived in your current residence? *(Please circle one.)*
 Less than 2 yr 2-5 yr 6-10 yr 11-20 yr More than 20 yr

6. Describe your status of working or attending school *(Please check all that apply.)*

- Attend school or college
- Employed full time
- Employed part time
- Work in the home
- Work outside the home
- Retired or semi-retired

7. How much do you use the following ways of getting around? *(Please rate each line by circling a number, with 1 being the transportation that you use the most and 5 being the one that you use the least.)*

- | | | | | | |
|--|---|---|---|---|---|
| Bicycle | 1 | 2 | 3 | 4 | 5 |
| Bus | 1 | 2 | 3 | 4 | 5 |
| Carpool..... | 1 | 2 | 3 | 4 | 5 |
| Taxi | 1 | 2 | 3 | 4 | 5 |
| Vehicle | 1 | 2 | 3 | 4 | 5 |
| Walk..... | 1 | 2 | 3 | 4 | 5 |
| Motorcycle | 1 | 2 | 3 | 4 | 5 |
| Other <i>(Please specify below.)</i> | 1 | 2 | 3 | 4 | 5 |

Your General Opinions

8. What services or businesses would you like to see more readily available in your neighborhood? *(Please rate each line by circling a number, with 1 being the most important and 5 being the least.)*

Arts & crafts.....	1	2	3	4	5
Auto repair	1	2	3	4	5
Bakery	1	2	3	4	5
Banking	1	2	3	4	5
Building supply	1	2	3	4	5
Child care	1	2	3	4	5
Clothing.....	1	2	3	4	5
Gasoline	1	2	3	4	5
Grocery.....	1	2	3	4	5
Hardware & housewares	1	2	3	4	5
Healthcare & dental.....	1	2	3	4	5
Jewelry & gifts	1	2	3	4	5
Laundry & dry cleaning	1	2	3	4	5
Lawn & garden.....	1	2	3	4	5
Legal & accounting.....	1	2	3	4	5
Parks & recreation.....	1	2	3	4	5
Prescription drugs & cosmetics.....	1	2	3	4	5
Produce.....	1	2	3	4	5
Restaurants	1	2	3	4	5
Senior housing.....	1	2	3	4	5
Taverns & entertainment.....	1	2	3	4	5
Other <i>(Please specify below.)</i>	1	2	3	4	5

9. How important is it to you to have more jobs available in this neighborhood? *(Please circle one.)*
 Very important Somewhat important Not very important Not important

10. Describe a neighborhood development that you like that is near here. *(Please note the location and why you like it.)* _____

11. What are the **three most major changes** that have occurred in your neighborhood since you moved to this neighborhood? *(Please list responses in order, with #1 being the most major change.)*

1. _____
2. _____
3. _____

12. What are your **three favorite things** about living in your neighborhood? *(Please list responses in order, with #1 being your most favorite.)*

1. _____
2. _____
3. _____

13. What are your **three biggest complaints** about living in your neighborhood? *(Please list responses in order, with #1 being your biggest complaint.)*

1. _____
2. _____
3. _____

Your Opinions about the Royster-Clark Site

14. What concerns do you have regarding the current Royster-Clark site? *(Please rate each line by circling a number, with 1 being the highest concern and 5 being the least concern.)*

Blighted appearance	1	2	3	4	5
Freight rail activity	1	2	3	4	5
Graffiti.....	1	2	3	4	5
Safety & security.....	1	2	3	4	5
Lighting.....	1	2	3	4	5
Soil & groundwater contamination	1	2	3	4	5
Trespassing.....	1	2	3	4	5
Domestic animals	1	2	3	4	5
Wild animals	1	2	3	4	5
Other <i>(Please specify below.)</i>	1	2	3	4	5

15. On a scale of 1-10, how much would you be affected by any redevelopment of the Royster-Clark site? *(Please circle a number, with 1 being very affected and 10 being not affected at all.)*

- 1 2 3 4 5 6 7 8 9 10

16. Assuming that all soil and water contamination issues have been handled properly and safely, rank the type of use that you would like to see on the site. There may be more than one type of future use on the site. *(Please rate each line by circling a number, with 1 being the most desirable and 5 being the least.)*

Community center.....	1	2	3	4	5
Community garden.....	1	2	3	4	5
Good paying jobs	1	2	3	4	5
Government services.....	1	2	3	4	5
Housing, multi-family, owner-occupied	1	2	3	4	5
Housing, single-family, owner-occupied	1	2	3	4	5
Housing, rental	1	2	3	4	5
Housing, senior	1	2	3	4	5
Light industrial.....	1	2	3	4	5
Manufacturing.....	1	2	3	4	5
Office space.....	1	2	3	4	5
Parks & green space.....	1	2	3	4	5
Recreation & entertainment	1	2	3	4	5
Restaurants	1	2	3	4	5
Retail	1	2	3	4	5
Other <i>(Please specify below.)</i>	1	2	3	4	5

17. If/when the Royster-Clark site gets redeveloped, what are your concerns about reuse of the property? (Please rate each line by circling a number, with 1 being the biggest concern and 5 being the least.)

Building height.....	1	2	3	4	5
Current limited site access	1	2	3	4	5
Impact on bike path.....	1	2	3	4	5
Impact on residential street traffic.....	1	2	3	4	5
Loss of open space	1	2	3	4	5
Noise & air pollution.....	1	2	3	4	5
Parking	1	2	3	4	5
Storage of freight rail cars.....	1	2	3	4	5
Stormwater retention & drainage.....	1	2	3	4	5
Other (Please specify below.)	1	2	3	4	5

18. Should additional street access to Cottage Grove Road and/or Dempsey Road be incorporated as part of any mixed-use residential and commercial development of the site? (Please circle one.)

Yes No Undecided

19. Other comments? _____

20. If you do NOT want to remain anonymous, feel free to share as much of the following as you'd like:

Name (optional): _____

Address (optional): _____

Phone (optional): _____

E-mail address (optional): _____

Thank you for completing this survey!

Instructions for returning the survey:

For your convenience, you can deliver your survey to a drop box at Pinney Branch Library, 204 Cottage Grove Road (the drop box is on a counter just inside the entrance), or place it in a stamped envelope and mail it to the following address:

Eastmorland Community Association
Attn: Royster-Clark Survey
P.O. Box 14584
Madison, WI 53708

If you would like additional copies of this survey for other residents in your household, copies are available next to the drop box at Pinney Library. The deadline for submitting completed surveys is Monday, March 10, but earlier submissions will be appreciated.

For more details about the planning process, visit www.cityofmadison.com/planning/royster.html