

I get it:

Blight *BAD*

Development *GOOD*

*What do you want **ME**
to do about it?*

Hang on to your utility belt...

Can police *spur & shape* development solutions to crime, disorder and fear?

A CLOSER LOOK AT A FEW CASES where cops made a difference

Seattle:

**Blackberry Jungle → Pacific Rim Center
& Violent Club → Great Restaurant**

Kansas City

**Dump & Danger Zone → H&R Block
Call Center + New Shopping Plaza**

Seattle International District: “Blackberry Jungle”

BEFORE: Dangerous transient camp...



A Block-long mess & hiding place for offenders & stolen property

“Blackberry Jungle”: midway...
Previously immovable Zoning Obstacles...

**...meet the irresistible
force of Officer Tom
Doran, supported by
Capt. Tag Gleason,
Chief Norm Stamper
& their CDC partners**



Seattle International District: “Blackberry Jungle”

AFTER: A community asset



A Block-long commercial & residential facility + jobs for residents

Seattle International District: Violent Club Converted to Cambodian Restaurant



Better Food + jobs for residents + No More Violent Crimes

Seattle International District: *Partners: Officer Tom Doran & Aileen Balahadia*



Celebration Dinner @ Phnom Penh + Tom & Aileen Explain It

Kansas City, MO: Transformation of Blue Parkway

- CDC cleans up hazardous area—illegal dumping & stray animals—to clear the way for...



Kansas City's Blue Parkway (continued)

- 160,000 square foot commercial center on the site, including a...



BLUE PARKWAY TOWN CENTER

Kansas City, Missouri • November, 2002

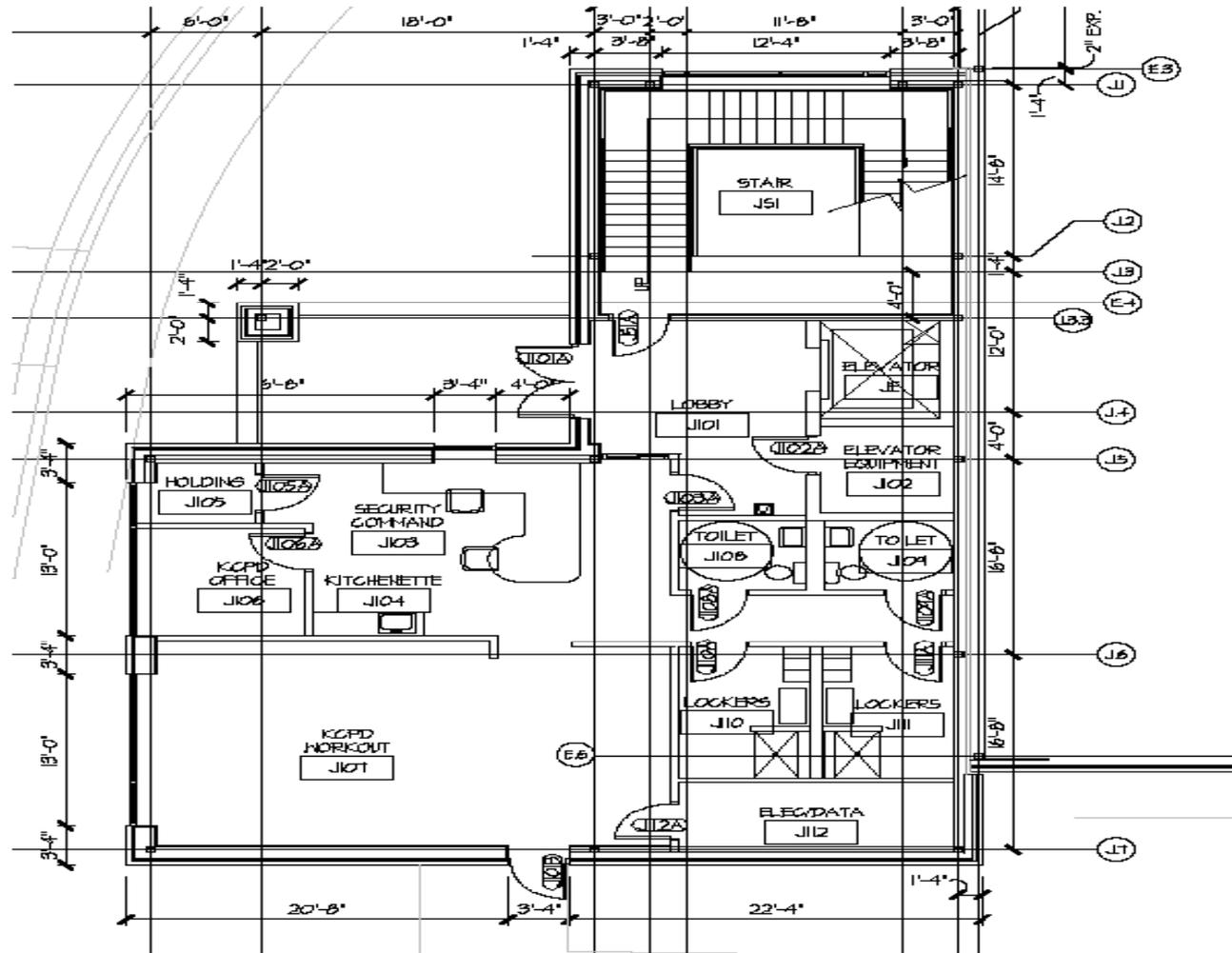
FGV

ROCKWELL BRYDEN-HUBERT & CO., INC.
Architectural Firm
10000 Parkview Blvd., Suite 1000
Kansas City, Missouri 64114-1000
816.451.1000

Kansas City's Blue Parkway (continued)

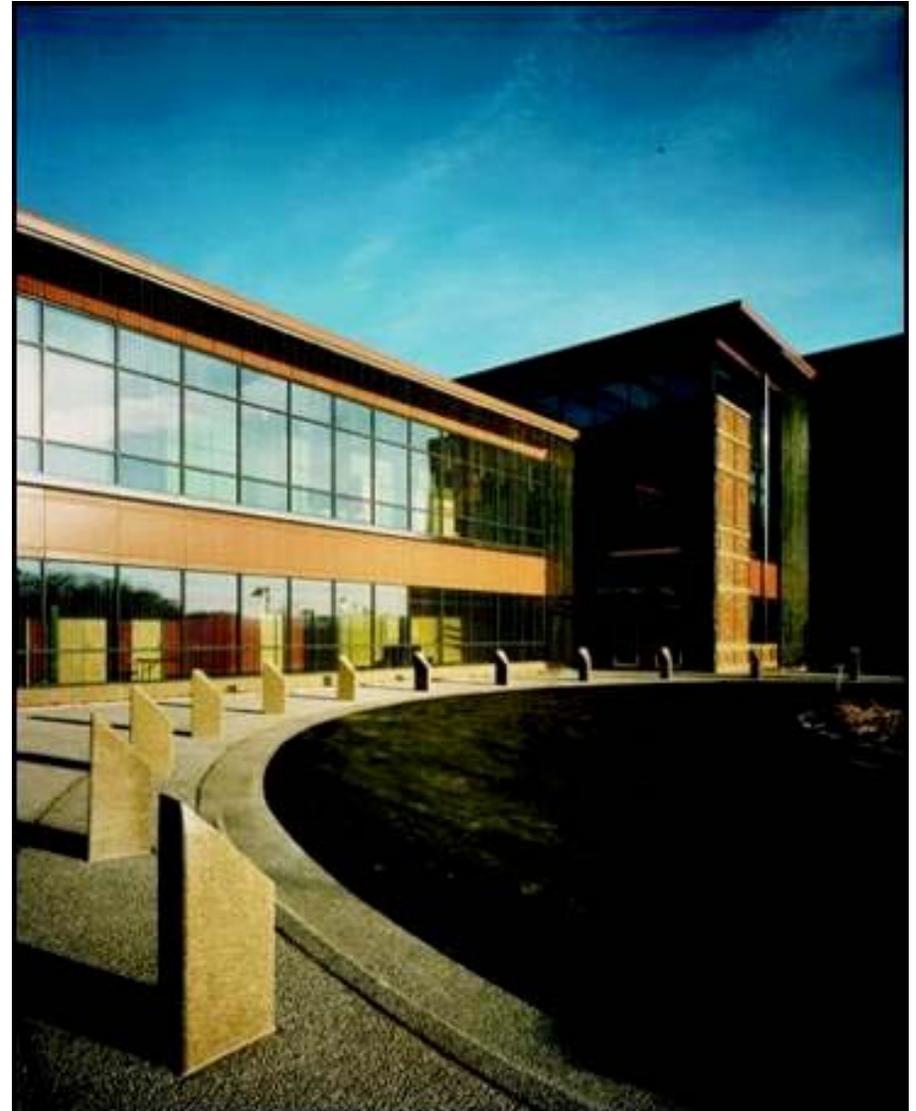
... police
substation
& workout
Facility

Cost to PD?
\$0



Kansas City: Swope Parkway Redevelopment

- H&R Block Service & Technology Center developed on a previous dump site & crime hot spot...
- A KCPD captain's role
- Created 300 jobs and brought a \$14.2 million payroll to an underserved minority community



Kansas City: Scope of Swope Community Builders' Redevelopment



Obstacles & Opportunities...

Opportunities

&

Obstacles

**for police-developer
collaboration**

Is policing easier if developers help? What do CDC assets mean for police?

- Brick and mortar development
- **Property management**
- Job creation and job training/placement
- **Social services or partnerships with service providers**
- Youth programs
- **Advocacy and political action**
- Community and merchant organizing
- **Attracting private investment**

The gold standard of police – developer collaboration...

- A **strategic alliance** of a Police Dept. & CDC(s)
- Police & CDCs help each other with **CORE business**
- Rhode Island Development expert advises the cops on priorities & tactics



The gold standard of police – developer collaboration...

Development Experts
do a “Community
Development 101”
briefing for police
commanders—**as a
foundation for
synergistic public
safety & development**

The gold standard of police – developer collaboration...



A police manager reports from his police-developer break out group: **“key stakeholders”** for the blighted site cops & developers are planning to address

The gold standard of police – developer collaboration...

- Police & Developers discuss how to spur development that can “build-away” crime
- Police & CDCs are **accountable** to each other for follow through



The gold standard of police – developer collaboration...



Police & Developers brainstorm priorities & protocols for picking local targets to “build their way out” of crime & blight problems

If this is so good, why can't all the cats do it?

Partnerships among orgs with unequal power

*The gospel
according to
Woody Allen:*

**“The Lion & the
Lamb shall lie
down together,
but the lamb
won't get
much sleep.”**

If this is so good, why don't all the cats do it?

Challenges to Police-Community Developer...

- **Conversations**
- **Cooperation**
- **Collaboration**

Can a CDC work with the cops without losing its own identity & core mission?

Challenges to Police- Community Developer...

- **Conversations**
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Police-Community Partnerships: Some Ideas about overcoming the obstacles

- Understand you are in a **strategic alliance** to bolster **mission success** for all partners
- Behave in a **business-like** manner:
 - pick achievable short- & mid-term goals;
 - plan & budget
 - hold people accountable for tasks
 - assess progress; etc.

Police-Community Partnerships: Some Ideas about overcoming the obstacles

- Structure for success
 - paid coordinator
 - co-chairs of program core team
 - agree which decisions will be shared
 - transition plan to survive staff transfers
- Communicate often so midcourse corrections can be made

Police-Community Partnerships: Some Ideas about overcoming the obstacles

- Be efficient—draw on each partner's talents as the objectives & tasks dictate
- **Be effective—pick winnable battles**
- Be daring—as wins accumulate, aim higher

Police-Community Partnerships: Some Ideas about overcoming the obstacles

- Be generous—share credit
- Be strategic—build on successes in a logical sequence as stepping stones to next victories
- Be aware—learn lessons from partnerships in other cities...through CSI & other means

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Thanks!

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