

Park Drake Blight Study - Proposed Tax Incremental Finance District

February 14, 2013

City of Madison,
Wisconsin



PREPARED BY MSA PROFESSIONAL SERVICES, INC.

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A. Parcel Photos

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1. EXECUTIVE SUMMARY

The City of Madison is considering the creation of a Tax Incremental Financing District in an area generally west of Park Street and north of Drake Street. The area is referred to in this report as “Park Drake”. This blight study seeks to determine what percentage of the identified parcels, by area, are blighted as defined by Statute 66.1105(2)(ae) 1. MSA evaluated 308 parcels and scored them using a scoring tool developed to standardize the evaluation process. We visited each parcel in December 2012, taking pictures of conditions and documenting those conditions with the scoring tool.

Our assessment assumed a full 100-point rating for each parcel and then we reduced that rating as we identified conditions consistent with the statutory definition of blight. Four general types of conditions were considered: Utilization, Primary Structure Condition, Site Improvements Condition, and Other Blighting Influences. As blighting conditions were identified the parcel score was reduced; parcels with a score of 80-100 are considered Satisfactory, a score of 60-79.9 is considered Deteriorating, a score of 30-59.9 is considered Poor, and 0-29.9 Very Poor. Parcels scoring below 60 (Poor and Very Poor) are considered Blighted.

We reviewed five years of police calls data for this area as provided by the City. When comparing total police calls, our analysis showed that Park Drake experienced more calls on a per acre basis than the city as a whole. When we analyzed just certain police calls that are closely linked with blight, we found that the Park Drake area scored significantly higher than the City on a per-acre basis in all categories of crime considered.

We also evaluated the condition of the public streets and alleys in the study area and found deficiencies that have some negative influence on surrounding parcels, specifically nearly all alleys are unpaved and/or in very poor condition. However most of the streets are in good condition; there is minor deterioration of the curb and gutter and street surface.

We also reviewed 10 years of code violation data as provided by the City. 82.5% of parcels had a recorded violation in that period, and the average for all parcels is 3.77 violations per parcel. The most common violations were ice and snow removal, debris and trash/recycle bin complaints. These three types of violations account for more than 70.4% of all the building code violations in the past 10 years. Individual parcel scores were reduced for parcels with multiple and recent violations.

MSA has determined that 20.2% of the 308 identified parcels, by area, are blighted. We organized the parcels into seventeen distinct areas of analysis, only one of which is over 50% blighted. **Only a small and selectively designed district could be crafted within this study area with more than 50% blight.**



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2. PARCEL AND STRUCTURE SURVEY METHODOLOGY

To evaluate the condition of each parcel in the proposed Park Drake Study Area, we viewed and photographed every one from the public right-of-way, and we scored each one using an Excel spreadsheet. The spreadsheet tool features two different scoring systems – one for parcels with structures and one for parcels without a primary use structure. A parcel with only accessory structures such as fences or a small shed was evaluated as a “Parcel WITHOUT Structures”.

The parcel evaluation tool was developed to standardize the parcel evaluation process and to ensure that the evaluation focuses on conditions consistent with the statutory definition of blight (see box at right). The law indicates that the presence of any of a variety of conditions that impair the growth of the city, or are an economic or social liability, allows for the “blighted” designation.

Statute 66.1105(2)(ae) 1. defines a blighted area as such:

“Blighted area” means any of the following:

a. An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

Our approach with all parcels is to begin with an assumption of satisfactory conditions and a full 100-point rating, and then to deduct points as blighting conditions are observed. The rating scale for all parcels is divided into four levels:

80-100 – SATISFACTORY

60-79.9 – DETERIORATING

30-59.9 – POOR

0-29.9 – VERY POOR

Parcels scored as POOR or VERY POOR are considered blighted in accordance with the statutory definition.

The parcel scoring system includes four categories of characteristics, and each factors for a portion of the total score:

Category	Parcels WITH Structures	Parcels WITHOUT Structures
Utilization	20% of total score	20% of total score
Primary Structure Condition	40% of total score	NA
Site Improvements Condition	20% of total score	40% of total score
Other Blighting Influences	20% of total score	40% of total score

Sample evaluation forms are provided on the following pages. The form and its use are briefly described here.

PARCEL INFORMATION

The upper box on each form features basic information about the parcel, including its Park Drake ID number, address, size, use, preferred use (as designated in the comprehensive plan), zoning, height, number of residential units, and ratio of improvements value to land value.

UTILIZATION

In this category we consider the extent to which the use of the parcel is consistent with the use envisioned in the comprehensive plan (0-100%). For parcels with structures we consider the occupancy of those structures (0-100%), not including accessory structures. Most parcels receive full credit for occupancy unless there is clear indication of vacancy such as visible empty spaces and/or “For Lease” signs in the yard. For parcels without structures we consider the size and configuration of the lot and rate its suitability for the preferred land use as indicated in the comprehensive plan (0-100%).

PRIMARY STRUCTURE EXTERIOR CONDITION (Parcels WITH Structures only)

In this category we consider the basic building components: foundation, walls and cladding, roof, windows, canopy/porch, chimneys and vents, exterior stairs, and exterior doors. We look at each of these components and ask the following questions:

- Is this component part of the building design, but missing, either partially or entirely?
- Are there visible structural deficiencies indicated by crumbling, leaning, bulging, or sagging?
- Are there non-structural components missing such as window panes, flashing, etc.?
- Are there cosmetic deficiencies such as discoloring, dents or peeling paint?

If the answer to any of these questions is “yes”, the evaluator decides if the deficiency is major or minor and if it applies to some or most of the structure, and checks the appropriate box. The form deducts a portion of the points allotted to that component corresponding to the severity of the deficiency. A brief comment is inserted to explain the deficiency observed. If a building was designed without an element (e.g. no exterior stairs), or if the evaluator cannot see an element to evaluate is (e.g. a flat roof), that element is removed from consideration and its points removed from the calculation.

SITE IMPROVEMENTS CONDITION

In this category we consider the condition of accessory structures such as sheds or garages, storage and screening, signage, drives/parking/walks, and the public sidewalk. Each is evaluated using the same question and scoring method as for the primary use structure, described above.

OTHER BLIGHTING INFLUENCES

In this category we consider an assortment of conditions that are unsafe or unsightly and may arrest the sound growth of the community, including minor maintenance issues (e.g. overgrown landscaping), major maintenance issues (e.g. piles of trash), compatibility of use or building bulk as compared to other parcels, safety hazards, erosion and stormwater management issues, and handicap accessibility. If the evaluator notes the presence of one of these conditions or issues, he or she decides if it affects just a portion or the entire parcel, and marks the appropriate box, thereby eliminating some or all of the points associated with that issue.

CODE VIOLATIONS, POLICE CALLS, AND PUBLIC STREET CONDITIONS

The final parcel score is adjusted to account for code violations for the specific parcel (up to 10 point deduction) and all parcel scores are adjusted to account for police call data and public street conditions in the study area (one point deduction). These deductions are explained in Chapter Four – Other Blighting Factors.

PARCEL EVALUATION FORM
(Parcel WITH Structures)

Study Area:	City of Madison TID 42	Evaluator:	Sub-Categories	Factor	Condition	Points
TID 42 Parcel #:		Date of Evaluation:	A. UTILIZATION	20	100%	20.0
Street Name:		Area (sq. ft.):	B. PRIMARY STRUCTURE EXT. CONDITION	40	100%	40.0
Preferred Land Use (Comp. Plan):		2010 Value Ratio:	C. SITE IMPROVEMENTS CONDITION	20	100%	20.0
Primary Occupancy:		Other Uses:	D. OTHER BLIGHTING INFLUENCES	20	100%	20.0
# Stories:		# Dwelling Units:	Parcel Rating without Crime or Code Violation Deductions			100.0
Code Violations last 10 years:		Picture ID:	PARCEL RATING:	SATISFACTORY		100.0

TYPE	Factor	Value	Condition	Points	Comments
Lot Utilization (compared to Land Use Plan)	50	100%	100%	50	
Occupancy (% of the building used)	50	100%	100%	50	
Total	100		100%	100	

ITEM	Factor (0, if not visible)	Entirely Missing			Structural Deficiencies			Missing/ Irreparable Components			Cosmetic Deficiencies			Condition	Points	Comments
		most/ all	some	none	major	minor	35	70	minor	many	few	major	minor			
Foundation	5													100%	5	
Walls & Cladding	15													100%	15	
Roof	15													100%	15	
Windows	15													100%	15	
Canopy/Porch	15													100%	15	
Chimneys & Vents	5													100%	5	
Exterior Stairs	15													100%	15	
Exterior Doors	15													100%	15	
Total	100													100%	100	

ITEM	Factor (0, if not visible)	Entirely Missing			Structural Deficiencies			Missing/ Irreparable Components			Cosmetic Deficiencies			Condition	Points	Comments
		most/ all	some	none	major	minor	35	70	minor	many	few	major	minor			
Accessory Structures	30													100%	30	
Storage & Screening	20													100%	20	
Signage & Lighting	20													100%	20	
Drives/Parking/Walks	20													100%	20	
Public Sidewalk	10													100%	10	
Total	100													100%	100	

BLIGHTING INFLUENCES	Factor	Yes		Points	Comments
		most/ all	some		
Minor Maintenance Issues (weeds, overgrown landscape, etc.)	20			20	
Major Maintenance Issues (piles of trash, dead landscaping, graffiti, etc.)	30			30	
Use Incompatible w/ Adj. Use	10			10	
Building Bulk Incompatible w/ Neighborhood	10			10	
Safety Hazards	15			15	
Erosion and Stormwater Management Issues	10			10	
Building not Handicap Accessible	5			5	
Total	100			100	

PARCEL EVALUATION FORM (Parcel WITHOUT Structures)

Study Area: City of Madison TID42		Evaluator:		Sub-Categories		Factor		Condition		Points	
TID 42 Parcel #: 0		Parcel #: 0		A. UTILIZATION		20		100%		20.0	
Street Name: 0		Street Number: 0		B. SITE IMPROVEMENTS CONDITION		40		100%		40.0	
Preferred Land Use (Comp Plan): 0		Zoning: 0		C. OTHER BLIGHTING INFLUENCES		40		100%		40.0	
Primary Occupancy:		2010 Value Ratio: 0.0%		Parcel Rating without Crime or Code Violation Deductions		40		100%		100.0	
Code Violations last 10 years: 0		Code Violations last 5 years: 0		Picture ID:		SATISFACTORY		SATISFACTORY		100.0	

A. UTILIZATION		Type	Factor	Value	Points	Comments
Lot Size/Layout (suitability for preferred land use)	50	100%	50	100%	50	
Lot Utilization (compared to land use plan)	50	100%	50	100%	50	
Total					100	100%

B. SITE IMPROVEMENTS CONDITION		Factor (0, if not visible)	Entirely Missing	Structural Deficiencies	Cosmetic Deficiencies	Points	Comments
ITEM			most / all	most / some	most / some		
Storage & Screening	30	100%	70	35	70	30	
Signage & Lighting	30	100%	70	35	70	30	
Drives/Parking/Walks	25	100%	70	35	70	25	
Public Sidewalk	15	100%	70	35	70	15	
Total					100	100%	

C. OTHER BLIGHTING INFLUENCES		Factor	Yes	Points	Comments	
BLIGHTING INFLUENCES		Factor	Yes	Points	Comments	
Minor Maintenance Issues (weeds, overgrown landscape, etc.)	20	100%	100	20		
Major Maintenance Issues (leaks of trash, dead landscaping, graffiti, etc.)	30	100%	100	30		
Safety Hazards	20	100%	100	20		
Potential Environmental Hazards or Contamination	15	100%	100	15		
Erosion and Stormwater Management Issues	15	100%	100	15		
Total					100	100%

3. PARCEL AND STRUCTURE SURVEY FINDINGS

This blight study includes 308 parcels totaling 29 acres considered for possible inclusion in a TIF district. The proposed area is divided into sections generally corresponding to the existing blocks. Blight findings are presented here, by section, with detailed information about parcels found to be in POOR or VERY POOR condition. Aggregate results for the entire proposed TID are presented in Chapter 5.

Parcels Not Considered

Parcels 48 and 175 parcels were not evaluated because they were under construction.

All of these parcels were evaluated in December and January 2012.

Individual parcel evaluation sheets have been provided to the City, and photos of every parcel are compiled in Appendix A.

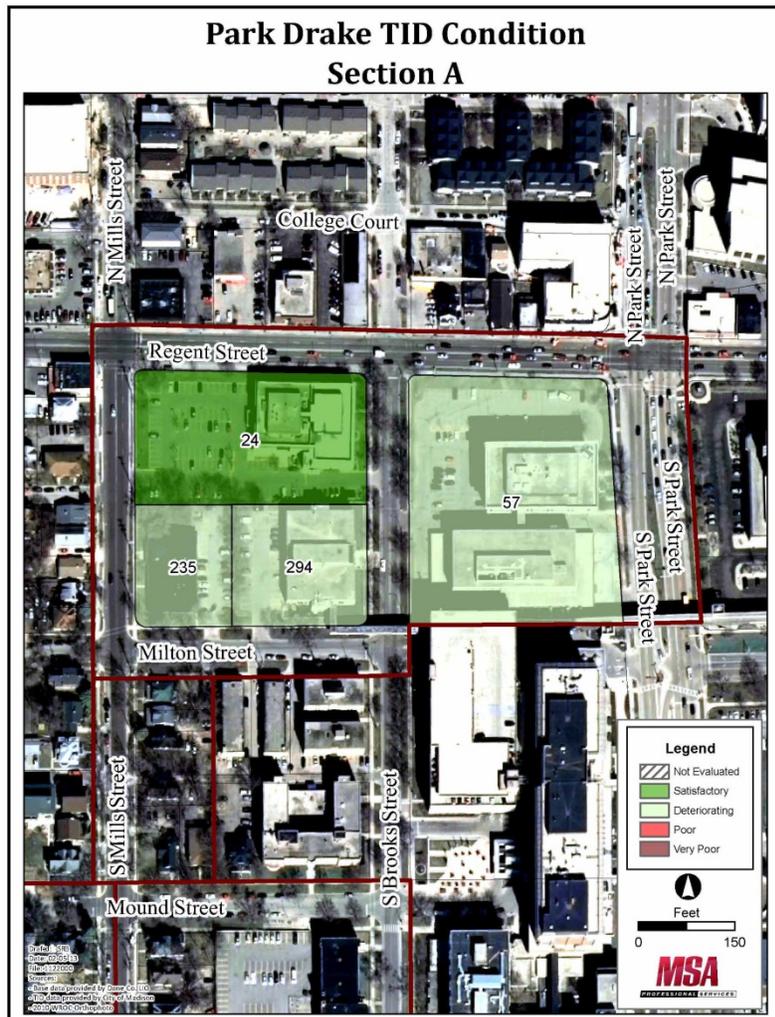
Section A

Description

This subsection includes four parcels ranging in size from 0.65 to 2.81 acres, including parcels 24, 57, 235 and 294. All of the parcels are designated Employment in the Comprehensive Plan, and three are zoned CI, Campus Institutional, while the last, parcel 294, is zoned PD (Planned Development District). All of the parcels have structures and are currently occupied with commercial uses.

Findings

None of the four parcels were determined to be blighted. Many of these parcels lost points for cosmetic deficiencies and maintenance issues, which resulted in three being designated as deteriorating. Photos can be found in Appendix A.



Block A Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	4,806,000	29.32%
Deteriorating	3	11,583,000	70.68%
Poor	0	0	0.00%
Very Poor	0	0	0.00%
Total	4	16,389,000	100.00%

Section B

Description

This subsection includes six parcels ranging in size from 0.09 to 0.18 acres, including parcels 13, 18, 66, 180, 248 and 296. All the parcels are designated in the Comprehensive Plan as Low Density Residential, and are currently zoned PD (except for Parcel 180 which is zoned TR-V1: Traditional Residential Varied District 1). Of the six parcels, two are vacant (Parcels 13 and 296).

Findings

Three of the parcels were found to be blighted (Poor condition), representing 44.10% of the subsection, by area. Detailed notes and photos of the three blighted parcels follow: parcels 13, 66 and 296. Every parcel in this section lost points because of cosmetic deficiencies and minor maintenance. Those

that are considered blighted had both cosmetic and structural deficiencies. Additionally, the two vacant properties lost points because they are not being utilized.



Block B Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	3	20,124	55.90%
Poor	3	15,876	44.10%
Very Poor	0	0	0.00%
Total	6	36,000	100.00%

Blighted Parcels – Section B

The following parcels were determined to be blighted.

Parcel 13

Score: 43.1

Siding dirty with poor patchwork on left side; rotting wood fascia with pieces missing; boarded windows on second floor and basement; porch and overhang sagging slightly; gutters separating from roof with downspout missing; concrete steps cracked with pieces missing; walk has significant cracks and is heaving; construction material occupying drive; vacant



Parcel 66

Score: 46.9

Foundation is cracked with poor patchwork; warped and loose siding boards; windows mismatched with chipped paint; porch sloping and sagging; rear porch broken railing; missing gutters with existing gutters twisted and rusting; cellar door broken and a safety hazard; missing lights



Parcel 296

Score: 35.4

Front porch missing lattice pieces, chipping paint and worn floor boards; foundation peeling and moldy; gutters rusted; graffiti covered with mismatched paint; sidewalk heaving with exposed aggregate; vacant



SECTION C

Description

This subsection includes 25 parcels, ranging in size from 0.06 to 0.21 acres, including parcels 1, 9, 14, 17, 20, 28, 38, 44, 91, 98, 104, 129, 145, 147, 182, 186, 194, 197, 209, 223, 230, 242, 251, 271, and 290. This entire section is designated as Low Density Residential in the Comprehensive Plan. The parcels are zoned either TR-C3: Traditional Residential - Consistent District 3 or TR-C4: Traditional Residential - Consistent District 4. All of the parcels are residential uses, containing occupied structures.

Findings

One of the 25 parcels was found to be blighted, representing 7.8% of the subsection, by area.

Detailed notes and photos for the one parcel follow. The preferred Land Use is Low Density Residential and all of these parcels fit that designation. All of the structures are occupied. The parcel that was determined to be blighted lost points for a wide variety of structural and site problems, as well as other blighting influences.



Block C Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	6	25,210	21.04%
Deteriorating	18	85,240	71.15%
Poor	1	9,350	7.80%
Very Poor	0	0	0.00%
Total	25	119,800	100.00%

Blighted Parcels – Section C

The following parcel was determined to be blighted.

Parcel 223

Score: 51.7

This parcel is comprised of two houses, the east house (pictured on top) has dirty, stained and missing siding, chipping paint, and the garage has two different door styles and walkways heaving. The west house (bottom) has a poorly patched foundation, a window too small for opening, a leaning porch, front gutters hung improperly with missing sections, walk missing chunks and exposed aggregate.



SECTION D

Description

This subsection includes 20 parcels, ranging in size from 0.07 to 0.21 acres, including parcels 4, 33, 35, 36, 45, 62, 72, 74, 82, 90, 144, 148, 173, 215, 216, 246, 262, 287, 292, and 304. The entire section is designated as Low Density Residential in the Comprehensive Plan. The parcels are zoned either TR-C3: Traditional Residential - Consistent District 3, TR-C: Traditional Residential - Consistent District 4, or PD: Planned Development District. The parcels are all currently occupied residential uses.

Findings

Six of the 20 parcels were found to be blighted, representing 35.11% of the subsection, by area. Detailed notes and photos of the six blighted parcels follow: parcels 4, 35, 45, 144, 246 and 304.

While most parcels on the block had some cosmetic deficiencies and other blighting influences, the blighted parcels also lost points for a wide variety of structural and site deficiencies.



Block D Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	4	0	0.00%
Deteriorating	10	55,015	64.89%
Poor	6	29,765	35.11%
Very Poor	0	0	0.00%
Total	20	84,780	100.00%

Blighted Parcels – Section D

The following parcels were determined to be blighted.

Parcel 4

Score: 51.9

Dirty and stained siding, damaged shingles, chipped paint on fascia, two story porch not level with unfinished wood, poorly patched chimney, front steps cracked and pieces missing, column on garage leaning, and driveway is severely cracked, heaving and poorly patched.



Parcel 35

Score: 56.8

Cracked and patched foundation, damaged siding, chipped paint on fascia, porch floor boards are worn, chipped and uneven, stained front stairs, and missing railing for second floor balcony a safety hazard.



Parcel 45

Score: 59.7

Chipped paint on fascia, front porch boards decaying, broken lattice, rear porch missing lattice, mold on front stairs, garage doors have gap, walk is cracked and heaving enough to create a trip hazard.



Parcel 144

Score: 58.7

Siding missing in places; bent gutters; concrete steps in front cracked and spalling; garage missing door and roof faded and dirty; front walk cracked, chunks missing; indoor furniture on porches; foundation flaking near ground



Parcel 246

Score: 59.2

A few shingles are loose or damaged; front porch unfinished wood, mold, broken lattice; no gutters; missing mortar on chimney; sidewalk has missing chunks; scattered litter and debris around structure



Parcel 304

Score: 50.8

Foundation dirty and stained with holes near side door; back porch stairs worn paint, rotting, sagging; side door insulated with spray foam remnants visible; mismatched paint color on doors; garage has loose brick, missing mortar; driveway severely cracked.



SECTION E

Description

This subsection includes 18 parcels, ranging in size from 0.04 to 0.24 acres, including parcels 2, 51, 53, 71, 77, 80, 114, 132, 151, 152, 165, 172, 214, 232, 233, 261, 283, and 305. This entire section is designated as Low Density Residential in the Comprehensive Plan. The parcels are zoned either TR-C3: Traditional Residential - Consistent District 3 or TR-C4: Traditional Residential - Consistent District 4. All of the parcels are residential uses, containing occupied structures.

Findings

Five of the eighteen parcels were found to be blighted (Poor condition), representing 27.78% of the subsection, by area. Detailed notes and photos of the five blighted parcels follow: parcels 132, 151, 152, 283 and 305. Blighted parcels lost points due to a range of site, structural and maintenance issues.



Block E Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	2	6,320	5.85%
Deteriorating	11	73,130	67.74%
Poor	5	28,500	26.40%
Very Poor	0	0	0.00%
Total	18	107,950	100.00%

Blighted Parcels – Section E

The following parcels were determined to be blighted.

Parcel 132

Score: 52

Siding stained, patched window; chipping paint on window frame; porch has unfinished wood with signs of rotting; bent gutters; front wood stairs unfinished, worn, mold, very dirty; retaining walls loose and shifting, missing pieces; suckering tree, overgrown shrubs, large weeds surrounding house



Parcel 151

Score: 52.6

Foundation cracked and bulging with chipping paint; shingles have signs of mold; poor patchwork on chimney; front stairs carpet dirty and improperly cut; back stairs worn with mold and chipping paint; driveway poorly patched with chunks still missing; litter around house and debris in gutters; indoor furniture on porch



Parcel 152

Score: 39.3

Windows dirty/stained with chipped paint; aluminum foil over front windows; lattice has chipped paint, broken pieces; back balcony chipped paint and unfinished wood; gutters dirty; chimney bricks mismatched; brick stairs have broken corners; concrete stairs leaning; retaining walls shifting with missing bricks; walk heaving; vines covering house



Parcel 283

Score: 52.2

Foundation has poor patchwork; different colors on upper and lower parts of house; damaged shingles; chipping paint on window frames; lattice loose and broken with chipped paint; railing wood unfinished; porch has worn boards with chipping paint; concrete stairs have significant cracks, chunks missing, and are poorly patched



Parcel 305

Score: 55.1

Brick siding has poorly patched mortar; the soffit is separating from the fascia; gutters dirty and stained with pieces not connected; both sets of stairs have pieces missing and are dirty; railings do not match; asphalt driveway is faded, cracked and has exposed aggregate; copper roofs over doors dirty and rust-stained



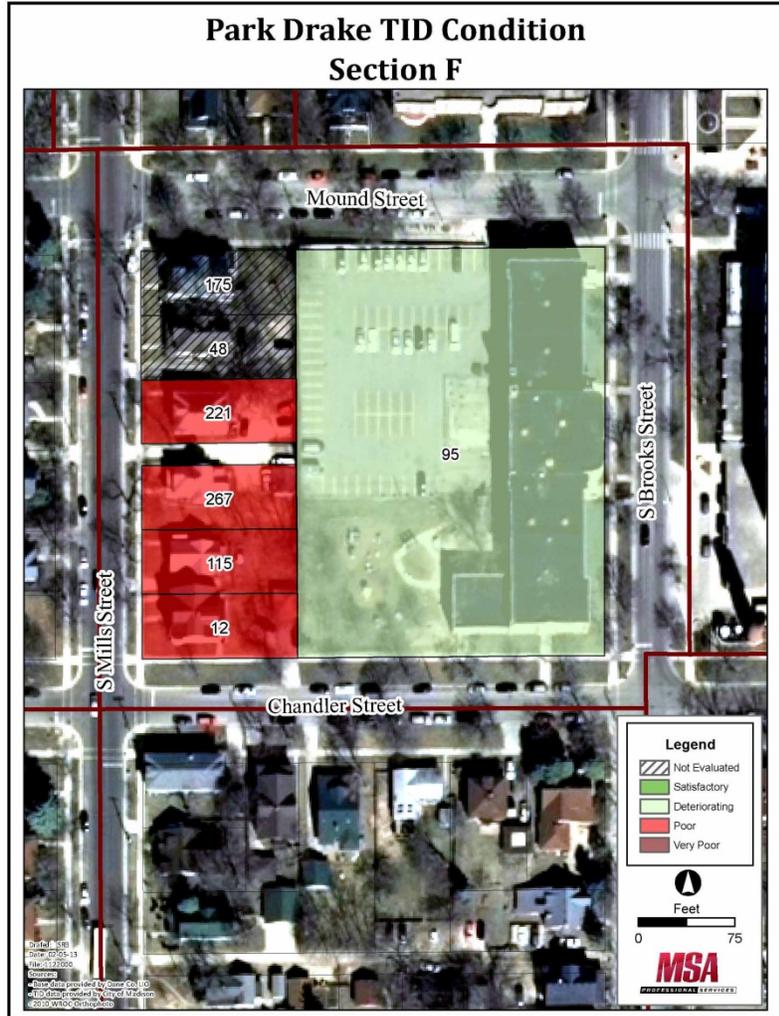
SECTION F

Description

This subsection includes 7 parcels, one being 1.74 acres and the other six 0.14 acres, including parcels 12, 48, 95, 115, 175, 221, and 267. In the comprehensive plan, six of the parcels are designated Low Density Residential while the last is designated Employment. The parcels are zoned either TR-C3: Traditional Residential - Consistent District 3, TR-C: Traditional Residential - Consistent District 4, or PD: Planned Development District. Four of the parcels are residential uses, while Parcel 95 is a daycare and Parcels 48 and 175 are under construction.

Findings

Of the five parcels evaluated, four were found to be blighted, representing 24.01% of the subsection, by area. Two of the parcels were not evaluated because they were under construction: 48 and 175. Detailed notes and photos of the four blighted parcels follow: parcels 12, 115, 221 and 267. The remaining parcel was found to be in deteriorating condition. The blighted parcels lost points for structural deficiencies and site improvements.



Block F Parcels *

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	1	75,960	75.99%
Poor	4	24,000	24.01%
Very Poor	0	0	0.00%
Total	5	99,960	100.00%

* Parcels 48 & 175 were not evaluated (under construction)

Blighted Parcels – Section F

The following parcel was determined to be blighted.

Parcel 12

Score: 57.4

Soffits separated in places, vinyl fascia is ripped exposing wood; front overhang poorly installed; back porch sagging and leaning with chipping paint and unfinished wood; garage roof damaged and moldy and missing doors; driveway is uneven and asphalt is faded; rusting mailboxes; debris scattered around garage



Parcel 115

Score: 46.7

Foundation resurfaced with poor patch work; chunks missing from siding; floor sloping in sun porch; gutters separating from fascia; wood stairs worn and dirty; concrete stairs missing pieces; driveway has large ruts and potholes; debris scattered around house



Parcel 221

Score: 49.4

Shingles faded and damaged; soffit discolored; window screens out of place; front porch has worn floor boards; concrete stairs uneven, cracked and exposed aggregate; no cover on light fixture; driveway has missing pieces; indoor furniture on porch



Parcel 267

Score: 45.0

Siding stained, faded with mismatched repair patches, pieces missing and several large holes on north wall; foundation is uneven and flaking; windows missing screens; porch sloping; overhang shingles damaged; gutter and downspout different colors; front stairs cracked in half, settling;



front walk cracked and sunken; retaining wall shifting with pieces missing; driveway uneven and chunks missing; fence leaning; sunken steps safety hazard

SECTION G

Description

This subsection includes 23 parcels, ranging from 0.04 to 0.22, including parcels 25, 56, 84, 87, 99, 105, 106, 113, 119, 126, 161, 162, 164, 189, 195, 200, 202, 252, 253, 266, 270, 278, and 308. This entire section is designated as Low Density Residential in the Comprehensive Plan. The parcels are zoned TR-C3: Traditional Residential - Consistent District 3, except Parcel 278 is zoned TR-C4: Traditional Residential - Consistent District 4. All of the parcels are residential uses, containing occupied structures.

Findings

Six of the 23 parcels were found to be blighted, representing 25.74% of the subsection, by area. Detailed notes and photos of the six blighted parcels follow: parcels 56, 84, 106, 126, 253 and 308. The blighted parcels lost points for cosmetic deficiencies in most categories, as well as a variety of structural deficiencies.



Block G Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	2	18,000	15.58%
Deteriorating	15	67,805	58.69%
Poor	6	29,735	25.74%
Very Poor	0	0	0.00%
Total	23	115,540	100.00%

Blighted Parcels – Section G

The following parcels were determined to be blighted.

Parcel 56

Score: 59.3

Mismatched shingles; fascia trim missing; porch boards worn, chipping paint, dirty; back stairs unfinished; exterior stairs wood worn with chipping paint; front door peeling paint; shed is made of unfinished plywood; walk and driveway are cracked, shifting and heaving; bare spots in terrace; rotting wood along side of house.



Parcel 84

Score: 54.8

Foundation stained; walls have chipped paint, broken siding pieces and water damage; discolored window; front porch sagging, chipped paint; back porch not level with overhang and showing signs of rot; front stairs worn with chipped paint; back and side stairs not level; garage chipping paint, no doors, broken support in center.



Parcel 106

Score: 49.2

Siding dirty, especially under porches, mismatched on back addition; porches/balconies have unfinished floors, mold, partial lattice, chipped paint; missing downspouts, chimney has rust spots; walk is cracked and heaving; foundation is dirty; shingles faded; piles of debris behind garbage bins; indoor furniture on porch.



Parcel 126

Score: 57.8

Brick siding is dirty, has efflorescence, missing mortar and some mortar patchwork; brick separating in columns; gutters bent; mortar patchwork on chimney; concrete stairs stained with broken brick and concrete; mismatched doors; driveway is cracked and heaving; shrubs and trees in front extremely overgrown.



Parcel 253

Score: 57.5

Foundation dirty; siding dirty; shingles damaged near gable and are peeling up; screens on porch have holes and rips; chipped paint on trim; side porch has unfinished railing on stairs; poorly patched chimney; garage roof worn, fading paint, missing garage door; shared driveway uneven with cracks and heaving.



Parcel 308

Score: 56.7

Foundation exterior insulation panels are flaking; poor siding patchwork; window trim chipping paint; front porch floor boards worn, no paint, header joist significant chipping paint with signs of rot; garage roof is faded, missing siding, dented gutters, and no garage doors.



SECTION H

Description

This subsection includes 25 parcels, ranging from 0.05 to 0.21 acres, including parcels 3, 7, 41, 43, 55, 60, 63, 85, 96, 100, 107, 110, 111, 134, 139, 181, 208, 219, 255, 264, 277, 293, 301, 306 and 307. This entire section is designated as Low Density Residential in the Comprehensive Plan. The parcels are zoned TR-C3: Traditional Residential - Consistent District 3. All of the parcels are residential uses, containing occupied structures.

Findings

Nine of the 25 parcels were found to be blighted, representing 36.74% of the subsection, by area. Detailed notes and photos for parcels 7, 41, 60, 96, 107, 110, 111, 264 and 293 follow. The blighted parcels lost points for cosmetic deficiencies in nearly every category, as well as structural and site problems. Nearly all parcels lost points for minor maintenance issues.



Block H Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	2	6,000	5.60%
Deteriorating	14	61,830	57.67%
Poor	9	39,390	36.74%
Very Poor	0	0	0.00%
Total	25	107,220	100.00%

Blighted Parcels – Section H

The following parcels were determined to be blighted.

Parcel 7

Score: 55.4

Foundation is dirty, cracked, flaking and chunks missing; walls dirty under porch; porch floor worn, chipped paint, railing rusted; gutters loose, dented and twisted; chimney poorly caulked and discolored; side wood stairs chipped paint, very dirty and worn; screen door chipped paint, loose screen.



Parcel 41

Score: 51.4

Poor patchwork on the foundation, places still flaking and cracked; dirty siding; window trims faded and chipped paint; overhang and porch sagging and sloping, worn floor boards, chipping paint, mold on sideskirts; Brick on chimney broken; front stairs stained, chipped paint; side stairs leaning; all doors have fading trim and front porch is missing door; garage is leaning and has chipped paint.



Parcel 60

Score: 54.6

Discolored siding around rooflines; roof discolored around downspout; screen windows on porch missing trim; window trim paint chipped and left side window broken; porch has unfinished wood and dirty carpeting; balcony wood wall sloping; poor patchwork on chimney; stairs have unfinished wood with mold; sidewalk is heaving; front walk cracked and discolored; indoor furniture on porch.



Parcel 96

Score: 52.7

Siding dirty and stained; roof bulging, sagging and stained; missing storm windows; window trim chipping; porch worn and unfinished wood; gutters discolored, dented and twisted; front stairs have exposed aggregate, chunks missing; window wells bent.



Parcel 107

Score: 48.8

Roof is faded and stained; trim on left side showing signs of rot; shingles peeling up; window trim chipping paint; porch roof damaged and worn; side porch dirty and chipping paint; chimney flashing worn, discolored, scratched; vent discolored; front steps heaving; side walk not level; garage roof worn and sagging, mismatched siding; walks are settling unevenly



Parcel 110

Score: 53.2

Fascia paint chipping, flashing above gutters rusted; piece missing at base of window trim; porch skirt broken, missing pieces, and signs of rot; porch roof sloping; front stairs stained; rusted poles in car port; chipping paint on garage doors; missing window in garage; sidewalk is dirty and heaving; vines covering sides of house



Parcel 111

Score: 51.3

Foundation resurfaced poorly in places; dirt and rust stains on siding, missing pieces; broken screens in windows; chipping paint on window trim; front porch boards stained and pieces broken off; back porch sagging with unfinished lattice; missing downspouts; front door mismatched color; garage dirty, chipping paint; driveway cracked and pieces missing



Parcel 264

Score: 56.6

Porch has unfinished floor boards with chipped paint, uneven skirt and columns poorly patched; chipped paint on window trim; significant damage to bricks in chimney; concrete steps poorly patched; garage has signs of rot on siding and chipped paint; uneven settling of brick walkway; railing rusting on porch



Parcel 293

Score: 55.5

Paint splatter on foundation; chipped paint on siding with broken board in front; roof is dirty and stained, shingles are peeling up; missing fascia board; screen broken on basement window; left overhang different color than roof; front porch is sloping, balcony has unfinished wood; front stairs unfinished and molding; ruts in driveway; debris across yard



SECTION I

Description

This subsection includes 16 parcels, ranging from 0.06 to 0.21 acres, including parcels 15, 31, 123, 124, 149, 159, 163, 167, 170, 192, 205, 234, 250, 259, 274, and 276. This entire section is designated as Low Density Residential in the Comprehensive Plan. The parcels are zoned TR-C3: Traditional Residential - Consistent District 3, except Parcel 167 is zoned PD: Planned Development. All of the parcels are residential uses, containing occupied structures.

Findings

Five of the sixteen parcels were found to be blighted, representing 31.68% of the subsection, by area. Detailed notes and photos follow for parcels: 123, 170, 250, 259 and 274. Blighted parcels lost a significant amount of points for cosmetic deficiencies in most categories, as well as structural deficiencies for a wide range of primary structure components. Nearly all blighted parcels lost points for site issues and had a number of minor maintenance issues.



Block I Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	2	18,000	16.67%
Deteriorating	9	55,750	51.64%
Poor	5	34,200	31.68%
Very Poor	0	0	0.00%
Total	16	107,950	100.00%

Blighted Parcels – Section I

The following parcels were determined to be blighted.

Parcel 123

Score: 58.4

Brick separating, efflorescence, and poor mortar patchwork; soffits have chipped paint and separating wood panels; chipping paint on window trim; front porch wood worn, and paint chipping; broken pailings on porch skirt; left porch sagging; gutters sagging and dented; side concrete steps aggregate exposed; side door rusting; cracked retaining wall; indoor furniture on porch



Parcel 170

Score: 59.9

Left side foundation cracked and flaking; window frames chipped paint; stain on porch is wearing off; gutters stained, twisted and dented; chimney brick is separating and missing mortar; vent damaged; wood stairs sagging; garage sagging roof, chipping paint, gutters falling off; ruts in gravel driveway; debris



Parcel 250

Score: 58.3

Siding discolored and chipping paint in places; roof is faded; mismatched window trim color; balcony discolored; gutters sagging, missing downspouts and gutter segments; chimney flashing poorly patched; concrete stairs discolored; brick stoop loose and not level; fence rusting and leaning; brick walk uneven



Parcel 259

Score: 45.7

Foundation has significant patching; siding is discolored with pieces broken off; chipping wood on trim; cornice and soffit have rotting wood; window trim has chipping paint; gutters discolored; concrete stairs are flaking; cracked; exposed aggregate; stoop is leaning; garage is leaning and roof is sagging; driveway not level; concrete at garage heaving, cracked with chunks missing



Parcel 274

Score: 42.2

Brick is stained near chimney; roof is discolored; windows chipped paint and paint on glass; basement windows have rust stains and sills have chipping paint; front overhang discolored; side balcony floor flashing peeling up; concrete stairs have chunks missing and exposed aggregate; garbage cans in front yard; garage roof damaged and heavy patchwork; gravel ruts forming; duct taped "For Rent" sign



Section J

Description

This subsection includes nineteen parcels ranging in size from 0.06 to 0.26 acres, including parcels 5, 8, 10, 49, 58, 70, 89, 94, 122, 125, 128, 139, 176, 198, 211, 218, 241, 286 and 299. All the parcels are designated for Low Density Residential in the Comprehensive Plan, and are currently zoned TR-C3: Traditional Residential - Consistent District 3.

Findings

Six of the nineteen parcels were found to be blighted, representing 29.75% of the subsection, by area. Detailed notes and photos of the six blighted parcels follow: 10, 94, 125, 138, 176 and 286. Every parcel in this section lost points because of cosmetic deficiencies, with about half losing points for minor maintenance. Those that are considered blighted not only had cosmetic deficiencies but also had structural deficiencies.



Block J Parcels			
	Parcels	Area (sq. ft.)	% by Area
Satisfactory	3	23,057	21.35%
Deteriorating	10	52,818	48.91%
Poor	6	32,125	29.75%
Very Poor	0	0	0.00%
Total	19	108,000	100.00%

Blighted Parcels – Section J

The following parcels were determined to be blighted.

Parcel 10

Score: 56.2

Foundation has significant patching; siding discolored with pieces broken off; chipping wood on trim; cornice and soffit have rotting wood; window trim has chipping paint; gutters discolored; concrete stairs are flaking, cracked, exposed aggregate; stoop is leaning; garage is leaning and roof is sagging; concrete at garage heaving, cracked with chunks missing



Parcel 94

Score: 53.8

Brick walls dirty with some efflorescence; damage over 2nd floor roof; signs of wear on roof, some shingles peeling up; window frames chipping paint; different paint colors; front concrete stairs dirty/stained; cheek wall separating brick, missing mortar; rust on chimney cap; garage poorly painted, chipping paint; fence on right side broken; concrete pad at garage dirty, severe cracks and heaving



Parcel 125

Score: 42.7

Foundation is dirty, cracked on right side; siding is dirty, has mismatch patchwork, siding has missing chunks; shingles appear damaged; unfinished wood on all porches; flashing on chimney piece meal; doors dirty, threshold worn; garage has large chunks of missing stucco; garage door bowing out; chipping paint; heaving and cracked walks and drives



Parcel 138

Score: 57.2

Siding dirty and stained, odd patchwork under window on left side; roof is sagging in front; worn and faded shingles, damaged shingles around chimney; chipping paint on window trim; windows missing sill trim; porch has chipping paint, poor connection of roof joist to house; fence unfinished, moldy; bare spots and weeds in lawn, retaining wall in rear not back filled



Parcel 176

Score: 42.9

Foundation is dirty and has minor cracking; brick siding has some mismatched colors, efflorescence, mortar patchwork; roof shingles faded, flashing paint chipped; porches have chipping paint; back porch columns have loose/broken bricks, leaning, balcony has unfinished wood; concrete steps have cracks; cheek walls have separating brick; garage has chipping paint, roof damaged, mold



Parcel 286

Score: 51.4

Foundation has some abrasions; brick is dirty, some mortar patchwork; siding is dirty; roof is faded, some peeling shingles in back; flashing has chipping paint; windows dirty, have chipping paint on trim; rusted emergency balcony; garage dirty; concrete drive cracked, missing chunks; scattered debris



Section K

Description

This subsection includes eighteen parcels ranging in size from 0.05 to 0.46 acres, including parcels 30, 50, 54, 61, 67, 69, 88, 131, 183, 184, 190, 207, 226, 238, 258, 269, 279 and 295. Most parcels are designated for Low Density Residential in the Comprehensive Plan, and are currently zoned TR-C3: Traditional Residential - Consistent District 3. Parcels 50, 183, 190, 226, 279 and 294 are designated for Community Mixed-Use and are currently zoned TSS: Traditional Shopping Street District.

Findings

Four of the eighteen parcels were found to be blighted, representing 24.34% of the subsection, by area. Detailed notes and photos of the four blighted parcels follow: 88, 131, 184 and 279. While only four parcels were found to be blighted, all but one parcel have some level of deterioration. Many parcels had a significant amount of cosmetic deficiencies.



Block K Parcels			
	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	20,250	18.77%
Deteriorating	13	61,360	56.89%
Poor	4	26,250	24.34%
Very Poor	0	0	0.00%
Total	18	107,860	100.00%

Blighted Parcels – Section K

The following parcels were determined to be blighted.

Parcel 88

Score: 57.3

Foundation has minor discoloration; siding is quite dirty; roof shingles worn; peeling, chipping paint on soffit; rusted roof valley; paint chipping on most surfaces of porch; dirty and bent gutters; front walk crumbling; side walk discolored; second story porch railing in rear is a fall hazard for children



Parcel 131

Score: 58.7

Foundation cladding is missing, broken, paint is wearing off and discolored; broken off siding pieces; shingles are peeling up; chimney has rusted flashing and some discoloration; stairs have unfinished railings and discolored concrete steps, mismatch railings; garage paint wearing off siding and trim; signs of water damage; trash and leaf debris, little landscaping



Parcel 184

Score: 53.9

Foundation and siding is dirty in areas; shingles are quite worn, peeling up in places; trim is dirty and chipping paint; enclosed porch has paint wearing off side lattice, floor plate and wood trim, holes in screen window; rusted gutters; chimney missing mortar in several places; garage doors sagging, paint wearing off doors and siding, rusted gutter tiebacks; mud sections in lawn



Parcel 279

Score: 58.9

Foundation is discolored with aggregate showing; siding has areas that are quite dirty; roof eave fascia is missing on side; eave soffit panels are dirty and some loose; paint worn on windows trim and frames; sections of screening missing; floor boards worn, chipping paint; chipping paint on stairs and railings; dirt lawn areas, shrub stumps along foundation; indoor furniture on porch



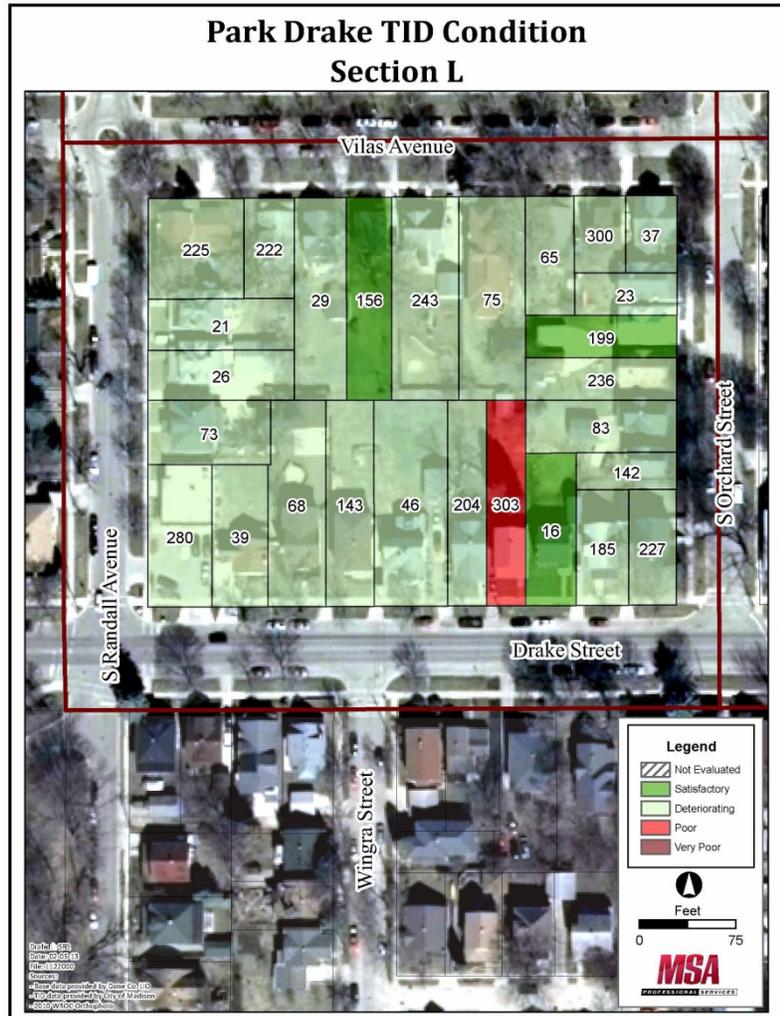
Section L

Description

This subsection includes twenty seven parcels ranging in size from 0.05 to 0.21 acres, including parcels 16, 21, 23, 26, 29, 37, 39, 46, 65, 68, 73, 75, 83, 142, 143, 156, 185, 199, 204, 222, 225, 227, 236, 243, 280, 300 and 303. All the parcels are designated for Low Density Residential in the Comprehensive Plan, and are currently zoned TR-C3, with the exception of parcels 39 and 280 which is zoned NMX: Mixed-Use Center District.

Findings

One of the twenty seven parcels was determined to be blighted. Twenty four of the twenty seven parcels are at varying levels of deterioration. The blighted parcel lost points for a series of cosmetic deficiencies, a few structural and minor maintenance issues.



Block L Parcels			
	Parcels	Area (sq. ft.)	% by Area
Satisfactory	3	14,052	10.73%
Deteriorating	23	112,226	85.66%
Poor	1	4,740	3.62%
Very Poor	0	0	0.00%
Total	27	131,018	100.00%

Blighted Parcels – Section L

The following parcel was determined to be blighted.

Parcel 303

Score: 56.7

Foundation is dirty and moldy, siding is dirty; lower roof is sagging, faded with a few peeling shingles; window trim is faded; basement windows dirty; porch lattice skirt is broken, chipping paint; chimney is dirty with some mortar patchwork and dented flashing; concrete stairs dirty with rust stains; asphalt drive cracked, exposed aggregate; remnant vines on house



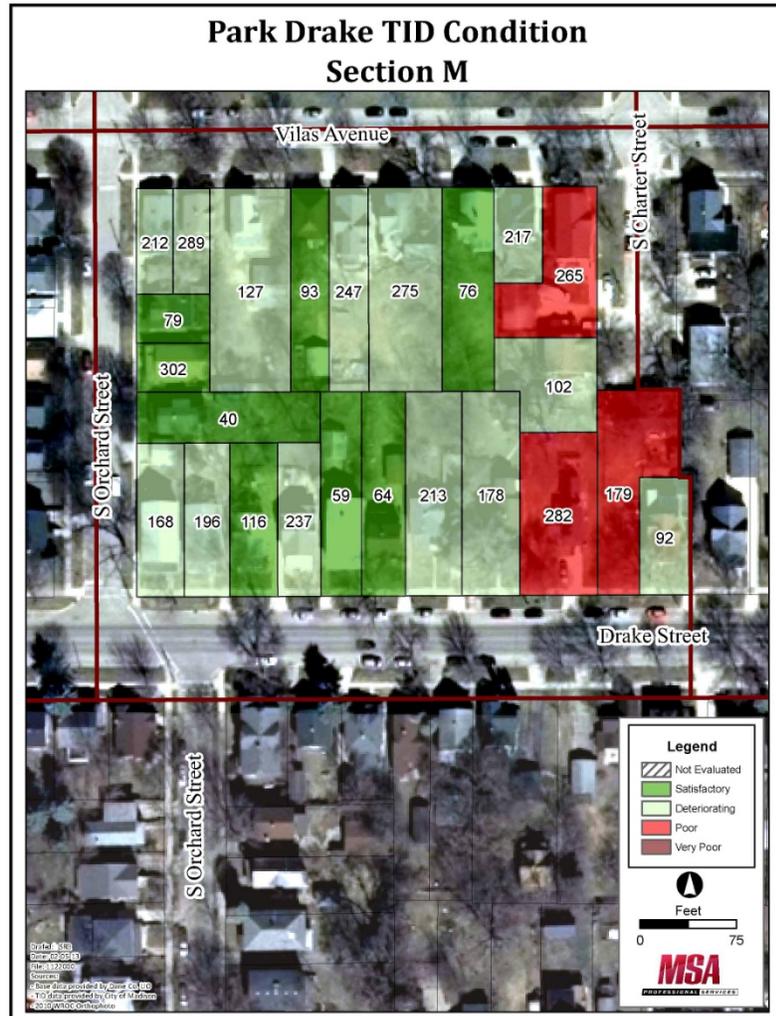
Section M

Description

This subsection includes twenty four parcels ranging in size from 0.05 to 0.22 acres, including parcels 11, 19, 22, 32, 52, 92, 103, 108, 136, 140, 141, 146, 154, 158, 178, 179, 188, 201, 203, 228, 254, 268, 272 and 297. All the parcels are designated for Low Density Residential in the Comprehensive Plan, and are currently zoned TR-C3.

Findings

Three of the parcels were found to be blighted, representing 24.71% of the subsection, by area. Detailed notes and photos of the three blighted parcels follow: 179, 265 and 282.



Block M Parcels			
	Parcels	Area (sq. ft.)	% by Area
Satisfactory	8	5,600	5.94%
Deteriorating	13	65,401	69.35%
Poor	3	23,301	24.71%
Very Poor	0	0	0.00%
Total	24	94,302	100.00%

Blighted Parcels – Section M

The following parcels were determined to be blighted.

Parcel 179

Score: 59.2

Brick is dirty and stained with mortar patchwork, siding is chipping paint; roof shingles mismatched; chimney is molding and stained; fence on side is leaning and unfinished wood; garbage cans in front yard, bare dirt, weeds in planting beds, piles of materials and outside storage



Parcel 265

Score: 57.3

Foundation is dirty and uneven; cladding very dirty; windows dirty with chipping paint on frames; porch and balcony sagging, chipping paint, moldy; gutters sagging in places and dirty; chimney missing chunks; front storm door is missing closer; mismatch mailboxes, debris on roof, weeds and bare spots, remnant tree trunks



Parcel 282

Score: 54.2

Foundation poorly resurfaced, insulation visible; significant discoloration and chipping paint on siding, signs of rot along roof line; mismatched patchwork on roof; chipping paint on most window trim; stairs have chipping paint; significant cracks in concrete drive; bare spots and weeds in lawn



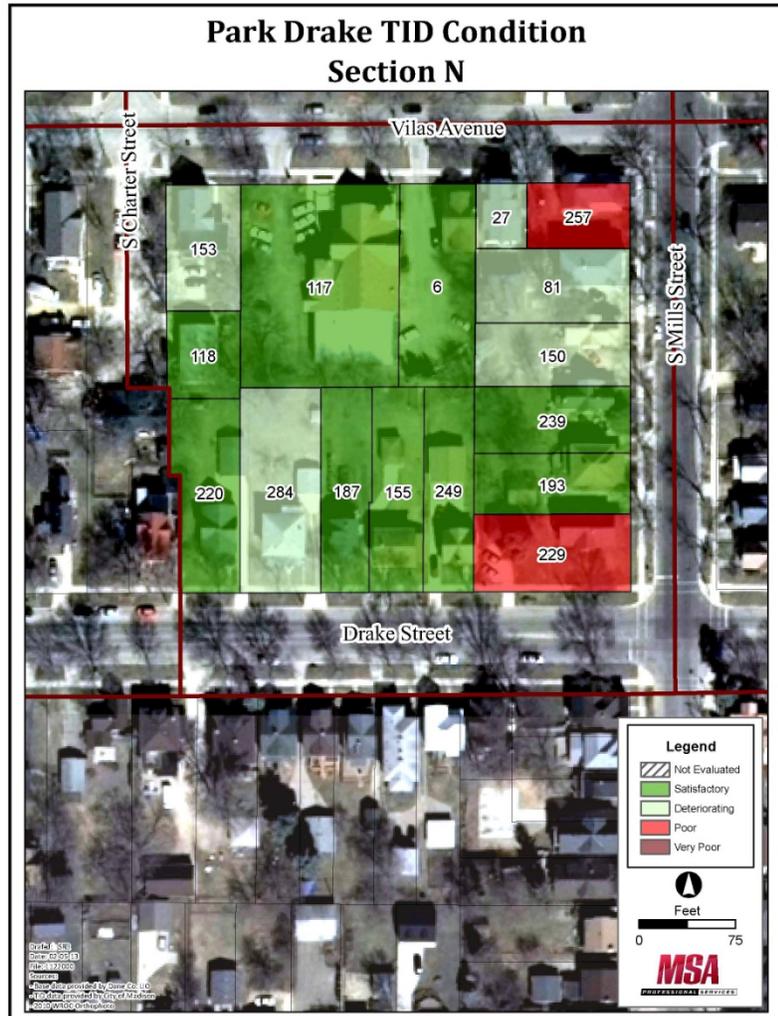
Section N

Description

This subsection includes sixteen parcels ranging in size from 0.05 to 0.44 acres, including parcels 6, 27, 81, 117, 150, 153, 155, 187, 193, 220, 229, 293, 249, 257 and 284. All the parcels are designated for Low Density Residential in the Comprehensive Plan, and are currently zoned TR-C3.

Findings

Two of the sixteen parcels were determined to be blighted, representing 11.61% of the subsection, by area. Detailed notes and photos of the two blighted parcels follow: 229 and 257. Two parcels were found to be blighted, however an additional five parcels indicated varying levels of deterioration.



Block N Parcels			
	Parcels	Area (sq. ft.)	% by Area
Satisfactory	9	59,002	58.79%
Deteriorating	5	29,705	29.60%
Poor	2	11,650	11.61%
Very Poor	0	0	0.00%
Total	16	100,357	100.00%

Blighted Parcels – Section N

The following parcels were determined to be blighted.

Parcel 229

Score: 59.8

Foundation has mismatched color and texture; areas of siding have missing paint, missing pieces of siding; paint is worn on window frames; missing skirts on porch; dented downspouts; spalling concrete stairs in front; sidewalk to rear door in poor condition; weathered driveway; junk in back parking area



Parcel 257

Score: 59.6

Foundation spalling; areas where walls are discolored; soffit panels, fascia, window frames and sills have worn paint; worn floor boards on porch, patchwork on foundational corners; minor rust on gutters; worn, leaning railing; litter, boards leaning against house; indoor furniture on porch



Section O

Description

This subsection includes eighteen parcels ranging in size from 0.07 to 0.30 acres, including parcels 34, 42, 78, 101, 109, 121, 130, 135, 160, 166, 191, 206, 210, 224, 156, 263, 281 and 291. All the parcels are designated for Low Density Residential in the Comprehensive Plan, and are currently zoned TR-C3.

Findings

None of the eighteen parcels were determined to be blighted. The results of this subsection indicate that the majority of parcels are in satisfactory condition. Those parcels identified as deteriorating are at varying levels of deterioration.



Block O Parcels			
	Parcels	Area (sq. ft.)	% by Area
Satisfactory	11	64,741	58.77%
Deteriorating	7	45,421	41.23%
Poor	0	0	0.00%
Very Poor	0	0	0.00%
Total	18	110,162	100.00%

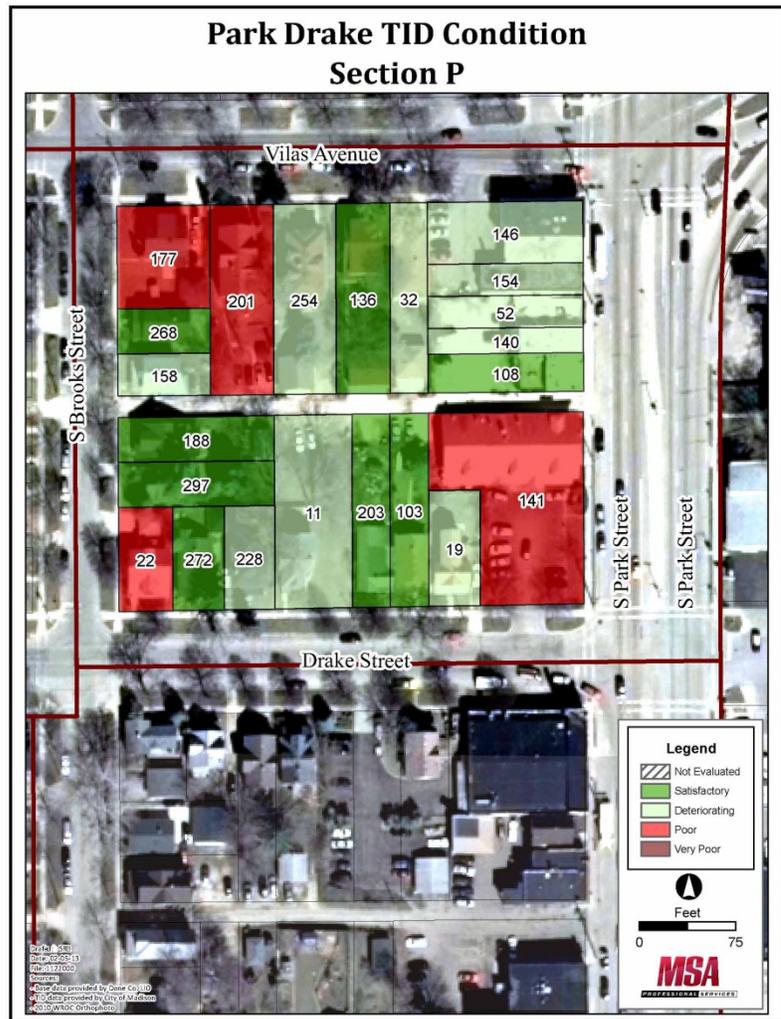
Section P

Description

This subsection includes twenty two parcels ranging in size from 0.06 to 0.33 acres, including parcels 11, 19, 22, 32, 52, 103, 108, 136, 140, 141, 146, 154, 158, 177, 188, 201, 203, 228, 254, 268, 272 and 297. A majority of parcels are designated for Low Density Residential in the Comprehensive Plan, and are currently zoned TR-C3. Parcel 32, 52, 108, 140, 141, 146 and 154 are designated for Community Mixed-Use and are zoned currently zoned TSS: Traditional Shopping Street District.

Findings

Four of the parcels were found to be blighted, representing 28.36% of the subsection, by area. Detailed notes and photos of the four blighted parcels follow: 22, 141, 177 and 201.



Block P Parcels			
	Parcels	Area (sq. ft.)	% by Area
Satisfactory	8	32,950	30.54%
Deteriorating	10	44,350	41.10%
Poor	4	30,600	28.36%
Very Poor	0	0	0.00%
Total	22	107,900	100.00%

Blighted Parcels – Section P

The following parcels were determined to be blighted.

Parcel 22

Score: 53.4

Foundation is dirty and discolored; siding is dirty, has paint wearing off, loose corner pieces, patched holes; shingles are worn, peeling up in places and replacement near dormer not doesn't match rest of roof: dormer windows boarded; chimney missing mortar, discolored; front steps have minor spalling and rust; garage paint is wearing off



Parcel 141

Score: 58.0

Parcel is vacant; some discoloration around vent on roof; awnings are quite dirty; front balcony stained on wood; vents rusting; stairs have minor discoloration and rust staining; lights are dirty; parking lot has cracks, potholes; rusted guard rail along alley; some areas of dead grass, dumpsters in parking lot unscreened



Parcel 177

Score: 58.0

Siding is worn, discolored, many sections have pieces breaking off; missing flashing on dormer; shingles worn; eaves cracking, rotted, paint chipping; soffit chipping paint; side window filled in with mismatch material and color; chimney brick eroding in areas; shed chipping paint, door degrading at corner; concrete walk cracked and heaving



Parcel 201

Score: 55

Siding dirty with paint wearing; porch columns and railing unfinished wood, flooring discolored, lattice paint wearing thin; front wood stair and railing significantly discolored, two different door styles; shed is worn; front light is missing cover; concrete parking has several cracks, missing paved section; walk uneven with exposed aggregate; over grown shrubs, leaf debris; retaining wall cracked, leaning



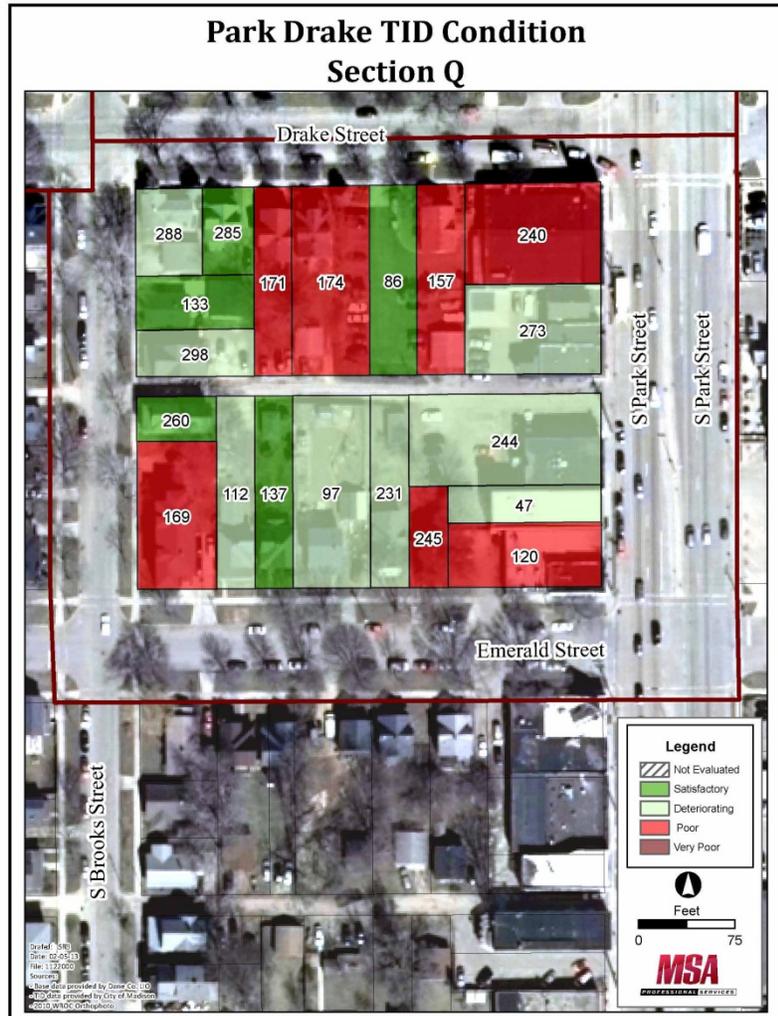
Section Q

Description

This subsection includes twenty parcels ranging in size from 0.05 to 0.21 acres, including parcels 47, 86, 97, 112, 120, 133, 137, 157, 169, 171, 174, 231, 240, 244, 245, 260, 273, 285, 288 and 298. All the parcels are designated for Low Density Residential or Community Mixed Use in the Comprehensive Plan, and are currently zoned TR-C3, TSS or PD.

Findings

Seven of the parcels were found to be blighted, representing 48.52% of the subsection, by area. Detailed notes and photos of the seven blighted parcels follow: parcels 120, 157, 169, 171, 174, 240 and 245. Parcels in this subsection were evenly split amongst the categories by number of parcels, however, the majority of total area was determined to be in poor condition. Most parcels in this section lost points because of cosmetic deficiencies. Those that are considered blighted not only had cosmetic deficiencies but also had structural deficiencies.



Block Q Parcels			
	Parcels	Area (sq. ft.)	% by Area
Satisfactory	6	5,625	6.39%
Deteriorating	7	39,704	45.09%
Poor	7	42,720	48.52%
Very Poor	0	0	0.00%
Total	20	88,049	100.00%

Blighted Parcels – Section Q

The following parcels were determined to be blighted.

Parcel 120

Score: 57.8

Siding has mismatched paint and tar residue, brick has splotches at base and water damage at corner; trim is chipping paint; upper window wood frame is discolored; stoops discolored with paint splotches, ramp is cracked; sign light is dirty; parking lot has cracks and a section crumbling and missing asphalt; weeds



Parcel 157

Score: 45.3

Less intensive use than preferred in plan; paint is wearing off foundation; siding very worn and discolored, missing edges and excess paint from window trim; shingles worn and peeling up; paint wearing on window frames awnings worn and dirty; porch is unfinished, siding deteriorating, stairs discolored; garage paint is wearing; dirt areas within lawn and sidewalk terraces



Parcel 169

Score: 57.1

Foundation discolored; metal sheathing dented on eaves; boarded up basement windows, wearing paint on frames; stairs and brick cheek wall mortar and bricks missing, patchy concrete cap, minor discoloration and spalling; fence unfinished, discolored and missing boards; front drive has uneven settling and is cracked, spalling sections on side driveway; walk is discolored



Parcel 171

Score: 58.4

Foundation has missing mortar in front corner; siding paint is wearing off; brick has significant discoloration; roof eaves have chipping paint; boarded basement window; left porch column bowing out; porch ceiling wood separating and dirty, floor boards separating; chimney discolored, missing brick; step paint mostly worn off; screen door is damaged



Parcel 174

Score: 55.7

Foundation discolored, patchy and spalling; siding missing sections on side façade; shingles worn, stained, chipping paint on eaves; enclosed porch has peeling paint from base trim; brick columns missing and spalling bricks; no skirting; stairs discolored, spalling, aggregate showing, missing concrete section; garage paint wearing thin, rust stains from nails



Parcel 240

Score: 30.1

Brick has cracks through brick and mortar and separation at NW corner, back brick rust stained, discolored; boarded up windows, chimney missing mortar in joints; garage door entry discolored, rusted safety bollards; signs of graffiti on metal fence divider; back metal fence discolored; worn signs, rusted and discolored



Parcel 245

Score: 56

Parcel has less intensive use than preferred in plan; foundation is discolored, spalling and bowed in along side; 2nd story siding quite worn, foam insulation oozing out of siding on porch; shingles severely degraded; rusted metal window frames; covered porch, shingles worn and peeling up; missing gutters; dirty/weeds growing over driveway pavers



4. OTHER BLIGHTING FACTORS

The parcel scores include considerations for three factors that indicate and influence conditions consistent with blight – code violations, police calls, and the condition of public streets in the study area. Our analysis revealed elevated police call data for some key types of crime in this area and some deficiencies with the public streets and alleys, so three points were uniformly deducted for these factors. Scores were reduced at an individual parcel basis for a history of code violations, up to a maximum of 10 points. The data and the scoring are described below.

Code Violations

The greater the number and frequency of code violations, the more likely that the area is: “detrimental to the public health, safety, morals or welfare” of its citizens. The City of Madison has a Code of Ordinances which provides regulations on everything from plumbing and electricity, to civil rights, to landlord and tenant relations.

General Observations

There were 1162 code violations in the Park Drake study area from January 2002 thru December 2012. This is an average of 3.77 violations per parcel. Approximately 78.9% of the 308 parcels received violations and 16% of these were single-time offenders.

There are many different types of code violations; however all violations fall in to 15 different general categories: Ice/snow removal, junk/trash/debris, trash/recycle bins, property maintenance, miscellaneous, vegetation maintenance, graffiti, vehicle location, no permit, sign complaints, housing, construction, noise, street occupancy and zoning.

Ice/snow removal violations are the most common violation in the study area – there were 446 reports of such violations over the 2001-2011 period.

Table 4.1 displays the type and number of code violations reported in Park Drake from May 2001 to the beginning of May 2011.

Table 4.1	
Code Violations	
	#
Ice/Snow Removal	446
Junk/Trash/Debris	162
Trash/Recycle Bins Complaints	145
Property Maintenance	113
Miscellaneous	93
Vegitation Maintenance	72
Graffiti	38
Vehicle Location Complaints	32
No Permit	20
Sign Complaints	19
Housing	12
Construction	5
Noise	2
Street Occupancy	2
Zoning	1
Total	1162

Parcel Score Deductions for Code Violations

We assigned point deductions to individual parcels using the following guidelines:

- Properties with no code violations within the past five years received no deduction
- Parcels with two or fewer violations in the past ten years received no deduction
- Parcels with three or more violations and at least one in the past five years received a deduction of one-half point per violation, to a maximum of a 10-point total deduction

Police Calls

There are a variety of different conditions which, if present, can support a determination of blight. As defined in Statute 66.1105(2)(ae) these conditions include those that are “conducive to...juvenile delinquency and crime, and [are] detrimental to the public health, safety, morals or welfare...”

To analyze the levels of crime within Park Drake area, we examined the number of police calls in Park Drake area and city-wide from 2007 to 2011 on a per acre basis (calls divided by acres). Data was provided by the City. We compared both total police calls and several specific types of calls.

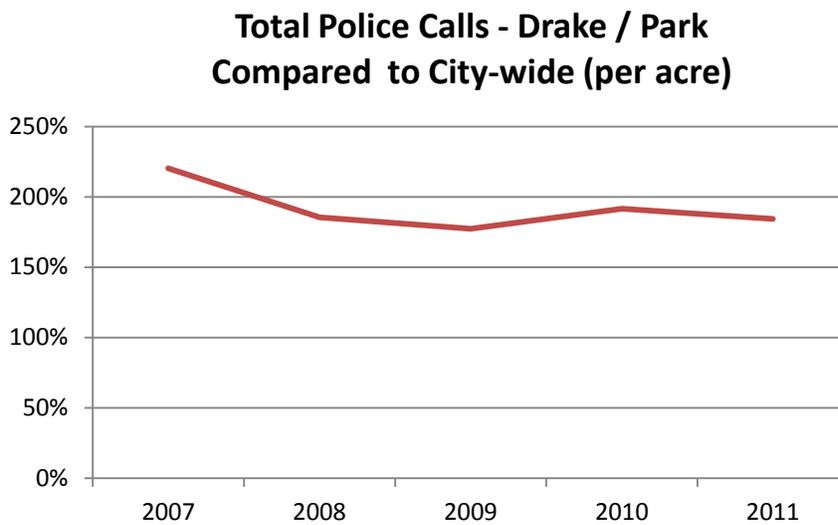
Total Police Calls

It is important to note that “police calls” include nearly 150 types of contact tracked by the City of Madison Police Department, including reported crimes but also including 911 phone calls and requests for information.

Over the past five years there have been, on average, 397 calls per year in Park Drake, or about 5.01 per acre. City-wide, over the same period, the average is 128,285 calls per year, or about 2.61 per acre.

Table 4.2 shows “police calls per acre” in Park Drake as a percentage of the same number city-wide, and it reveals that police calls in Park Drake are higher than police calls city-wide.

Table 4.2 – Police Calls per Acre, Drake/Park versus City of Madison



Data does not include Code 97 & 98 - informational calls
*2009 data is not available

Selected Police Calls

We also considered the occurrence of specific police calls associated with crimes that are particularly detrimental to actual or perceived personal safety (sexual assault, aggravated assault, burglary/robbery, theft, etc.).

Table 4.3 displays reported crimes that threatened personal safety within the Park Drake area, and within Madison. For ease of comparison, the numbers are reported on a per acre basis. Of these selected crimes, all occur more frequently on average. When compared to the entire city, Homicide, Arson, and Burglar have the largest disparity.

Table 4.3 – Reported Crimes in Drake/Park & City of Madison

Reported Crimes Threatening Personal Safety in Drake/Park & Madison (per acre)						
	2007	2008	2009	2010	2011	Average
Homicide	0.0000	0.0000	0.0000	0.0000	0.0126	0.0025
Madison	0.0001	0.0002	0.0001	0.0000	0.0001	0.0001
	<i>Compared to Madison</i>					2063.4%
Sexual Assault 1-2-3-4/Rape	0.0000	0.0000	0.0126	0.0126	0.0000	0.0050
Madison	0.0039	0.0033	0.0015	0.0033	0.0030	0.0030
	<i>Compared to Madison</i>					238.4%
Robbery (armed & strong armed)	0.0378	0.0378	0.0252	0.0252	0.0000	0.0252
Madison	0.0082	0.0085	0.0082	0.0068	0.0055	0.0075
	<i>Compared to Madison</i>					316.7%
Aggravated Assault	0.0252	0.0252	0.0378	0.0252	0.0000	0.0227
Madison	0.0082	0.0085	0.0087	0.0087	0.0079	0.0084
	<i>Compared to Madison</i>					265.5%
Burglary (res & non-res)	0.1639	0.0378	0.1387	0.2396	0.2396	0.1639
Madison	0.0468	0.0512	0.0382	0.0423	0.0370	0.0431
	<i>Compared to Madison</i>					400.1%
Stolen Autos	0.0630	0.0757	0.0252	0.0252	0.0126	0.0403
Madison	0.0186	0.0175	0.0137	0.0124	0.0122	0.0149
	<i>Compared to Madison</i>					252.3%
Theft	0.2774	0.2017	0.1513	0.1009	0.1891	0.1841
Madison	0.1177	0.0988	0.0994	0.1070	0.1077	0.1061
	<i>Compared to Madison</i>					172.4%
Arson	0.0126	0.0000	0.0000	0.0000	0.0378	0.0101
Madison	0.0017	0.0023	0.0018	0.0015	0.0017	0.0018
	<i>Compared to Madison</i>					591.3%

Public Street Conditions

Though we focused mostly on the condition of the *parcels* in the study Area, it is also important to consider the condition of the public streets and alleys adjacent to the parcels we evaluated. Whereas the sidewalk and terrace is (or should be) maintained by the adjacent property owner and was evaluated as part of the adjacent parcel, the street itself and the alleys are maintained only by the City. The condition of this public infrastructure can positively or negatively impact perceptions of the area and investment and maintenance decisions of surrounding property owners.

Our qualitative review of the public streets and medians reveals the majority are in satisfactory condition with a few deficiencies, primarily alleyways throughout the area.

Below are some of the street conditions within the Park Drake area.



Asphalt problems in Sections B Alley
(poor condition)



Water pooling issues in Section G Alley
(poor condition)



Mound between Orchard and Charter
(curb and road in poor condition)



Mound between Orchard and Randall
(curb and road in poor condition)

Parcel Score Deductions for Police Calls and Street Conditions

The quantitative police call data and the qualitative street condition evaluations are both relevant to conditions and blight determinations in the study area parcels. Though neither can be assigned to specific parcels, it is fair to account for the affect of these conditions by making a standard deduction to all parcels.

Based on the elevated police calls in key crime areas and because of the street and alley deficiencies, we have deducted (3) points from every parcel in the Park Drake study area.

5. SUMMARY AND CONCLUSIONS

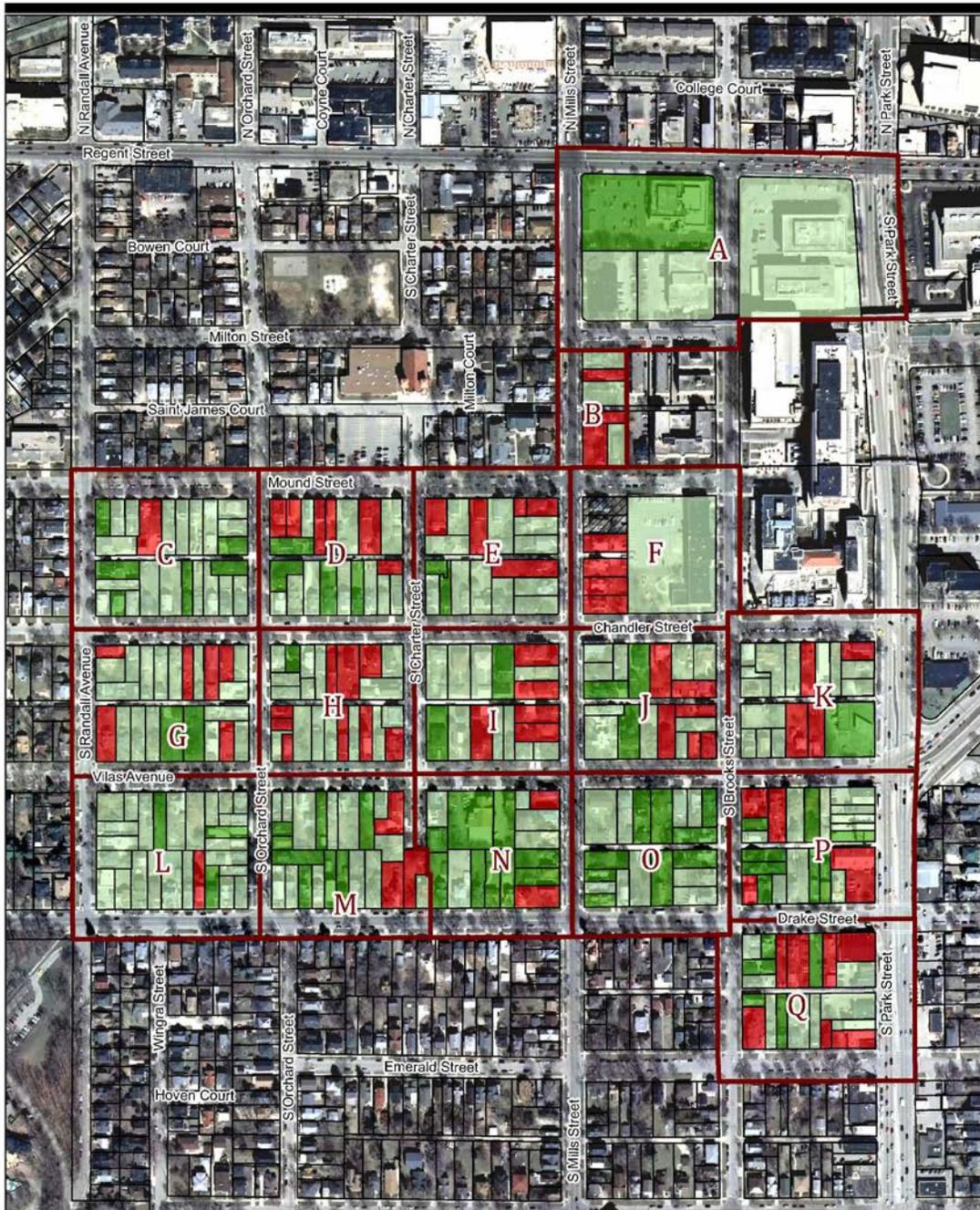
Of the total area evaluated for blight (approximately 43.5 acres), 20.2% of this area (approximately 8.8 acres) has been determined by this study to be blighted.

Section	Satisfactory		Deteriorating		Poor		Very Poor		Total Parcels		Blight % of Area
	#	Area	#	Area	#	Area	#	Area	#	Area	
A	1	73,825	3	190,724	0	0	0	0	4	264,549	0.0%
B	0	0	3	20,124	3	15,876	0	0	6	36,000	44.1%
C	6	25,210	18	89,240	1	9,350	0	0	25	123,800	7.6%
D	4	0	10	55,015	6	29,765	0	0	20	84,780	35.1%
E	2	6,320	11	73,130	5	28,500	0	0	18	107,950	26.4%
F	0	0	1	75,960	4	24,000	0	0	5	99,960	24.0%
G	2	18,000	15	67,805	6	29,735	0	0	23	115,540	25.7%
H	2	6,000	14	61,830	9	39,390	0	0	25	107,220	36.7%
I	2	18,000	9	55,750	5	34,200	0	0	16	107,950	31.7%
J	3	23,057	10	52,818	6	32,125	0	0	19	108,000	29.7%
K	1	20,250	13	61,360	4	26,250	0	0	18	107,860	24.3%
L	3	14,052	23	112,226	1	4,740	0	0	27	131,018	3.6%
M	8	5,600	13	65,401	3	23,301	0	0	24	94,302	24.7%
N	9	59,002	5	29,705	2	11,650	0	0	16	100,357	11.6%
O	11	64,741	7	45,421	0	0	0	0	18	110,162	0.0%
P	8	32,950	10	44,350	4	30,600	0	0	22	107,900	28.4%
Q	6	5,625	7	39,704	7	42,720	0	0	20	88,049	48.5%
TOTAL	68	372,632	172	1,140,563	66	382,202	0	0	306	1,895,396	20.2%
	22.2%	19.7%	56.2%	60.2%	21.6%	20.2%	0.0%	0.0%	100.0%	100.0%	

**not including parcels #48 and 1#75 and under construction)*

The 308 parcels that were examined in this study area have been grouped into 17 sections for ease of analysis. Two parcels were not evaluated because they were under construction; parcels 48 and 175 in Section F. Based on our evaluations there are blighted parcels throughout much of the study area, though the percentage of blight, by area, does vary. Section A did not have any blighted parcels, while Section B was found to have 51.63%, blight by area. The only other section close to the 50% standard was Section Q at 48.5%; the remaining sections were well below 37% blighted.

A blight TIF requires that 50% of the area of the proposed district must be blighted. This study area has not met that threshold.



City of Madison

Dane County, Wisconsin

Park Drake TID - Blight Rating

Legend

	Park Drake Sections



Sources:
 - Base Data provided by Dane Co. LID
 - TID data provided by the City of Madison
 - 2010 WROC orthophoto



Drafted - LSK Date - 02-05-11 File - p. /3122009