

TABLE OF CONTENTS

1. Executive Summary	1
2. Parcel and Structure Survey Methodology	3
3. Parcel and Structure Survey Findings	7
4. Other Blighting Factors.....	56
5. Summary and Conclusions	60

Appendix

A. Parcel Photos

(this page intentionally blank)

1. EXECUTIVE SUMMARY

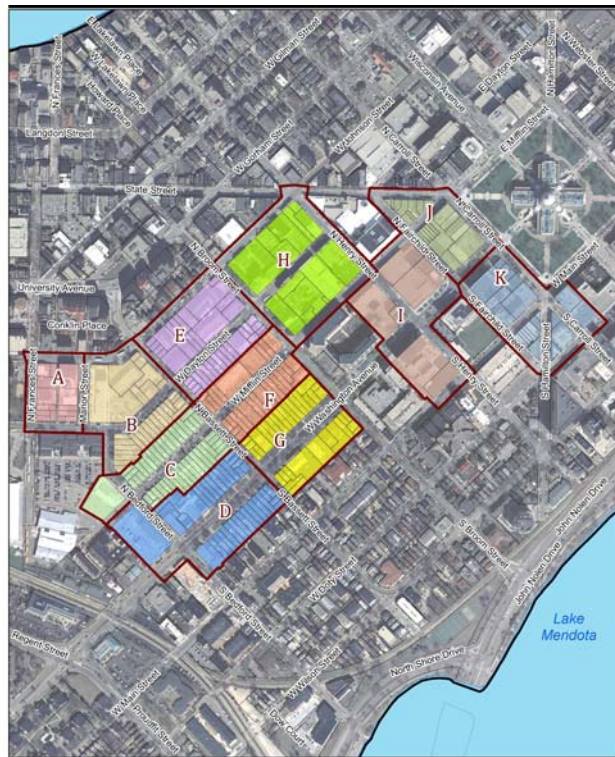
The City of Madison is considering creation of a Tax Incremental Financing District (TID) in an area that includes parcels on Johnson St. and Dayton St. This blight study seeks to determine what percentage of the identified parcels, by area, are blighted as defined by Statute 66.1105(2)(ae)1. MSA evaluated 285 parcels, eliminated 2 due to active construction or inadequate access, and scored the remaining 283 parcels using a scoring tool developed to standardize the evaluation process. We visited each parcel in September and October 2012, taking pictures of conditions and recording those conditions in 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. Our analysis revealed an elevated number of calls in the Johnson Dayton study area when compared against the city as a whole on a per-acre basis. Specific criminal activity occurring more frequently in this area in the past five years includes sexual assault, aggravated assault, robbery, burglary, stolen autos, and theft. We also evaluated the condition of the major public streets in the study area and found minor deterioration to have some negative influence on the surrounding parcels. In light of these blighting influences, especially the elevated crime rate, all parcel scores were uniformly reduced by five points.

We also reviewed 10 years of code violation data as provided by the City. Approximately 99% of the study area parcels have a recorded code violation in that period, and the average for all parcels is 12.3 code violations per parcel. The most common violations are graffiti, junk/trash/debris, and snow/ice removal violations. Individual parcel scores were reduced for parcels with multiple and recent violations.

MSA has determined that 39.6% of the 285 identified parcels, by area, are blighted. We organized the parcels into eleven distinct areas of analysis. Only two of the sections – C & E – were over 50% blighted. **To create a district that is more than 50% blighted, the City will need to omit some blocks and selectively avoid some of the larger parcels that are not blighted.**



(this page intentionally blank)

2. PARCEL AND STRUCTURE SURVEY METHODOLOGY

To evaluate the condition of each parcel in the proposed Johnson Dayton TID, 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 TID 41 ID number, address, size, use, preferred land 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 questions 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 all of the 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 (uniform five point deduction). These deductions are explained in *Section Four – Other Blighting Factors*.

PARCEL EVALUATION FORM (Parcel with Structures)



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

TYPE	Factor	Value	Condition	Points	Comments
Lot Utilization (compared to Land Use Plan)	25		0%	0	
Occupancy (% of the building used)	75		0%	0	
Total	100		0%	0	

B. PRIMARY STRUCTURE EXTERIOR CONDITION

ITEM	Factor (if not visible)	Structural Deficiencies			Cosmetic Deficiencies	Missing/Inrepairable Components	Points	Comments
		Entirely Missing	Structural Deficiencies	Missing/Inrepairable Components				
Foundation	6	most/all	major/minor	many/few	major/minor	5	(Structural Deficiencies = Crumbling, Leaning, Bulging, Sagging, etc.) (Missing/Inrepairable Nonstructural Components = Siding, Flashing, Windows, Doors, etc.) (Cosmetic Deficiencies = Damage or Decay not affecting structural integrity)	
Walls & Cladding	15					15		
Roof	15					15		
Windows & Awnings	15					15		
Porches & Overhangs	15					15		
Gutters & Downspouts	5					5		
Chimneys & Vents	5					5		
Exterior Stairs/Stoops/Ramps	15					15		
Exterior Doors & Entrancesways	10					10		
Total	100					100		

C. SITE IMPROVEMENTS CONDITION

ITEM	Factor (if not visible)	Structural Deficiencies			Cosmetic Deficiencies	Missing/Inrepairable Components	Points	Comments
		Entirely Missing	Structural Deficiencies	Missing/Inrepairable Components				
Accessory Structures	30	most/all	most/some	most/some	most/some	30	(Structural Deficiencies = Uneven Settling, Heaving, Crumbling, Leaning, Bulging, Sagging, etc.) (Missing/Inrepairable Nonstructural Components = Siding, Flashing, Windows, Doors, etc.) (Cosmetic Deficiencies = Damage or Decay not affecting structural integrity)	
Storage & Screening	20					20		
Signage & Lighting	20					20		
Dressening/Walks	20					20		
Public Sidewalk	10					10		
Total	100					100		

D. OTHER BLIGHTING INFLUENCES

BLIGHTING INFLUENCES	Factor	Yes		Points	Comments
		most/some	most/some		
Minor Maintenance Issues (weeds, overgrown landscape, etc.)	20			20	
Major Maintenance Issues (piles of trash, dead landscaping, graffiti, etc.)	30			30	
Use incompatible with Adjacent Use	10			10	
Building Bulk Incompatible with 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:	Evaluator:	Sub-Categories	Factor	Condition	Points
Parcel #:	Parcel #:	A. UTILIZATION	20	0%	0.0
Street Name:	Street Number:	B. SITE IMPROVEMENTS CONDITION	40	100%	40.0
Preferred Land Use (Comp Plan):	Zoning:	C. OTHER BLIGHTING INFLUENCES	40	100%	40.0
Primary Occupancy:	2010 Value Ratio:	Parcel Rating without Crime or Code Violation Deductions			80.0
Code Violations last 10 years:	Other Uses:	PARCEL RATING			100.0
Code Violations last 5 years:	Picture ID:	SATISFACTORY			

A. UTILIZATION

TYPE	Factor	Value	Condition	Points	Comments
Lot Size/Layout (suitability for preferred land use)	60	60	0%	0	
Lot Utilization (compared to land use plan)	60	60	0%	0	
Total	100		0%	0	

B. SITE IMPROVEMENTS CONDITION

ITEM	Factor (if not visible)	Entirely Missing			Structural Deficiencies			Cosmetic Deficiencies			Points	Comments
		most/all	some	none	most/all	some	none	most/all	some	none		
Storage & So. rearing	30										30	
Signage & Lighting	30										30	
Drives/Parking/Walks	25										25	
Public Sidewalk	15										15	
Total	100										100	

C. OTHER BLIGHTING INFLUENCES

BLIGHTING INFLUENCES	Factor	Yes			Points	Comments
		most/all	some	none		
Minor Maintenance Issues (weeds overgrown landscape, etc.)	20				20	
Major Maintenance Issues (piles of trash, dead landscaping, graffiti, etc.)	30				30	
Safety Hazards	20				20	
Potential Environmental Hazards or Contamination	15				15	
Erosion and Stormwater Management Issues	15				15	
Total	100				100	

3. PARCEL AND STRUCTURE SURVEY FINDINGS

This blight study includes 285 parcels totaling 49.6 acres considered for possible inclusion in the Johnson Dayton TID. We grouped these parcels by geographic proximity and similar or planned land use, resulting in eleven sections. Blight findings are presented here by section rather than parcel-by-parcel, with detailed information about parcels found to be in POOR or VERY POOR condition. Aggregate results for the entire proposed TID are presented in *Section 5*. As explained below, several parcels were removed from consideration, resulting in a net count of 283 “parcels” evaluated, totaling 49.6 acres.

Parcels Not Considered

One parcel (242) was not visible from the public right-of-way, was not distinguishable from adjacent parcels, and could not be rated or evaluated. This was omitted from consideration and the area of this parcels was not counted as part of the total study area.

One parcel (189) was under construction at the time of the evaluation. We determined that it was not appropriate to rate this parcels because conditions were changing daily and the end state remained uncertain. This parcel has also been omitted from consideration.

All parcels not counted are noted in the section summaries.

All of these parcels were evaluated in September and October 2012.

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

(This page is intentionally blank)

SECTION A

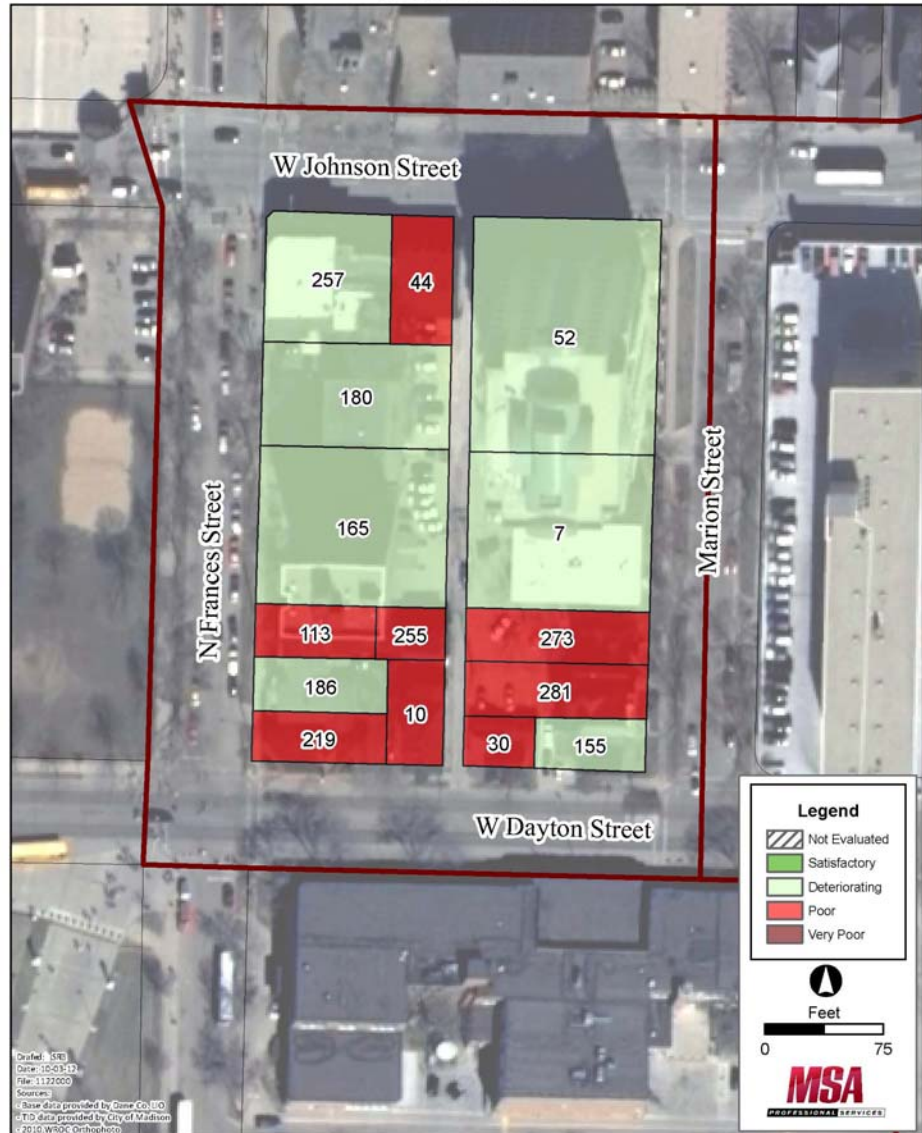
Description

This section includes fifteen parcels ranging from .03 to .41 acres. All parcels are in the Student High Rise special district identified in the Downtown Plan. The parcels are currently zoned DDZ2 R6 (parcel 7, 10, 30, 44, 165 & 165), DDZ2 PUDSIP (parcel 52), DDZ2T R6 (parcel 113, 155, 186, 219, 255, 273 & 281) or C4 DDZ2 (parcel 257).

Findings

Eight of the parcels were found to be blighted (Poor condition), comprising 26.2% of the section, by area. Detailed notes and photos of the eight blighted parcels follow. Every parcel in this section lost points because of deficiencies in primary structure. In addition, many the blighted parcels lost points for lot utilization less intensive than the preferred use.

Property Condition Map – Section A



Section A Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	7	61,512	73.77%
Poor	8	21,873	26.23%
Very Poor	0	0	0.00%
Total	15	83,385	100.00%

Blighted Parcels – Section A

The following parcels were determined to be blighted.

Parcel 10

Score: 57.0

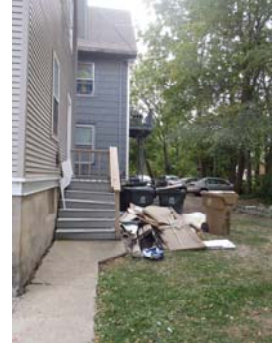
Less intensive use than planned land use; foundation discolored, minor crack, chipping off at base; walls and cladding: siding dirty under eaves, damaged in a few places along alley; roof eaves dirty in areas, shingles coming up in a few areas; dormer flashing rusted



Parcel 30

Score: 41.9

Foundation discolored, minor cracks, missing stucco, wood cladding warped and discolored; wall shingles paint/stain has worn off, warped, couple spots missing shingles; roof eaves untreated, wood fascia and paint peeling off soffit, discolored metal flashing



Parcel 44

Score: 54.2

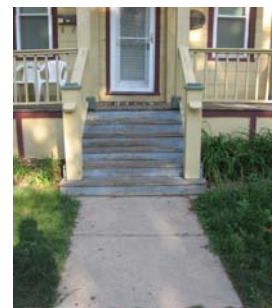
Walls and cladding dirty in areas, cornice fascia board paint peeling; arcade ceiling dirty, columns rusted and stained, paint wearing on arches, archway wood warping; balconies rust stained; main entry lower stair discolored, stairs to lower units discolored



Parcel 113

Score: 58.3

Foundation patchy, cracked, missing material; walls and cladding: window framing paint color on siding, some areas cracked or missing a piece of siding, signs of rot; large rubber patch on peak of roof; window framing paint wearing off



Parcel 219

Score: 53.7

Foundation stucco has cracks; siding wood rotting and paint wearing off; stucco has several cracks, patchy, missing section, and irregular pigment; roof eaves dirty and paint wearing off, flashing rusted, dirty and paint peeling in areas; covered porch wood trim rotting and paint wearing off



Parcel 255

Score: 45.8

Less intensive use than planned land use; foundation patchy, cracks, discoloration; siding missing pieces, dented, warped, paint wearing; shingles worn and coming up in sections; window framing warped, cracking paint, discoloration; chimney completely covered in patching material



Parcel 273

Score: 437.9

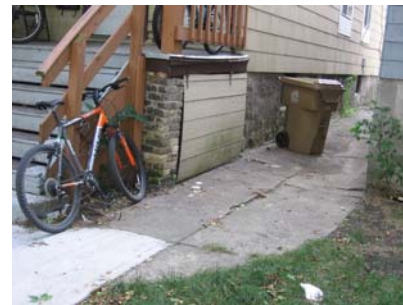
Foundation is patchy and discolored; siding mismatched color, dented, broken pieces; roof eaves paint wearing off, unpainted newer fascia board; basement window covered by wood panel, sill paint wearing off; balcony quite dirty; stair paint cracking and wearing off



Parcel 281

Score: 40.2

Less intensive use than planned land use; foundation discoloration, uneven; walls and cladding: siding piece hanging off and loose, mismatch of color, dirty in some areas, eaves, paint chipping off; shingles quite worn, mismatch of shingle type



SECTION B

Description

This section includes twenty nine parcels ranging in size from 0.04 to 1.62 acres. Parcels are in the Student High Rise or Mifflin-Bassett special districts in the Downtown Plan and are currently zoned R6 (parcels 4, 37, 41, 48, 75, 79, 82, 83, 114 139, 144, 151, 171, 183, 184, 199, 226, 238, 252, 254 & 267), DD22 DDZ2T OR (parcel 153), C2 DD22 DDZZ2T R6 (parcel 218) DDZ2T R6 (parcels 13, 18 & 170), C2 (parcels 119 & 207), C2 DD22 (parcel 119), DD22 DD2T (parcels 153 & 285).

Findings

Twenty of the parcels were found to be blighted (Poor condition), representing 35.1% of the section, by area. Detailed notes and photos of the twenty blighted parcels follow.

Property Condition Map – Section B



Section B Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	70,611	33.33%
Deteriorating	8	66,729	31.50%
Poor	20	74,522	35.17%
Very Poor	0	0	0.00%
Total	29	211,862	100.00%

Blighted Parcels – Section B

The following parcels were determined to be blighted.

Parcel 4

Score: 55.9

16 code violations in the past ten years; foundation discolored; siding paint wearing off, discolored; windows boarded up; stairs have patchy fixes of significant cracks, rust stained, crumbling at base; railing has some rust



Parcel 75

Score 39.4

21 code violations in the past ten years; foundation discolored; walls and cladding quite worn, missing pieces; roof eaves missing fascia board, paint wearing off; window trim is dirty, some paint wearing off; chimney bricks eroded, significant vine coverage



Parcel 82

Score 58.9

Foundation discoloration, surface of exterior insulation chipping away; east façade cladding in poor condition, peeling up, chipping off at base, discolored; aluminum siding dirty; basement window boarded up, some trim white, some brown



Parcel 114

Score 58.3

Roof shingles worn, eave has cracked boards, missing boards, paint chipping off; window trim paint wearing off; porch has paint wearing off porch lattice & cladding, signs of rot; discolored brick bases; balcony stain wearing off; asphalt driveway is crumbling



Parcel 119

Score 52.8

Less intensive use than planned land use and not preferred as a primary use; walls and cladding extremely dirty, discoloration, dented and mismatched paint; bent metal window sill; ramp is uneven (gap between stoop and ramp section), walkway asphalt patched



Parcel 144

Score 54.6

Foundation patchy, crumbling, discolored; walls and cladding dirty in areas, stained under porch, missing sections (under front window, on corners); window trim dirty, front window paint wearing off; front architectural character damaged by removal/covering of all but one window



Parcel 151

Score 50.8

Foundation discolored; walls have rusted nails and rust stained siding, paint wearing thin; roof eaves dirty, cracked/broken fascia boards, paint wearing off; porch fascia boards irregularly nailed, ceiling boards warping and splitting in areas, eave collapsing and propped up, screening broken; gutters dirty



Parcel 170

Score 56.8

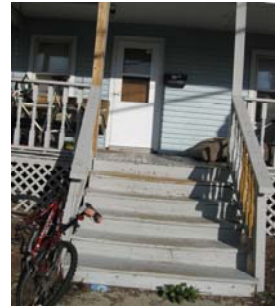
16 violations in the past ten years; walls have dirty bricks near base and cornice; roof eave paint chipping; window infilled with wood; stair paint wearing thin, railing paint wearing off; front entryway very dirty



Parcel 171

Score 54.5

18 code violations in the past ten years; less intensive use than planned land use; foundation patchy and discolored; roof shingles worn, structure sagging towards the center; flashing rusting; stairs sagging, paint chipping off; railing wood unpainted



Parcel 183

Score 58.2

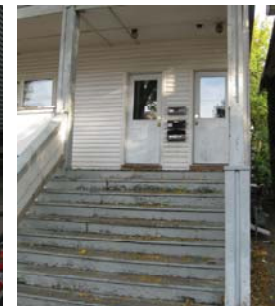
20 code violations in the past ten years; foundation patchy; walls and cladding: paint bubbling, loose siding, pieces missing; boarded-up windows – all in basement, one on third floor; stair paint wearing off, missing side boards, cracked rise board; left door paint wearing, trim cracking



Parcel 199

Score 59.2

28 code violations in the past ten years; foundation quite discolored, insulation oozing out of cracks; windows boarded up, chipping paint; porch wood rotting, discolored, paint wearing off,



Parcel 207

Score 59.6

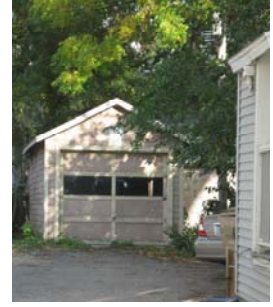
Wall paint peeling off, significant dents, small cracks, mismatch paint used to cover up past graffiti; window framing dirty; chimney cladding material is bulging, rusted vents on south façade; driveway cracked, discolored



Parcel 226

Score 52.5

Less intensive use than planned land use; foundation cracked, crumbling, discolored; walls and cladding: siding missing near eave; roof eaves fascia board missing on side overhang and one bent piece on upper north corner; front porch paint chipping



Parcel 238

Score 50.2

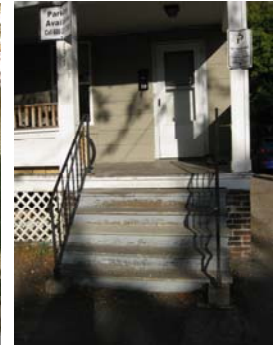
Less intensive use than planned land use; foundation discolored; siding quite worn, pieces chipped off near foundation; eaves paint chipping off, insulation oozing out of cracks; porch lattice broken missing pieces, paint worn



Parcel 252

Score 49.7

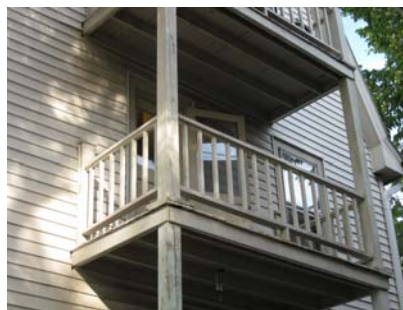
Less intensive use than planned land use; foundation discolored; siding worn, paint splatters along upper porch; windows boarded; porch lattice paint wearing off, loose boards in eave and ceiling



Parcel 267

Score 54.3

24 code violations in the past ten years; siding dirty along eaves and back balcony; roof shingles worn and discolored, shingles coming up in areas; back balcony wood cracked, paint wearing off, front porch irregular paint job



Parcel 285

Score 49.8

Foundation paneling is dented, patched, worn, dirty; roof shingles are starting to peel up, window framing paint wearing/worn off; porch canopy missing flashing along wood siding(water damage evident), some lattice work missing; yard in poor condition



SECTION C

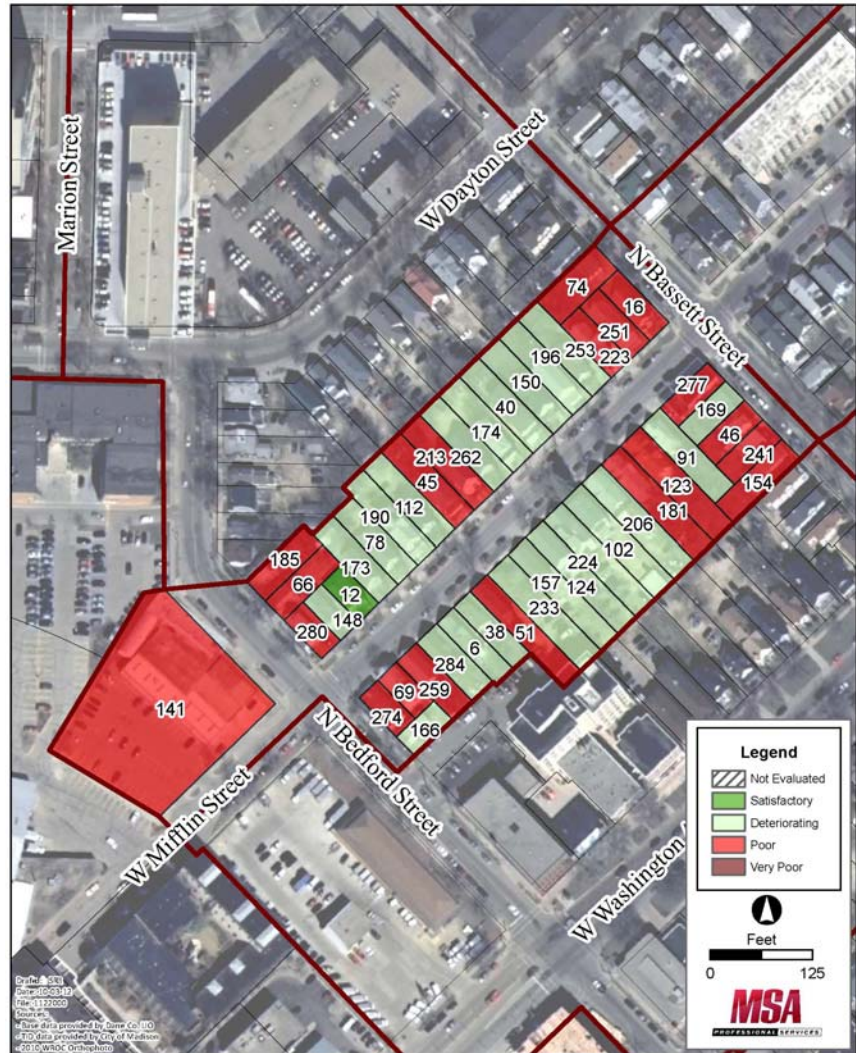
Property Condition Map – Section C

Description

This section includes forty four parcels ranging in size from 0.05 to .88 acres. All parcels with the exception of parcel 141 are designated as a Special District-Mifflin Bassett District in the Downtown Plan, and most are zoned R6, except MI (parcel 141), PUDSIP (parcel 166) or C1 (parcel 274 & 277).

Findings

Twenty of the parcels were found to be blighted (Poor condition), representing 51.8% of the section, by area. Detailed notes and photos of the twenty blighted parcels follow.



Section C Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	2,178	1.08%
Deteriorating	23	94,918	47.11%
Poor	20	104,395	51.81%
Very Poor	0	0	0.00%
Total	44	201,491	100.00%

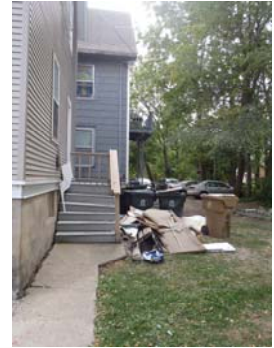
Blighted Parcels – Section C

The following parcels were determined to be blighted.

Parcel 16

Score: 39.0

Siding is dirty; soffit separating from roof; porches weathered and chipping paint; concrete stoop cracked, poorly patched; unpaved parking; trash piles in backyard; overgrown shrubs; bare spots and weeds in lawn



Parcel 45

Score: 48.6

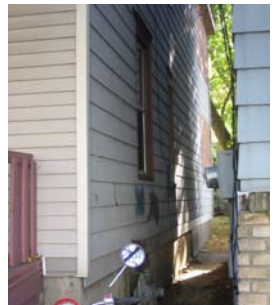
16 code violations in the past 10 years; walls and cladding: siding mismatch, broken pieces, dirty, cobwebs; shingles damaged; foundation: flaking pieces, foam insulation exposed; weeds



Parcel 46

Score: 54.4

Mismatch siding with cracks and chips missing, graffiti; porch skirt board missing, chipping paint, porch leaning, scattered debris, weeds



Parcel 51

Score: 55.8

17 code violations in the past 10 years; foundation dirty, cracked and missing chunks; porch has worn floor boards, chipping paint, bent skirt boards; chimney missing chunks; scattered litter; indoor furniture on porch



Parcel 66

Score: 49.6

Less intensive use than planned land use; foundation has a large chunk missing near window; walls and cladding chipped, dented, faux brick siding peeling at edges; rusted gutters; cracked concrete drive with exposed aggregate



Parcel 69

Score: 58.2

21 code violations in the past 10 years; foundation has significant cracks and patchwork; walls and cladding dirty, chipped and fading in color, vine remnants on side of house; porch and stairs; worn wood, chipping paint



Parcel 74

Score: 49.1

23 code violations in the past 10 years; concrete stoop and stairs dirty/stained, cracked, patched with rusted railing; pile of trash in yard, vines growing over windows, scattered debris



Parcel 123

Score: 53.7

29 code violations in the past 10 years; walls and cladding dirty/stained, mismatch color, fading, mismatch patchwork; porch and balcony chipping paint, untreated wood railings, sagging at center



Parcel 141

Score: 39.1

Metal siding severely dented and rusted, mismatched paint to cover graffiti, paint wearing thin; loading area concrete has cracks, crumbling sections, exposed aggregate; cracked, uneven and patchy asphalt



Parcel 154

Score: 55.5

Foundation has chipping paint; walls and cladding dirty, chipped siding pieces, chipping paint; porch floor boards rotting, chipping paint; stair treads worn, chipping paint; balcony leaning left



Parcel 181

Score: 58.0

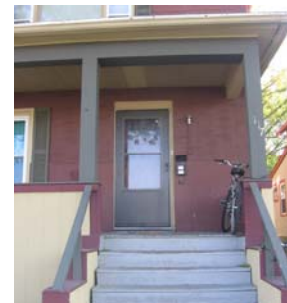
19 code violations in the past 10 years; porch has missing and broken lattice skirts, balcony trim chipping paint; stair treads worn, railings chipping paint; mismatch doors; cracked concrete walk; vines on house



Parcel 185

Score: 52.8

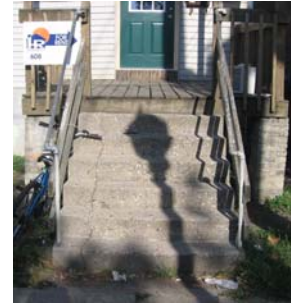
21 code violations in the past 10 years; walls and cladding have some chipped siding pieces, paint cover up in spots, exposed seems on faux brick siding; stairs sagging in center, loose on ends, chipping paint; concrete step cracked; asphalt drive is fading and cracked



Parcel 213

Score: 48.8

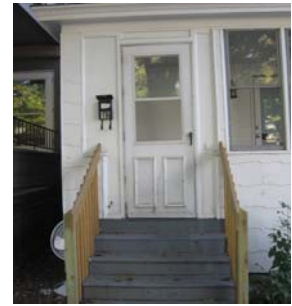
25 code violations in the past 10 years; shingles hanging over edge of roof in places; flashing rusted ; front porch unlevel, weathered untreated wood; concrete stoop and stairs; cracks, chunks missing, exposed aggregate



Parcel 241

Score: 55.3

19 code violations in the past 10 years; less intensive use than planned land use; windows are dirty, there is a missing window in front; stairs and door dirty; concrete drive cracked and sunken; weeds, bare dirt, bare spots in lawn terrace



Parcel 251

Score: 50.3

Foundation has cracks, flaking pieces, chunks missing and poor patchwork; large pieces of siding missing; cornice cracked at peak, rusted flashing, trim hanging; weathered/wavy floor boards on porch; stair treads worn, chipping paint, loose skirt boards



Parcel 259

Score: 46.0

Foundation has significant patchwork, mismatched paint; siding has a few holes, chunks missing; porch chipping paint; balcony sagging at center; gutters loose and chipping paint; stairs worn with sagging treads, chipping paint



Parcel 274

Score: 42.6

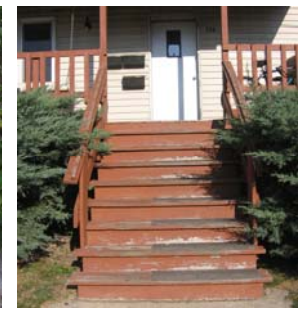
19 code violations in the past 10 years; less intensive use than planned land use; walls and cladding paint chipping, cracks and holes; awning dirty; plywood door cracked, chipping paint; remnant Pepsi sign blacked out



Parcel 280

Score 51.3

Foundation has significant patchwork, flaking and discoloration; roof is dirty, fading color, rust stains, damaged shingles, flashing peeling off; concrete pad cracked; stair treads worn with chipping paint, emergency exit rusted



SECTION D

Description

This section includes thirty five parcels ranging in size from 0.05 to 1.5 acres. Parcels are in the Mifflin-Bassett and City Station (Parcel 141) special districts in the Downtown Plan with most currently zoned R6. Others include PUDSIP (parcels 93 & 269), C2 (parcel 95 & 215) or C3 (parcel 256).

Findings

Fourteen of the parcels were found to be blighted (Poor condition), representing 48.4% of the section, by area. Detailed notes and photos of the fourteen blighted parcels follow.

Property Condition Map – Section D



Section D Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	21	141,034	51.55%
Poor	14	132,577	48.45%
Very Poor	0	0	0.00%
Total	35	273,611	100.00%

Blighted Parcels – Section D

The following parcels were determined to be blighted.

Parcel 55

Score: 50.8

Foundation brick needs tuck pointing, poorly patched mortar; siding dirty; roof worn, budging shingles in places, stained, soffit decaying, chipping paint; porch and balconies have chipping paint on railings, columns and floors



Parcel 72

Score: 57.7

Foundation is dirty, cracked, gouged, poorly patched; siding is dirty, chipping paint, has small holes near doors; roof damaged, loose shingles, soffit pieces lose, bent and dented; porch boards worn, chipping paint, untreated wood, broken off wood



Parcel 80

Score: 59.6

19 code violations in the past ten years; foundation is dirty/stained; siding is dirty; front porch has chipping paint, rear porch warped boards; missing light cover; cracked concrete; many weeds in beds, drive, lawn, bare spots and weeds in terrace



Parcel 93

Score: 57.7

Brickwork cracks, missing mortar; windows dirty, windows sills are chipping paint; stoop along W. Washington cracked, chunks missing; no dumpster enclosure; parking sign bent and crooked; rust stained concrete, some cracks; bares spots and weeds in lawn terrace



Parcel 96

Score: 52.9

32 code violations in the past ten years; foundation is dirty/stained, paint splattered, exposed foam insulation; some chipping paint and pieces missing from siding; roof has mismatch patchwork, shingles in poor condition; chipping paint on window trim



Parcel 101

Score: 58.3

Mismatch siding, siding is very dirty, remnant vine debris, siding in back is in poor condition; windows are dirty, window frames dirty/stained, front porch dirty, worn, untreated wood floor, chipping paint, ceiling sagging, weathered treads, dirty, chipping paint



Parcel 106

Score: 57.2

Foundation has chipping paint, some pieces of wood siding are damaged, hanging off; one section is missing, replaced with plywood? Roof weathered/worn, stained, poorly patched, bulging shingles; porch ceiling sagging, stairs dirty, rust stains from fasteners



Parcel 118

Score: 58.4

19 code violations in the past ten years; mismatched siding, west side siding dirty and different size; windows have some chipping paint; porch worn with molding wood, poor brick patchwork, sagging floor and railings; uneven walks, cracked concrete



Parcel 134

Score: 59.6

Wall block dirty/stained black, pieces chipping near ground, beam above door cracked; soffit is faded, worn paint, dirty; porch brick dirty/stained black, wood ceiling separating, face paint on stone; concrete stairs have substantial chunks missing, wood worn



Parcel 142

Score: 55.6

Siding is dirty and has cobwebs, mismatched siding types; soffit has chipping paint, peeling pieces, rust stains, damaged on south side; window trim dirty, bent, chipping paint; porch bricks missing, overhang separating wood, chipping paint, poorly patched



Parcel 210

Score: 50.3

Foundation has many patches; siding is dirty/stained; wood broken/chipped pieces, signs of significant rot on east wall near roof; loose shingles; ripped window screens; windows covered in vines; broken window



Parcel 220

Score: 56.9

Foundation has many patches, gouges and cracks; siding dirty/stained, poorly patched where porch meets house; soffit cracked and chipping paint; signs of rot in window trim; porches and overhangs weathered, molding, unpainted



Parcel 225

Score: 53.3

Foundation has some cracks, dirty, poorly patched; siding very dirty/stained; window trim dirty, some chipping paint; porch and balcony chipping paint on railings, porch railings rusted, tilted wood panels, warped wood fascia



Parcel 256

Score: 56.4

20 code violations in the past ten years; foundation cracking, chips missing, chipping paint; mismatched brick colors, mortar patchwork, red paint on brick, efflorescence, dirty; stone window sills dirt, mismatch paint on gutters; chipping paint on front steps



SECTION E

Description

This section includes thirty eight parcels ranging in size from 0.03 to .75 acres. Parcels are split between two special districts: Mifflin Bassett and Student High Rise and currently zoned R6 (parcels 11, 14, 22, 43, 60, 70, 81, 107, 121, 126, 132, 145, 164, 192, 242, 265, 272, 278 & 279), C2 DD22 (parcels 15, 247, 231 & 244), DD22 R6 (parcels 27, 39, 54, 63, 89, 104, 125, 133, 156, 202 & 212), DD22T PUDSIP (parcels 31, 42 & 250) or PUDSIP (parcels 138 & 187).

Findings

Twenty-two of the parcels were found to be blighted (Poor condition), representing 62% of the section, by area. Detailed notes and photos of the twenty-two blighted parcels follow.

Property Condition Map – Section E



Section E Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	3	30,492	13.15%
Deteriorating	13	61,776	26.63%
Poor	22	139,672	60.22%
Very Poor	0	0	0.00%
Total	38	231,940	100%

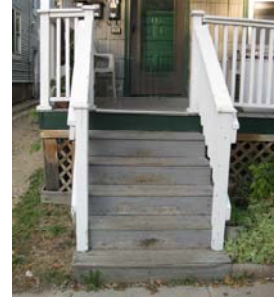
Blighted Parcels – Section E

The following parcels were determined to be blighted.

Parcel 14

Score: 51.5

Foundation is patchy and discolored; walls and cladding are worn, have paint splatters, eroding sections along porch roof and near foundation; roof eave paint wearing off, some nail holes; porch lattice paint worn off and stained, flooring worn; gutters dirty, rusted nails



Parcel 15

Score: 56.7

Less intensive use than planned land use; foundation is dirty/stained and has significant patchwork; siding is dirt/stained with chipped pieces and mismatch siding; roof dirty/stained, some loose/damaged shingles, some patchwork; porch is unpainted, worn, broken lattice on left side



Parcel 22

Score: 55.6

25 code violations in the past ten years; foundation front façade is discolored, pieces cracking off at base, side façade patchy, missing pieces at base; cladding worn missing pieces, missing corner strip; concrete steps crumbling, chipped



Parcel 27

Score: 50.6

26 code violations in the past ten years; walls dirty, poor mortar patchwork, loose bricks; balconies: where I-beam connects to brick; brick is patched, railings, chipping paint; gutters bent



Parcel 39

Score: 39.9

29 code violations in the past ten years; concrete walls are dirty/stained, other wood surface have chipping paint, some concrete painted white, rust stains over garage area; balcony concrete cracked/chunks missing, some patchwork; concrete stairs cracked, rust stains, dumpsters overflowing and unscreened



Parcel 42

Score: 52.4

31 code violations in the past ten years; foundation is dirty, many cobwebs; siding is dirty/stained, series of holes on lower right side, dents on left; porch does not match architecture of building, broken lattice skirt, untreated boards, chipping paint



Parcel 54

Score: 43.8

Less intensive use than planned land use; foundation is dirty/stained, huge chunk missing on driveway side; walls and cladding dirty/stained, pieces missing at porch connection; porch and balcony worn and untreated floor boards, chipping paint; bare spots and weeds in lawn



Parcel 63

Score: 48.6

21 violations in the past ten years; brick siding is dirty, some efflorescence, some eroding brick; shingles are wearing out, peeling up; some shutters are missing, others have rusty screws, some cracking caulk; concrete stairs cracked



Parcel 70

Score: 59.0

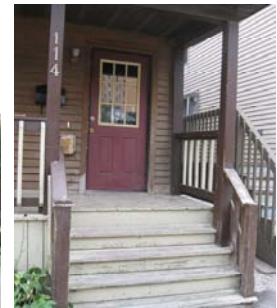
Foundation is discolored; siding is dirty in areas, roof noticeably sagging; front porch has extra blocks added to columns to keep beam level, worn flooring, porch stairs are quite worn; side door has small marks, trim dirty, door awning quite worn and dirt; chalk graffiti



Parcel 107

Score: 59.2

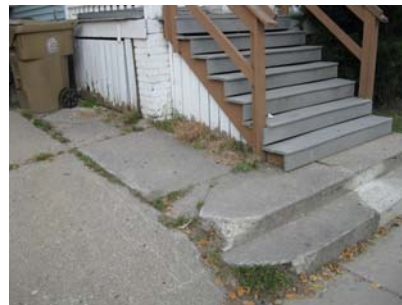
Less intensive use than planned land use; foundation has minor discoloration; siding is stained, wearing off; fascia hanging loose; shingles showing wear, peeling up; paint on stairs is wearing off; front door paint wearing thin, trim wearing off



Parcel 121

Score: 49.9

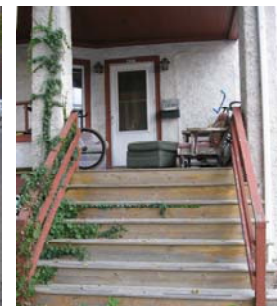
Foundation is discolored; section on the side of the house is unpainted; front siding wearing thin, rusted nails, dirty; roof eaves paint wearing thin; windows boarded up, paint chipping; porch paint wearing off



Parcel 125

Score: 55.8

Foundation has significant patchwork, dirty/stained, cladding is dirty/stained, water damage on right side under windows; porch has unpainted floor boards, chipping paint, side lattice door unlevel; stairs untreated wood, chipping paint on railings, door is dirty



Parcel 126

Score: 50.1

Foundation paint is chipping off; walls and cladding stucco are discolored and patchy; boarded up basement windows, paint wearing off; porch beam sagging, lattice missing pieces, paint wearing off



Parcel 133

Score: 54.4

Foundation has significant patchwork, cracked, crumbling with chunks missing, siding dirty/stained; cornice and soffit dirty, chipping paint, missing pieces; porch not consistent with architecture of building, unpainted wood, balcony untreated railing; gutters rusted



Parcel 145

Score: 56.0

Less intensive use than planned land use; foundation stucco is breaking off or missing at base, patched cracks on side; walls and cladding siding few places with dents and chipped off sections; roof shingles worn apparent water damage



Parcel 147

Score: 58.1

Less intensive use than planned land use; foundation is dirty/stained, chipping cracks, chunks missing, some patchwork; walls and cladding dirty/stained, some pieces patched with mismatch siding; porch wood floor boards worn bare



Parcel 156

Score: 54.2

Foundation is dirty/stained; brick walls are dirty/stained, former A/C unit holes under windows are boarded up, some not painted, some chipping paint; roof fading near edges, soffit pieces missing on left side of building



Parcel 164

Score: 58.6

Foundation is discolored, patchy; cladding dirty, rust stains, small dents; eaves minor chipping paint; basement windows are boarded, bay window paint chipping; gutters bent in sections; wood stairs wearing off, missing bottom riser, boarded up doorway on side



Parcel 192

Score: 50.1

Foundation concrete has irregular patching cover, missing in areas; siding is quite worn, missing material, missing all corner edging; shingles quite worn; window framing paint wearing off; door overhang boards separating



Parcel 231

Score: 50.9

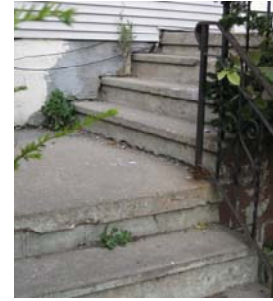
Less intensive use than planned land use; siding is dirty/stained, siding connections at base of house loose, bent and damaged; porch worn sagging floor boards, chipping paint on supports and cap pieces; stairs worn treads, chipping paint, rusted railings; dirty door



Parcel 244

Score: 54.6

Foundation is dirty/stained, mismatched patchwork under back door, cracked and patched with expanding foam; rear balcony has untreated wood, chipping paint on railing, flashing separating/sagging; overhang has rusted flashing; front concrete stairs have chunks missing



Parcel 265

Score: 47.1

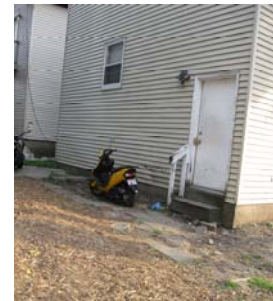
18 code violations in the past ten years; less intensive use than planned land use; foundation: minor cracks; siding chipped off pieces; attached garage roof splatters, discolored, shingles worn



Parcel 272

Score: 50.5

Foundation on east façade is in poor condition (bulging, cracked, and chunks missing), west façade has some bulging and discoloration; siding bent and pulling up at base, corroded on most facades; window trim and cladding edging dirty



SECTION F

Description

This section includes twenty eight parcels ranging in size from 0.05 to 0.61 acres. Parcels are in the Mifflin-Bassett special district in the Downtown Plan and most are currently zoned R6. Others are zoned RUDSIP (99, 179, 200).

Findings

Fourteen of the parcels were found to be blighted (Poor condition), representing 38.6% of the section, by area. Detailed notes and photos of the fourteen blighted parcels follow.

Property Condition Map – Section F



Section F Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	2	20,060	11.34%
Deteriorating	12	88,506	50.05%
Poor	14	68,277	38.61%
Very Poor	0	0	0.00%
Total	28	176,843	100%

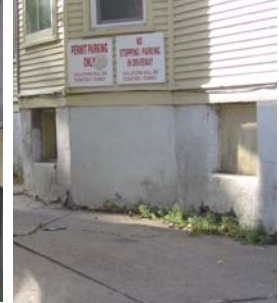
Blighted Parcels – Section F

The following parcels were determined to be blighted.

Parcel 47

Score: 53.2

Foundation is dirty/stained, has cracks and chunks missing along driveway, poor patchwork; walls and cladding are dirty/stained; roof is faded, window trim: chipping paint, some screens on ground; porches have worn wood floor boards, chipping paint, stairs dirty



Parcel 77

Score: 52.2

Underutilized double lot; foundation on left side is chipping/flaking paint; most of foundation is not visible due to vine growth; siding stained/dirty, porch boards and railings worn, chipping paint, brick chipping paint, lattice on side bent; stairs chipping; garage doors sagging, worn roof shingles



Parcel 84

Score: 56.7

Foundation has cracks, chipping paint, significant patchwork, inconsistent texture; walls and cladding dirty, rust stained, chipped siding; cornice and soffit chipping paint; porches chipping paint/stain, inconsistent lattice spacing, missing lattice



Parcel 97

Score: 43.9

28 code violations in the past ten years; siding is dirty, stained, mismatched; roof dirty, worn shingles on rights side, chunks and rows of shingles missing; two windows boarded up



Parcel 99

Score: 49.2

26 code violations in the past ten years; walls and cladding are dirty, missing siding, mismatch paint patchwork; porch stain is fading; broken lattice skirt, gutters on side loose, some bent and stained; unscreened dumpsters



Parcel 116

Score: 47.2

Foundation is dirty/stained; faux brick siding is very dirty, has exposed seams, chipped pieces, is eroding around window frames, roof shingles fading, cornice significant patchwork, broken pieces, rotting wood; walks have significant cracks



Parcel 143

Score: 46.9

Foundation is cracked, has significant patchwork; siding has chipping paint; window frames caulked, rusting; front porch floor boards without paint; balconies sagging railings; indoor furniture on porch; bare spots in lawn; rusted bike rack; scattered litter



Parcel 178

Score: 55.4

Foundation is dirty, chipping paint; roof dirty with black streaks; window trim chipping paint; sun porch sagging/leaning, flashing bent and twisted; dented gutters; concrete stairs dirty, rust stains, railing is broken and oddly repaired



Parcel 193

Score: 57.0

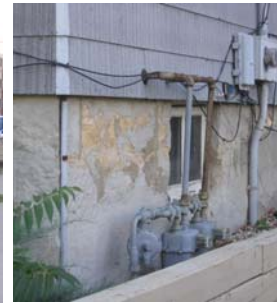
Foundation is dirty, has some patchwork, cracking and chipping; porch has worn floor boarding, molding, chipping paint, unpainted parts; balcony sagging, peeling paint on flashing; doors mismatched, basement door: dirty/molding, chipping paint; debris in stairwell



Parcel 194

Score: 49.9

Foundation is dirty/stained, has significant patchwork, budging outwards; siding dirty/stained, exposed seams, chipped pieces, poor patchwork; roof dirty, worn shingles; cornice and soffit; chipping paint, separating wood; chimney completely covered in mortar



Parcel 228

Score: 42.4

19 code violations in the past ten years; cladding is faux brick siding and is dirty, has exposed seams, chipped pieces, poor patchwork; shingles are faded in spots, cornice and soffit chipping paint, unevenness in valley; porch weathered, chipping paint



Parcel 248

Score: 57.0

18 code violations in the past ten years; foundation has significant number of cracks and chunks missing; porch has separating wood skirting, structure is separating at corner, lattice is dirty and does not fit porch dimensions; stairs worn, dirty, risers dirty, chipping paint



Parcel 270

Score: 57.5

Less intensive use than planned land use; foundation cracked, chipping paint, some patchwork; siding is dirty/stained, pieces broken off, shifting siding panels; windows dirty, trim chipping paint; chimney mortar missing; stairs dirty, chipping paint



Parcel 275

Score: 47.9

Foundation is dirty/stained, cracks, poor patchwork; faux brick siding is very dirty, has exposed seams, chipped pieces, wood siding chipping paint; main roof ok, overhang missing valley shingles, cornice and soffit chipping paint; bare spots and weeds in lawn



SECTION G

Description

This section includes thirty-four parcels ranging in size from 0.04 to 0.58 acres. Parcels are in the Mifflin-Bassett special district in the Downtown Plan and most are currently zoned R6. Others are zoned PUDSIP (parcels 5, 62 146, 175, 258, 276), HIS-L R6 (parcels 168, 234) or PCDSIP (parcel 100).

Findings

Twelve of the parcels were found to be blighted (Poor condition), representing 27.8 % of the section, by area. Detailed notes and photos of the twelve blighted parcels follow.

Property Condition Map – Section G



Section G Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	2	20,245	10.34%
Deteriorating	20	121,110	61.84%
Poor	12	54,504	27.83%
Very Poor	0	0	0.00%
Total	34	195,859	100.00%

Blighted Parcels – Section G

The following parcels were determined to be blighted.

Parcel 5

Score: 57.5

Siding is dirty, weathered, missing pieces, dents; roof has bulges in places; screening missing in window with A/C unit; porch weathered/worn, no stain in one portion, porch doesn't fit architecture of building; overhang sagging



Parcel 85

Score: 50.2

30 code violations in the past ten years; brick is dirty with some efflorescence, missing mortar; wood is chipping on gables; front porch warped, worn, chipping paint, rear porch sagging, weathered, chipping paint; front doors mismatch, back balcony door boarded shut



Parcel 100

Score: 56.9

Foundation has cracks and is missing chunks; siding is dirty and has cobwebs; porches have worn wood, chipping paint; chimney tethered to roof, missing large pieces of brick, flashing needs repair; stairs have chipping paint



Parcel 105

Score: 59.6

Brick is dirty, efflorescence, poorly patched mortar, brick needs tuck pointing and paint splashes on brick; roof is dirty, flashing bent and chipping paint, cornice is cracked; concrete steps have cracks, chunks missing, cheek walls have brick needing tuck pointing



Parcel 149

Score: 54.1

Foundation has significant chunks missing, cracks, patchwork, insulation pieces wedged in between concrete and foundation; porch has untreated wood, molding; overhang chipping paint; stairs are worn/weathered treads and risers; bare spots and weeds in lawn



Parcel 163

Score: 55.6

Foundation is dirty/stained, has some cracks, hole in front; walls and cladding dirty/stained, fading color, vine remnants; roof patched with mismatch shingles; bay window on right side dented cornice; bare spots and weeds in lawn; rusted mailboxes



Parcel 168

Score: 49.7

Foundation has a significant crack; siding chipping paint; roof dirty and stained; cornice and soffit: chipping paint, bent flashing in places, eroding of shingles in valleys, loose shingles; retaining walls falling apart



Parcel 177

Score: 54.5

Brick needs tuck pointing, has some efflorescence, has spots of poorly patched mortar, dirty, vine remnants, block and wall siding chipping paint; window screen broken, chipping paint; brick on porch separating; chimney significant patchwork, eroding cap



Parcel 191

Score: 54.2

Foundation has chunks and pieces flaking off, chipping paint; siding is weathered, chunks missing; roof shingles missing at edge, are folded over; windows dirty, chipping paint and paint splatter; porch panels not level, sagging



Parcel 236

Score: 55.0

Less intensive use than planned land use; foundation has cracks; siding is dirty, has chunks missing, paint splatter; cornice has chipping paint, enclosed porch roof sagging; rusty vent on side of house; stairs cracked, chunks missing



Parcel 263

Score: 61.3

Foundation is dirty/stained; siding is dirty/stained, chipping paint; window paint has chipping paint; porch brick has efflorescence, poorly patched mortar, bricks need tuck pointing, chipping paint on all wood, sagging porch; stairs dirty, cheek wall has cracks, chunks missing, poor patchwork, rust stains



SECTION H

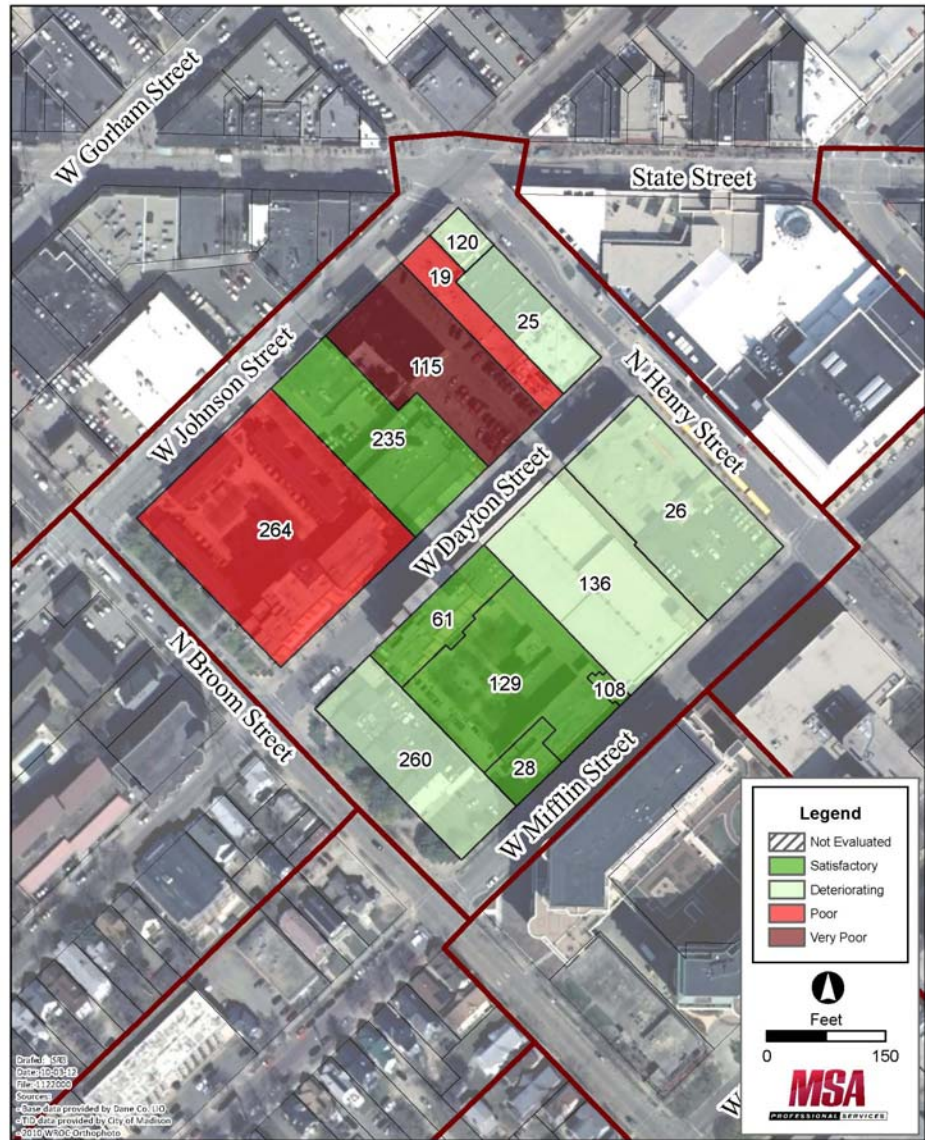
Property Condition Map – Section H

Description

This section includes thirteen parcels ranging in size from 0.03 to 1.44 acres. Parcels are split between two special districts: State Street and Mifflin-Bassett in the Downtown Plan and are currently zoned C4 DDZ1, C4, C2, PUDSIP or C3.

Findings

Three of the parcels were found to be blighted (one parcel Very Poor, two parcels Poor), representing 34.4% of the section, by area. Detailed notes and photos of the three blighted parcels follow.



Section H Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	5	83,523	27.86%
Deteriorating	5	113,182	37.75%
Poor	2	72,582	24.21%
Very Poor	1	30,540	10.19%
Total	13	299,827	100.00%

Blighted Parcels – Section H

The following parcels were determined to be blighted.

Parcel 19

Score: 48.2

19 code violations in the past ten years; brick walls are dirty in places, brick needs tuck pointing, mismatched paint colors, patched; ramp on Mifflin concrete block broken, loose caps; garbage in parking lot area; “volunteer” trees along building edge



Parcel 115

Score: 22.7

26 code violations in the past ten years; partial occupancy; less intensive use than planned land use; walls and cladding are dirty/stained, painted red on side; mismatch paint on both buildings; some patchwork in rear; rusty emergency exit; cracked asphalt parking lot



Parcel 264

Score: 56.9

Brick walls are dirty/stained in places; roof on Broom and Johnson fading metal; awnings dirty; vents dirty and rusting; stairs have rust stains; concrete curbs cracked, exposed aggregate; dumpsters in drive; dead/missing shrubs



SECTION I

Description

This section includes six parcels ranging in size from 0.15 to 1.52 acres. Parcels are split between two special districts: State Street (Parcel 169) and Downtown Core in the Downtown Plan and are currently zoned PUDSIP, C4, C2, or C2 C4).

Findings

Three of the parcels were found to be blighted (Poor condition), representing 43.71% of the section, by area. Detailed notes and photos of the three blighted parcels follow.

Property Condition Map – Section I



Section I Parcels

	Parcels*	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	2	118,358	56.29%
Poor	3	91,914	43.71%
Very Poor	0	0	0.00%
Total	5	210,272	100.00%

* Parcel 189 was not evaluated, as it is under construction

Blighted Parcels – Section I

The following parcels were determined to be blighted.

Parcel 205

Score: 56.1

Less intensive use than planned land use; walls and cladding are dirty/stained, moldy, has poor caulk repairs; roof is faded, discolored/stained and poorly patched; poorly patched chimney; cheek wall of stairs cracking and separating from steps; buildings out of scale to surroundings



Parcel 211

Score: 57.6

19 code violations in the past 10 years; walls and cladding are dirty/stained, there is missing grout; stairs and retaining walls are fenced off due to significant decay, chipping, loose and broken pieces, rusty railings; pavers are loose and broken



Parcel 283

Score: 49.4

Vacant and undeveloped parcel; graffiti on light pole; grass is long and weedy; former sign foundation with exposed and rusty rebar; missing street light and pole sleeve used as a trash can, open rusty pipe; erosion in bare areas in terrace



SECTION J

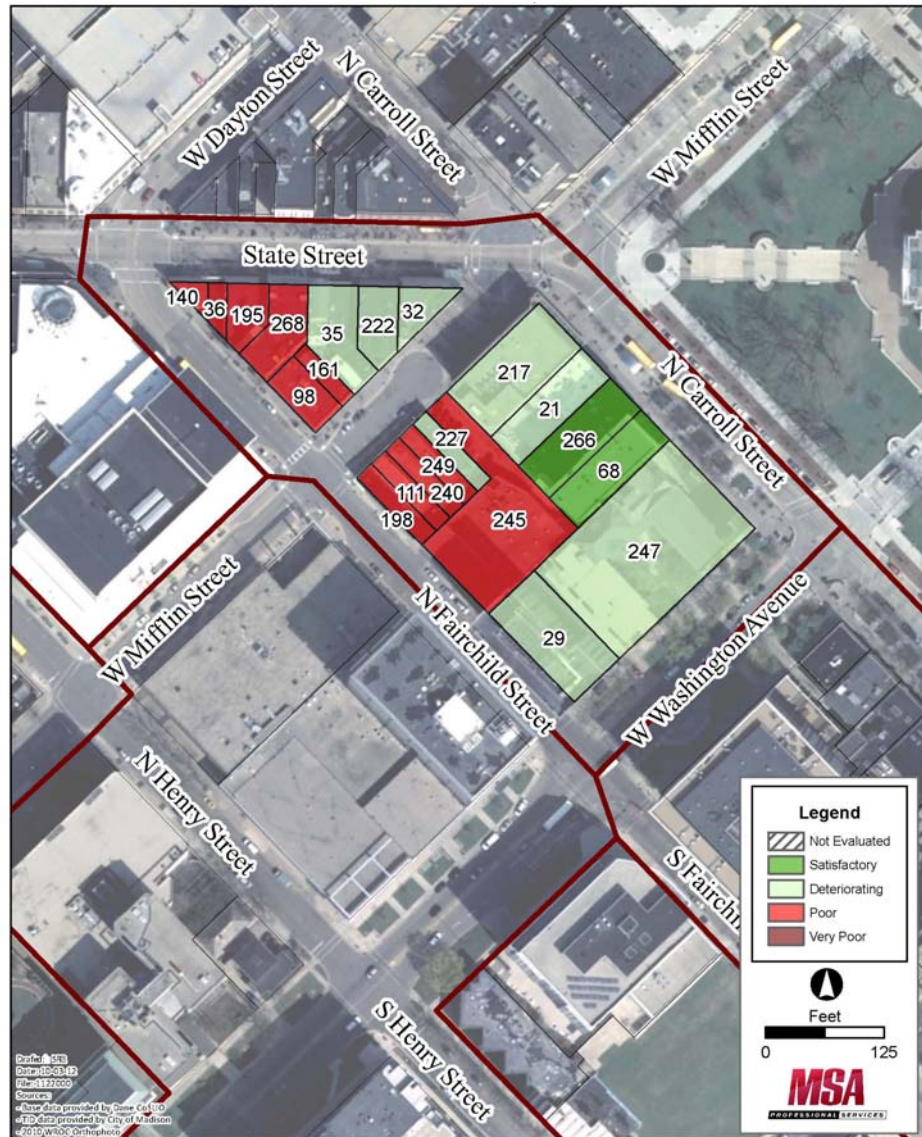
Description

This section includes twenty one parcels ranging in size from 0.02 to 0.6 acres. Parcels are split between two special districts: State Street and Downtown Core in the Downtown Plan and are currently zoned C4 (parcel 21, 29, 68, 98, 111, and 198 217, 227, 240, 245, 249, and 266), C4 DDZ1 (parcel 35, 195, 222, and 268), C4 DDZ1 HIS-L (parcel 32, 36, 161) or C4 HIS-L (parcel 247).

Findings

Eleven of the parcels were found to be blighted (Poor condition), representing 33.5% of the section, by area. Detailed notes and photos of the eleven blighted parcels follow. All blighted parcels lost significant points for primary structure exterior conditions. About half of the blighted parcels lost points for being single-story buildings in an area planned for more intensive development.

Property Condition Map – Section J



Section J Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	5,808	5.20%
Deteriorating	9	68,465	61.28%
Poor	11	37,449	33.52%
Very Poor	0	0	0.00%
Total	21	111,722	100.00%

Blighted Parcels – Section J

The following parcels were determined to be blighted.

Parcel 36

Score 53.2

Vacant property; walls and cladding are dirty/stained, some bricks need tuck pointing, cornice looks rough, chipping paint; awning discolored and stained; windows dirty, trim chipping paint; balcony rusted



Parcel 98

Score 56.3

Appears at least half vacant, no signs of use; walls and cladding are dirty/stained; window broken with duct tape, rusted frames, poorly patched window frame; missing vent covers, stoop missing tiles; litter in doorway



Parcel 111

Score 57.3

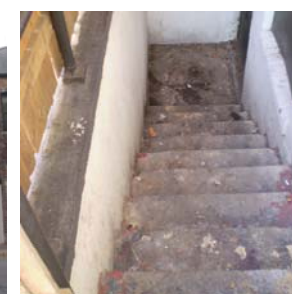
Vacant, single story building; walls and cladding are very dirty; windows dirty; faded metal, poor patch spots, board used to patch ceiling on overhang; doors dirty, rust at base of door



Parcel 140

Score 35.4

Ideal Jewelry is vacant; walls and cladding are dirty, with chipping paint, significant cracks and patchwork; chimney brick needs tuck pointing, missing mortar; vents sealed with expanding foam and are rusted



Parcel 161

Score 57.5

Vacant; walls and cladding have some chipping paint on front, side has significant chipping paint patchwork and crumbling brick; vent stack in rear is rusted; stoop cracked, discolored; cardboard in entry way



Parcel 195

Score 59.7

Walls and cladding are dirty/stained; windows are dirty, have chipping paint, awnings are very dirty and are fading colors; chimney chunks missing, poor patchwork; fire escape rusted, stairs warped and missing boards, chipping paint



Parcel 198

Score 38.9

Vacant; single story; walls and cladding are dirty/stained, bricks need tuck pointing, some bricks are bulging, mismatch paint, peeling/chipping paint; rusted gutters with holes; concrete drive cracked, patched with asphalt



Parcel 240

Score 51.2

Vacant; single story; walls and cladding are dirty/stained, vent above door rusted; windows and trim dirty; drives eroded walkway, cracks, poor patchwork, red spray paint on side wall



Parcel 245

Score 41.9

At least partially vacant; walls and cladding have significant dirt and stains, brick in rear has splattered paint, mismatch brick, some cracks in mortar; alley windows filled with mismatch materials; concrete stairs have missing chunks, exposed aggregate



Parcel 249

Score 57.7

Vacant; single story; walls and cladding: dirty/stained; chipping paint on right side; vent above door rusted, windows dirty



Parcel 268

Score 46.9

Vacant; front brick and stone dirty/stained, rear walls have graffiti remnants; windows are missing screens; rear window well chipping paint, boarded and patched poorly; rear awning is dirty/stained; main entry is dirty and has cobwebs



SECTION K

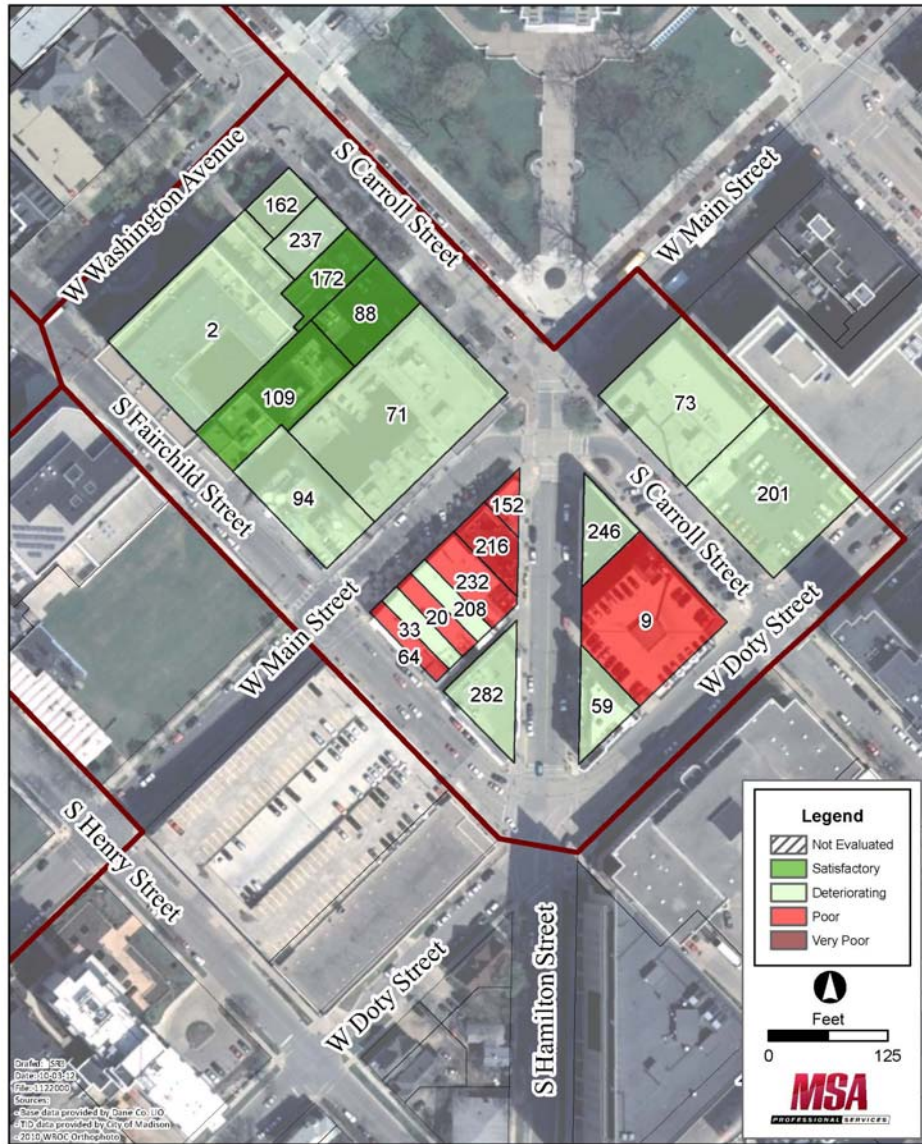
Property Condition Map – Section K

Description

This section includes twenty one parcels ranging in size from 0.03 to 0.58 acres. All parcels fall into the Downtown Core Special District in the Downtown Plan and most are currently zoned C4 or zone C4 HIS-L (parcels 2, 33 59, 152 & 246).

Findings

Six of the parcels were found to be blighted (Poor condition), representing 17.1% of the section, by area. Detailed notes and photos of the six blighted parcels follow. All the blighted parcels lost significant points for primary structure exterior conditions and most parcels on site improvement conditions.



Section K Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	3	21,231	12.70%
Deteriorating	12	117,303	70.19%
Poor	6	28,590	17.11%
Very Poor	0	0	0.00%
Total	21	167,124	100.00%

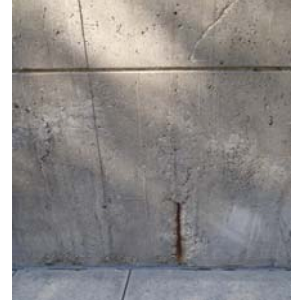
Blighted Parcels – Section K

The following parcels were determined to be blighted.

Parcel 9

Score 53.8

Parking ramp is not a preferred use; walls and cladding have exposed aggregate, cracks, missing chunks, significant patchwork, exposed rebar; drives have rusted expansion joint, writing on concrete, stained/dirty, chipping surface coat



Parcel 20

Score 58.7

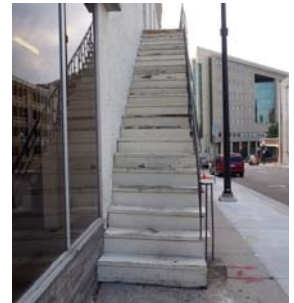
Foundation has cracked base stone, poor patchwork; walls and cladding have chipping paint, brick needs tuck pointing; windows dirty, chipping paint on trim, boards to fill windows; rusted vent in concrete walk



Parcel 64

Score 49.6

Foundation is chipping, chunks missing, chipping paint, significant patches; walls and cladding have bricks that need tuck pointing; staircase on side chipping paint, mismatch rusty railings



Parcel 152

Score 55.0

Foundation blocks are crumbling and exposed, chipping paint and cracking; walls and cladding bricks need tuck pointing, chipping paint; all window trim paint wearing thin; rusted gutters, chipping paint; rusted cigarette container



Parcel 216

Score 41.1

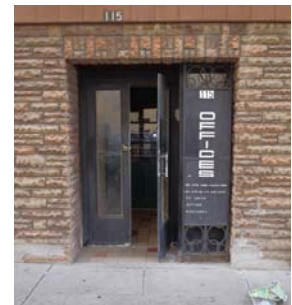
For lease sign posted, no signs of occupancy; walls and cladding near rear door have cracked brick; sidewalk is missing concrete and is patched with asphalt; missing street trees, scattered trash and debris



Parcel 232

Score 57.0

17 code violations in the past 10 years; stone is patched with concrete, mortar patched poorly, rear wall by door crumbling wall; main entry chipping paint, rusted iron; overgrown vines



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. Scores for all parcels were reduced by five points due to the generally elevated police call data in this area and minor deficiencies of the public streets in the area. 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 3,502 code violations in the TID 43 study area from August 2002 thru August 2012. This is an average of 12.3 violations per parcel. All of the parcels have received violations in the past ten years and nearly all of the parcels received violations within the past five years. In the past five years approximately 91% of the 285 parcels received violations, the majority of the parcels received multiple violations.

There are many different categories of code violations; however violations fall in different categories: construction, exterior housing, general maintenance exterior, graffiti, grass/weeds, inoperable/abandoned vehicle, housing, junk/trash/debris, mechanical, occupancy complaints, other, parking on lawn, property maintenance, sign, snow/ice, trash carts at front, weeds/overgrowth, and zoning.

Graffiti, junk/trash/debris, and snow/ice removal violations are the most common violation in the study area -of the violations over the 2002-2011 period.

Many of the violations within these categories, including those listed above, are factors contributing to blight.

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)1., 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 the Johnson Dayton study area, we examined the number of police calls in the study area and city-wide from 2007 to 2011 on a per acre basis (calls divided by acres). The City provided crime data for the study area parcels. We compared both total police calls and several specific types of calls.

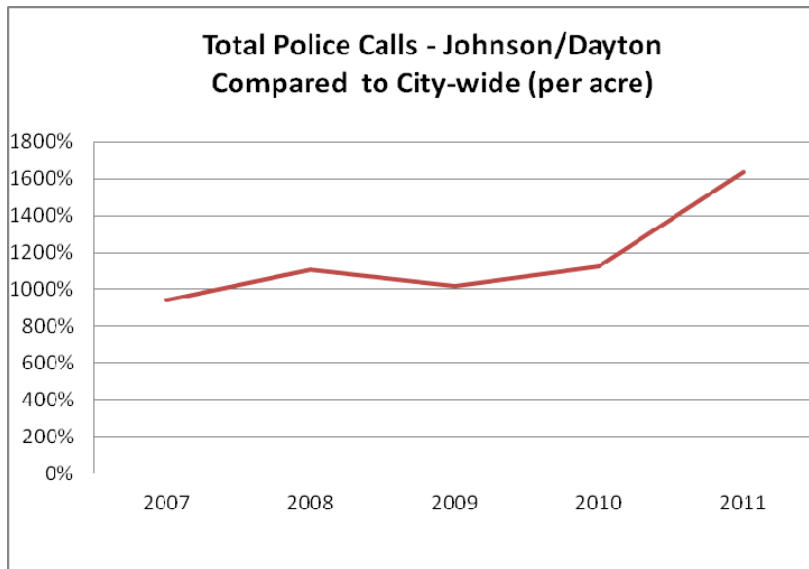
Total Police Calls

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, 11,699 calls per year in TID 43 area, or approximately 235.2 calls per acre. City-wide, over the same period, the average is 602,460 calls per year, or about 12.2 per acre.

Figure 4.2 shows “police calls per acre” in the study area as a percentage of the same number city-wide. The figure reveals that police calls in the study area have significantly increased over the last few years, as compared to the city-wide police calls.

Figure 4.2 – Police Calls per Acre, Johnson Dayton TID versus City of Madison



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 study area, and within Madison. For ease of comparison, the numbers are reported on a per acre basis. Crime in the study area is significantly elevated as compared to the city as a whole over the past five years.

Table 4.3 – Reported Crimes in TID 43 & City of Madison

Reported Crimes Threatening Personal Safety in Johnson/Dayton & Madison (per acre)						
	2007	2008	2009	2010	2011	Average
Homicide	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Madison	0.0001	0.0002	0.0001	0.0000	0.0001	0.0001
	<i>Compared to Madison</i>					0.00%
Sexual Assault 1-2-3-4/Rape	0.0354	0.0354	0.0472	0.0825	0.0472	0.0495
Madison	0.0039	0.0033	0.0015	0.0033	0.0030	0.0030
	<i>Compared to Madison</i>					1818.10%
Robbery (armed & strong armed)	0.0118	0.0236	0.0236	0.0236	0.0118	0.0189
Madison	0.0082	0.0085	0.0082	0.0068	0.0055	0.0075
	<i>Compared to Madison</i>					253.79%
Aggravated Assault	0.0472	0.0825	0.0825	0.1533	0.1061	0.0943
Madison	0.0082	0.0085	0.0087	0.0087	0.0079	0.0084
	<i>Compared to Madison</i>					1118.23%
Burglary (res & non-res)	0.6604	0.4835	0.5542	0.6722	0.4245	0.5590
Madison	0.0468	0.0512	0.0382	0.0423	0.0370	0.0431
	<i>Compared to Madison</i>					1308.69%
Stolen Autos	0.0825	0.1297	0.1061	0.1179	0.1651	0.1203
Madison	0.0186	0.0175	0.0137	0.0124	0.0122	0.0149
	<i>Compared to Madison</i>					851.88%
Theft	0.9316	0.8844	1.0259	0.7547	0.9316	0.9057
Madison	0.1177	0.0988	0.0994	0.1070	0.1077	0.1061
	<i>Compared to Madison</i>					857.72%
Arson	0.0118	0.0236	0.0000	0.0354	0.0118	0.0165
Madison	0.0017	0.0023	0.0018	0.0015	0.0017	0.0018
	<i>Compared to Madison</i>					955.39%

Public Street Conditions

Though we focused mostly on the condition of the parcels that would be located in the proposed TID, it is also important to consider the condition of the public streets and medians adjacent to the parcels we evaluated. Whereas the sidewalk and terrace is (or should be) typically maintained by the adjacent property owner and was evaluated as part of the adjacent parcel, the street itself and the median is maintained only by the City. In some cases on or near the Capital square the terrace is also maintained 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 fair condition with several roads showing cracking and crumbling deficiencies. The following pictures are some of the public right-of-way conditions within the study area.



Bedford Looking NW
(cracks, tarred cracks)



Basset-Dayton Crosswalk
(cracks, tarred cracks, sinking patchwork)



Carroll looking NW
(asphalt patching)

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.

After a review of police calls in this area, and compared to other areas of the City of Madison previously evaluated for blighting conditions, we deducted 4 points from every parcel for the blighting effect of increased police calls and crime. After a similar review of street conditions in this area we deducted 1 point from every parcel in the study are for street and right-of-way conditions. The combined deduction is 5 points.

5. SUMMARY AND CONCLUSIONS

Of the total area evaluated for blight (49.7 acres), 39.6% of this area (19.7 acres) has been determined by this study to be blighted.

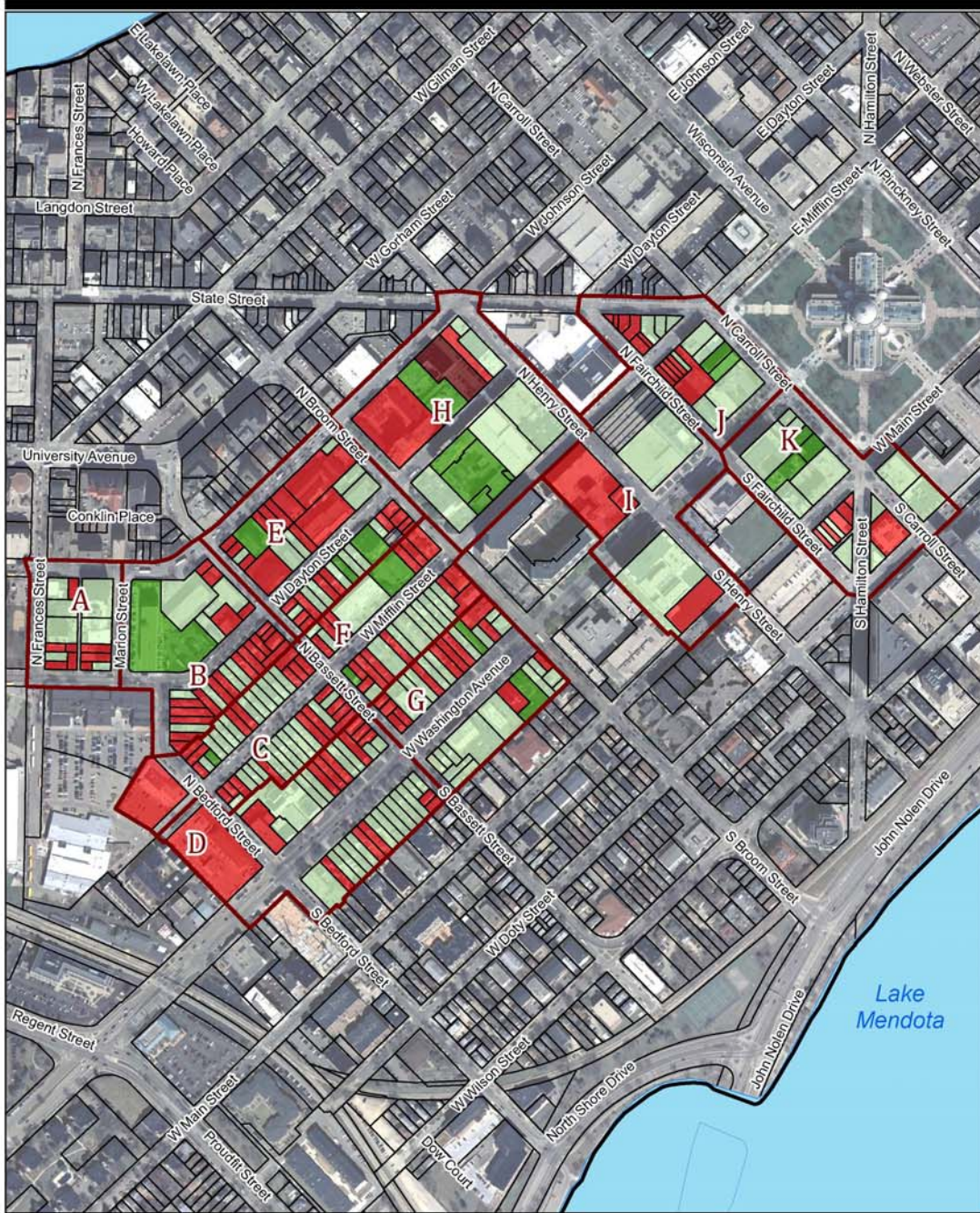
Section	Satisfactory		Deteriorating		Poor		Very Poor		Total Parcels		Blight % of Area
	#	Area	#	Area	#	Area	#	Area	#	Area	
A	0	0	7	61,512	8	21,873	0	0	15	83,385	26.2%
B	1	70,611	8	66,729	20	74,522	0	0	29	211,862	35.2%
C	1	2,178	23	94,918	20	104,395	0	0	44	201,491	51.8%
D	0	0	21	141,034	14	132,577	0	0	35	273,611	48.5%
*E	3	30,492	13	61,776	22	139,672	0	0	38	231,940	60.2%
F	2	20,060	12	88,506	14	68,277	0	0	28	176,843	38.6%
G	2	20,245	20	121,110	12	54,504	0	0	34	195,859	27.8%
H	5	83,523	5	113,182	2	72,582	1	30,540	13	299,827	34.4%
*I	0	0	2	118,358	3	91,914	0	0	5	210,272	43.7%
J	2	11,735	8	62,538	11	37,449	0	0	21	111,722	33.5%
K	3	21,231	12	117,303	6	28,590	0	0	21	167,124	17.1%
TOTAL	19	260,075	131	1,046,966	132	826,353	1	30,540	283	2,163,934	39.6%
	6.7%	12.0%	46.3%	48.4%	46.6%	38.2%	0.4%	1.4%	100.0%	100.0%	

**not including parcels #189 (under construction) & #242 (not visible)*

The 285 parcels that were examined for the proposed TID have been grouped into eleven sections, for ease of analysis. Based on our evaluations there are blighted parcels throughout much of the study area, though the percentage of blight, by area, within each section ranges from 17.1% (Section K) to 60.2% (Section E).

A blight TID requires that 50% of the area of the proposed district must be blighted. This area has not met that threshold; however, it is possible to meet this standard by selectively choosing the district boundary to exclude blocks with few blighted parcels and/or large parcels that are not blighted.

(This page is intentionally blank)



City of Madison

Dane County, Wisconsin

Johnson Dayton TID - Blight Rating

Legend	
	Johnson Dayton Boundary
	City of Madison
	Lakes
	Rivers
	Parcels
	Not Evaluated
	Satisfactory
	Deteriorating
	Poor
	Very Poor



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



Drafted - LSR, Date - 10-09-12, File - p/1122000