

TID 32 Amendment – Blight Study

April 16, 2010

City of
Madison,
Wisconsin

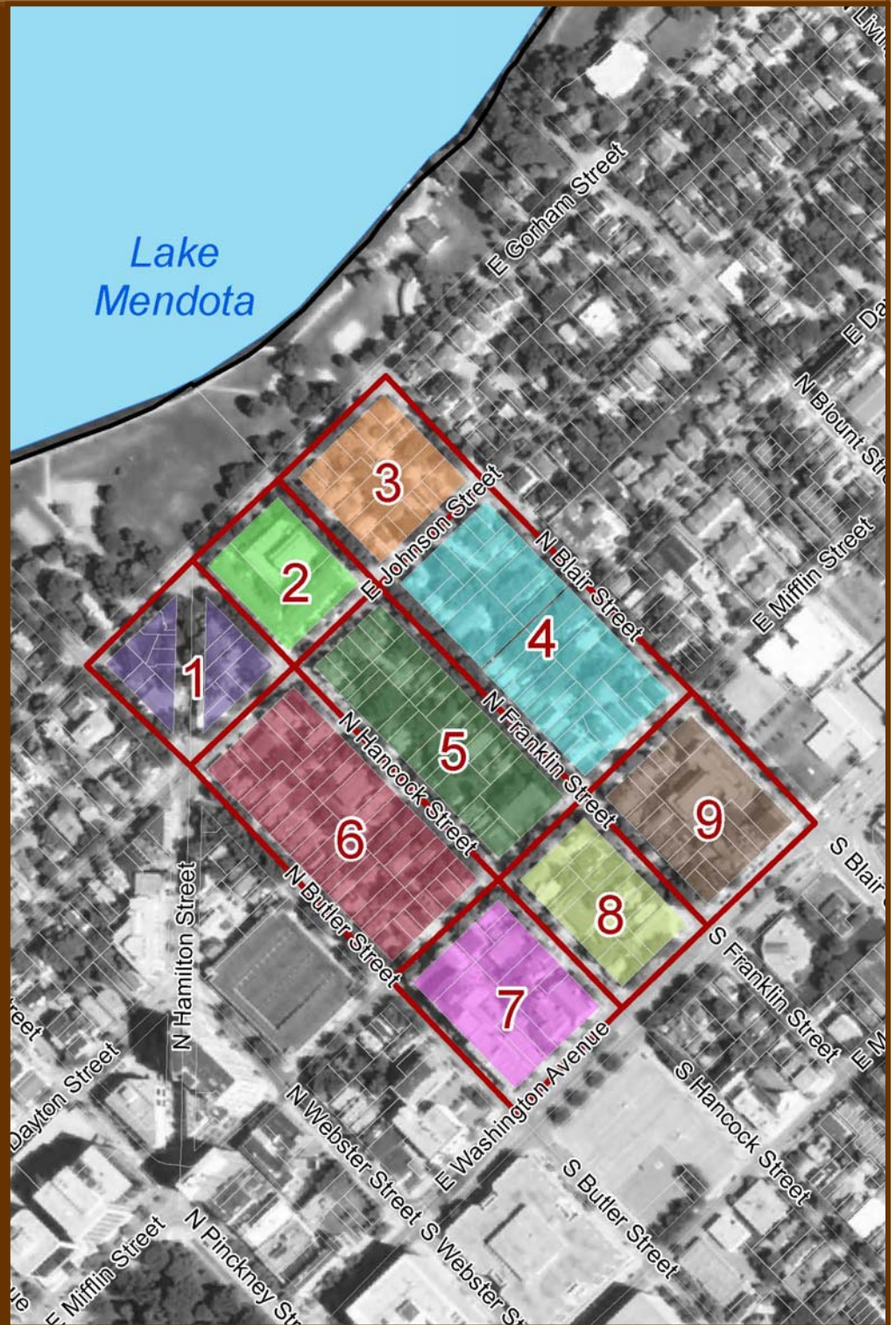


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A. Parcel Photos

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1. EXECUTIVE SUMMARY

The City of Madison is considering amending the Tax Incremental Financing District (TID) 32. This blight study seeks to determine what percentage of the identified parcels, by area, are blighted as defined by Statute 66.1105(2)(a). MSA evaluated 176 parcels, eliminated four as they were under construction at the time of the study, and scored the remaining 172 parcels using a scoring tool developed to standardize the evaluation process. We visited each parcel in March 2010, 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 four years of police calls data for this area as provided by the City. Our analysis revealed an elevated number of calls in the TID 32 amendment study area when compared to the city as a whole on a per-acre basis. The following specific criminal activities occurred more frequently in the TID 32 amendment study area: robbery, aggravated assault, burglary, stolen autos, theft, drug incident, and damaged property complaint. We also evaluated the condition of the major public streets in the study area and found only minor deficiencies having minimal negative influence on the surrounding parcels. As a result, all parcel scores were uniformly reduced by five points to account for the elevated number of police calls and minor infrastructure deficiencies.

We also reviewed 10 years of code violation data as provided by the City. The majority of the parcels received multiple violations with only two parcels receiving none and three receiving only one violation. The average for all parcels was 9.5 violations per parcel. The most common violations are graffiti, junk, trash and debris, and housing deficiencies. Individual parcel scores were reduced for parcels with multiple and recent violations.

MSA has determined that 28.2% of the 172 identified parcels, by area, are blighted. We organized the parcels by blocks with only Block 4 reaching the 50% blighted threshold at 60.1%. There may be an opportunity to selectively choose parcels through the study area to meet this threshold, especially through Blocks 4-6.



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2. PARCEL AND STRUCTURE SURVEY METHODOLOGY

To evaluate the condition of each parcel in the proposed TID 32 Amendment, 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 a primary structure 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)(a) defines a blighted area as such:

(a) 1. “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 32 Amendment 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 the primary use structures (0-100%). Most parcels receive full credit for occupancy unless there is clear indication of vacancy such as visible empty spaces and/or “For Lease Now” 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 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 5 point deduction). These deductions are explained in Chapter Four – Other Blighting Factors.

PARCEL EVALUATION FORM (Parcel with Structures)



Study Area:	City of Madison TID 32 Amendment	Evaluator:	
TID 32 Amendment Parcel #:	Parcel #:	Date of Evaluation:	
Street Name:	Street Number:	Area (sq. ft.):	
Preferred Land Use (Comp Plan):	Zoning:	2008 Value Ratio:	
Primary Occupancy:	Basement (Y/N):	Other Uses:	
# Stories:	Code Violations last 5 years	# Dwelling Units:	
Code Violations last 10 years		Picture ID:	

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

ITEM	Factor (0, innot value)	Entirely Missing			Structural Deficiencies			Missing/ Irreparable Components			Cosmetic Deficiencies			Points	Comments
		most/all	some	few	major	minor	many	few	major	minor	major	minor			
Foundation	5	100	50	35	70	35	70	35	70	35	70	35	6		
Walls & Cladding	15												15		
Roof	15												15		
Windows	15												15		
Canopy/Porch	15												15		
Chimneys & Vents	5												5		
Exterior Stairs	15												15		
Exterior Doors	15												15		
Total	100												100		

ITEM	Factor (0, innot value)	Entirely Missing			Structural Deficiencies			Missing/ Irreparable Components			Cosmetic Deficiencies			Points	Comments
		most/all	some	few	major	minor	many	few	major	minor	major	minor			
Accessory Structures	30	100	50	35	70	35	70	35	70	35	70	35	30		
Storage & Screening	20												20		
Signage & Lighting	20												20		
Drives/Parking/Walks	20												20		
Public Sidewalk	10												10		
Total	100												100		

BLIGHTING INFLUENCES	Factor	Yes		Points	Comments
		most/all	some		
Minor Maintenance Issues (weeds, overgrown landscapes, etc)	20			20	
Major Maintenance Issues (poor finish, 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:	City of Madison TID 32 Amendment		
TID 32 Amendment Parcel #:	Parcel #:		
Street Name:	Street Number:		
Preferred Land Use (Comp Plan):	Zoning:		
Primary Occupancy:	Other Uses:		
Code Violations last 10 years:	Code Violations last 5 years:		
Evaluators:			
Date of Evaluation:			
Area (sq. ft.):			
2009 Value Ratio:			
Picture ID:			
Sub-Categories		Factor	Points
A. UTILIZATION		20	20.0
B. SITE IMPROVEMENTS CONDITION		40	40.0
C. OTHER BLIGHTING INFLUENCES		40	40.0
Parcel Rating without Crime or Code Violation Deductions			
PARCEL RATING		SATISFACTORY	100.0

TYPE	Factor (per 1000 sq. ft.)	Value	Points	Comments
Lot Size/Layout (suitability for preferred land use)	50	100%	50	
Lot Utilization (compared to land use plan)	50	100%	50	
Total	100		100	

ITEM	Factor (per 1000 sq. ft.)	Entirely Missing			Structural Deficiencies			Cosmetic Deficiencies			Points	Comments
		most/all	some	none	most/all	some	none	most/all	some	none		
Storage & Screening	30	100%	100%	100%	100%	100%	100%	100%	100%	30	(Structural Deficiencies = Uneven Settling, Heave or Cracking, Leaning, Bulging, Sagging, Holes, etc.) (Cosmetic Deficiencies = Damage or Decay not affecting structural integrity)	
Signage & Lighting	30	100%	100%	100%	100%	100%	100%	100%	30			
Drives/Parking/Walks	25	100%	100%	100%	100%	100%	100%	100%	25			
Public Sidewalk	15	100%	100%	100%	100%	100%	100%	100%	15			
Total	100									100		

BLIGHTING INFLUENCES	Factor	Yes		Points	Comments
		most/all	some		
Minor Maintenance Issues (weeds, overgrown landscape, etc.)	20	100%	100%	20	
Major Maintenance Issues (potholes, dead landscaping, graffiti, etc.)	30	100%	100%	30	
Safety Hazards	20	100%	100%	20	
Essential 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 176 parcels, totaling 29.2 acres, considered for possible inclusion in TID 32 Amendment. We grouped the parcels into nine blocks (including Block #1 which is cut in half diagonally by Hamilton Street). Blight findings are presented here by blocks 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 will be presented in *Section 5*. As explained below, several parcels were removed from consideration, resulting in a net count of 172 “parcels” evaluated, totaling 24.0 acres.

Parcels Not Considered

Four of the 172 parcels were under construction at the time of the evaluation. We determined that it was not appropriate to rate these parcels because conditions were changing daily and the end state remained uncertain. These parcels were omitted from consideration and the area of these parcels (totaling 5.2 acres) was not counted as part of the total TID 32 Amendment area.

All of these parcels were evaluated in March 2010.

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

BLOCK 1

Description

This block includes ten parcels ranging in size from 0.03 to 0.54 acres. All the parcels are designated for Settlement/Old Market Place in the Comprehensive Plan, and are currently zoned R6 (except parcel 119 is currently zoned PUDSIP). Nine of the ten parcels are entirely residential with the remaining parcel containing a parking lot (parcel 124 is a converted Church).

Findings

Six of the 10 parcels were found to be blighted (Poor condition), representing 33.8% of the block, by area. Detailed notes and photos of the six blighted parcels follow. All the blighted parcels lost significant points for primary structure exterior conditions. Other demerits were due to other blighting influences, including safety hazards, erosion and stormwater issues and not ADA accessible.



Block 1 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	2	25,885	54.41%
Deteriorating	2	5,623	11.82%
Poor	6	16,070	33.78%
Very Poor	0	0	0.00%
Total	10	47,578	100%

Blighted Parcels – Block 1

The following parcels were determined to be blighted.

Parcel 120

Score: 56.8

Walls and cladding are dirty and siding on northwest corner damaged; shingles are curling up; tarp around porch; piles of trash present; 15 code violations in last 10 years (11 in the last 5 years)



Parcel 123

Score: 58.6

Foundation has cracks and is bulging in areas; Cladding is dirty and mildew is present; insulation coming out of siding; roof flashing is very rusted; boarded up basement windows; chimney missing bricks; walkway has cracks and is heaving; piles of trash present



Parcel 124

Score: 59.1

Discolored foundation; Paint peeling and mismatch of paint color; missing mortar in brickwork; paint peeling from window and door frames; stairs missing material and eroding in other areas; piles of trash present



Parcel 125

Score: 59.6

Foundation is cracked, missing material, discolored and stained; cladding is very dirty and portions are bent and dented; lattice work around porch in poor condition; paint wearing on steps; cracked driveway; graffiti present



Parcel 126

Score: 50.3

Bulging foundation (house is leaning); cladding is very dirty; roof has a water leak, is missing gutters and flashing is heavily rusted; paint peeling off window frames; steps are leaning; driveway is cracked and heaving; piles of trash present; 14 code violations in last 5 years



Parcel 127

Score: 55.9

Cladding is very dirty and mildew is present; roof shingles curling and gutters missing; shutters are very dirty and missing on side of house; steps are leaning and paint is peeling; walkway is cracked and heaving; fencing leaning; 10 code violations in last 5 years



BLOCK 2

Description

This block includes two parcels, totaling 1.3 acres (parcel 67 is 0.71 acres and parcel 68 is 0.59 acres). The two parcels are designated for Settlement/Old Market Place in the Comprehensive Plan and are zoned PCDSIP. Both parcels are residential condos.

Findings

Neither of the two parcels were found to be blighted (Poor condition), representing 0% of the block, by area. Both parcels were found to be “deteriorating”, mostly due to past code violations.



Block 2 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	2	56,488	100.00%
Poor	0	0	0.00%
Very Poor	0	0	0.00%
Total	2	56,488	100%

BLOCK 3

Description

This block includes eighteen parcels, ranging in size from 0.05 to 0.15 acres. All parcels are designated for Settlement/Old Market Place in the Comprehensive Plan. All the parcels in this block are zoned R5 (except parcel 141 is zoned PUDSIP) and provide low-density residential (single-family, duplex, or triplex).

Findings

Seven of the 18 parcels were found to be blighted (Poor condition), representing 31.1% of the block, by area. Detailed notes and photos of the seven blighted parcels follow. All the blighted parcels lost significant points for primary structure exterior conditions. Other demerits were due to site improvement conditions, primarily for walkways and driveways having substantial issues.



Block 3 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	5,808	8.38%
Deteriorating	10	42,009	60.58%
Poor	7	21,532	31.05%
Very Poor	0	0	0.00%
Total	18	69,349	100%

Blighted Parcels – Block 3

The following parcels were determined to be blighted.

Parcel 1

Score: 59.2

Some discoloration on walls; some paint chipping off window sills; uneven porch foundation; steps are cracked and missing concrete; iron fence is broken, rusted, and bent; missing cover over light fixture; some discoloration on driveway; 6 code violations in last 5 years



Parcel 131

Score: 57.5

Foundation discolored; cladding paint is wearing thin (very bad on side); window frames' paint wearing/worn off; boarded up window; paint wearing/worn off roof eaves; canopy deteriorating (railing posts broken/missing, woodwork paint is cracking and wearing off, etc.); steps are discolored; door frame in poor condition and base of door marked up; driveway deteriorating; no cover over light fixture



Parcel 132

Score: 53.2

Discolored foundation; Cladding in poor condition (dirty, sagging, stained, and worn); roof shingles buckling and worn; porch lattice is dirty and paint is wearing off; paint wearing thin on the porch woodwork (cracking in areas); rusted vents; boarded up upper-story doorway unsightly; paint wearing thin on door frames; doors are discolored and are marked up



Parcel 138

Score: 46.0

Patchy foundation; cladding is dirty, paint is wearing thin, and dented in sections; shingles are worn and some gutters are damaged; window framing dirty and boarded up window on side is unsightly; canopy in poor condition (ceiling panels warping, discolored column brickwork, cracked woodwork); driveway is deteriorating; the walkway has cracks and is uneven



Parcel 139

Score: 48.6

Patchy foundation; Cladding is very dirty, paint is worn/wearing thin, and in areas missing/broken siding; window frames are dirty and paint is cracking and wearing thin; porch columns has rust staining, paint cracking, and mismatch of paint color; lattice work very dirty and paint is wearing off; steps are discolored, (rust) stained, and missing material; unscreened garbage containers in front setback with graffiti on one of them; driveway deteriorating;



Parcel 140

Score: 54.1

Discolored foundation; paint wearing off vents; paint wearing off roof eaves and fascia board warping (hanging off); window framing in poor condition (paint wearing off, cracking, rust staining); walkway has cracks and missing concrete; junk present in lawn and on porch



Parcel 142

Score: 54.0

Foundation discolored; cladding is dirty, paint is wearing thin, and mismatched blue paint on front; paint wearing thin on roof eaves; flashing along roofline is rusted; canopy missing section in middle and metal supports are rusted; stairs has major discoloration; paint on door and framing is peeling and cracked; gravel driveway is uneven



BLOCK 4

Description

This block includes 33 parcels, ranging in size from 0.06 to 0.29 acres. Two parcels (3 and 156) were under construction at the time of the study and were omitted from consideration.

All parcels are designated for Settlement/Old Market Place in the Comprehensive Plan and are zoned R5 (except parcel 172, 173 and 174 are zoned PUDSIP). Parcels in this block are occupied by a variety of residential uses, except parcel 145 is an existing church.

Findings

Nineteen of the 31 ratable parcels were found to be blighted (Poor Condition), representing 60.1% of the block, by area. Detailed notes and photos for these nineteen parcels follow. All the blighted parcels lost significant points for primary structure exterior conditions. Other demerits were due to site improvement conditions, primarily for walkways and driveways having substantial issues.



Block 4 Parcels*

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	2	7,623	5.16%
Deteriorating	10	51,301	34.70%
Poor	19	88,905	60.14%
Very Poor	0	0	0.00%
Total	31	147,830	100%

* excludes Parcels 3 & 156 (under construction)

Blighted Parcels – Block 4

The following parcels were determined to be blighted.

Parcel 145

Score: 53.6

Brickwork is discolored (possible water damage) and moss is growing in mortar joints; paint on roof eaves wearing/worn off; window framing is dirty and paint is wearing thin; lower window concrete sills in bad shape and side windows boarded up; stairs are cracked and paint is wearing/worn off; rusted and dented doors and paint wearing off frames; paved area along building is cracked, uneven and patchy



Parcel 147

Score: 57.5

Roof shingles worn; window frames are stained, has cracks, and paint is wearing off; canopy is warped and cracked at corners; stairs are discolored; fence is bent in sections; parking is cracked, uneven, and discolored; piles of trash are present



Parcel 148

Score: 51.5

Some staining along foundation; cladding in poor condition (warped, cracked, missing, and water damage along side); cracks in roof eaves and paint is wearing off; window sills warping and paint is wearing/worn off; poorly converted doorways to windows; cracks in driveway; trash along side of building



Parcel 149

Score: 46.6

Cladding is dirty, and bent/broken in couple spots; worn shingles (possible water damage); bent and dirty gutters; chimney in poor condition; discolored and poorly maintained stairs; door is dented and dirty; broken lattice screening; side fence bent and rusted; uneven drive access; missing concrete near expansion joint



Parcel 150

Score: 34.3

Cladding dirty and discolored; paint wearing/worn off roof eaves; rusted gutters; very worn window framing and poorly closed off window (upper left); porch woodwork dirty and paint wearing off; stairs are very dirty and rust stained; fence is bent and broken; discolored driveway and cracked/uneven walkway



Parcel 151

Score: 44.7

Foundation has cracks, discoloration, and moss growing; cladding is dirty, dented, and missing metal siding in sections; shingles are worn; porch has metal ceiling coming off and dirty/stained metal columns; side doorway missing stairs; stairs have cracks, discoloration, and paint coming off; uneven gravel driveway/parking area



Parcel 152

Score: 45.1

Mold (water damage), discoloration, and missing pieces along foundation; cladding is dirty, discolored, dented, cracked, and warped; boarded up windows; roof shingles are very worn and missing in areas; cracked fascia board; stairs has cracks, warped boards, and missing posts in the railing; door frames are dirty and worn; uneven gravel driveway



Parcel 153

Score: 58.1

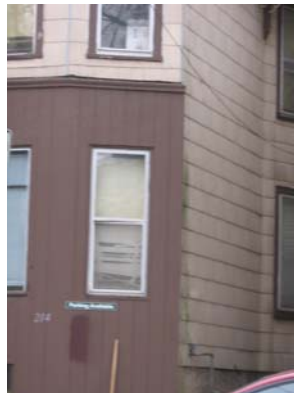
Brickwork worn and some small holes in brick; roof eaves are worn (cracking, paint wearing off, etc.); porch screening has water damage, and porch column's paint is wearing off and rotted at the bottom; some discoloration on steps; front door is worn and sealant at brick edge is an eyesore



Parcel 154

Score: 54.0

Discolored foundation; front cladding has minor cracking, a mismatch paint job, and areas of worn paint; side cladding has apparent water damage (mold growing), some worn fascia boards; window sills has cracks and are missing paint; porch in poor condition (warped flooring, no effort mask repaired column, missing wood section, & paint wearing); driveway is uneven, patchy, and has cracks; walkway is discolored



Parcel 158

Score: 49.8

Second floor cladding is cracking and paint peeling/wearing off; roof shingles very worn and coming up; tarred area along roofline unsightly; roof eaves in bad shape; porch in poor condition (dirty and cracking column, flooring dirty and paint wearing off, exposed roof membrane, etc.); fence along side very weathered



Parcel 159

Score: 57.0

Patch cracks in foundation; cladding is very dirty with dents and holes in areas; tarred joint between dormer/roof unsightly; roof eave along side in poor condition; paint wearing/worn of window framing; resemblance of past awning over front door; paint wearing/worn off stairs and railing



Parcel 164

Score: 48.3

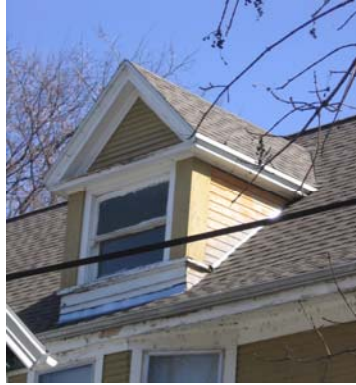
Foundation is discolored with patches of paint; cladding is very dirty with areas of rust staining, dents, and missing siding; roof shingles worn and paint is wearing off roof eaves; back deck is poorly maintained (dirty, paint wearing off, patches of random paint, and discolored trellis); paint on stairs wearing/worn off and railing is quite rusted; unscreened garbage containers in front lawn; 14 code violations in last 10 years (8 in last 5 years)



Parcel 165

Score: 44.7

Foundation is dirty, bulging, and marked by graffiti; dormer's siding is worn and has water damage; roof eaves paint is wearing/worn off; window frames are dirty and have cracks; upper story porch very dirty ceiling and paint peeling on woodwork; paint is cracking and wearing off staircase; retaining wall falling over and no lawn – just mud/dirt



Parcel 166

Score: 56.7

Roof shingles worn and flashing coming up; paint has worn/wearing off boards surrounding windows; porch beam sagging in middle and paint is wearing/worn off woodwork; paint is worn off wood steps and railings, lattice work is broken on side; garage roof won, flashing rusted, and missing garage doors



Parcel 168

Score: 56.9

Patchy and discolored foundation; cladding dirty, paint wearing off, and mismatch of color on side; porch poorly maintained (floor boards buckling, roof eaves and support beam very dirty and paint wearing off, flashing rusted, and lattice work broke); stairs rusted (from rusted railing) and paint wearing off; light fixture missing cover; discolored driveway



Parcel 169

Score: 58.4

Foundation discoloration and water damage along side (stained and broken blocks); corner fascia board cracking and paint wearing/worn off; dormer window boarded up; porch poorly maintained (gutter broken, column paint cracking, concrete deteriorating from brick base, etc.); door discolored and bottom of frame deteriorating; access drive and driveway in very poor condition (missing material, major cracks, etc.)



Parcel 170

Score: 55.9

Foundation discolored (moss growing wet areas); cladding is broken, dented, coming up, and worn/dirty; window paint is cracking and wearing thin; porch poorly maintained (flooring is dirty and paint wearing off, railing discolored, decking dirty, etc.); stairs have rust staining and paint is wearing/worn off in areas; driveway has cracks and missing material; walkway is uneven with cracks



Parcel 173

Score: 37.0

Discolored and cracked foundation; Wall paint is peeling, bubbling up, and is completely gone in areas; cladding is missing in areas; side window frames the paint is wearing/worn off; front window screening broke; back closed in porches in very poor condition; no weather protection or has worn off staircase; poor lawn maintenance - junk in lawn, broken planter curb, no lawn or mulch



Parcel 176

Score: 58.0

Discolored foundation; siding is very dirty in spots; basement windows boarded up with worn wood and plexiglass; stair railing has some discoloration and past railing has stained steps; driveway has deteriorated to the point that it is mostly gravel; graffiti present in a few locations



BLOCK 5

Description

This block includes twenty-nine parcels, ranging in size from 0.05 to 0.40 acres. Parcel 46 was under construction at the time of the study and was omitted from consideration.

All of the parcels are designated for Settlement/Old Market Place in the Comprehensive Plan and are zoned R5 (except parcel 55 is zoned R6). The block contains a variety of residential uses (apartments, duplex, single-family, etc.) and parcel 54 is a church.

Findings

Thirteen of the 29 ratable parcels were found to be blighted (Poor Condition), representing 31.9% of the block, by area. Detailed notes and photos for these thirteen parcels follow. The blighted parcels all lost significant points for primary structure exterior conditions and the majority lost additional points on site improvement conditions.



Block 5 Parcels*

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	4	17,424	15.24%
Deteriorating	12	60,421	52.86%
Poor	12	33,759	29.53%
Very Poor	1	2,706	2.37%
Total	29	114,310	100%

* Parcel 46 was left out (under construction)

Blighted Parcels – Block 3

The following parcels were determined to be blighted.

Parcel 37

Score: 24.9

Foundation has cracks, patched areas, and is bowing out along side; cladding is discolored, dirty, and missing pieces; roof shingles worn and stained; paint cracking and wearing thin on window frames; upper story back window boarded up; porch columns and beam are rusted; back stair is discolored and has cracks; front stair is missing portions of concrete and has rust staining from rusted railings



Parcel 39

Score: 47.9

Foundation has discoloration and is missing pieces; roof eaves missing paneling; window frames are dirty and paint is cracking; porch in poor condition (foundation discolored, paint on woodwork wearing thin, metal ceiling dirty, and flooring worn); paint on stairs mostly worn off and is rust stained; driveway is crumbling with cracks and missing concrete



Parcel 40

Score: 49.0

Major water damage along foundation; cladding is worn, dirty, missing pieces, and has rusted nails; mortar poorly patched in sections and has discoloration along the porch brick base; porch roof is sagging in the middle; concrete stair has cracks and wood stairs are very worn; driveway has cracks, patchwork, and missing concrete; covered up graffiti present along foundation and on siding



Parcel 41

Score: 58.7

Roof shingles curling up – needing replacement; porch in poor condition (support blocks irregular paint job, columns are dirty and cracked, and eaves are very dirty); wood stair and railing discolored; concrete stair wall cracked with graffiti present; door and frame dirty; half dead shrub and planter supports bulging



Parcel 43

Score: 49.3

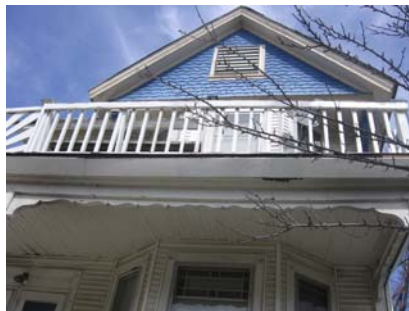
Paint wearing thin on foundation; side cladding worn and pieces missing; front cladding very worn; roof eaves dirty and cracked; stairs are patched, missing material, and paint is wearing/worn off; unscreened garbage containers in front yard; maintenance issues – broken planter curb, wood support along staircase, junk between buildings, graffiti present, etc.



Parcel 44

Score: 42.4

Discolored foundation; dirty cladding and very worn paint on dormer wood shingles; roof shingles and eaves are worn; paint on window frames cracking and wearing thin; porch maintained poorly (foundation settled unevenly, lattice work broken, and woodwork dirty and cracking, etc.)



Parcel 52

Score: 57.7

Cladding is worn and pieces are missing; roof shingles are very worn, curling, and missing in areas; paint on window frames is cracking and wearing off; stairs are discolored; paint is wearing thin on both the door and frame, and the bottom of the door is very worn; trash along side of building



Parcel 57

Score: 59.9

Foundation has discoloration and patchwork; cladding is very worn and missing pieces; window frames are dirty and cracking; some paint wearing off stairs and porch flooring; driveway has deteriorated to just gravel except along building foundation; 7 building code violations in last 5 years



Parcel 58

Score: 50.7

Discolored and very worn foundation; siding is very worn, dirty, and irregular use of color; roof shingles worn; paint wearing/worn off roof eaves; porch poorly maintained (dirty and cracking woodwork, rusted gutter, based discolored worn, etc.); driveway heaving with cracks and missing material; 15 code violations in last 10 years (10 in last 5 years)



Parcel 59

Score: 58.4

Foundation patchy; cladding is dirty, dented, and bent in areas; paint wearing off of roof eaves; porch woodwork dirty and paint wearing off ceiling; driveway heaving with cracks and missing material; poor lawncare – broken planting bed curb and no mulch/grass (just mud) in front



Parcel 60

Score: 52.0

Discolored foundation; siding cracked, paint wearing thin, and insulation oozing out at the base; paint wearing thin on roof eaves and flashing is rusted; unscreened garbage containers in front setback; uneven and discolored walkway and paved area; no grass/mulch (just mud); minor graffiti present



Parcel 62

Score: 46.6

Half of the house is on concrete block columns (no foundation) and cracks along front foundation wall; cladding is very worn and discolored; irregular stoop (possibly slated flooring); irregular stone stairs; access drive cracked and missing material; obvious parking area that is just dirt (no grass/gravel/pavement); landscape unmanaged (dirt, twigs, stumps, lumber/brick piles in side/back, etc.)



Parcel 63

Score: 56.1

Discolored foundation; dirty siding and window frames; porch woodwork very dirty and broken lattice work with rusted nails; stairs are dirty and paint is wearing thin; rusted railing; chain link fence very rusted (along side); unscreened garbage containers in front yard setback; door is dirty and marked up; gutter and downspout issues – missing, broken, and/or directed right onto sidewalk



BLOCK 6

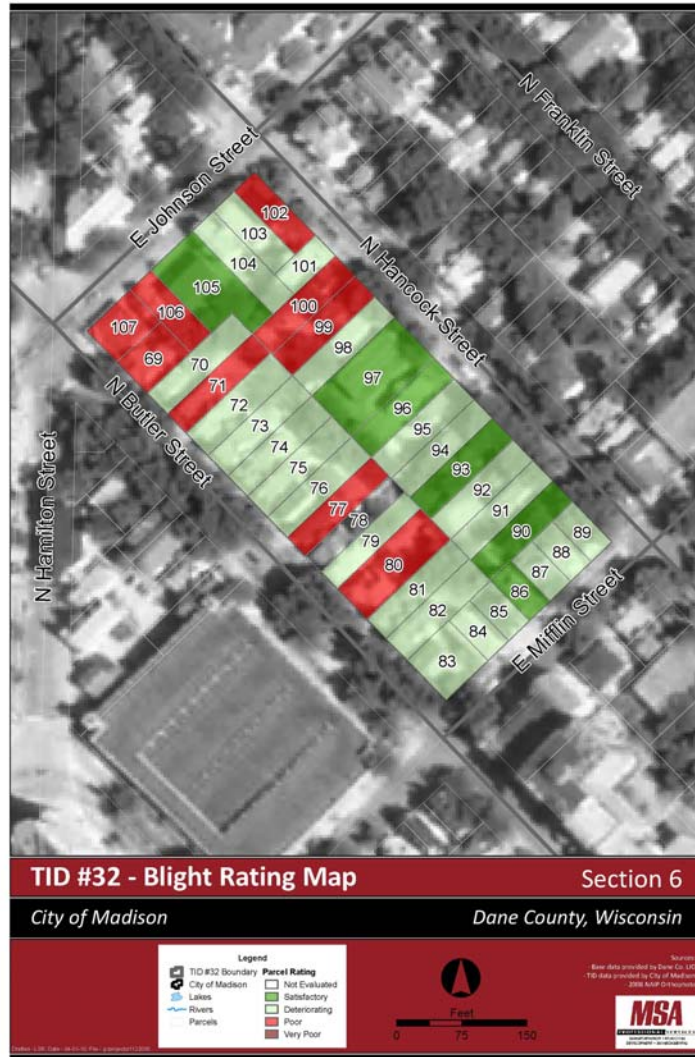
Description

This block includes 39 parcels, ranging in size from 0.05 to 0.2 acres. Parcel 78 was under construction at the time of the study and was omitted from consideration.

All of the parcels are designated for Settlement/Old Market Place in the Comprehensive Plan and are zoned R6, except seven parcels are zoned PUD-SIP (parcels 76, 77, 78, 86, 94, 95, and 106). The block contains a variety of residential uses (apartments, duplex, single-family, etc.).

Findings

Nine of the 38 ratable parcels were found to be blighted (Poor condition), representing 23.8% of the block, by area. Detailed notes and photos for these nine parcels follow. The blighted parcels all lost significant points for primary structure exterior conditions and the majority lost additional points on site improvement conditions.



Block 6 Parcels*

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	6	31,581	20.58%
Deteriorating	23	85,338	55.61%
Poor	9	36,531	23.81%
Very Poor	0	0	0.00%
Total	38	153,450	100%

* excludes Parcel 78 (under construction)

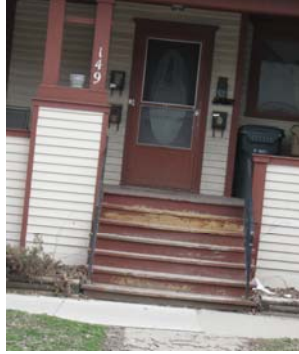
Blighted Parcels – Block 6

The following parcels were determined to be blighted.

Parcel 69

Score: 54.5

Paint peeling from cladding with some water damage on second floor; roof shingles curling and flashing missing between dormer/roof; window framing rotting and paint peeling; porch poorly maintained (paint peeling and second floor porch pulling away from house; lack of gravel on driveway



Parcel 71

Score: 59.6

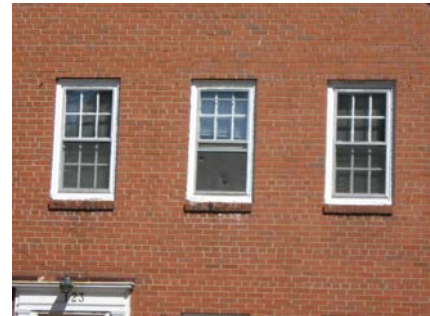
Foundation discolored and apparent damage along side; cladding has rust staining, peeling paint, and is rotting in areas; roof shingles curling and warping; paint peeling on window frames; railing very rusted; door is discolored and paint is peeling; graffiti on garage



Parcel 77

Score: 58.4

Brick discolored in areas; roof shingles curling; paint peeling from window frames and screen ripped; stairs missing concrete and stained by rusted railing; door is discolored and paint is peeling from the door frame; lack of maintenance on garage; graffiti and piles of trash present



Parcel 80

Score: 55.5

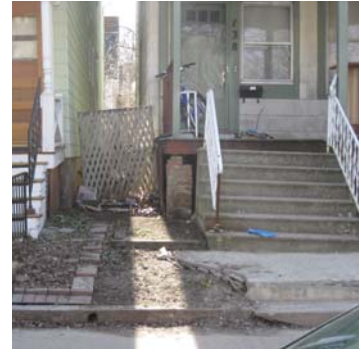
Cladding is dirty and paint is peeling; paint peeling off roof eaves; flashing rusted and corroded; several areas of patchwork and staining on roof; porch poorly maintained (peeling paint, dirty, rotting/missing boards, missing siding); paint peeling off stairs; railing rusted; piles of trash present



Parcel 99

Score: 58.6

Cladding is dirty; roof shingles patched in many places and missing in others (just tar paper); upper porch is leaning and sagging; lack of paint on porch columns; stairs have significant settling issues; rusted and leaning railing; boarded up garage; walkway is crumbling; piles of trash present; erosion issues



Parcel 100

Score: 58.1

Foundation mildewed; cladding mismatch paint job and missing siding; gutter falling off one side and missing on the other side; porch leaning and sinking; lattice work broken; paint peeling from stairs; unscreened garbage container in front yard; front walkway heaving; piles of trash present



Parcel 102

Score: 57.3

Foundation has some cracking and discoloration; brick very dirty and discolored with some areas needing tuck pointing; window sills discolored; vents rusted and dented; stairs deteriorating – missing material, cracks, patchwork; rusted railing; paint peeling from rear door; piles of trash and graffiti present



Parcel 106

Score: 58.8

Paint peeling from the foundation with water damage and spalling in the corner (by the steps); paint is peeling from cladding and there is water damage where wall meets the roof; stairs has rust staining from rusted railing; walkway has cracks; 20 code violations in the last ten years (13 in the last five years)



Parcels 107

Score: 47.1

Single story building (not meeting preferred land use description); cladding has severe discoloration and a significant number of poorly painted areas from past graffiti; rusted air conditioning units; rusted vents; 37 code violations in the last ten years (18 in the last five years)



BLOCK 7

Description

This block includes 11 parcels, ranging in size from 0.05 to 0.6 acres. The majority of the parcels are designated for Settlement/Old Market Place in the Comprehensive Plan with parcels abutting E. Washington Avenue designated as Downtown Core. The block contains a variety of uses, including residential buildings, commercial buildings, parking lots, and a church. The parcels are zoned R6, PUD-SIP, or C2.

Findings

None of the 11 parcels were found to be blighted (Poor condition). Eight are in “satisfactory” condition and three are in “deteriorating” condition.



Block 7 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	8	48,262	55.43%
Deteriorating	3	38,808	44.57%
Poor	0	0	0.00%
Very Poor	0	0	0.00%
Total	11	87,070	100%

BLOCK 8

Description

This block includes 14 parcels, ranging in size from 0.08 to 0.25 acres. All of the parcels are designated for Settlement/Old Market Place in the Comprehensive Plan. The majority of the block is residential and is zoned either R5 or R6. The remaining parcels have commercial uses (including parcel 28 which is mixed use) and are zoned either C2 or C3.

Findings

Four of the 14 parcels were found to be blighted (Poor condition), representing 30.0% of the block, by area. Detailed notes and photos for these four parcels follow. The blighted parcels all lost significant points for primary structure exterior conditions and the majority lost additional points on site improvement conditions.



Block 8 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	1	4,116	6.30%
Deteriorating	9	41,753	63.91%
Poor	4	19,457	29.78%
Very Poor	0	0	0.00%
Total	14	65,325	100%

Blighted Parcels – Block 8

The following parcels were found to be blighted.

Parcel 28

Score: 48.2

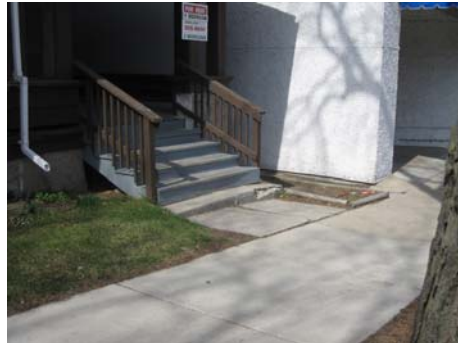
Single story building (not meeting preferred land use description); portion vacant; foundation has cracks and is sinking; cladding issues – moss growing, paint peeling, efflorescence of brick, missing mortar, and missing chunks of stone; roof shingles curling and some roof tiles missing; mismatch of brick around chimney; cracks in driveway



Parcel 29

Score: 58.1

Not a commercial use (as preferred land use suggests for E. Washington); stucco is dirty, patched in areas, and falling off in other areas; roof shingles curling, discolored, and poorly patched in areas; porch poorly maintained (dirty, paint peeling, and roof sagging); stairs spalling and paint peeling; front walk heaving; fire escape rusted



Parcel 30

Score: 52.5

Single story building (not meeting preferred land use description); stucco dirty and chunks are missing; paint peeling off window frames; canopies are old and filthy; vents are rusted and bent; sign in poor condition - sign is faded, paint is peeling around sign, and pole is rusted; pavement is cracked



Parcel 32

Score: 56.0

Foundation is discolored and bulging; cladding is dirty, some paint is peeling, and sections have mismatch of paint color; roof shingles curling; paint is peeling from stairs; lattice screening is



broken; poorly managed landscaping; accumulation of junk on front porch

BLOCK 9

Description

This block consists of nineteen parcels, ranging in size from 0.04 to 0.6 acres. All of the parcels are designated for Settlement/Old Market Place in the Comprehensive Plan and are residential uses, except parcel 21 is mixed use (with commercial on the ground floor). Zoning in this block is a mix of PUD-SIP, R5, and C3.

Findings

Six of the 19 parcels were found to be blighted (Poor condition), representing 18.3% of the block, by area. Detailed notes and photos for these six parcels follow. The blighted parcels all lost significant points for primary structure exterior conditions and the majority lost additional points on site improvement conditions.



Block 9 Parcels

	Parcels	Area (sq. ft.)	% by Area
Satisfactory	4	38,624	44.20%
Deteriorating	9	32,785	37.52%
Poor	6	15,972	18.28%
Very Poor	0	0	0.00%
Total	19	87,381	100%

Blighted Parcels – Block 9

The following parcels were found to be blighted.

Parcel 7

Score: 57.0

Cladding is dirty; roof shingles are very worn and there is no flashing between dormer/roof; porch woodwork very dirty and lattice screening very worn; window frames cracking, dirty and paint is wearing/worn off; stairs are very worn; driveway cracks, uneven, and discolored



Parcel 8

Score: 45.2

Foundation dirty in areas; cladding in poor condition – very worn, discolored, paint splatters, missing pieces (on side), and missing section (by stair); roof shingles very worn and missing flashing around dormer; paint cracking and wearing off roof eaves; window frames dirty and paint is cracking; stairs are discolored and railing is broken; driveway cracks, uneven, and discolored



Parcel 14

Score: 57.7

Foundation is discolored and has settling issues; roof eaves rusted, warping, and paint wearing/worn off; paint wearing/worn off second floor window frames; porch poorly maintained (floor discolored, patchy and missing material, support beam warping and rotting, and wall paint is wearing/worn off; stairs discolored and stained by rusted railing; wood fence missing stain/paint and is worn



Parcel 15

Score: 59.9

Single story building (not meeting preferred land use description); cladding is very worn, discolored, and missing pieces (near foundation); shingles are worn; paint wearing off window frames; porch poorly maintained (floor is cracked and warped, gutter hanging off, lattice screening broke); pieces missing from the stairs;



Parcel 17

Score: 51.2

Not a commercial use (as preferred land use suggests for E. Washington); discolored foundation; cladding very dirty, dented, bent, and discolored; roof shingles very worn and curling; stain has worn off stairs; no railing; door is dirty and framing has cracks; walkway has cracks



Parcel 20

Score: 49.8

Not a commercial use (as preferred land use suggests for E. Washington); foundation has discoloration and cracks; paint wearing off roof eaves and some sections missing fascia boards; gutter hanging off back side; window frames are warped and paint is wearing off; rusted vents; paint wearing/worn off door and framing; walkway on side has cracks and settling issues



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 1,678 code violations in the TID 32 amendment study area from January 2000 through December 2009, averaging 9.5 violations per parcel. The majority of the parcels received multiple violations with only two parcels receiving none and three receiving only one violation.

There are many different categories of code violations; however most of the violations fall in to 14 different categories: cart location, construction, graffiti, grass/weeds, housing, junk, trash & debris, mechanical, noise, property maintenance, sign, snow, street occupancy, and zoning.

Table 4.1: Crimes in study area, 2000-09

Housing violations are the most common violation in the study area – there were 595 reports from 2000-2009. Housing violations include everything from structural problems with the doors, windows, or roof to problems with rodent and bug infestations. Many of the housing violations related to overcrowding, unsanitary and unsafe conditions, and dilapidation: all factors contributing to blight.

Graffiti violations are the second most common violation within TID 32 amendment with 461 violations. Table 4.1 displays the type and number of code violations reported in TID 32 amendment from the beginning of 2000 to December 2009.

CATEGORY OF VIOLATIONS	
TYPE	#
Cart location	12
Construction	23
Graffiti	312
Grass/weeds	42
Housing	595
Junk, trash, & debris	461
Mechanical	3
Noise	1
Property maintenance	48
Sign	9
Snow	141
Street occupancy	4
Zoning	27

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)(a), these conditions include those that are “conductive to...juvenile delinquency and crime, and [are] detrimental to the public health, safety, morals or welfare...”

To analyze the levels of crime within TID 32 amendment, we examined the number of police calls in TID 32 amendment and city-wide from 2005 to 2008 on a per acre basis (calls divided by acres). We compared both total police calls and several specific types of calls.

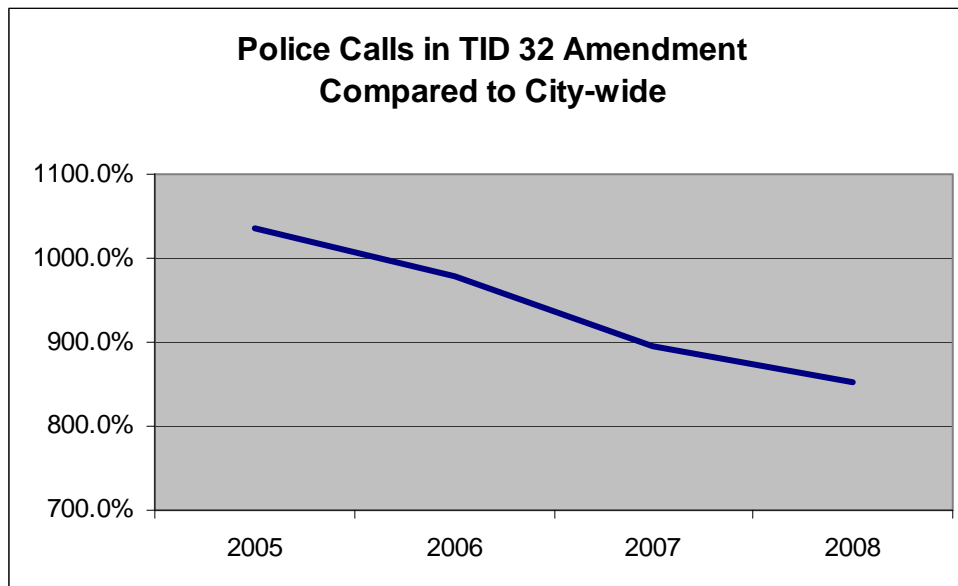
Total Police Calls

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 four years there have been, on average, 894 calls per year in the study area, or about 30.6 per acre. City-wide, over the same period, the average is 166,436 calls per year, or about 3.4 per acre. This indicates that total police calls average about 917% higher in the TID 32 amendment study area than in the City as a whole.

Table 4.2 shows “police calls per acre” in TID 32 amendment as a percentage of the same number city-wide, and it reveals that police calls in TID 32 amendment study area has declined over the last few years, however overall the police calls per acre are significantly higher than the numbers city-wide.

Table 4.2 – Police Calls per Acre, TID 32 Amendment 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 TID 32 amendment, and within Madison. For ease of comparison, the numbers are reported on a per acre basis. Of these selected crimes, all occur in TID 32 amendment more than in the city as a whole. Some caution should be taken, as the density within the study area is significantly higher than the city as a whole, and crime historically is higher in areas with higher concentration of people. Nevertheless, the numbers are significant.

Table 4.3 – Reported Crimes in TID 32 Amendment & City of Madison

Reported Crimes Threatening Personal Safety in TID 32 Amendment & Madison (per acre)					
	2005	2006	2007	2008	Average
Robbery (<i>armed & strong armed</i>)	0.103	0.103	0.068	0.034	0.077
Madison	0.008	0.010	0.008	0.009	0.009
TID 32 compared to Madison	1320.4%	1059.6%	838.6%	402.2%	905.2%
Aggravated Assault	0.034	0.068	0.000	0.103	0.051
Madison	0.008	0.009	0.008	0.008	0.008
TID 32 compared to Madison	421.4%	776.6%	0.0%	1209.6%	601.9%
Burglary (<i>res. & non-res.</i>)	0.719	0.616	0.719	1.541	0.899
Madison	0.038	0.043	0.052	0.051	0.046
TID 32 compared to Madison	1907.5%	1443.9%	1385.1%	3010.7%	1936.8%
Stolen Autos	0.205	0.034	0.068	0.308	0.154
Madison	0.019	0.018	0.019	0.018	0.018
TID 32 compared to Madison	1088.2%	187.2%	368.3%	1759.5%	850.8%
Theft	0.548	0.719	0.685	0.616	0.642
Madison	0.092	0.087	0.087	0.059	0.081
TID 32 compared to Madison	595.0%	823.6%	789.9%	1037.5%	811.5%
Drug Incident	0.274	0.411	0.137	0.240	0.265
Madison	0.032	0.032	0.030	0.031	0.031
TID 32 compared to Madison	860.0%	1277.8%	463.5%	772.8%	843.5%
Damaged Property Complaint	0.959	0.890	0.411	0.548	0.702
Madison	0.076	0.075	0.074	0.052	0.069
TID 32 compared to Madison	1268.6%	1192.4%	558.9%	1050.0%	1017.5%

Public Street Conditions

Though we focused mostly on the condition of the parcels that would be located in TID 32 amendment, 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) 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. 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 to good condition with a few deficiencies. Below are some of the street conditions within the TID 32 amendment study area.



Mifflin and Franklin, looking northwest
(good condition)



Washington and Hancock, looking northeast
(good condition)



Johnson and Franklin, looking northwest
(rusted pole support and bollards)



Johnson, looking southeast
(graffiti on pole)



Franklin and Johnson, looking northwest
(debris, patchwork, missing concrete/asphalt)



Butler and Johnson, looking northwest
(patchwork, cracks, and missing asphalt)



Hancock and Gorham, looking southeast
(graffiti on mailbox)



Gorham and Blair, looking southwest
(good condition)



Butler and Mifflin, looking northwest
(good condition)



Gorham and Blair, looking southwest
(fairly good condition)



Blair and Johnson, looking northwest
(cracks, patchwork, and missing asphalt)



Hamilton and Gorham, looking south
(fairly good 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 and the limited street condition deficiencies we have deducted 5 points from every parcel in the TID 32 amendment study area.

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5. SUMMARY AND CONCLUSIONS

Of the total area evaluated for blight (19.0 acres), 28.2% of this area (5.4 acres) has been determined by this study to be blighted.

Table 5.1 – Conditions of TID 32 Amendment

Block	Satisfactory		Deteriorating		Poor		Very Poor		Total Parcels		Blight % of Area
	#	Area	#	Area	#	Area	#	Area	#	Area	
1	2	25,885	2	5,623	6	16,070	0	0	10	47,578	33.8%
2	0	0	2	56,488	0	0	0	0	2	56,488	0.0%
3	1	5,808	10	42,009	7	21,532	0	0	18	69,349	31.0%
4	2	7,623	10	51,301	19	88,905	0	0	31	147,830	60.1%
5	4	17,424	12	60,421	12	33,759	1	2,706	29	114,310	31.9%
6	6	31,581	23	85,338	9	36,531	0	0	38	153,450	23.8%
7	8	48,262	3	38,808	0	0	0	0	11	87,070	0.0%
8	1	4,116	9	41,753	4	19,457	0	0	14	65,325	29.8%
9	4	38,624	10	34,369	5	14,388	0	0	19	87,381	16.5%
TOTAL	28	179,323	81	416,110	62	230,643	1	2,706	172	828,781	28.2%
	16.3%	21.6%	47.1%	50.2%	36.0%	27.8%	0.6%	0.3%	100.0%	100.0%	

*not including parcels #3, #46, #78, #156 (under construction)

The 172 parcels that were examined for the proposed TID 32 amendment have been grouped by block, 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 0% (Block 2 and 7) to 60.1% (Block 4).

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 parcels through the study area, especially through Blocks 4-6 (see map on the next page).

