

**SURVEY OF CONDITIONS
CITY OF MADISON**

**Proposed Allied Drive
Redevelopment District**

Report on Blight Determination

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April 28, 2006



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Background Summary

This report finds that the proposed Allied Drive Redevelopment District constitutes a blighted area under the provisions of Wisconsin Statutes 66.1331 and Wisconsin Statutes 66.1333, which govern the definition of Blighted Area and Redevelopment Districts. The District commonly known as the Allied Drive Area consists of the Commercial area southeast of Verona Road, west of the parcels fronting on Helene Parkway and north of the city of Fitchburg. The residential area is southeast of Verona Road, west of the city of Fitchburg, north of the railroad right of way and east of Carling Drive and Carling Drive extended. This area is the proposed Allied Drive Redevelopment District. The Redevelopment District is shown in Appendix B.

The area in total has 81 parcels with 81 structures. The area without streets is 75.66 acres. The largest parcel is a 7.8-acre park parcel. The second largest parcel is a 6.7-acre site upon which new housing is currently being constructed. This parcel will not be part of the Blight calculation or count of number of structures due to the new construction. Most of the parcels in the proposed Allied Drive Redevelopment District contain one multifamily structure.

Two categories of information were utilized to determine if the proposed Allied Drive Redevelopment District constitutes a blighted area. These two are: structural conditions and blighting influences.

Exterior Structure and Parcel Survey

Methodology of the Survey of Conditions

Mid-America Planning Services, consultants to the city of Madison conducted the field surveys March 30, 2006 through April 13, 2006. One survey was completed for each principal structure and if a parcel had no structure a survey form was completed for that parcel. A copy of the survey form used is found in Appendix A.

The survey consisted of:

The field survey enumerator recorded the Existing Land Use of each parcel or building, as best determined by an exterior survey.

The survey enumerator recorded exterior Structural Conditions of Buildings –The survey consisted of only exterior inspection of the buildings.

The survey enumerator recorded the condition of each parcel without a structure.

Blighting Influences – A search was conducted for blighting influences and recorded by the enumerator, who is a professional planner.

Code Violations – A search was conducted for current code violations for the buildings and parcels in the City Building Inspectors Office. As of April 28, 2006, over 300 outstanding building code violations were found. A compilation of these violations will be turned over to City staff.

Rating Criteria for the Structure

Based on inspection and evaluation, the condition of each component of the structure was placed in one of five categories:

Satisfactory
Maintenance
Minor Deficiency
Moderate Deficiency
Major Deficiency

Satisfactory – This condition exists when there is an absence of any defect and/or requirement for maintenance.

Maintenance – This condition exists when routine steps are required to improve, protect, and/or correct normal wear and tear, which may arise in components as a result of weathering, aging, and/or use.

Minor Deficiency – This condition exists when there are defects in an element that are beyond the scope of "Maintenance" which require repair or replacement not exceeding 20 percent of the element.

Moderate Deficiency – This condition exists when there are defects in a particular element or group of elements that are more serious than in the “Minor Deficiencies” category. The defects relating to a “Moderate Deficiency” require the reconstruction or replacement of approximately 20-50 percent of the element.

Major Deficiency – This condition exists when there are defects in a particular element or group of elements of a component that seriously impair the ability of the component to function in its intended capacity. Deficiencies in an element of a component, which require replacement, reconstruction, and/or extensive repair to over 50 percent of the element, constitute a “Major Deficiency”.

The primary and secondary components of each structure were rated on a point system using the categories above. Each primary and secondary component was given a value depending on the importance of the component. The value of the component was then multiplied by values shown below. A total score was then calculated.

0	Satisfactory
0	Maintenance
1	Minor Deficiency
2	Moderate Deficiency
3	Major Deficiency

Blighting Influences

Observations were made to determine if any blighting influences existed. When noted they were documented by the enumerator. The enumerator searched for the following blighting influences; Obsolete Buildings Not Suited for Development, Land Underutilization, Non-Accessory Parking, Lack of Parking, Faulty Lot Layout, Incompatible Use or Land Use Relationship, Lack of Open Space, Overcrowding of Buildings on the Land, High Density of Population or Over Crowding, Identifiable Hazards to Health and Safety of the Community, Poor Site Condition, Lack of Loading Areas, Out of Scale with Surrounding Buildings, Poor Walks and Driveways, Inadequate Outdoor Storage and Screening and Lack of Handicap Accessibility. Other blighting influences that were not listed were also documented if found.

Below are the blighting influences identified within the Allied Drive Redevelopment District:

- Land Underutilization
- Faulty Lot Layout
- Identifiable Hazards to Health & Safety of the Community
- Poor Site Conditions
- Poor Walks and Driveways
- Inadequate Outdoor Storage and Screening
- No Hand Rails
- Leaning Retaining Wall with Rotted Timbers
- Rusted Light Pole with Cracked Base
- Vacated Pole Base
- Broken Signs
- Exposed Wires easily Accessible to Children
- Graffiti

This potential redevelopment area is a highly blighted area with 148 blighting influences on 78 parcels.

Rating System for Parcels with Structures

Each structure was scored by the following system and the score was used to assign a category. The structural soundness of all buildings was rated using the following system.

(0 to 49) Standard – Where all primary components are sound and in good repair or requiring only normal maintenance.

(50 to 490) Blighted But Can Be Corrected – Where primary structural components are in need of repair beyond normal maintenance.

(491 and up) Blighted and May Require Clearance - Where the primary structural components have a critical defect that may not be correctable.

A map of the parcels with Blighted Structures is shown in Appendix C.

Rating System for Parcels without Structures

Observations were made relative to blighting influences, overall condition of the site, accessibility and general utilization relative to its location.

Findings for a Possible Redevelopment Area

The blight findings for a redevelopment district are based primarily on structural conditions; however, blighting influences also played a part. When considering blighted parcels with structures and parcels without structures (Criteria #1) or when considering blighted structures including parcels with multiple structures (Criteria #2) the area is blighted. The following tables demonstrate the degree of blight. AS a further explanation of parcels and structures, please note there are 7 parcels without a structure. There are 3 parcels with 2 structures, 2 parcels with 3 structures each and 1 parcel with 4 structures within the proposed district. Viewing parcels only there are 60 blighted parcels and 18 standard parcels. Viewing the structural conditions only, 60 structures are blighted, but correctable. There are 18 standard structures. The listing of parcels is shown in Appendix E and the map in Appendix B shows the blighted parcels.

Parcels with Standard and Blighted Structures– Criteria #1

	Number of Parcels With Structures	% Of Total Parcels
Blighted Parcels	54	76
Standard Parcels	17	24
Total	71	100

Parcels without Structures that are Standard or Blighted– Criteria #1

	Number of Parcels Without Structures	% Of Total Parcels
Blighted Parcels	6	85.7
Standard Parcels	1	14.3
Total	7	100

Total Standard and Blighted Parcels – Criteria #1

	Number of Parcels	% Of Total Parcels	Acres without Streets	Percent of Total Area not counting Neutral Area
Blighted Parcels	60	76.9	57.11	84.1
Standard Parcels	18	23.1	10.72	15.9
Total	78	100	67.83	100

Standard and Blighted Structures– Criteria #2

	Number of Structures -	% Of Total Structures
Substandard Blighted	0	0
Correctable Blighted	60	74.0
Standard	18	22.3
Standard Structure on a blighted Parcel	3	3.7
Total	81	100

Blight Score	Number of Parcels
0-49	21
50-150	36
151-250	22
251-490	2
491-590	0
Total	81

Parcels with Blighting Influences

The redevelopment area contains 78 parcels with 148 blighting influences. Most Blighting Influences are in the residential areas. This demonstrates that the Allied Drive Residential area is a poor living environment. Should all the structures be repaired, the environment needs serious upgrading. A map of the blight influences by block is shown in Appendix D. A listing of blighted structures is shown in Appendix E.

Parcels with Blighted Structures May Require Clearance due to:

1. Poor physical condition
2. A need to improve the living environment

Statutory Definitions of Blight

“Blighted area” means:

An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision of 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.

Existence of Dilapidation, Deterioration, Age or Obsolescence

Parcels within the study area displayed various degrees of structural wear due to age, lack of maintenance, lack of appropriate replacement or poor site maintenance. Ten structures in the study area showed foundation deterioration demonstrated by instances of cracking, chipping or crumbling.

Thirty buildings had wall deterioration including cracking, bulging or signs of attempted repair.

Fifty-nine structures have some degree of observable roof deterioration including missing or rotting shingles and uneven roofs indicating ineffective repair or water damage to the roof itself, missing, sagging and deteriorating fascia and soffit and deteriorating gutters and down spouts.

Eight structures displayed deficiencies in their chimneys.

Forty instances of a porch with deficiencies included rotting, warped wood, slanted structures and inadequate railings. The lack of adequate railings is a daily danger to the residents. Thirty-eight structures had deficient doors including wood rot, missing windows and screens and metal rust. Thirty-four structures were affected by deteriorating windows, particularly the frames and closed-up (bricked and blocked) windows.

Inadequate Provision of Ventilation, Light, Air or Sanitation

The concern under this category was the lack of screened storage, amount of trash on the ground and damaged and inoperable cars.

Conditions which Endanger Life or Property by Fire and Other Causes

Several conditions were noted as potential fire hazards and these included: age and structural safety. Another set of problems is the fact that many properties have deteriorated porches and poor walks and driveways. This creates a danger for pedestrian accidents.

Conditions Detrimental to the Public Health, Safety, Morals and Welfare

The deficiencies discussed above illustrate conditions detrimental to public health, safety, morals and welfare that were noted upon evaluation of the study area. Intermediate and critical structural deficiencies, open storage of refuse and other hazardous items and unsafe porches all illustrate detrimental conditions.

In Summary of Findings for a possible Redevelopment District

The blight findings in the proposed Redevelopment area are primarily based on Structural Conditions, but also utilize Blighting Influences. In tabulating for blight:

- ◆ Eighteen parcels were in standard condition;
- ◆ Sixty parcels with structures and without structures are "blighted, but correctable"; while
- ◆ None fit in the category, "blighted and may require clearance".

The percentage of area measured in square feet with blighted structures and blighted parcels calculated to be **84.1 percent of the area**. This meets the 50 percent blight required in Wisconsin Statute 66.1105 (4) (gm) 4a. The map in Appendix B delineates the blighted areas. Streets were not calculated in the total area.

Report Summary

In summary with 84.1% of the parcels by area are blighted and it is the finding of this report that the proposed Allied Drive Redevelopment District constitutes a blighted area under the provision of Wisconsin Statutes 66.1331 and Wisconsin Statutes 66.1333, which govern Blighted Areas and Redevelopment Districts.

APPENDIX A: SURVEY FORM

Community _____ Job # _____ Date _____ Enumerator _____
 Project Allied Drive Redevelopment Dist
 Address _____
 Uses _____ Basement _____
 1st Floor _____ 2nd Floor _____
 3rd Floor _____ 4th Floor _____
 Block # _____ # Housing Units _____ # Nonresidential Units _____
 Parcel # _____ Land Use _____ Bldg. Under Construction _____
 Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____
 Masonry/Frame _____ Age of Structure _____
 Existing and Prior Violations _____
 Building Improvements Permit _____
 Other Information _____

Structural Conditions

Components	Exterior Elements				Point Factor	Points
	Rating	0	1	2		
Primary	S	0	1	2	3	
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80
Ext. Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40
Primary Subtotal						
Secondary	S	0	1	2	3	
Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20
Porches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10
Stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5
Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30
Addition (s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40
Aux Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5
Grand Total						

S= Satisfactory
 0= Maintenance
 1= Minor Deficiency
 2= Moderate Deficiency
 3= Major Deficiency

MAPS ID# _____

Blighting Influences

- Obsolete Building Not Suited for Development _____
- Land Underutilization _____
- Non-Accessory Parking _____
- Lack of Parking _____
- Faulty Lot Layout _____
- Incompatible Use or Land Use Relationship _____
- Lack of Open Space _____
- Overcrowding of Buildings on the Land _____
- High Density of Population or Overcrowding _____
- Identifiable Hazards to Health and Safety of the Community _____
- Poor Site Condition _____
- Lack of Loading Areas _____
- Out of Scale with Surrounding Buildings _____
- Poor Walks and Driveways _____
- Inadequate Outdoor Storage and Screening _____
- Lack of Handicap Accessibility _____
- Other _____

Building and Site Evaluation

- Structure Standard
- Structure is Blighted, but can be Corrected
- Structure is Blighted and Substandard to a Degree
- Blighted Site Requiring Clearance

APPENDIX B: MAP OF BLIGHTED PARCELS

City of Madison




VERONA ROAD

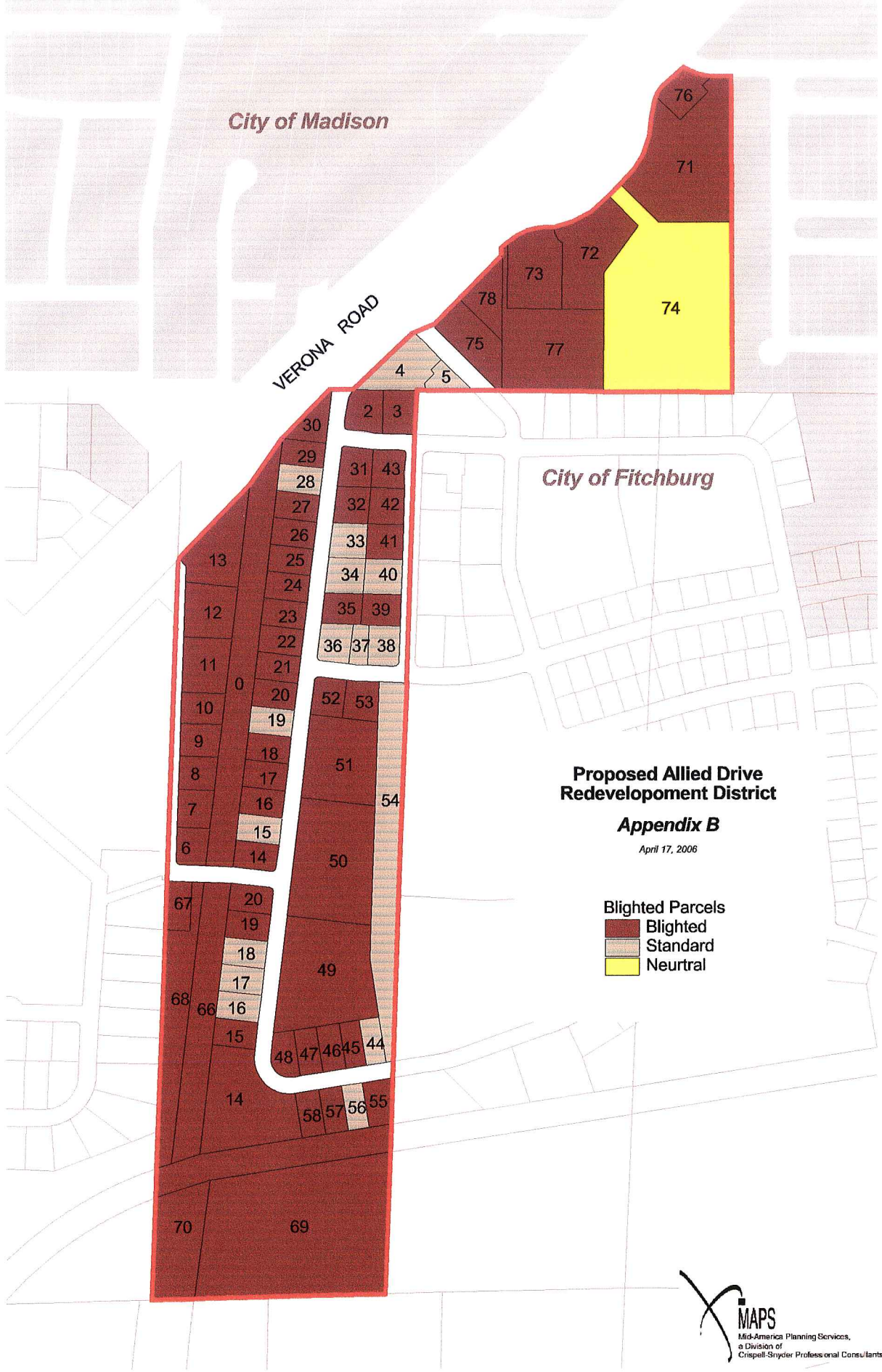
City of Fitchburg

**Proposed Allied Drive
Redevelopment District**

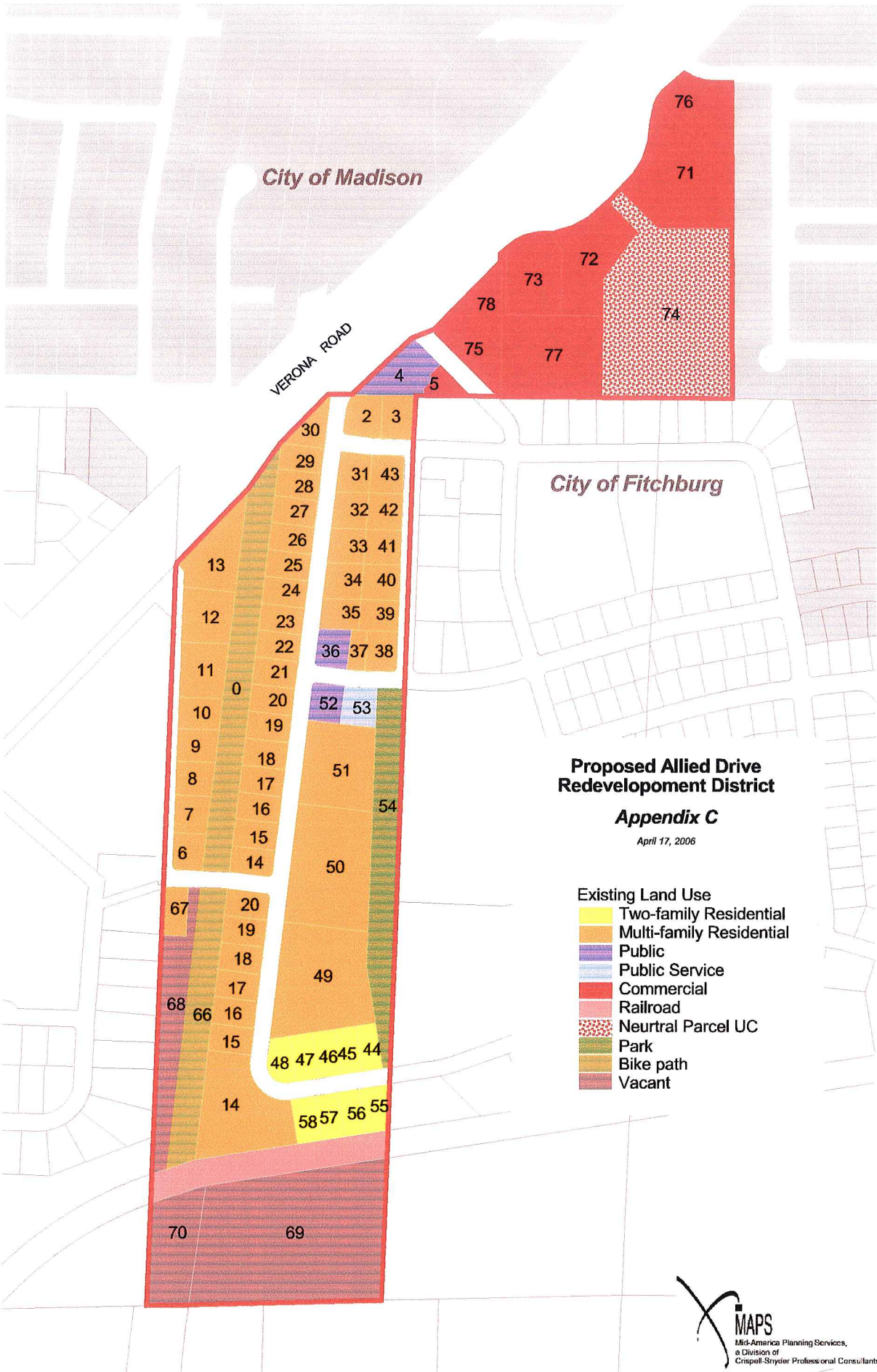
Appendix B

April 17, 2006

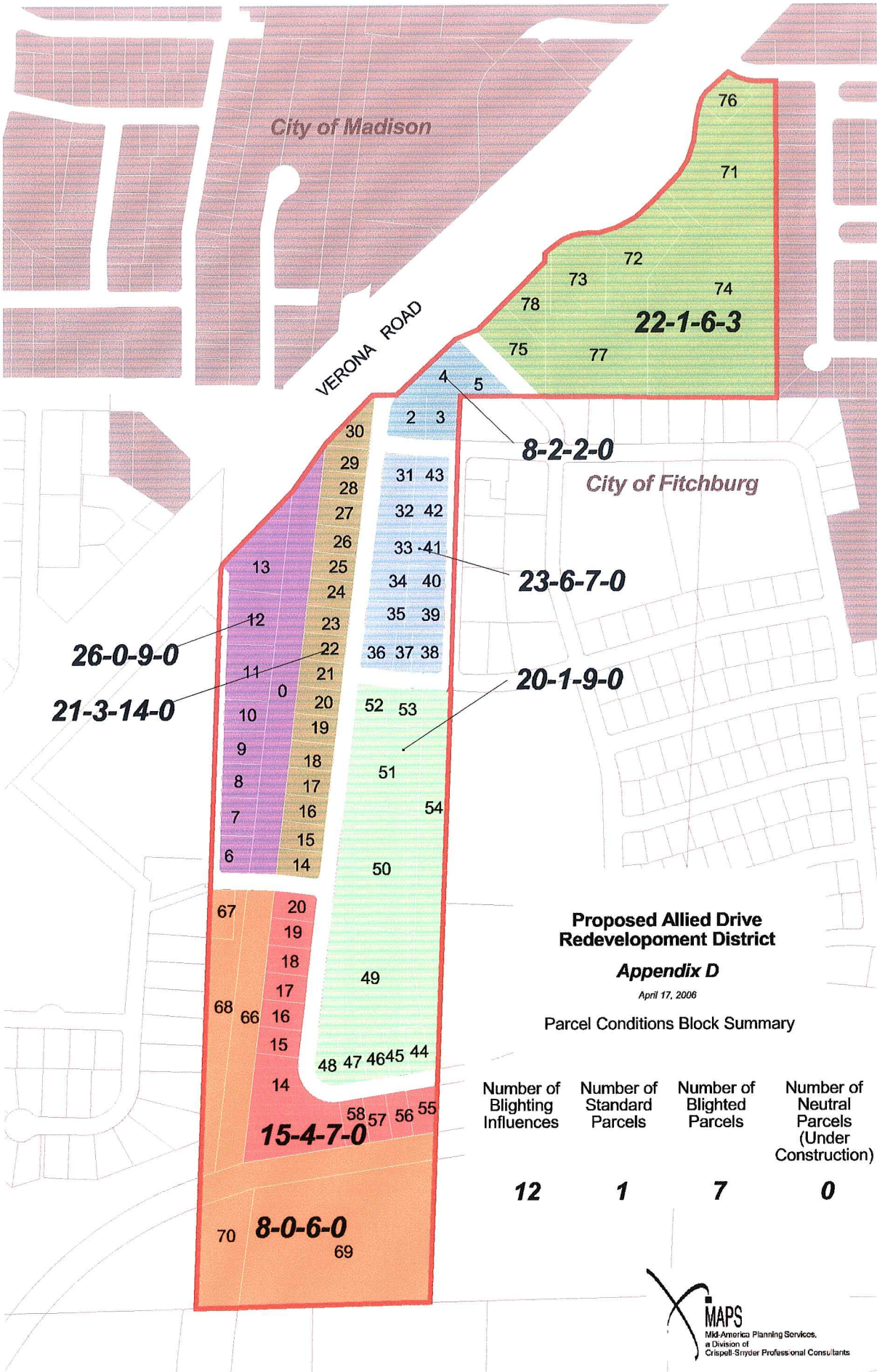
- Blighted Parcels**
-  Blighted
 -  Standard
 -  Neutral



APPENDIX C: APPENDIX C: MAP OF EXISTING LAND USE



APPENDIX D: MAP OF PARCELS BY BLOCK



Proposed Allied Drive Redevelopment District

Appendix D

April 17, 2006

Parcel Conditions Block Summary

Number of Blighting Influences	Number of Standard Parcels	Number of Blighted Parcels	Number of Neutral Parcels (Under Construction)
12	1	7	0



APPENDIX E: TABLE OF PARCELS WITH FINDINGS

ALLIED DRIVE REDEVELOPMENT AREA - BLIGHT SURVEY - CONDITIONS OF STRUCTURES

Parcel#	Address	Exterior Structural Rating	Blighting Influences	Standard Structure	Blighted Correctable Structure	Structure Standard - Parcel Blighted Due To Blighting Influences	Parcel With No Structure Standard	Parcel With No Structure Blighted	Current Use
0	4899 Verona Rd	0	1					X	Bike Path
1	4799 Crescent		1					X	RR ROW
2	4710 Thurston	70	1		X				Multi-family
3	4702 Thurston	125	3		X				Multi-family
4	4709 Verona Rd	40	2	X					Public
5	2010 Red Arrow	10	2	X					Commercial
6	2341 Carling Dr	105	4		X				Multi-family
7	2333 Carling Dr	70	1		X				Multi-family
8	2325 Carling Dr	170	4		X				Multi-family
9	2317 Carling Dr	225	4		X				Multi-family
10	2309 Carling Dr	225	4		X				Multi-family
11	2221 Carling Dr	225	3		X				Multi-family
12	2211 Carling Dr	225	3		X				Multi-family
13(a)	2201 Carling Dr	185	1		X				Multi-family
13(b)	2201 Carling Dr	180	1		X				Multi-family
14	2354 Allied Dr	50	0		X				Multi-family
15	2346 Allied Dr	40	1	X					Multi-family
16	4032 Allied Dr	110	0		X				Multi-family
17	2330 Allied Dr	115	2		X				Multi-family
18	2322 Allied Dr	120	1		X				Multi-family
19	2314 Allied Dr	15	1	X					Multi-family
20	2306 Allied Dr	175	1		X				Multi-family
21	2242 Allied Dr	80	2		X				Multi-family
22	2234 Allied Dr	80	0		X				Multi-family

ALLIED DRIVE REDEVELOPMENT AREA – BLIGHT SURVEY – CONDITIONS OF STRUCTURES

Parcel#	Address	Exterior Structural Rating	Blighting Influences	Standard Structure	Blighted Correctable Structure	Structure Standard – Parcel Blighted Due To Blighting Influences	Parcel With No Structure Standard	Parcel With No Structure Blighted	Current Use
23	2226 Allied Dr	160	1		X				Multi-family
24	2218 Allied Dr	175	1		X				Multi-family
25	2210 Allied Dr	190	2		X				Multi-family
26	2202 Allied Dr	110	4		X				Multi-family
27	2118 Allied Dr	110	1		X				Multi-family
28	2110 Allied Dr	20	2	X					Multi-family
29	2102 Allied Dr	130	1		X				Multi-family
30	2014 Allied Dr	190	1		X				Multi-family
31	2105 Allied Dr	70	2		X				Multi-family
32	2115 Allied Dr	110	2		X				Multi-family
33	2201 Allied Dr	35	2	X					Multi-family
34	2211 Allied Dr	35	2	X					Multi-family
35	2221 Allied Dr	205	4		X				Multi-family
36	2237 Allied Dr	40	2	X					Public
37	4710 Jenewein	0	1	X					Multi-family
38	2230 Rosenberry	40	4	X					Multi-family
39	2218 Rosenberry	125	1		X				Multi-family
40	2210 Rosenberry	45	0	X					Multi-family
41	2202 Rosenberry	40	1			X			Multi-family
42	2110 Rosenberry	125	1		X				Multi-family
43	2102 Rosenberry	50	1		X				Multi-family
44	4702 Crescent	10	1	X					Two-family
45	4706 Crescent	65	1		X				Two-family
46	4718 Crescent	205	0		X				Two-family
47	4722 Crescent	145	0		X				Two-family
48	4734 Crescent	85	2		X				Two-family
49(a)	2409 Allied Dr	125	1		X				MultiOfamily
49(b)	2409 Allied Dr	130	0		X				Multi-family
49(c)	2409 Allied Dr	135	2		X				Multi-family

ALLIED DRIVE REDEVELOPMENT AREA – BLIGHT SURVEY – CONDITIONS OF STRUCTURES

Parcel#	Address	Exterior Structural Rating	Blighting Influences	Standard Structure	Blighted Correctable Structure	Structure Standard – Blighted Due To Blighting Influences	Parcel With No Structure Standard	Parcel With No Structure Blighted	Current Use
49(d)	2409 Allied Dr	155	2		X				Multi-family
50(a)	2345 Allied Dr	205	1		X				Multi-family
50(b)	2345 Allied Dr	205	2		X				Multi-family
50(c)	2345 Allied Dr	265	2		X				Multi-family
51(a)	2317 Allied Dr	180	1		X				Multi-family
51(b)	2317 Allied Dr	180	3		X				Multi-family
52	4713 Jenewein	135	1		X				Public
53	4705 Jenewein	115	1		X				Public Svc
54	4654 Crescent		1				X		Vacant
55	4701 Crescent	75	2		X				Two-family
56	4709 Crescent	10	2	X					Two-family
57	4717 Crescent	175	2		X				Two-family
58	4725 Crescent	70	1		X				Two-family
59(a)	4733 Crescent	50	1		X				Multi-family
59(b)	4733 Crescent	140	0		X				Multi-family
59(c)	4733 Crescent	80	0		X				Multi-family
60	2442 Allied Dr	130	3		X				Multi-family
61	2434 Allied Dr	40	1	X					Multi-family
62	2426 Allied Dr	40	1	X					Multi-family
63	2418 Allied Dr	40	1	X					Multi-family
64	2410 Allied Dr	70	1		X				Multi-family
65	2402 Allied Dr	80	0		X				Multi-family
66	4813 Lovell Ln		0					X	Vacant Bike Path
67	4821 Lovell Ln	255	4		X				Multi-family
68	4819 Lovell Ln		2					X	Vacant Parcel
69	4899 Crescent		0					X	Vacant Parcel
70	4789 Crescent		1					X	Vacant Parcel
71	4611 Verona Rd	100	3		X				Commercial
72(a)	4633 Verona Rd	0	2	X					Commercial
72(b)	4633 Verona Rd	0	2	X					Commercial
73	4645 Verona Rd	180	5		X				Commercial

ALLIED DRIVE REDEVELOPMENT AREA – BLIGHT SURVEY – CONDITIONS OF STRUCTURES

Parcel#	Address	Exterior Structural Rating	Blighting Influences	Standard Structure	Blighted Correctable Structure	Structure Standard – Blighted Due To Blighting Influences	Parcel With No Structure Standard	Parcel With No Structure Blighted	Current Use
74 (abc), 79, 80	4629 Verona Rd		0				Neutral		Residential-Construction
75	4687 Verona Rd	0	3			X			Commercial
76	4601 Verona Rd	0	5			X			Commercial
77	4649 Verona Rd	175	4		X				Commercial
78	4651 Verona Rd	140	2		X				Commercial

APPENDIX F: BLIGHT PHOTOS

ALLIED DRIVE REDEVELOPMENT AREA



Broken Glass, No Car Stops by Sidewalk
4601 Verona Rd
March 30, 2006



Broken Sign, Leaning Light Post
4601 Verona Rd
March 30, 2006

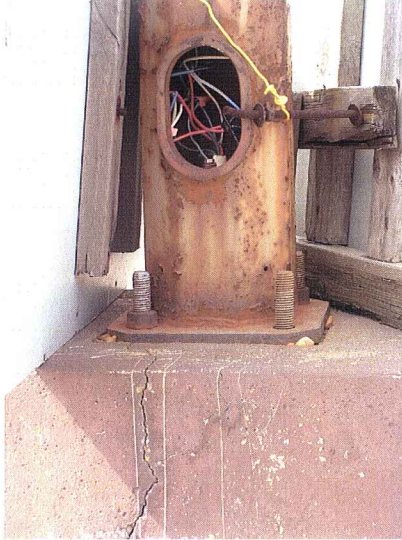


Cracks in the Pillar, Water Damage
4611 Verona Rd
March 30, 2006



Trash
4645 Verona Rd
March 30, 2006

ALLIED DRIVE REDEVELOPMENT AREA



Exposed Wires, Rusted Pole,
Cracked Base
4645 Verona Rd
March 30, 2006



Rotted Fascia
4645 Verona Rd
March 30, 2006

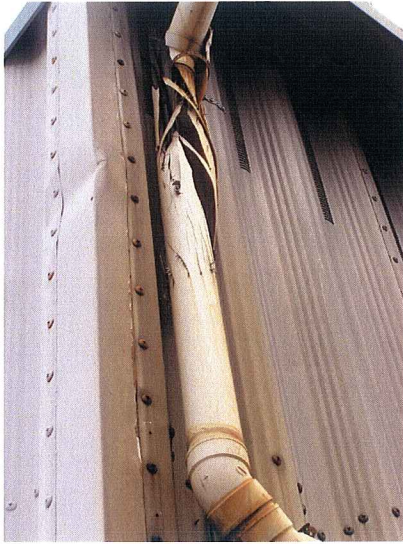


Broken Sign
4649 Verona Rd
March 30, 2006

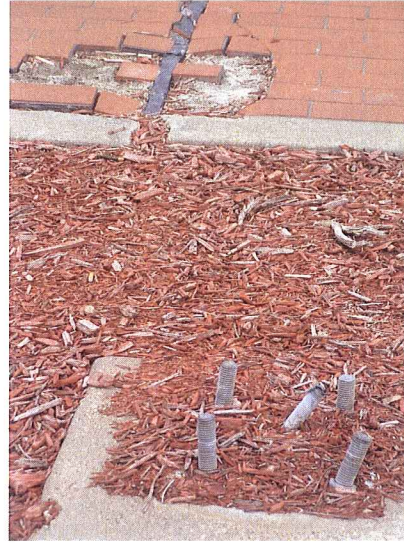


Pot Holes in Driveway
4649 Verona Rd
March 30, 2006

ALLIED DRIVE REDEVELOPMENT AREA



Broken Downspout
4649 Verona Rd
March 30, 2006



Broken Sidewalk, Abandon Pole
or Sign Base, Exposed Wires
March 30, 2006



Deteriorated Porch Roof
2314-2318 Allied Dr
March 30, 2006



Steps Without Railing
2326-2322 Allied Dr
March 30, 2006

ALLIED DRIVE REDEVELOPMENT AREA



Deteriorated Wood Paneling
2118-2122 Allied Dr
March 30, 2006



Deteriorated Frames, Loose Glazing
March 30, 2006



Deteriorated Shingles
2218 Allied Dr
March 30, 2006



Deteriorated Shingles
2226 Allied Dr
March 30, 2006

ALLIED DRIVE REDEVELOPMENT AREA



Sill Missing
2306-2302 Allied Dr
March 30, 2006



Deteriorated Fascia
2102 Rosenberry
March 30, 2006



Steps Without Railing
2206 Rosenberry
March 30, 2006



Downspout Off
2358-2354 Allied Dr
March 30, 2006

ALLIED DRIVE REDEVELOPMENT AREA



Downspout Off, Rotted Fascia, Soffet,
No Gutter
2115 Allied Dr
April 5, 2006



Inadequate Outdoor Storage
Screen, Trash
2225, 2221 Allied Dr
April 5, 2006



Deteriorated Retention Wall
4706 Genewein
April 5, 2006



Wall Cracks
4709-4705 Genewein
April 5, 2006

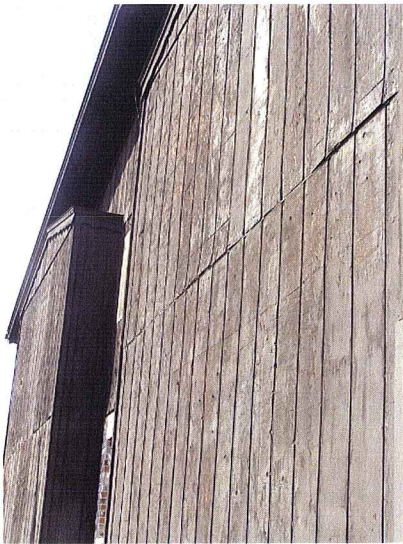
ALLIED DRIVE REDEVELOPMENT AREA



Lack of Railing on Steps, Rotted
Wood Porch, Deteriorated Wood Walls
2399-2333 Allied Dr
April 5, 2006



Trash, Unscreened Outdoor Storage
2345, 2347 Allied Dr
April 10, 2006



Deteriorated Wood Siding
2345-2347 Allied Dr
April 10, 2006



Deteriorated Wood Siding With a Hole
2355-2353 Allied Dr
April 10, 2006

ALLIED DRIVE REDEVELOPMENT AREA



Foundation Broken and Cracked
2421-2417 Allied Dr
April 10, 2006



Storm Door Lying Under the Bushes
2437 Allied Dr
April 10, 2006



Deteriorated Shingles, Rusted Flashing
4714-4718 Crescent Dr
April 10, 2006



Trash
Railroad R-O-W
April 11, 2006

ALLIED DRIVE REDEVELOPMENT AREA



Rotten Ties, No Rails
Railroad R-O-W
April 11, 2006



Trash
Bike Trail
April 11, 2006



Trash, Broken Glass on Trail, Abandon
Shopping Cart, Broken Marker Pole
Bike Trail
April 11, 2006

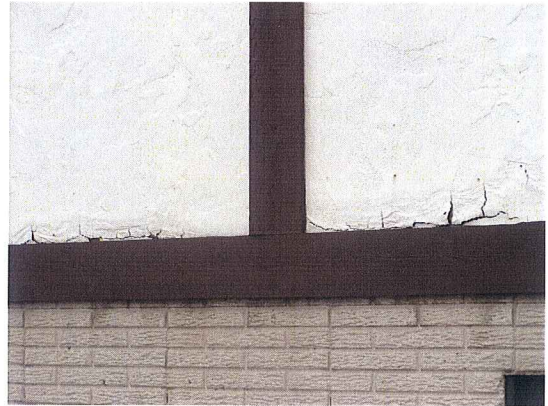


Deteriorated Fascia,
Deteriorated Wood Frame
2201 Carling Dr
April 13, 2006

ALLIED DRIVE REDEVELOPMENT AREA



Rotted Fascia (Hole)
2211 Carling Dr
April 13, 2006



Deteriorated Siding
2211 Carling Dr
April 13, 2006



Deteriorated Shingles
2317-21 Carling Dr
April 13, 2006



Railing Loose, Railing Missing
(Lying on Ground)
April 13, 2006

ALLIED DRIVE REDEVELOPMENT AREA



No Railings, Cracked Deck
2317-21 Carling Dr
April 13, 2006



Rotted Porch Deck
2329 Carling Dr
April 13, 2006