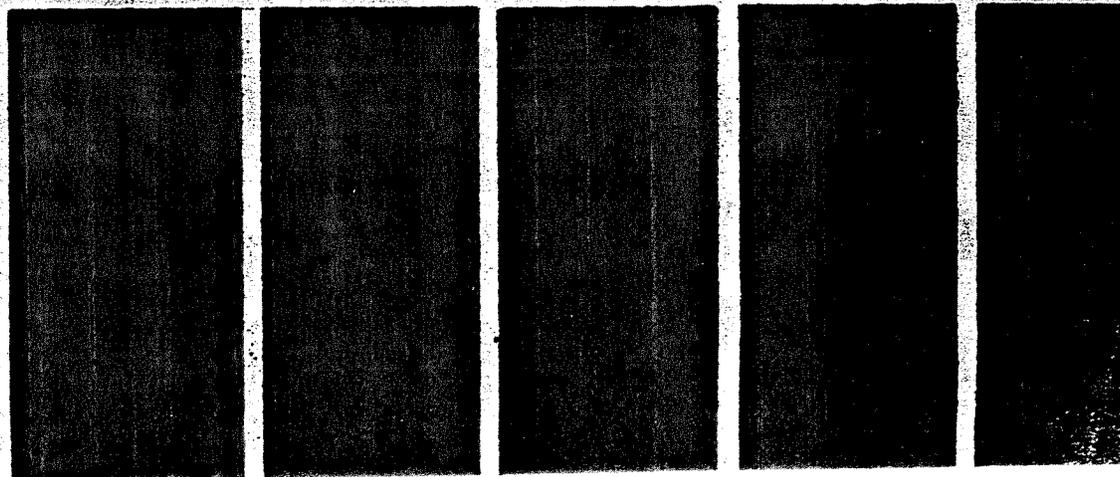
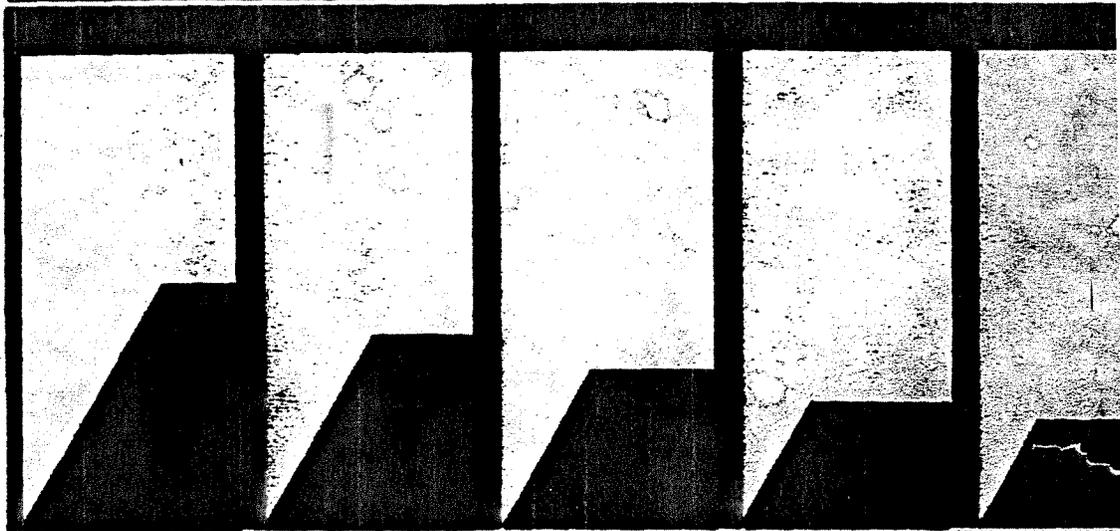


**CHAMPAIGN, ILLINOIS**

**DOWNTOWN CORE AREA**

**TAX INCREMENT  
REDEVELOPMENT  
PLAN & PROJECTS**



CHAMPAIGN, ILLINOIS  
DOWNTOWN CORE AREA

TAX INCREMENT  
REDEVELOPMENT  
PLAN AND PROJECTS

Prepared by: Urban Programming Corporation of America  
St. Louis, Missouri

Assisted by: Department of Planning and Economic Development  
and the Code Enforcement Division of the  
City of Champaign

## DESIGN STANDARDS

The City will apply general design controls to projects located in the Redevelopment Project Area based on the design standards listed below. Design controls will be included in land disposition agreements and rehabilitation loan agreements involving the City and private parties. These projects should:

- o Show sensitivity to the functions, scale, texture, style and other salient features of surrounding development
- o Provide for pedestrian and vehicular circulation on-site and between major traffic generators and parking facilities
- o Contribute to open space, streetscape, and other amenities and consider the views which they may open up or affect
- o Plan for on-site business expansion
- o Contribute to a solution of downtown parking problems, at least commensurate with the project's contribution to those problems
- o Screen off-street parking and loading facilities to hide them from public view or soften the visual impact
- o Consider the historical and architectural character of buildings and sites
- o Participate in a signage program which coordinates downtown redevelopment activities
- o Plan for buried utility lines wherever possible

## PRIVATE REDEVELOPMENT PROJECT DESCRIPTIONS

If this Redevelopment Plan is adopted, it is expected that the several projects listed below and identified on Map 4 (General Land Use Plan) will be developed:

### Bank of Illinois Project

Construction of a new 50,000 square foot banking facility, the substantial rehabilitation of the 50,000 square foot Illinois Building, and associated site improvements on the block bounded by Park, Randolph, University and Neil Streets. Estimated construction cost is \$6.5 million.

## C O N T E N T S

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### Relocation

Relocation advisory services to businesses displaced by public acquisition and approved redevelopment projects

### Provision of Public Improvements

Vacation, removal, resurfacing, reconstruction, construction, or other improvements of streets, alleys, pedestrian ways, the downtown mall, and public parking areas. Construction and placement of amenities, such as trees, lights and brickwork. Repair, construction, and other improvements of sanitary and storm sewers. Installation of traffic signals and other traffic control devices. See Table 3 (Public Improvements Projects).

### REDEVELOPMENT PROJECT COSTS

According to the Statute, redevelopment project costs are the sum total of "all reasonable or necessary costs incurred or estimated to be incurred, and any costs incidental to a redevelopment project." Redevelopment project costs may include, without limitation, the following:

- o Costs of studies and surveys, plans, and specifications; professional service costs, including but not limited to architectural, engineering, legal, marketing, financial, planning or special services
- o Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and clearing and grading of land
- o Costs of rehabilitation, reconstruction or repair or remodeling of existing buildings and fixtures
- o Costs of construction of public works or improvements
- o Financial costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest of any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not to exceed 18 months thereafter and including reasonable reserves related thereto
- o Relocation costs
- o Payment in lieu of taxes

## INTRODUCTION

Twenty-five years ago downtown Champaign was a thriving commercial center. Since that time, new peripheral commercial and residential development has provided the impetus for a continuing exodus of downtown businesses to satellite areas. This exodus gives testimony to the functional and economic obsolescence of downtown buildings and sites, the excessive expenditures required to assemble sites or to modernize these facilities and locations, and the failure of the downtown area to maintain the retail mix which could successfully compete with planned shopping centers. The exodus of downtown businesses accelerates blight and disinvestment in the downtown. This, in turn, results in an excessive and disproportionate expenditure of public funds to stem or reverse deterioration. There is little hope of reversing this trend absent determined action on the part of City government. Tax increment financing is one vehicle for such action.

The *Real Property Tax Increment Allocation Redevelopment Act* (I.R.S., Ch. 24, Section 11-74.4), hereafter referred to as the Statute, sets forth the requirements and procedures for establishing redevelopment project areas, sometimes referred to as tax increment districts. (See Exhibit 1 for the text of the Statute.) Redevelopment project areas are based on an adopted Redevelopment Plan aimed at reducing or eliminating those conditions which qualify the downtown as a blighted or potentially blighted area and cause erosion of the tax base of every taxing district which extends into the area. The Redevelopment Plan for Champaign's downtown area designates a redevelopment project area and identifies specific redevelopment projects, pursuant to the Statute.

The City may secure such obligations with any one or combination of the following: net revenues of all or part of any redevelopment project; taxes levied and collected on any or all property in the City; the full faith and credit of the City; a mortgage on part or all of the redevelopment projects; and taxes or anticipated receipts that the City may lawfully pledge.

If such obligations are secured by the full faith and credit of the City, the ordinance authorizing the obligations may provide for the levy and collection of a direct annual tax upon all taxable property within the City sufficient to pay the principal and interest on the obligations as they mature. Such levy may be in addition to and exclusive of the maximum of all other taxes authorized to be levied by the municipality which levy, however, shall be abated to the extent that monies from other sources are available for payment of the obligations and the City certifies to the County Clerk that the amount of said monies is available.

The most recent equalized assessed valuation (1980) for the Redevelopment Project Area is \$7,575,323. See Map 7 (Equalized Assessed Valuation: 1980). The estimated equalized assessed valuation of the Redevelopment Project Area after the completion of the redevelopment plan is \$11,906,511. This estimate takes into account the difference between the equalized assessed valuation of improvements to be removed to provide for identified private redevelopment projects and the equalized assessed valuation for improvements added. The expected equalized assessed valuation is based on assumptions that the 1980 equalized assessed valuation for properties not directly affected by the three major private redevelopment projects will remain constant and that the equalization multiplier will be one (1), thus having no effect.

If the 1980 combined tax rate for the Redevelopment Project Area, \$6.4840 per \$100 equalized assessed valuation is applied to the area throughout the 23-year plan period and if private redevelopment projects are completed as planned, the Redevelopment Project Area will generate approximately \$6 million in tax increment revenues. If tax increment revenues exceed the amount deemed necessary by ordinance to fund redevelopment costs, reserves and sinking funds and to retire obligations, such surplus may be distributed to the affected taxing districts or applied toward an early retirement of bonds, as provided by Statute.

## THE REDEVELOPMENT PROJECT AREA: A CONSERVATION AREA

Champaign's Redevelopment Project Area or tax increment district is shown on Map 1 (Blighting Factors: Block Summary). A legal description of the area is found in Exhibit 2.

Champaign's Redevelopment Project Area is a "conservation area." According to the Statute, "*conservation areas are rapidly deteriorating and declining and may soon become blighted if their decline is not checked.*" Such areas contain buildings at least 50% of which are 35 years of age or older. These areas also exhibit at least 3 of some 14 separate indicators of blight identified in the Statute: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. See Map 1 (Blighting Factors: Block Summary) and Table 1 (Blighting Factors: Block Summary).

In the summer of 1981, the City's Department of Planning and Economic Development and the City's Code Enforcement Division surveyed a 20-block area, including 138 buildings in the area, to identify blighting conditions. The survey findings summarized below and aggregated by block in Map 1 (Blighting Factors: Block Summary) permit the Redevelopment Project Area to be classified a conservation area.

### AGE

Of the 138 buildings in the Redevelopment Project Area, 131 (95%) are at least 35 years old.

### DILAPIDATION

Six (6) buildings (4%) of the 138 buildings in the Redevelopment Project Area are dilapidated, i.e. decayed, deteriorated or in a condition of serious disrepair as a result of neglect or misuse, which may require repair or rebuilding, and which may jeopardize health, safety, welfare or property values. See Map 2 (Existing Land Use and Building Conditions).

### EXCESSIVE VACANCIES

In the summer of 1981, 43 (31%) of the 138 buildings in the Redevelopment Project Area experienced vacancies in excess of 10% of their gross floor areas. Of these buildings, 16 had vacancies ranging from 11% to 49% of their gross floor area; 14 had vacancies ranging from 50% to 99% of their gross floor area; and 13 were entirely (100%) vacant.

### INADEQUATE UTILITIES

Sanitary and storm sewer deficiencies exist throughout the Redevelopment Project Area. The Logan Street sanitary sewer extends from Neil Street to Second Street and serves a 70-block area which includes nearly all of the Redevelopment Project Area. Current load on this sewer exceeds the sewer's capacity. Increases in land use intensity in the downtown area are dependent on improvements to the capacity of the Logan Street sanitary sewer.

Flooding occurs at Illinois Central Gulf Railroad underpasses at Logan Street, University Avenue, and Washington Street. This flooding causes property damage and impedes or halts east-west traffic. Throughout the area, storm sewers are constricted by sanitary sewer crossings, crumbling and inappropriately-sized tile replacements. Dilapidated sewers exist on Main Street between Chestnut and Walnut Streets, on Walnut Street between Main and Logan Streets, on Taylor Street between Walnut and Neil Streets, and on Main Street between Neil and Walnut Streets. Storm sewers located between University Avenue and Logan Street are undersized for existing stormwater runoff conditions. Storm sewer improvements proposed in the *Comprehensive Drainage Study* for the City of Champaign, July 1979, are incorporated in this Plan. See Map 3 (Utilities [Water and Sewer]).

Water, telephone, and electric utilities are operated by private utility companies.

### EXCESSIVE LAND COVERAGE

Eight (8) of the 20 blocks which comprise the Redevelopment Project Area bear excessive land coverage in that buildings occupy substantially all of the available land, outside of street rights-of-way, leaving little or no room for parking

## LACK OF GROWTH AND DEVELOPMENT

The Redevelopment Project Area "on the whole has not experienced growth and development through private enterprise." (This factor is not a blighting factor per se, but a statutory prerequisite for establishment of a Redevelopment Project Area.) Between 1970 and 1980, the total equalized assessed valuations for the Redevelopment Project Area dropped from \$8,568,090 to \$7,575,323 despite a general City-wide inflation in land values during that period. See Table 2 (Equalized Assessed Valuations by Block, 1970-1980). This decline in private investment and the cumulative force of the factors described above will transform the area from a conservation area to a blighted area unless government intervenes to alter the course.

The Bank of Illinois project, currently under construction in the proposed Redevelopment Area, was the beneficiary of governmental support, i.e. \$750,000 Urban Development Action Grant and \$6 million in City-issued industrial revenue bonds, and thus is not representative of the trend in the area. The other private redevelopment projects described in this document are contingent upon adoption of this Redevelopment Plan. Absent participation and assistance by the public sector, private investment will continue to decline, the tax base will further erode, and the health, safety, and welfare of the public will be impaired.

## REDEVELOPMENT PLAN

### OBJECTIVES

- o To reduce or eliminate those conditions which qualify the Redevelopment Project Area as a "conservation area"
- o To prevent the recurrence of blighting conditions
- o To enhance the tax base for the City of Champaign and all other taxing districts which extend into the Redevelopment Project Area
- o To encourage private investment, rehabilitation, and redevelopment within the Redevelopment Project Area and contiguous areas

### POLICIES

- o The City will participate in site assembly as may be needed to advance specific redevelopment projects.
- o The City will construct public improvements to meet the overall needs of the Redevelopment Project Area and the needs of specific redevelopment projects.
- o The City will provide assistance for building rehabilitation.
- o The City will establish a Redevelopment Project Area or tax increment district as a mechanism through which private redevelopment can be realized.

### LAND USE

The Redevelopment Plan and projects conform to the *Land Use Element of the Champaign Comprehensive Plan*, adopted in March 1980. The *Land Use Element* is the plan for the development of the municipality as a whole; however, the goals, objectives, and policies contained in that Plan provide a strong underpinning for the Redevelopment Plan. The land use categories shown on the general City-wide Land Use Plan Map do not conflict with the land use categories depicted on Map 4 (General Land Use Plan), although the level of detail varies. Map 4 (General Land Use Plan) is the land use plan for the Redevelopment Project area.

#### Christie Clinic Project

A 36,000 square foot expansion of the existing medical clinic along with associated site improvements on the block bounded by University, Randolph, Clark and Neil Streets. Estimated construction cost is \$5 million.

#### News-Gazette Project

Construction of a parking structure, an office building, with underground storage facility, and an office addition to an existing building providing 50,000 square feet of additional space, and associated site improvements, on the block bounded by Main, Market, University and Chestnut Streets. Estimated construction cost is \$4 million.

### PUBLIC REDEVELOPMENT PROJECT ACTIVITIES

To achieve plan objectives, the City may undertake the following activities:

#### Amtrak Plaza

City construction of a landscaped public plaza area adjacent to the north side of the Amtrak Railroad Station on Chestnut Street to provide pedestrian linkage between the Church/Main Street and Neil/Walnut Street corridors and the new City Police Building and public parking lots to be constructed on the east side of the Illinois Central Gulf Railroad tracks

#### Building Rehabilitation Loan Program

Financial assistance for building rehabilitation and the eradication of blight within the Redevelopment Project Area

#### Land Acquisition/Disposition

Participation in property acquisition and assembly for partial or total clearance and sale, lease, conveyance, or dedication for private redevelopment or the construction of public improvements or facilities. See Map 5 (Land Acquisition/Disposition). Other properties may also be acquired by the City, as needed to implement the Redevelopment Plan and accomplish identified projects. Property assembly activities may include use of the City's eminent domain power. The City will attempt to coordinate clearance and redevelopment in order to minimize the adverse effects of acquisition activities and to prevent tracts from remaining vacant for extended periods. The City may find temporary uses for property it has acquired until such time as the property is needed for redevelopment.

For Champaign's Redevelopment Project Area, the preceding eligible costs can be allocated to three categories: property assembly, building rehabilitation loan program, and public improvements--assuming that associated professional service fees and financing costs are incorporated in each estimate.

ESTIMATED REDEVELOPMENT PROJECT COSTS SUMMARY

<u>Redevelopment Project Activity</u>	<u>Estimated Cost (1981 Dollars)</u>
Land Assembly	\$ 850,000
Building Rehabilitation Loan Program	385,000
Public Improvements	<u>1,165,000</u>
Total	\$2,400,000

FUNDING

The principal funding source will be obligations issued under the authorization granted in the Statute. Tax increment revenues which result from increases in the equalized assessed valuation for the Redevelopment Project Area will be applied toward the funding of obligations issued to cover redevelopment project costs. The term of these obligations shall not exceed 20 years from their date of issue. Proceeds from the sale of City-owned land located in the Redevelopment Project Area and acquired with tax increment revenues will also be used to fund redevelopment costs.

ESTIMATED PROJECT FUNDING SUMMARY

<u>Source</u>	<u>Estimated Amount</u>
Tax Increment Obligation Proceeds	\$2,000,000
Land Disposition Proceeds	<u>400,000</u>
Total	\$2,400,000

#### PRIORITIES FOR PUBLIC ACTION

If this Redevelopment Plan is adopted in December 1981, the City expects to undertake the following activities in the order listed:

Participate in property acquisition and, if necessary, use eminent domain powers. Land acquisition is critical to the realization of the private redevelopment projects needed to generate the tax increment. Map 5 (Land Acquisition/Disposition) identifies possible acquisitions.

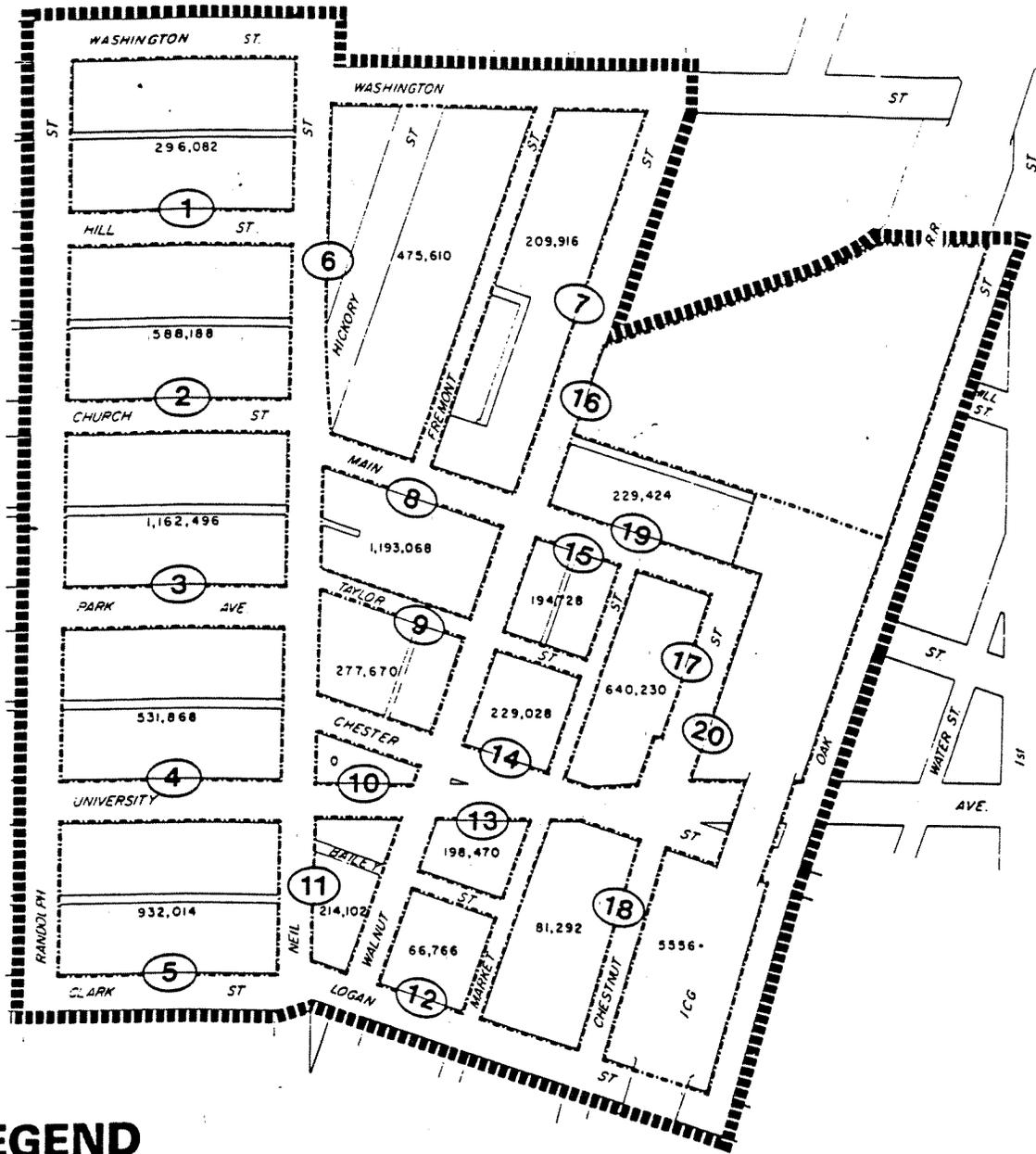
Construct public improvements directly related to private redevelopment projects. Construction of these improvements should be coordinated with construction schedules for the private redevelopment projects. Map 4 (General Land Use Plan) identifies redevelopment projects. Map 6 (Public Improvements) identifies public improvements.

Initiate area-wide improvements and a building rehabilitation loan program.

The estimated date for accomplishment of the Redevelopment Plan is December 15, 2004. The obligations incurred to finance redevelopment project costs are to be retired by December 15, 2004.

#### PROVISIONS FOR AMENDING REDEVELOPMENT PLAN

The Redevelopment Plan may be amended in accordance with the Statute (Exhibit 1) and other applicable City ordinances.



# LEGEND

① BLOCK #

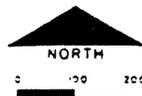
171,000 E.A.V.

REDEVELOPMENT PROJECT AREA (R.P.A.) BOUNDARY

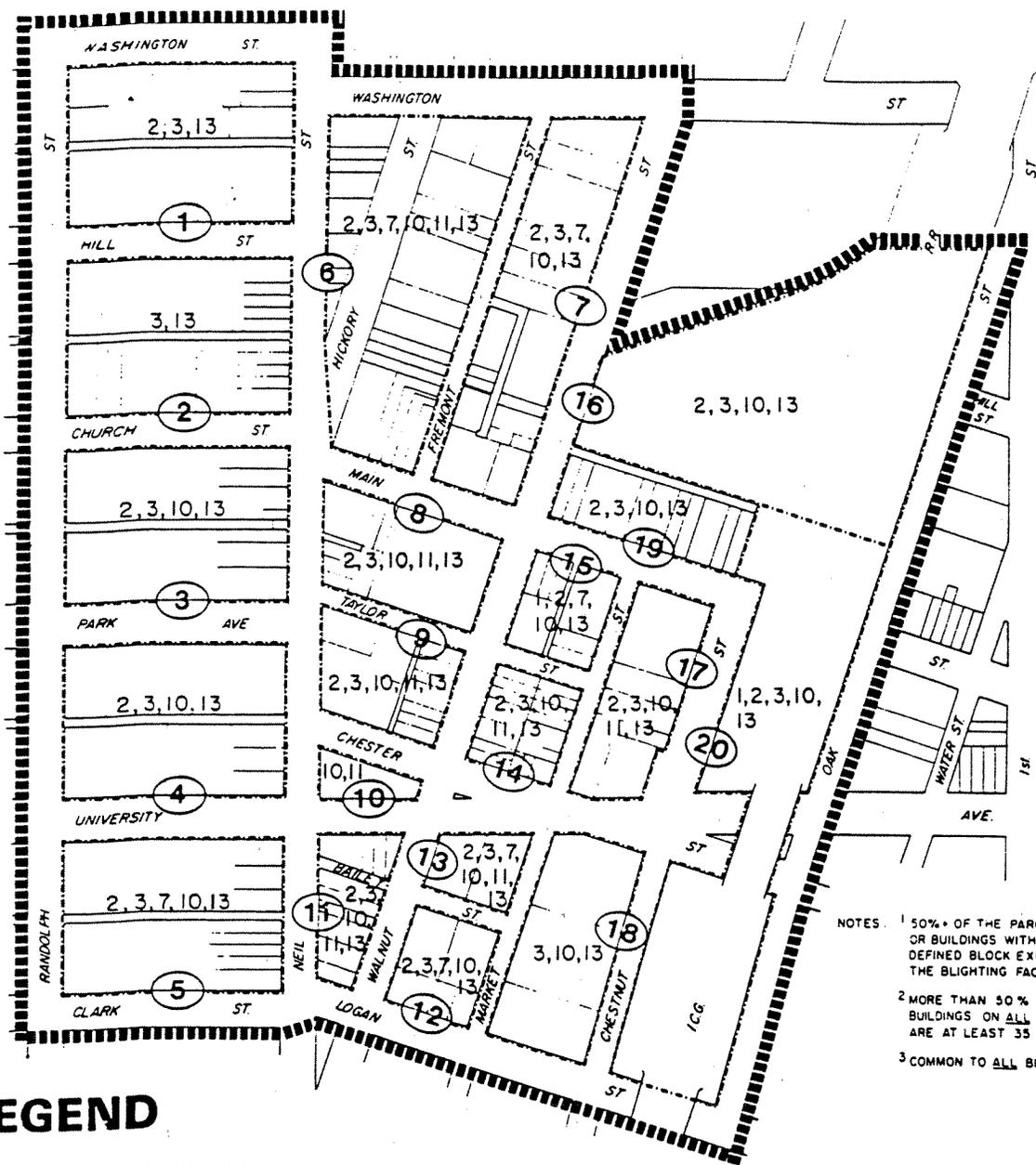
NOTE: R.P.A. TOTAL = \$7,526,508

## EQUALIZED ASSESSED VALUATION - 1980

### TAX INCREMENT PLAN CHAMPAIGN, ILLINOIS



UPC	DATE	
	OCT 1981	
	REVISION	7



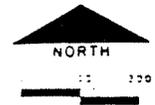
NOTES: 1 50%+ OF THE PARCELS OR BUILDINGS WITHIN THE DEFINED BLOCK EXHIBIT THE BLIGHTING FACTORS  
 2 MORE THAN 50% OF THE BUILDINGS ON ALL BLOCKS ARE AT LEAST 35 YEARS  
 3 COMMON TO ALL BLOCKS.

### LEGEND

- REDEVELOPMENT PROJECT AREA (R.P.A.) BOUNDARY
- ③ BLOCK BOUNDARIES & #
- BLIGHTING FACTORS PRESENT: 1,2
  - 1. DILAPIDATION
  - 2. OBSOLESCENCE
  - 3. DETERIORATION
  - 4. ILLEGAL USE OF STRUCTURES
- 5. STRUCTURES VIOLATING CODE
- 6. ABANDONMENT
- 7. EXCESS VACANCIES
- 8. OVERCROWDED STRUCT. & COMM. FAC.'S.
- 9. LACK OF VENTILATION, LIGHT, OR SAN. FAC.'S.
- 10. INADEQ. UTILITIES
- 11. EXCESS. LAND COVERAGE
- 12. DELET. LAND USE/LAYOUT<sup>3</sup>
- 13. DEPRECIATION OF PHYSICAL MAINT.
- 14. LACK OF COMM. PLANNING<sup>3</sup>

## BLIGHTING FACTORS - BLOCK SUMMARY

TAX INCREMENT PLAN  
 CHAMPAIGN, ILLINOIS



	DATE	10/27	MAP NO.
	REV. SIGN.	OCT 1981	1
	<small>JULIAN PUBLISHING CORPORATION</small>		



## LEGEND

- SOUND
- ◐ DETERIORATING
- DILAPIDATED

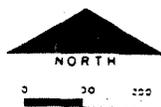
- RESIDENTIAL
- ▒ RETAIL TRADE
- ▒ RETAIL SERVICE
- ▒ OFFICE
- ▒ INDUSTRY
- ▒ PUBLIC & QUASI-PUBLIC

- TRANSPORTATION
- U UNDEVELOPED LAND
- P PARKING
- V VACANT FIRST FLOOR
- 100% VACANCY RATE: ALL FLOORS

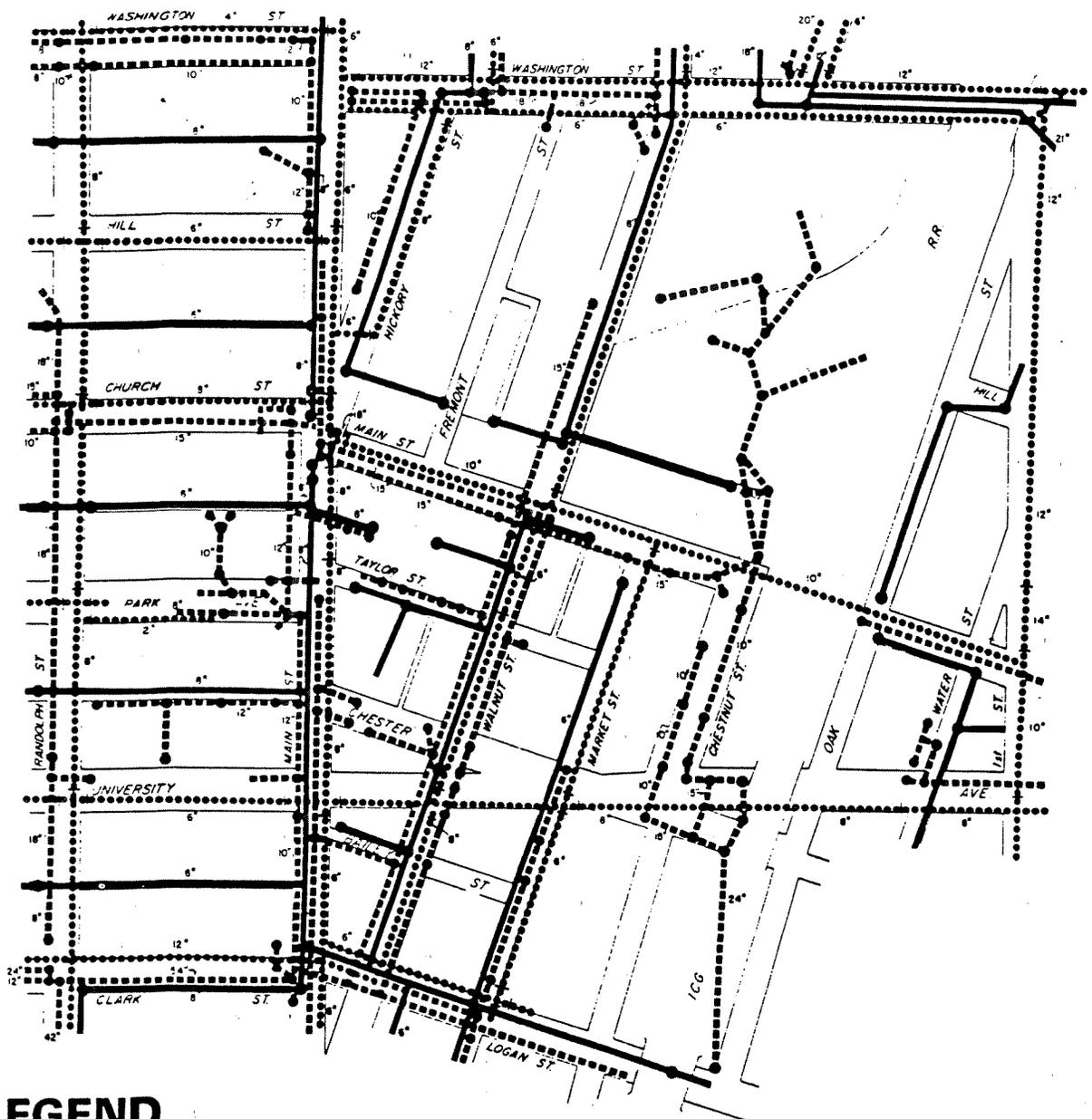
SOURCE: CHAMPAIGN DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT, JULY 1981  
 BASED ON FIRST FLOOR SURVEY

# EXISTING LAND USE & BUILDING CONDITIONS

TAX INCREMENT PLAN  
 CHAMPAIGN, ILLINOIS



UPC	DATE	10/1/81
	REVISION	2



## LEGEND

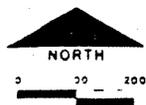
- ..... STORM SEWER                      6" PIPE SIZE
- SANITARY SEWER
- - - - - WATER MAIN
- STORMWATER INLETS
- MANHOLES
- WATER VALVES

SOURCE:  
 SEWERS: CITY ENGINEERING DIVISION.  
 WATER: NORTHERN ILLINOIS WATER COMPANY.

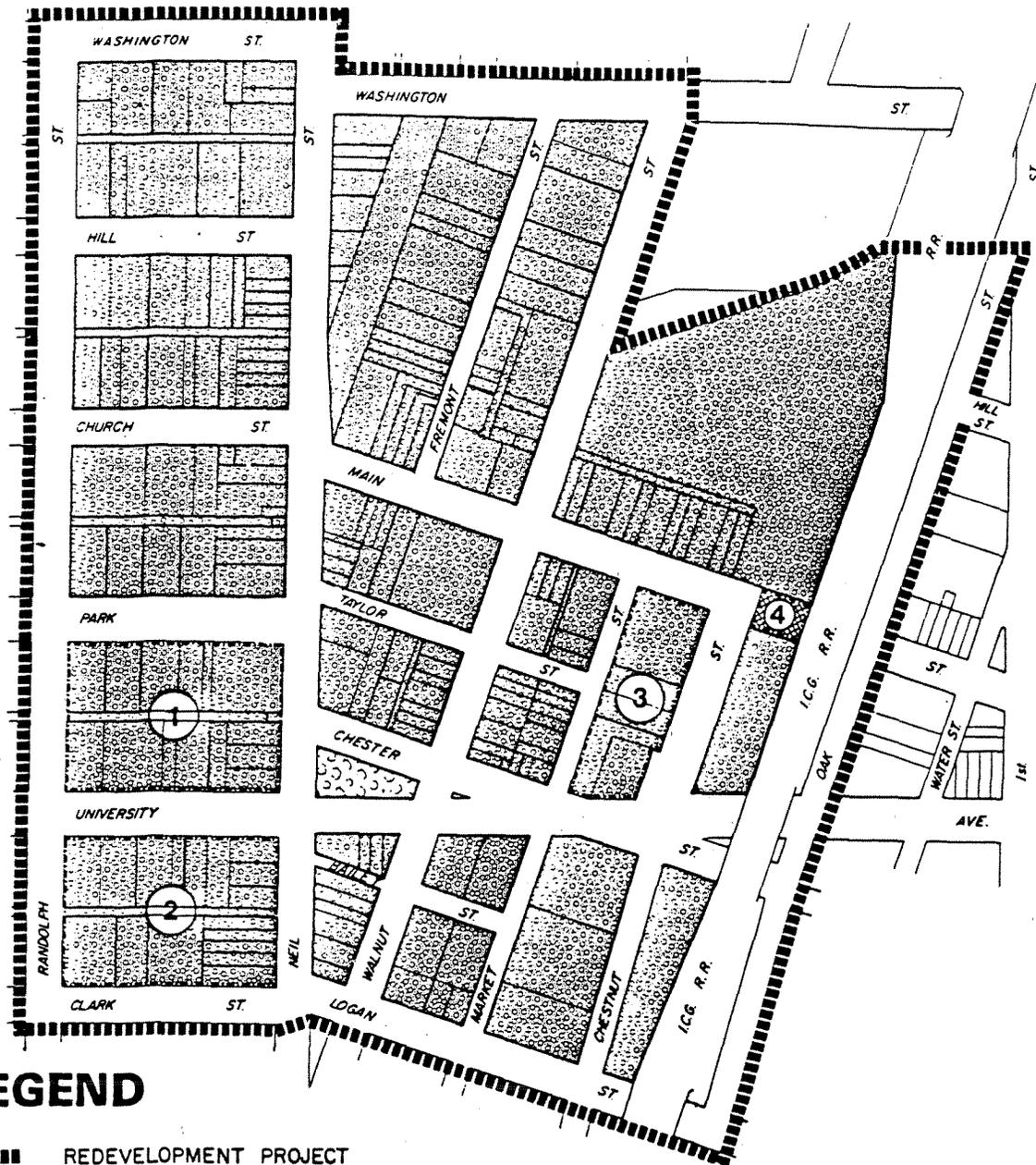
NOTE:  
 ALL LOCATIONS ARE APPROXIMATE.

# EXISTING UTILITIES (WATER & SEWER)

TAX INCREMENT PLAN  
 CHAMPAIGN, ILLINOIS



<b>UPC</b> URBAN PLANNING CORPORATION	DATE	10/20/81
	REVISION	3

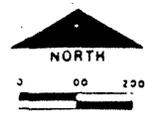


## LEGEND

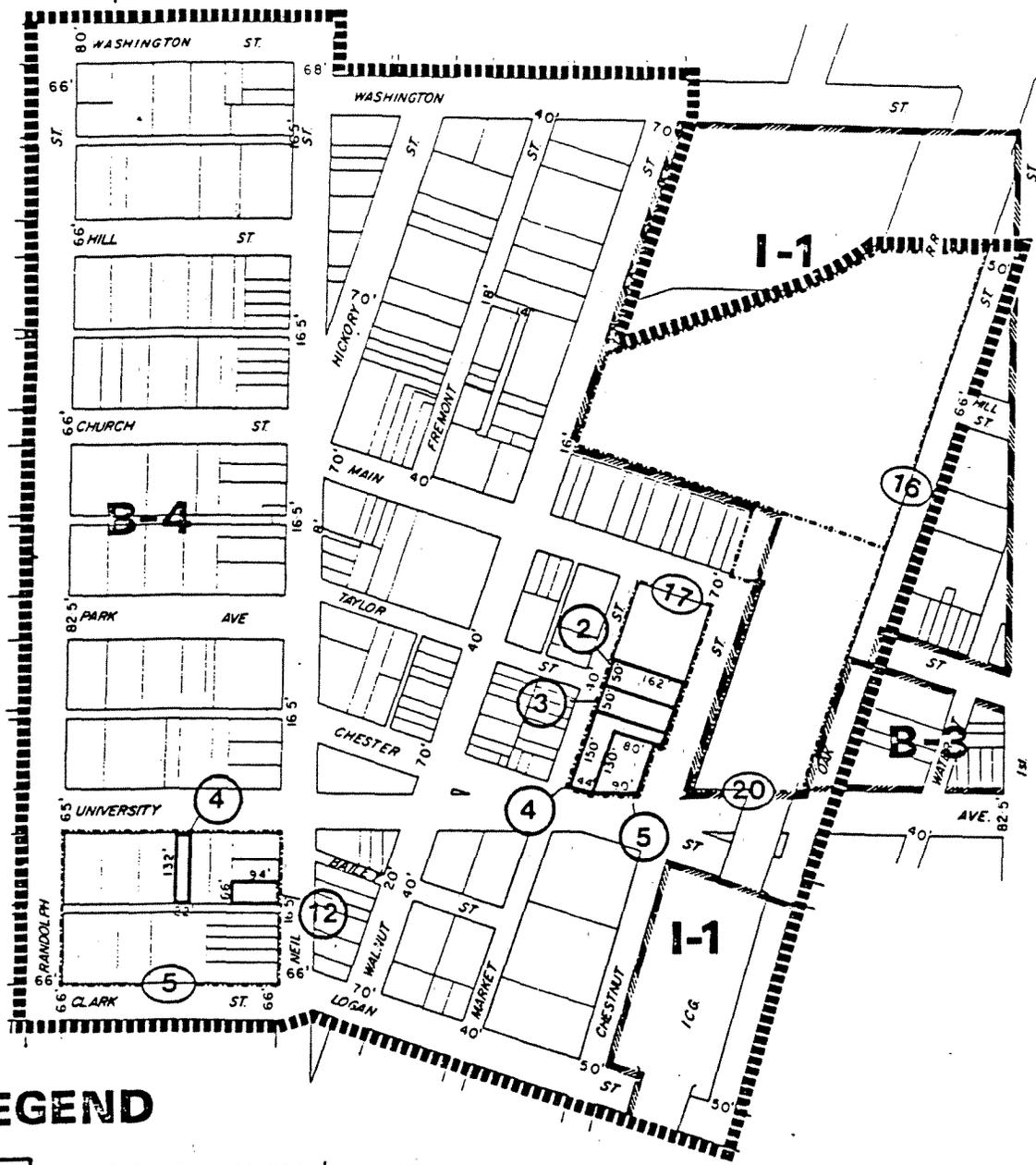
- REDEVELOPMENT PROJECT AREA (R.P.A.) BOUNDARY
-  COMMERCIAL
-  PUBLIC
- RIGHTS-OF-WAY
- ==== PUBLIC STREETS & R.R.
-  REDEVELOPMENT PROJECTS
- ① BANK OF ILLINOIS
- ② CHRISTIE CLINIC
- ③ CHAMPAIGN NEWS-GAZETTE
- ④ PUBLIC PLAZA
- ⑤ BUILDING REHABILITATION (ENTIRE R.P.A.)

# GENERAL LAND USE PLAN

## TAX INCREMENT PLAN CHAMPAIGN, ILLINOIS



<b>UPC</b>	DATE	MAP NO.
	OCT 1981	4
	REVISION	



# LEGEND

LAND TO BE ACQUIRED / DISPOSED

BLOCK #

PARCEL IDENTIFICATION #

REDEVELOPMENT PROJECT AREA (R.P.A.) BOUNDARY

60' ROW WIDTH

ZONING DISTRICT BOUNDARY

B-3 INTERMEDIATE COMMERCIAL

B-4 CENTRAL COMMERCIAL

I-1 LIGHT INDUSTRIAL

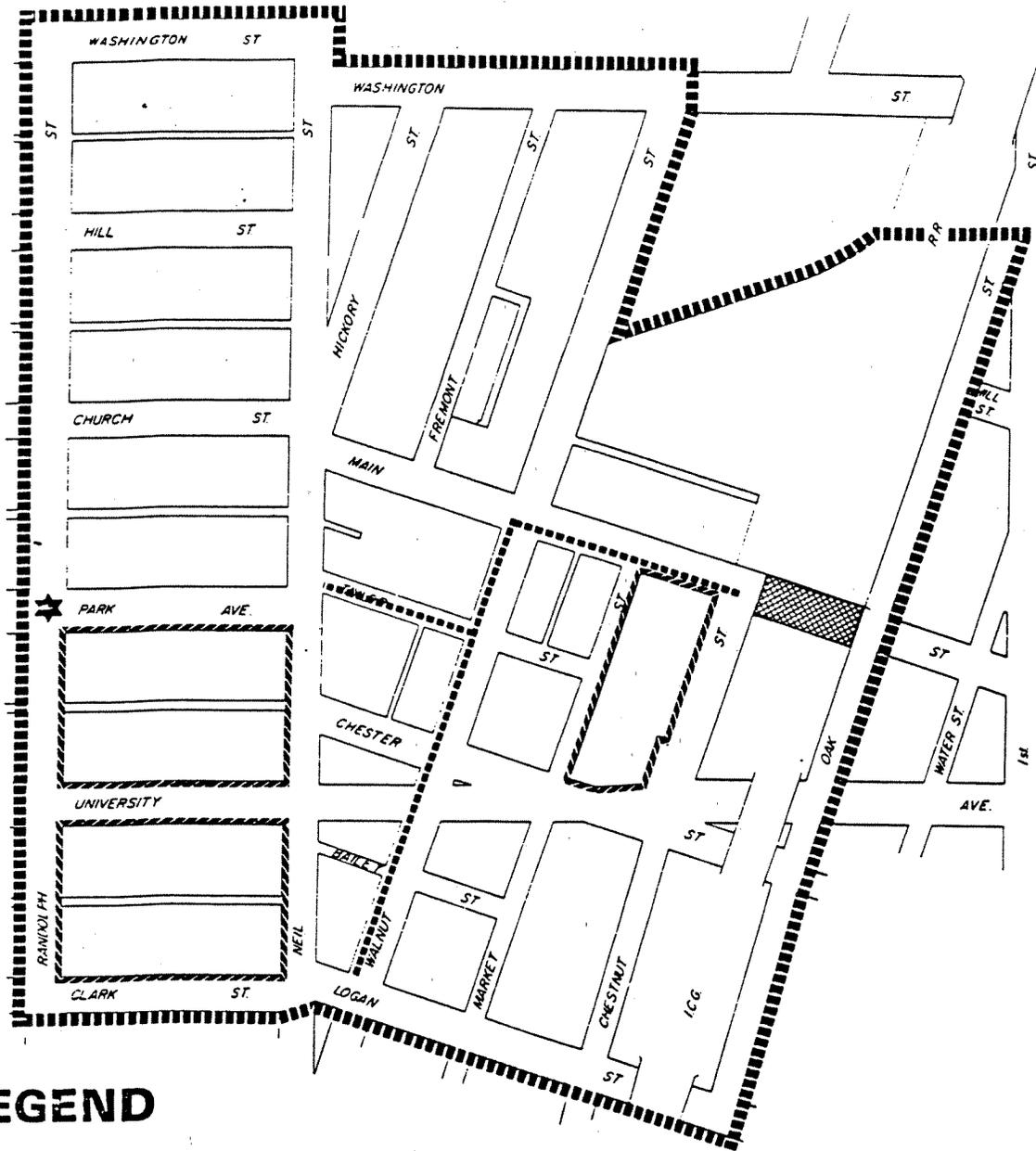
NOTE: PARCEL #'S ASSIGNED CORRESPOND TO #'S USED BY COUNTY FOR TAX PURPOSES.

# LAND ACQUISITION / DISPOSITION

TAX INCREMENT PLAN  
CHAMPAIGN, ILLINOIS



UPC	DATE PREPARED	DATE	MAP NO.
	BY	2011	5
REVISION			



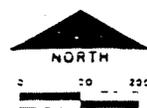
## LEGEND

- ▬▬▬▬ REDEVELOPMENT PROJECT AREA (R.P.A.) BOUNDARY
- ★ TRAFFIC SIGNAL
- - - - - STORM SEWERS
- ▨▨▨▨ SIDEWALKS, CURBS, GUTTERS (TARGET AREAS) <sup>1</sup>
- ▩ PUBLIC PLAZA / WALKWAY

NOTE <sup>1</sup> CONSTRUCTED AS NEEDED THROUGHOUT R.P.A.  
<sup>2</sup> SEE TABLE 2 FOR COST ESTIMATES

## PUBLIC IMPROVEMENTS <sup>2</sup>

TAX INCREMENT PLAN  
 CHAMPAIGN, ILLINOIS



upc	DATE	NO. 1
	REV. DATE	NO. 2
	REV. DATE	NO. 3
OCT 1981		6

TABLE 3

## PUBLIC IMPROVEMENTS PROJECTS

<u>Anticipated Public Improvement</u>	<u>Estimated Cost</u>
Storm Sewers	\$ 404,000
Sidewalk, curb, gutter and ramp repairs	100,000
Traffic circulation (signalization, channelization, pavements, etc.)	214,000
Public plazas/walkways (lighting, brickwork, landscaping, etc.)	447,000
	<hr/>
	\$1,165,000

TABLE 2  
EQUALIZED ASSESSED VALUATIONS BY BLOCK  
1970 - 1980

Block Number	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970
1	\$ 296,082	\$ 278,010	\$ 247,660	\$ 253,914	\$ 323,956	\$ 303,506	\$ 310,750	\$ 341,510	\$ 341,510	\$ 341,510	\$ 341,510
2	588,198	509,300	460,150	420,790	438,672	555,812	569,070	569,070	593,210	580,450	717,180
3	1,162,496	998,880	932,700	827,400	889,216	1,399,370	1,432,750	1,402,750	1,424,370	1,456,130	1,431,220
4	531,868	462,150	608,060	556,060	579,694	707,394	767,120	796,790	801,690	801,690	796,190
5	932,014	807,010	722,750	620,980	647,372	640,880	656,170	616,170	616,170	616,170	616,170
6	475,610	431,980	400,010	390,630	416,302	863,254	883,850	883,850	883,850	883,850	993,320
7	209,916	181,760	176,140	194,260	202,516	379,888	388,950	388,950	388,950	388,950	393,950
8	1,193,068	1,033,050	933,440	860,810	897,392	994,064	1,062,020	1,062,020	1,120,180	1,120,180	1,081,680
9	277,670	296,550	267,880	244,930	255,342	332,060	346,810	346,810	346,810	346,810	346,810
10	0	0	0	0	0	0	0	0	0	0	0
11	214,102	189,490	171,160	156,470	178,962	250,104	256,070	256,070	256,070	256,070	236,270
12	66,766	57,810	59,520	54,400	56,712	77,316	79,160	79,160	79,160	79,160	79,160
13	198,470	171,850	112,450	102,830	107,200	195,088	293,490	293,490	293,490	293,490	293,490
14	229,028	200,490	181,050	165,480	173,378	218,452	223,660	223,660	223,660	223,660	223,660
15	194,728	168,610	152,320	161,340	168,198	299,816	306,970	306,970	306,970	306,970	306,970
16, 20	48,815	N/A									
17	640,230	554,360	500,940	320,590	334,214	330,212	338,990	335,240	336,280	336,280	336,280
18	81,292	70,390	63,600	58,170	60,642	77,442	79,290	132,610	132,610	132,610	132,610
19	229,424	198,650	179,460	164,080	171,054	237,308	242,970	242,970	242,970	246,590	242,650
20 (pt.)	5,556	4,810	4,340	3,970	4,138	3,878	3,970	3,970	3,970	3,970	3,970
Yearly Total	\$7,575,323	\$6,615,150	\$6,173,630	\$5,557,104	\$5,904,960	\$7,865,844	\$8,241,160	\$8,282,060	\$8,391,920	\$8,414,450	\$8,568,090
Multiplier	1.1549	1.0	1.0	1.0	1.0425	.9767	1.0	1.0	1.0	1.0	1.0

BLIGHTING FACTORS: BLOCK SUMMARY

Block Number	Number of Buildings	Age (35+ years) <sup>3</sup>	BLIGHTING FACTORS <sup>2</sup>														Total Number of Major Blighting Factors Present <sup>5</sup>
			Dilapidation	Obsolescence	Deterioration	Illegal Use of Structures	Noncompliance with Code	Abandonment	Excessive Vacancies <sup>4</sup>	Overcrowding of Structures and Community Facilities	Lack of Ventilation, Light or Sanitary Facilities	Inadequate Utilities	Excessive Land Coverage	Deleterious Land Use and Layout	Decline in Physical Maintenance	Lack of Community Planning	
1	13	12 (92%)	-	X	12 (92%)	-	2 (15%)	-	2 (15%)	-	-	-	-	X	12 (92%)	X	5
2	5	4 (80%)	-	-	3 (60%)	-	-	-	1 (20%)	-	-	-	-	X	3 (60%)	X	4
3	10	7 (70%)	-	X	7 (70%)	-	-	-	3 (30%)	-	-	-	X	7 (70%)	X	6	
4	3	3 (100%)	-	X	3 (100%)	-	1 (33%)	-	-	-	-	-	X	3 (100%)	X	6	
5	12	12 (100%)	-	X	7 (58%)	-	-	-	6 (50%)	-	-	-	X	7 (58%)	X	7	
6	16	15 (94%)	1 (6%)	X	8 (50%)	-	5 (31%)	-	12 (75%)	-	-	-	X	9 (56%)	X	8	
7	2	2 (100%)	-	X	2 (100%)	-	-	-	1 (50%)	-	-	-	X	2 (100%)	X	7	
8	10	10 (100%)	-	X	9 (90%)	-	1 (10%)	-	1 (10%)	-	-	-	X	9 (90%)	X	7	
9	11	11 (100%)	-	X	11 (100%)	-	3 (27%)	-	2 (18%)	-	-	-	X	11 (100%)	X	7	
10	1	1 (100%)	-	-	-	-	-	-	-	-	-	-	X	-	X	4	
11	10	9 (90%)	1 (10%)	X	7 (70%)	-	-	-	3 (30%)	-	-	-	X	8 (80%)	X	7	
12	2	2 (100%)	-	X	1 (50%)	-	-	-	1 (50%)	-	-	-	X	1 (50%)	X	7	
13	2	2 (100%)	-	X	1 (50%)	-	-	-	1 (50%)	-	-	-	X	1 (50%)	X	8	
14	14	14 (100%)	-	X	8 (57%)	-	-	-	4 (29%)	-	-	-	X	8 (57%)	X	7	
15	4	4 (100%)	2 (50%)	X	1 (25%)	-	1 (25%)	-	3 (75%)	-	-	-	X	3 (75%)	X	7	
16	8	8 (100%)	-	X	7 (88%)	-	-	-	-	-	-	-	X	7 (88%)	X	6	
17	4	4 (100%)	-	X	3 (75%)	-	-	-	-	-	-	-	X	3 (75%)	X	7	
18	1	1 (100%)	-	-	1 (100%)	-	-	-	-	-	-	-	X	1 (100%)	X	5	
19	8	8 (100%)	1 (12%)	X	7 (88%)	-	1 (12%)	-	3 (38%)	-	-	-	X	8 (100%)	X	6	
20	2	2 (100%)	1 (50%)	X	1 (50%)	-	-	-	-	-	-	-	X	2 (100%)	X	6	
Summary for All Blocks	138	131 (95%)	6 (4%)	X	99 (72%)	-	14 (10%)	-	43 (31%)	-	-	-	X	105 (76%)	X	7	

<sup>1</sup>See Map 1 (Blighting Factors: Block Summary).

<sup>2</sup>The Statute lists 14 blighting factors; at least 3 must be present to qualify an area as a "conservation area".

<sup>3</sup>The Statute requires that 50% or more of the structures in a conservation area be 35 years of age or older.

<sup>4</sup>Excessive vacancies means vacancies in 10% or more of the gross floor area of the building.

<sup>5</sup>Major blighting factors are those which occur in 50% or more of the buildings in the block.