

# Slum & Blight Report

Town of Adams

2026



# Table of Contents

Purpose .....	1
Slum & Blight Target Area.....	1
Survey Methodology.....	3
Findings.....	3
Summary .....	3
Parcel Data.....	4
LAND USE TYPES & LAND AREA.....	4
OVERALL CONDITION OF BUILDINGS.....	7
CONDITION OF BUILDINGS BY USE.....	9
KNOWN OR SUSPECTED ENVIRONMENTAL CONTAMINATION .....	9
ABANDONMENT OF PROPERTIES .....	10
SIGNIFICANT DECLINE IN PROPERTY VALUE OR ABNORMALLY LOW PROPERTY VALUES .	12
OVERALL CONTRIBUTION TO SLUM & BLIGHT.....	13
Infrastructure Data .....	14
STREETS.....	14
SIDEWALKS.....	16
PARKING.....	18
DRAINAGE .....	20
LIGHTING.....	20
SEWER.....	22
WATER .....	22
PARKS & OPEN SPACES .....	22
Historic Resources .....	25
Business Data .....	26
Conclusion .....	26
Appendix .....	27
Appendix 1. Baseline Information.....	28
Appendix 2. Building Inventory.....	31
Appendix 3. Infrastructure Inventory.....	568

# Purpose

The purpose of this study is to assess and document the parcel and public infrastructure conditions in the northern and southern gateways to downtown and the adjacent Summer Street area to determine whether the area is eligible for designation as a slum and blighted area, as defined by the Massachusetts Executive Office of Housing and Livable Communities ("EOLHC").

# Slum & Blight Target Area

The Adams Route 8 Target Area ("Target Area") is located in the northern and southern gateways to downtown and the Summer Street area. It is situated along the Hoosic River.

State Route 8 (Grove, Commercial, and Columbia Streets) and Summer Street form the backbone of the Target Area. The great majority of buildings in the Target Area were constructed in the mid-late 1800s around thriving mill industries. However, these mills have since closed, and many of the buildings and public improvements have fallen into disrepair.

The Route 8 Target Area contains a variety of zoning, including residential, business, and industrial.

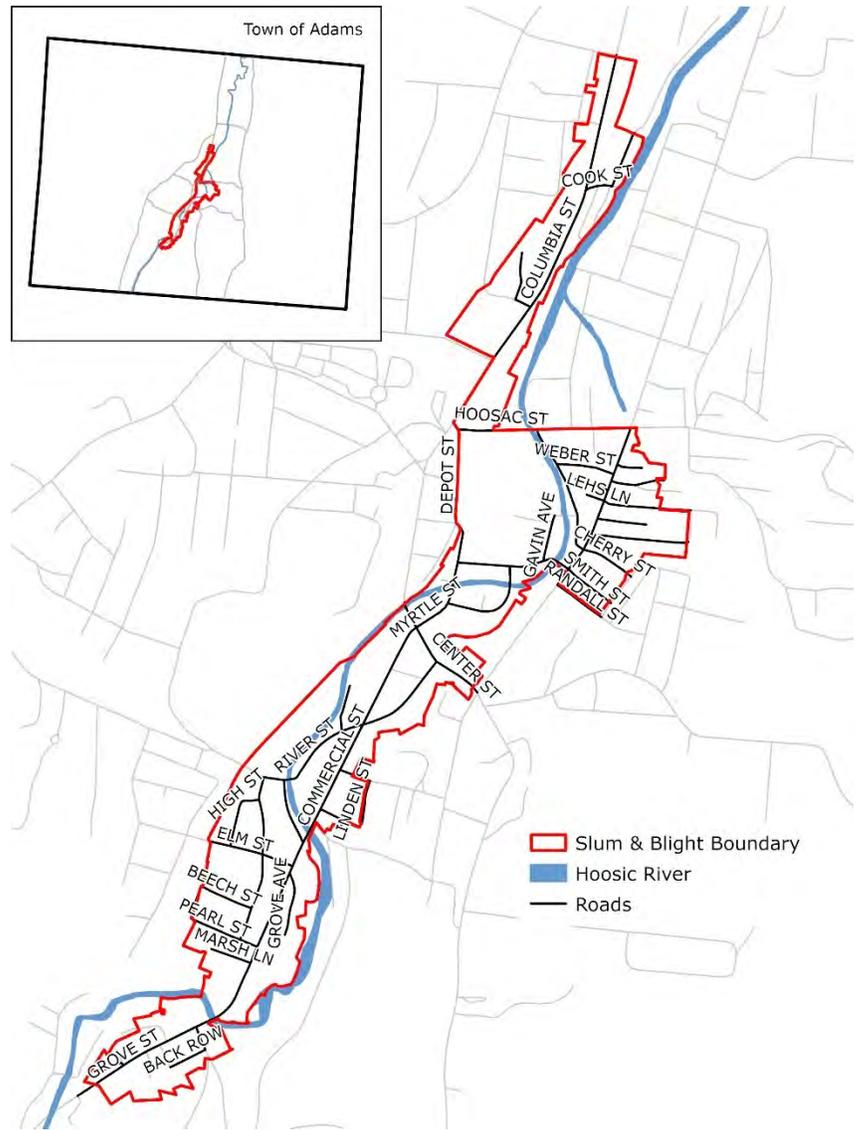


Figure 1 Map of Target Area

Table 1 Zoning

Zoning District	Acreage
B-1	7.1 acres
B-2	66.7 acres
I	37.2 acres
R-3	7.2 acres
R-4	100.1 acres

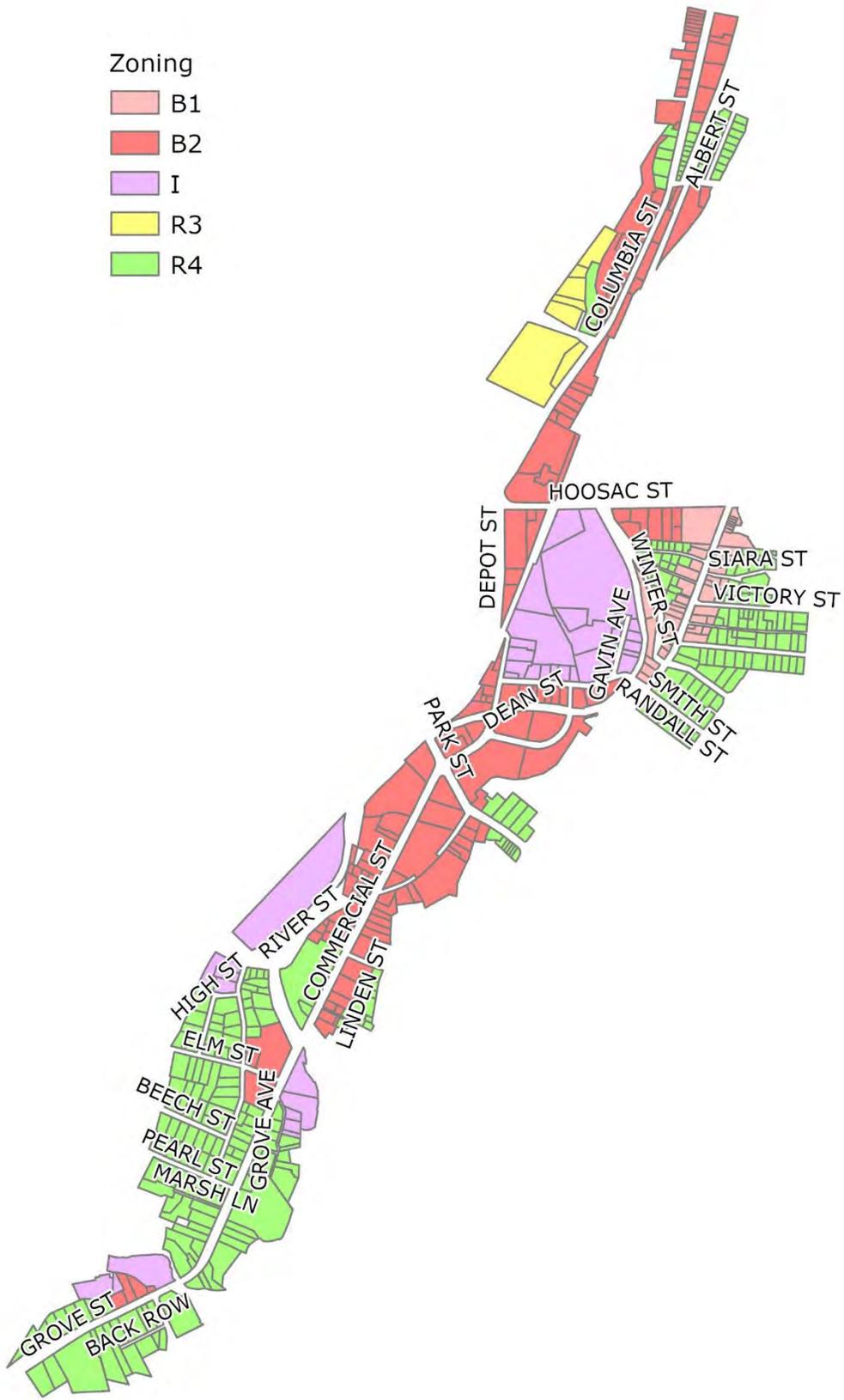


Figure 2 Zoning Map

The Target Area includes parcels with street frontage on Albert Street, Back Row, Beech Street, Center Street, Cherry Street, Clifford Lane, Columbia Street, Columbia Terrace, Commercial Street, Conrad Street, Cook Street, Dean Street, Deport Street, Edmunds Street, Elm Street, Gavin Ave, Grove Avenue, Grove Street, Harmony Street, High Street, Hoosac Street, Kearns Lane, Leh’s Lane, Liberty Street, Linden Street, Marsh Lane, Myrtle Street, Noble Place, North Street, Park Street, Pearl Street, Pleasant Street, Plunkett Lane, Prospect Street, Railroad Street, Randall Street, Richmond Street, River Street, Siara Street, Smith Street, Spring Street, Summer Street, Temple Street, Victory Street, Weber Street and Winter Street. The Target Area also includes all public infrastructure within these boundaries.

## Survey Methodology

In the spring of 2025, the Berkshire Regional Planning Commission (“BRPC”) conducted a field survey of all the parcels and public improvements located within the Target Area. Only conditions observable from the public right-of-way were recorded. The building commissioner reviewed Building assessments, and the Director of Public Works reviewed infrastructure assessments.

**Parcel Rating** – Staff completed a Property Rating Sheet for each parcel in the Target Area. To obtain the overall condition of a parcel, staff evaluated each parcel based upon the condition of seven separate components (roofing, windows & doors, exterior walls, porch & stairs, foundation, storefront & signage, and parking lots). Each component was given a score of excellent (4), good (3), fair (2), or poor (1), utilizing EOHLIC rating criteria and definitions. The sum of the scores for these seven components was then divided by the number of components scored to obtain an average component score. This average component score equals the overall condition of the parcel. Any parcel with an overall condition score of 2.50 or less is considered to be in a state of physical deterioration (poor or fair) and contributing to slum and blight conditions.

Abandoned parcels and parcels with known or suspected environmental contamination were also considered to be contributing to slum and blight conditions.

**Infrastructure Rating** –Staff completed an Infrastructure Rating Sheet for each street in the Target Area. To obtain the overall condition of the public infrastructure on each street, staff evaluated each street based upon the condition of eleven separate infrastructure components (road surface, water lines, sewer lines, existing sidewalks, curbing, drainage, parking lot, lighting, trees & landscaping, park & playground, and other). Each infrastructure component was given a score of excellent (4), good (3), fair (2), or poor (1), utilizing DHCD’s rating criteria and definitions. The sum of the scores for these eleven infrastructure components was then divided by the number of components scored to obtain an average infrastructure component score. This average infrastructure component score equals the overall infrastructure condition on each street. Any street with an overall condition score of 2.5 or less is considered to be in a general state of physical deterioration (poor or fair) and contributing to slum and blight conditions.

The overall condition scores for both parcels and infrastructure were rounded in the following manner:

1.00 - 1.50 = 1 (Poor)	1.51 - 2.50 = 2 (Fair)
2.51 - 3.50 = 3 (Good)	3.51 - 4.00 = 4 (Excellent)

Upon completion of the necessary fieldwork, staff analyzed the data and completed the required documentation, which is attached to this report.

## Findings

### Summary

The parcel survey conducted as a part of this study found that 26.5% of the existing primary buildings within the Target Area are physically deteriorated. Including items such as high vacancy, suspected

contamination, abandoned properties, and decline in property value, the overall percentage of properties contributing to slum and blight is 32.1%.

The infrastructure survey conducted as part of this study found that public improvements throughout the Target Area are in a general state of deterioration. In particular, the condition of the sidewalks and road surfaces contributes to the slum and blight conditions in the Target Area.

This study also determined that the Target Area is blighted and decadent as defined by Massachusetts General Law Chapters 121A & 121B. Qualifying conditions found within the Target Area are a large number of buildings in physical deterioration, and the continuing physical deterioration of public improvements.

## Parcel Data

### Land Use Types & Land Area

The Target Area contains a total of 539 parcels, which were scored for this study. The land uses existing in the Target Area include residential, commercial, industrial, mixed use, town-owned or exempt, and vacant. The predominant land use in the Target Area is residential at 71.5% of all parcels.

Table 2 Overview of Land Use Types

<u>Land Use Type</u>	<u># of Parcels</u>	<u>Percentage of Total Parcels</u>
Residential	385	71.5%
Commercial	59	10.9%
Industrial	4	0.7%
Mixed Use	29	5.4%
Town-Owned or Exempt	21	3.9%
Vacant and/or Parks	41	7.6%
<b>Total</b>	<b>539</b>	<b>100%</b>

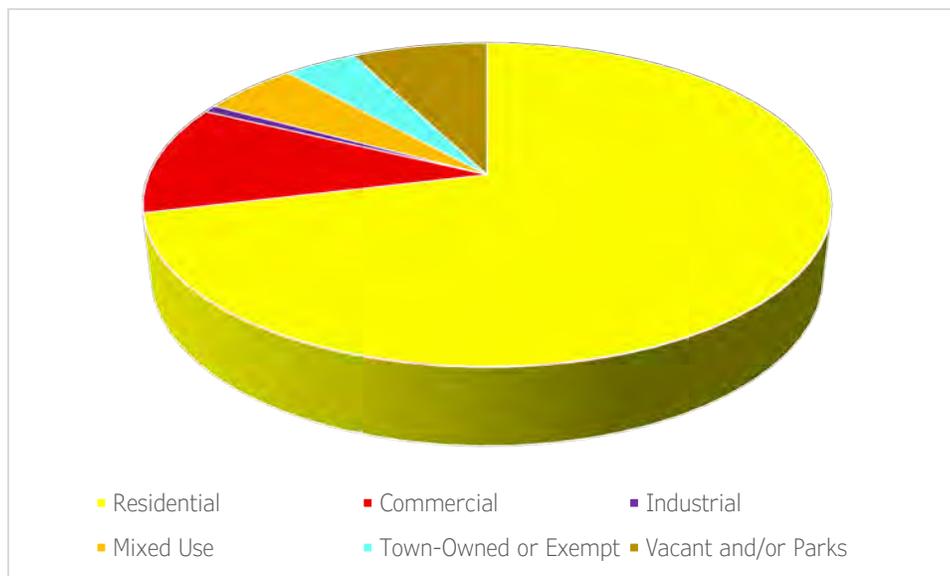


Figure 3 Land Use by Parcels

The Target Area contains a total of 198.5 acres. Residential land uses occupy the greatest land area at 78.4 acres or 39.5% of the total acres in the Target Area. Commercial land uses occupy the second greatest land area at 38.7 acres or 19.5% of the total acres in the Target Area.

Table 3 Land Use by Acres

<u>Land Use Type</u>	<u>Acreage</u>	<u>Percentage of Total Land Area</u>
Residential	78.4	39.5%
Commercial	38.7	19.5%
Town-Owned or Exempt	14.8	7.5%
Industrial	6.3	3.2%
Mixed Use	5.9	3.0%
Vacant / Parks	13.3	6.7%
Transportation	41.1	20.7%
<b>Total</b>	<b>198.5</b>	<b>100.0%</b>

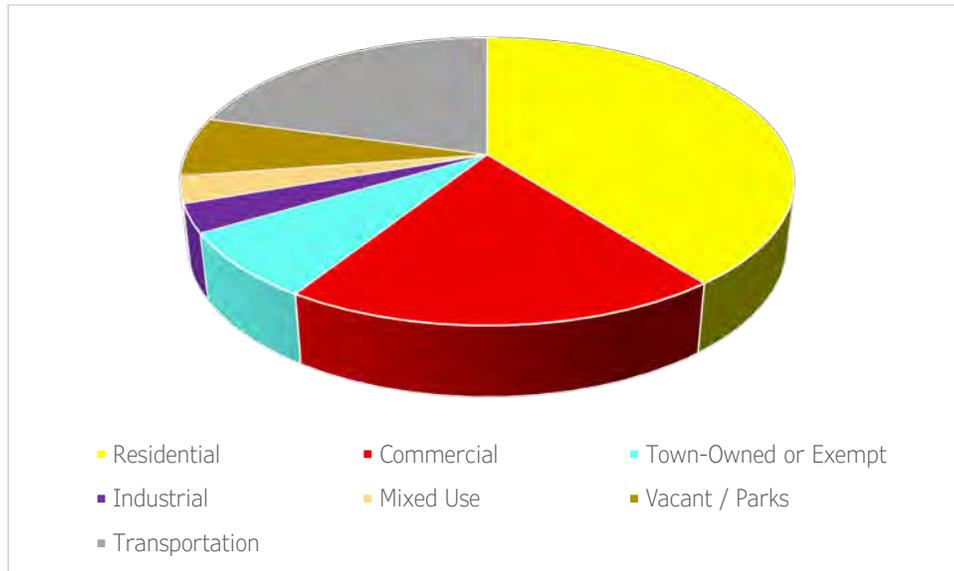


Figure 4 Land Use by Acreage

Land Use by Parcels

- Residential
- Commercial
- Exempt
- Industrial
- Mixed
- Vacant
- Park
- Parking

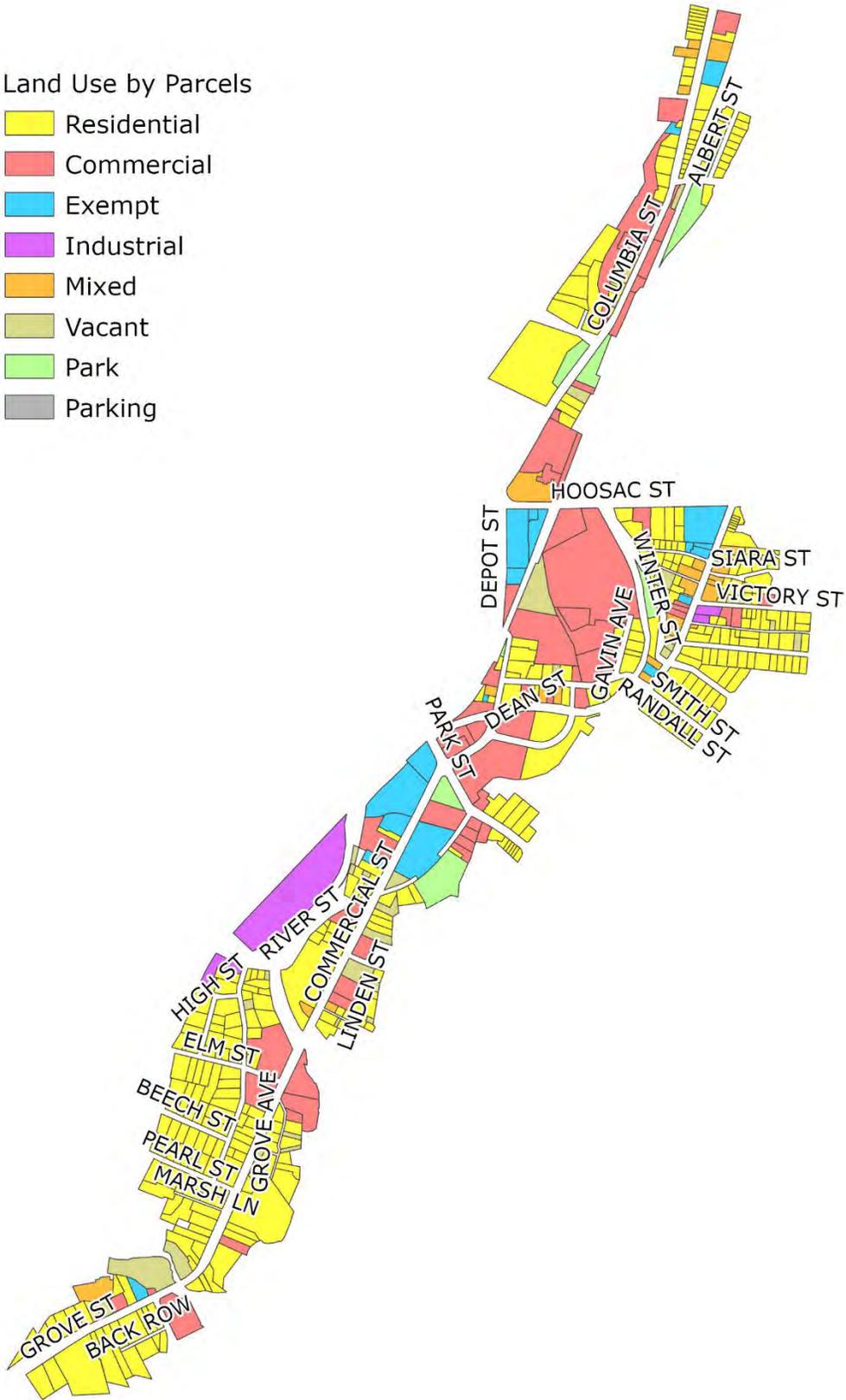


Figure 5 Parcel Use Map

### Overall Condition of Buildings

Of the 486 parcels scored, 45 of those parcels are undeveloped or town parks that contain no buildings. Therefore, the total number of primary buildings rated in the Target Area is 486. One important finding of this study is that 129 out of 486 or 26.5% of the primary buildings within the Target Area are in either fair or poor condition. The Target Area contains over the threshold of 25% of parcels experiencing deterioration or disinvestment.

Table 4 Overall Condition of Buildings

<u>Condition</u>	<u># of Buildings</u>	<u>Percentage</u>
Excellent	2	0.4%
Good	355	73.0%
Fair	115	23.7%
Poor	14	2.9%
<b>Total</b>	<b>486</b>	<b>100%</b>

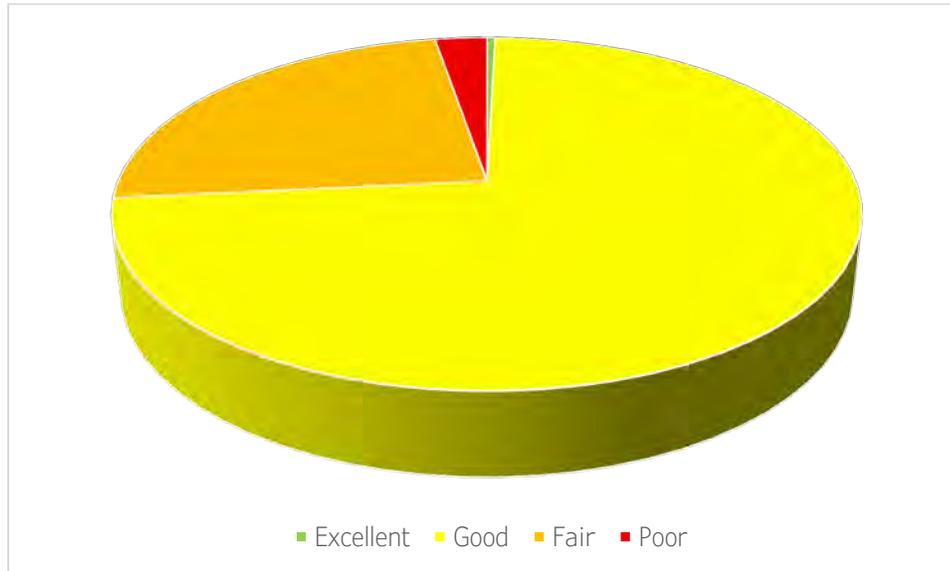


Figure 6 Building Condition

Building Condition

- Excellent
- Good
- Fair
- Poor
- Vacant

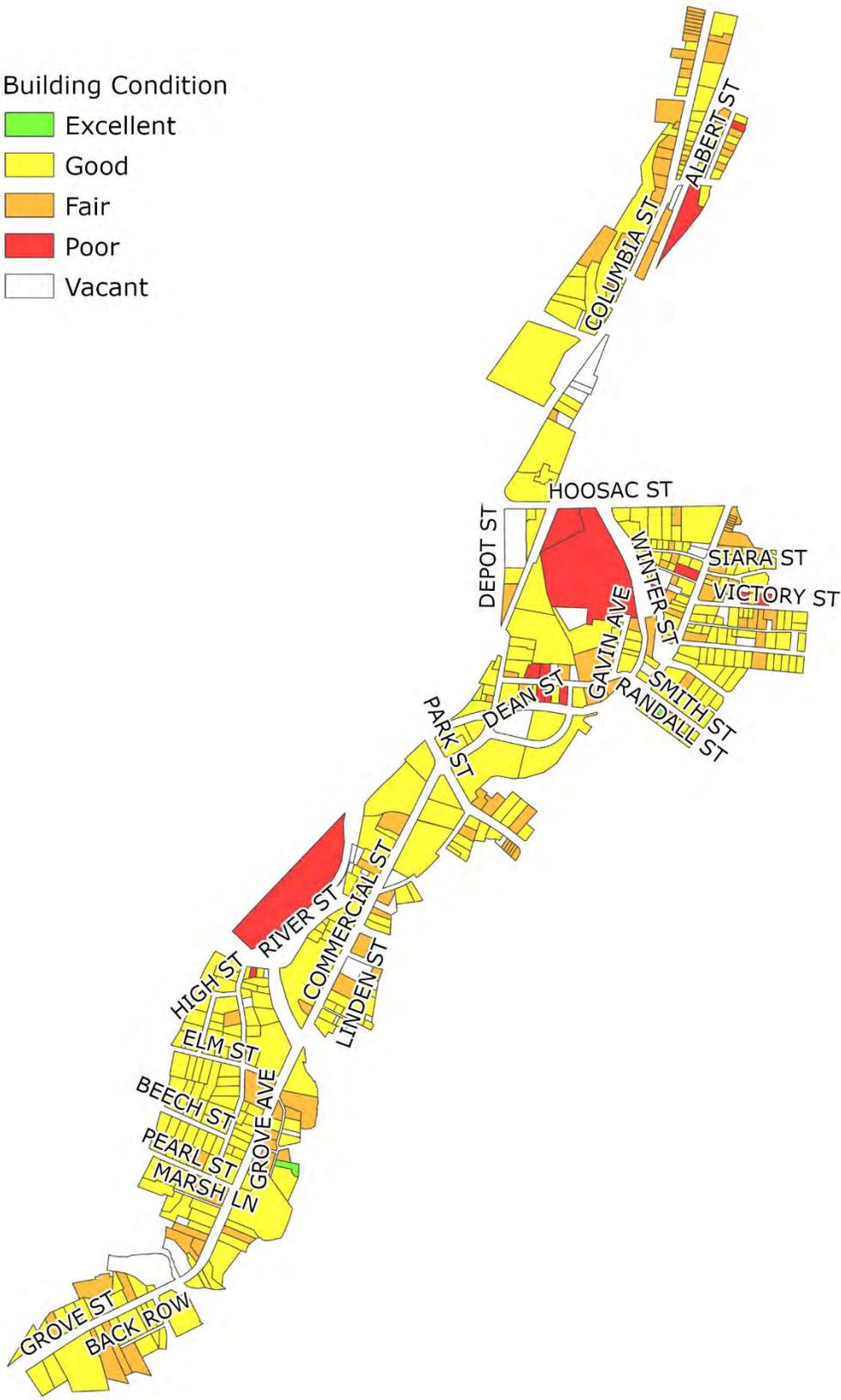


Figure 7 Building Condition Map

## Condition of Buildings by Use

The land use classification with the highest percentage of buildings rated as fair or poor is commercial (37.7%). This is followed by mixed use (34.5%), residential (25.4%), industrial (25.0%), and town-owned or exempt (5.9%). Residential buildings, however, have the largest numeric share of buildings in fair or poor condition (97).

Table 5 Condition by Building Use

	Excellent	% of	Good	% of	Fair	% of	Poor	% of
Residential	2	0.5%	284	74.2%	90	23.6%	7	1.8%
Commercial	0	0%	33	62.3%	16	30.2%	4	7.5%
Industrial	0	0%	3	75.0%	0	0%	1	25.00
Mixed Use	0	0%	19	65.5%	8	27.6%	2	6.9%
Town-Owned or Exempt	0	0%	16	94.1%	1	5.9%	0	0%

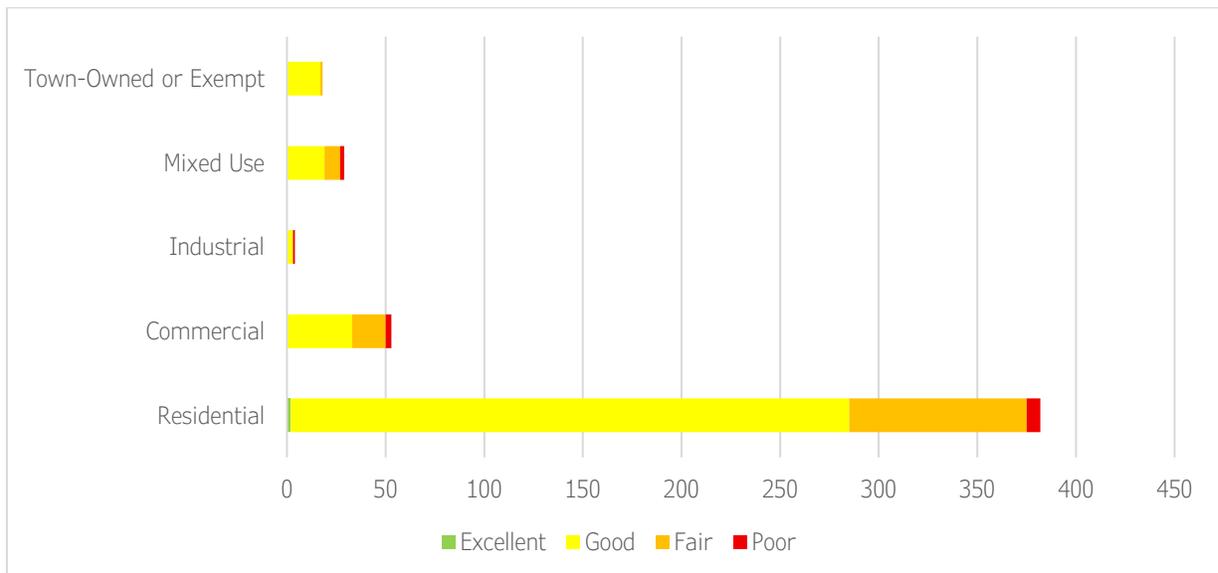


Figure 8 Condition by Building Use

## Known or Suspected Environmental Contamination

Under Massachusetts law, persons must notify the Massachusetts Department of Environmental Protection (“MA DEP”) when oil or other hazardous materials are released into the environment in greater than permissible quantities. MA DEP maintains a Reportable Release Database that lists these reported releases/spills. According to this database, 25 reported hazardous waste/petroleum spills have been reported within the Target Area. Upon review, 3 are of concern for the contamination contributing to blight.

- 82 Commercial Street (119-244) - Laundry
- 14 Commercial Street (115-75) -School
- 31 Columbia Street (112-6) - former electric building

Seven other parcels within the Target Area are suspected of possible environmental contamination based on the historical use of the site and other factors. Several of these properties have been evaluated under the Berkshire Brownfields program.

- 50 Commercial Street (119-225) - auto dealer
- 1 Cook Street (109-317) - coal and grain
- 2 Grove Street (122-41) - mill
- 10 Harmony Street (115-88) - mill
- 5 Hoosac Street (112-12.1) - mill
- 7 Hoosac Street (112-12.2) - mill
- 37 Pleasant Street (115-33) -manufacturing

#### **Abandonment of Properties**

The Target Area contains 9 abandoned parcels. These properties are based on field examination.

- 23 Albert Street (109-133) - abandoned house
- 25 Columbia Street (112-9.1) - abandoned garage
- 1 Cook Street (109-317) - abandoned coal and grain
- 50 Dean Street (116-69) - Abandoned apartment building
- 10 Harmony Street (115-88) - Abandoned factory
- 23 Mill Street (112-38) - Abandoned store/ warehouse
- 17 Spring Street (115-41) - abandoned store/residential
- 19 Spring Street (116-72) - abandoned warehouse
- 24 Victory Street (112-325) - abandoned greenhouse/store

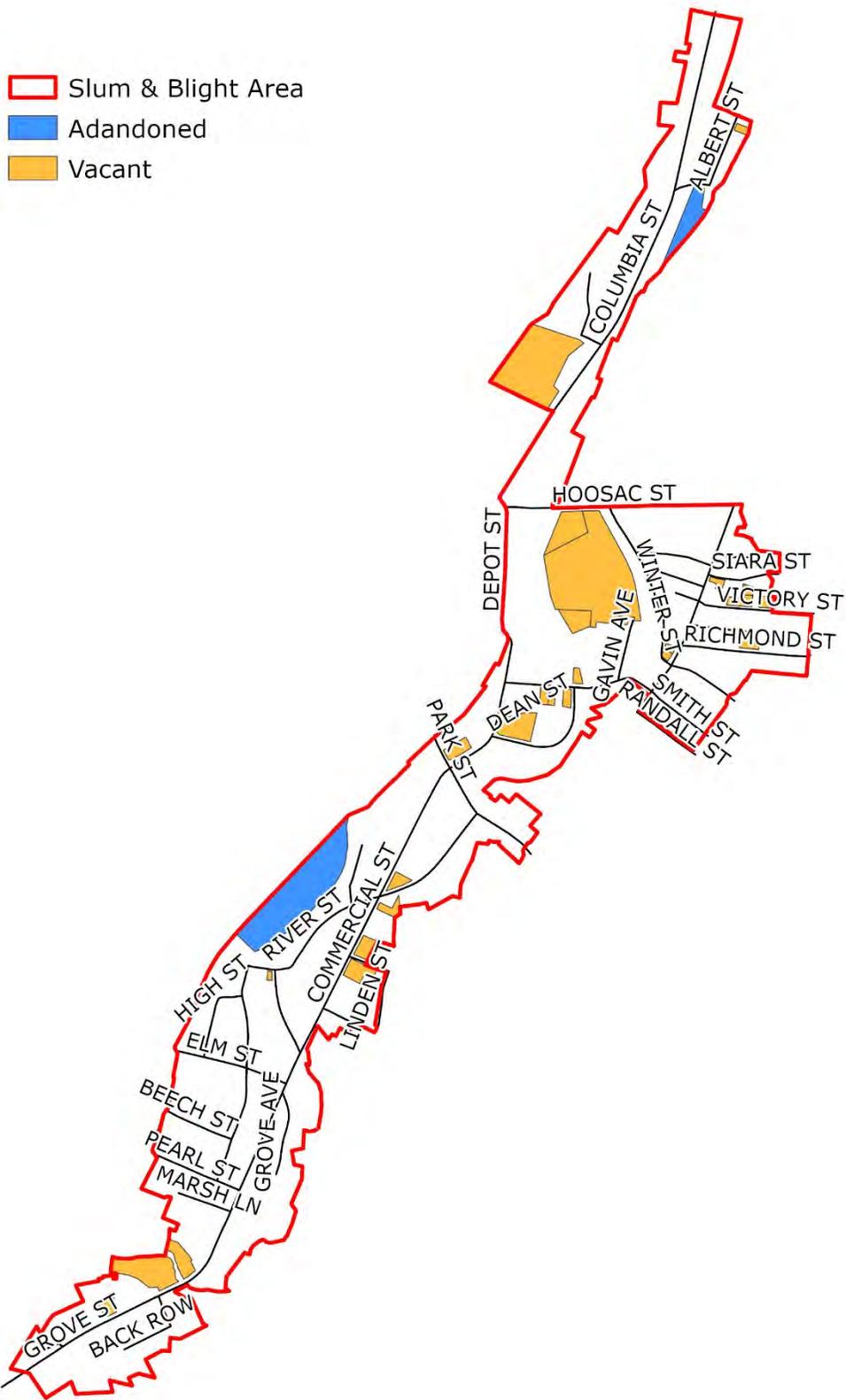


Figure 9 Vacant and Abandoned Properties Map

### Significant Decline in Property Value or Abnormally Low Property Values

According to the Town of Adams Assessors' data, 625 homes were transferred in the Target Area since 2020. Fourteen of the 625 homes transferred during this period were sold for less than 75% of their assessed value, showing a significant decline in property value or abnormally low property values.

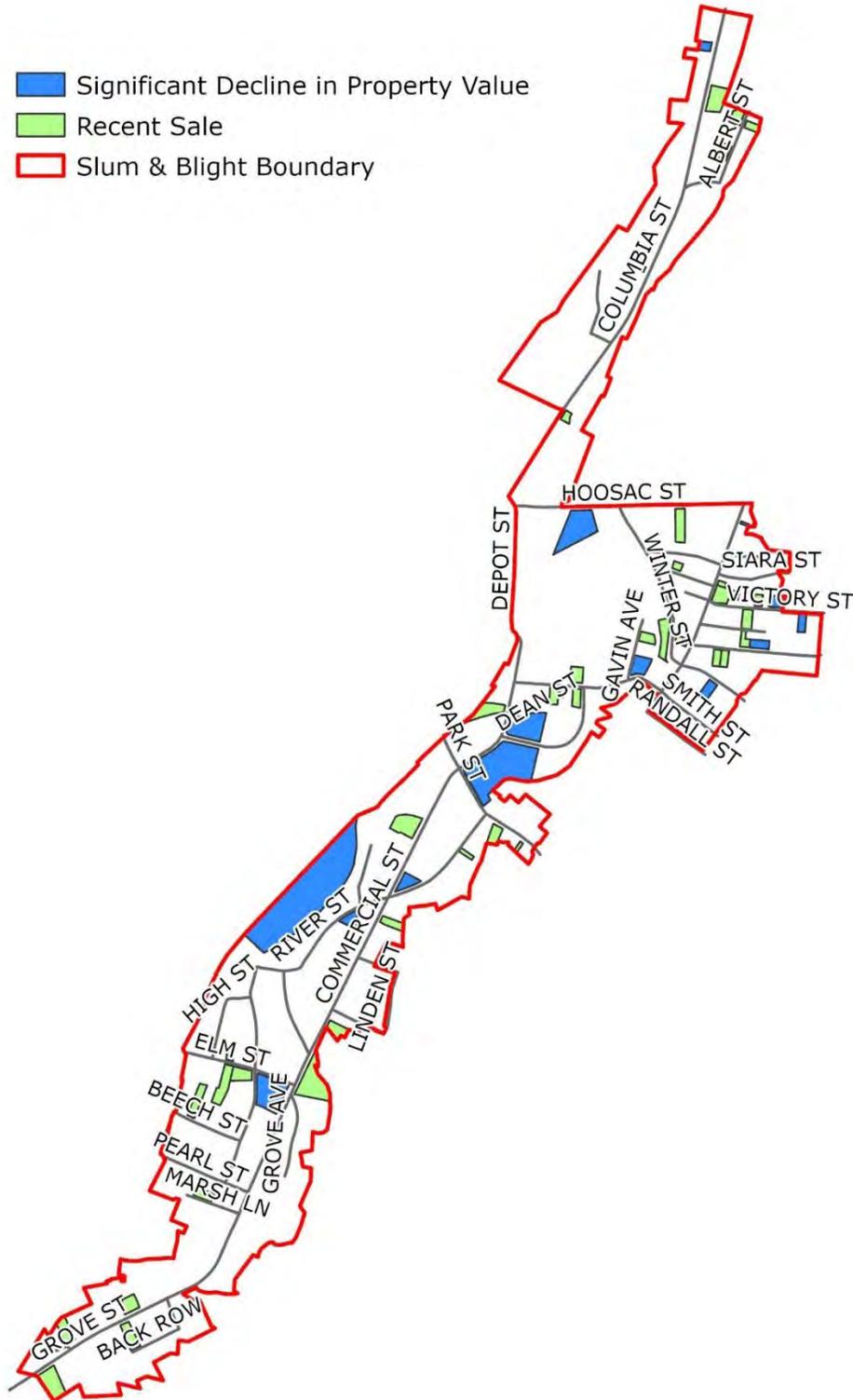


Figure 10 Deline in Property Value Map

### Overall Contribution to Slum & Blight

When all of the above factors are summarized, a total of 173 parcels meet one of the criteria for contributing to slum and blight. This amounts to 32.1% of the parcels.



Figure 11 Contribution to Blight Map

# Infrastructure Data

The results from the public infrastructure inventory show the public improvements in the Target Area to be in a general state of deterioration.

## Streets

The Target Area includes 106 street segments. These streets that are included are Albert Street, Back Row, Beech Street, Center Street, Cherry Street, Clifford Lane, Columbia Street, Columbia Terrace, Commercial Street, Conrad Street, Cook Street, Dean Street, Depot Street, Edmunds Street, Elm Street, Gavin Avenue, Grove Street, Harmony Street, High Street, Hoosac Street, Kearns Lane, Leh's Lane, Leonard Street, Liberty Street, Linden Street, Marsh Lane, Myrtle Street, Noble Place, Park Street, Pearl Street, Pleasant Street, Plunkett Lane, Prospect Street, Railroad Street, Randall Street, Richmond Street, River Street, School Street, Siara Street, Smith Street, Spring Street, Summer Street, Temple Street, Victory Street, Weber Street and Winter Street. All of these streets are maintained by the 47Town of Adams.

The Target Area contains a total of 35,285 linear feet of roadway. Of that amount 11,103 linear feet or 31.5% of the roadways are physically deteriorated (poor or fair condition).

Table 6 Road Condition

Condition	Length (ft)	%
Excellent	947	2.7%
Good	23,235	65.8%
Fair	8,680	24.6%
Poor	2,423	7.0%
<b>Total</b>	<b>35,285</b>	

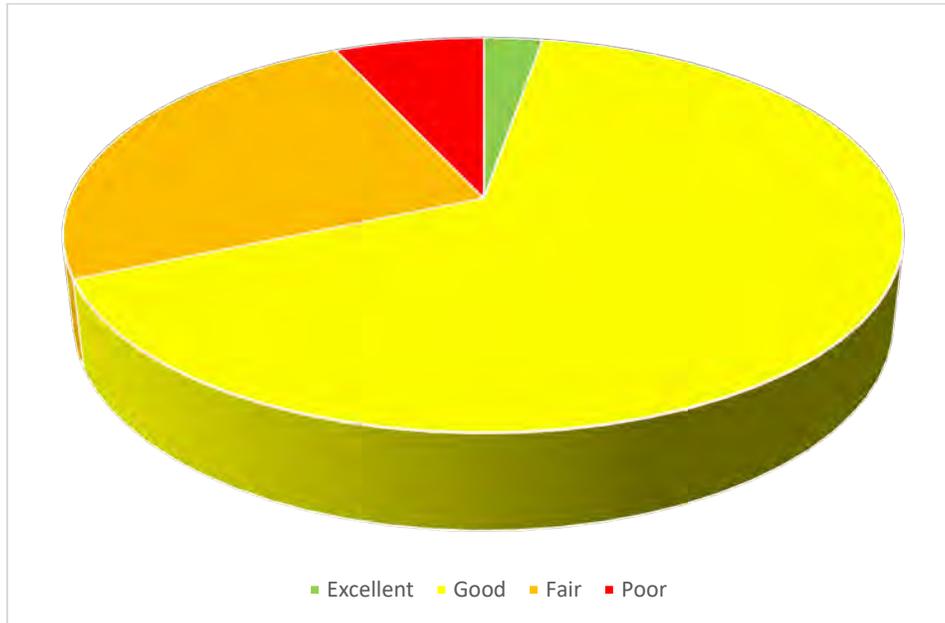


Figure 12 Road Condition

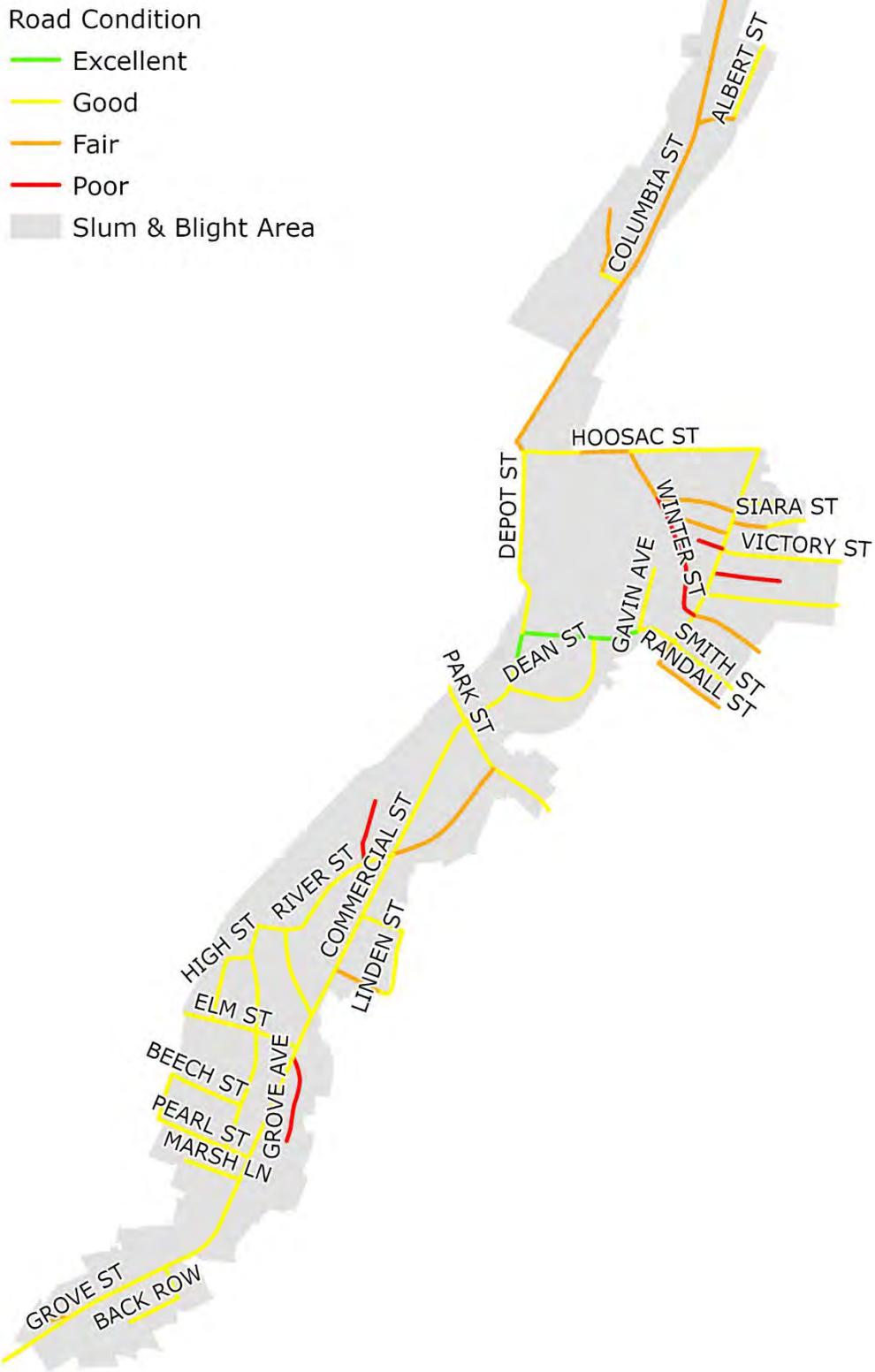


Figure 13 Road Condition Map

**Sidewalks**

The Target Area includes sidewalks on almost all the streets in the area. No sidewalks exist on Back Row, Clifford Lane, Conrad Street, Grove Avenue, Kearns Lane, Lehs Lane, Linden Street, Marsh Lane, Noble Place, Plunkett Lane, Railroad Street, Siara Street, and Weber Street.

Table 7 Sidewalk Condition

Condition	Length (ft)	%
Excellent	1516	5.2%
Good	19250	66.2%
Fair	6515	22.4%
Poor	1790	6.2%
<b>Total</b>	<b>29071</b>	

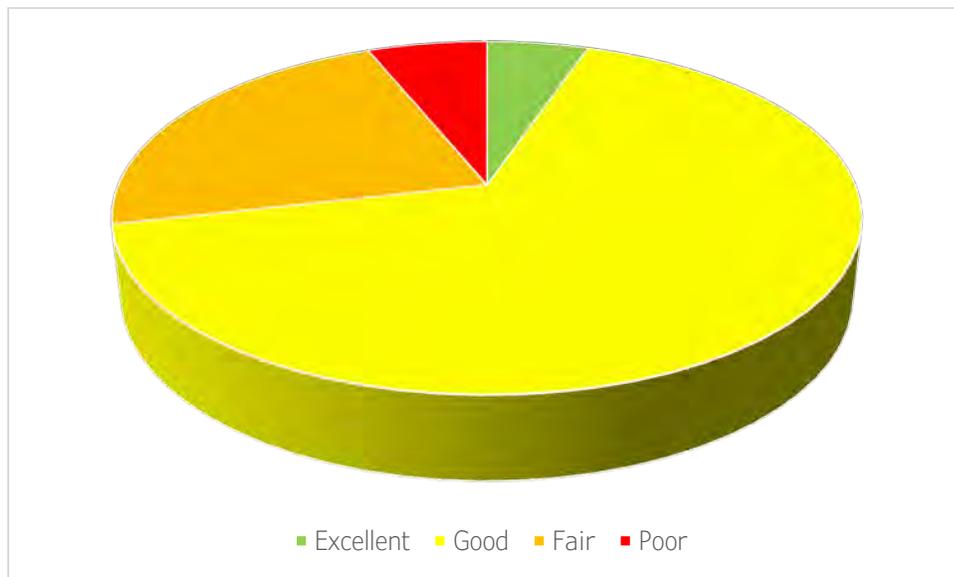


Figure 14 Sidewalk Condition

The Target Area contains 29,071 linear feet of sidewalks. Of that amount, 8,304 linear feet or 28.6% of the existing sidewalks are physically deteriorated (poor or fair condition).

Sidewalk Condition

- Excellent
- Good
- Fair
- Poor
- Slum & Blight Area



Figure 15 Sidewalk Condition Map

## Parking

The Target Area contains an estimated 1,548 parking spaces within parking lots. An exact number of parking spaces could not be determined due to the large number of undefined parking spaces and gravel parking lots. Any business that has a parking lot that could support more than five cars is included in this list. In addition to this, another five hundred (500) on-street parking spots are available. Overall, parking lots in the target area are considered Good (68.7% Excellent or Good).

Table 8 Parking Condition

<u>Location</u>	<u># of spaces</u>	<u>Ownership</u>	<u>Condition</u>
Adams Visitors Center	130	Public	Good
Adams Memorial School	39	Private	Fair
Rite Aid/Berkshire Mill	188	Private	Good
Angelina's	20	Private	Fair
5-7 Hoosac Street	200+	Private	Poor
127 Columbia Street	15	Private	Good
PNA	25	Private	Fair
82 Summer Street	10	Public	Good
The Grille	13	Private	Fair
78 Summer Street	15	Private	Good
54 Summer Street	8	Private	Good
Kearns Lane	14	Public	Good
44 Spring Street	25	Private	Good
2 Gavin Ave	8	Private	Good
17 Depot Street	18	Private	Good
19 Depot Street	11	Private	Good
37 Pleasant Street	12	Private	Fair
CJ's	13	Private	Good
35 Spring Street	15	Private	Good
Dean Street Housing	63	Residential	Good
Barrett House	20	Residential	Good
1 Pleasant Street	46	Private	Poor
Big Y	147	Private	Good
South Adams Savings	24	Private	Good
Elks	12	Private	Good
McDonalds	53	Private	Good
8 Liberty Street	16	Private	Good
Liberty Street Park	49	Public	Good
CT Plunkett Elementary School	10	Public	Good
19 Commercial Street	10	Residential	Good
Millhouses	46	Private	Good
Adams Redemption Center	35	Private	Good
ALADCO	36	Private	Good
97 Commercial Street	45	Private	Fair

Old Stone Mill	20	Private	Good
10 Harmony Street	85	Private	Fair
BART	52	Private	Good
<b>Total Number of Spaces</b>	<b>1348</b>		

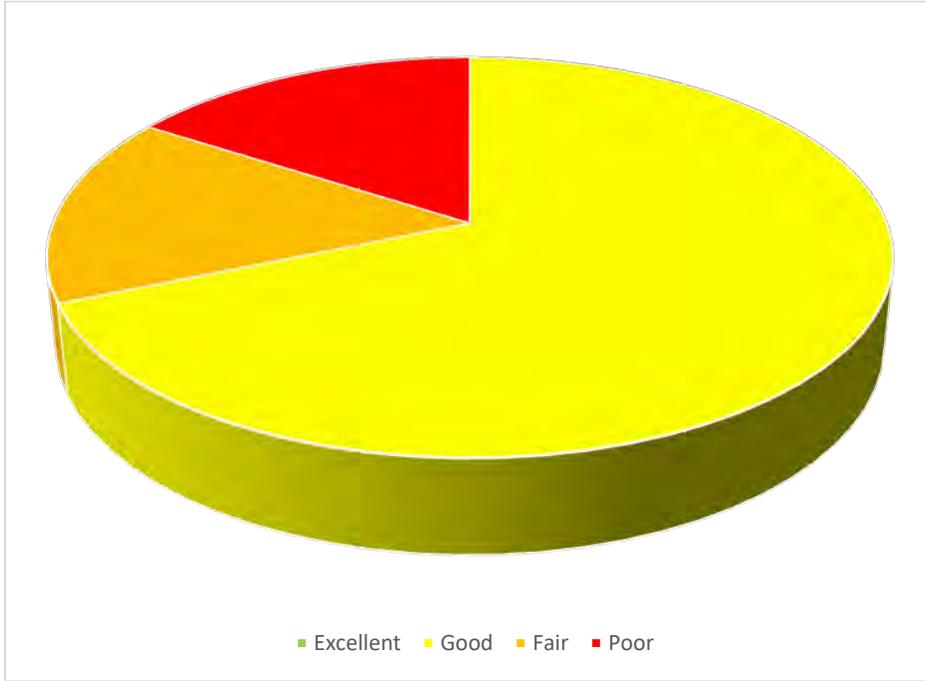


Figure 16 Parking Condition

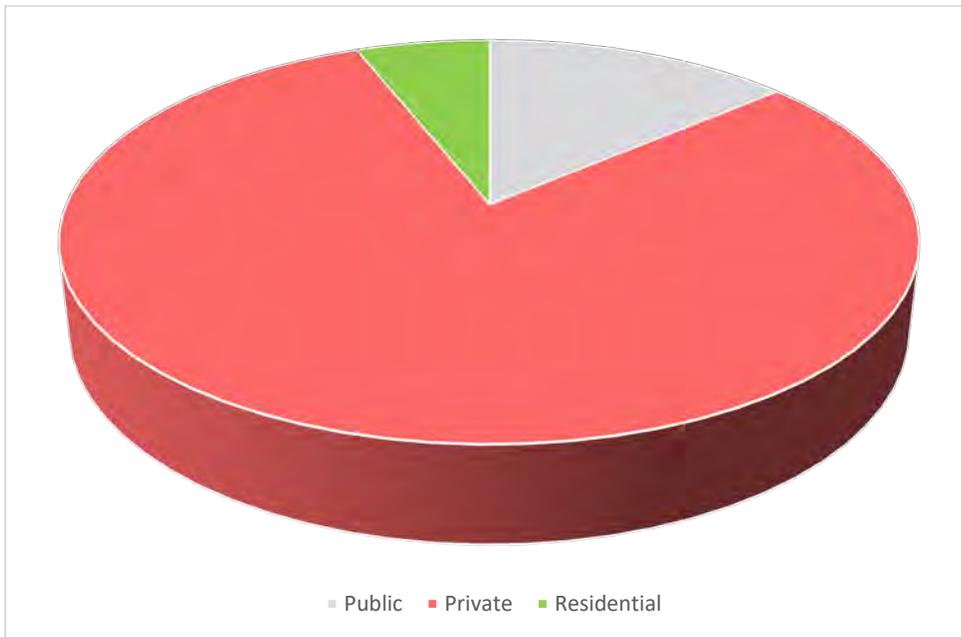


Figure 17 Parking Ownership

Below is a description of the public municipal lots.

**Depot Street / Adams Visitors Center:** A municipal parking area off Depot Street. This parking area was redone in the last decade and is in good condition.

**Kearns Lane:** A municipal parking area on Kearns Lane. This is a new parking area that was built in 2013 and is in good condition.

**CT Plunkett Elementary School:** A school-district owned paved parking area designated for the school, the lot is in good shape with minor cracks.

**Liberty Street Park:** A municipally owned paved parking area behind the elementary school designed for use of the park, the lot is in good condition due to the cracks.

### **Drainage**

The Target Area is located along the South Branch of the Hoosic River in the valley between the Hoosic Range and Mount Greylock. Due in part to the surrounding geography, two distinct drainage issues exist within the Target Area. These are (1) antiquated drainage systems; (2) a lack of any drainage systems.

**Antiquated Drainage Systems:** With the exception of Summer Street, which was partially rebuilt in 2010, most streets have an older storm drain system. The system overall appears to be working well, however there are a few locations with issues, such as puddling.

**Lack of Drainage Systems:** Some of the streets in the Target Area have no drainage systems. The lack of a drainage system on these streets contributes to puddling and erosion of the roadways.

### **Lighting**

There are 225 public lights owned by the Adams Fire District throughout the target area. The majority of the lights are functional, but aging. Portions of Columbia Street, Center Street and Commercial Street have newer ornamental lights. 10,650 feet (30.6%) of the streets could use additional lights. These streets include Back Row, Cherry Street, Clifford Lane, Depot Street, Elm Street, Gavin Avenue, Grove Street, High Street, Kearns Lane, Leh's Lane, Leonard Street, Liberty Street, Marsh Lane, Noble Place, Pearl Street, Randall Street, Smith Street and Temple Street and a portion of Commercial Street, Hoosac Street and Summer Street.

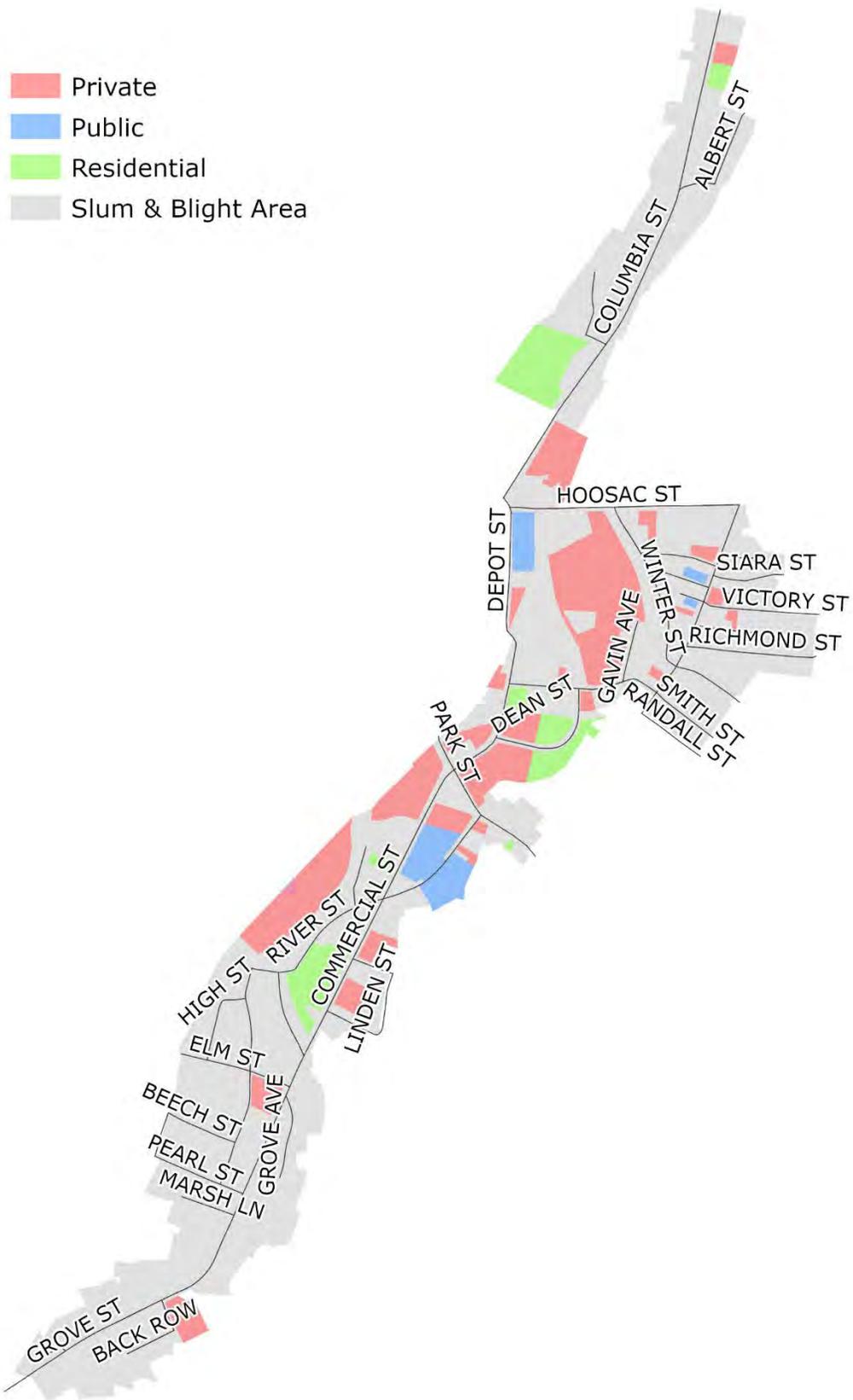


Figure 18 Parking Map

### Sewer

The Town of Adams Department of Public Works was unable to provide conditions of the sewer system in the area. The town does not know the underlying condition of the system and fixes pipes on an as needed basis. Given the age of the system, the overall condition is considered Fair.

### Water

The Adams Fire and Water District reviewed the water system in the area for the last report and found 82.4% of the water lines were in Fair or Poor condition. Most of Grove Street and Commercial Street has gotten new water service along with a few smaller side streets. The rest of the target area is covered by an antiquated system.

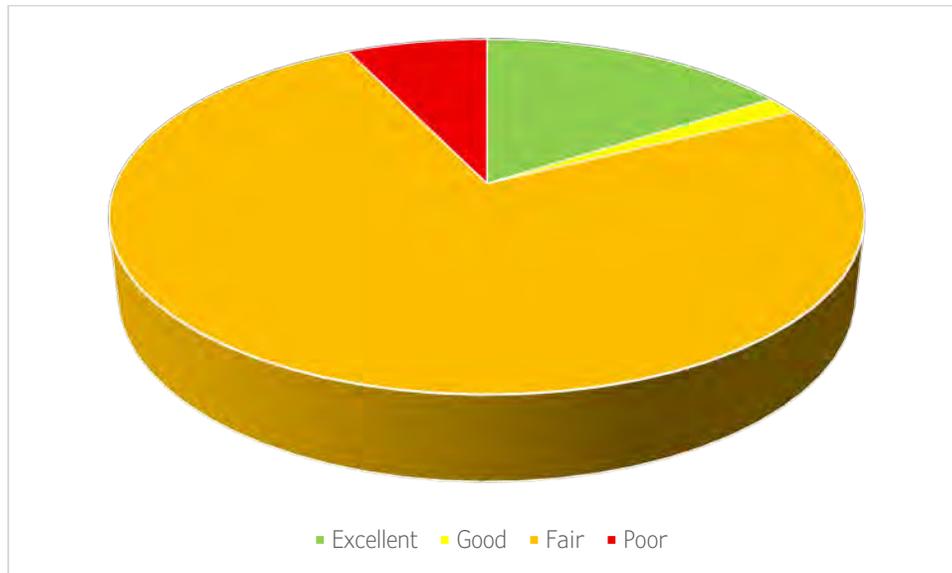


Figure 19 Water Line Condition

### Parks & Open Spaces

There are several parks within the target area. The parks are mostly passive in nature with manicured lawns and benches. All of the parks and public spaces are in good condition. The Ashuwillticook Rail Trail transects a portion of the Target Area.

**Cook Street Park** – 1.1 acres on Cook Street at the former Coal and Grain. The park contains a dog park.

**Liberty Street Park:** 1.64 acres on Liberty Street behind CT Plunkett Elementary School. The park contains parking, playgrounds and basketball courts.

**Town Common** – 0.57 acres between Commercial Street and Center Street. The park has a gazebo, benches and walking paths.

**Armory Court Park** – 0.04 acres on Pleasant Street next to the Ashuwillticook Rail Trail. The park contains picnic tables.

**Visitors Center** – 0.5 acres at the Adams Visitors Center along Depot Street. The park contains the Ashuwillticook Rail Trail and picnic tables.

**Veterans' Memorial Park** – 1.4 acres on both sides of Commercial Street in front of the former Adams Memorial Middle School. The park contains benches and walking paths.



Figure 20 Water Condition Map

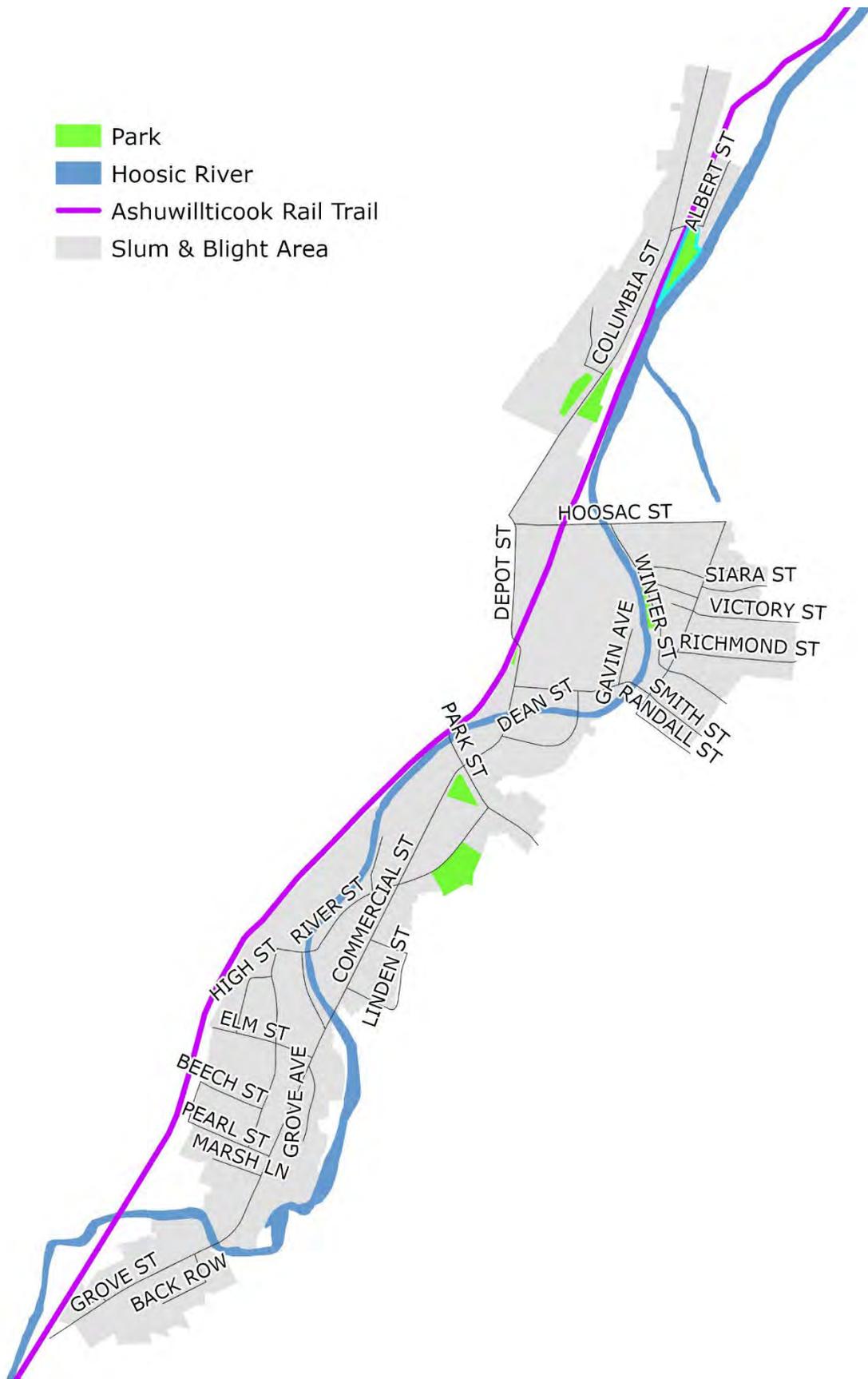


Figure 21 Parks Map

# Historic Resources

According to the Massachusetts Cultural Resource Information System, the Target Area contains 187 historic properties. Many of these properties are located along Center Street, Commercial Street, Columbia Street, Grove Street, Summer Street and Spring Street.

Significant historical properties that are included in the National Register include Berkshire Mill #1 located at the corner of Hoosac Street and Columbia Street, and Pittsfield & North Adams Passenger Station & Baggage House, which is on Pleasant Street. Twelve properties on Center Street and Liberty Street are covered by the Summer Street National Historic District.

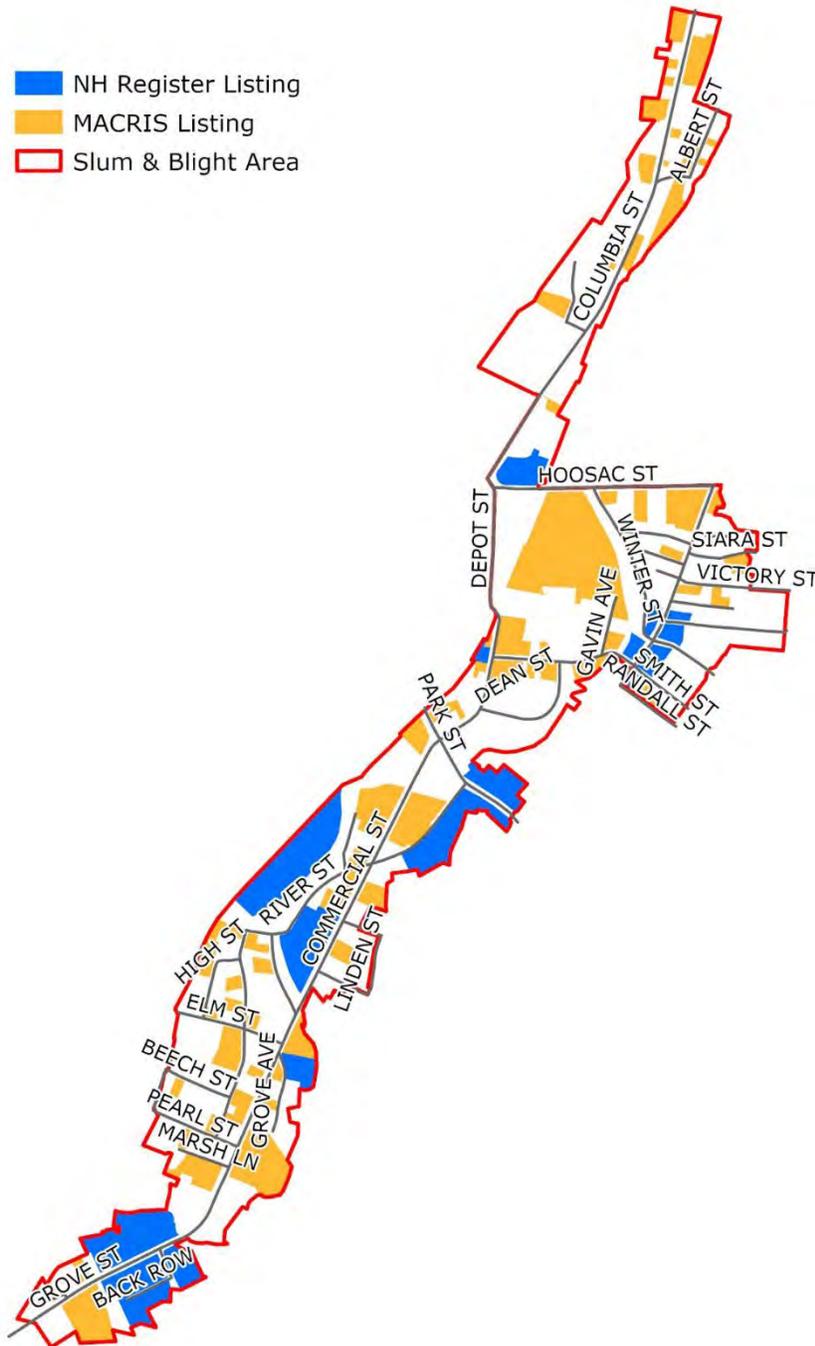


Figure 22 Historic Properties Map

## Business Data

Based on the assessor records, the following types of businesses are in the Target Area.

Tanks holding Fuel and Oil Products (1)  
Lumber Yards (1)  
Warehouse and Distribution facilities (15)  
Supermarkets (1)  
Small Retail and Services stores (10)  
Eating and Drinking Establishments (6)  
Automotive Vehicle Sales and Service (1)  
Auto Repair Facilities (2)  
Gasoline Service Stations (2)  
Car Wash Facilities (1)  
General Office Buildings (2)  
Banks (4)  
Funeral Homes (1)  
Miscellaneous Public Services (1)  
Cultural and Entertainment Properties (4)  
Manufacturing (3)

There are also the following:

Schools (2)  
Churches (2)  
Post Office (1)  
Visitors Center / Senior Center (1)  
Fraternal Organizations (1)  
Funeral Homes (1)  
Miscellaneous Public Services (1)  
Cultural and Entertainment Properties (4)

## Conclusion

The Town of Adams Route 8 Target Area is deteriorating. Improvements to the public infrastructure and private buildings are needed to remedy existing slum and blight conditions.

The parcel survey established that 26% of the properties (including parks, parking lots and undeveloped lots) within the Target Area are in physical deterioration, abandoned, contaminated, or suspected of contamination. The infrastructure survey established that the public improvements throughout the Target Area are in a general state of deterioration. In particular, the condition of the sidewalks and road surfaces is contributing to the slum and blight conditions in the Target Area.

This study also determined that the Target Area is a blighted and decadent area as defined by Massachusetts General Law Chapters 121A & 121B. Qualifying conditions found within the Target Area are a large number of buildings in physical deterioration; and the continuing physical deterioration of public improvements.

Importantly, under the Code of Federal Regulations Title 24 Part 570 Section 208(b)(1), any area meeting the definition of a "slum, blighted, deteriorated or deteriorating area under State or local law" is also considered blighted for federal purposes, including Community Development Block Grant activities.

# Appendix

## Appendix 1. Baseline Information

Base-line Information Form for CDBG activities to prevent or eliminate conditions of slums or blight: Area Basis			
Documentation category	Specific Item	Numerical Response (# or %)	Identify on Target Area Map?
Total acreage of target area:		198.5 ac	
Land uses as % total land area: <i>Estimate the percentage of the total target area by listed item.</i>	Commercial and Mixed Use	22.5%	Yes
	Industrial	6.3%	Yes
	Residential	78.4%	Yes
	Transportation (roads)	41.1%	Yes
	Open Space	13.3%	Yes
	Public/Institutional & Other	14.8%	Yes
Distribution of buildings: <i>Indicate how many of the buildings are commercial, industrial, residential or public in the target area.</i>	Estimate # Commercial buildings (includes mixed use)	88	Yes
	# Industrial buildings	4	Yes
	# Residential buildings	385	Yes
	# other buildings (Public/Institutional, & other)	21	Yes
Building Condition Determination:	# Total Buildings in Target Area # Total Buildings Fair and Poor % Total Buildings Fair and Poor	486 129 26.5%	Yes
Rank the # of <b>Commercial/Mixed</b> buildings by condition	# in Excellent Condition # in Good Condition # in Fair Condition # in Poor Condition	0 52 17 4	yes
Rank the # of <b>Industrial</b> buildings by condition	# in Excellent Condition # in Good Condition # in Fair Condition # in Poor Condition	0 3 0 1	yes
Rank the # of <b>Residential</b> buildings by condition	# in Excellent Condition # in Good Condition # in Fair Condition # in Poor Condition	2 284 90 7	yes
Rank the # of <b>Public/Institutional</b> buildings by condition	# in Excellent Condition # in Good Condition # in Fair Condition # in Poor Condition	0 1 0	yes
Historic Resources	Buildings on or eligible for listing on National Register	187 on MACRIS 17 on NHR	Yes
Roads	Total linear feet of roads	35,285	Yes
	Total linear feet in deterioration	11,103	Yes
	<i>Attach narrative indicating whether cosmetic or structural deterioration</i>	X	

Sidewalks	Total linear feet of sidewalks	29,071	Yes
	Total linear feet of sidewalks in deterioration	8,305	Yes
	<i>Attach narrative Indicating whether cosmetic or structural deterioration</i>		Yes
Parking: Public or Private	# Parking areas, public or private	37	Yes
	# Parking areas in deterioration	8	Yes
	<i>Attach narrative indicating whether cosmetic or structural deterioration</i>		Yes
Parks, Playgrounds or vacant, open space areas	# parks, playgrounds, open spaces	6	Yes
	# parks, playgrounds, open spaces in deterioration	0	Yes
	<i>Attach narrative indicating types of deterioration</i>		Yes
Other public improvements: <i>Examples: sewer lines, lighting, landscape. List total amount; Estimate # or % in deterioration.</i>	List public improvement - Lighting Total #	225	Yes
	Total # % in deterioration	0	
	<i>Attach narrative indicating type of deterioration</i>		Yes
Vacancy and indicators of disinvestment	% vacant commercial units	5	Yes
	% vacant industrial units	0	Yes
	# of vacant residential units	2	Yes
Abandonment of Properties	# of abandoned buildings and lots Commercial	2	Yes
	Industrial	6	
	Residential	2	
Chronic high occupancy turnover rates or high vacancy rates	Estimated # of commercial or industrial buildings with high occupancy turnover rates	0	Yes
	Estimated # of commercial or industrial buildings with high vacancy rates	4	
Significant decline in property values or Abnormally low property values	Estimated # of commercial or industrial buildings with significant decline in property value Residential	6	Yes
	Estimated # of commercial or industrial buildings with abnormally low property values Residential	6	
Known or Suspected Environmental contamination	# of properties which have known or suspected environmental contamination	9	Yes
Basic business data:	Estimate # of Businesses operating in the target area	55	
	Estimate # of Businesses that have left target area in the last 24 months	1	

	Estimate # of Business that have come into the target area in the last 24 months	3	
--	--	---	--

## Appendix 2. Building Inventory

## Appendix 3. Infrastructure Inventory