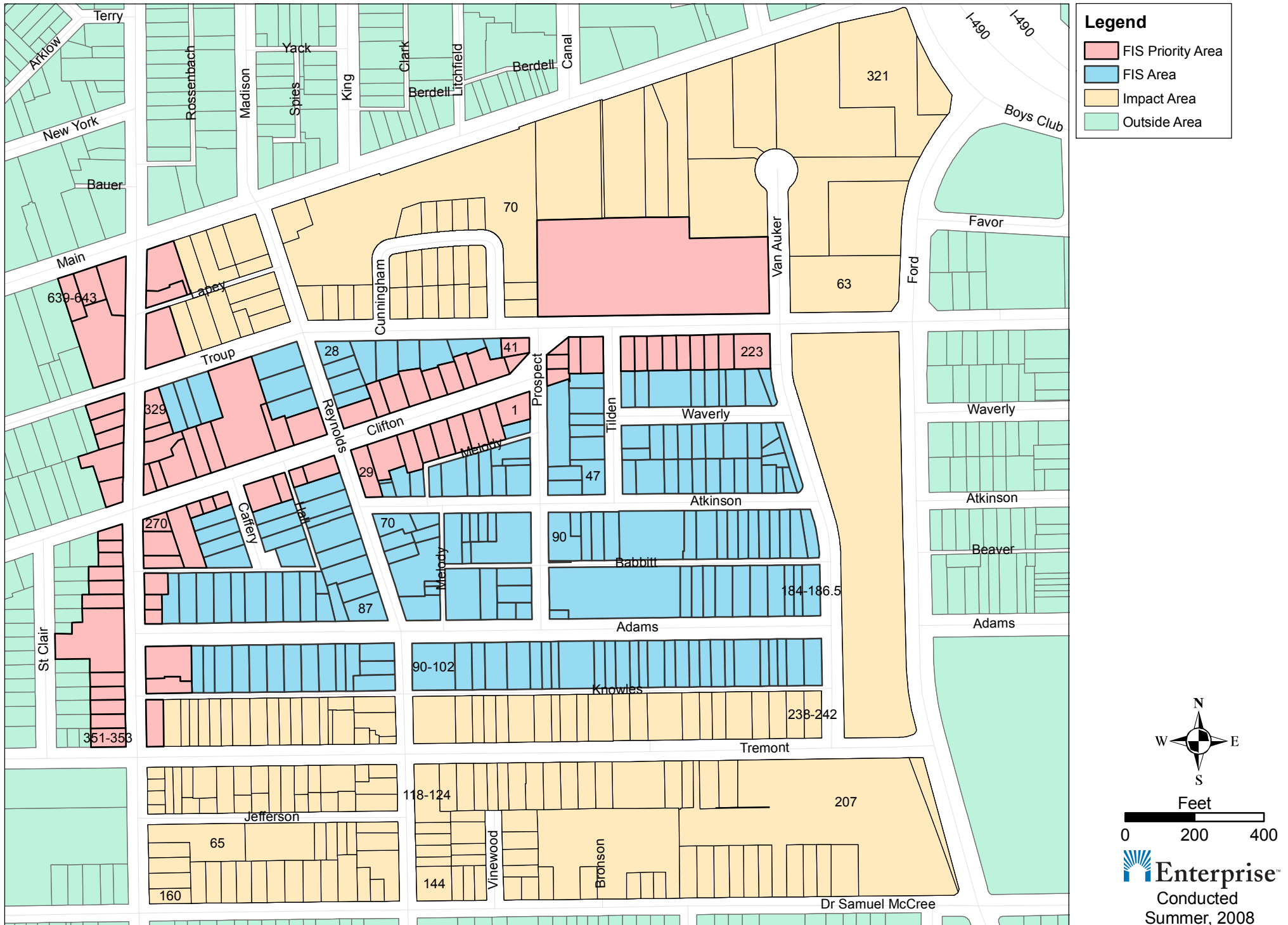# Building Conditions and Land Use Survey Results
Jefferson Focused Investment Area

Prepared by Enterprise Community Partners
for
The City of Rochester
Department of Community Development

Enterprise™

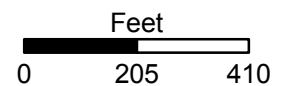October 31, 2008

Focused Investment Strategy - Jefferson Area

Legend
- FIS Priority Area
- FIS Area
- Impact Area
- Outside Area

Terry
Arklow
Rossenbach
Madison
Yack
Spies
King
Clark
Litchfield
Berdell
Berdell
Canal
I-490
I-490
Boys Club
New York
Bauer
Favor
70
321
Main
Labey
63
639-643
Ford
Troup
329
Cunningham
Van Auker
28
41
223
Reynolds
Prospect
Tilden
Waverly
Waverly
Clifton
1
Melody
47
Atkinson
Atkinson
29
Caffery
Hall
70
90
Beaver
270
Melody
Babbitt
184-186.5
87
Adams
Adams
St Clair
90-102
Knowles
238-242
351-353
Tremont
Jefferson
118-124
207
65
Vinewood
Bronson
160
144
Dr Samuel McCree

Feet
0   200   400

N
W   E
S

Enterprise
Conducted
Summer, 2008

Jefferson FIS Area - Building Conditions

Building Condition

- 1
- 2
- 3
- 4
- 5
- Vacant Lot

*See appendix for detailed explanation of ratings

- FIS Area
- FIS High Priority
- Impact Area

Feet

0   205   410

Enterprise

Conducted Summer, 2008

Jefferson FIS Area - Site Conditions

Site Condition

- 1
- 2
- 3
- 4
- 5

*See appendix for detailed explanation of ratings

FIS Area
FIS High Priority
Impact Area

Feet
0   205   410

Enterprise

Conducted Summer, 2008
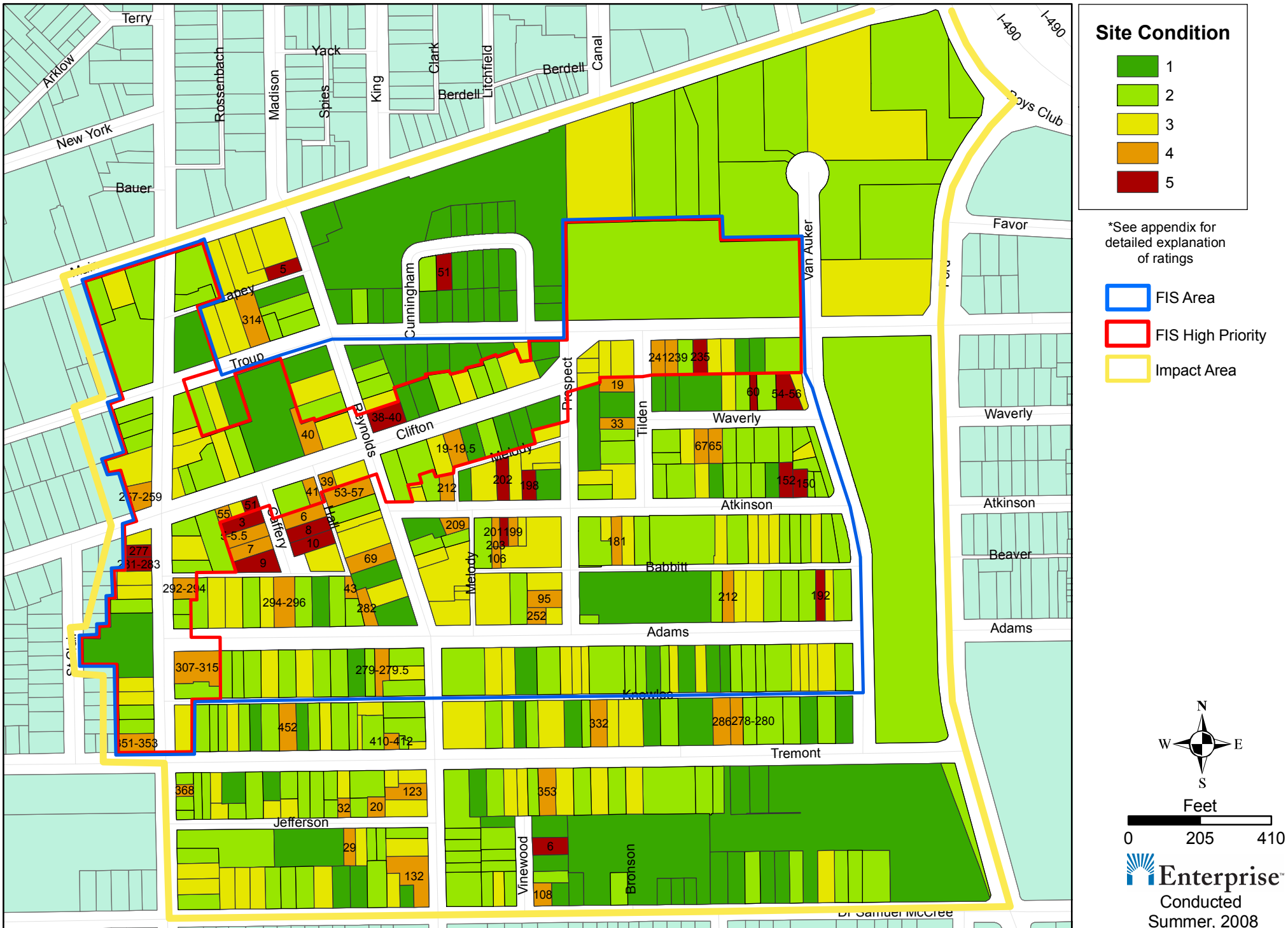
Jefferson FIS Area - Street Trees
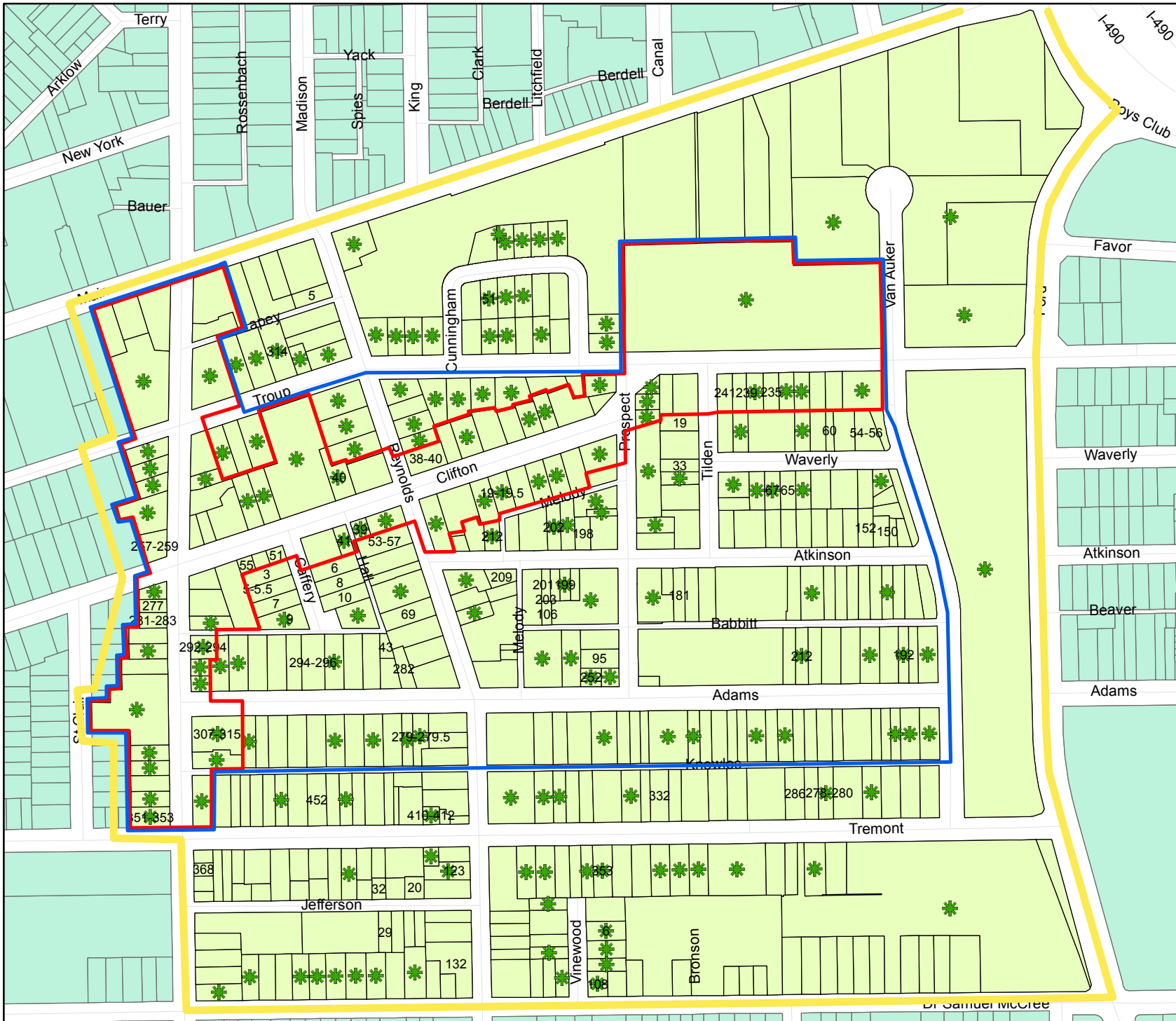
Legend

✳ Street Tree

No Tree

See appendix for details
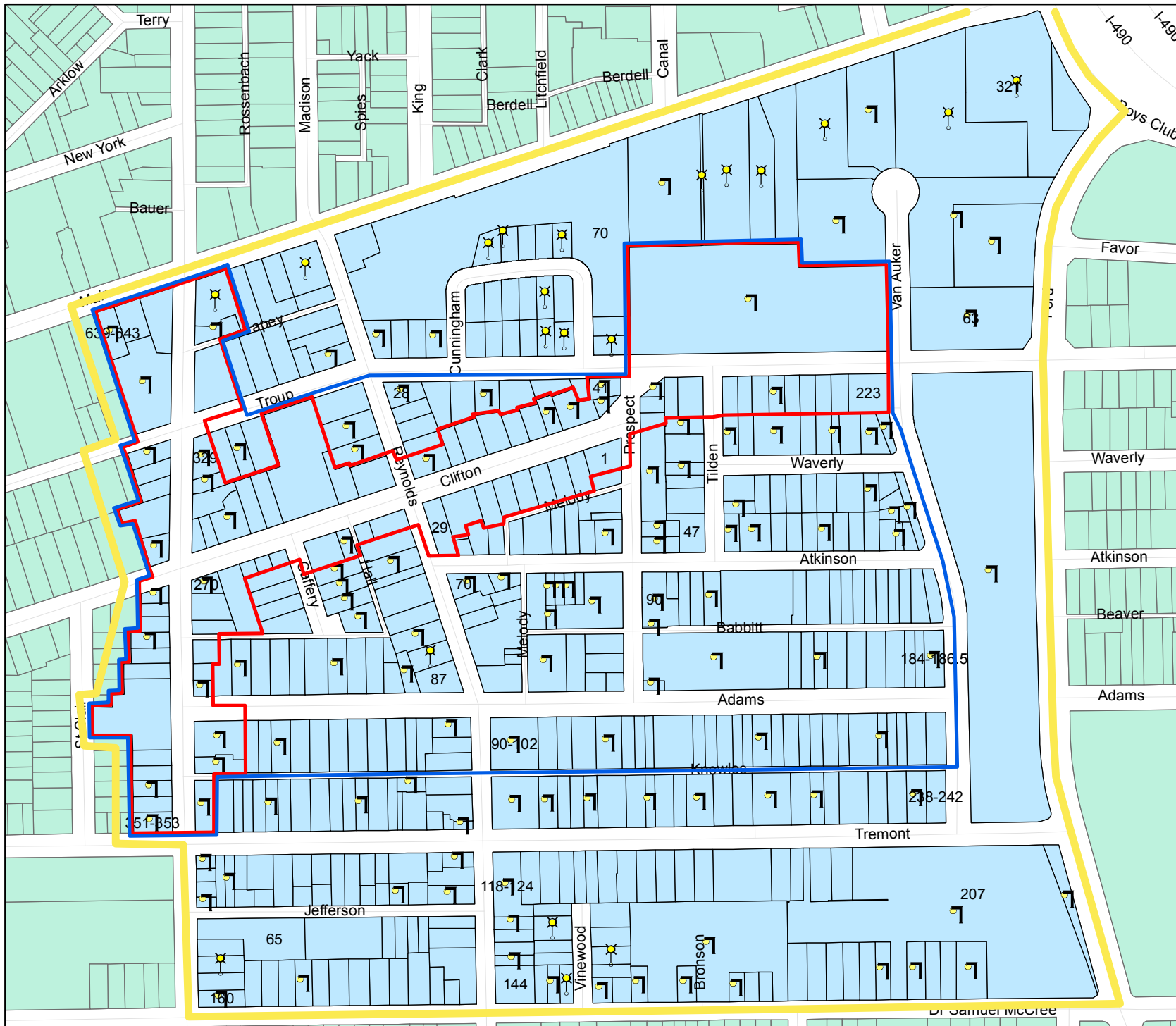
━━ FIS Area

━━ FIS High Priority

━━ Impact Area

**N
W E
S**

Feet

0   205   410

Enterprise
Conducted
Summer, 2008

Street labels visible on map: Terry, Arklow, Rossenbach, Madison, Yack, Spies, King, Clark, Berdell, Litchfield, Berdell, Canal, New York, Bauer, Cunningham, Apey, Troup, Reynolds, Clifton, Prospect, Tilden, Waverly, Melody, Atkinson, Caffery, Hall, Babbitt, Melody, Adams, Knowles, Jefferson, Vinewood, Bronson, Tremont, Dr Samuel McCree, Van Auker, Favor, Waverly, Atkinson, Beaver, Adams, I-490, Boys Club

Parcel numbers visible: 5, 314, 51, 19, 33, 24, 123, 235, 60, 54-56, 38-40, 19-19.5, 202, 198, 212, 67, 65, 152, 150, 39, 53-57, 41, 55, 51, 3, 6, 10, 8, 209, 201, 199, 203, 106, 181, 7, 9, 69, 257-259, 277, 281-283, 292, 294, 43, 294-296, 282, 95, 252, 212, 192, 307-315, 279-279.5, 332, 286, 278, 280, 452, 410, 412, 351-353, 368, 123, 32, 20, 353, 29, 132, 108

Jefferson FIS Area - Street Lighting

Street Lighting

- No Lighting
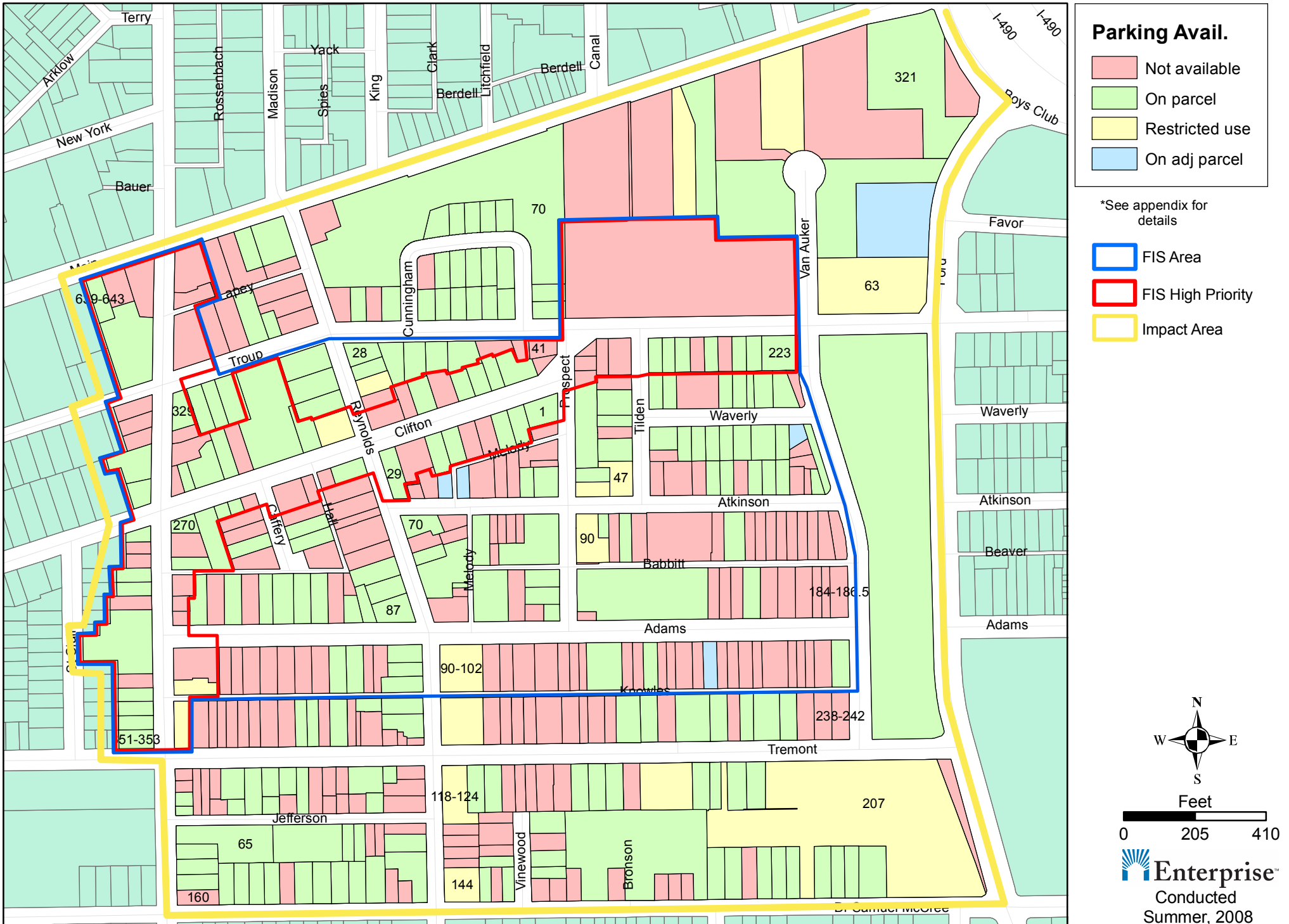- Cobra/Highway
- Historic

*See appendix for details

- FIS Area
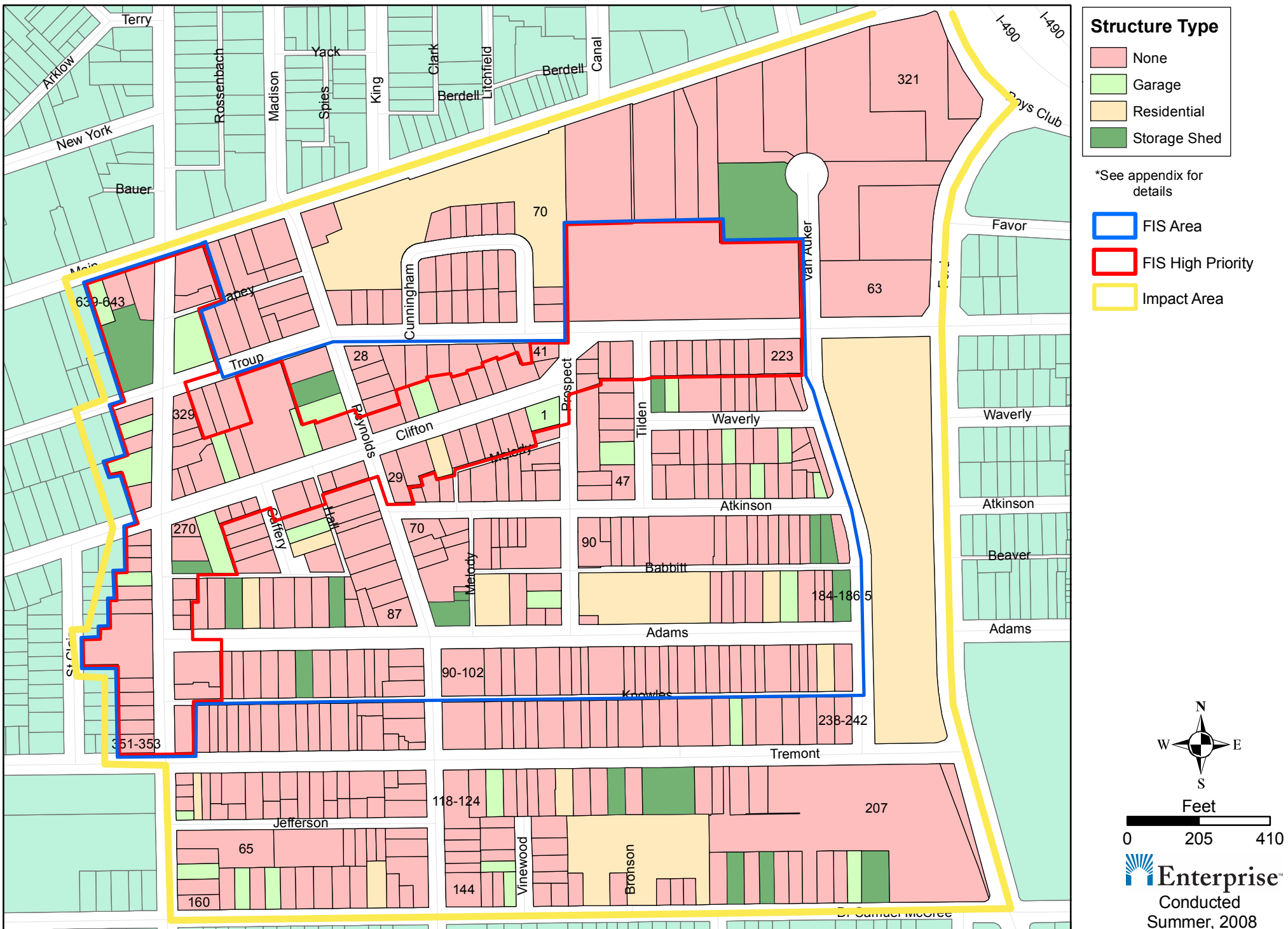- FIS High Priority
- Impact Area

Feet

0   205   410

Enterprise

Conducted Summer, 2008
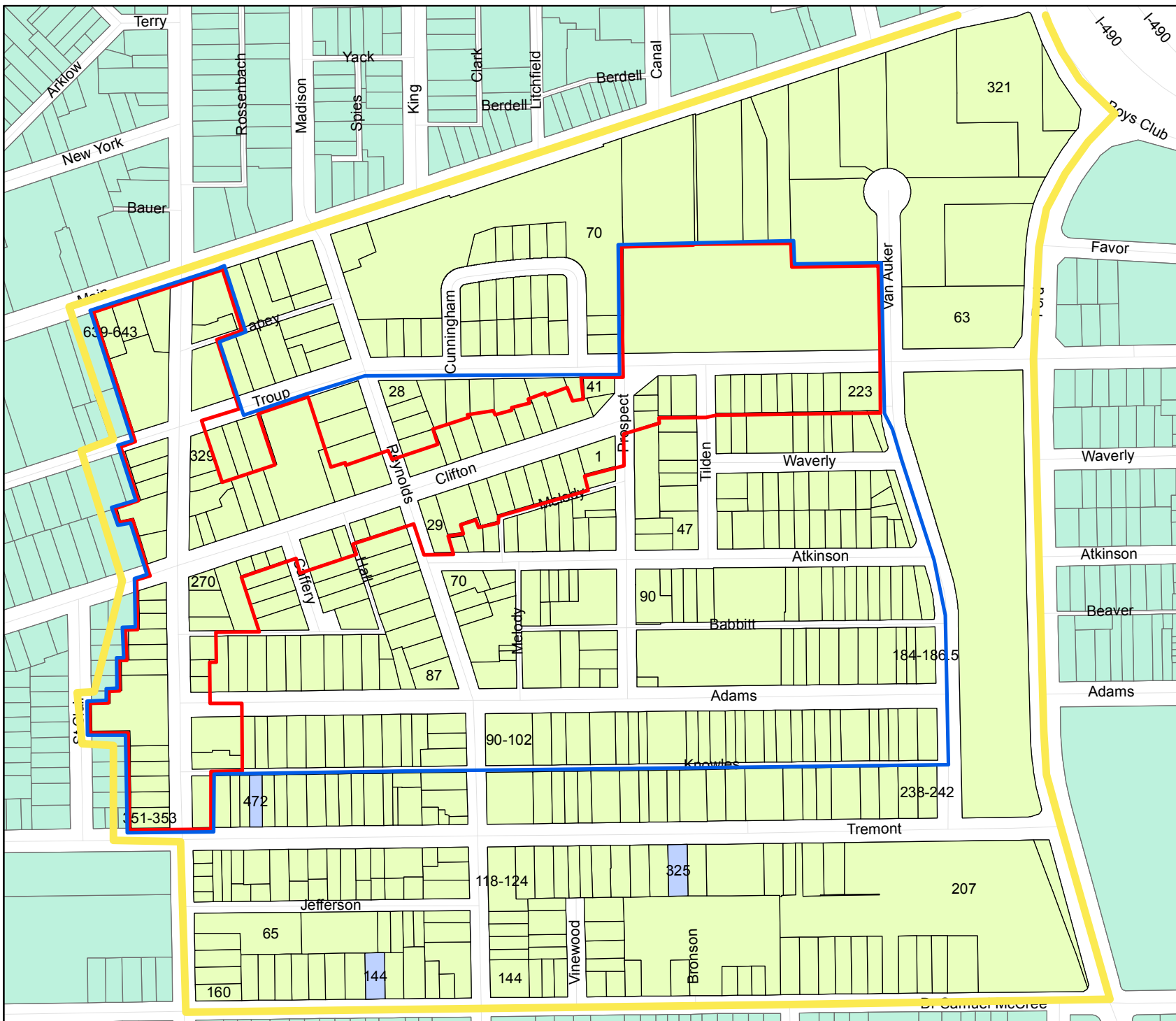
Jefferson FIS Area - Parking Availability

Parking Avail.

- Not available
- On parcel
- Restricted use
- On adj parcel

*See appendix for details

- FIS Area
- FIS High Priority
- Impact Area

Feet

0   205   410

Enterprise

Conducted Summer, 2008

Jefferson FIS Area - Accessory Structures

Structure Type

- None
- Garage
- Residential
- Storage Shed

*See appendix for details

- FIS Area
- FIS High Priority
- Impact Area

Feet

0   205   410

Enterprise

Conducted
Summer, 2008

Jefferson FIS Area - Properties with For Sale Signs

Legend

(blue fill)	For Sale

* For Sale at time of survey

(blue outline)	FIS Area
(red outline)	FIS High Priority
(yellow outline)	Impact Area

Feet

0   205   410

Enterprise

Conducted
Summer, 2008

Street labels: Terry, Arklow, Rossenbach, Madison, Yack, Spies, King, Clark, Litchfield, Berdell, Canal, Berdell, New York, Bauer, Main, 639-643, Tapey, Troup, Cunningham, 70, Van Auker, 321, Boys Club, Favor, 63, 28, 41, 223, 329, Reynolds, Clifton, Prospect, 1, Tilden, Waverly, Waverly, Melody, 29, 47, Atkinson, Atkinson, Caffery, Hall, 270, 70, 90, Babbitt, Beaver, Melody, 87, 184-186.5, Adams, Adams, 90-102, Knowles, 238-242, 472, 351-353, Tremont, Jefferson, 118-124, 325, 207, Vinewood, Bronson, 65, 144, 144, 160, Dr. Samuel McCree, I-490, I-490

Jefferson FIS Area - Residential Units vs Building Conditions

Legend

Res. Units

Vacant
- 1
- 2
- 3
- 4
- 5+

Building Cond.
- 0
- 1
- 2
- 3
- 4
- 5
- Outside Area

FIS Area
FIS High Priority
Impact Area

Feet

0   205   410

Enterprise

Conducted Summer, 2008

APPENDIX

Survey Purpose & Methodology

In June 2008, the Rochester City Council designated four neighborhoods (Dewey / Driving Park; Marketview Heights; Beechwood; and Jefferson) to be included in the City's Focused Investment Strategy, an initiative to revitalize these four Rochester neighborhoods over the period of approximately three years. To assist in the implementation and the evaluation of the Focused Investment Strategy, Enterprise Community Partners worked with City of Rochester staff to conduct building and site condition surveys of all properties (parcel by parcel) in each of the four focused investment neighborhoods.

The surveys were conducted during the summer of 2008 using the *Neighborhood Survey Pro Building Conditions and Land Use* (BCLU) survey. The BCLU assesses: building conditions; site conditions; building use; building occupancy; building type (detached, semi-detached, attached); number of stories in the building; number of residential units in the building; existence of accessory structures and their condition; parking availability; street tree existence; lighting at property; street lighting; existence of pay phones and bus stops; for-sale signs on the property.

All surveyors attended a half-day training before surveying conducted by the principal of Livable Housing Inc. Surveys were conducted on foot and data results were input directly into an electronic format using a handheld PALM.

Properties within the four focused investment neighborhoods are delineated by the following boundaries: FIS Area; High Priority Streets; and Impact Area (explained below). Survey results on the previous pages are displayed within these boundaries.

FIS Area is the area eligible for FIS funds. FIS implementation in this area will include: 1) developing programs to address a high proportion of the properties; 2) working to identify opportunities for future funding; 3) addressing problem properties as they arise.

High Priority Streets include the specific streets within the FIS Area within which: 1) every parcel will be addressed in the early years of the FIS according to its needs; 2) the streets will be viewed as priority for funding; and, 3) the streets will be priority for public infrastructure upgrades and improvements.

Impact Area is the area immediately adjacent to the FIS area within which the strategy is expected to produce a ripple effect. For the impacts area: 1) data will be collected and monitored for benchmarking and future decision-making; 2) private investment is expected to occur as a result of the strategy; and, 3) individual issues that would impact success or the whole strategy will be addressed.

Explanation of Survey Ratings

To assess the condition of structures and sites within the FIS neighborhoods, the following rating system was used:

Building Conditions

Excellent – characteristics include recently rehabilitated or remodeled, new paint, roof in very good condition.

Sound – characteristics include sound condition, good maintenance, no immediate need for repairs.

Substandard Minor – characteristics include need for basic cosmetic repairs such as painting, trim, porch and fence repair.

Substandard Major – characteristics include bulging walls, sagging foundations, broken windows and need for substantial improvements.

Dilapidated – characteristics include abandoned, fire damaged, boarded up, vacant and possibly unsuitable for rehabilitation.

Site Conditions

1) Characteristics include neatly trimmed and healthy vegetation, no trash, well-maintained walkways, no vehicles on blocks, well-maintained fencing.

2) Characteristics include neatly trimmed and healthy vegetation, no trash, no more than one of the following: deteriorated walkways, vehicles on blocks, deteriorated fencing.

3) Characteristics include some untrimmed vegetation, some trash, no more than one of the following: deteriorated walkways, vehicles on blocks, deteriorated fencing.

4) Characteristics include significant untrimmed vegetation, and / or trash, no more than two of the following: deteriorated walkways, vehicles on blocks, deteriorated fencing.

5) Characteristics include all vegetation untrimmed, significant trash, two or more of the following: deteriorated walkways, vehicles on blocks, deteriorated fencing.

Street Trees – Existence of trees in tree lawn in front of parcel. Position on map is an approximation and does not correspond to the exact location.

Street Lighting – Existence of street light in front of the parcel. Position on map is an approximation and does not correspond to the exact location.

Parking Availability

Not Available – The parcel does not have any off street parking, or the category is not applicable.

On Adjacent Parcel – Parking for this parcel exists either explicitly on an adjacent parcel, or a vacant lot is clearly used.

On Parcel, All Uses – Parking is available on the parcel and is not explicitly restricted.

Restricted Use – Parking is explicitly restricted or dedicated for a particular use only, such as for a business' customers.

Data Caveats

Building assessments were conducted solely from the sidewalk / street. Interior conditions were not assessed as part of this survey.

The survey was conducted by multiple individuals on multiple days and all surveyors were trained to be accurate and consistent by a principal of the software company whose software product was used. Survey results represent conditions on the day the survey was completed.

Measures of occupancy, # of units, and accessory structures while generally accurate are somewhat more difficult to assess given the non-intrusive nature of the survey.

When converting the NSP data from Access into Excel (for GIS mapping purposes):
- Accessory structures' building conditions do not transfer.
- Multiple accessory structures (e.g. more than one on a parcel) do not transfer, only the last structure entered does.