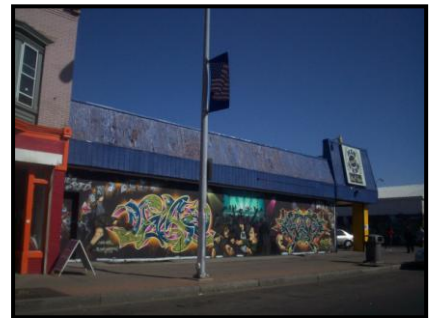
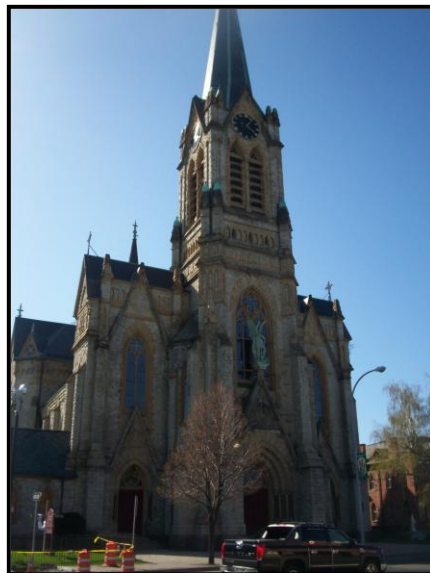




North Clinton Avenue Conditions Analysis Report October 2010



*Department of Neighborhood and Business Development
Bureau of Planning and Zoning*

Revised: August 8, 2011

North Clinton Avenue Conditions Analysis Report

Prepared by:

Department of Neighborhood and Business Development

Bureau of Planning and Zoning

October 2010

Introduction

North Clinton Avenue, also commonly referred to as “La Avenida” or “the Avenue” is located in the Northeast Quadrant of the City of Rochester and serves as the commercial spine of the surrounding residential neighborhood. Although several buildings have been abandoned or demolished along the Avenue in recent years, it still represents a traditional neighborhood commercial and business center for the City, providing area residents with a variety of goods and services.

The Avenue is undergoing a \$1.9 million dollar streetscape improvement project that will enhance and improve the pedestrian realm, highlight and amplify the unique character of the street and contribute to its development as a cultural and commercial destination. This project includes:

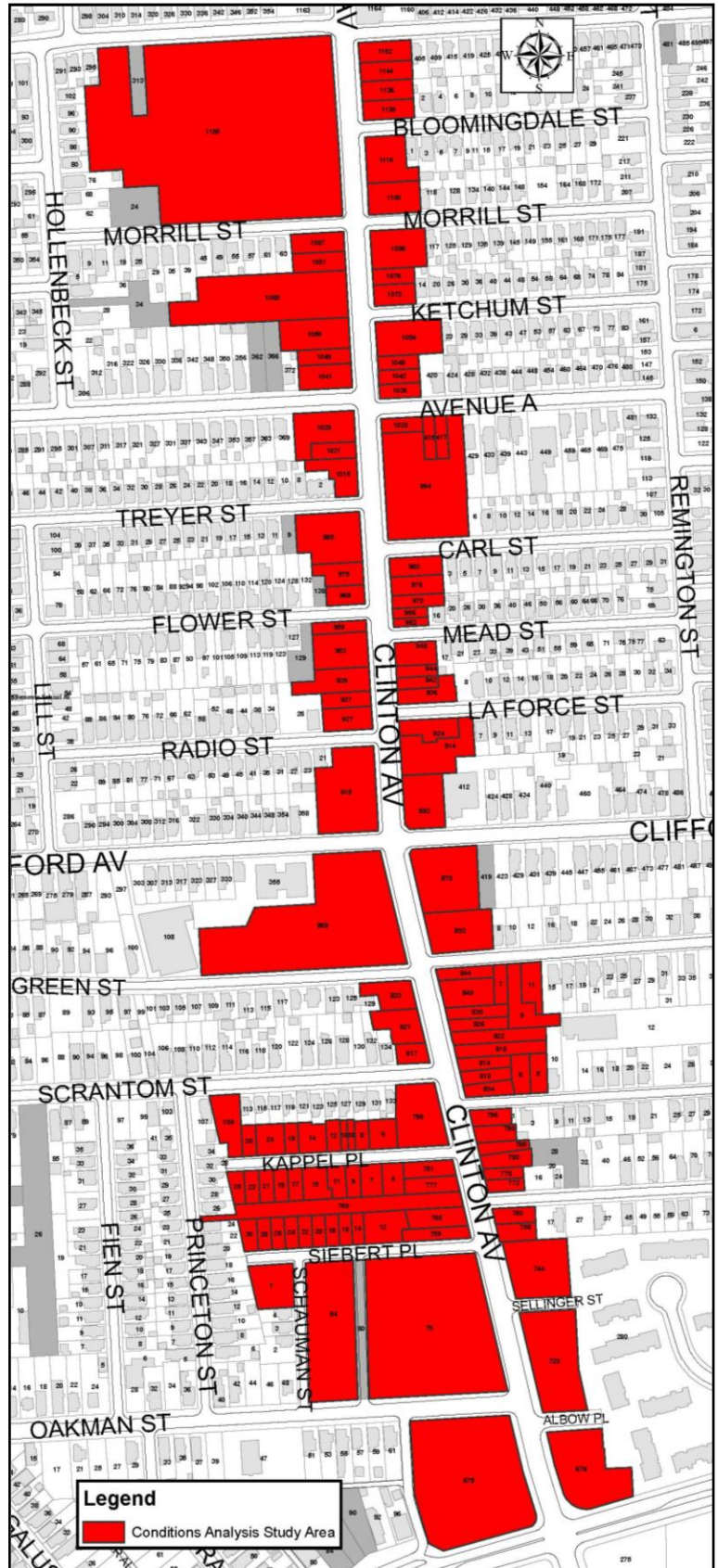
- Replacement of deteriorated curbing
- Replacement of sidewalk ramps to comply with the latest Americans with Disabilities Act guidelines
- Enhanced ornamental crosswalks
- Replacement of existing street lighting with ornamental poles, including pedestrian level fixtures
- Construction of two public plazas and perimeter park improvements to Don Samuel Torres Park
- Relocation of one existing bus shelter and installation of two new bus shelters
- Installation of Gateway columns and seat wall at Upper Falls Boulevard
- Landscape enhancements of all City-owned vacant lots

With this significant investment taking place, the City recognizes the opportunity to build off of these physical improvements by obtaining an accurate assessment of the existing conditions of each property within the study area that can be used to aid in code enforcement efforts, identify structures suitable for demolition, determine eligibility for future façade improvement programs and identify potential locations for future development.

Over the summer of 2010, City staff collected and analyzed property data including the year a structure was built, its assessed value, current zoning, land use, and ownership / occupancy status utilizing the City’s assessment information and GIS database. In addition, several site visits were conducted to take photographs and record observations of the overall physical condition of each property.

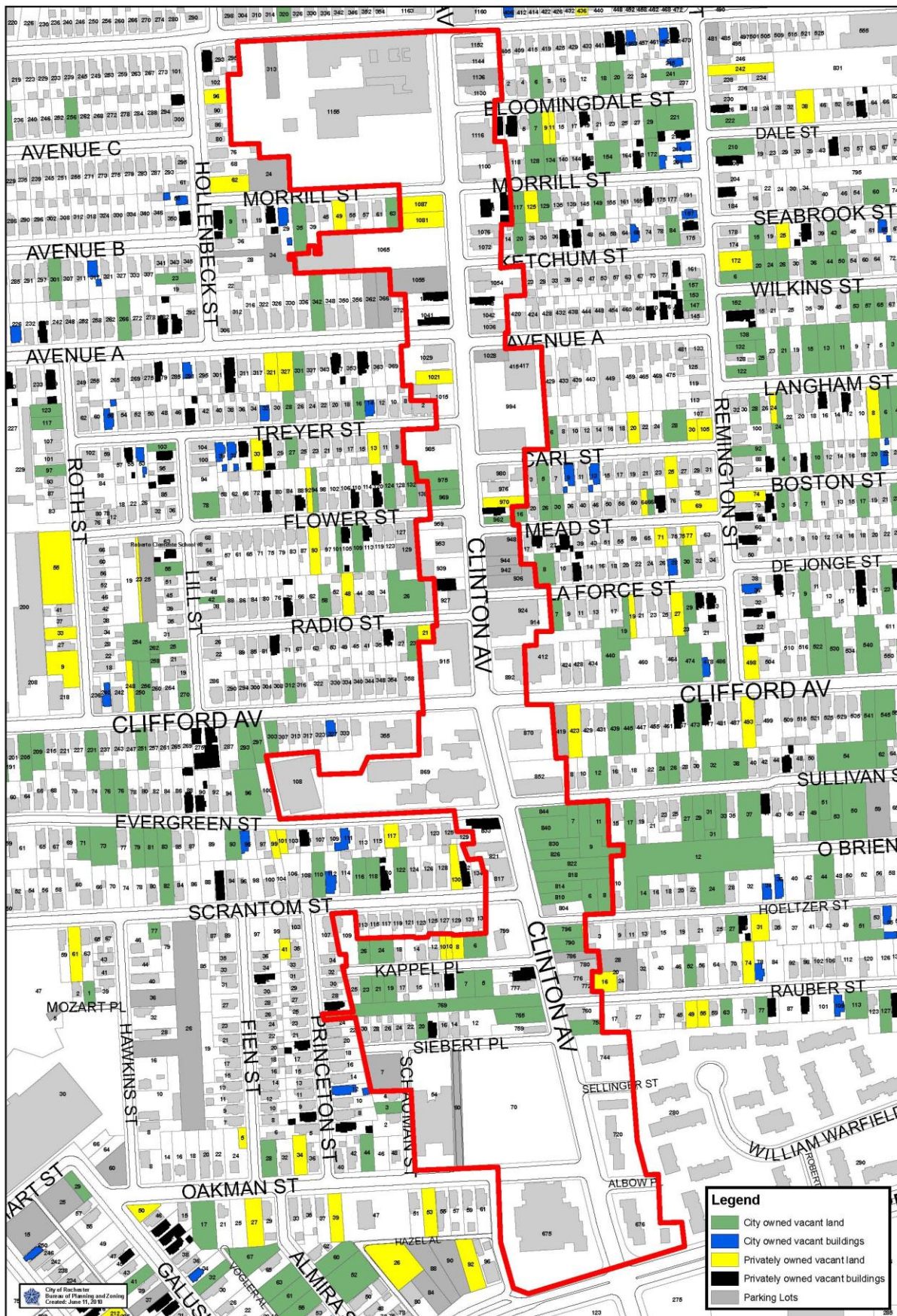
Study Area Boundaries

The boundary includes all parcels along North Clinton Ave. between Avenue D (to the north) and Upper Falls Boulevard (to the south). Also included within the study area are all parcels along Kappel Place and Siebert Place (two dead-end streets off N. Clinton to the west). There are a total of 119 properties within the study area boundary.





North Clinton Avenue Vacant Land and Buildings



By the Numbers:

Parcels

Occupied w/ Structure:	80
Vacant Land:	39
Total Parcels	119

Vacant Land by Ownership

City Owned:	30
Privately Owned:	9
Total Vacant Land:	39

Vacant Land by Zoning

Residential:	24
Commercial:	15
Total Vacant Land:	39

Vacant Buildings by Ownership

City Owned:	0
Privately Owned:	10
Total Vacant Buildings:	10

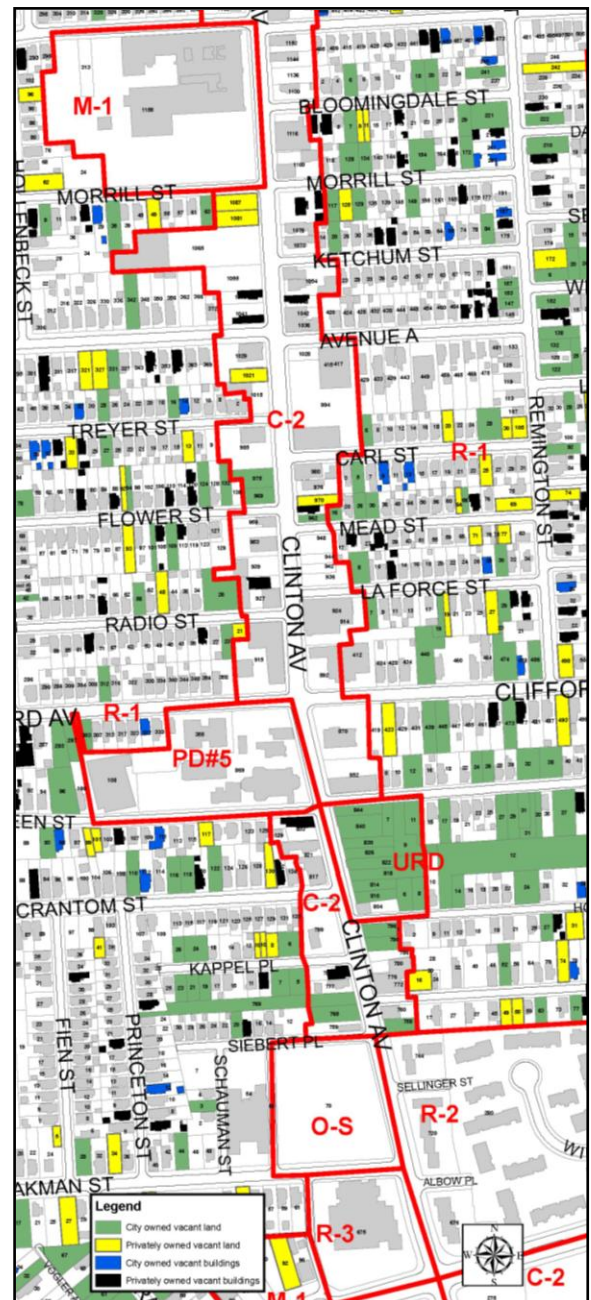
Average Assessed Value

Residential Structures:	\$24,621*
Residential Vacant Land:	\$2,529
Commercial Structures:	\$96,786*
Commercial Vacant Land:	\$5,453

*Property assessed over \$1 Million (Hickey Freeman headquarters and Los Flamboyanes Apartments) were excluded from this average.

Zoning Classifications within Study Area:

- M-1 Manufacturing
- C-2 Commercial (Community Center)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- O-S Open Space
- PD #5 Planned Development
- URD Urban Renewal (La Marketa)



Property Conditions

The study area contains of a mix of residential and commercial structures, mostly built in the early 1900's. Many dilapidated buildings have been demolished over the years, leaving vacant lots of various sizes throughout the study area.

For the purpose of this study, a property condition form / fact sheet was created to capture property facts, characteristics and field observations for each parcel within the study area. Based upon on the physical condition at the time of the site visit, each property (both buildings and vacant land) were assigned an overall property condition rating. Below is a description and criteria for the overall condition ratings that were assigned to each property.

Poor

A high degree of physical deterioration, inadequate maintenance or dilapidation, and poorly utilized or partly or wholly abandoned buildings, including such characteristics such as deteriorated walls or roofs in need of repair, replacement, worn, flaking, chipped or peeling paint, deteriorated window sills, crumbling mortar, boarded windows, littered yards, high grass and weeds, broken fences and worn out pavements, outmoded design and functional obsolescence.

Fair

Many of the conditions noted in "Poor", but to a lesser degree.

Good

Generally positive property conditions, but with some deteriorated characteristics and need for renovation or clean up. Design may be outmoded and there may be some functional obsolescence.

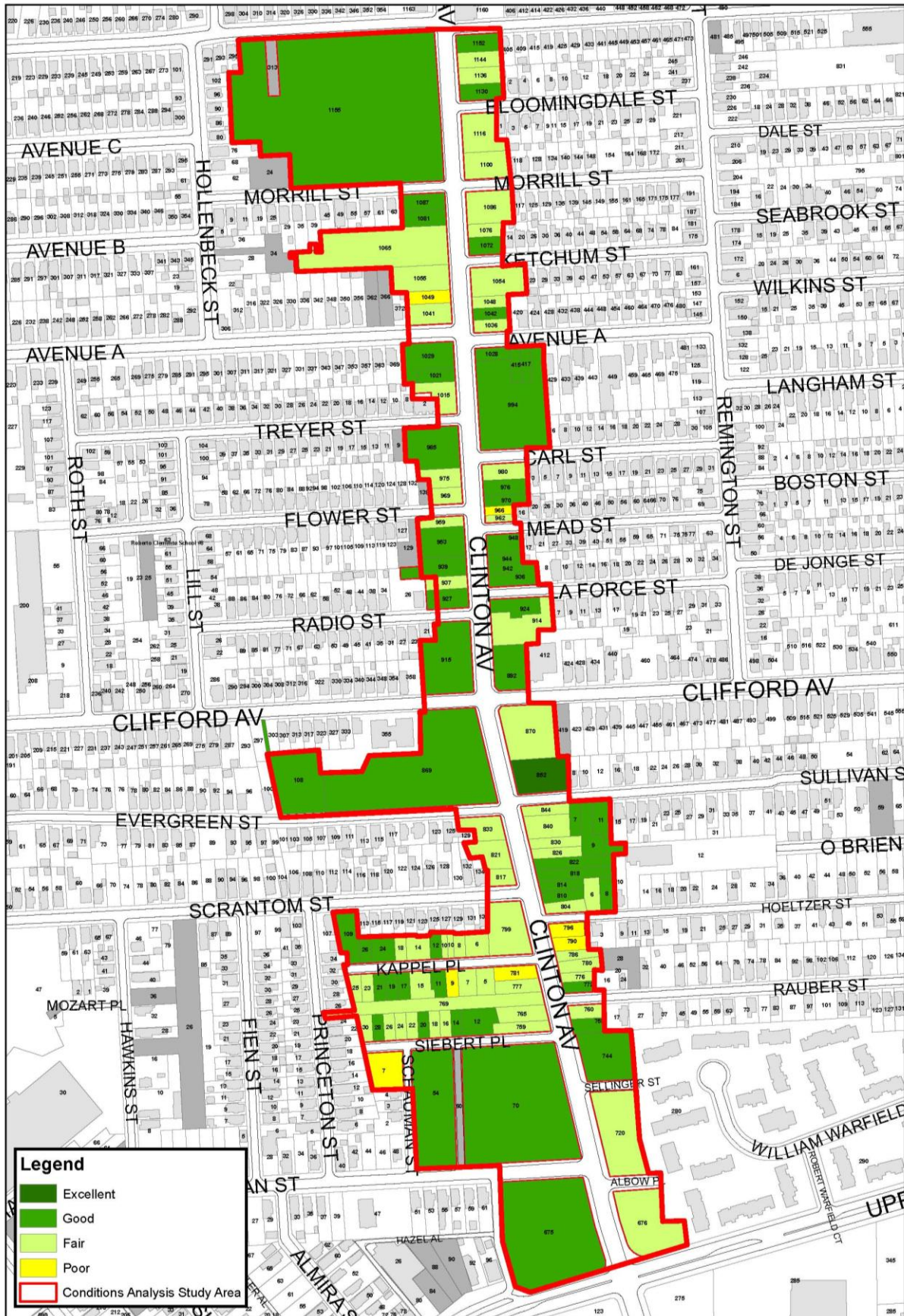
Excellent

Predominately positive property conditions, generally well maintained and free of significant deterioration. Construction is either recent or renovated to modern standards of design and functionality.

The following section contains the property condition forms with information, characteristics, observations and an overall property condition rating for each property within the study area.

Property Condition Forms

Property Condition Ratings



Conditions Summary

City Owned Properties:

- 758 N. Clinton Ave.
- 765 N. Clinton Ave.
- 769 N. Clinton Ave.
- 790 N. Clinton Ave.
- 796 N. Clinton Ave.
- 810 N. Clinton Ave.
- 814 N. Clinton Ave.
- 818 N. Clinton Ave.
- 822 N. Clinton Ave.
- 826 N. Clinton Ave.
- 830 N. Clinton Ave.
- 840 N. Clinton Ave.
- 844 N. Clinton Ave.
- 962 N. Clinton Ave.
- 969 N. Clinton Ave.
- 975 N. Clinton Ave.
- 5 Kappel Place
- 6 Kappel Place
- 7 Kappel Place
- 19 Kappel Place
- 21 Kappel Place
- 23 Kappel Place
- 24 Kappel Place
- 26 Kappel Place
- 6 Hoeltzer Street
- 8 Hoeltzer Street
- 20 Siebert Place
- 7 Sullivan Street
- 9 Sullivan Street
- 11 Sullivan Street

Properties suitable for demolition:

- 781 N. Clinton Ave. (Commercial / Privately Owned)
- 1051 N. Clinton Ave. (Commercial / Privately Owned)
- 9 Kappel Place (Residential / Privately Owned)

These vacant properties have been identified as suitable for demolition due to obvious structural deficiencies, dilapidated condition and threat to public safety (unsecured/dangerous activity observed).

Properties with Excessive Signage:

- 759 N. Clinton Ave.
- 772 N. Clinton Ave.
- 817 N. Clinton Ave.
- 870 N. Clinton Ave.
- 924 N. Clinton Ave.
- 1048 N. Clinton Ave.
- 1152 N. Clinton Ave.
- 1015 N. Clinton Ave.

Properties in need of façade improvements:

- 759 N. Clinton Ave.
- 760 N. Clinton Ave.
- 776 N. Clinton Ave.
- 804 N. Clinton Ave.
- 817 N. Clinton Ave.
- 870 N. Clinton Ave.
- 914 N. Clinton Ave.
- 937 N. Clinton Ave.
- 966 N. Clinton Ave.
- 1116 N. Clinton Ave.
- 1144 N. Clinton Ave.

These properties have been identified as in need of improvements to the building façade to remove blight, repair damage, increase transparency, and improve the aesthetic value of the building. Priority should be given to these properties if /when a façade improvement program is administered along this corridor.

Potential Residential Infill Development / Greening Opportunities:

- 5 Kappel Place (City-owned vacant lot)
- 6 Kappel Place (City-owned vacant lot)
- 7 Kappel Place (City-owned vacant lot)
- 19 Kappel Place (City-owned vacant lot)
- 21 Kappel Place (City-owned vacant lot)
- 23 Kappel Place (City-owned vacant lot)
- 24 Kappel Place (City-owned vacant lot)
- 26 Kappel Place (City-owned vacant lot)
- 20 Siebert Place (City-owned vacant lot)

The concentration of city owned vacant residential land on Kappel Place provides a unique opportunity for a potential future Home Expo site, private / not for profit infill housing project, or a pilot project for the City's greening strategy.

Potential Commercial Development Opportunities:

- **765 & 769 N. Clinton Ave.** (two vacant city-owned adjacent lots)
769 N. Clinton is a long and narrow shaped lot (40x562) that extends from N. Clinton Ave. back to a privately owned vacant house located at 19 Princeton St., which if acquired could present an opportunity to create a pedestrian connection to and from the North Clinton Ave. commercial corridor and the adjacent residential neighborhood to the west. This lot, in combination with an adjacent vacant lot at 765 N. Clinton Ave. could potentially serve as a community garden, tribute to the Hispanic heritage of the neighborhood, or other public amenity while strengthening pedestrian connections to the corridor.
- **790 & 796 N. Clinton Ave.** (two vacant city-owned adjacent lots)
These two adjacent vacant lots are located along N. Clinton at the corner of Hoeltzer St. near the former proposed "La Marketa" site. Together these parcels have approximately 82 feet of frontage along N. Clinton. If combined, this site could lend its self to a small commercial or mixed use development with first floor retail and residential above.
- **810-844 N. Clinton Ave.** (former "La Marketa" Site)
This area consists of 14 City-owned vacant adjacent lots that were originally acquired / assembled for a proposed Hispanic themed retail and office development known as "La Marketa". Market conditions have prevented this large scale development from coming to fruition, as originally planned. If developer interest exists, the City should consider subdividing the site in a way to allow the phasing in of smaller scale commercial or mixed use development, rather than holding out for a single large-scale development, provided that there are development objectives and design guidelines in place to ensure cohesiveness as the build-out occurs over time.
- **969 & 975 N. Clinton Ave.** (two vacant city-owned adjacent lots)
These two adjacent vacant lots are located at the corner of Flower St. Together these parcels have approximately 105 feet of frontage along N. Clinton. If combined, this site could lend itself to a smaller scale commercial / mixed-use development containing first floor retail and office / residential space above.

Crime Analysis

The Rochester Police Department compiled crime data for this study area to identify the top reported incident locations and properties generating calls for service over a two year period.

N Clinton Ave Analysis

created by: Pam Notar

contact: 428-9355
date: 8/30/2010



monroe crime analysis center

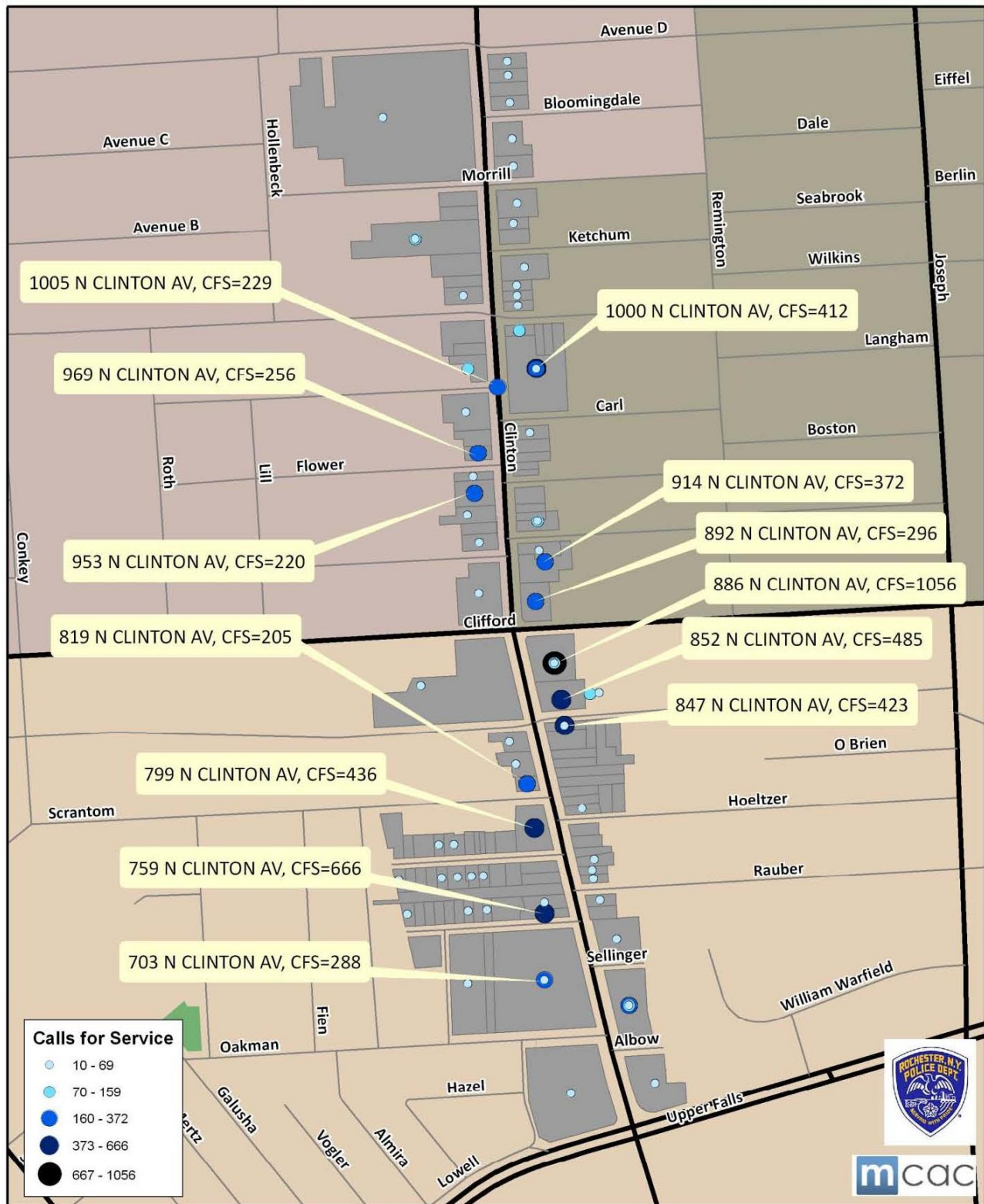
Top ten reported incident locations (2007-2009):

Address	Property	Violent	Other	Total	Business Name	Top Crime Types
886 N CLINTON AV	3	7	57	67	Plaza	21 DisCon's, 14 Simple Assaults
1028 N CLINTON AV	30	1	9	40	Advance Auto Parts	30 Larcenies
852 N CLINTON AV	10	3	27	40	Auto Zone	14 Drugs, 10 Larcenies
799 N CLINTON AV	10	2	20	32	Valero	7 Drugs, other various
1000 N CLINTON AV	9		9	18	Rite Aid	9 Larcenies
892 N CLINTON AV	3	1	14	18	Plaza	5 Drugs, other various
759 N CLINTON AV	3	2	12	17	Mini Mart	6 Drugs, other various
100 BORINQUEN PLZ	5		6	11	Los Flamboyanes Apts	All various offenses
1155 N CLINTON AV	2	1	7	10	Hickey Freeman	All various offenses
914 N CLINTON AV	3	2	4	9	His & Hers Apparel	All various offenses

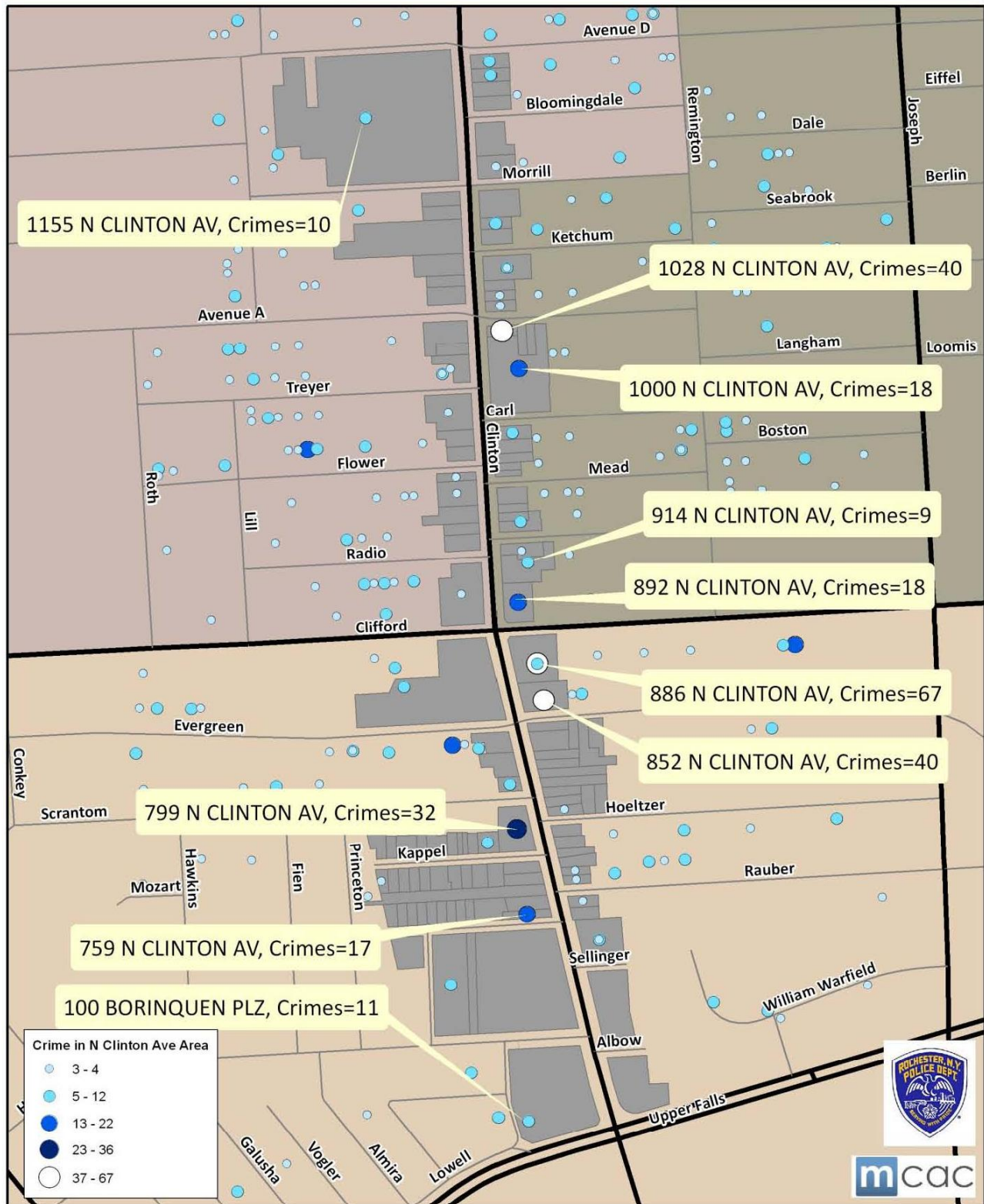
CFS locations with over 200 calls (2007-2009):

Address	# of CFS	Business Name	Top Call Types
886 N CLINTON AV	1056	Plaza	140 Susp Persons, 25 Alarm, 38 Assist, 38 Traffic Stops
759 N CLINTON AV	666	Mini Mart	199 Dispersal, 81 Annoyances, 46 Vice
852 N CLINTON AV	485	Auto Zone	103 Suspicious, 72 Dispersals
799 N CLINTON AV	436	Valero	71 Dispersals, 61 Suspicious, 45 Traffic Stops
847 N CLINTON AV	423	Unknown	123 Traffic Stops, 97 Suspicious, 43 Vice
1000 N CLINTON AV	412	Rite Aid	53 Traffic Stops, 40 Larcenies, 39 Suspicious
914 N CLINTON AV	372	His & Hers Apparel	109 Suspicious, 75 Traffic Stops
892 N CLINTON AV	296	Plaza	43 Vice, 33 Suspicious, 28 Traffic Stops
703 N CLINTON AV	288	Unknown	112 Traffic Stops, 32 Suspicious
969 N CLINTON AV	256	Unknown	69 Traffic Stop, 49 Suspicious
1005 N CLINTON AV	229	Unknown	63 Traffic Stop, 38 Suspicious, 28 Directed Patrol
953 N CLINTON AV	220	Laundromat	85 Traffic Stop, 40 Suspicious
819 N CLINTON AV	205	Unknown	43 Annoyances, 21 Vice

**Calls for Service (10 or more): 2007 - 2009, N Clinton Ave Corridor
with Top 13 Locations Labeled (200 or more calls)**



**Reported Incidents (3 or more): 2007-2009, N Clinton Ave Corridor
with Top 10 Locations in Corridor labeled**



Acknowledgements:



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Business Permit / Zoning Analysis