



## Overview

The BaptistTown Neighborhood Redevelopment Plan has been created to clearly define future land use within the historic BaptistTown area. The general area of the neighborhood is bounded to the South by West 9th Street; to the North by West 4th Street; to the East by Cedar Street; and to the West by Crabtree Avenue. The specific Core Neighborhood detailed in this Plan is generally bounded to the South by West 7th Street; to the North by West 4th Street; to the East by Elm Street; and to the West by Frayser Avenue. For the Core Neighborhood, this plan details specific future land uses by address. They will supersede the Land Use plan map, Land Use Key, and Specific Land Use Criteria of the Comprehensive Plan. The existing general Land Use Criteria of the Comprehensive plan will continue to apply.

## Public Participation

The Dr. Martin Luther King Jr. Plaza Committee requested the Owensboro Metropolitan Planning Commission (OMPC) to undertake a detailed redevelopment concept plan for the BaptistTown Neighborhood. OMPC staff working with the King Plaza Committee created a proposed future land use plan and a redevelopment

concept. Two public neighborhood meetings were held to obtain comments, questions and participation on the proposed redevelopment plan. The first neighborhood meeting was held on August 11, 1998 and the second meeting was held on September 22, 1998. A formal Public Hearing before the Owensboro Metropolitan Planning Commission (OMPC) will be held on April 15, 1999.

In addition to the neighborhood meetings and involvement of the King Plaza Committee, the news media have thoroughly covered and reported the proposed activities, and OMPC staff have been available to discuss or provide information on the proposed Plan.

## Methodology

The current Land Use Plan Map for this area designates a large portion of West 5th Street as future business. The amount of area designated as future business greatly exceeded the demand for and practical possibilities of future commercial development. The key to successful commercial development within the BaptistTown Neighborhood will be found in stabilizing the residential character of the area. The proposed changes will

allow for a better future mix of commercial, residential and public service uses.

Changes of the future land use designations were based on:

- Input from local neighborhood residents
- Assessment of existing land uses
- Recommendations from the Dr. Martin Luther King Jr. Plaza Committee
- Availability of federal Funding to address neighborhood revitalization efforts

## Geographic Plan Elements

The BaptistTown Neighborhood Redevelopment Plan has been broken down into eleven manageable Geographic Plan Elements. The following Elements are detailed within the Plan:

<u>Plan Element</u>	<u>Page #</u>
Sycamore & Poplar St.	5-8
Neblett Center / West 5th St.	9-11
Elm St.	12-14
Kendall Perkins / West 5th St.	15-17
P.G. Walker / West 7th St.	18-20
Maple St.	21-24
700-800 Block West 7th St.	25-27
1100-1200 Block West 7th St.	28-30
West 5th & Orchard St.	31-33
West 5th St. / MLK Plaza	34-36
Orchard & Plum St.	37-40

The Plan Elements consist of a detailed map, a table of existing & future unit condition, and a table of specific future land use by address.

**Detailed Map** - This map shows the existing unit conditions, represented by a number in a box inside the lot. The unit condition numbers represent the following:

- 1 - New Construction
- 2 - Sound Condition
- 3 - Deteriorating Condition
- 4 - Dilapidated Condition

The map also notes the location of vacant tracts of land as well as possible concept of future development as represented by structures.

**Table of Existing & Future Unit Condition** -This table details a cumulative total of existing and possible future residential, commercial, industrial, and public service units. Future unit conditions are based upon possible public and private investment that could occur within the neighborhood over the next four years.

**Table of Specific Future Land Use** - This table details specific future land use by address. Existing land use and

zoning are also listed by address. The table below equates the land use categories of this plan to those used in the overall Land Use Plan, and shows the corresponding Plan Areas. This comparison will be helpful in applying the General Land Use Criteria of the Comprehensive Plan.

BaptistTown Future Use		Overall land Use Plan	
	Use Category	Plan Area	
Single-Family Residential	Urban Low-density Residential	Central Residential	
Multi-Family Residential	Urban Mid-density / High density Residential	Central Residential	
Commercial	General Business	Business	
Industrial	Light Industrial	Industrial	
Public Service	Professional / Service	Professional / Service	
Park	Professional / Service	Professional / Service	

The detailed information contained within each of the Geographic Plan Elements is designed to assist in the review of future development proposals within the BaptistTown Neighborhood.

### Public & Private Investments

The BaptistTown Neighborhood Redevelopment Plan will be used by the City of Owensboro to direct public investment within the area. Also the Plan will be used to seek additional funding from Federal and State sources. Private investment will begin initially by leveraging the available public investment and eventually will be self sustaining.

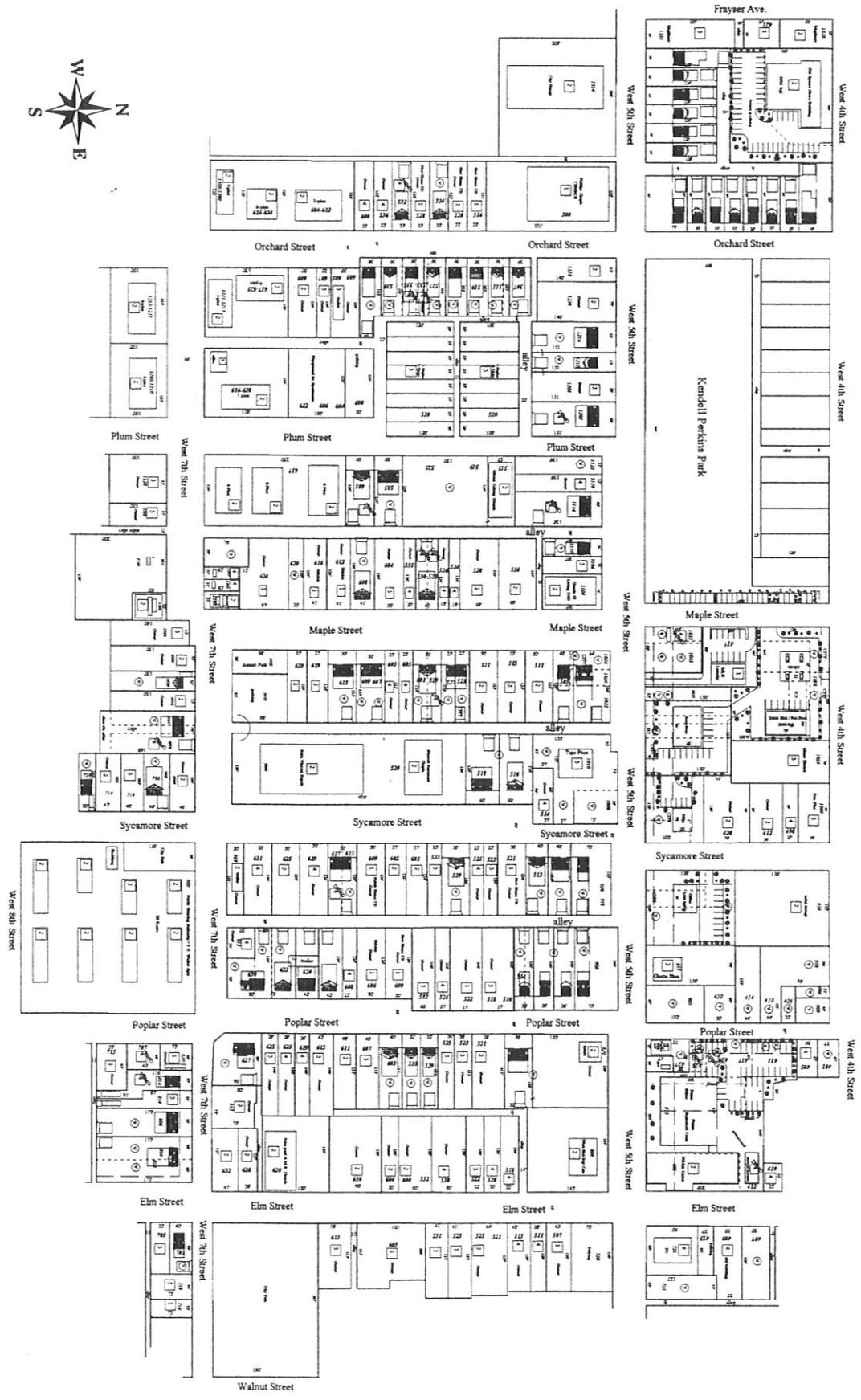
### Estimated Future Results

Once the framework is set for development, the following may occur within the core of the BaptistTown Neighborhood over the next four years:

- Increase the rate of homeownership from 28% to 45%.
- Decrease the rate of Unsound (deterated and dilapidated) single family housing from 66% to 14%.
- Decrease the number of vacant residential lots from 50 to 6.
- Construct 48 new high quality, attractive and affordable homes.
- Construct 14 single family rent to own homes upon the old sanitation property.
- Rehabilitate 41 existing homeowner homes. Possibly half of these homes will be torn down and a new home will be built for the resident.

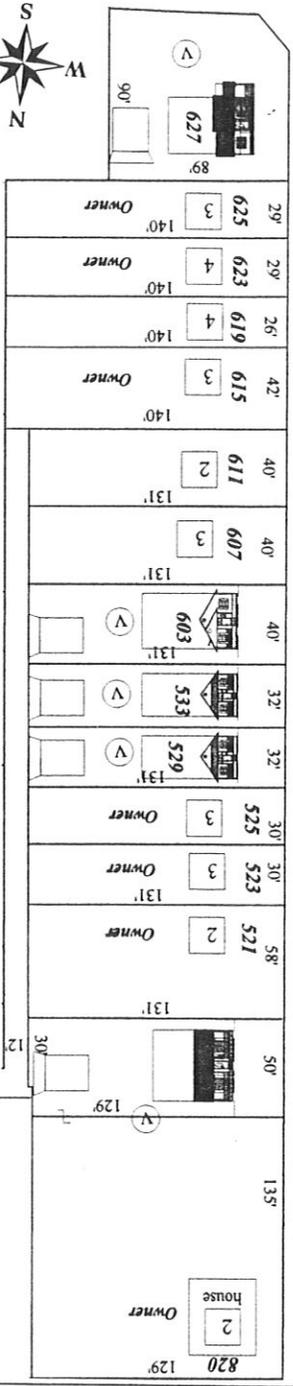
BaptistTown Redevelopment Project Existing Housing Unit Condition (1998)					BaptistTown Redevelopment Project Future Housing Unit Condition (2002)					
	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	Total	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	Total
Single Family	13	23	29	42	107	80	64	12	13	169
Owner Occupied	13	20	17	19	69	80	55	0	0	135
Rental	0	3	12	23	38	0	9	12	13	34
% Sound	33.64		% Unsound	66.36		85.21		% Unsound	14.79	
Multi Family	0	117	16	2	135	0	117	16	0	133
Commercial	1	5	3	4	13	5	5	3	3	16
Industrial (mini-storage)	0	2	0	0	2	0	2	0	0	2
Public Service	0	13	0	0	13	1	13	0	0	14
Vacant Lots					<b>68</b>					<b>19</b>
Residential					<b>50</b>					<b>6</b>
Commercial					<b>18</b>					<b>13</b>
Total # of all Units	14	160	48	48	270	86	201	31	16	334
%	5.19	59.26	17.78	17.78	100	25.75	60.18	9.28	4.79	100
% Sound (all Units)	64.44					85.93				
% Unsound	35.56					14.07				
					% Homeownership Units	% Homeownership Units				
					28.51	44.7				
					% Renter Units	% Renter Units				
					71.49	55.3				

BaptistTown Redevelopment Project Plan Area





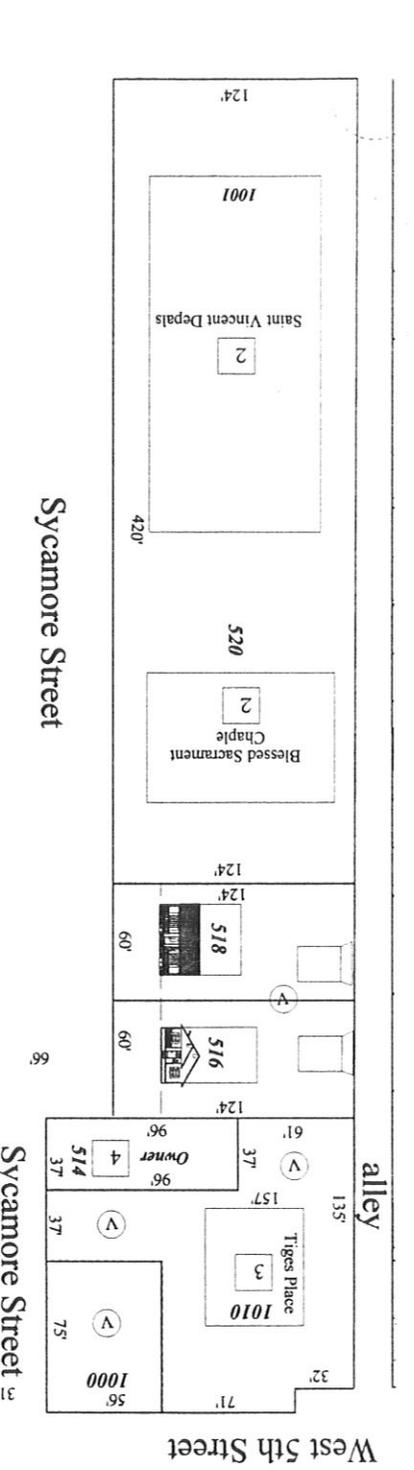
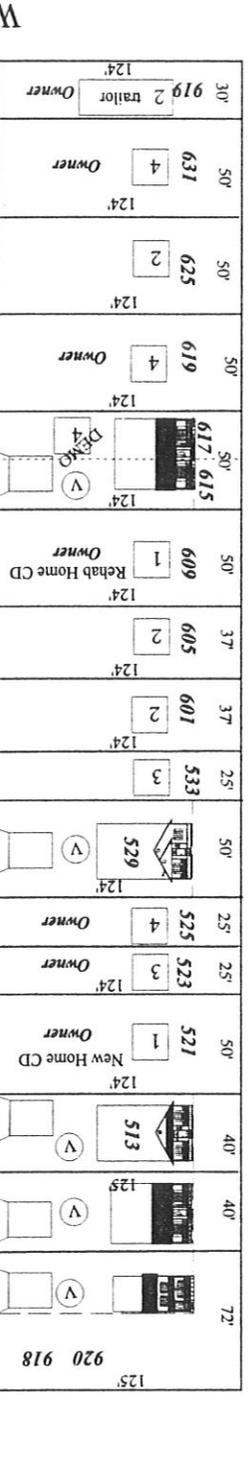
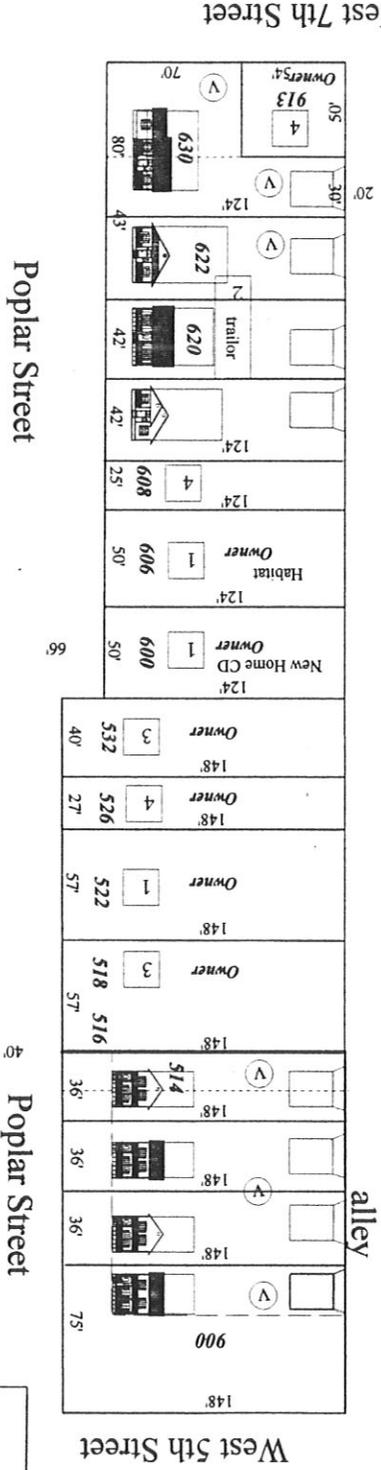
Sycamore & Poplar Street



**Legend**

- 1 New Condition
- 2 Sound Condition
- 3 Deteriorating Condition
- 4 Dilapidated Condition
- 5 Demolish Existing Structure
- 6 Purchase Property
- 7 Existing Vacant Property
- 8 City Owned
- 9 Construct New Home

One Inch Equals 100 Feet



	Sycamore & Poplar Street Existing Housing Unit Condition (1998)				Total	Sycamore & Poplar Street Future Housing Unit Condition (2002)				Total
	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)		1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	
Single Family	5	7	9	10	31	25	21	2	3	51
Owner Occupied	5	2	7	7	21	25	16	0	0	41
Rental	0	5	2	3	10	0	5	2	3	10
% Sound	38.71		% Unsound	61.29		90.2		% Unsound	9.8	
Multi Family	0	0	0	0	0	0	0	0	0	0
Commercial	0	0	1	0	1	0	0	1	0	1
Industrial (mini-storage)	0	0	0	0	0	0	0	0	0	0
Public Service	0	2	0	0	2	0	2	0	0	2
Vacant Lots					19					3
Residential					17					1
Commercial					2					2
Total # of all Units	5	9	10	10	34	25	23	3	3	54
%	14.71	26.47	29.41	29.41	100	46.3	42.59	5.56	5.56	100
% Sound (all Units)	41.18					88.89				
% Unsound	58.82					11.11				

**Sycamore & Poplar Street**

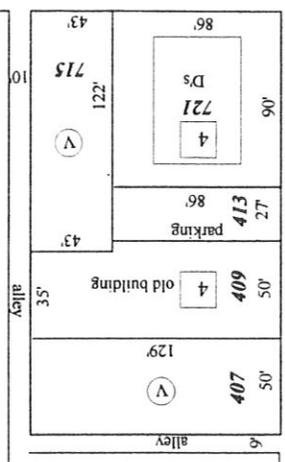
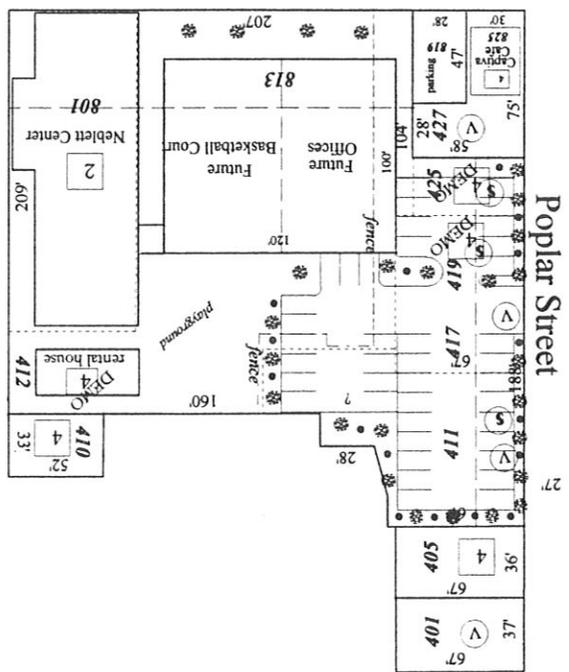
#	Street Address	Existing Use	Existing Zoning	Future Use
918 / 920	West 5th Street	vacant / vacant	B-4	Single Family Residential
1010	West 5th Street	Trailer Renter	B-4	Commercial
1000	West 5th Street	vacant	B-4	Commercial
820	West 5th Street	Single Family Owner	B-4 & R-1T	Single Family Residential
514	Sycamore Street	Single Family Owner	R-1T	Single Family Residential
516	Sycamore Street	vacant	R-1T	Single Family Residential
518	Sycamore Street	vacant	R-1T	Single Family Residential
520	Sycamore Street	Church	R-1T	Public Service
513	Sycamore Street	vacant	R-1T	Single Family Residential
521	Sycamore Street	Single Family Owner	R-1T	Single Family Residential
523	Sycamore Street	Single Family Owner	R-1T	Single Family Residential
525	Sycamore Street	Single Family Owner	R-1T	Single Family Residential
529	Sycamore Street	vacant	R-1T	Single Family Residential
533	Sycamore Street	Single Family Renter	R-1T	Single Family Residential
601	Sycamore Street	Single Family Renter	R-1T	Single Family Residential
605	Sycamore Street	Single Family Renter	R-1T	Single Family Residential
609	Sycamore Street	Single Family Owner	R-1T	Single Family Residential
615	Sycamore Street	vacant	R-1T	Single Family Residential
617	Sycamore Street	Single Family Renter	R-1T	Single Family Residential
619	Sycamore Street	Single Family Owner	R-1T	Single Family Residential
625	Sycamore Street	Single Family Renter	R-1T	Single Family Residential
631	Sycamore Street	Single Family Owner	R-1T	Single Family Residential
919	West 7th Street	Trailer Owner	R-1T	Single Family Residential

**Sycamore & Poplar Street (continued)**

900	West 5th Street	vacant	B-4	Single Family Residential
514	Poplar Street	vacant	R-1T	Single Family Residential
518	Poplar Street	Single Family Owner	R-1T	Single Family Residential
522	Poplar Street	Single Family Owner	R-1T	Single Family Residential
526	Poplar Street	Single Family Owner	R-1T	Single Family Residential
532	Poplar Street	Single Family Owner	R-1T	Single Family Residential
600	Poplar Street	Single Family Owner	R-1T	Single Family Residential
606	Poplar Street	Single Family Owner	R-1T	Single Family Residential
608	Poplar Street	Single Family Renter	R-1T	Single Family Residential
620	Poplar Street	Trailer Renter	R-1T	Single Family Residential
622 / 624	Poplar Street	vacant	R-1T	Single Family Residential
630	Poplar Street	vacant	R-1T	Single Family Residential
913	West 7th Street	Single Family Owner	R-1T	Single Family Residential
521	Poplar Street	Single Family Owner	R-1T	Single Family Residential
523	Poplar Street	Single Family Owner	R-1T	Single Family Residential
525	Poplar Street	Single Family Owner	R-1T	Single Family Residential
529 / 533	Poplar Street	vacant	R-1T	Single Family Residential
603	Poplar Street	vacant	R-1T	Single Family Residential
607	Poplar Street	Single Family Renter	R-1T	Single Family Residential
611	Poplar Street	Single Family Renter	R-1T	Single Family Residential
615	Poplar Street	Single Family Owner	R-1T	Single Family Residential
619	Poplar Street	Single Family Owner	R-1T	Single Family Residential
623	Poplar Street	Single Family Owner	R-1T	Single Family Residential
625	Poplar Street	Single Family Owner	R-1T	Single Family Residential
627	Poplar Street	vacant	R-1T	Single Family Residential



West 5th Street



**Legend**

- 1 New Condition
- 2 Sound Condition
- 3 Deteriorating Condition
- 4 Dilapidated Condition
- DEMOLISH Existing Structure
- 5 Purchase Property
- 6 Existing Vacant Property
- 7 City Owned
- 8 Construct New Home

One Inch Equals 100 Feet

	Neblett Center / West 5th Street Existing Housing Unit Condition (1998)					Neblett Center / West 5th Street Future Housing Unit Condition (2002)				
	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	Total	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	Total
Single Family	0	0	0	5	5	0	0	0	3	3
Owner Occupied	0	0	0	0	0	0	0	0	0	0
Rental	0	0	0	5	5	0	0	0	3	3
% Sound	0		% Unsound	100		0		% Unsound	100	
Multi Family	0	0	0	0	0	0	0	0	0	0
Commercial	0	0	0	3	3	0	0	0	3	3
Industrial (mini-storage)	0	0	0	0	0	0	0	0	0	0
Public Service	0	1	0	0	1	1	1	0	0	2
Vacant Lots					6					3
Residential					0					0
Commercial					6					3
Total # of all Units	0	1	0	8	9	1	1	0	6	8
%	0	11.11	0	88.89	100	12.5	12.5	0	75	100
% Sound (all Units)	11.11					25				
% Unsound	88.89					75				

**Neblett Center / West 5th Street**

<b>#</b>	<b>Street Address</b>	<b>Existing Use</b>	<b>Existing Zoning</b>	<b>Future Use</b>
715	West 5th Street	vacant	B-4	Public Service
721	West 5th Street	vacant	B-4	Public Service
801	West 5th Street	Neblett Center	B-4	Public Service
813	West 5th Street	vacant	B-4	Public Service
819	West 5th Street	parking	B-4	Commercial
825	West 5th Street	Restaurant	B-4	Commercial
413	Elm Street	parking	B-4	Public Service
409	Elm Street	Auto Repair	B-4	Public Service
407	Elm Street	vacant	B-4	Public Service
412	Elm Street	Single Family Renter	B-4	Public Service
410	Elm Street	Single Family Renter	R-4DT	Single Family Residential
427	Poplar Street	parking	B-4	Commercial
425	Poplar Street	Single Family Renter	B-4	Public Service
419	Poplar Street	Single Family Renter	B-4	Public Service
411 / 417	Poplar Street	vacant	R-4DT	Public Service
405	Poplar Street	Single Family Renter	R-4DT	Public Service
401	Poplar Street	vacant	R-4DT	Public Service



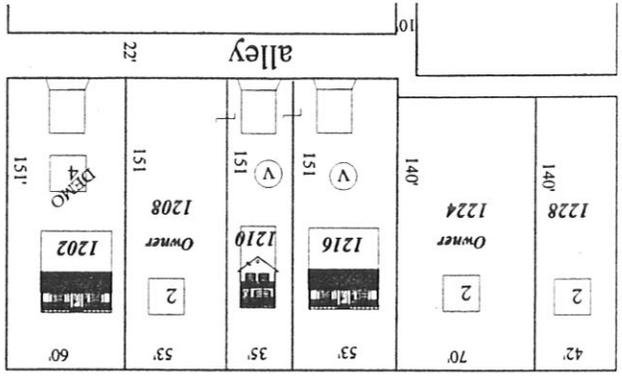
Elm Street Existing Housing Unit Condition (1998)					Elm Street Future Housing Unit Condition (2002)					
	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	Total	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	Total
Single Family	1	6	6	5	18	1	11	3	3	18
Owner Occupied	1	5	3	2	11	1	10	0	0	11
Rental	0	1	3	3	7	0	1	3	3	7
% Sound	38.89		% Unsound	61.11		66.67		% Unsound	33.33	
Multi Family	0	0	0	0	0	0	0	0	0	0
Commercial	0	0	0	0	0	0	0	0	0	0
Industrial (mini-storage)	0	0	0	0	0	0	0	0	0	0
Public Service	0	2	0	0	2	0	2	0	0	2
Vacant Lots					0					0
Residential					0					0
Commercial					0					0
Total # of all Units	1	8	6	5	20	1	13	3	3	20
%	5	40	30	25	100	5	65	15	15	100
% Sound (all Units)	45					70				
% Unsound	55					30				

### Elm Street

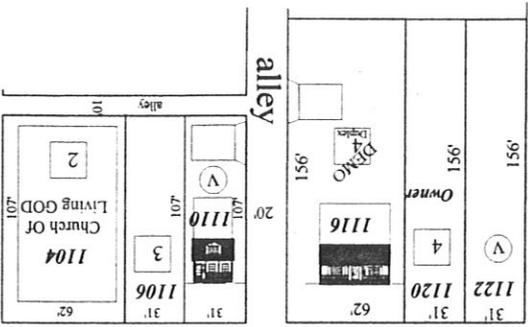
#	Street Address	Existing Use	Existing Zoning	Future Use
800	West 5th Street	West End Day Care	B-4	Public Service
720	West 5th Street	parking	B-4	Public Service
518	Elm Street	Single Family Renter	R-1T	Single Family Residential
520	Elm Street	Single Family Renter	R-1T	Single Family Residential
522	Elm Street	Single Family Renter	R-1T	Single Family Residential
530	Elm Street	Single Family Owner	R-1T	Single Family Residential
600	Elm Street	Single Family Owner	R-1T	Single Family Residential
604	Elm Street	Single Family Owner	R-1T	Single Family Residential
610	Elm Street	Single Family Owner	R-1T	Single Family Residential
620	Elm Street	St. Paul AME Church	R-1T	Public Service
626	Elm Street	Single Family Owner	R-1T	Single Family Residential
632	Elm Street	Single Family Renter	R-1T	Single Family Residential
813	West 7th Street	Single Family Owner	R-1T	Single Family Residential
507	Elm Street	Single Family Owner	R-4DT	Single Family Residential
511	Elm Street	Single Family Renter	R-4DT	Single Family Residential
515	Elm Street	Single Family Owner	R-4DT	Single Family Residential
523	Elm Street	Single Family Owner	R-4DT	Single Family Residential
525	Elm Street	Single Family Renter	R-4DT	Single Family Residential
531	Elm Street	Single Family Renter	R-4DT	Single Family Residential
603	Elm Street	Single Family Owner	R-4DT	Single Family Residential
613	Elm Street	Single Family Owner	R-4DT	Single Family Residential
	Elm / West 7th	Max Rhodes City Park	R-4DT	Park

Orchard Street

Orchard Street

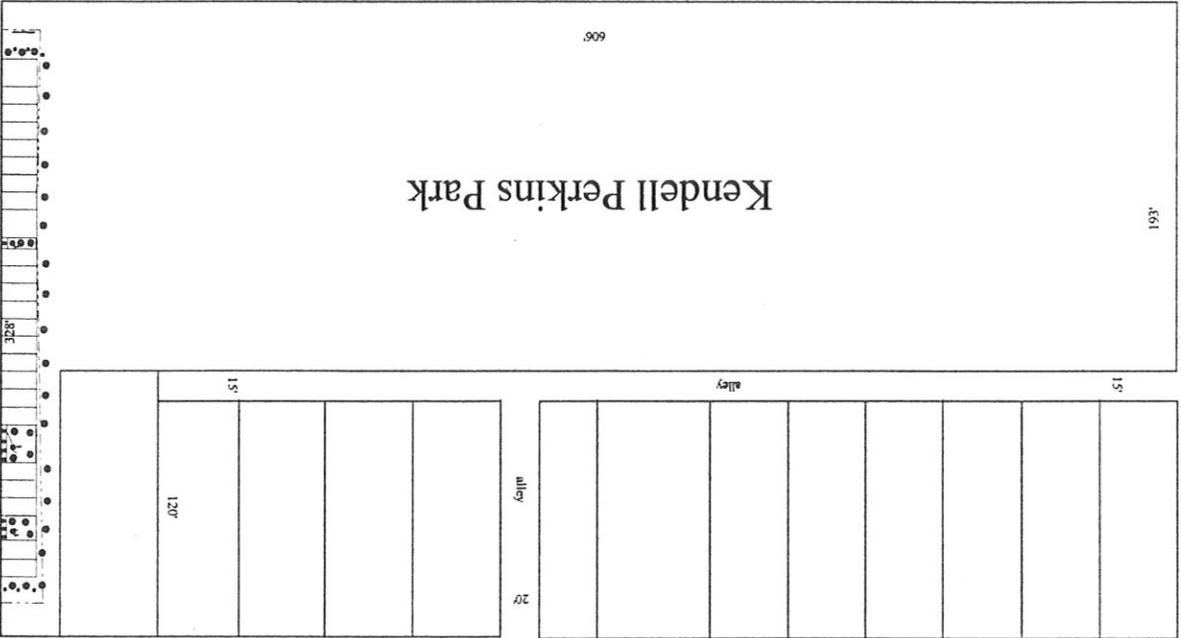


West 5th Street



West 5th Street

# Kendell Perkins Park



West 4th Street

Maple Street



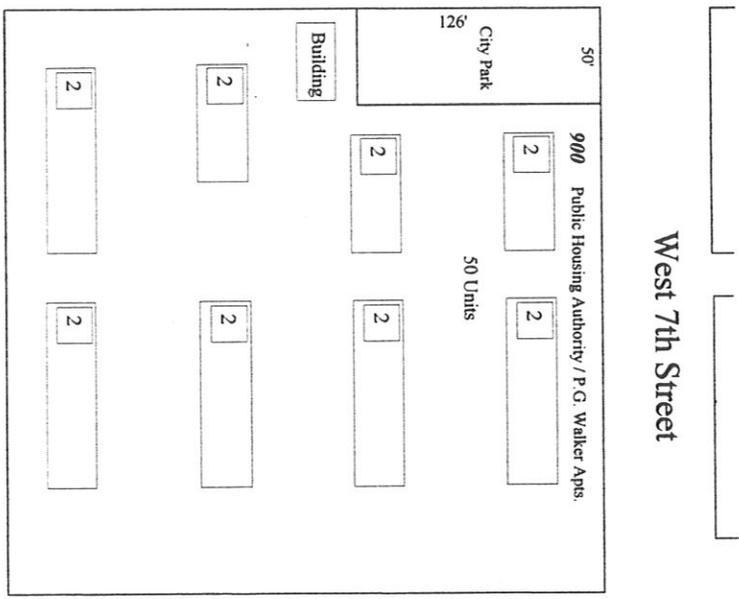
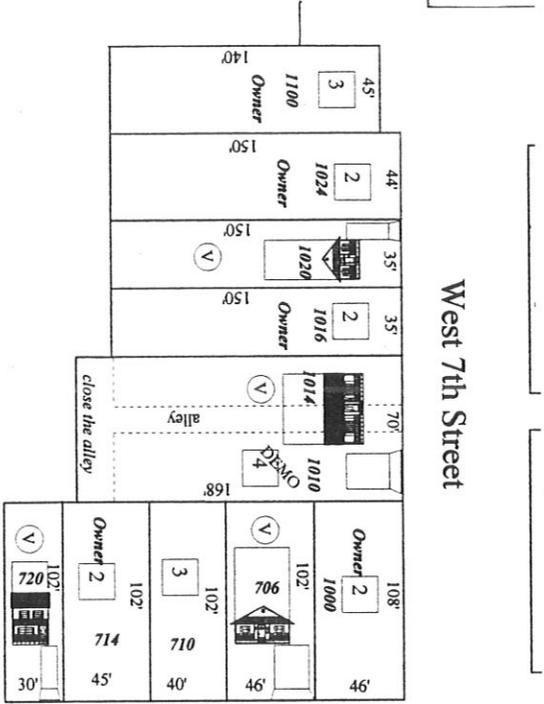
### Legend

- 1 New Condition
- 2 Sound Condition
- 3 Deteriorating Condition
- 4 Dilapidated Condition
- Demolish Existing Structure
- 3 Purchase Property
- 4 Existing Vacant Property
- City Owned
- Construct New Home
- One Inch Equals 100 Feet

	Kendell Perkins Park / W. 5th St. Existing Housing Unit Condition (1998)					Kendell Perkins Park / W. 5th St. Future Housing Unit Condition (2002)				
	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	Total	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	Total
Single Family	0	3	1	2	6	5	4	1	0	10
Owner Occupied	0	2	0	1	3	5	3	0	0	8
Rental	0	1	1	1	3	0	1	1	0	2
% Sound	50		% Unsound	50		90		% Unsound	10	
Multi Family	0	0	0	2	2	0	0	0	0	0
Commercial	0	0	0	0	0	0	0	0	0	0
Industrial (mini-storage)	0	0	0	0	0	0	0	0	0	0
Public Service	0	1	0	0	1	0	1	0	0	1
Vacant Lots					4					1
Residential					4					1
Commercial					0					0
Total # of all Units	0	4	1	4	9	5	5	1	0	11
%	0	44.44	11.11	44.44	100	45.45	45.45	9.09	0	100
% Sound (all Units)	44.44					90.91				
% Unsound	55.56					9.09				

**Kendell Perkins Park / W. 5th St.**

<b>#</b>	<b>Street Address</b>	<b>Existing Use</b>	<b>Existing Zoning</b>	<b>Future Use</b>
	West 5th Street	Kendell Perkins Park	P-1	Park
1104	West 5th Street	Church of Living God	R-1T	Public Service
1106	West 5th Street	Single Family Renter	R-1T	Single Family Residential
1110	West 5th Street	vacant	R-1T	Single Family Residential
1116	West 5th Street	Duplex	R-1T	Single Family Residential
1120	West 5th Street	Single Family Owner	R-1T	Single Family Residential
1122	West 5th Street	vacant	R-1T	Single Family Residential
1202	West 5th Street	Single Family Renter	R-1T	Single Family Residential
1208	West 5th Street	Single Family Owner	R-1T	Single Family Residential
1210	West 5th Street	vacant	R-1T	Public Service
1216	West 5th Street	vacant	R-1T	Single Family Residential
1224	West 5th Street	Single Family Owner	R-1T	Single Family Residential
1228	West 5th Street	Single Family Renter	R-1T	Single Family Residential



P.G. Walker / West 7th Street

**Legend**

- 1 New Condition
- 2 Sound Condition
- 3 Deteriorating Condition
- 4 Dilapidated Condition
- 5 Demolish Existing Structure
- 6 Purchase Property
- 7 Existing Vacant Property
- 8 City Owned
- 9 Construct New Home

One Inch Equals 100 Feet

	P.G. Walker / West 7th Street Existing Housing Unit Condition (1998)				Total	P.G. Walker / West 7th Street Future Housing Unit Condition (2002)				Total
	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)		1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	
Single Family	0	5	2	1	8	4	6	1	0	11
Owner Occupied	0	4	1	0	5	4	5	0	0	9
Rental	0	1	1	1	3	0	1	1	0	2
% Sound	62.5		% Unsound	37.5		90.91		% Unsound	9.09	
Multi Family	0	50	0	0	50	0	50	0	0	50
Commercial	0	0	0	0	0	0	0	0	0	0
Industrial (mini-storage)	0	0	0	0	0	0	0	0	0	0
Public Service	0	1	0	0	1	0	1	0	0	1
Vacant Lots					4					1
Residential					4					1
Commercial					0					0
Total # of all Units	0	56	2	1	59	4	57	1	0	62
%	0	94.92		3.39	100	6.45	91.94	1.61	0	100
% Sound (all Units)	94.92			1.69		98.39				
% Unsound	5.08					1.61				

**P.G. Walker / West 7th Street**

<b>#</b>	<b>Street Address</b>	<b>Existing Use</b>	<b>Existing Zoning</b>	<b>Future Use</b>
900	West 7th Street	P.G. Walker Rental	R-4DT	Multi Family Residential
	West 7th / Sycamore	Playground Park	R-4DT	Park
1000	West 7th Street	Single Family Owner	R-4DT	Single Family Residential
1010	West 7th Street	Single Family Renter	R-4DT	Single Family Residential
1014	West 7th Street	vacant	R-4DT	Single Family Residential
1016	West 7th Street	Single Family Owner	R-4DT	Single Family Residential
1020	West 7th Street	vacant	R-4DT	Single Family Residential
1024	West 7th Street	Single Family Owner	R-4DT	Single Family Residential
1100	West 7th Street	Single Family Owner	R-4DT	Single Family Residential
706	Sycamore Street	vacant	R-4DT	Single Family Residential
710	Sycamore Street	Single Family Renter	R-4DT	Single Family Residential
714	Sycamore Street	Single Family Owner	R-4DT	Single Family Residential
720	Sycamore Street	vacant	R-4DT	Single Family Residential

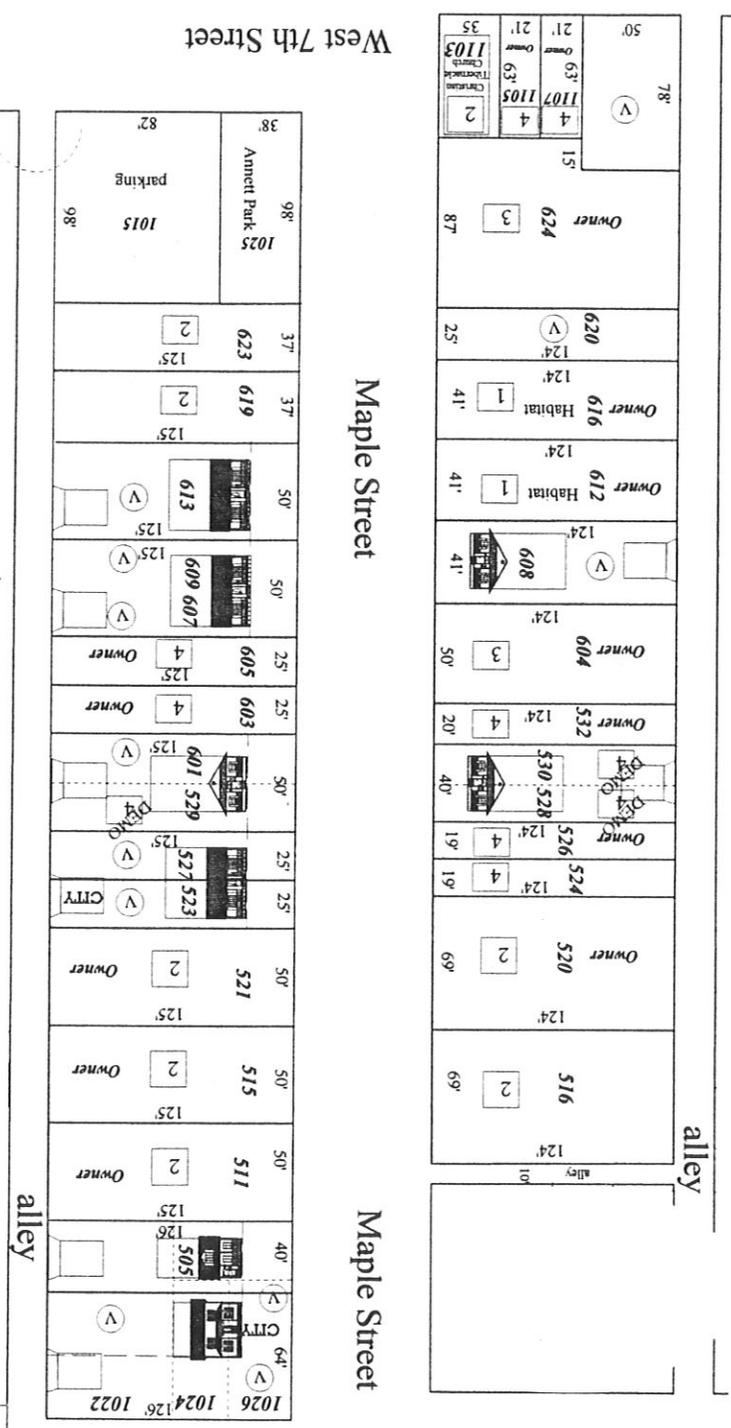


Maple Street

**Legend**

- 1 New Condition
- 2 Sound Condition
- 3 Deteriorating Condition
- 4 Dilapidated Condition
- 5 Demolish Existing Structure
- 6 Purchase Property
- 7 Existing Vacant Property
- 8 City Owned
- 9 Construct New Home

One Inch Equals 100 Feet



	Maple Street Existing Housing Unit Condition (1998)				Total	Maple Street Future Housing Unit Condition (2002)				Total
	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)		1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	
Single Family	2	5	2	10	19	10	13	0	3	26
Owner Occupied	2	4	2	6	14	10	12	0	0	22
Rental	0	1	0	4	5	0	1	0	3	4
% Sound	36.84		% Unsound	63.16		88.46		% Unsound	11.54	
Multi Family	0	0	0	0	0	0	0	0	0	0
Commercial	0	0	0	0	0	0	0	0	0	0
Industrial (mini-storage)	0	0	0	0	0	0	0	0	0	0
Public Service	0	2	0	0	2	0	2	0	0	2
Vacant Lots					12					2
Residential					12					2
Commercial					0					0
Total # of all Units	2	7	2	10	21	10	15	0	3	28
%	9.52	33.33	9.52	47.62	100	35.71	53.57	0	10.71	100
% Sound (all Units)	42.86			% Sound (all Units)	89.29					
% Unsound	57.14			% Unsound	10.71					

### Maple Street

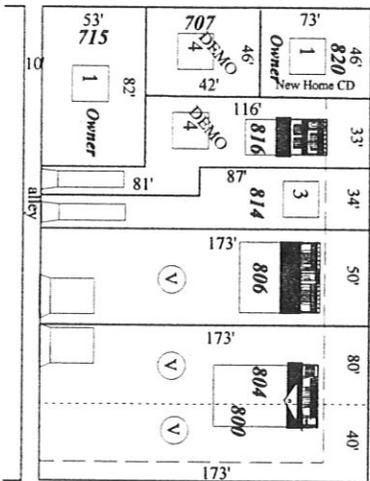
#	Street Address	Existing Use	Existing Zoning	Future Use
516	Maple Street	Single Family Renter	R-1T	Single Family Residential
520	Maple Street	Single Family Owner	R-1T	Single Family Residential
524	Maple Street	Single Family Renter	R-1T	Single Family Residential
526	Maple Street	Single Family Owner	R-1T	Single Family Residential
528	Maple Street	Single Family Renter	R-1T	Single Family Residential
530	Maple Street	Single Family Renter	R-1T	Single Family Residential
532	Maple Street	Single Family Owner	R-1T	Single Family Residential
604	Maple Street	Single Family Owner	R-1T	Single Family Residential
608	Maple Street	vacant	R-1T	Single Family Residential
612	Maple Street	Single Family Owner	R-1T	Single Family Residential
616	Maple Street	Single Family Owner	R-1T	Single Family Residential
620	Maple Street	vacant	R-1T	Single Family Residential
624	Maple Street	Single Family Owner	R-1T	Single Family Residential
1015	West 7th Street	Parking	R-1T	Public Service
1025	West 7th Street	Annett Park	R-1T	Park
1103	West 7th Street	Christian Church	R-1T	Public Service
1105	West 7th Street	Single Family Owner	R-1T	Single Family Residential
1107	West 7th Street	Single Family Owner	R-1T	Single Family Residential
1109	West 7th Street	vacant	R-1T	Single Family Residential
1022	West 5th Street	vacant	B-4	Single Family Residential

**Maple Street (continued)**

1024	West 5th Street	vacant	B-4	Single Family Residential
1026	West 5th Street	vacant	B-4	Single Family Residential
511	Maple Street	Single Family Owner	R-1T	Single Family Residential
515	Maple Street	Single Family Owner	R-1T	Single Family Residential
521	Maple Street	Single Family Owner	R-1T	Single Family Residential
523 / 527	Maple Street	vacant	R-1T	Single Family Residential
529	Maple Street	Single Family Renter	R-1T	Single Family Residential
601	Maple Street	vacant	R-1T	Single Family Residential
603	Maple Street	Single Family Owner	R-1T	Single Family Residential
605	Maple Street	Single Family Owner	R-1T	Single Family Residential
607 / 609	Maple Street	vacant	R-1T	Single Family Residential
613	Maple Street	vacant	R-1T	Single Family Residential
619	Maple Street	Single Family Renter	R-1T	Single Family Residential
623	Maple Street	Single Family Renter	R-1T	Single Family Residential

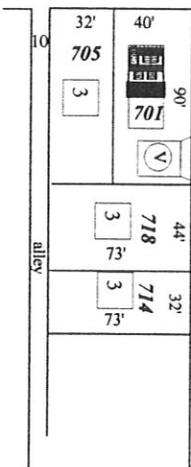


Poplar Street



West 7th Street

Elm Street



West 7th Street

700-800 Block / West 7th Street

**Legend**

- 1 New Condition
- 2 Sound Condition
- 3 Deteriorating Condition
- 4 Dilapidated Condition
- DEMO Demolish Existing Structure
- ③ Purchase Property
- Ⓟ Existing Vacant Property
- CITY City Owned
- Construct New Home

One Inch Equals 100 Feet

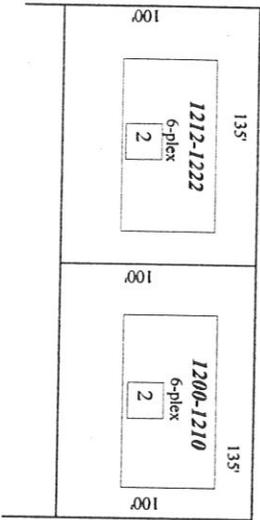
700-800 Block /West 7th Street Existing Housing Unit Condition (1998)					700-800 Block /West 7th Street Future Housing Unit Condition (2002)					
	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	Total	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	Total
Single Family	2	0	4	2	8	6	0	4	0	10
Owner Occupied	2	0	0	0	2	6	0	0	0	6
Rental	0	0	4	2	6	0	0	4	0	4
% Sound	25		% Unsound	75		60		% Unsound	40	
Multi Family	0	0	0	0	0	0	0	0	0	0
Commercial	0	0	0	0	0	0	0	0	0	0
Industrial (mini-storage)	0	0	0	0	0	0	0	0	0	0
Public Service	0	0	0	0	0	0	0	0	0	0
Vacant Lots					4					0
Residential					4					0
Commercial					0					0
Total # of all Units	2	0	4	2	8	6	0	4	0	10
%	25	0	50	25	100	60	0	40	0	100
% Sound (all Units)	25					% Sound (all Units)				60
% Unsound	75					% Unsound				40

**700-800 Block /West 7th Street**

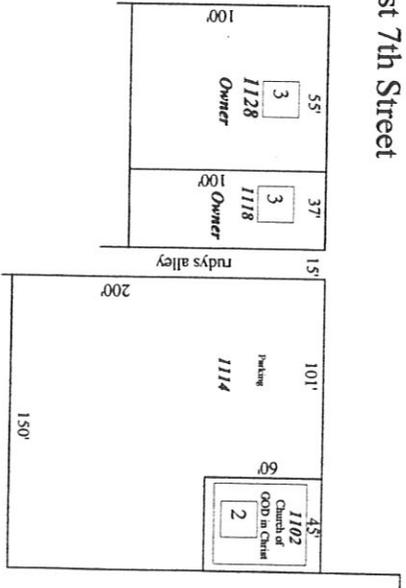
<b>#</b>	<b>Street Address</b>	<b>Existing Use</b>	<b>Existing Zoning</b>	<b>Future Use</b>
714	West 7th Street	Single Family Renter	R-4DT	Single Family Residential
718	West 7th Street	Single Family Renter	R-4DT	Single Family Residential
800 / 804	West 7th Street	vacant	R-4DT	Single Family Residential
806	West 7th Street	vacant	R-4DT	Single Family Residential
814	West 7th Street	Single Family Renter	R-4DT	Single Family Residential
816	West 7th Street	Single Family Renter	R-4DT	Single Family Residential
820	West 7th Street	Single Family Owner	R-4DT	Single Family Residential
705	Elm Street	Single Family Renter	R-4DT	Single Family Residential
707	Poplar Street	Single Family Renter	R-4DT	Single Family Residential
715	Poplar Street	Single Family Owner	R-4DT	Single Family Residential



Orchard Street



Plum Street



West 7th Street

1100-1200 Block / West 7th Street

**Legend**

- 1 New Condition
  - 2 Sound Condition
  - 3 Deteriorating Condition
  - 4 Dilapidated Condition
  - DEMOLISH Existing Structure
  - 5 Purchase Property
  - 6 Existing Vacant Property
  - 7 City Owned
  - 8 Construct New Home
- One Inch Equals 100 Feet

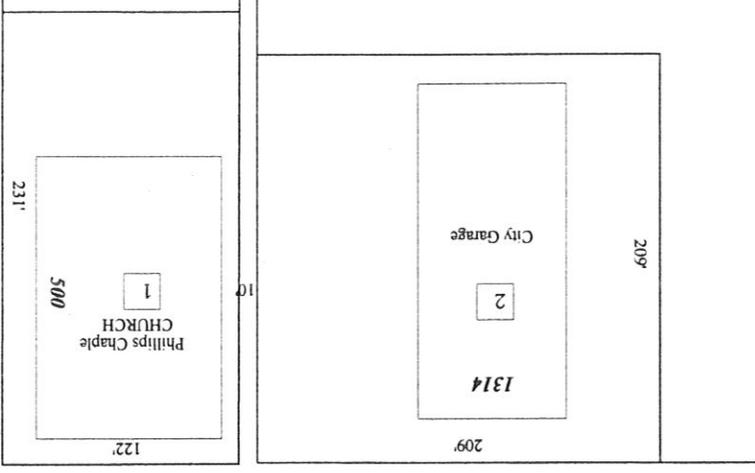
	1100-1200 Block /West 7th Street Existing Housing Unit Condition (1998)				Total	1100-1200 Block /West 7th Street Future Housing Unit Condition (2002)				Total
	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)		1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	
Single Family	0	0	2	0	2	0	2	0	0	2
Owner Occupied	0	0	2	0	2	0	2	0	0	2
Rental	0	0	0	0	0	0	0	0	0	0
% Sound	0		% Unsound	100			% Unsound	0		
Multi Family	0	12	0	0	12	0	12	0	0	12
Commercial	0	0	0	0	0	0	0	0	0	0
Industrial (mini-storage)	0	0	0	0	0	0	0	0	0	0
Public Service	0	1	0	0	1	0	1	0	0	1
Vacant Lots					0					0
Residential					0					0
Commercial					0					0
Total # of all Units	0	13	2	0	15	0	15	0	0	15
%	0	86.67	13.33	0	100	0	100	0	0	100
% Sound (all Units)	86.67				% Sound (all Units)	100				
% Unsound	13.33				% Unsound	0				

**1100-1200 Block /West 7th Street**

#	Street Address	Existing Use	Existing Zoning	Future Use
1212-1222	West 7th Street	Multi Family	R-4DT	Multi Family Residential
1200-1210	West 7th Street	Multi Family	R-4DT	Multi Family Residential
1128	West 7th Street	Single Family Owner	R-4DT	Single Family Residential
1118	West 7th Street	Single Family Owner	R-4DT	Single Family Residential
1114	West 7th Street	Church Parking	R-4DT	Public Service
1102	West 7th Street	Church of GOD	B-4	Public Service

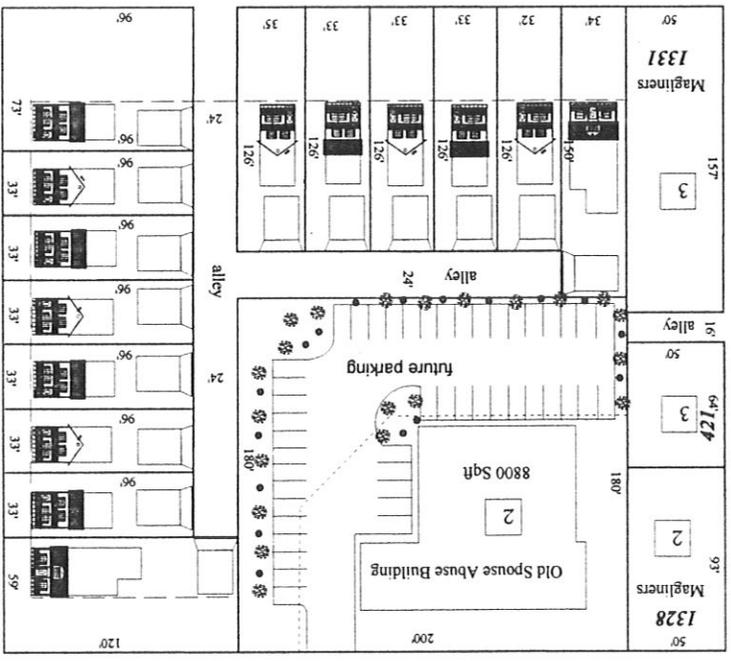


Orchard Street



West 5th Street

Orchard Street



West 4th Street

Frayser Ave.

West 5th Street / Orchard Street

**Legend**

- 1 New Condition
- 2 Sound Condition
- 3 Deteriorating Condition
- 4 Dilapidated Condition
- DEMOLISH
- 5 Demolish Existing Structure
- 6 Purchase Property
- 7 Existing Vacant Property
- 8 City Owned
- 9 Construct New Home

One Inch Equals 100 Feet

	West 5th Street / Orchard Street Existing Housing Unit Condition (1998)					West 5th Street / Orchard Street Future Housing Unit Condition (2002)				
	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	Total	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	Total
Single Family	0	0	1	0	1	14	0	1	0	15
Owner Occupied	0	0	0	0	0	14	0	0	0	14
Rental	0	0	1	0	1	0	0	1	0	1
% Sound	0		% Unsound	100		93.33		% Unsound	6.67	
Multi Family	0	0	0	0	0	0	0	0	0	0
Commercial	0	2	1	0	3	0	2	1	0	3
Industrial (mini-storage)	0	1	0	0	1	0	1	0	0	1
Public Service	0	1	0	0	1	0	1	0	0	1
Vacant Lots					1					0
Residential					1					0
Commercial					0					0
Total # of all Units	0	4	2	0	6	14	4	2	0	20
%	0	66.67	33.33	0	100	70	20	10	0	100
% Sound (all Units)	66.67					90				
% Unsound	33.33					10				

**West 5th Street / Orchard Street**

#	Street Address	Existing Use	Existing Zoning	Future Use
500	Orchard Street	Phillips Chapel Church	R-1T	Public Service
	Orchard / West 5th	vacant (old sanitation)	B-4	Single Family Residential / Park
1314	West 5th Street	City Garage	B-4	Industrial
1331	West 5th Street	Magliners Frame Shop	B-4	Single Family Residential
421	West 5th Street	Single Family Rental	B-4	Commercial
1328	West 4th Street	Magliners Frame Shop	B-4	Commercial
1300	West 4th Street	(Old Health Dept.)	B-4	Commercial

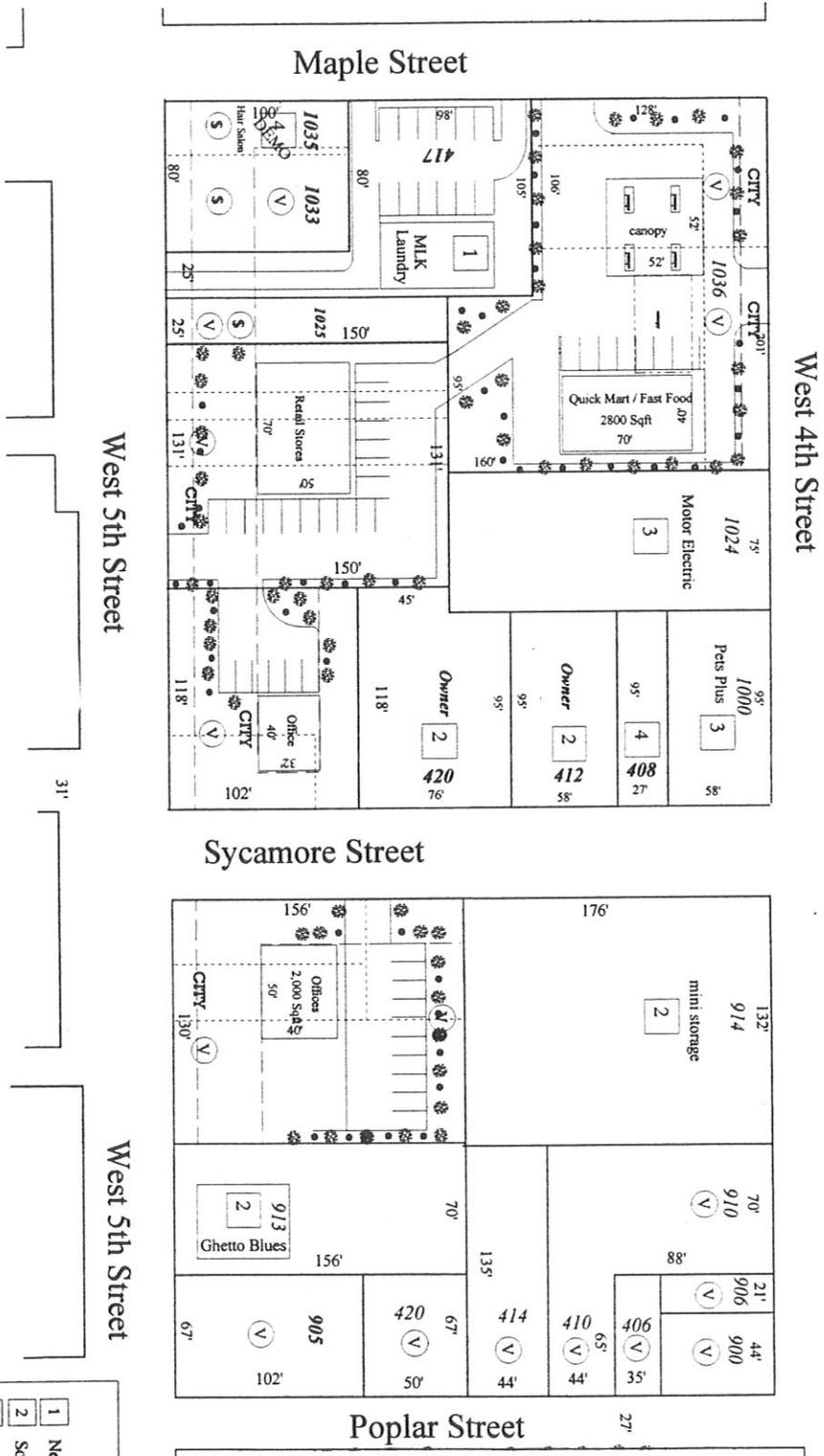


West 5th Street / MLK Plaza

**Legend**

- 1 New Condition
- 2 Sound Condition
- 3 Deteriorating Condition
- 4 Dilapidated Condition
- 5 Demolish Existing Structure
- 6 Purchase Property
- 7 Existing Vacant Property
- 8 City Owned
- 9 Construct New Home

One Inch Equals 100 Feet



	West 5th Street / MLK Plaza Existing Housing Unit Condition (1998)				Total	West 5th Street / MLK Plaza Future Housing Unit Condition (2002)				Total
	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)		1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	
Single Family	0	2	0	1	3	0	2	0	1	3
Owner Occupied	0	2	0	0	2	0	2	0	0	2
Rental	0	0	0	1	1	0	0	0	1	1
% Sound	66.67		% Unsound	33.33		66.67		% Unsound	33.33	
Multi Family	0	0	0	0	0	0	0	0	0	0
Commercial	1	2	1	1	5	5	2	1	0	8
Industrial (mini-storage)	0	1	0	0	1	0	1	0	0	1
Public Service	0	1	0	0	1	0	1	0	0	1
Vacant Lots					10					8
Residential					0					0
Commercial					10					8
Total # of all Units	1	6	1	2	10	5	6	1	1	13
%	10	60	10	20	100	38.46	46.15	7.69	7.69	100
% Sound (all Units)	70					84.62				
% Unsound	30					15.38				

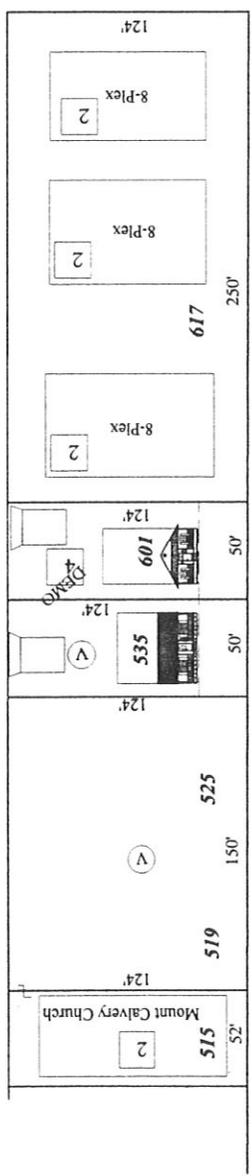
**West 5th Street / MLK Plaza**

<b>#</b>	<b>Street Address</b>	<b>Existing Use</b>	<b>Existing Zoning</b>	<b>Future Use</b>
905	West 5th Street	vacant	B-4	Commercial
913	West 5th Street	Commercial	B-4	Commercial
917	West 5th Street	vacant	B-4	Commercial / Single Family
1009	West 5th Street	vacant	B-4	Commercial / Single Family
1015	West 5th Street	vacant	B-4	Commercial
1025	West 5th Street	vacant	B-4	Commercial
1033	West 5th Street	vacant	B-4	Commercial
1035	West 5th Street	Beauty Shop	B-4	Commercial
900	West 4th Street	vacant	R-4DT	Commercial
906	West 4th Street	vacant	R-4DT	Commercial
406	Poplar Street	vacant	R-4DT	Commercial
410	Poplar Street	vacant	B-4	Commercial
414	Poplar Street	vacant	B-4	Commercial
420	Poplar Street	vacant	B-4	Commercial
910	West 4th Street	vacant	B-4	Commercial
914	West 4th Street	Mini Storage Units	I-1	Commercial
1000	West 4th Street	Pets Plus	B-4	Commercial
1024	West 4th Street	Motor Electric	I-1	Commercial
1036	West 4th Street	vacant	B-4	Commercial
417	Maple Street	Laundry	B-4	Commercial
408	Sycamore Street	Single Family Renter	B-4	Single Family Residential
412	Sycamore Street	Single Family Owner	B-4	Single Family Residential
420	Sycamore Street	Single Family Owner	B-4	Single Family Residential

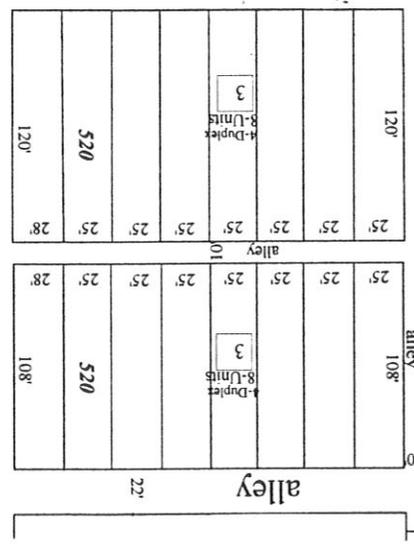
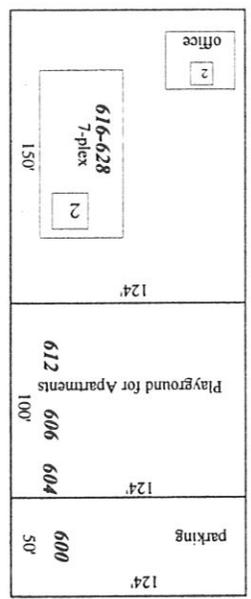


West 7th Street

56

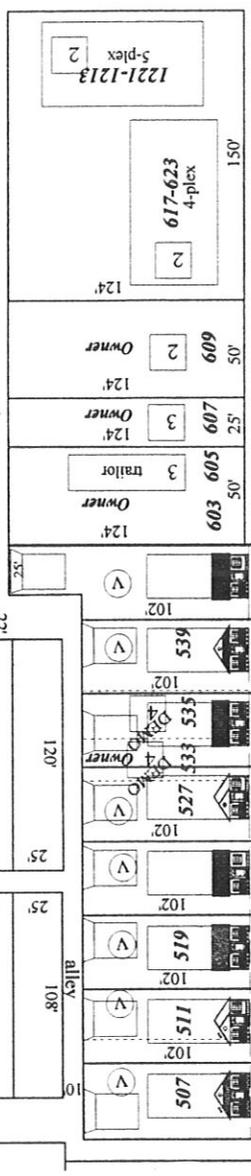
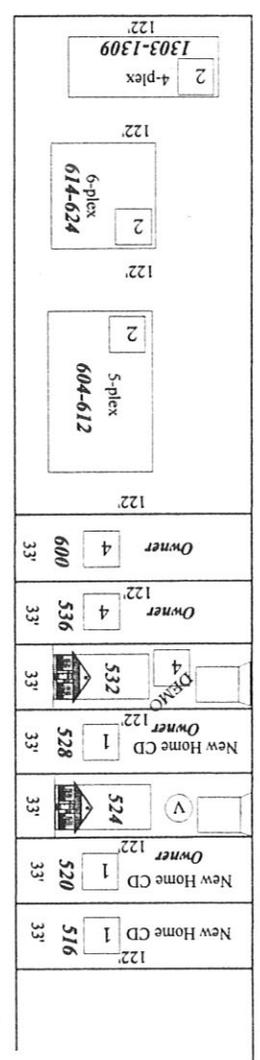


Plum Street



Orchard Street

56



Orchard Street / Plum Street

**Legend**

- 1 New Condition
- 2 Sound Condition
- 3 Deteriorating Condition
- 4 Dilapidated Condition
- DEMOL Demolish Existing Structure
- 3 Purchase Property
- V Existing Vacant Property
- CITY City Owned
- Construct New Home
- One Inch Equals 100 Feet

	Orchard Street / Plum Street Existing Housing Unit Condition (1998)				Total	Orchard Street / Plum Street Future Housing Unit Condition (2002)				Total
	1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)		1 (new)	2 (sound)	3 (deteriorating)	4 (dilapidated)	
Single Family	3	1	2	6	12	15	5	0	20	
Owner Occupied	3	1	2	3	9	15	5	0	20	
Rental	0	0	0	3	3	0	0	0	0	
% Sound	33.33		% Unsound	66.67		100	% Unsound			
Multi Family	0	55	16	0	71	0	55	16	71	
Commercial	0	1	0	0	1	0	1	0	1	
Industrial (mini-storage)	0	1	0	0	1	0	1	0	1	
Public Service	0	1	0	0	1	0	1	0	1	
Vacant Lots					8				1	
Residential					8				1	
Commercial					0				0	
Total # of all Units	3	59	18	6	86	15	63	16	94	
%	3.49	68.6	20.93	6.98	100	15.96	67.02	17.02	100	
% Sound (all Units)	72.09					82.98				
% Unsound	27.91					17.02				

**Orchard Street / Plum Street**

<b>#</b>	<b>Street Address</b>	<b>Existing Use</b>	<b>Existing Zoning</b>	<b>Future Use</b>
516	Orchard Street	Single Family Renter	R-1T	Single Family Residential
520	Orchard Street	Single Family Owner	R-1T	Single Family Residential
524	Orchard Street	vacant	R-1T	Single Family Residential
528	Orchard Street	Single Family Owner	R-1T	Single Family Residential
532	Orchard Street	Single Family Renter	R-1T	Single Family Residential
536	Orchard Street	Single Family Renter	R-1T	Single Family Residential
600	Orchard Street	Single Family Renter	R-1T	Single Family Residential
604-612	Orchard Street	Multi Family	R-4DT	Multi Family Residential
614-624	Orchard Street	Multi Family	R-4DT	Multi Family Residential
1303-1309	West 7th Street	Multi Family	R-4DT	Multi Family Residential
1213-1221	West 7th Street	Multi Family	R-4DT	Multi Family Residential
617-623	Orchard Street	Multi Family	R-4DT	Multi Family Residential
609	Orchard Street	Single Family Owner	R-1T	Single Family Residential
607	Orchard Street	Single Family Owner	R-1T	Single Family Residential
605	Orchard Street	Trailer Owner	R-1T	Single Family Residential
539	Orchard Street	vacant	R-1T	Single Family Residential
535	Orchard Street	Single Family Renter	R-1T	Single Family Residential
533	Orchard Street	Single Family Owner	R-1T	Single Family Residential
527	Orchard Street	vacant	R-1T	Single Family Residential
519	Orchard Street	vacant	R-1T	Single Family Residential

**Orchard Street / Plum Street (continued)**

507	Orchard Street	vacant	R-1T	Single Family Residential
511	Orchard Street	vacant	R-1T	Single Family Residential
520	Plum Street	Duplexes	R-1T	Multi Family Residential
600	Plum Street	Duplex Parking	R-1T	Multi Family Residential
604-612	Plum Street	Playground	R-1T	Park
616-628	Plum Street	Multi Family	R-4DT	Multi Family Residential
617	Plum Street	Multi Family	R-4DT	Multi Family Residential
601	Plum Street	Single Family	R-1T	Single Family Residential
535	Plum Street	vacant	R-1T	Single Family Residential
519	Plum Street	vacant	R-1T	Public Service
525	Plum Street	vacant	R-1T	Public Service
515	Plum Street	Calvary Baptist Church	R-1T	Public Service

