



STOP SIX NEIGHBORHOOD EMPOWERMENT ZONE PLAN

Adopted by Fort Worth City Council March 23, 2010.

Rebuilding the Stop Six neighborhood with compatible quality infill housing and appropriate mixed-use development in commercial areas.



Historic Stop Six Empowerment Coalition



The Stop Six
Neighborhood Empowerment Zone (NEZ) Plan
2009 Update

Prepared by the
City of Fort Worth
Planning and Development Department
Comprehensive Planning Section

In consultation with the
Historic Stop Six Empowerment Coalition

For more information, please call
the Planning and Development Department at
817-392-8000

ACKNOWLEDGEMENTS

City of Fort Worth Elected and Appointed Officials

- ◇ Councilmember Frank Moss, District 5

City Plan Commission

- ◇ Charles Edmonds, Jr., Chair, District 4
- ◇ Charles Rand, District 1
- ◇ Robert Rouse, District 2
- ◇ Jim Tidwell, District 3
- ◇ Jacq Duncan, District 5
- ◇ Namon Hollis, Jr., Vice Chair, District 6
- ◇ James Wietholter, District 7
- ◇ Don Boren, District 8
- ◇ Kim Martin, District 9
- ◇ Bob Kelly, Alternate

Historic Stop Six Empowerment Coalition

- ◇ Rubby Smith, Chair
- ◇ Sharon Armstrong
- ◇ Linda Morrow
- ◇ Lizzie Sims

City of Fort Worth and Supporting Agencies

Planning and Development Department

- ◇ Susan Alanis, Director
- ◇ Dana Burghdoff, Deputy Director, Planning Division
- ◇ Eric Fladager, Manager, Comprehensive Planning
- ◇ Patrina Newton, Senior Planner, Economic and Community Development
- ◇ Noah Heath, Planner, Research
- ◇ Havan Surat, Planner, Urban Design

Supporting City Departments

- ◇ Code Compliance
- ◇ Housing and Economic Development Department
- ◇ Transportation and Public Works
- ◇ Police

Supporting Agencies

- ◇ Downtown Fort Worth, Inc.
- ◇ Southeast Fort Worth, Inc.
- ◇ Fort Worth Transportation Authority

This page intentionally left blank.

TABLE OF CONTENTS

Executive Summary.....	vi	Housing	
		Census Data	
		Permit Data	
		North Texas Real Estate Data	
		Tarrant Appraisal District Data	
		Retail, Commercial, and Industrial	
		SWOT Analysis	
Neighborhood Empowerment Zones.....	1		
What is a Neighborhood Empowerment Zone (NEZ)?			
City of Fort Worth’s NEZ Program			
Stop Six NEZ Creation and Eligibility			
Neighborhood Empowerment Zone Plans			
Stop Six NEZ Location and Boundary			
Stop Six Neighborhood and Stakeholder Organizations			
Stop Six NEZ Incentive Approvals and Private Investment			
Existing Conditions.....	10	Improvement Strategies and Implementation.....	33
Physical Conditions		Vision Statement	
Current Land Use		Guiding Principles	
Future Land Use		Target Area Redevelopment Concepts	
Zoning		East Rosedale and Amanda Avenue “Heritage Row”	
Historic Districts		Berry Stalcup Urban Village	
Tax-Foreclosed, Surplus, and Brownfield Properties		East Loop 820 Vacant Parcel and Ramey Avenue	
Infrastructure		Infill Housing and Other Development Opportunities	
Demographic Factors		Stakeholder Preferred Project Types	
Housing Units and Population		Stakeholder Unsupported Project Types	
Race, Ethnicity, and Age			
Education and Occupations		Design Guidelines.....	46
Household Incomes		Single-Family Residential Development Design Guidelines	
Public Safety		Multifamily Residential Development Design Guidelines	
Crime		Commercial Development Design Guidelines	
Code Compliance		Industrial Development Design Guidelines	
Transportation and Access			
Long-term Transportation Alternatives and Issues			

Appendices 60
 Appendix A: Sources and Resources
 Appendix B: Aggregate Appraisal District Data
 Appendix C: Vacant Property Inventory
 Appendix D: Underutilized Property Inventory
 Appendix E: NEZ Program Overview
 Appendix F: Zoning Ordinance Non-residential Use Table

Maps

Map 1: NEZ Boundary..... 5
 Map 2: Neighborhood Associations..... 6
 Map 3: NEZ Incentives (2001-2008)..... 7
 Map 4: Current Land Use..... 12
 Map 5: Future Land Use..... 12
 Map 6: Zoning..... 13
 Map 7: Zoning Inconsistency..... 15
 Map 8: Historic Districts..... 16
 Map 9: Surplus, Tax-Foreclosed, and
 Brownfields Properties.....17
 Map 10: Street Maintenance Projects, 2005-2008..... 18
 Map 11: Street Quality and Reconstruction Funding..... 19
 Map 12: Water and Sewer Lines..... 19
 Map 13: NEZ Code Violations..... 24
 Map 14: Transportation Features..... 25
 Map 15: UPRR Proposed Stations..... 26
 Map 16: Residential Permits..... 28
 Map 17: Selected Residential Projects..... 30
 Map 18: Commercial Properties..... 31
 Map 19: NEZ Target Areas, 2001..... 36
 Map 20: Vacant Residential and Underutilized Properties..... 43

Executive Summary

Chapter 378 of the Texas Local Government Code outlines Texas' Neighborhood Empowerment Zone (NEZ) program and authorizes municipalities to create NEZs. Under Texas law, the purpose of Neighborhood Empowerment Zones is to promote 1) the creation or rehabilitation of affordable housing in the zone, 2) an increase in economic development in the zone, and 3) an increase in the quality of social services, education or public safety provided to residents of the zone. Pursuant to the state's 1999 NEZ legislation, the Fort Worth City Council approved administrative procedures in 2000 that include criteria to determine eligible areas, basic incentives, and elements to include in NEZ plans. Fort Worth's NEZ program includes the following incentives: tax abatement, development and impact fee waivers, and lien releases.

In 2001, the City Council designated the Stop Six neighborhood in Southeast Fort Worth as a Neighborhood Empowerment Zone and later expanded the NEZ.

The City Council adopted the first Stop Six NEZ Plan in 2001. The City prepared the NEZ plan in consultation with the Historic Stop Six Empowerment Coalition (HSSEC). The HSSEC is a 501(c)(3) community-based development organization that represents neighborhood interests to public and private sector partners to promote the redevelopment of Stop Six as a diverse and vibrant neighborhood.

In 2009, City staff again worked with HSSEC to update and enhance the Stop Six NEZ Plan. The City Council adopted the updated plan on March 23, 2010 (Resolution No. 3869-03-2010). The 2010 Stop Six NEZ Plan includes the following updated and new information:

- ◇ Updated demographic and economic conditions;
- ◇ Updated and expanded commercial and residential real estate data;
- ◇ New designated target redevelopment areas and updated information on those originally identified;
- ◇ Inclusion of design guidelines for residential, commercial, and industrial land uses;
- ◇ Tables containing specific land uses desired by the community and those considered undesirable; and
- ◇ Highlights on the development progress made as a result of the NEZ designation in 2001.

The updated Stop Six NEZ plan is intended to serve as a guiding document that provides general direction to Stop Six stakeholders, developers, and investors. The plan will be updated periodically to evolve with the development of the Stop Six area.

Target redevelopment opportunities described in the plan include the following:

- East Rosedale and Amanda Avenue "Heritage Row" concept would replace currently underutilized properties with active uses that include "Mom and Pop" businesses, nonprofits, and an artist colony similar to Houston's "Project Row House" development. Streetscape improvements, a redeveloped Cavile Place, and a new public transit facility on East Rosedale is recommended.
- The Berry/Stalcup Urban Village is envisioned to be redeveloped into a mixed-use development with neighborhood commercial and retail uses. Streetscape elements such as pedestrian lights, trees, and prominent crosswalks are recommended to create an attractive, lively environment. In addition, a linear greenway park with walking and bike trails along Wildcat Branch Creek would complement the area.
- A vacant four-acre parcel of prime real estate with excellent visibility and access from East Loop 820 would be suitable for neighborhood-serving retail and office uses.
- Infill housing opportunities exist throughout Stop Six due to the large number of vacant parcels adjacent to existing single-family houses. In addition, over 140 underutilized properties could be redeveloped into appropriate neighborhood serving uses. The residential, commercial and industrial design guidelines in the NEZ plan (see pages 46–59) will help ensure quality new development and redevelopment.

The NEZ plan includes target opportunities implementation steps for each listed above. At the time of this report's preparation, no funding has been allocated to the above projects. As opportunities arise, the City will work

with community stakeholders to identify and secure funding and other resources to implement these projects.

A Resolution

NO. 3869-03-2010

ADOPTING THE 2009 UPDATE TO THE STOP SIX NEIGHBORHOOD EMPOWERMENT ZONE PLAN AND INCORPORATING THE PLAN BY REFERENCE IN THE COMPREHENSIVE PLAN

WHEREAS, on April 25, 2000 (M&C G-12897), the City Council approved a Policy Statement on the Creation of Local Neighborhood Empowerment Zones (NEZ) in accordance with Chapter 378 of the Texas Local Government Code; and

WHEREAS, on October 3, 2000 (M&C G-13030), the City Council approved Fort Worth's NEZ Administrative Procedures, which include criteria to determine eligible areas, the development of a basic incentives package, and elements to include in NEZ Plans; and


WHEREAS, on April 17, 2001 (Resolution No. 2721), the City Council designated the Stop Six neighborhood as an NEZ, and on February 24, 2004 expanded the Stop Six NEZ (Resolution No. 3048) in order to promote 1) the creation or rehabilitation of affordable housing in the zone, 2) an increase in economic development in the zone, and 3) an increase in the quality of social services, education or public safety provided to residents of the zone; and

WHEREAS, on June 5, 2001 (M&C G-13208R), the City Council approved basic incentives that include municipal property tax abatement, development fee waivers, impact fee waivers, and release of City liens for qualified properties or projects in designated NEZs; and

WHEREAS, on June 26, 2001, the City Council adopted a Stop Six NEZ Plan (Resolution No. 2742) that was prepared by City staff in consultation with Historic Stop Six Empowerment Coalition (HSSEC); and

WHEREAS, in accordance with the Texas Property and Redevelopment and Tax Abatement Act, Tax Code, Chapter 312, which enables Fort Worth NEZs to be eligible for residential, commercial, and industrial tax abatement agreements, on September 1, 2001, the City Council designated Stop Six NEZ as Fort Worth Neighborhood Empowerment Reinvestment Zone (FWNERZ) No. 1 (Ordinance No. 14767), and on February 24, 2004 designated Stop Six NEZ and its expanded areas as FWNERZ No. 17 (Ordinance No. 15886), and on February 17, 2009 renewed FWNERZ No. 17 at its five year expiration (Ordinance No. 18482); and

WHEREAS, City staff, in consultation with HSSEC, updated and enhanced the Stop Six NEZ Plan in 2009 by 1) providing current demographic and real estate data, 2) addressing changes in economic conditions, 3) including residential, commercial, and industrial design guidelines, 4) listing stakeholder-preferred and unsupported project types, 5) updating target redevelopment areas, and 6)



RESOLUTION NO. 3869-03-2010

including highlights on the redevelopment progress made as a result of the NEZ designation in 2001; and

WHEREAS, a public meeting was held on November 5, 2009 to receive feedback on the draft Stop Six NEZ plan; and

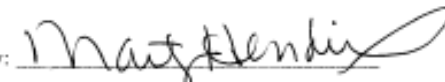
WHEREAS, the City Plan Commission held a public hearing on February 24, 2010 to receive feedback on the plan and recommended to City Council that the 2009 update to the Stop Six NEZ Plan be adopted and incorporated into the City's Comprehensive Plan;


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:


1. The 2009 update of the Stop Six Neighborhood Empowerment Zone Plan is adopted and incorporated into the Comprehensive Plan by reference.

Adopted this 23rd day of March 2010.

ATTEST:

By: 
Marty Hendrix, City Secretary

APPROVED
CITY COUNCIL
MAR 23 2010

City Secretary of the
City of Fort Worth, Texas



City Council passed Resolution No. 3869 adopting the 2009 Update to the Stop Six Neighborhood Empowerment Zone Plan and incorporating the plan by reference in the Comprehensive Plan.

NEIGHBORHOOD EMPOWERMENT ZONES

Neighborhood Empowerment Zones (NEZ) 2

What is a Neighborhood Empowerment Zone? 2

City of Fort Worth’s Neighborhood Empowerment
Zone Program 2

Stop Six NEZ Creation and Eligibility 4

NEZ Plans 4

Stop Six NEZ Location and Boundary 5

Stop Six Neighborhood and Stakeholder
Organizations 6

Stop Six NEZ Incentive Approvals and
Private Investment 7

Neighborhood Empowerment Zones

What is a Neighborhood Empowerment Zone?

A Neighborhood Empowerment Zone (NEZ) is a segment of a neighborhood that is designated by the City of Fort Worth to receive incentives to promote affordable housing and economic development, and to improve the quality of social services, education, or public safety provided to residents of the NEZ. NEZs are areas that include high unemployment, poverty, and other distress factors that warrant public intervention to improve the public health, safety, and welfare of residents of the NEZ.

A NEZ must promote:

- ◇ The creation of affordable housing in the zone;
- ◇ The rehabilitation of affordable housing in the zone;
- ◇ An increase in economic development in the zone;
- ◇ An increase in the quality of social services, education, or public safety provided to residents in the zone.

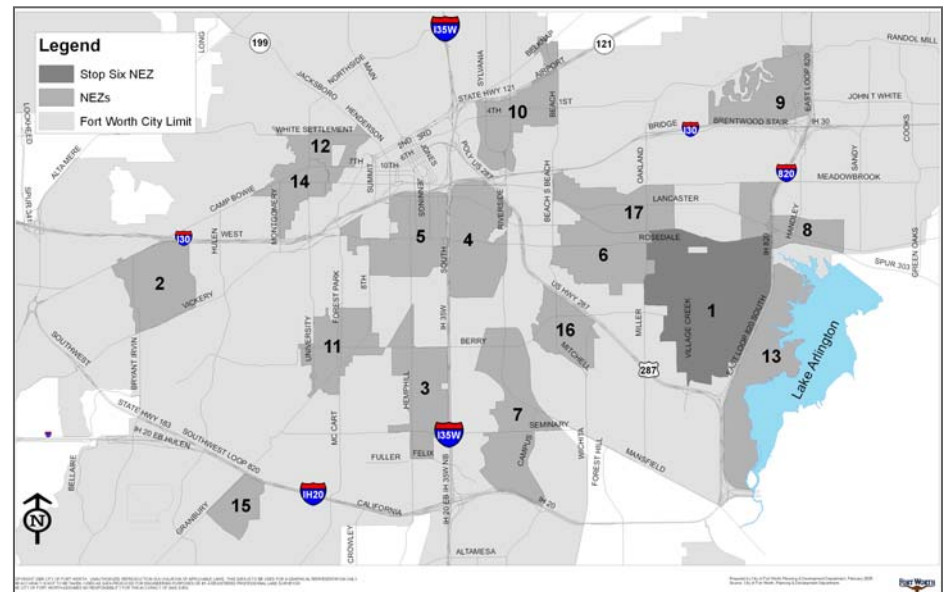
City of Fort Worth’s Neighborhood Empowerment Zone Program

Chapter 378 of the Texas Local Government Code outlines Texas’ NEZ program, which became effective in May 1999 and enables municipalities to create NEZs. Pursuant to the NEZ legislation, in 2000 the Fort Worth City Council approved *Policy Statement on the Creation of Local Neighborhood Empowerment Zones* and the *Neighborhood Empowerment Zone Administrative Procedures*.

Fort Worth’s NEZ program includes the following incentives:

- ◇ Municipal tax abatement.
- ◇ Fee waivers.
 - ◇ Development fees.
 - ◇ Impact fees — 100 percent of water and wastewater impact fees for single-family and multifamily, and commercial development depending on size.
- ◇ Lien releases — weed, demolition (up to \$30,000), paving and board-up liens.

City of Fort Worth Neighborhood Empowerment Zones



	NEZ Name (<i>Designation</i>)		NEZ Name (<i>Designation</i>)
1	Stop Six (4/17/2001)	10	Riverside (8/19/2003)
2	Ridglea/Como (4/02/2002)	11	Berry/University (1/06/2004)
3	Hemphill/Berry (11/26/2002)	12	Trinity Park (1/27/2004)
4	Evans & Rosedale (11/19/2002)	13	Lake Arlington (2/03/2004)
5	Magnolia (11/26/2002)	14	West 7th/University (2/10/2004)
6	Polytechnic/Wesleyan (11/26/2002)	15	Wedgwood Square (4/19/2005)
7	Rolling Hills (1/21/2003)	16	Berryhill/Mason Heights (3/27/2007)
8	Handley (5/27/2003)	17	Oakland Corners (1/06/2009)
9	Woodhaven (5/27/2003)		

Source: City of Fort Worth, Housing and Economic Development Department, 2009.

Projects are eligible for the above incentives if they are located within a NEZ and have an investment level that represents 30 percent or more of the property’s appraised value.

Projects that receive a municipal tax abatement allow a property owner to be exempt from paying the municipal ad valorem (real property tax) portion on the increased value of their tax bill for up to five years.

For a complete overview of Fort Worth’s NEZ program, refer to Appendix E.

On April 17, 2001, the City Council approved the designation of the Stop Six neighborhood as a pilot NEZ. Following the Stop Six pilot designation, the City Council endorsed the designation of neighborhoods surrounding urban villages as NEZs.

The City’s criteria for NEZ designation include:

- ◊ At least 75% of the NEZ is located in a U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG)-eligible area or 50% within the “central city”.
- ◊ Maximum NEZ population of 6,000 at the time of designation. If more than 6,000 people reside within the boundaries, the geographic area cannot be larger than 1.5 square miles.
- ◊ Bounded by clearly defined geographic features (streets, railroads, creeks, or other logical boundaries).
- ◊ Meet the criteria for a reinvestment zone as described in Section 312.202 of the Texas Tax Code.
- ◊ Promote housing and economic development opportunities.
- ◊ If a proposed NEZ boundary includes an urban village, the urban village must be zoned for mixed-use.
- ◊ Council adoption of a NEZ Plan.

In addition, priority will be given to areas within or which include:

- ◊ Mixed-Use Growth Centers, as defined by the City’s Comprehensive Plan;
- ◊ Existing Model Blocks or special target areas;
- ◊ A high priority commercial corridor;
- ◊ State or a federally designated enterprise zone; or
- ◊ U.S. Department of Housing and Urban Development (HUD) eligible areas.

NEZ Eligibility Criteria	Stop Six NEZ	Explanation
At least 75% of the NEZ is located in CDBG-eligible areas or 50% within the central city.	✓	100% of land area is within CDBG-eligible areas and the central city.
Bounded by clearly defined boundaries (streets, railroads, creeks or other logical boundaries).	✓	Bounded by major streets and a railroad line.
If more than 6,000 people, the geographic area cannot be larger than 1.5 square miles.	✓	Population was 5,923 when the NEZ was designated.
Meet the criteria for a reinvestment zone as described in Section 312.202 of the Texas Tax Code.	✓	Meets the reinvestment zone criteria, including blighted conditions.
Promote housing and economic development opportunities.	✓	Numerous available infill sites and other assets make it suited for reinvestment.
Council adoption of a NEZ Plan.	✓	The first Stop Six NEZ Plan was adopted in 2001 (Resolution No. 2742). The updated NEZ Plan was adopted March 23, 2010 (Resolution No. 3869-03-2010).

Stop Six NEZ Creation and Eligibility

The City Council created the Stop Six NEZ on April 17, 2001 as a pilot project. The Stop Six NEZ was also the first NEZ adopted in Texas. Since its creation, the NEZ boundaries have been expanded (refer to map on page 5) in order to offer NEZ incentives to the broader Stop Six neighborhood to promote its revitalization.

The Stop Six neighborhood was selected for NEZ designation based on its above average poverty rates and minimal private investment, as well as its location within a CDBG eligible area, the central city, and a state enterprise zone.

Neighborhood Empowerment Zone Plans

The primary purpose of NEZ plans is to provide guidance to neighborhoods and development project proponents seeking NEZ incentives. The plans describe neighborhood conditions and aspirations, and typically include design guidelines for residential and commercial projects.

In 2001, the Stop Six NEZ Plan was developed by the City of Fort Worth and the Historic Stop Six Empowerment Coalition (HSSEC). The City Council adopted the NEZ Plan on June 26, 2001 (Resolution No. 2742). Over the past 8 years, the 2001 plan served as a guiding document that provided general direction to stakeholders, developers, and investors.

In 2005, the Fort Worth City Council adopted amendments to the NEZ administrative procedures that required that a plan be created in partnership with stakeholder groups for all new and existing NEZs. The plans include goals, objectives, and strategies to improve housing conditions, spur economic development, and address other major needs of the NEZ.

The updated Stop Six NEZ Plan was developed in partnership with the HSSEC in 2009 and adopted by the City Council on March 23, 2010 (Resolution No. 3869-03-2010).



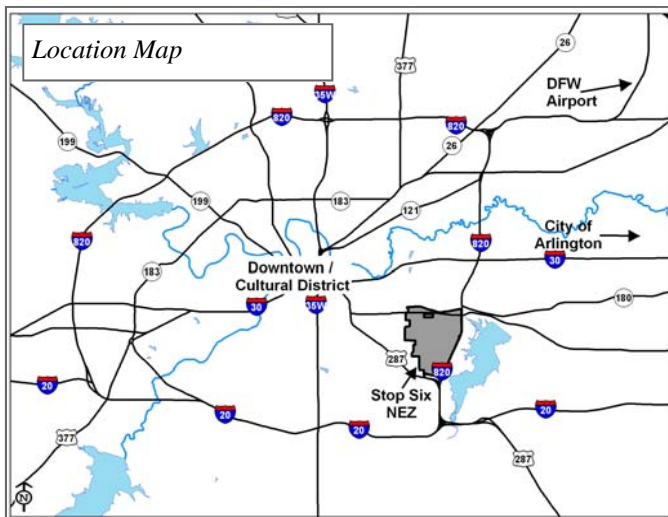
The original Stop Six NEZ plan was adopted in 2001.

Stop Six NEZ Location and Boundary

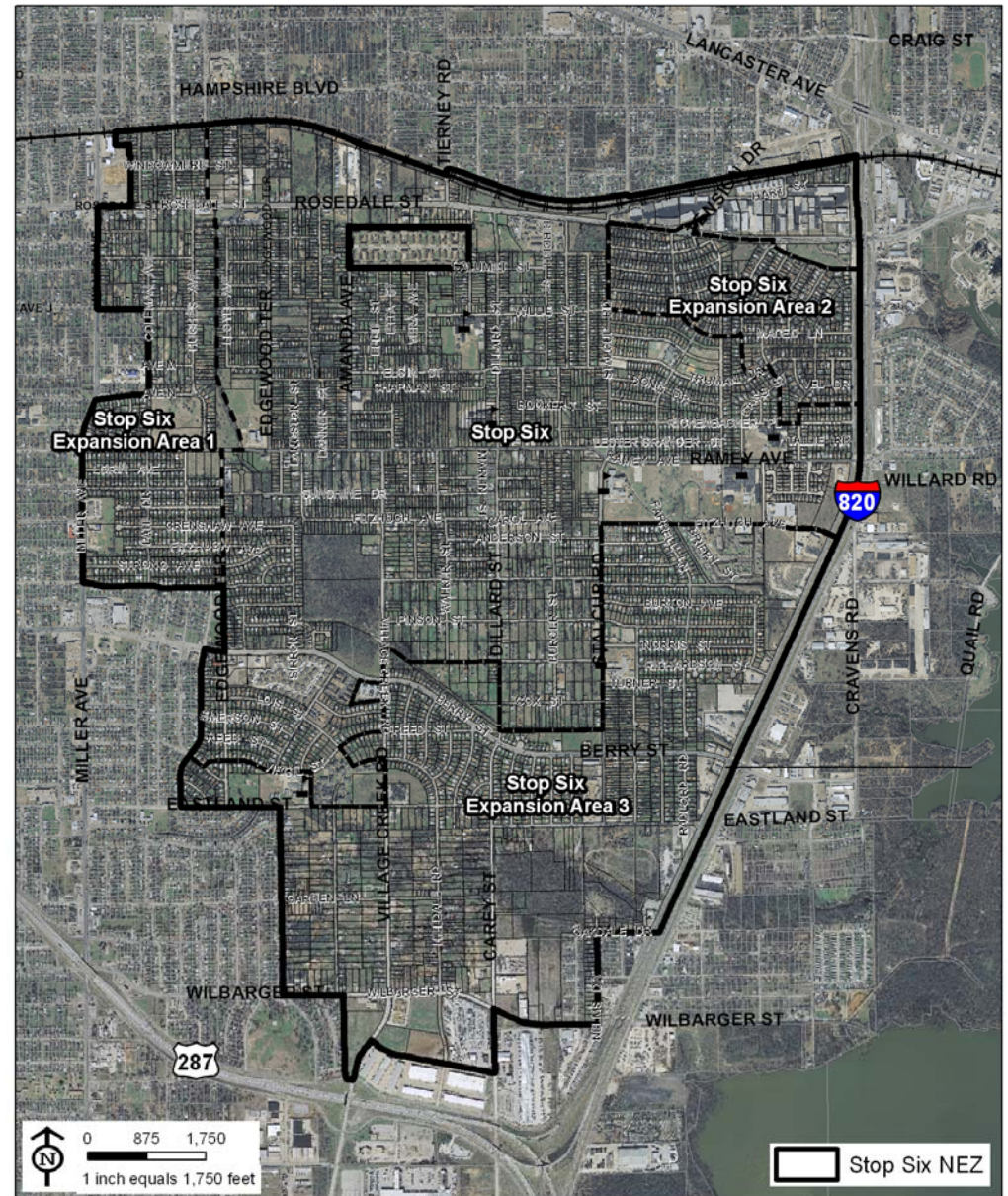
The Stop Six NEZ is located in southeast Fort Worth, west of East Loop 820. Its current boundaries are the Union Pacific railroad on the north, East Loop 820 on the east, Fitzhugh Avenue, Virgil Drive, and Eastland Street on the south, and roughly Bradley, Miller Avenue, Coleman, Edgewood Terrance, and Hughes streets on the west. The Stop Six NEZ is approximately 4.1 square miles.

Boundary	Designation (Council Action)	Square Miles	Population (2000 Census)
Original Stop Six NEZ	4/17/2001 (M&C 13370)	2.2	3,615
Stop Six Expansion Areas 1 - 3	2/10/2004 (M&C 14272)	1.9	2,308
Total		4.1	5,923

The Stop Six NEZ is located entirely in the Central City and CDBG-eligible areas.



Map 1: NEZ Boundary



COPYRIGHT 2008 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

Prepared by: City of Fort Worth Planning & Development Department, November 2008

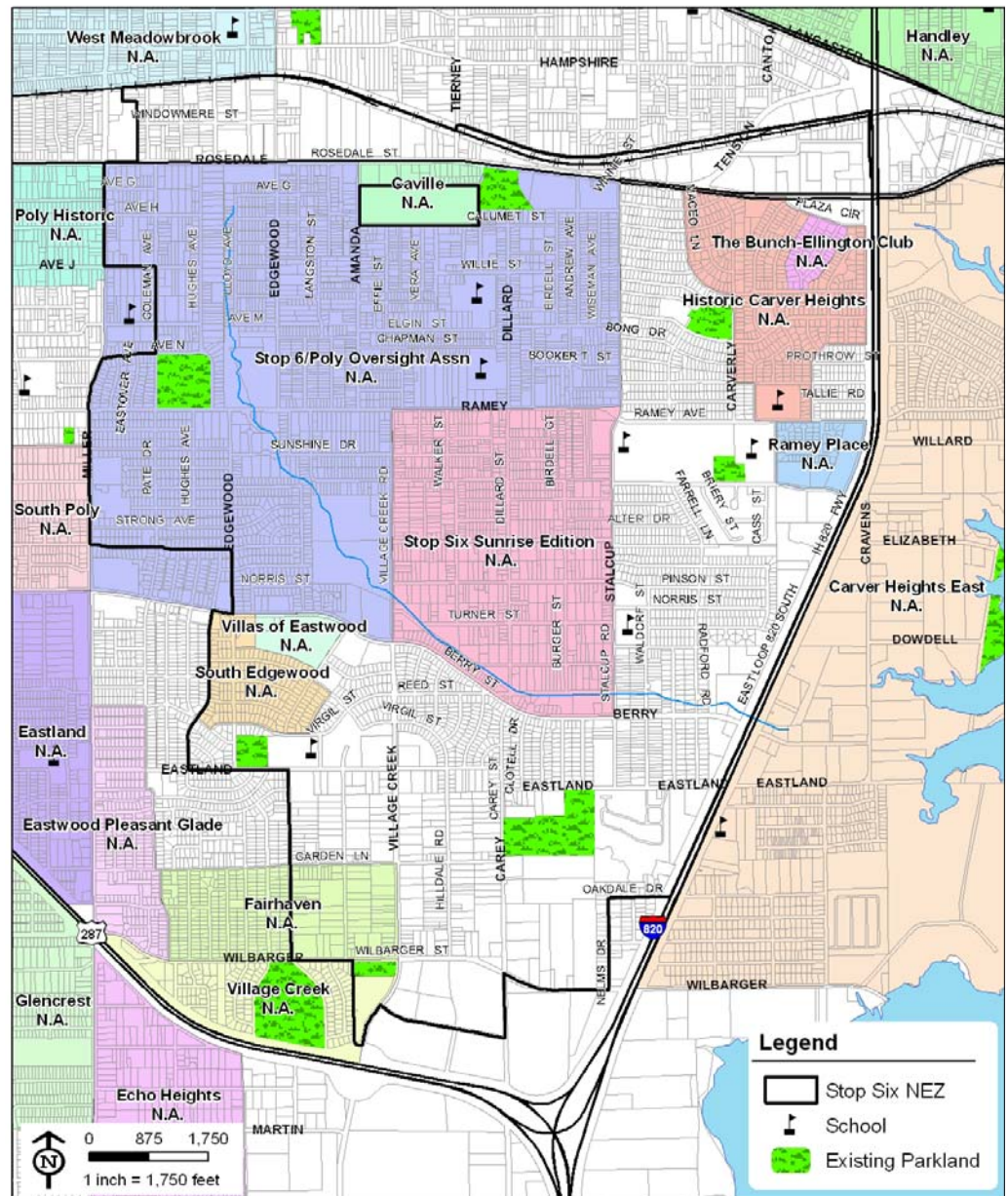
Stop Six NEZ Neighborhood and Stakeholder Organizations

The Historic Stop Six Empowerment Coalition (HSSEC) is a volunteer organization that was formed in 2001 to promote redevelopment of the Stop Six area. The HSSEC, in partnership with the City of Fort Worth and Southeast Fort Worth, Inc., continues to work toward revitalization of the Stop Six area by promoting economic opportunities through housing, community, and economic development projects.

In addition to the HSSEC, the following ten neighborhood associations are located within the Stop Six NEZ. These neighborhood associations serve as a formal means for residents to work on improvement projects.

- ◇ Caville, N.A.
- ◇ Fairhaven, N.A.
- ◇ Historic Carver Heights, N.A.
- ◇ Ramey Place, N.A.
- ◇ South Edgewood, N.A.
- ◇ Stop 6/Poly Oversight, N.A.
- ◇ Stop Six Sunrise Edition, N.A.
- ◇ The Bunche/Ellington Club, N.A.
- ◇ Village Creek, N.A.
- ◇ Villas of Eastwood, N.A.

Map 2: Neighborhood Associations



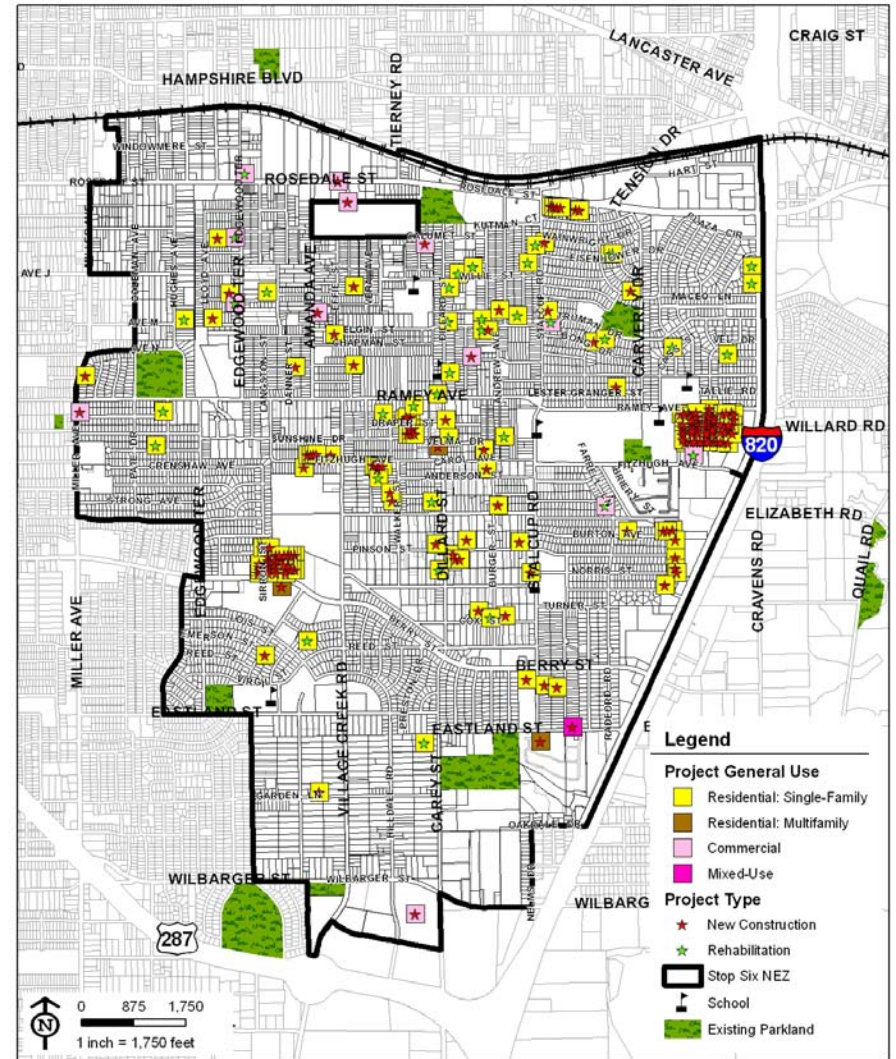
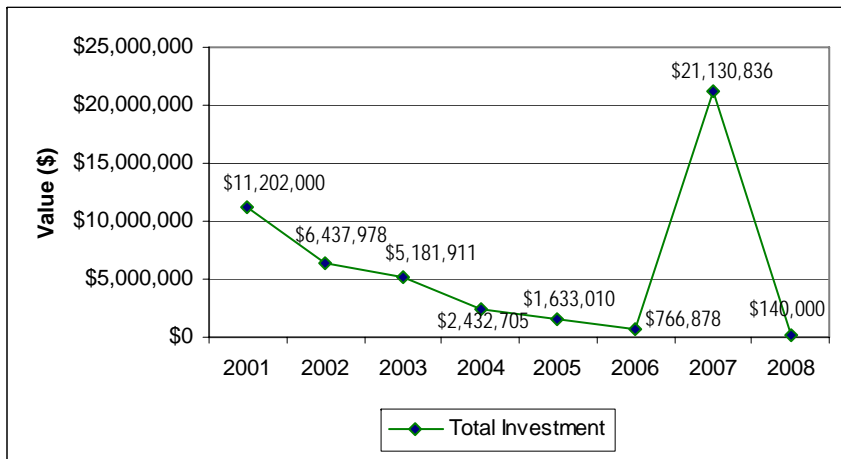
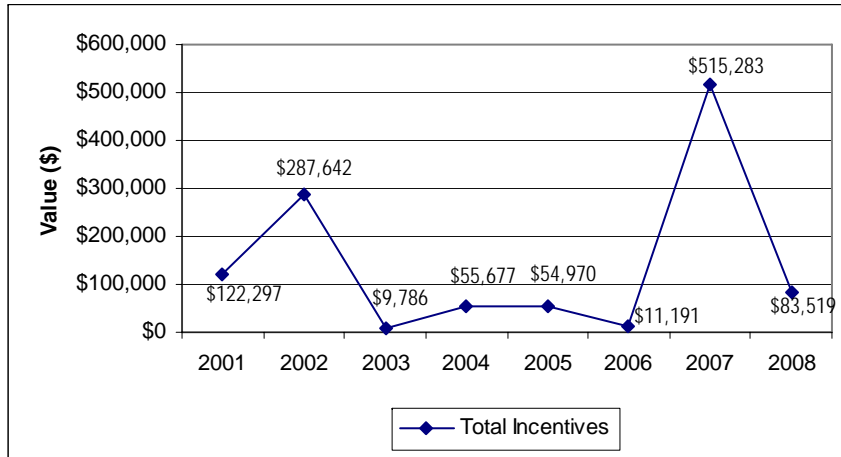
Prepared by: City of Fort Worth Planning & Development Department, February 2009
 Source: City of Fort Worth Planning & Development Department, February 2009
 COPYRIGHT 2009 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.



Stop Six NEZ Incentive Approvals and Private Investment

Between 2001 and 2008, the City approved \$1.1 million in incentives for projects in the Stop Six NEZ with an aggregate private investment of \$48.9 million. For every \$1 dollar in NEZ incentives approximately \$49 dollars from the private sector was leveraged.

Map 3: NEZ Incentives (2001 to 2008)



COPYRIGHT 2009 CITY OF FORT WORTH. UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAG DATA.

Prepared by: City of Fort Worth Planning & Development Department, February 2009
Source: City of Fort Worth Planning & Development Department, February 2009

Tax abatements comprised the majority of the incentives granted between 2001 and 2008, at over 70 percent. Lien releases were the least used incentive, accounting for just over 6 percent of the total. The typically higher value of a tax abatement makes it the most sought after incentive by developers, investors, and property owners.

Approved Incentive Types (2001 – 2008)	Amount	Percent
Tax abatements	\$801,956	70.3%
Development fees waived	\$154,894	13.6%
Impact fees waived	\$112,166	9.8%
Liens released	\$71,349	6.3%
Total incentives	\$1,140,365	100.0%

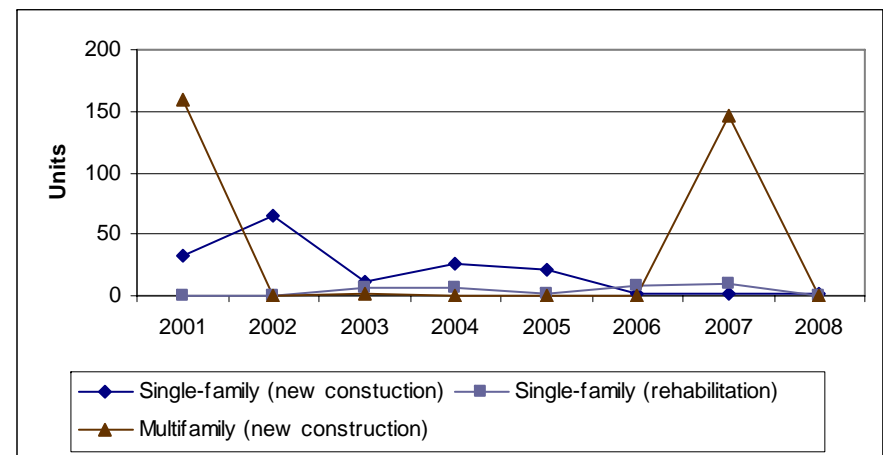
Between 2001 and 2008, NEZ incentives were used to construct and rehabilitate five hundred housing units, eleven commercial, and five institutional projects in the Stop Six NEZ. A breakdown of the project types is listed on the table to the right and described below.

Residential projects

The majority of the Stop Six projects receiving NEZ incentives were residential including new construction and rehabilitation projects. Between 2001 and 2008, a total of 192 single-family units were completed. The high point of single-family construction occurred in 2002 when 65 single-family units were added. Between 2006 and 2008 less than three single-family units were added per year to the NEZ, which may be the result of an overall nationwide housing market slowdown.

Three multifamily projects were undertaken between 2001 and 2008, adding a total of 308 affordable rental units to the Stop Six NEZ. Close to half of the new multifamily units are in the recently completed Residences at Eastland apartment complex, which has 146 units.

Project Types (2001 – 2008)	Quantity
Residential	Units
Single-family (new construction)	161
Single-family (renovated or rehabilitated)	31
Duplex or Townhomes	0
Multifamily	308
Total	500
Commercial/Mixed-Use	Projects
Commercial (new construction)	6
Commercial (renovated or rehabilitated)	4
Mixed-Use	1
Total	11
Institutional	Projects
Institutional (new construction)	3
Institutional (renovated or rehabilitated)	2
Total	5



Commercial projects

A total of eleven commercial projects were completed between 2001 and 2008. Six projects were new construction and four were rehabilitation projects. One mixed-use project was undertaken.

Institutional projects

A total of five institutional projects were completed between 2001 and 2008. Three projects were new construction and two rehabilitation projects. Three of the five projects were churches. The new institutional construction projects were:

- ◇ Fort Worth Opportunity Center expansion
- ◇ Greater St. Mark Church
- ◇ Fort Worth Housing Authority



Residences at Eastland Multifamily complex.



NEZ incentives helped finance the expansion of Tarrant County College's Fort Worth Opportunity Center, a job training facility. The project added 28,129 square feet for new classrooms, laboratory space, and work stations.

EXISTING CONDITIONS

Physical Conditions	11
Current Land Use	
Future Land Use	
Zoning	
Historic Districts	
Tax-foreclosed, Surplus, and Brownfields Properties	
Infrastructure	
Demographic Factors	20
Housing Units and Population	
Race, Ethnicity, Age, Education and Occupations	
Household Incomes	
Public Safety	23
Crime	
Code Violations	
Transportation and Access	25
Long-term Transportation Alternatives and Issues	
Housing	27
Census Data	
Permit Data	
North Texas Real Estate Data	
Tarrant Appraisal District Data	
Retail, Commercial, and Institutional	31
SWOT Analysis	32

Existing Conditions

Physical Conditions

Current Land Use

The current land uses within the Stop Six NEZ are a mix of residential, commercial, institutional, industrial, parkland, and vacant land. The Stop Six NEZ has approximately 6,080 parcels that contain a total of 2,127 acres.

Single-family homes occupy over 940 acres, or 44 percent of the land area in the Stop Six NEZ. Vacant residential parcels account for an additional 410 acres, or over 19 percent of Stop Six land.

Commercial and retail uses are mostly located on small lots throughout the NEZ, constituting 13.5 percent of the land area and occupying 288 acres. Vacant commercial parcels account for an additional 166 acres.

Several public schools parks are located in the NEZ. Schools occupy almost 88 acres and parks use about 55 acres.

Industrial uses are mostly concentrated north of East Rosedale Street and adjacent to East Loop 820 and represent less than 1 percent of the land area at 8.4 acres.

Future Land Use

The City of Fort Worth's 2009 Comprehensive Plan future land use map indicates single-family residential as the predominant land use in the Stop Six NEZ.

Approximately 2.4 percent of the land area is planned for multifamily residential and one percent for low density residential (duplexes or townhomes).

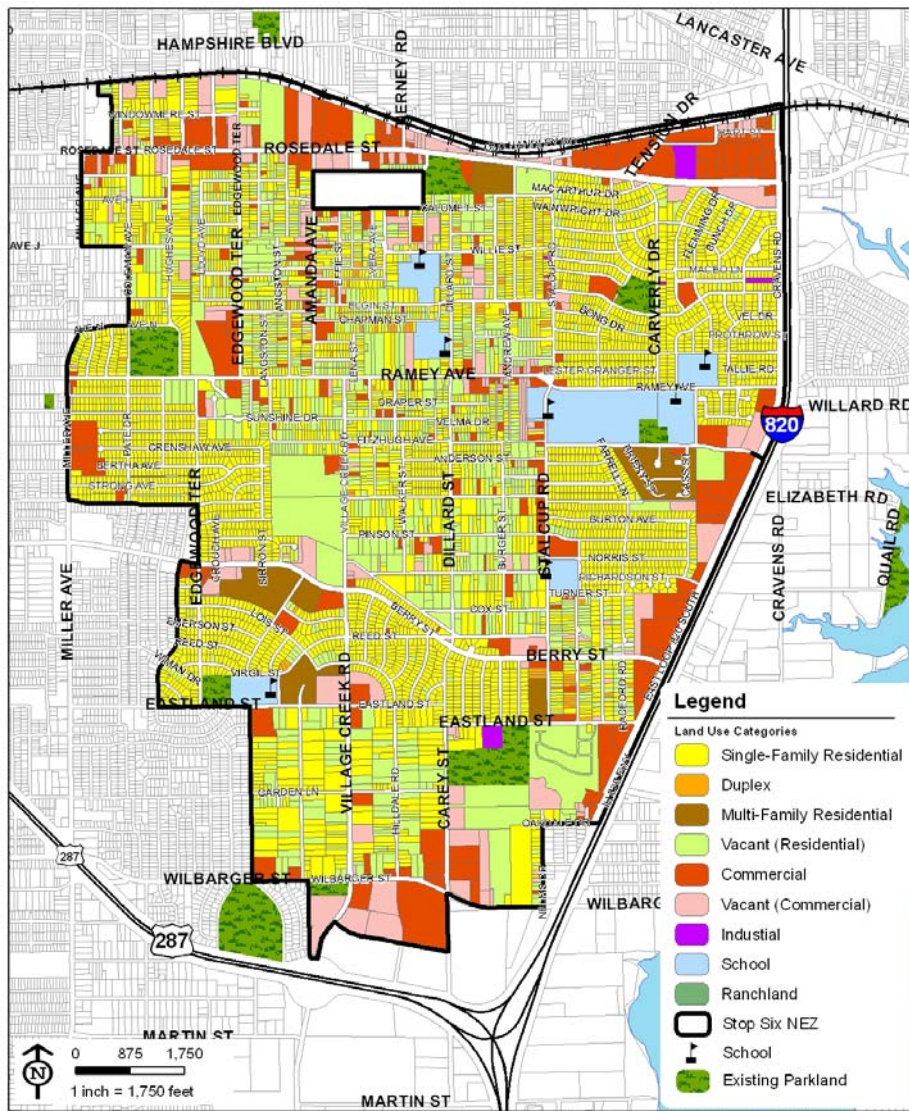
CURRENT LAND USE	Parcels	Acreage	Percent of Land Area
Single-family	4,226	943.5	44.3%
Residential (vacant)	1,254	409.9	19.3%
Commercial	265	288.1	13.5%
Commercial (vacant)	198	166.1	7.8%
Undeveloped	17	94.6	4.4%
Schools	9	87.8	4.1%
Multifamily	5	57.2	2.7%
Open Space Parkland	14	54.6	2.6%
Duplex	86	17.6	0.8%
Industrial	6	8.4	0.4%
Total	6,080	2,127.8	100%

Source: Tarrant Appraisal District, 2009.

FUTURE LAND USE	Percent
Single-family Residential	63.7%
Light Industrial	9.0%
Institutional	7.7%
Neighborhood Commercial	6.8%
Mixed-Use Growth Center	4.6%
Public Parkland	2.8%
Multifamily Residential	2.4%
Industrial Growth Center	1.8%
Low Density Residential (Duplexes or townhomes)	1.0%
Private Open Space	.3%
Total	100.0%

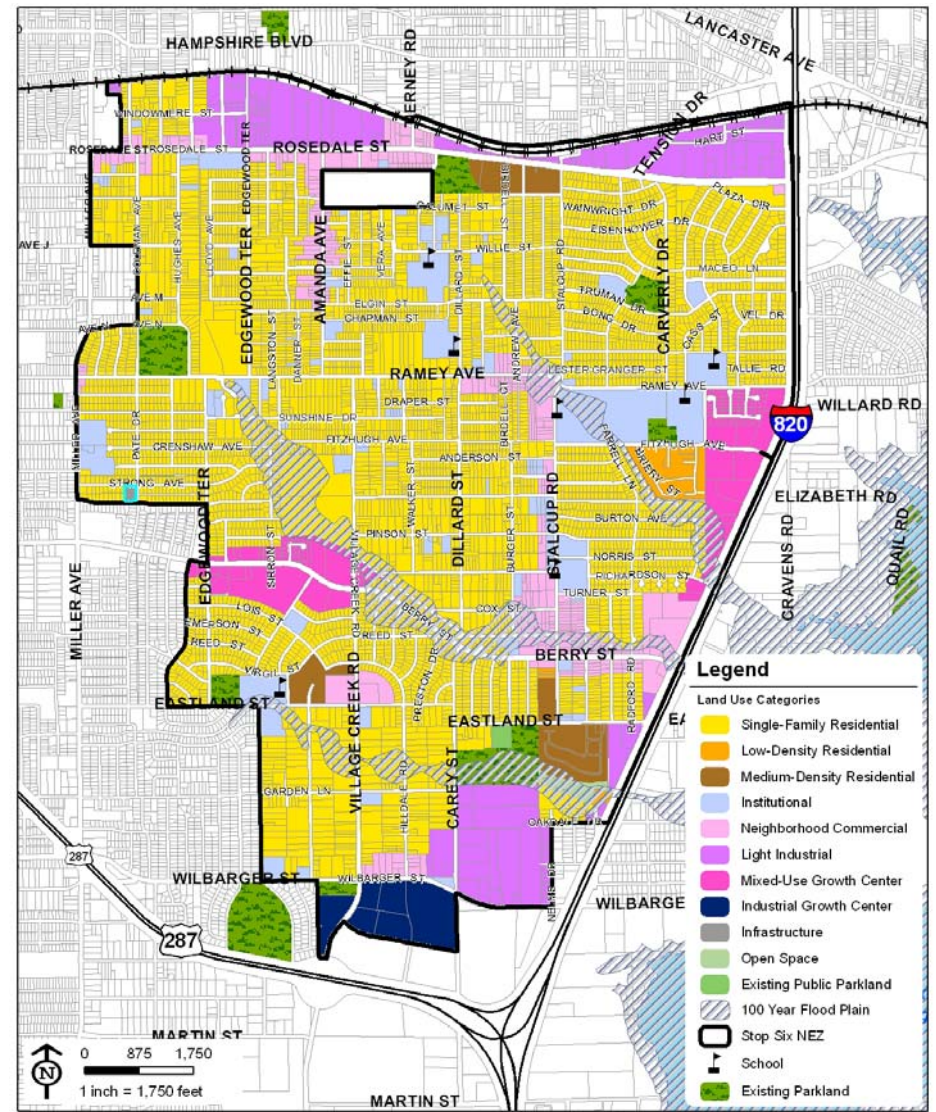
Source: City of Fort Worth 2008 Comprehensive Plan, Planning and Development Department, 2009.

Map 4: Current Land Use



Copyright 2009 City of Fort Worth. Unauthorized reproduction is a violation of applicable laws. This data is to be used for graphical representation only. The accuracy is not to be taken as data produced for engineering purposes or by a registered professional land surveyor. The City of Fort Worth assumes no responsibility for the accuracy of S&D data.

Map 5: Future Land Use



Copyright 2009 City of Fort Worth. Unauthorized reproduction is a violation of applicable laws. This data is to be used for graphical representation only. The accuracy is not to be taken as data produced for engineering purposes or by a registered professional land surveyor. The City of Fort Worth assumes no responsibility for the accuracy of S&D data.

Neighborhood commercial is recommended along key corridors including East Rosedale Street, Stalcup Road, Amanda Avenue, and Eastland Street.

A mixed-use growth center is planned adjacent to East Loop 820 and along East Berry Street. An industrial growth center is designated south of Wilbarger Street.

Zoning

Single-family zoning districts (A-5, A-7.5, A-10, A-21) are the predominant zoning categories within the NEZ at just over 62 percent of the land area. Most of the single-family zoning districts are concentrated south of East Rosedale Street.

The two-family (or B) zoning district is the second largest residential zoning category at almost 8 percent of the land area. B zoning is located mainly in the northwest part of the NEZ.

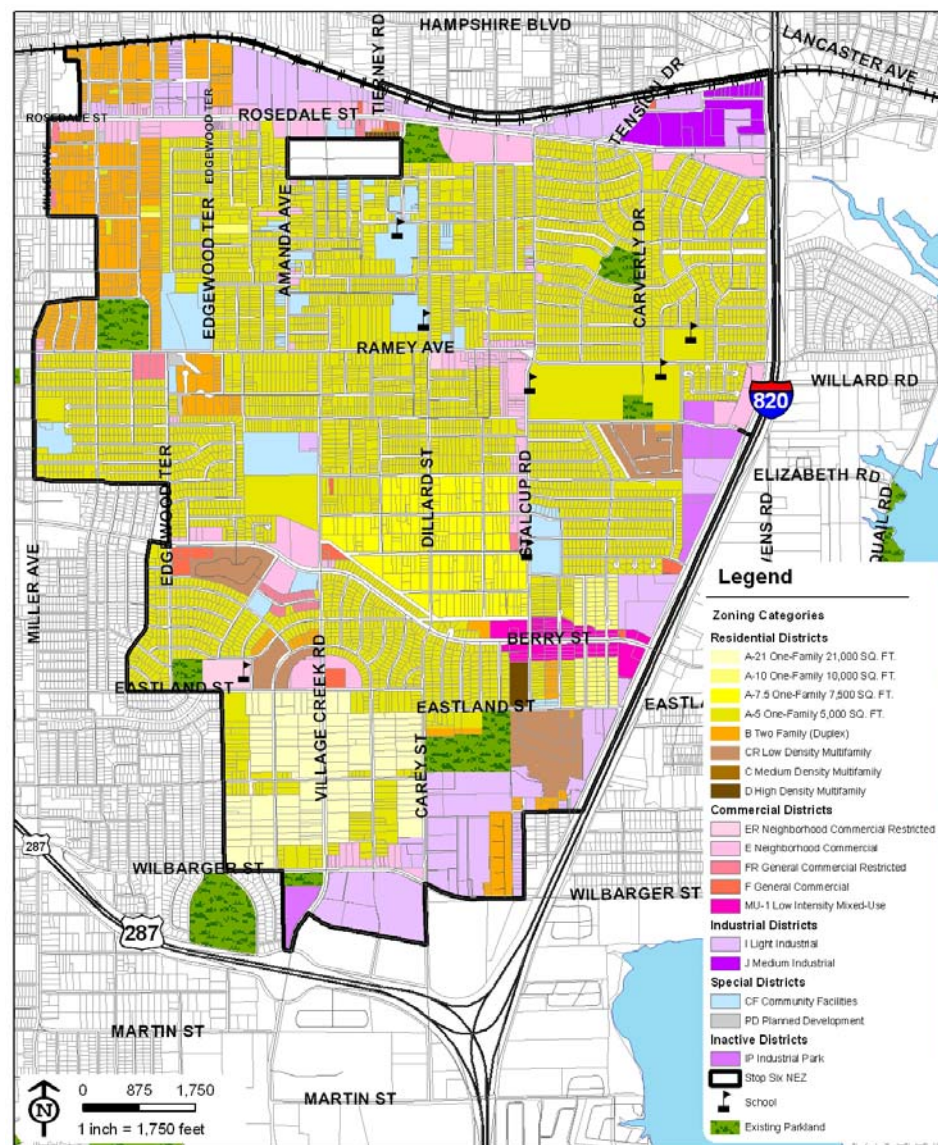
Medium and high density multifamily represents 4.4 percent of the zoning and is primarily located south of Ramey Avenue.

Commercial zoning districts are mostly neighborhood commercial, E and ER, at 6.6 percent; and general commercial, F and FR, at just over one percent. The Berry/Stalcup Urban Village, located along East Berry Street between East Loop 820 and Stalcup Road, is zoned MU-1 to encourage mixed-use developments.

Light and medium industrial zoning districts comprise approximately 10.8 percent of the total zoning. Most of the industrial zoning is located north of East Rosedale Street, adjacent to East Loop 820, and south of Wilbarger Street.

Based on the 2009 Comprehensive Plan future land use maps, 13.9 percent of the land area in the NEZ is zoned in classifications that do not conform to the current future land use. Over the past few years, Council initiated rezonings were undertaken to bring incompatible and undesired zoning in conformance with the Comprehensive Plan future land use maps. Most of the rezonings were of properties that had B or two-family zoning, which was rezoned to an appropriate single-family zoning district. Future Council initiated rezonings are planned to address some of

Map 6: Zoning

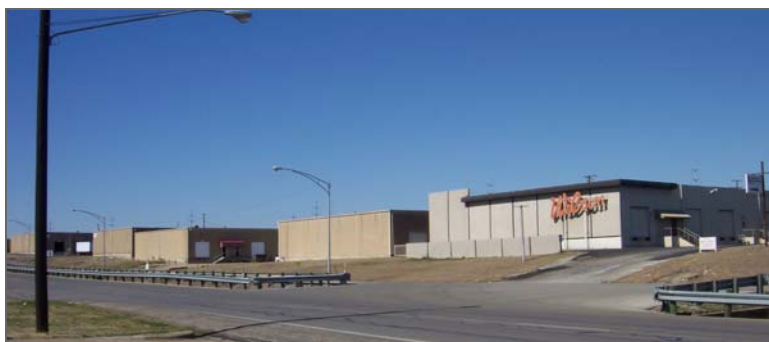


Copyright 2009 City of Fort Worth. Unauthorized reproduction is a violation of applicable laws. This data is to be used for graphical representation only. The accuracy is not to be taken as data produced for engineering purposes or by a registered professional land surveyor. The City of Fort Worth assumes no responsibility for the accuracy of SAO data.

Prepared by: City of Fort Worth Planning & Development Department, February 2009
Source: City of Fort Worth Planning & Development Department February 2009

the remaining inappropriately zoned properties.

In some of the single-family residential areas the zoning is B, or two-family zoning. The B zoning allows duplex properties to be built in existing single-family residential areas, which can be perceived as leading to an erosion of the neighborhood fabric. To prevent additional low quality duplexes from being built in single-family areas, Stop Six stakeholders sought Council initiated rezonings that changed B zoning to an appropriate single-family zoning district.



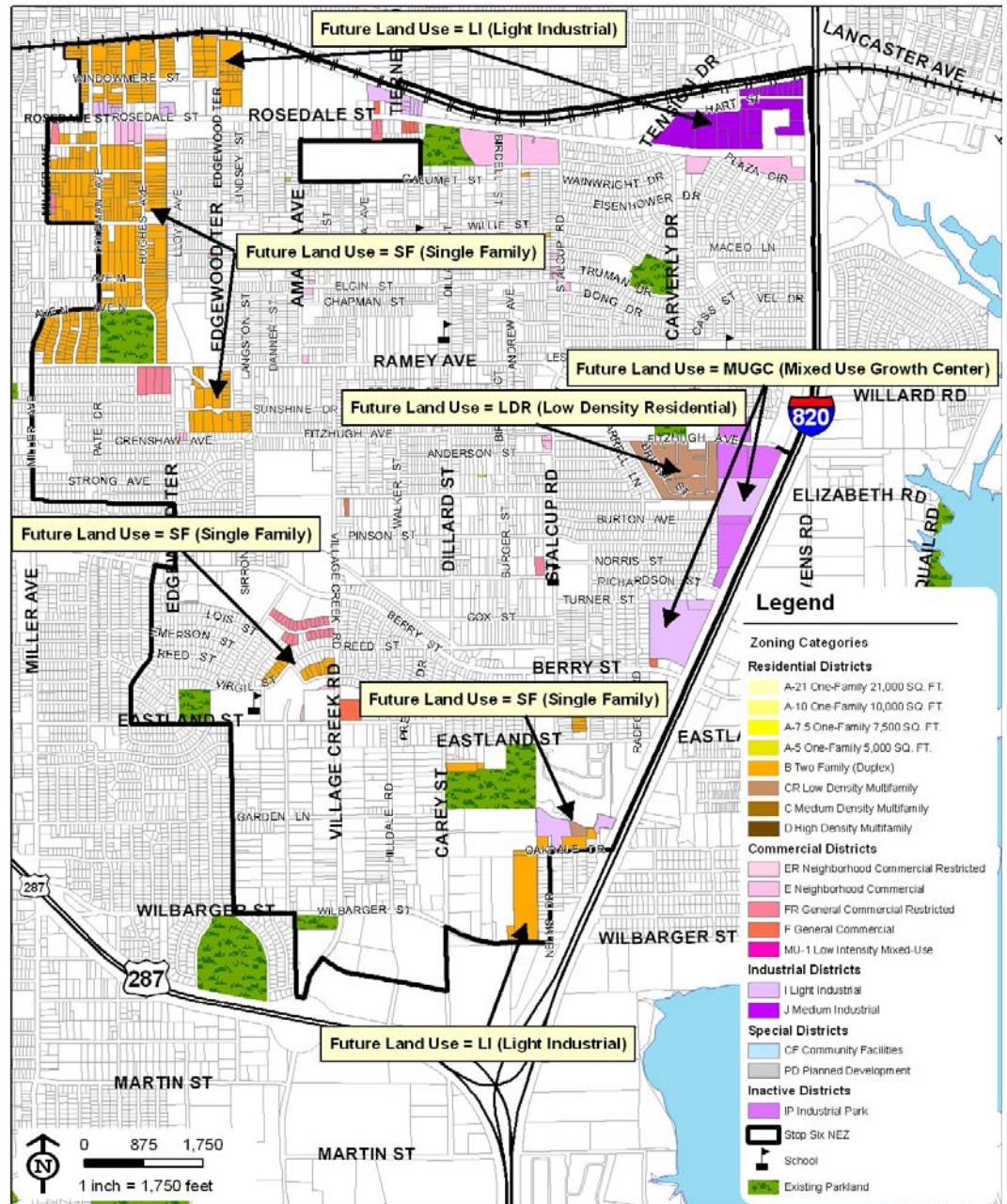
Less than 1 percent of the land in the Stop Six NEZ is used for industrial purposes. The industrial park shown above is located north of East Rosedale Street.

ZONING	Land Use Type	Percent
Residential Districts		
A-5, A-7.5, A-10, and A-21	Single-family	62.17%
B	Two-family (Duplex)	7.87%
CR and C	Medium Density Multifamily	4.14%
D	High Density Multifamily	0.28%
Commercial Districts		
ER and E	Neighborhood Commercial	6.63%
FR, and F	General Commercial	1.16%
Mixed-Use Districts		
MU-1	Low Intensity Mixed-Use	1.15%
Industrial Districts		
I and J	Light and Medium Industrial	10.77%
Special Districts		
CF	Community Facilities	4.46%
PD	Planned Developments	0.09%
Total		100.0%

Source: City of Fort Worth, Planning and Development Department, 2009.

Map 7: Zoning Inconsistency

The zoning inconsistency map identifies properties that have a zoning designation that is not compatible with the City's adopted future land use plan. In recent years, many incompatibly zoned properties were rezoned to an appropriate zoning district in accordance with the City's future land use maps.



COPYRIGHT 2009 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.



Historic Districts

The Historic Stop Six Sunrise Edition and Historic Carver Heights historic districts are located in the Stop Six NEZ. Below is a description of the two historic districts. Each district has applicable historic design guidelines that regulate construction.

Historic Stop Six Sunrise Edition Historic District

Historic Stop Six Sunrise Edition is a district of early 20th century vernacular structures, which celebrates the history and culture of the streetcar development of Fort Worth. Stop Six was a pastoral community located along the old interurban streetcar line. In the Sunrise Edition, as early as 1924, the landscape had a rural character that has historically been occupied, shaped and modified by African American families. The rural landscapes reflect the day-to-day occupational activities of families who engaged in various types of agriculture work such as farming.

There are two periods of significant development within the neighborhood: the era of the streetcar pre-World War II, approximately 1920-1940, and 1950-1970 suburbanization. However, for the purposes of the historic district, the most significant structures are those at least fifty years of age and considered to contribute to the history and development of the neighborhood.

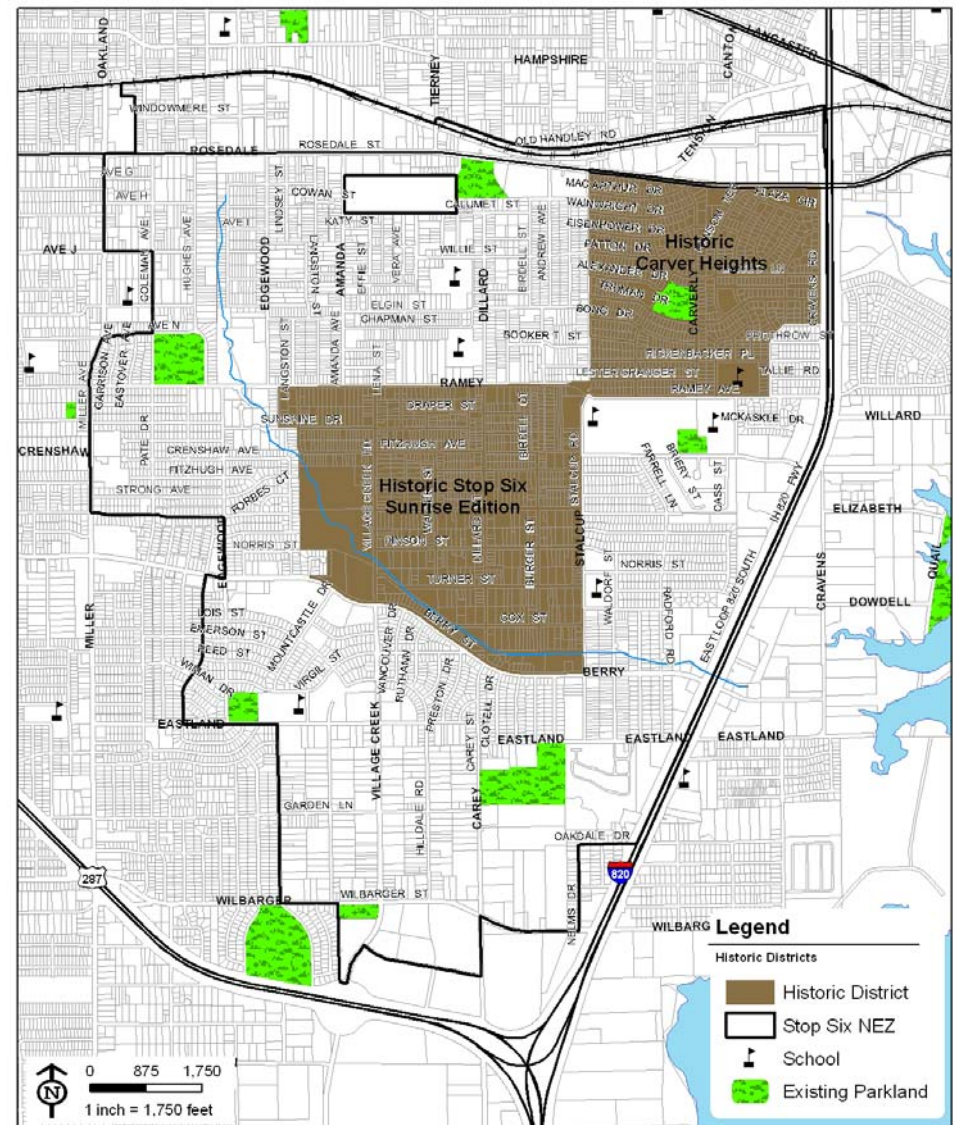
Historic Carver Heights Historic District

The Historic Carver Heights neighborhood was developed by African American professionals. The development pattern of the neighborhood is strongly tied to the cultural significance of the neighborhood as a professional middle-class neighborhood.

Historic Carver Heights is an auto-oriented development. The patterns of development are based on a street pattern favoring the automobile, not the pedestrian. Much of the neighborhood is characterized by curvilinear streets without sidewalks.

Construction in the neighborhood began around 1950. The oldest structure documented in the neighborhood is from 1947, but the era of significance of the district is between 1950 and 1965, when the majority of the houses were built.

Map 8: Historic Districts



Prepared by: City of Fort Worth Planning & Development Department, February 2009
 Copyright 2009 City of Fort Worth. Unauthorized reproduction is a violation of applicable laws. This data is to be used for graphical representation only. The accuracy is not to be taken used as data produced for engineering purposes or by a registered professional land surveyor. The City of Fort Worth assumes no responsibility for the accuracy of said data.



Tax-Foreclosed, Surplus, and Brownfield Properties

Based on Tarrant Appraisal District (TAD) data, there are numerous tax-foreclosed and surplus properties in the Stop Six NEZ.

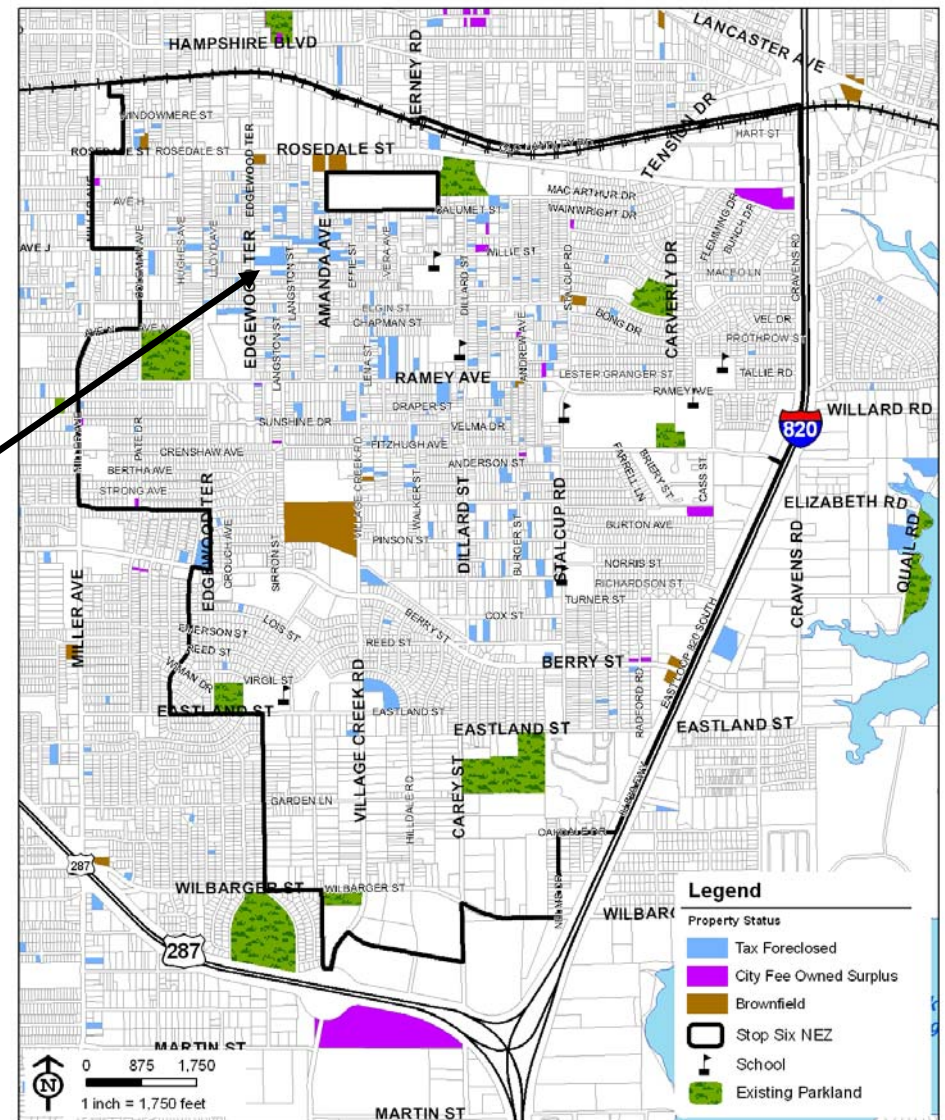
Also, several brownfield sites are located within the Stop Six NEZ. The largest brownfield site is located just north of Berry Street at Village Creek Road. A brownfield is a real property with real or perceived environmental contamination that hinders redevelopment.

These sites as displayed on the map to the right represent redevelopment opportunities for new single-family housing or commercial developments.

The four surplus properties below total 3.3 acres. As seen the four properties are vacant parcels. The surrounding land use is mainly single-family residential.



Map 9: Surplus, Tax-Foreclosed, and Brownfield Properties



COPYRIGHT 2009 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN USED AS DATA UNLESS FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

Prepared by: City of Fort Worth Planning & Development Department, February 2009
Source: City of Fort Worth Planning & Development Department, February 2009

Infrastructure

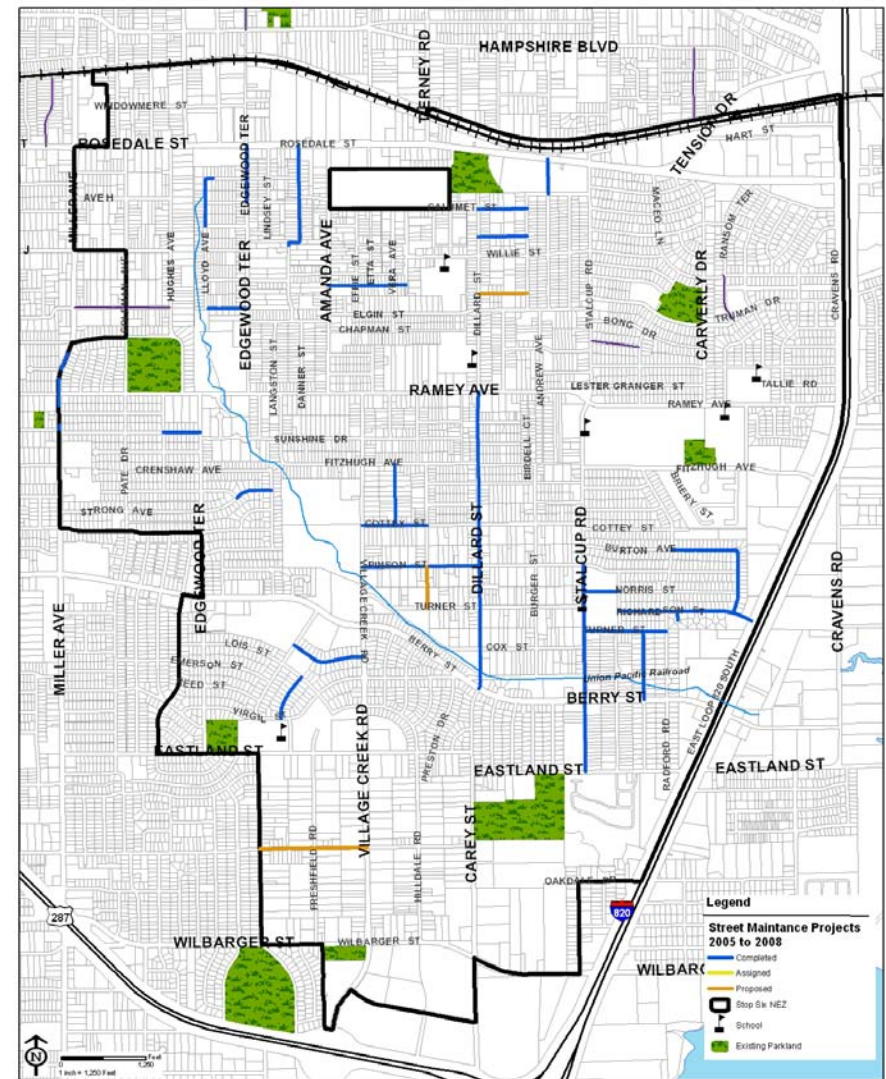
Based on the most recent street assessment from the City's Transportation & Public Works Department, many of the streets located in the Stop Six NEZ were determined to be in excellent or good condition. Some of the streets listed as being in fair or poor condition are scheduled for reconstruction.

Based on observation, some of the sidewalks are in need of repair or new installation.

Many of the existing infrastructure deficiencies can be addressed with future bond programs or other City programs.

The Stop Six NEZ is served by an extensive City water and sewer system as depicted on Map 12. The current system is sufficient to accommodate new residential and commercial development.

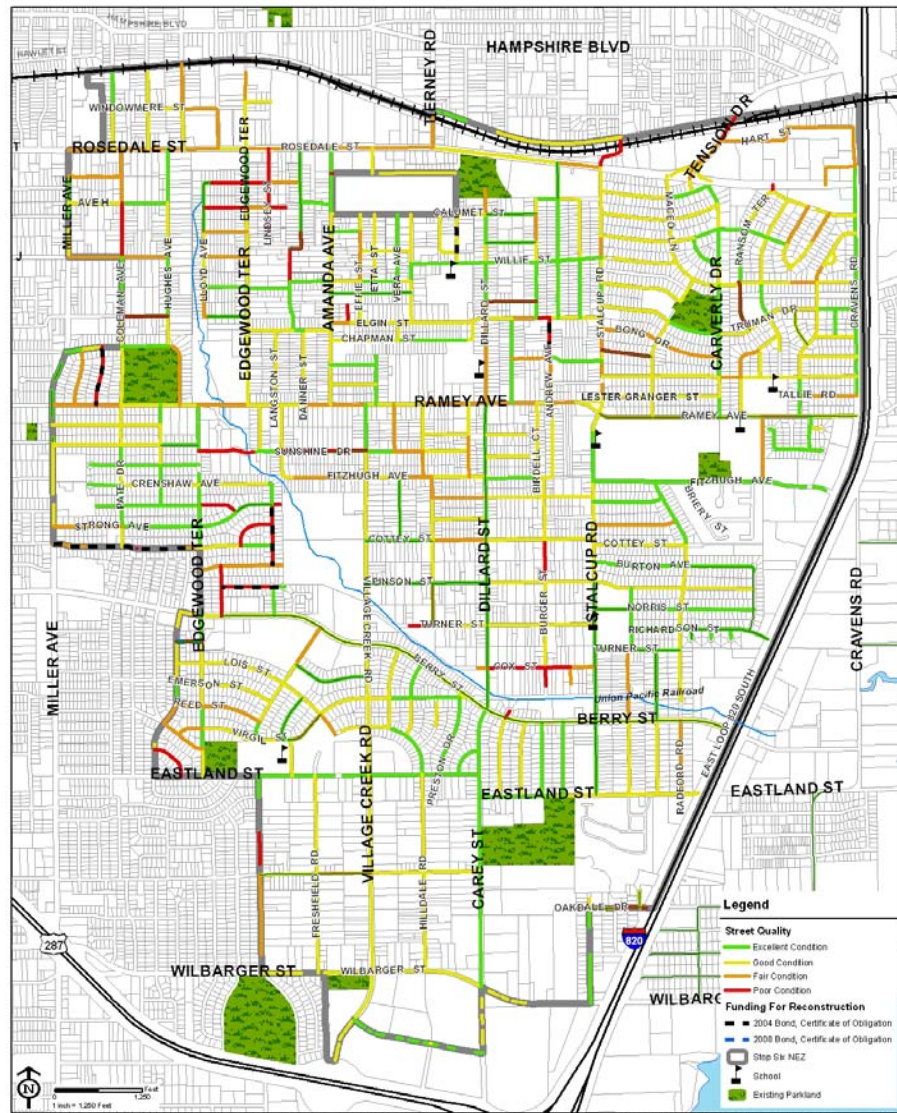
Map 10: Street Maintenance Projects, 2005—2008



COPYRIGHT 2008 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

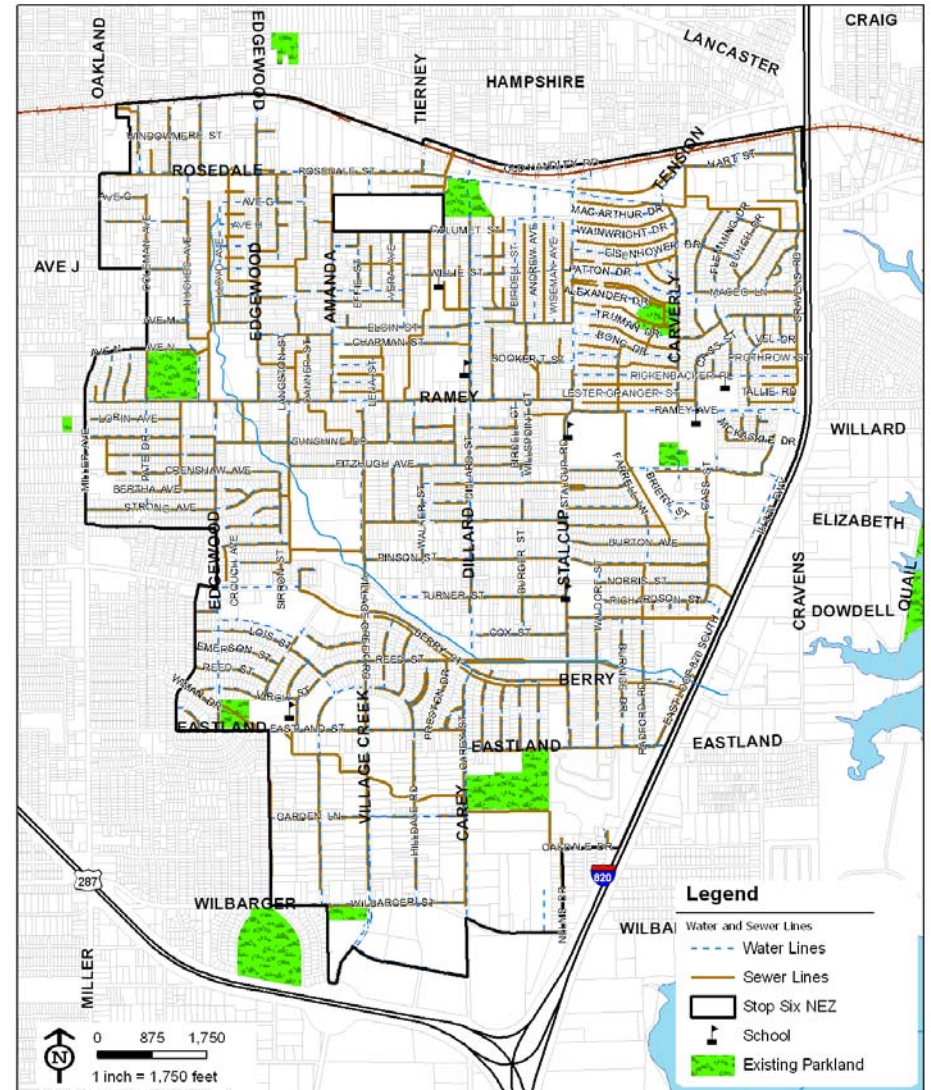
Prepared by: City of Fort Worth Planning & Development Department, November 2008
Source: City of Fort Worth Transportation & Public Works, November 2008

Map 11: Street Quality and Reconstruction Funding



COPYRIGHT 2008 CITY OF FORT WORTH. UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAG DATA.

Map 12: Water and Sewer Lines



COPYRIGHT 2008 CITY OF FORT WORTH. UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAG DATA.

Demographic Factors

Housing Units and Population

Most of the houses in Stop Six were built between 1940 and 1959. The housing development pattern in Stop Six parallels the era of racial housing segregation. During the post-segregation years, the Stop Six area saw a decline in home building as African American households had a wider choice of options of where to live. This trend of African American families choosing to live in other parts of Fort Worth and the Metroplex may have played a significant role in the changing demographic profile of the Stop Six neighborhood.

Based on the 2000 Census (census tract level), the population in the Stop Six NEZ area decreased by 2.5 percent to 13,886 persons between 1990 and 2000. This population decline occurred while the citywide population grew 19.6 percent.

In that same time period, the Stop Six NEZ owner-occupied units decreased by 3.5 percent to 3,001 units which is in contrast to the citywide increase of 19.0 percent. Renter-occupied units increased by 14.9 percent to 1,674 units and outpaced the citywide figure of 12.4 percent. Vacant units in the Stop Six NEZ area decreased by 40.1 percent, which was slightly higher than the citywide figure of 38.8 percent.

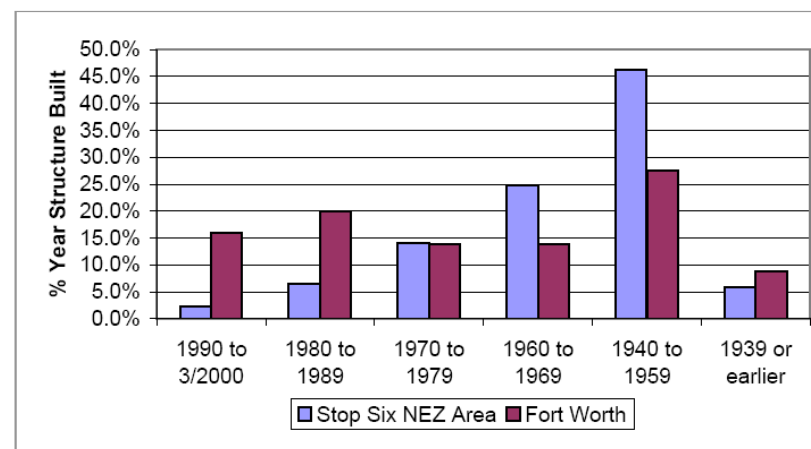
Household size decreased within the Stop Six NEZ by .07 percent to 2.89 persons per household between 1990 and 2000. During this time period, average household size actually increased by 3.5 percent to 2.67 percent citywide.

Race, Ethnicity, and Age

At the time of the 2000 Census, the racial and ethnic composition of the Stop Six neighborhood was 81.8 percent African Americans; 8.5 percent Hispanic or Latino; 5.9 percent White; 3.7 percent other races; and less than 1 percent Asian. These percentages reflect the history of the Stop Six neighborhood as a primarily African American community.

When compared to the city overall in 2000, the Stop Six neighborhood was somewhat under-represented in working age adults, while being over-represented in both children and the elderly population. The 2000 Census

Year Housing Built — Stop Six NEZ Area and Fort Worth



Source: U.S. Census Bureau, 2000.

Stop Six NEZ Area	1990	2000	Percent +/-
Total Population (census tract level)	14,246	13,886	-2.5%
Owner-occupied Housing Units	3,110	3,001	-3.5%
Renter-occupied Housing Units	1,457	1,674	14.9%
Vacant Units	978	586	-40.1%
Average Household Size	3.11	2.89	-0.07%

Fort Worth	1990	2000	Percent +/-
Total Population	447,619	535,420	19.6%
Owner-occupied Housing Units	91,755	109,152	19.0%
Renter-occupied Housing Units	76,519	85,994	12.4%
Vacant Units	26,155	16,019	-38.8%
Average Household Size	2.58	2.67	3.5%

Source: U.S. Census Bureau, 1990 and 2000.

data may suggest that a larger proportion of working age residents choose to leave Stop Six than is true of the city as a whole. The data may reflect a lack of job opportunities near Stop Six, a higher rate of adult incarceration, and/or other factors that affect Stop Six more than the city as a whole.

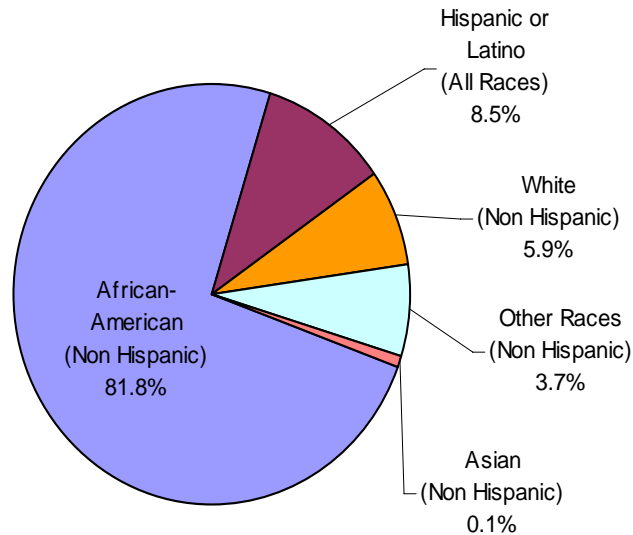
Children 19 and younger account for 27.8 percent of the population compared to 22.8 percent at the citywide level. Adults age 20 to 64 account for the majority of the population in the Stop Six NEZ area and the citywide level at 50 percent and 59.2 percent, respectively. The Stop Six NEZ area population over 65 years of age accounted for 13.2 percent of the total, compared to 9.5 percent for the city as a whole.

Population Age — Stop Six NEZ Area and Fort Worth

AGE	Stop Six NEZ Area	Fort Worth
Under 5	9.0%	8.4%
5-19	27.8%	22.8%
20-64	50.0%	59.2%
Over 65	13.2%	9.5%

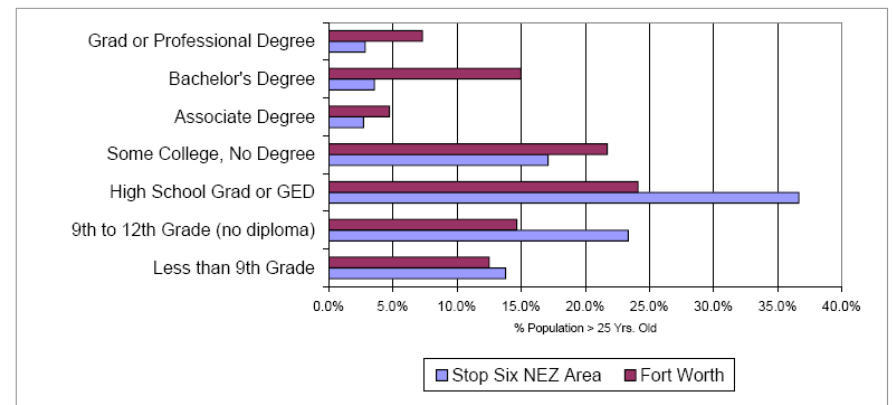
Source: U.S. Census Bureau, 2000.

Racial and Ethnic Composition — Stop Six NEZ Area



Source: U.S. Census Bureau, 2000.

Educational Attainment — Stop Six NEZ Area and Fort Worth (Population 25 Years and Over)



Source: U.S. Census Bureau, 2000.

Education and Occupations

Based on the 2000 Census, 36.6 percent of Stop Six residents have a high school diploma or GED. Approximately 17 percent have some college education but no degree, and 9 percent have either an associate, bachelor's, graduate, or professional degree. Approximately 37 percent of Stop Six residents do not have a high school diploma. The Stop Six figures stand in sharp contrast to the citywide figures for educational attainment. At the citywide level, more persons have a college degree or above and fewer persons have no high school diploma. For Stop Six, the percentage of persons with a high school or GED diploma only is 12.5 percentage points above the citywide figure.

Based on the 2000 Census, a higher percentage of persons residing in the Stop Six NEZ held jobs in production, transportation, and material moving (24.4 percent), and service (18.6 percent) occupations. These percentages were slightly higher than the citywide figures and indicates a primarily working class neighborhood.

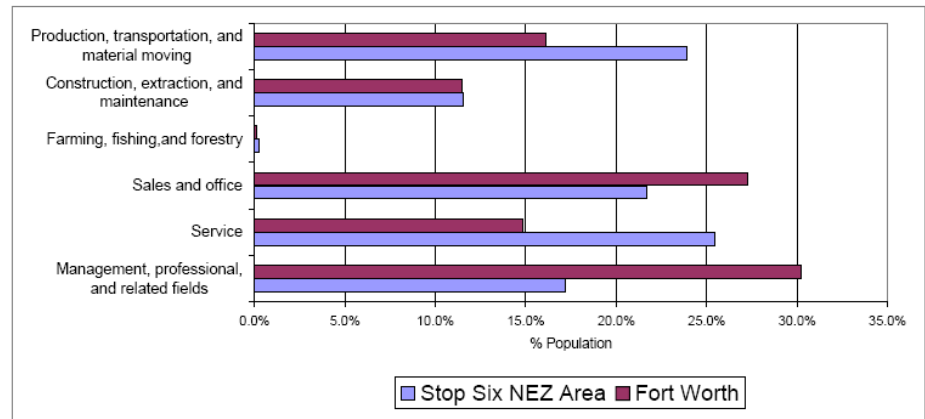
Approximately 18 percent of Stop Six residents worked in management, professional, and related occupations compared to 30.2 percent citywide.

Household Incomes

Based on the 2000 Census, 81 percent of the households in the Stop Six NEZ area have incomes below \$50,000, compared to 65 percent at the citywide level. Approximately 70 percent of Stop Six households have incomes below \$35,000, compared to 48 percent at the citywide level. Approximately 8 percent of the Stop Six households have incomes above \$75,000, compared to 18 percent at the citywide level.

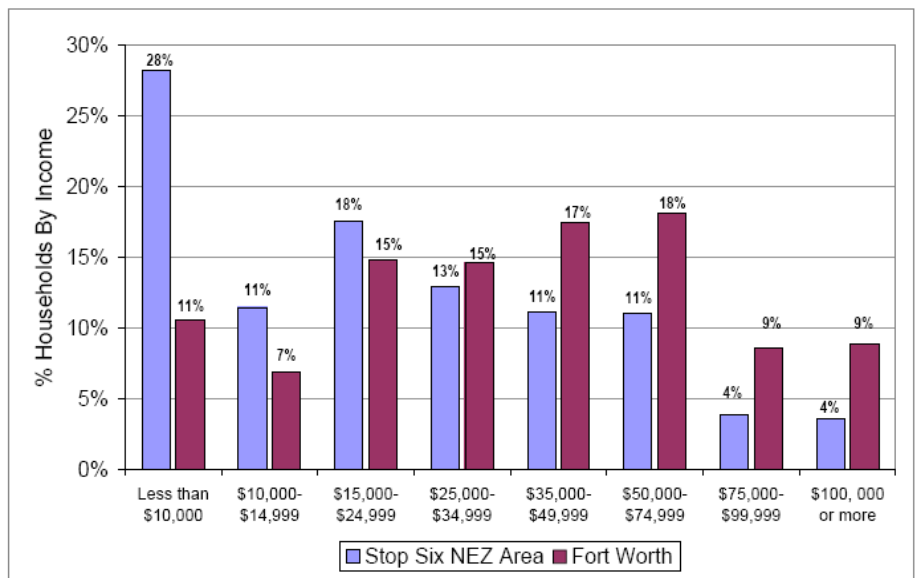
The lower household incomes in the Stop Six area are, in part, related to lower educational attainment of its residents.

Occupations — Stop Six NEZ Area and Fort Worth



Source: U.S. Census Bureau, 2000.

Household Incomes — Stop Six NEZ Area and Fort Worth



Source: U.S. Census Bureau, 2000.

Public Safety

Crime

The crime rate overall in the Stop Six area has remained rather consistent over the past five years. The incidence of Part I crimes in Stop Six slightly decreased between 2004 and 2008. Part I crimes include murder, rape, robbery, aggravated assault, burglary, larceny theft, and auto theft. Part II crimes in the Stop Six area increased by 4.4 percent between 2004 and 2008. Part II crimes are considered less serious than Part I crimes and include ticketed crimes such as simple assault, vandalism, and DWI.

Code Compliance

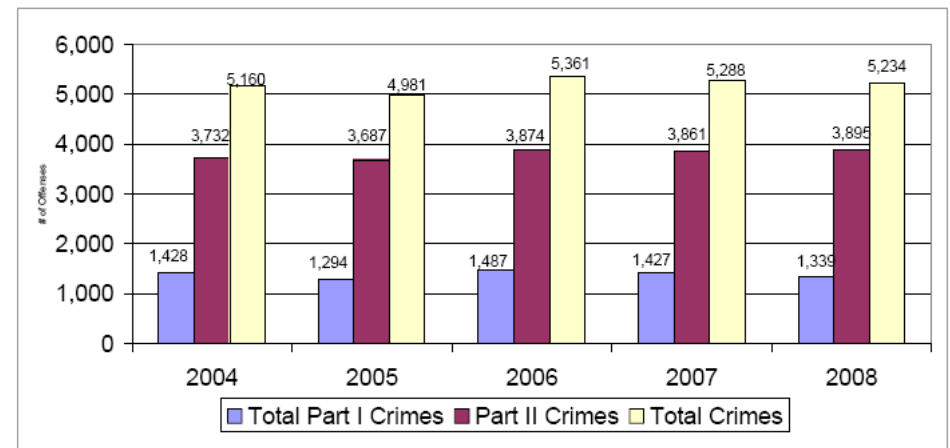
In 2008, a variety of code violations were noted in the Stop Six NEZ, including high grass/weeds, property maintenance, substandard structure, and vehicle violations.

Property maintenance violations include but are not limited to trash and debris. Vehicle violations include junk vehicles, front or side yard parking, and oversize commercial vehicles.

Substandard building violations include vacant and open structures, unlawful occupancies, or owning or controlling a substandard residential or commercial structure. Sheds, carports, and swimming pool barriers are part of this category.

Map 13 displays the locations of code violations in the Stop Six NEZ. Educational programs provided to Stop Six residents about code violations and increased participation in the City's Code Rangers program could help reduce the number code violations in Stop Six.

Crime Trends — Stop Six NEZ Area



Source: Fort Worth Police Department, 2009.

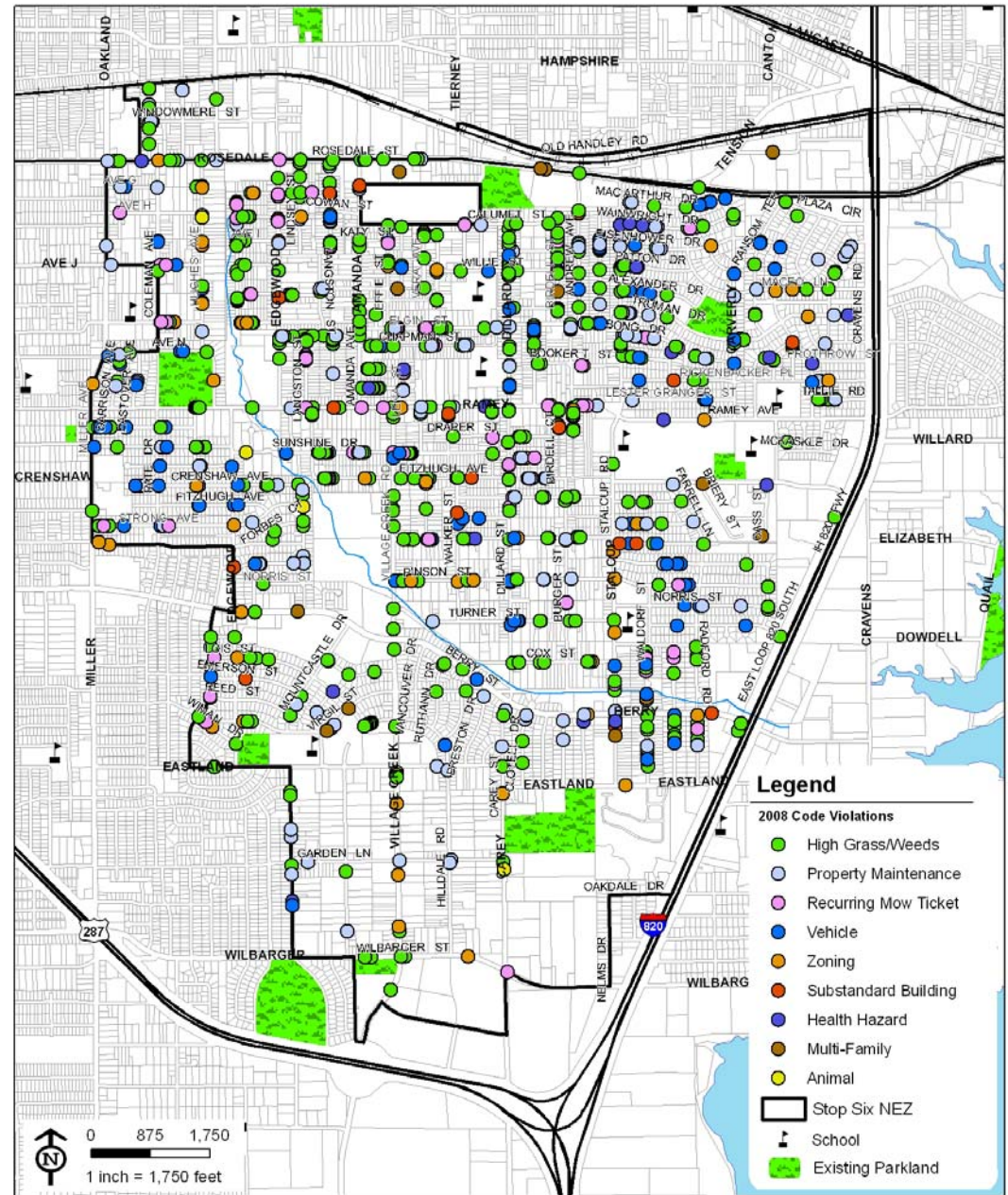
Map 13: NEZ Code Violations



Trash strewn along the side of the road is a code violation due to its potential health hazard and unsightly appearance.



The substandard structure and litter make this location a code violation.



Prepared by City of Fort Worth Planning & Development Department, April 2009
 Source: City of Fort Worth Planning & Development Department, April 2009

COPYRIGHT 2009 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN/USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.



Transportation and Access

The Stop Six NEZ area has good access to other parts of Fort Worth and the metropolitan area due to its extensive street network and close proximity to East Loop 820.

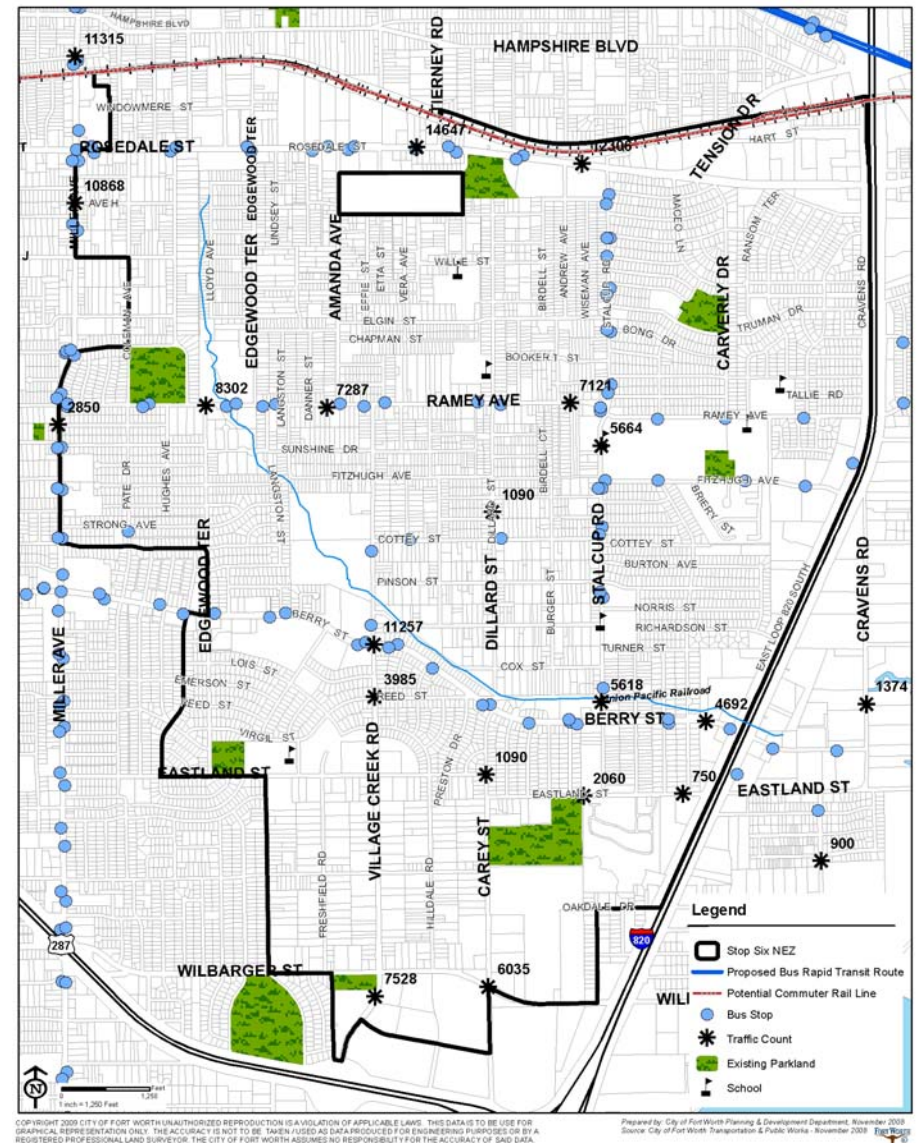
East Rosedale Street is the major east-west street that transverses the NEZ on the north. East Rosedale provides a direct route to downtown Fort Worth and the medical district to the west and the city of Arlington to the east. East Rosedale is a four-lane principal arterial. Street reconstruction is planned for East Rosedale from U.S. Hwy. 287 to Tension. The street reconstruction project is divided into phases, with the Miller Avenue to Stalcup Road segment having an estimated construction start in 2013 and project completion in 2015. As a separate Texas Department of Transportation (TxDOT) project, East Rosedale Street will be reconstructed from Tension to East Loop 820.

Other major east/west streets in the NEZ include Ramey Avenue, East Berry Street, and Wilbarger Street. The major north/south streets are Miller Avenue, Edgewood Terrace, Village Creek Road, and Stalcup Road.

The Stop Six NEZ area is served by the Fort Worth Transportation Authority (The T) with numerous bus stops located throughout the NEZ. The bus route on East Rosedale has an average of 243 daily riders between Miller and East Loop 820.

The Stop Six NEZ area includes proposed bike lanes, as outlined in the City's bicycle transportation plan, "Bike Fort Worth", along Miller, Ramey, and a part of Village Creek. On-street signed bike routes are noted in the plan along Stalcup, Eastland, and a part of Village Creek. The bike plan includes an off-street bike route parallel to Wildcat Branch Creek between Village Creek and East Loop 820.

Map 14: Transportation Features

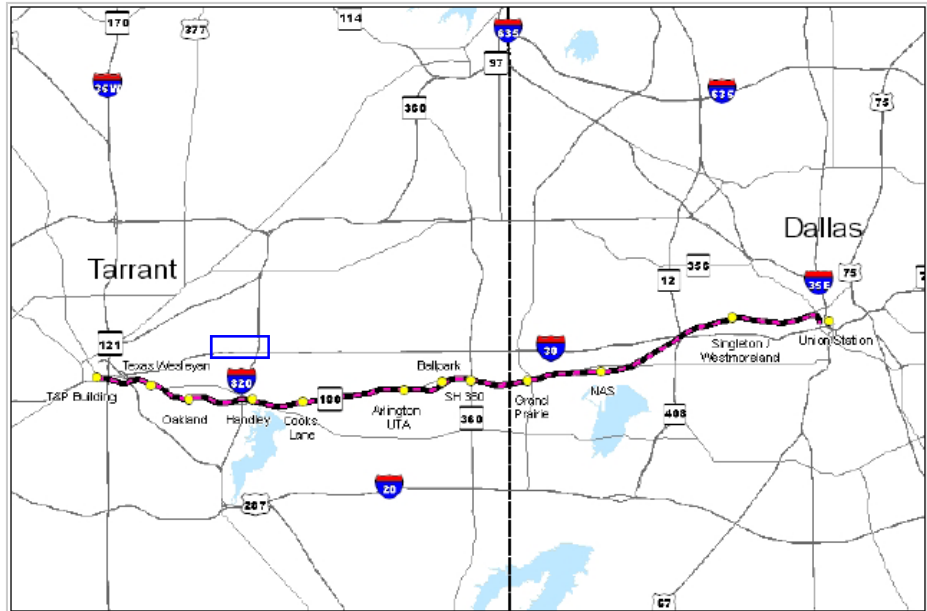


Long-term Transportation Alternatives and Issues

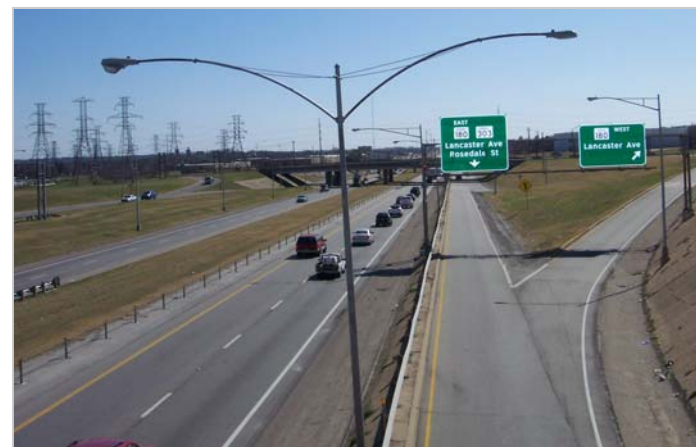
The Union Pacific railroad (UPRR) line, which forms the northern boundary of the Stop Six NEZ, has been identified as a potential future regional commuter rail line by NCTCOG. Commuter rail along or parallel to the UPRR line would increase transportation options for Stop Six residents, provide access to and from the Stop Six NEZ area, and provide a direct route to downtown Fort Worth and the cities to the east—Arlington, Grand Prairie, and Dallas. In addition, the rail line could serve two professional sports facilities in Arlington, the Rangers baseball field (The Ballpark) and the Dallas Cowboys football stadium. For planning purposes, NCTCOG has identified several proposed station locations along the UPRR line—including one in or near the Historic Handley Urban Village, which is less than 2 miles from the Stop Six NEZ.

In 2000, the Fort Worth District of the Texas Department of Transportation (TxDOT) initiated an Alternatives Analysis study and National Environmental Policy Act (NEPA) process that included six-miles along the East Loop 820 corridor from Meadowbrook Drive to Interstate Highway 20 (IH 20). The TxDOT study area includes the eastern portion of the Stop Six NEZ. Traffic congestion and safety were major issues to be addressed under the study. During peak hours, traffic congestion occurs on East Loop 820 causing significant delays. Demographic forecasts indicate an increase in population and businesses along East Loop 820, which will exacerbate the problem if no intervention occurs. TxDOT plans to resume the Alternatives Analysis project in order to reanalyze the corridor based on the Mobility 2035 Metropolitan Transportation Plan, the regional transportation plan that is updated every five years.

Map 15: Potential Stations on Proposed UPRR Commuter Rail Line



NCTCOG identified proposed stations along the UPRR line for planning purposes only. The proposed Handley station is not far from the Stop Six NEZ area and will provide another transportation option for Stop Six residents.
Source: NCTCOG, 2009.



TxDOT initiated an Alternatives Analysis study on East Loop 820 from Meadowbrook Drive to IH 20. The study addresses congestion and safety on the corridor.

Housing

A diverse housing stock exists in the Stop Six NEZ, with many small wood frame homes and some large brick houses. The majority of the housing is single-family detached including both owner-occupied and rental property. Duplex and multifamily properties also exist in the NEZ.

Census Data

For a historical perspective, the 1990 and 2000 Census housing data for the Stop Six area was examined.

Between 1990 and 2000, the total number of housing units declined by 5.1 percent in the Stop Six area, representing a loss of 284 homes in ten years. Owner-occupied units decreased by 3.5 percent between 1990 and 2000, whereas renter-occupied units increased by 14.9 percent to 217. Vacant units decreased by 40.1 percent, which is partly explained by the loss of the 284 structures noted above.

The majority of housing units in the Stop Six area in 1990 and 2000 were single-family detached (one house not attached to another unit). Between 1990 and 2000, single-family detached housing slightly decreased by less than 1 percent. Single-family attached (one house attached to another unit) housing also decreased at 11.8 percent between 1990 and 2000. Duplexes (2 to 4 units) and multifamily units increased by 65.3 percent and 12.9 percent, respectively.

According to the 2000 Census, close to 76 percent of the single-family detached housing units was owner-occupied and 24 percent was renter-occupied. For single-family attached homes, 55.2 percent were owner-occupied and 44.8 percent renter-occupied.



1950s house with a quality exterior appearance.

Tenure	1990		2000		1990-2000 Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner-occupied	3,110	56.1%	3,001	57.0%	-109	-3.5%
Renter-occupied	1,457	26.3%	1,674	31.8%	217	14.9%
Total occupied (owner + renter)	4,567	82.4%	4,675	88.9%	108	2.4%
Vacant	978	17.6%	586	11.1%	-392	-40.1%
Total housing units	5,545	100.0%	5,261	100.0%	-284	-5.1%

Source: U.S. Census Bureau, 1990 and 2000.

Housing Type	1990		2000		1990-2000 Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-family detached	3,842	84.1%	3,837	82.1%	-5	-0.1%
Single-family attached	76	1.7%	67	1.4%	-9	-11.8%
2-4 units	170	3.7%	281	6.0%	111	65.3%
Multifamily	402	8.8%	454	9.7%	52	12.9%
Mobile home and other	77	1.7%	36	0.8%	-41	-53.2%
Total	4,567	100.0%	4,675	100.0%	108	2.4%

Source: U.S. Census Bureau, 1990 and 2000.

Housing Type By Tenure (2000)	Owner-occupied		Renter-occupied		Total
	Number	Percentage	Number	Percentage	Number
Single-family detached	2,905	75.7%	932	24.3%	3,837
Single-family attached	37	55.2%	30	44.8%	67
2 to 4 units	33	11.7%	248	88.3%	281
Multifamily	0	0.0%	454	100.0%	454
Mobile home and other	26	72.2%	10	27.8%	36

Source: U.S. Census Bureau, 2000.

Permit Data

Between 2002 and 2008, 333 new residential final permits were issued in the Stop Six NEZ according to City records. The majority (230) of these permits, or 69.1 percent, were for single-family detached housing. Sixty-two permits (18.6 percent) were for duplex or townhome projects, and 41 permits (12.3 percent) were for a multifamily senior housing project.

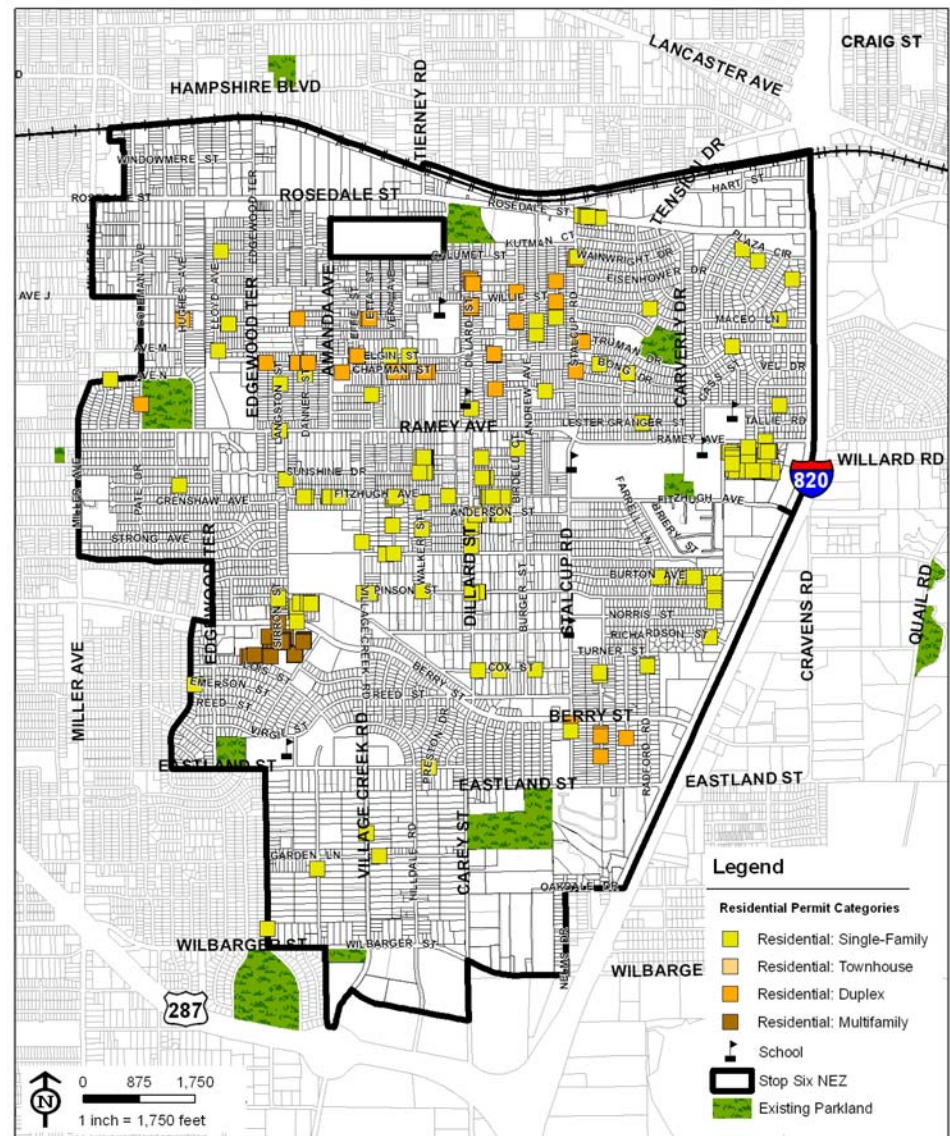
Residential Type	2002/2003	2004/2005	2006/2007	2008	Total	Percent
Single-family	52	84	86	8	230	69.1%
Duplex and Townhomes	0	6	55	1	62	18.6%
Multifamily	41	0	0	0	41	12.3%
Total	93	90	141	9	333	100%

Source: City of Fort Worth, Planning and Development Department, 2009.



The Ramey Place Addition subdivision, built between 2003 and 2006, is one of the newer subdivisions in the Stop Six NEZ.

Map 16: Residential Permits



Prepared by City of Fort Worth Planning & Development Department, October 2009
 Copyright 2009 City of Fort Worth. Unauthorized reproduction is a violation of applicable laws. This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a registered professional land surveyor. The City of Fort Worth assumes no responsibility for the accuracy of said data.

North Texas Real Estate Data

The single-family housing market data from North Texas Real Estate Information Systems, Inc. (NTREIS) indicates 86 houses were sold in 2008. The average number of days on the market was 100, with a median sales price of \$26,054. Housing sales prices ranged from \$5,500 to \$110,000.

On average, Stop Six NEZ homes sold at 91 percent of the in list price on average, which was lower than the citywide ratio of 96.7 percent.

NTREIS data for May 2009 lists 42 properties on the market. The average list price is \$56,304, which represents an average sales price per square foot of \$47.96. The average size of the 42 properties is 1,174 square feet.

Tarrant Appraisal District Data

In 2009, the Tarrant Appraisal District (TAD) listed approximately 4,226 parcels as single-family. The median age of the single-family housing stock is 49 years and the median year built is 1959.

Eighty-six parcels are listed as duplex properties and are mostly located north of Ramey Avenue. In recent years duplex properties have increased. Five parcels are listed as multifamily. The median year built of the duplex and apartment properties is 1982 and 1979, respectively.

Approximately 1,254 parcels covering 409.9 acres are listed as residential vacant according to TAD data. These vacant parcels provide opportunities for quality infill development.

Some of the new single-family infill housing has met with dissatisfaction from area stakeholders due to their small size and architectural character that is not compatible with existing neighborhood houses. An example is the single-family houses that were built between 2004 and 2008 on Anderson and Carol streets. Based on TAD data, the houses are rental properties with market values in the \$68,000 range. Many stakeholders expressed concerns about the small size and architectural features of these properties.

2008 Housing Market Data	Stop Six NEZ Area	Fort Worth
Average Sales Price	\$36,354	\$151,580
Median Sales Price	\$26,054	\$116,000
Average Square Footage	1,211	3,191
Average Sales Price Per Sq. Ft.	\$30.02	\$47.00
Ratio of Sales Price to List Price	91.0%	96.7%
Average Days on the Market	100 days	84 days

Source: North Texas Real Estate Information Systems, Inc. and Downtown Fort Worth, Inc., 2009.



The controversial small houses were built on Carol and Anderson streets. The identical houses are approximately 1,233 square feet.

Map 17 displays the larger residential projects constructed since designation of the NEZ in 2001. Below is a description of each project.

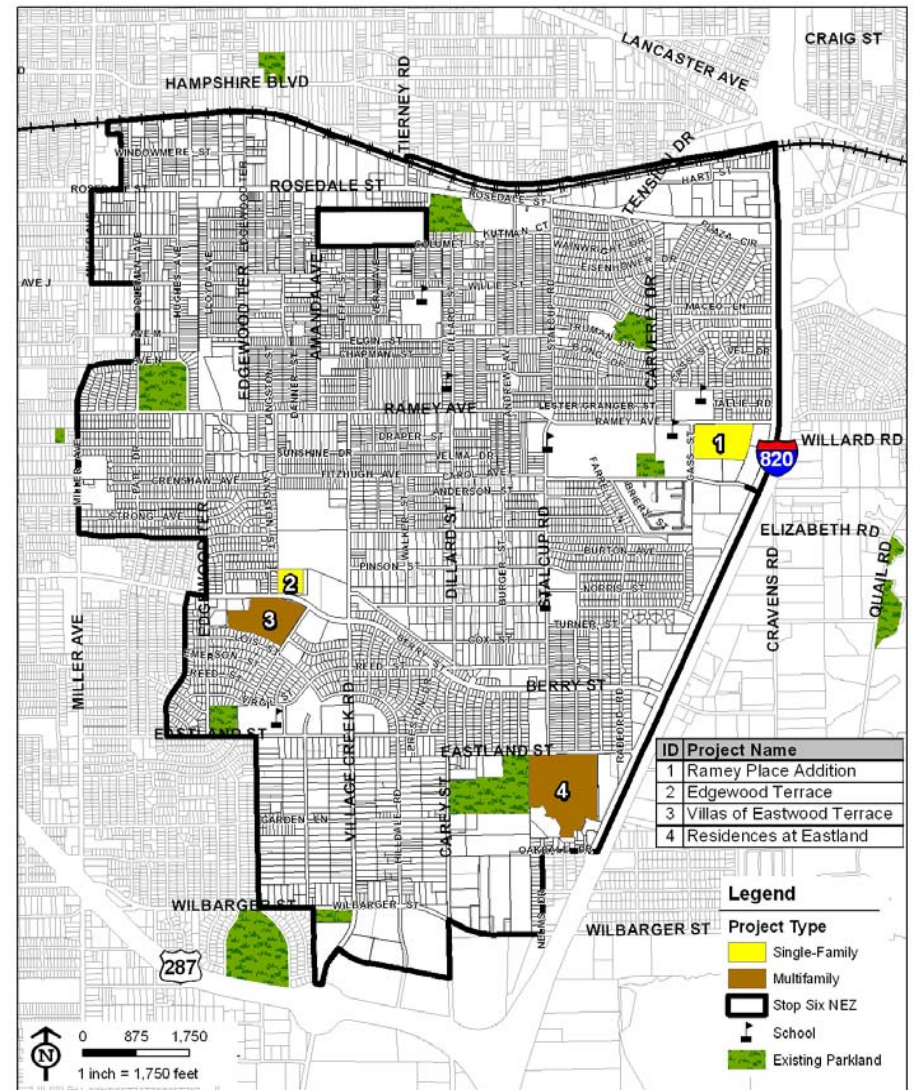
The *Ramey Place Addition* is located on Ramey Avenue west of East Loop 820. The subdivision includes 61 lots for single-family houses. The initial builder was KB Homes. Based on TAD data, the average house size is approximately 2,009 square feet with market values ranging between \$70,000 and \$147,600.

Edgewood Terrace is a small single-family infill development located on East Berry Street in the Eastcrest Addition subdivision. Twelve houses were built between 2002 and 2006. A few vacant lots remain. Based on TAD data, the average house size is approximately 1,252 square feet with market values ranging between \$83,500 and \$95,200.

Villas of Eastwood Terrace is a senior housing complex located on East Berry Street. Built in 2002, the housing complex has forty buildings that house 4 units per building, for a total of 160 units. The housing complex is open to senior citizens aged 55 years or older.

The *Residences at Eastland* is a multifamily project located on Eastland Street just west of East Loop 820. The project was completed in the summer of 2009 and has 146 units at low and moderate-income and market rates.

Map 17: Selected Residential Projects



COPYRIGHT 2009 CITY OF FORT WORTH. UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAW. THIS DATA IS TO BE USED FOR GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN (USED AS DATA) PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

Prepared by: City of Fort Worth Planning & Development Department, February 2009
Source: City of Fort Worth Planning & Development Department, February 2009



Ramey Place Addition.

Retail, Commercial, and Industrial

Few retail and neighborhood commercial businesses exist in the Stop Six NEZ. Most of the retail and commercial properties consist of small strip shopping centers located at key intersections.

Warehouse and industrial properties are located mostly north of East Rosedale and adjacent to the East Loop 820 service road from roughly Ramey Avenue on the north to Wilbarger Street on the south.

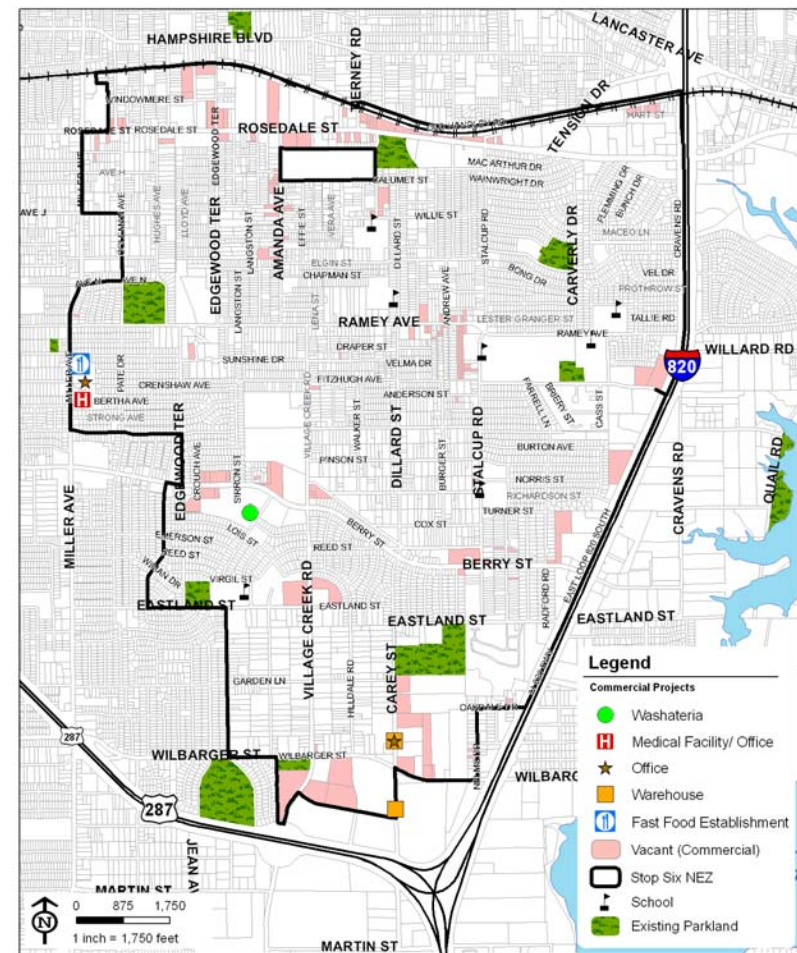
According to TAD data, the majority (67.3 percent) of the commercial properties were built before 1979; 12.2 percent between 1980 to 1989; 6.8 percent between 1990 to 1999; and 4.7 percent between 2000 and 2007.

Between 2002 and 2008, only seven final permits were issued in the Stop Six NEZ for retail and commercial projects (see table below).

Commercial Permits Issued From 2002—2008 (#)	Year Built	Square Feet
Fast Food and Other Restaurant (1)	2006	800
Medical Facility & Office (1)	2005	4,150
Office (2)	2002 & 2006	350
Warehouse (2)	2006 & 2007	5,444 & 9,876
Washateria (1)	2003	Unknown
Total Projects (7)		20,620

Source: City of Fort Worth, Planning and Development Department, 2009.

Map 18: Commercial Properties



Copyright 2009 City of Fort Worth. Unauthorized reproduction is a violation of applicable laws. This data is to be used for graphical representation only. The accuracy is not to be taken as data provided for engineering purposes or by a registered professional land surveyor. The City of Fort Worth assumes no responsibility for the accuracy of map data. Prepared by City of Fort Worth Planning & Development Department, February 2009. Source: Tarrant County Appraisal District, February 2009. Fort Worth logo.



The above strip shopping center, located at East Berry Street and Stalcup Road, is typical of the shopping centers in Stop Six.

SWOT Analysis

The following SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis is an update of the 2001 analysis. Many of the issues from 2001 still exist in 2009.

Categories	Strengths	Weaknesses	Opportunities	Threats
Business/ Entrepreneurship & Redevelopment Potential	<ul style="list-style-type: none"> ◇ Resilient entrepreneurs and businesses. ◇ Affordable vacant land. 	<ul style="list-style-type: none"> ◇ Lack of business loans. ◇ Residents' spend dollars outside neighborhood. ◇ Too many mobile home industries. ◇ Low incomes compared to city as a whole. 	<ul style="list-style-type: none"> ◇ City incentives to attract businesses. ◇ Marketing efforts of Southeast Fort Worth, Inc. ◇ Low cost business training from the City's Business Assistance Center (BAC). 	<ul style="list-style-type: none"> ◇ Local and national economic slow-down. ◇ Redlining from insurance, bank, and fast food delivery businesses.
Workforce & Education	<ul style="list-style-type: none"> ◇ Abundant workforce. ◇ Nearby schools & Tarrant County College's Fort Worth Opportunity Center (FWOC) job training facility. 	<ul style="list-style-type: none"> ◇ The FWOC is not well publicized. ◇ Low-skilled workforce. ◇ Lower percentage of college graduates. 	<ul style="list-style-type: none"> ◇ Increased capacity of the FWOC. 	<ul style="list-style-type: none"> ◇ Statewide school funding level.
Quality of Life & Housing	<ul style="list-style-type: none"> ◇ Quality schools. ◇ Many churches. ◇ Rich history that many take pride in. ◇ Diverse population (age and income). ◇ Access to medical care from the JPS Clinic on Stalcup. ◇ Boys and Girls Club & YMCA. 	<ul style="list-style-type: none"> ◇ Lack of community involvement by newer residents. ◇ Insufficient Police visibility and protection. ◇ Absentee residential and commercial owners. ◇ Slumlords. ◇ Run down apartments and houses. ◇ Lack of youth activities. 	<ul style="list-style-type: none"> ◇ Close proximity to summer youth programs at Texas Wesleyan University (TWU). ◇ Affordable housing potential. 	<ul style="list-style-type: none"> ◇ Arbitrary demolition of older historic houses. ◇ Predatory lending establishments. ◇ Drug dealers. ◇ Negative image of Stop Six.
Infrastructure & Transportation	<ul style="list-style-type: none"> ◇ Good connectivity with several arterial and many neighborhood streets. ◇ Served by The T. ◇ Excellent access to major free-ways. 	<ul style="list-style-type: none"> ◇ Aged and deteriorated neighborhood streets. 	<ul style="list-style-type: none"> ◇ East Rosedale improvements and East Loop 820 Alternatives Analysis projects. ◇ Commuter rail potential on or adjacent to the UPRR. 	<ul style="list-style-type: none"> ◇ Federal and local budget constraints limit timely repairs and rebuilding of infrastructure.

IMPROVEMENT STRATEGIES AND IMPLEMENTATION

Vision Statement	34
Guiding Principles	34
Target Area Redevelopment Concepts	36
East Rosedale and Amanda Avenue “Heritage Row”	
Berry Stalcup Urban Village	
East Loop 820 Vacant Parcel and Ramey Avenue	
Infill Housing and Other Development Opportunities	
Stakeholder Preferred Projects Types	44
Stakeholder Unsupported Project Types	45

Vision Statement

By the year 2020, Historic Stop Six Empowerment Coalition (HSSEC) envisions the rebirth of the Stop Six area by building partnerships that effectively promote mixed-use development in appropriate locations, a diverse and well-maintained housing stock, and business development with a focus on quality neighborhood retail and commercial services.

Guiding Principles

The Stop Six NEZ Plan update is based on the following guiding principles:

Principle 1: Use the City's Comprehensive Plan for guidance on future redevelopment.

The Comprehensive Plan is the City's official guide for making decisions about growth and development. The plan is updated annually to ensure its information, policies, and programs are relevant and up to date, including updates to the City's future land use maps. Building strong neighborhoods is part of the mission of the Comprehensive Plan.

HSSEC is encouraged to work with their Council representative to update the Comprehensive Plan's future land use map for Stop Six, as needed.

Principle 2: Rehabilitate older single-family houses that are in disrepair but salvageable, and promote quality new infill housing projects.

Within the Stop Six NEZ area, there is a diverse mix of housing types by age, size, style, and other factors. While some of the older houses appear to be well maintained, others are in disrepair. The houses in disrepair should be considered for rehabilitation if salvageable.

Due to a large supply of vacant land in Stop Six, infill housing projects currently occur on a sporadic and random basis. Some of the infill housing projects have met with dissatisfaction by stakeholders due to their small home size and monotonous architectural style.

New infill housing projects that seek NEZ incentives will be required to adhere to design standards intended to achieve housing that is more sus-



Dilapidated structures and a large inventory of vacant land are opportunities to construct quality infill housing in the Stop Six NEZ.



The Residences at Eastland, a 146 unit apartment complex, is a good example of a quality housing project constructed on vacant land in the Stop Six NEZ. NEZ incentives were part of the project's financing.

tainable and architecturally compatible with the existing housing stock. For projects that are not seeking NEZ incentives, the base zoning standards will apply, but—while not a requirement—consistency with the design guidelines starting on page 47 is strongly encouraged.

Principle 3: Promote high density mixed-use development in appropriate locations like Mixed-Use Growth Centers.

Two Mixed-Use Growth Center designations are located within the Stop Six NEZ. One is located adjacent to East Loop 820 from Ramey Avenue (north) to Fitzhugh (south), and the other is along East Berry Street from Village Creek (east) to Edgewood Terrace (west).

The Mixed-Use Growth Center designations are intended to guide and facilitate redevelopment by encouraging high density mixed-use development with a pedestrian orientation.

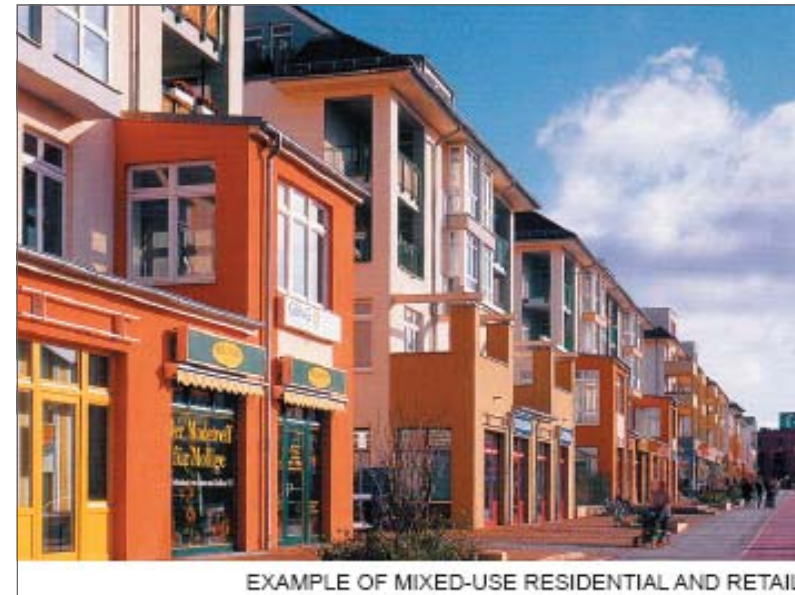
Principle 4: Promote diversity.

Residents in the Stop Six NEZ want to become a diverse neighborhood with a mix of quality neighborhood serving commercial and retail businesses, a mix of household incomes, and racial and ethnic diversity.

Principle 5: Retain awareness of, and links to, the rich cultural heritage of Stop Six.

Dating back to the late 1800s and early 1900s Stop Six is one of the earliest African American settlements in Fort Worth. The first known African American settler, Amanda Davis, arrived in 1896 and purchased a 1-acre tract of land on what is currently Amanda Avenue. The neighborhood was originally known as Cowanville after Alonzo and Sarah Cowan, who purchased three acres in the area in 1902. The name Stop Six came from the old Interurban rail line that ran between Fort Worth and Dallas. Cowanville residents got off the interurban train at the sixth stop, hence the name Stop Six.

As the community developed, its African American heritage was celebrated in the names of Stop Six neighborhoods, streets, and public facilities. Examples include the Carver Heights neighborhood, which was named after George Washington Carver, a former slave and scientist; Dunbar Street and Dunbar High and Middle schools, named for poet Paul Laurence Dunbar;



EXAMPLE OF MIXED-USE RESIDENTIAL AND RETAIL

High density mixed-use development is recommended for the two Mixed-Use Growth Centers in the Stop Six NEZ.



The Stop Six name originated from the neighborhood being the sixth stop on the old Interurban Train line that ran between Fort Worth and Dallas.

Duke Ellington Drive, after the jazz great; Bunche Park, after Dr. Ralph Bunche, the first African American winner of the Nobel Peace Prize; and Cavile Place public housing, which was named after James A. Cavile, a local African American who helped establish the first public schools in Tarrant County for African American children during the 1800s .

As the Stop Six NEZ is redeveloped, effort should be made to retain and promote the neighborhood's heritage.

Target Area Redevelopment Concepts

In many instances, central city redevelopment projects can take a number of years to complete. Progress usually occurs incrementally. That is the case for the Stop Six NEZ. Some redevelopment has occurred since the NEZ designation in 2001. However, much improvement to the area is still needed.

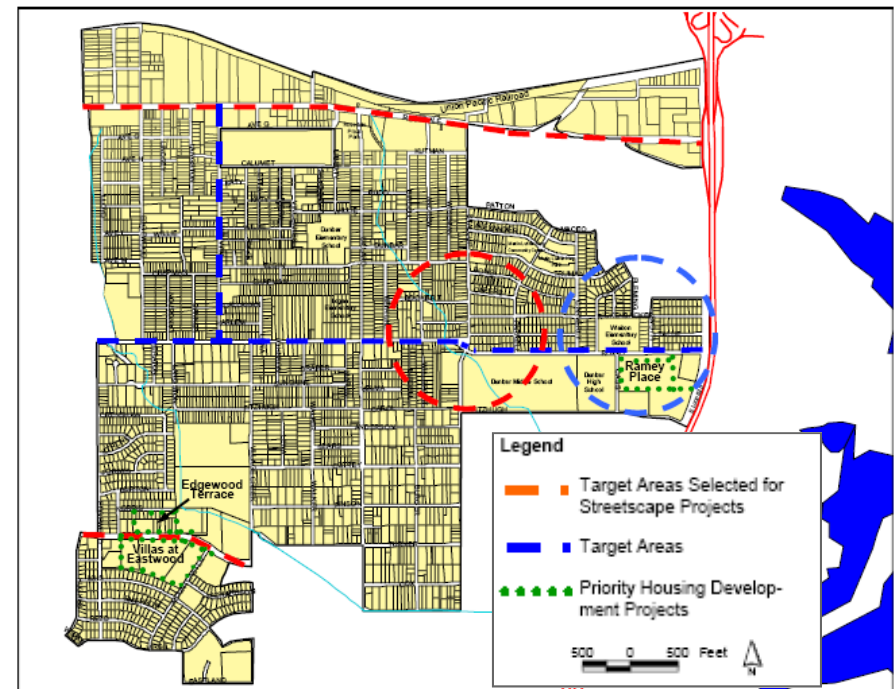
Map 19 highlights the target areas from the 2001 Stop Six NEZ plan. The housing projects listed on the map are complete or close to build-out, but the recommended improvements along the targeted streets have not yet occurred.

In order to maintain continuity with the 2001 plan, many of the target areas from the 2001 plan are carried forward in the updated NEZ plan. The updated NEZ plan will build on the ideas generated in 2001 and expand on those redevelopment concepts where needed.

For the updated plan, the following target areas are recommended. On the following pages, each target area redevelopment concept is presented with a list of initial implementation steps.

- ◇ East Rosedale and Amanda Avenue Area (“Heritage Row”)
- ◇ East Berry Street
- ◇ East Loop 820 Area (Future Planned Shopping Center) and Ramey Avenue
- ◇ Infill Housing

Map 19: NEZ Target Areas, 2001



The map above identifies the target areas from the 2001 Stop Six NEZ Plan.

East Rosedale and Amanda Avenue (“Heritage Row”)

The property along East Rosedale Street between Andrew Avenue and Amanda Avenue has redevelopment potential due to several vacant lots and older dilapidated structures located on the south and north sides of East Rosedale. Also, the Fort Worth Housing Authority (FWHA) has tentative plans to redevelop Cavile Place, a public housing complex that was built in 1954 and occupies 26.58 acres on the south side of East Rosedale. On the north side of East Rosedale is the Union Pacific rail line, which has been identified by NCTCOG as having commuter rail potential. Older auto related businesses adjacent to the Union Pacific railroad on the north side of East Rosedale Street could be redeveloped. In addition, the City of Fort Worth plans to reconstruct East Rosedale Street in the future. The above factors make the area a good candidate for a redevelopment initiative.

A unique redevelopment opportunity exists along Amanda Avenue, which terminates at East Rosedale Street on the north and Ramey Avenue on the south. The recommendation for Amanda Avenue is to transform it to a heritage row between East Rosedale to Katy Street. These two street names—Amanda and Cowan—are from two early African American families that settled in the area in the late 1800s and early 1900s. The history of the area could be told within sidewalk placards, heritage markers, and/or other elements of the built environment similar to the streetscape improvements in the Evans & Rosedale Urban Village.

Land uses could include renovated existing and relocated small “shotgun houses” that could be used by local non-profit organizations, small “Mom & Pop” establishments like a restaurant, and an artist venue similar to the city of Houston’s “Project Row Houses” project. Project Row Houses was created in 1993 as a means to help revitalize Houston’s depressed Third Ward neighborhood. The project uses old wood frame shotgun houses as rental space for artists to showcase their art. The shotgun houses are leased on a short-term basis which creates a rotating artists venue. Festivals and others events are held which brings visitors and revenue to the Third Ward neighborhood. Similarly, Magazine Street in New Orleans includes renovated shotgun houses being used as art shops.

The proposed Amanda Avenue Heritage Row would be supported by Stop Six residents and visitors alike, similar to Houston’s Third Ward, the project has the potential to transform what is now a blighted area to one with active, productive land uses. A community garden is recommended for one of the

vacant lots along Amanda Avenue. The produce could be purchased by nearby restaurants and residents. Along East Rosedale, a new covered bus stop facility with seating is recommended to replace the uncovered locations that currently exist. Pedestrian walkways are envisioned that connect Amanda Avenue Heritage Row to a redeveloped Cavile Place and other nearby uses, as well as to a new transit facility on East Rosedale Street is recommended. In keeping with the unique heritage of the proposed Amanda Avenue Heritage Row site, The T could consider developing a unique and colorful transit plaza at this location.

Initial Implementation Steps — Amanda Avenue

Activity	Project Partners
Purchase vacant lots along Amanda Avenue between East Rosedale and Cowan Street.	SEFW, Inc. and HSSEC
Work with the FWHA to maximize connectivity between a redeveloped Cavile Place and the Heritage Row site.	FWHA, the City, SEFW, Inc., and HSSEC
Work with The-T to develop a new enhanced bus facility on the south side of East Rosedale that includes pedestrian connections to nearby land uses and the Heritage Row site.	The City, The T, HSSEC, and Stop Six residents
Include streetscape elements as part of the East Rosedale reconstruction.	The City, the County, NCTCOG, and HSSEC
Research the City of Houston’s “Project Row House” project, and perhaps New Orleans’s Magazine Street.	HSSEC and the City
Develop a redevelopment plan for Amanda Avenue Heritage Row and consider creating a TIF district to raise revenue to pay for needed infrastructure improvements.	The City and HSSEC

City of Fort Worth (The City), Fort Worth Housing Authority (FWHA), Fort Worth Transportation Authority (The T), Historic Stop Six Empowerment Coalition (HSSEC), North Central Texas Council of Governments (NCTCOG), Southeast Fort Worth, Inc. (SEFW, Inc.), Tarrant County (The County).

Amanda Avenue “Heritage Row” Concept



The Amanda Avenue “Heritage Row” concept would replace current underutilized properties as shown in the pictures to the far left with active uses that include small “Mom and Pop” businesses, nonprofits, and an artists colony similar to Houston’s “Project Row House” development. Streetscape improvements would include pedestrian lights with banners on both the west and east side of the street with prominent and decorative crosswalks that connect to a redeveloped Cavile Place housing complex. New redevelopment projects that front East Rosedale and a new public transit facility is recommended.



Houston’s Project Row House utilized old shotgun houses to create an artist colony in its Third Ward neighborhood. Source: Project Row House website <http://projectrowhouses.org/>.



Older homes in Louisville, KY have been renovated for neighborhood serving businesses. Source: City of Fort Worth, Planning and Development Department.

Berry/Stalcup Urban Village

The eastern segment of East Berry Street between East Loop 820 and Stalcup Road has been designated an urban village by the Fort Worth City Council. The Berry/Stalcup Urban Village is envisioned as a neighborhood-scale community of higher density mixed-use developments with a strong pedestrian focus. To facilitate mixed-use development, the urban village was rezoned to a Low Intensity Mixed-Use (MU-1) district. MU-1 zoning allows residential, commercial, and institutional uses to occupy the same building, lot, or development. Building setbacks are minimal in order to promote pedestrian access and better business visibility. Buildings are allowed to be up to 3 stories in height, but can be 5 stories if certain residential and open space requirements are met. The City’s Urban Village Development Program recommends pedestrian-oriented streetscape improvements for the Berry/Stalcup Urban Village.

Currently, the Berry/Stalcup Urban Village has few active uses, making its overall appearance one of desolation. Two vacant gas stations occupy the eastern edge of the urban village, and several vacant tracts of land add to the dramatically underdeveloped look of the area. The current active land uses include a church, a car wash, a few small businesses, and an older strip shopping center located on the western edge of the village that houses small fledgling businesses.

In December 2007, the Fort Worth City Council adopted the Berry/Stalcup Urban Village Master Plan. The master plan recommended higher density mixed-use projects with a pedestrian orientation and a linear park located along Wildcat Branch Creek that forms the northern border of the village. Strategies suggested in the master plan include removing the existing vacant and blighted structures, improving the appearance of the vacant parcels, ensuring quality and well-designed redevelopment projects, effectively marketing the village, and ensuring an appropriate tenant mix.

Regarding the vacant parcels, the City of Philadelphia “Reclaiming Vacant Lots” program is a model for effective strategies to stabilize and improve the appearance of urban vacant lots that often become locations for debris and criminal or other detrimental activities. The program aims to reclaim vacant parcels by cleaning the lots and greening them with plants and trees. The vacant lot is then secured with an attractive fence or left open for seating areas, or other public uses, such as community gardens.

The vacant parcels in the Berry/Stalcup Urban Village could benefit from the strategies outlined in the Philadelphia program.

Another redevelopment project on East Berry Street is the proposed Greater Mt. Tabor Christian Center church “Hope Springs Village” project. Hope Springs Village is proposed as a mixed-use village that would include single-family houses, a linear park, a special events center with office and retail uses. The Hope Springs project is currently on hold due to the slowdown in the economy. Greater Mt. Tabor plans to resume the project at some point in the future.

Initial Implementation Steps — Berry/Stalcup

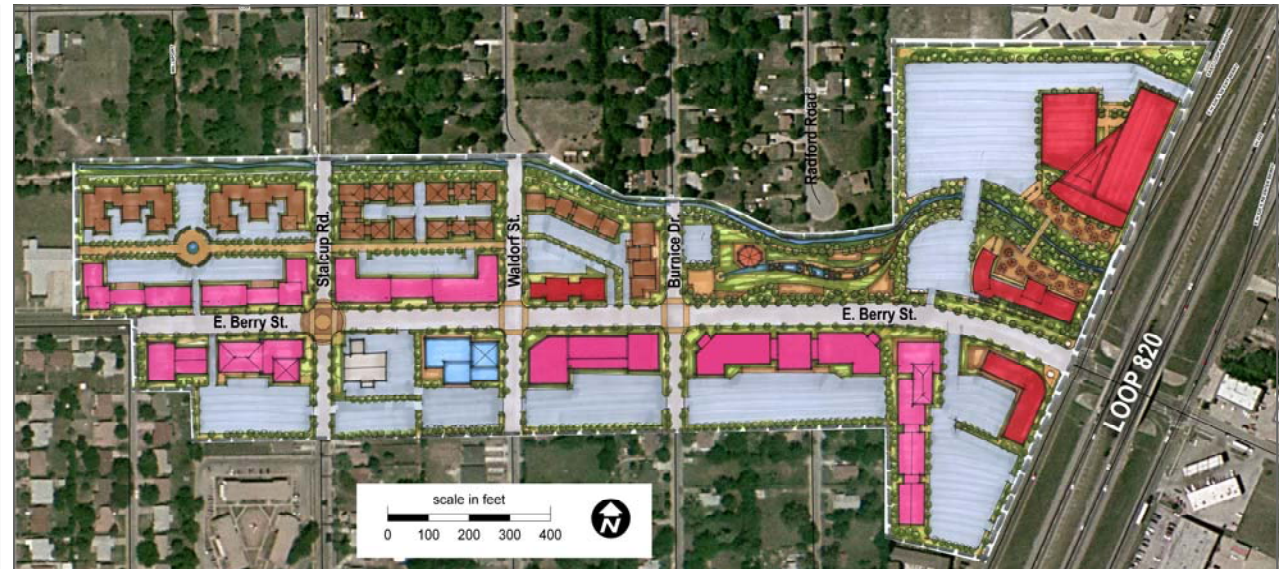
Activity	Project Partners
Market the urban village to prospective developers.	SEFW, Inc., The City, and HSSEC
Work with the City’s Parks and Community Services Department to develop plans for a linear trail along Wildcat Branch Creek in the urban village area, with a pedestrian and bicycle connection ultimately to the shoreline of Lake Arlington.	The City, HSSEC, and Greater Mt. Tabor Church
Seek funding sources to develop a linear trail along Wildcat Branch creek.	The City’s PACS and Planning and Development departments.
Research the City of Philadelphia’s “Reclaiming Vacant Lots” program for strategies to improve the vacant lots located in the urban village.	The City, HSSEC, and urban village property owners
Identify funding for streetscape improvements in the urban village, ideally in conjunction with a private mixed-use development.	The City

City of Fort Worth (The City), Fort Worth Housing Authority (FWHA), Fort Worth Transportation Authority (The T), Historic Stop Six Empowerment Coalition (HSSEC), Southeast Fort Worth, Inc. (SEFW, Inc.).

Berry/Stalcup Urban Village

The urban village conceptual redevelopment plan recommends most of the property be redeveloped into mixed-use and commercial/retail uses. The plan calls for streetscape elements such as pedestrian lights, street trees, and prominent crosswalks (see example rendering below.) A linear walking and bike trail is proposed along Wildcat Branch Creek which forms the northern border of the village.

For a complete list of recommendations, refer to the Berry/Stalcup Urban Village Master Plan, at the City's website: www.fortworthtexas.gov/planninganddevelopment.



East Loop 820 Vacant Parcel (Potential Neighborhood Shopping Center) and Ramey Avenue

A vacant 4-acre tract of land that is located south of Ramey Avenue adjacent to East Loop 820 is prime real estate that is accessible from Fitzhugh Avenue and visible from East Loop 820. The site is south of the Chase Bank and adjacent to another vacant tract of land. The property’s taxable appraised value was \$300,000 at the time this plan was written.

Based on input from SEFW, Inc., the site is being marketed to national chain retailers for neighborhood commercial and retail uses. Sought-after service businesses include medical office (dentists and doctors), attorneys, and financial services. A fully developed site will serve residents of the Stop Six neighborhood but would have the potential to attract patrons from outside the neighborhood, especially those traveling on East Loop 820.

The Ramey Place subdivision and other housing is in close proximity to the site. To promote pedestrian access to the development, the design of the shopping center should include pedestrian walkways linking the site to the adjacent neighborhood, as well as other Smart Growth features.

Currently, Ramey Avenue serves as a gateway to the Stop Six neighborhood. Visual improvements at Ramey and East Loop 820, as well as westward along Ramey Avenue are desired by the neighborhood. Visual enhancements could include:

- ◇ A gateway feature at Ramey Avenue and East Loop 820.
- ◇ More street light banners along Ramey Avenue with an education focus to highlight Dunbar High School and the elementary school located on the north side of Ramey Avenue.
- ◇ Install pedestrian lights as funding becomes available.
- ◇ Develop a plan and cost estimates to place the overhead utility lines underground as funding becomes available.



Ramey Avenue serves as a gateway to the Stop Six Neighborhood. Improvements desired by the neighborhood to visually enhance the corridor include relocating overhead utility lines underground, installation of pedestrian lights, and public art features.

Initial Implementation Steps — Loop 820 Parcel

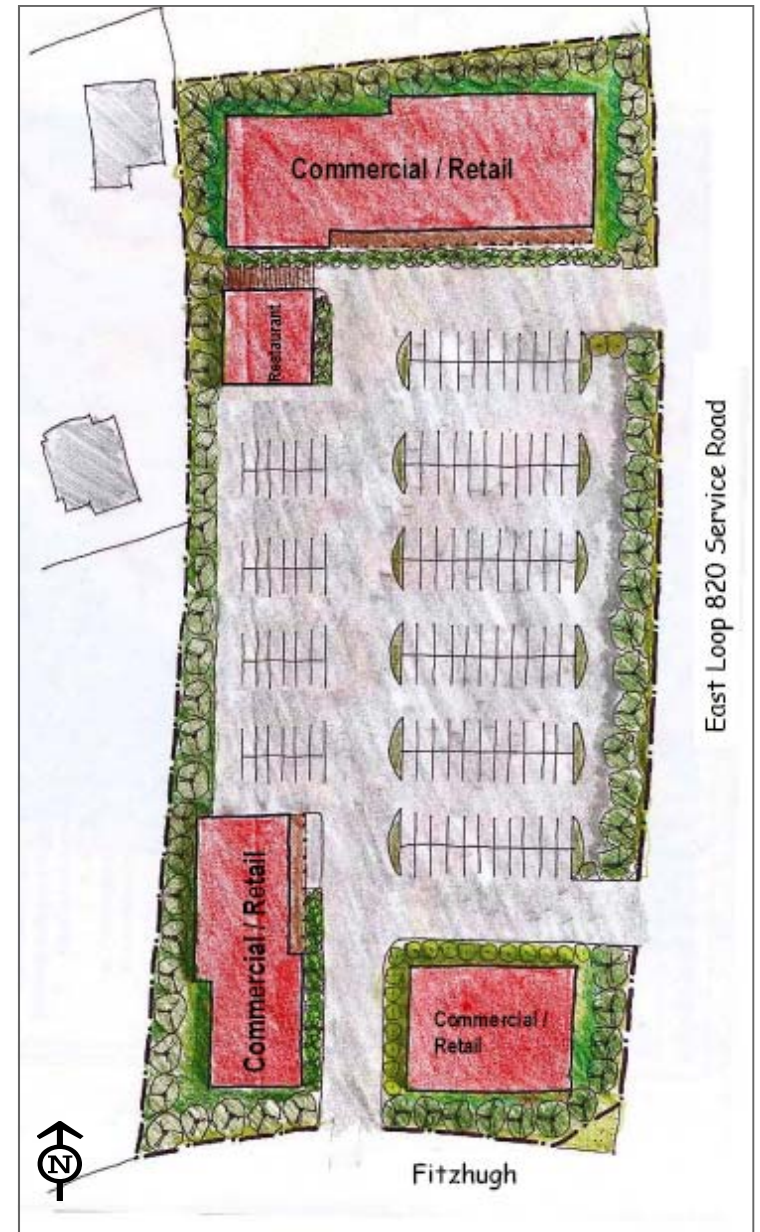
Activity	Project Partners
Continue marketing the 4-acre vacant tract of land to quality neighborhood-serving retail and commercial uses.	SEFW, Inc.
Include pedestrian walkways and other Smart Growth features in the design of the future shopping center.	The City and HSSEC
Determine the cost and process to bury overhead utility lines.	The City, SEFW, Inc., and HSSEC
Develop a citizen beautification committee to identify and implement beautification projects for the Ramey/East Loop 820 gateway and Ramey Avenue.	HSSEC, SEFW, Inc.

City of Fort Worth (The City), Fort Worth Housing Authority (FWHA), Fort Worth Transportation Authority (The T), Historic Stop Six Empowerment Coalition (HSSEC), Southeast Fort Worth, Inc. (SEFW, Inc.).

4-Acre Parcel – Potential Neighborhood Shopping Center Site



The above vacant tract of land is approximately 4.08-acres in size. The site could accommodate several smaller reputable neighborhood-serving retail and commercial uses.




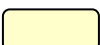


The conceptual site plan above is an illustration of the type of structures (commercial and retail) that could be placed on the 4-acres vacant tract of land.

Infill Housing and Other Development Opportunities

Based on current City and Tarrant Appraisal District data, approximately 658 acres of land in the Stop Six NEZ are vacant. Approximately 410 of those vacant acres are residential, with acreage divided among 1,254 parcels. Many of the vacant parcels are located adjacent to existing single-family houses, making the Stop Six NEZ well suited for quality infill housing projects.

In addition to vacant properties, Map 20 displays 146 underutilized properties that may have redevelopment potential based on the ratio of the property’s improvement value to its land value. A ratio value of 1 and below indicates the value of the structure is lower than the land value. A low value structure makes the site or parcel less costly to redevelop. The table below lists the improvement to land value ratios and the number of parcels in each redevelopment potential category in the Stop Six NEZ. A complete list of these properties (high to moderate to low) is located in Appendix D.

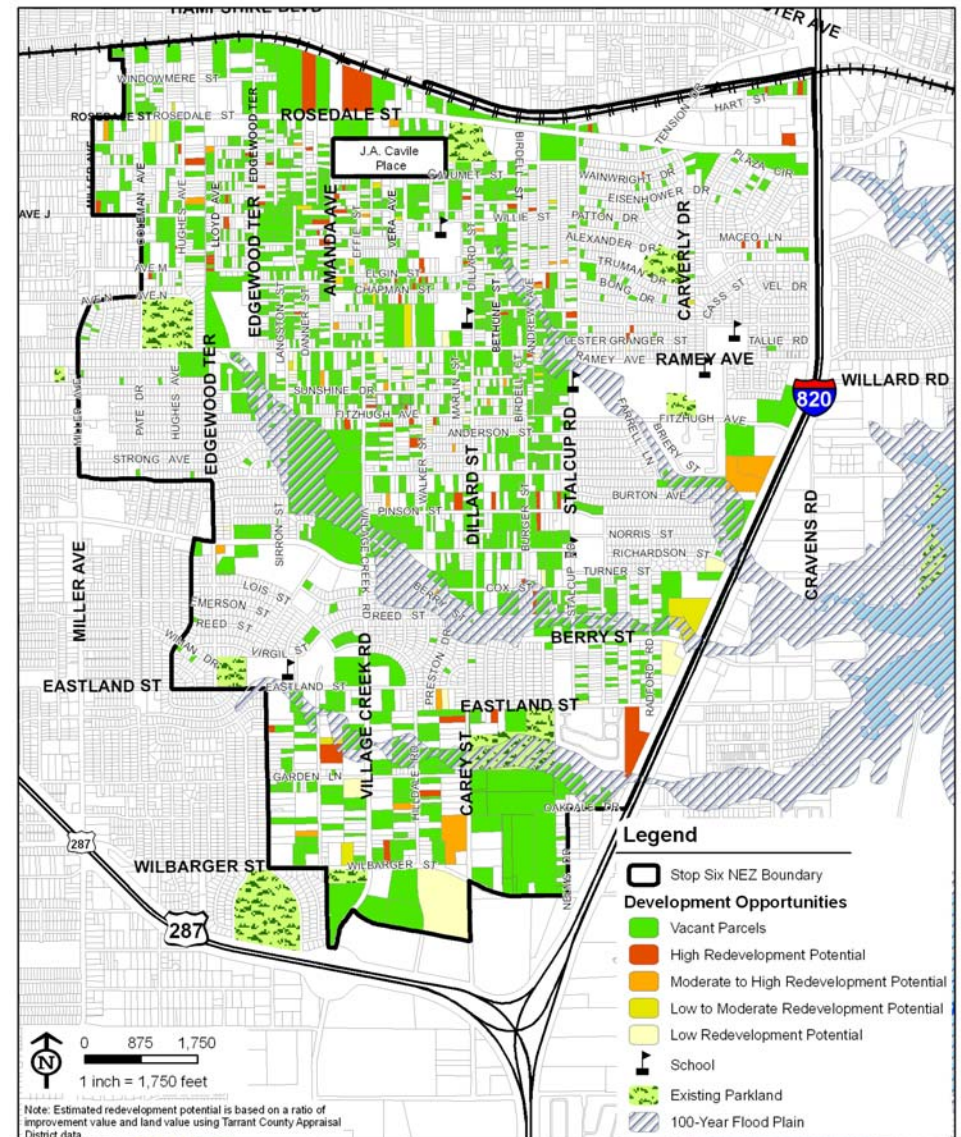
Redevelopment Potential	Ratio	Parcels
 High	.01 to .25	73
 Moderate to High	.251 to .50	21
 Low to Moderate	.51 to .75	18
 Low	.751 to 1	34

Initial Implementation Steps—Infill Housing

Activity	Responsible Party
Work with City’s HED Dept. to effectively market infill sites to prospective developers. Example activities could include attendance at developer trade association meetings and convening periodic (e.g., annual) information meetings with developers.	The City (Housing and Economic Development Department (HED)), SEFW, Inc., and HSSEC

City of Fort Worth (The City), Historic Stop Six Empowerment Coalition (HSSEC), Southeast Fort Worth, Inc. (SEFW, Inc.).

Map 20: Vacant and Underutilized Properties



COPYRIGHT 2010 CITY OF FORT WORTH. UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA. Prepared by: City of Fort Worth Planning & Development Department, February 2010. Source: City of Fort Worth Planning & Development, February 2010. FORT WORTH



The pictures on this page represent some of the stakeholders' preferred project types. The mixed-use development above and the Publix grocery store (lower right picture) with upper level non-retail uses are appropriate development types for the Berry/Stalcup Urban Village. A neighborhood grocery store similar to the ALDI store below would be appropriate for the vacant tract of land (4.08 acres) adjacent to East Loop 820.

Stakeholder Preferred Project Types

Grocery Store	Movie Theater
Office Supply	Gymnasium/Recreation/ Community Center
Deli Shop	Artist Studio/Gallery
Coffee House	Book Store
Donut/Bakery Shop	Gift/Collectibles/Card Shop
Ice Cream Parlor	
Restaurants with Outdoor Dining	
Cleaners	
Florist	
Hair/Nail Salon	
Music/Movie Store	





Example check cashing business.

The pictures on this page are examples of projects that would not be supported by Stop Six stakeholders. The table to the right is a list of stakeholder unsupported project types.

Although stakeholders would not support these projects, all projects presented for NEZ incentives will be evaluated on a case by case basis and assessed based on the City’s Comprehensive Plan and zoning regulations.

Stakeholder Unsupported Project Types	
<i>Residential Uses</i>	
Section 8 Apartment complexes (maximum 20% units as Section 8 eligible)	Duplexes
<i>Public and Civic/Health Care Facilities</i>	
Blood Bank	
<i>Commercial Uses</i>	
Automotive related uses (detail, tire shops, car washes)	Liquor or package stores
Mobile or industrial home sales offices	Pawn shops
Gun stores	Sexually oriented businesses
Vehicle sales (automobiles)	Check cashing stores
<i>Industrial or Other Uses</i>	
Chemical-oriented businesses	Taxi stands



Example auto related business.



Example duplex property.

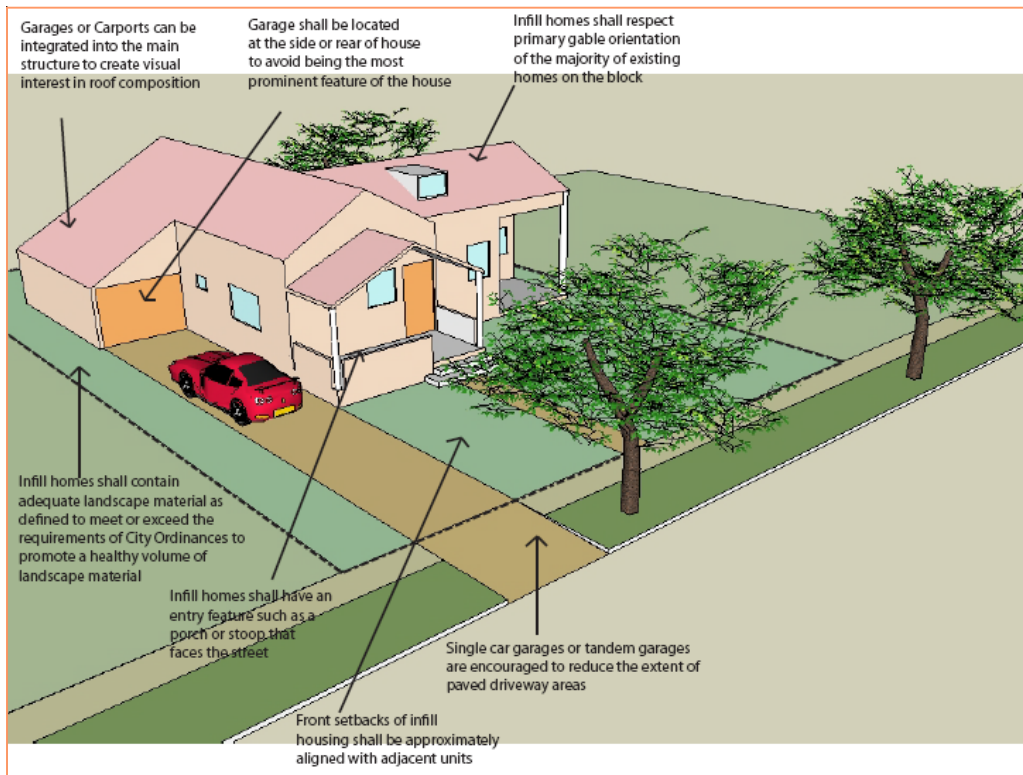
DESIGN GUIDELINES

Single-Family Residential Development Design Guidelines	47
Multifamily Residential Development Design Guidelines	51
Commercial Development Design Guidelines	54
Industrial Development Design Guidelines	57

Intent of Single-family Residential Development Design Guidelines

These residential design guidelines promote sustainable development by encouraging energy efficient features in the design of homes, while ensuring compatibility with the neighborhood and an overall positive impact on the Stop Six area. The guidelines have responded to climate by suggesting climate control options, while also making use of climatic features in the design. The guidelines will encourage infill development projects that respect the scale and massing of adjacent homes, while allowing variations in house types that will add to the visual character of the neighborhoods of Stop Six. These guidelines are not intended to create strict restrictions or economic hardships on Neighborhood Empowerment Zone applicants. Rather, the intent is to ensure that projects receiving NEZ incentives reflect the most positive attributes of existing homes in the area.

The sample house graphic shown below depicts some of the key characteristics that are recommended in the design guidelines and how they might be applied to residential infill projects. The sample home is intended as an example only, since the guidelines are sufficiently flexible to allow for many design options.



Infill homes should contribute positively to the character of residential neighborhoods in Stop Six.

SITE PLANNING



Building location on the lot should be carefully located with respect to adjacent units in the block to allow sunlight and fresh air into the unit.



The main entry should be visible from the front to provide an active relationship with the street and to ensure improved visibility of street activity.



Infill homes should align with front setbacks of adjacent properties to strengthen the existing rhythm of the street.



Wall planes of infill homes should be parallel to the lot lines. Infill homes should not be placed at odd angles to the street and adjacent structures.



Planting strips on the front side should be wide enough to sustain healthy tree growth.



Variety of landscape plants and materials in front yard is highly encouraged. Trees should be planted in the front yard to help cool the property in summer.



Main entries should be directly linked to the public sidewalk via a paved walkway (where possible).



The building form should be compatible with the scale and mass of adjacent homes on the block.

BUILDING DESIGN



Infill buildings should make good use of natural light. Building design should bring daylight into the house to increase energy efficiency, instead of depending on artificial lighting in day time.



The larger windows should be mostly located on the north and south sides of the structure. Glazing on the west side should be minimized when not serving as the primary façade and/or low UV windows should be used.



Windows should be located to take advantage of prevailing wind direction to sustain cross ventilation. Windows should be protected from direct sunlight by eaves or other features.



Windows should be carefully placed on the sides of a home to create visual interest and protect privacy of adjacent and subject unit.



Carports should be integrated into the architecture of a structure, such as a porte cochere. The garage or carport roof is encouraged to integrate with overall roof form of the house.



The garage should be placed at the side or rear of the home. Placement of a garage along the front façade is highly discouraged.



For a house on a corner lot, the garage should be located on minor street and the main entry on major street. Placement of the garage and main entry on the same side of a corner lot is discouraged.



Infill building design should blend with the architectural styles of adjacent units and existing historic districts.

ARCHITECTURAL FEATURES



Architectural features such as dormers, porch columns, and railings should be proportionate to the building structure.



The size and position of dormers and chimney should match with scale and façade elevation of the home.



The color of window frames and sashes should compliment the texture and color of the wall.



Fencing must allow unobstructed visibility of the front entrance to promote visual surveillance and aid in crime prevention.



Entry porches and porticoes in two-story homes should be one story to relate to the scale of overall structure.



Reflective or tinted glass and opaque sheets for windows are discouraged.



Lighter colors and solar reflective coatings on roofs is highly encouraged to improve energy efficiency and reduce utility costs. Dark colors on roofs is discouraged.

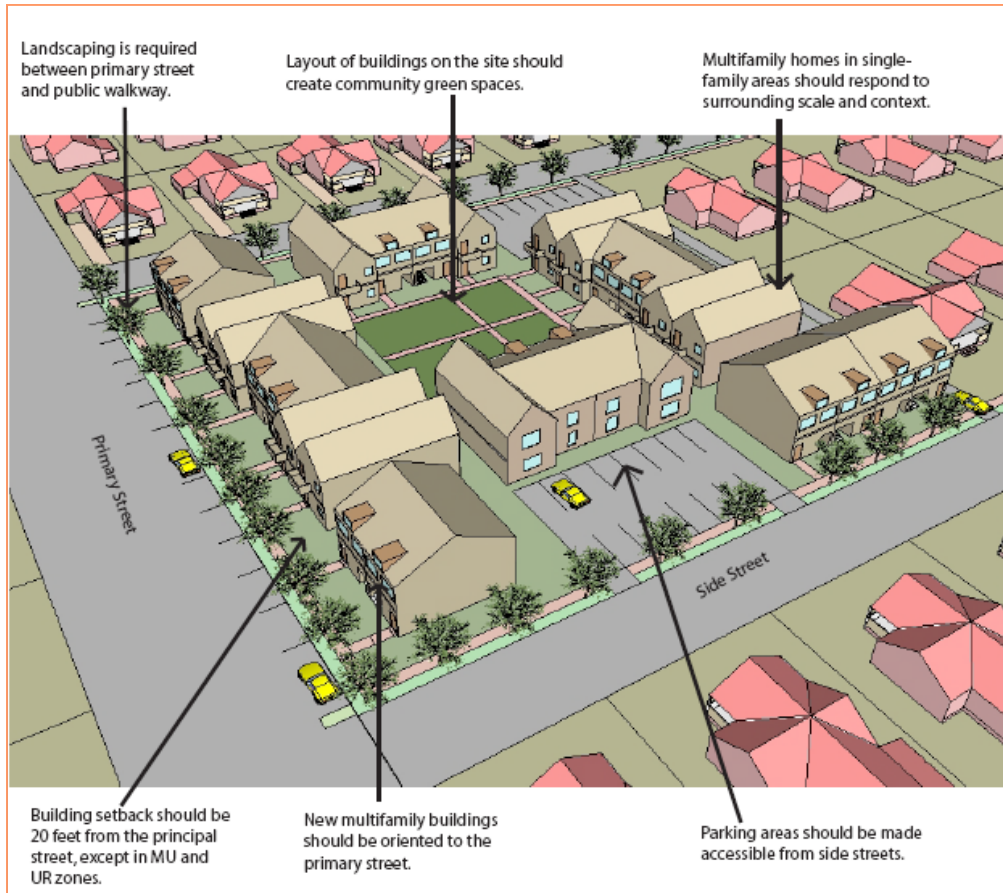


Roofs of infill housing units should be of simple form and have wide eaves to protect windows and walls from the elements.

Intent of Multifamily Residential Development Design Guidelines

These multifamily design guidelines promote safe, high quality multifamily projects in the Stop Six area. The guidelines will encourage multifamily development projects to be attractive, durable, easily maintained structures and grounds that contribute to the long-term success and sustainability of the Stop Six area. These guidelines are not intended to create strict restrictions or economic hardships on Neighborhood Empowerment Zone applicants. Rather, the intent is to ensure that projects receiving NEZ incentives adhere to good multifamily design principles.

The multifamily layout shown below displays some of the key characteristics that are recommended in the design guidelines and how they might be applied to multifamily projects in the appropriate locations in the Stop Six area. The illustrations on the following pages are intended as examples only, since the guidelines are sufficiently flexible to allow for many design options.



Multifamily housing can be an attractive, durable and safe addition to a neighborhood when the correct design principles are applied.

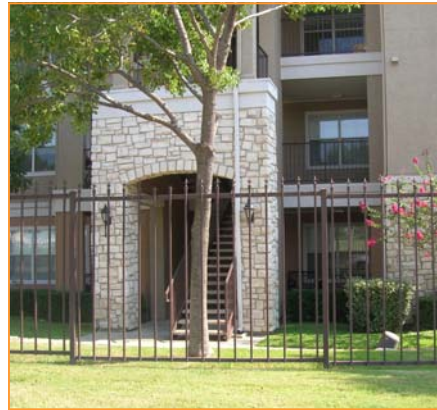
SITE PLANNING



Infill buildings should follow consistent setback regulations of the neighborhood.



New development should seek to clearly define the block edge (i.e., building along the block perimeter).



Gates can be provided to secure common parking areas but “fortress” fencing around the entire housing development is strongly discouraged.



Parking areas should be internal to the development or located in the rear (i.e., away from public view).



Access to internal streets and parking areas should be off of side streets rather than primary streets.



Semi-private open spaces / recreational uses should be provided within the development.



Buildings should use natural masonry materials, such as brick, stone, tile, and terra cotta. Building colors that complement natural materials are encouraged as a primary building color.



When possible, multifamily homes in single family areas should have context-sensitive scale, massing and design (i.e. buildings designed to look like large homes).

BUILDING DESIGN



Primary entrance of the unit should be prominent and visible from the street.



Landscaping should be designed to create and define public and private spaces.



The buildings should be visually and architecturally pleasing by providing projections in wall planes and variations of color, materials, texture, and openings.



Each unit is encouraged to have some form of useful private open space, such as patio, porch, deck, balcony, or yard.



Buildings and landscaping should be designed to maximize sunlight, ventilation, and views for each unit.



Entrances addressing a primary street should be raised above the grade of the curb to enhance the privacy of ground floor units.



Architectural features such as chimneys, cornices, and railings should be in relation to the overall building mass and scale.

Intent of Commercial Development Design Guidelines

These commercial design guidelines promote safe, high quality neighborhood commercial projects in the Stop Six area. The guidelines will encourage sustainable development of infill neighborhood commercial projects to be attractive, durable, easily maintained structures that contribute to the long-term success of the Stop Six area. These guidelines are not intended to create strict restrictions or economic hardships on Neighborhood Empowerment Zone applicants. Rather, the intent is to ensure that projects receiving NEZ incentives adhere to good neighborhood commercial design principles.

The commercial buildings shown below display some of the key characteristics that are recommended in the design guidelines and how they might be applied to commercial projects in appropriate locations in Stop Six. The sample building is intended as an example only, since the guidelines are sufficiently flexible to allow for many design options.



Commercial areas should be interesting places for the public to visit while safely accommodate pedestrians and automobiles.

BUILDING DESIGN



Building facades facing streets should be lined with windows, entries, and openings that provide indoor and outdoor views to the public sidewalks.



Buildings on corner lots provide an opportunity for structures that exceed the average height on the block and can serve as anchor points.



Building form offsets at regular intervals in design is encouraged to create an interesting pedestrian experience and provide additional store frontage.



Two story buildings are encouraged to provide office space above first floor retail.



Building facades should be designed to create a recognizable “base” and “top.” Building bases and tops can be created with variations in building wall thickness; use of special materials; changes in colors and materials on window trim; cornice treatments; roof overhangs with brackets; and use of ornamental building lines.



Buildings should use natural masonry materials, such as brick, stone, tile, and terra cotta. Building colors that complement natural materials are encouraged as a primary building color.



Window and door openings should be well protected from direct sunlight to improve energy efficiency and to reduce utility costs.

ARCHITECTURAL FEATURES



Canopies, awnings, arcades, and overhangs are encouraged over window displays and entries along public sidewalks.



Contrasting accent colors are encouraged for architectural details, awnings, and entrances.



Patio areas adjacent to sidewalks should be utilized to accommodate outdoor dining spaces.



Landscaping should be located in pedestrian areas to provide relief from surrounding impervious cover.



Parking lots, driveways, and walkways should be connected with those of neighboring sites to consolidate traffic and minimize conflicts with pedestrian and automobile circulation.



Large surface parking lots should be avoided in favor of several smaller parking lots. Shared parking and access drives are strongly encouraged for such uses as retail, office, entertainment, and housing.



Wide sidewalks, shade trees, awnings, and street furniture are strongly encouraged to sustain pedestrian activity and increase neighborhood vitality.



Covered sidewalks improve pedestrian activity and protect store front windows and doors. When appropriate, enclosed pedestrian spaces should be integrated with the main building.

Intent of Industrial Development Design Guidelines

The industrial design guidelines promote sensitive development of new industrial structures by providing visual and acoustic buffers from surrounding land uses in the neighborhood. Building designs are encouraged that bring daylight and fresh air into work areas to promote a high quality work environment. The guidelines will encourage industrial development projects that respect the scale and massing of adjacent homes while having a positive effect on the visual character of the neighborhoods of Stop Six. These guidelines are not intended to create strict restrictions or economic hardships on Neighborhood Empowerment Zone applicants but they are intended to guide development of compatible industrial uses that help support the success of the Stop Six area.



New Industrial buildings should maintain diversity and individuality in style while improving the aesthetic character of their surrounding area.



SITE PLANNING



Loading and equipment areas, trash enclosures, and outside storage should be located so as to minimize impacts to adjacent homes.



Visual and acoustic buffers should be planned within the industrial site when locating adjacent to residential structures in the neighborhood.



Placement of temporary trailer structures visible from public streets is strongly discouraged. Fencing should completely block views towards trailer structures from the street.



Significant landscape areas should be used as a buffer between industrial sites and adjoining residential uses.



Location of storage areas in the site should be visually screened from adjacent residential uses in the neighborhood.



Service vehicle driveways on an industrial site should be sited to minimize traffic impacts on the neighborhood.



Fencing should be visually pleasing to create an attractive separation from adjacent residential uses. It should be strongly built with high quality material.



Natural features such as existing mature trees and drainage ways within the site should be utilized in creating attractive buffers and physically separating industrial activity from adjoining uses.

BUILDING DESIGN



Large service openings in the façade should be well composed to create an aesthetic façade elevation.



Windows in new industrial buildings above first floor level should be located to minimize the privacy concerns of adjacent residential structures.



Deeper setbacks for industrial buildings should be provided when facing a public street. Green planting strips with trees should be provided between new buildings and the principal street.



Metal skins used in building facades should blend well with other building materials in terms of color and fenestration.



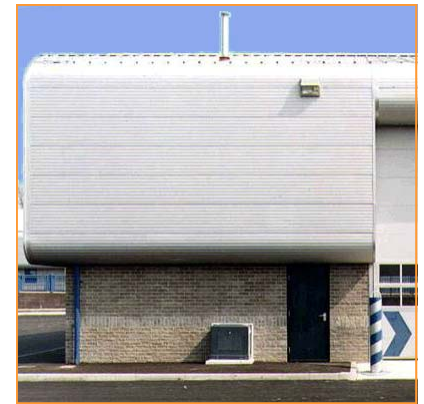
Various functions in the building should be incorporated to create interesting visual massing and pleasing composition.



Adequate amounts of daylight and ventilation should be incorporated into the work area to improve the quality of the work environment.



New buildings should have three components; base, middle, and top. Façade articulation is strongly encouraged in terms of wall and window openings and projections, material, and color variations.



Use of different materials in building levels is encouraged to segregate various uses within the structure.

APPENDICES

Appendix A:	Sources and Resources	61
Appendix B:	Aggregate Appraisal District Data	62
Appendix C:	Vacant Property Inventory	63
Appendix D:	Underutilized Property Inventory	102
Appendix E:	NEZ Program Overview	106
Appendix F:	Zoning Ordinance—Non-residential Use Table	107

Sources

- ◇ Stop Six NEZ Plan, 2001
- ◇ Stop Six Urban Village Master Plan, 2007.
- ◇ Council Resolutions and Ordinances
 - ◇ M&C G-19551
 - ◇ M&C G-14947, October 4, 2005
- ◇ Neighborhood Empowerment Zone Program, Local Government Code, Chapter 378.
- ◇ Reinvestment Zones, Texas Tax Code, Section 312.202

Resources

City of Fort Worth Programs, visit: www.fortworthgov.org (navigate to the webpage for the departments listed below)

- ◇ Brownfield Program (Environmental Management)
- ◇ Code Rangers Program (Code Enforcement)
- ◇ Code Blue, Citizens on Patrol Program (Police)
- ◇ Economic Incentives and Housing Programs (Housing and Economic Development)
- ◇ Small Business Assistance Programs (Fort Worth Business Assistance Center)
- ◇ Urban Village Program (Planning and Development)



The Berry/Stalcup Urban Village Master Plan, adopted in December 2007 by the City Council, outlines strategies to redevelop the urban village. The master plan report can be viewed at <http://www.fortworthgov.org/planninganddevelopment/urbanvillages/>.

Stop Six NEZ — Aggregate Appraisal District Data

Current Land Use	Parcels	Acreage	Percent of Land Area	Total Market Value	Average Value	Median Age
Single-Family	4,226	943.5	44.3%	\$200,025,137	\$47,332	1955
Industrial	6	8.4	0.4%	\$1,057,313	\$176,219	1974
Duplex	86	17.6	0.8%	\$7,940,820	\$92,335	2004
Residential (vacant)	1,253	381.7	17.9%	\$12,425,524	\$9,917	
Commercial	265	288.1	13.5%	\$61,201,625	\$230,950	1963
Commercial (vacant)	198	166.1	7.8%	\$4,210,669	\$21,266	
Undeveloped	17	94.6	4.4%	\$876,921	\$51,584	
Schools	9	87.8	4.1%	\$22,844,287	\$2,538,254	1967
Multifamily	7	85.4	4.0%	\$18,083,649	\$2,583,378	1970
Open Space Parkland	14	54.6	2.6%	\$2,166,136	\$154,724	
Total	6,081	2127.6	100.0%	\$330,832,081	\$54,404	

Source: Tarrant Appraisal District, 2010.

Vacant Parcel				
	Property Tax ID	Site Address	Square Feet	Acreage
1	A 7-9G	002800 VILLAGE CREEK RD	803,269	18.441
2	A 7-9	002850 VILLAGE CREEK RD	688,078	15.796
3	8490-A	005429 WILBARGER ST	442,200	10.152
4	A 33-2	004725 E ROSEDALE ST	402,871	9.249
5	A 395-12G02	005351 WILBARGER ST	393,803	9.040
6	A 395-12C	004201 CAREY ST	378,206	8.682
7	A 395-12D	004201 CAREY ST	364,239	8.362
8	44685-5R-1	004550 VILLAGE CREEK RD	308,989	7.093
9	A 291-38	004601 RAMEY AVE	293,128	6.729
10	10653-1	004949 E BERRY ST	267,608	6.143
11	A1693-3A	005900 FITZHUGH AVE	226,579	5.202
12	35210-1R	005400 E ROSEDALE ST	225,070	5.167
13	33615-1R-A1A	005900 E ROSEDALE ST	224,783	5.160
14	44685-3R-2	004510 HILLDALE RD	224,449	5.153
15	44685-3R-4	005053 BRUSH CREEK RD	221,491	5.085
16	10790-14-1	003812 VILLAGE CREEK RD	211,576	4.857
17	A 395-13A	005500 EASTLAND ST	205,829	4.725
18	A1693-3D	003200 E LOOP 820 S	202,364	4.646
19	39598-1-2B	005713 E BERRY ST	194,544	4.466
20	A 33-4	004819 E ROSEDALE ST	189,397	4.348
21	33416-5	005900 RAMEY AVE	177,605	4.077
22	31060--5RA-C	005001 E ROSEDALE ST	159,925	3.671
23	A 395-12F02	005301 WILBARGER ST	153,273	3.519
24	44685-3R-3R	004535 VILLAGE CREEK RD	152,356	3.498
25	10770-8A-8A1	003815 VILLAGE CREEK RD	149,061	3.422
26	10770-17-21R1-A	005401 E BERRY ST	147,055	3.376
27	10653-1-A	004901 E BERRY ST	143,518	3.295
28	10315-2-1	002504 STALCUP RD	140,472	3.225
29	7770-1R-1A	004301 CAREY ST	128,767	2.956
30	A 395-12A02	005300 EASTLAND ST	118,194	2.713
31	9750--6A	001019 S EDGEWOOD TERR	116,055	2.664
32	19070-5-13	004016 HILLDALE RD	105,494	2.422
33	35210-4	005311 E ROSEDALE ST	105,213	2.415
34	33416-6	006000 RAMEY AVE	104,824	2.406

A total of 1,450 vacant properties are located in the Stop Six NEZ. These properties total 658 acres. Most are less than one acre and many are located in existing residential neighborhoods, which make them suitable for quality infill housing.

Most of the largest parcels are located north of East Rosedale Street, adjacent to East Loop 820, or south of Eastland Street.

The vacant properties table begins here and continues through page 101. Properties are listed in descending order, based on lot size.

Vacant properties table, (continued).

35	19070-6-6A	004309 VILLAGE CREEK RD	101,044	2.320
36	27070-15-K	001000 S HUGHES AVE	99,481	2.284
37	25240--5-30	005011 RAMEY AVE	96,792	2.222
38	A 395-12D02	004225 CAREY ST	94,500	2.169
39	46990-1-1	005604 COTTEY ST	93,872	2.155
40	25240--12R	005107 RAMEY AVE	90,385	2.075
41	7770-1R-1D	005201 WILBARGER ST	87,263	2.003
42	A 395-12C01A	004201 CAREY ST	84,983	1.951
43	40600--3	001733 S EDGEWOOD TERR	83,003	1.905
44	10653-2-1R	002700 VILLAGE CREEK RD	82,836	1.902
45	19070-8-15	004108 CAREY ST	80,626	1.851
46	6630-Z-13R	005720 E ROSEDALE ST	80,528	1.849
47	A 411-1	004908 E ROSEDALE ST	79,189	1.818
48	27070-19-3-30	004627 E ROSEDALE ST	78,029	1.791
49	A 411-2	004912 E ROSEDALE ST	77,734	1.785
50	42280--12	004700 SUNSHINE DR	73,510	1.688
51	40130-2-3R	001721 LIBERTY ST	73,500	1.687
52	19070-7-5B	004313 HILLDALE RD	72,020	1.653
53	7660-3-11	004301 AVE H	71,607	1.644
54	19070-3-3	004217 FRESHFIELD RD	70,966	1.629
55	40820-19-11	005001 TURNER ST	70,360	1.615
56	11030-9-9	004663 E BERRY ST	69,211	1.589
57	19070-6-26	004208 HILLDALE RD	69,183	1.588
58	19070-5-3	005008 EASTLAND ST	68,951	1.583
59	19070-8-19	004113 HILLDALE RD	68,405	1.570
60	25240--1A	005001 RAMEY AVE	67,679	1.554
61	19070-5-26A	003923 VILLAGE CREEK RD	66,993	1.538
62	10790-1-AR6	003301 S EDGEWOOD TERR	66,087	1.517
63	A1693-2B02D1	005608 COTTEY ST	64,254	1.475
64	27070-10-1	000901 GRIGGS AVE	63,019	1.447
65	40820-19-8	003301 VILLAGE CREEK RD	60,405	1.387
66	27070-20-1A	001012 S EDGEWOOD TERR	60,255	1.383
67	40820-20	005101 COX ST	58,614	1.346
68	19070-7-9	004401 HILLDALE RD	58,531	1.344
69	40820-15-7	005000 COX ST	57,926	1.330
70	8565-1-AR	002229 BETHUNE ST	56,062	1.287
71	27070-5-1	000901 BRADLEY ST	55,729	1.279

72	10790-1-AR7A	004650 E BERRY ST	55,473	1.273
73	7660-16-F2	001832 LLOYD AVE	55,132	1.266
74	10770-1-1	003501 VILLAGE CREEK RD	54,595	1.253
75	A 291-38A	002000 S EDGEWOOD TERR	54,311	1.247
76	19070-3-23A	004224 VILLAGE CREEK RD	54,255	1.246
77	7660-5-11A	004229 AVE J	54,042	1.241
78	40820-19-7-30	003001 VILLAGE CREEK RD	52,920	1.215
79	25240--10-31	005105 RAMEY AVE	52,785	1.212
80	3210-2-4	001920 AMANDA AVE	52,650	1.209
81	10760-33-A-A	004424 RAMEY AVE	50,404	1.157
82	A1693-2E01	003600 E LOOP 820 S	49,569	1.138
83	10760-33-D	004400 RAMEY AVE	49,335	1.133
84	10760-33-C-A	004408 RAMEY AVE	49,335	1.133
85	38950-1-7A	001741 VINCENNES ST	49,052	1.126
86	19070-5-19A	004117 VILLAGE CREEK RD	49,040	1.126
87	25240--18B	005141 RAMEY AVE	48,958	1.124
88	A1914-1A	005200 RAMEY AVE	48,873	1.122
89	A1914-1J	005404 RAMEY AVE	48,219	1.107
90	42280--21	004628 SUNSHINE DR	46,431	1.066
91	25240--9	005033 RAMEY AVE	44,798	1.028
92	10760-33-B	004416 RAMEY AVE	44,545	1.023
93	19070-4-2A	004912 EASTLAND ST	44,135	1.013
94	A 291-38B	001954 N EDGEWOOD TERR	44,133	1.013
95	46907--4	005408 BOOKER T ST	44,053	1.011
96	9750--1-10	004701 E ROSEDALE ST	43,387	0.996
97	42280--22	004624 SUNSHINE DR	43,076	0.989
98	40600--7-11	001811 N EDGEWOOD TERR	42,913	0.985
99	46910-14-6	005249 DUNBAR ST	42,819	0.983
100	9450-10-7	002124 ANDREW AVE	42,621	0.978
101	A1224-2C01	001908 LUCAS DR	42,326	0.972
102	9750--3	001029 S EDGEWOOD TERR	42,306	0.971
103	19070-6-15	005029 WILBARGER ST	41,542	0.954
104	A 395-12F	005301 WILBARGER ST	41,463	0.952
105	9260--5	004824 RAMEY AVE	41,028	0.942
106	16110-1-7	005009 ELGIN ST	40,975	0.941
107	7660-9-12	001825 COLEMAN AVE	40,910	0.939
108	42280--11	004700 SUNSHINE DR	40,848	0.938

Vacant properties table, (continued).

109	7660-9-4	004316 AVE J	40,790	0.936
110	A 411-24	001700 LIZZIE DAVIS ST	40,686	0.934
111	40820-15-9	005008 COX ST	40,677	0.934
112	19070-8-8	003912 CAREY ST	40,530	0.930
113	40820-13-4	005224 COX ST	40,458	0.929
114	A1914-1K	005408 RAMEY AVE	40,103	0.921
115	19070-2-7	004309 S EDGEWOOD TERR	39,644	0.910
116	25240--3	005005 RAMEY AVE	39,528	0.907
117	19070-1-11B1	004815 GARDEN LN	39,385	0.904
118	40820-17-6	005101 PINSON ST	39,351	0.903
119	A1914-1G	005300 RAMEY AVE	39,187	0.900
120	19070-4-1B	003913 FRESHFIELD RD	39,038	0.896
121	7660-9-8	004319 AVE M	39,018	0.896
122	19070-8-18	004125 HILLDALE RD	38,978	0.895
123	40820-15-10	005100 COX ST	38,860	0.892
124	7660-9-5	004318 AVE J	38,822	0.891
125	42280--20	004700 SUNSHINE DR	38,726	0.889
126	19070-2-18	004408 FRESHFIELD RD	38,537	0.885
127	A1914-1L	005412 RAMEY AVE	38,499	0.884
128	19070-1-23	003912 FRESHFIELD RD	38,304	0.879
129	40600--2-11	001725 S EDGEWOOD TERR	38,262	0.878
130	40820-19-4	005024 PINSON ST	38,061	0.874
131	19070-3-2	004209 FRESHFIELD RD	38,014	0.873
132	40820-12-5	005408 COX ST	37,949	0.871
133	A 411-32K	005301 ELGIN ST	37,885	0.870
134	40820-9-4	005220 PINSON ST	37,690	0.865
135	18890--2	002510 MARLIN ST	37,516	0.861
136	19070-6-14	005025 WILBARGER ST	37,051	0.851
137	19070-7-13	005113 WILBARGER ST	36,862	0.846
138	40820-10-8	005409 TURNER ST	36,860	0.846
139	40820-9-3	005300 PINSON ST	36,689	0.842
140	40820-9-1	005322 PINSON ST	36,348	0.834
141	40820-11-3	005416 TURNER ST	36,261	0.832
142	19070-2-21	004308 FRESHFIELD RD	36,260	0.832
143	40820-6-11	005301 PINSON ST	36,205	0.831
144	40820-18-5	005016 COTTEY ST	36,204	0.831
145	19070-4-10A	003928 VILLAGE CREEK RD	36,031	0.827

Vacant properties table, (continued).

146	40820-14-7	005201 COX ST	36,002	0.826
147	40820-14-3	005224 TURNER ST	35,951	0.825
148	40820-5-4	005412 COTTEY ST	35,904	0.824
149	19070-3-8	004313 FRESHFIELD RD	35,865	0.823
150	19070-1-25	004816 EASTLAND ST	35,854	0.823
151	35190-25-A	002001 STALCUP RD	35,818	0.822
152	18890--1	002500 MARLIN ST	35,740	0.820
153	40820-14-6	005200 TURNER ST	35,627	0.818
154	40820-19-2	005036 PINSON ST	35,567	0.816
155	19070-1-24	004808 EASTLAND ST	35,502	0.815
156	40820-10-5	005400 PINSON ST	35,453	0.814
157	19070-7-14	005117 WILBARGER ST	35,405	0.813
158	40820-9-9	005217 TURNER ST	35,403	0.813
159	46910-12-7	005320 CALUMET ST	35,389	0.812
160	42280--10	004700 SUNSHINE DR	35,334	0.811
161	40820-3-2	005304 ANDERSON ST	35,172	0.807
162	40820-10-9	005413 TURNER ST	35,132	0.807
163	40820-11-2	005410 TURNER ST	34,983	0.803
164	19070-6-24	004224 HILLDALE RD	34,949	0.802
165	40820-19-5	005021 PINSON ST	34,892	0.801
166	19070-2-14	004825 WILBARGER ST	34,891	0.801
167	19070-1-20	004004 FRESHFIELD RD	34,875	0.801
168	19070-1-18	004010 FRESHFIELD RD	34,830	0.800
169	40820-18-13	005037 PINSON ST	34,787	0.799
170	19070-4-11	004000 VILLAGE CREEK RD	34,773	0.798
171	19070-8-21	004109 HILLDALE RD	34,770	0.798
172	9260--15A	004817 SUNSHINE DR	34,739	0.798
173	19070-5-10	003924 HILLDALE RD	34,723	0.797
174	40820-9-2	005304 PINSON ST	34,451	0.791
175	40820-10-7	005405 TURNER ST	34,234	0.786
176	19070-4-4	004924 EASTLAND ST	34,217	0.786
177	19070-4-12	004008 VILLAGE CREEK RD	34,168	0.784
178	A 7-9A01	004711 E BERRY ST	34,125	0.783
179	19070-6-25	004216 HILLDALE RD	34,104	0.783
180	40820-19-3	005029 PINSON ST	34,052	0.782
181	40820-6-2	005328 COTTEY ST	34,001	0.781
182	19070-7-1	004201 HILLDALE RD	33,835	0.777

Vacant properties table, (continued).

183	40820-10-6	005401 TURNER ST	33,832	0.777
184	7660-3-6-10	004338 E ROSEDALE ST	33,795	0.776
185	19070-2-15	004833 WILBARGER ST	33,548	0.770
186	40600--2-10	001616 LANGSTON ST	33,454	0.768
187	19070-5-16	004116 HILLDALE RD	33,425	0.767
188	19070-2-16A	004841 WILBARGER ST	33,407	0.767
189	19070-8-23	004013 HILLDALE RD	33,121	0.760
190	19070-5-18A	004125 VILLAGE CREEK RD	33,016	0.758
191	19070-4-13	004016 VILLAGE CREEK RD	32,995	0.757
192	1210-1-7	003745 WALDORF ST	32,819	0.753
193	19070-1-22	003920 FRESHFIELD RD	32,736	0.752
194	19070-8-24	004009 HILLDALE RD	32,606	0.749
195	40820-17-4-11	005108 COTTEY ST	32,588	0.748
196	7660-16-16	001819 S HUGHES AVE	32,499	0.746
197	40820-1-4	005405 ANDERSON ST	32,451	0.745
198	40820-19-9B	005015 TURNER ST	32,409	0.744
199	19070-8-25	004005 HILLDALE RD	31,847	0.731
200	9750--1-30	004709 E ROSEDALE ST	31,732	0.728
201	46910-14-7A	005224 WILLIE ST	31,732	0.728
202	19070-8-14B	004104 CAREY ST	31,679	0.727
203	26040--6	005309 RAMEY AVE	31,628	0.726
204	40600--6-11	001909 S EDGEWOOD TERR	31,465	0.722
205	19070-1-6B	004017 S EDGEWOOD TERR	31,310	0.719
206	7660-16-17-10	001823 S HUGHES AVE	30,923	0.710
207	7660-4-9-11	address not listed	30,748	0.706
208	40820-1-2	005417 ANDERSON ST	30,699	0.705
209	46907--5-11	005320 BOOKER T ST	30,584	0.702
210	7660-16-2	001317 S HUGHES AVE	30,559	0.702
211	35210-4	005311 E ROSEDALE ST	30,522	0.701
212	19070-6-17C	004420 HILLDALE RD	30,418	0.698
213	7660-16-14A-B	001723 S HUGHES AVE	29,806	0.684
214	7660-5-5-10	004228 AVE H	29,647	0.681
215	3220--4	001900 AMANDA AVE	29,530	0.678
216	46910-12-5A-B	005307 RUDD ST	29,362	0.674
217	46910-12-8-10	005305 RUDD ST	28,971	0.665
218	46910-12-6	005324 CALUMET ST	28,953	0.665
219	7660-3-5-10	004326 E ROSEDALE ST	28,327	0.650

Vacant properties table, (continued).

220	10760-15-1	003301 S HUGHES AVE	28,190	0.647
221	26040--3	005311 RAMEY AVE	27,920	0.641
222	7660-5-13A	004205 AVE J	27,780	0.638
223	27070-15-S	001016 LLOYD AVE	27,740	0.637
224	10605-5-6	004704 E ROSEDALE ST	27,728	0.637
225	A1914-1A01A	005204 RAMEY AVE	27,482	0.631
226	6630-Z-2R	005713 EISENHOWER DR	27,444	0.630
227	40820-13-7B	003704 DILLARD ST	27,404	0.629
228	42280--18-11	004712 SUNSHINE DR	27,386	0.629
229	40600--1B2	001606 LANGSTON ST	27,357	0.628
230	27070-20-2B	001020 S EDGEWOOD TERR	27,200	0.624
231	40820-16-3C	005120 PINSON ST	27,147	0.623
232	40130-1-1	001605 HILL ST	26,539	0.609
233	40820-9-10-30	005301 TURNER ST	26,143	0.600
234	7660-16-9A-B	001605 S HUGHES AVE	25,977	0.596
235	19070-6-B	005005 WILBARGER ST	25,471	0.585
236	9260--9-10	002432 VILLAGE CREEK RD	25,120	0.577
237	7660-2-3A-B	004234 E ROSEDALE ST	25,029	0.575
238	47705--13	002400 STALCUP RD	24,914	0.572
239	40820-16-7-10	005105 TURNER ST	24,883	0.571
240	40600--1A	001717 S EDGEWOOD TERR	24,611	0.565
241	46910-12-1	001708 BIRDELL ST	24,289	0.558
242	40820-9-12-10	003412 BURGER ST	24,149	0.554
243	A 395-12N	003901 CAREY ST	24,091	0.553
244	40820-11-8-10	005419 COX ST	23,909	0.549
245	16615-1-4	005941 HART ST	23,842	0.547
246	11030-9-11	004651 E BERRY ST	23,694	0.544
247	44700-7-2	005609 OAKDALE DR	23,679	0.544
248	35210-4	005311 E ROSEDALE ST	23,673	0.543
249	40820-6-1-10	003004 BURGER ST	23,016	0.528
250	33860--1-30	001115 TIERNEY RD	22,973	0.527
251	A 291-11A	001512 AMANDA AVE	22,544	0.518
252	44920--7	005110 E ROSEDALE ST	22,291	0.512
253	19070-4-6B	003908 VILLAGE CREEK RD	22,256	0.511
254	3210-1-21	001720 LANGSTON ST	22,173	0.509
255	40600--4-10	001724 LANGSTON ST	22,154	0.509
256	3210-1-22	001739 S EDGEWOOD TERR	21,874	0.502

Vacant properties table, (continued).

257	9260--11-10	004909 SUNSHINE DR	21,839	0.501
258	9260--12-11	004833 SUNSHINE DR	21,839	0.501
259	9260--11-11	004905 SUNSHINE DR	21,839	0.501
260	9260--13-10	004837 SUNSHINE DR	21,839	0.501
261	9260--14-10	004829 SUNSHINE DR	21,839	0.501
262	40820-17-7-11	005115 PINSON ST	21,670	0.497
263	A 291-26A	001620 AMANDA AVE	21,588	0.496
264	40820-13-3A	005230 COX ST	21,489	0.493
265	40820-15-2-11	005124 TURNER ST	21,206	0.487
266	40820-13-2-10	005240 COX ST	20,922	0.480
267	27070-20-1B	001016 S EDGEWOOD TERR	20,875	0.479
268	27070-4-2	004301 E ROSEDALE ST	20,836	0.478
269	A 291-23	001612 AMANDA AVE	20,787	0.477
270	35190-6-4	001713 CARVERLY DR	20,766	0.477
271	9260--2-11	004760 RAMEY AVE	20,660	0.474
272	9260--3-11	004804 RAMEY AVE	20,622	0.473
273	9260--4-10	004814 RAMEY AVE	20,591	0.473
274	40600--4-11	001825 S EDGEWOOD TERR	20,550	0.472
275	1210-2-32	003725 STALCUP RD	20,499	0.471
276	40820-6-3-10	005300 COTTEY ST	20,411	0.469
277	40820-17-2B	005120 COTTEY ST	20,405	0.468
278	9260--7-10	004924 RAMEY AVE	20,375	0.468
279	40820-15-3-10	005120 TURNER ST	20,369	0.468
280	1210-2-34	003729 STALCUP RD	20,278	0.466
281	16110-1-4A	004917 ELGIN ST	20,195	0.464
282	40820-13-3B	005238 COX ST	20,022	0.460
283	11030-9-10	004659 E BERRY ST	19,881	0.456
284	A 411-32J	005204 WILLIE ST	19,870	0.456
285	7660-5-13B	004201 AVE J	19,798	0.455
286	A 411-32F	005221 DUNBAR ST	19,732	0.453
287	40820-3-11A	005333 COTTEY ST	19,694	0.452
288	44700-3-1	005437 WILBARGER ST	19,644	0.451
289	A 411-25	001717 VINCENNES ST	19,621	0.450
290	40820-16-8-11	005119 TURNER ST	19,575	0.449
291	10120-2-9	004824 FITZHUGH AVE	19,569	0.449
292	40820-16-1-10	003012 DILLARD ST	19,479	0.447
293	40820-15-8-11	005002 COX ST	19,438	0.446

Vacant properties table, (continued).

294	15200--3-30	001504 LANGSTON ST	19,398	0.445
295	44700--04	address not listed	19,391	0.445
296	7660-9-3-10	004312 AVE J	19,388	0.445
297	25290-2-5	004924 CHAPMAN ST	19,374	0.445
298	A 411-7A	005032 E ROSEDALE ST	19,334	0.444
299	40820-12-3-11	005424 COX ST	19,094	0.438
300	40600--6-14	001913 S EDGEWOOD TERR	19,048	0.437
301	18890--8A	002601 MARLIN ST	19,036	0.437
302	A 291-26	001609 LANGSTON ST	18,947	0.435
303	40820-15-8-10	005120 TURNER ST	18,941	0.435
304	16110-1-4B	004915 ELGIN ST	18,939	0.435
305	40820-5-9-11	005429 PINSON ST	18,928	0.435
306	18890--10C	005144 RAMEY AVE	18,912	0.434
307	40820-15-4-11	005106 TURNER ST	18,893	0.434
308	A 291-17	001602 AMANDA AVE	18,771	0.431
309	40820-16-8-10	005117 TURNER ST	18,749	0.430
310	40820-8-14	002807 VILLAGE CREEK RD	18,745	0.430
311	35190-25-C-10	005529 BONG DR	18,737	0.430
312	40820-16-1-11	005132 PINSON ST	18,728	0.430
313	A 411-30B	001919 VINCENNES ST	18,579	0.427
314	40820-13-2-11	005320 COX ST	18,548	0.426
315	40820-17-8-12	005119 PINSON ST	18,486	0.424
316	40820-12-4-11	005416 COX ST	18,470	0.424
317	40820-14-9B	005217 COX ST	18,461	0.424
318	40820-14-1-11	005310 TURNER ST	18,424	0.423
319	19070-6-21A	004312 HILLDALE RD	18,386	0.422
320	40820-19-6-10	005012 PINSON ST	18,336	0.421
321	7660-9-3-11	004310 AVE J	18,314	0.420
322	40820-3-3-10	005300 ANDERSON ST	18,313	0.420
323	A 291-27	001617 LANGSTON ST	18,264	0.419
324	24500--2-10	004904 ELGIN ST	18,024	0.414
325	40820-8-19	002701 VILLAGE CREEK RD	17,986	0.413
326	40820-14-4-12	005212 TURNER ST	17,986	0.413
327	40820-3-4-10	005220 ANDERSON ST	17,985	0.413
328	19070-7-5A	004229 HILLDALE RD	17,953	0.412
329	40820-18-6-11	005008 COTTEY ST	17,938	0.412
330	40820-8-4	002614 LENA ST	17,829	0.409

Vacant properties table, (continued).

331	24500-2-3	004904 ELGIN ST	17,776	0.408
332	40820-3-3-11	005222 ANDERSON ST	17,773	0.408
333	19240-7-6	002128 LANGSTON ST	17,732	0.407
334	40820-9-11-11	005305 TURNER ST	17,714	0.407
335	16615-1-1A	005901 HART ST	17,685	0.406
336	7660-4-4B	004328 AVE H	17,630	0.405
337	40820-12-4-10	005416 COX ST	17,622	0.405
338	19240-6-12	002029 S EDGEWOOD TERR	17,577	0.404
339	40820-18-3B	005034 COTTEY ST	17,548	0.403
340	10605-6-3	004726 E ROSEDALE ST	17,438	0.400
341	40820-5-10B	003138 STALCUP RD	17,290	0.397
342	40820-6-6B	002951 DILLARD ST	17,276	0.397
343	10790-1-AR8	004664 E BERRY ST	17,263	0.396
344	10120-1-42	004803 FITZHUGH AVE	17,258	0.396
345	19070-2-27A	004200 FRESHFIELD RD	17,239	0.396
346	7660-16-22B	001921 S HUGHES AVE	17,236	0.396
347	45100--1	001404 AMANDA AVE	17,146	0.394
348	19240-6-16	002017 S EDGEWOOD TERR	17,119	0.393
349	19070-6-21B	004308 HILLDALE RD	17,074	0.392
350	40120-2-10	001723 ETTA ST	16,970	0.390
351	31755-4-10	005018 SUNSHINE DR	16,893	0.388
352	40820-3-9A	005225 COTTEY ST	16,848	0.387
353	40820-18-6-10	005012 COTTEY ST	16,816	0.386
354	A 291-3B	004809 AVE H	16,683	0.383
355	7660-4-10A	004317 AVE J # A	16,678	0.383
356	A 291-3C	001515 LINDSEY ST	16,609	0.381
357	19070-8-27A	003913 HILLDALE RD	16,568	0.380
358	10605-4-6	004808 AVE H	16,547	0.380
359	10120-1-13	004900 SUNSHINE DR	16,540	0.380
360	40820-8-17	002713 VILLAGE CREEK RD	16,495	0.379
361	7660-2-9-11	004229 AVE H	16,488	0.379
362	19070-2-26A	004208 FRESHFIELD RD	16,440	0.377
363	A 395-12G	005351 WILBARGER ST	16,438	0.377
364	40820-3-5-10	005206 ANDERSON ST	16,412	0.377
365	40150-13-4	005424 BOOKER T ST	16,357	0.376
366	40820-3-8A	005209 COTTEY ST	16,230	0.373
367	38340-5-5	002513 S EDGEWOOD TERR	16,174	0.371

Vacant properties table, (continued).

368	35190-6-2	001705 CARVERLY DR	16,136	0.370
369	40820-8-18	002705 VILLAGE CREEK RD	16,119	0.370
370	46910-11-4C	005221 CALUMET ST	16,073	0.369
371	19070-3-23B	004238 VILLAGE CREEK RD	16,056	0.369
372	19070-7-4A	004221 HILLDALE RD	16,056	0.369
373	40820-7-9	002801 LENA ST	16,004	0.367
374	40150-11-4	005420 ELGIN ST	15,967	0.367
375	10770-16-1A	005400 E BERRY ST	15,927	0.366
376	10120-1-7	004824 SUNSHINE DR	15,907	0.365
377	A1228-3B	000900 BRADLEY ST	15,905	0.365
378	19070-3-19B	004404 VILLAGE CREEK RD	15,867	0.364
379	9450-12-4	005431 BOOKER T ST	15,819	0.363
380	31755-1-15-30	005003 SUNSHINE DR	15,805	0.363
381	19070-8-27B	003915 HILLDALE RD	15,755	0.362
382	3240--G-A	004313 E ROSEDALE ST	15,663	0.360
383	40820-18-3A-B	005032 COTTEY ST	15,658	0.359
384	46910-11-4B	005217 CALUMET ST	15,633	0.359
385	19070-6-22A	004304 HILLDALE RD	15,593	0.358
386	40820-8-21	002609 VILLAGE CREEK RD	15,534	0.357
387	40150-13-3	005420 BOOKER T ST	15,490	0.356
388	9450-12-3	005421 BOOKER T ST	15,489	0.356
389	A1693-1B18	002632 STALCUP RD	15,466	0.355
390	10605-4-1	001601 LINDSEY ST	15,435	0.354
391	40820-6-3-11	005220 COTTEY ST	15,399	0.354
392	40140-1-6	002124 BETHUNE ST	15,350	0.352
393	37288D-1-1	004820 E ROSEDALE ST	15,341	0.352
394	40820-8-6	002618 LENA ST	15,335	0.352
395	10790-11-16	004909 FRESHFIELD RD	15,316	0.352
396	39370-1-23	004617 AVE M	15,268	0.351
397	A 411-6	005029 AVE G	15,261	0.350
398	7660-16-22A	001917 S HUGHES AVE	15,242	0.350
399	19070-3-21A	004308 VILLAGE CREEK RD	15,219	0.349
400	16480-1-8	002904 WALKER ST	15,219	0.349
401	24570--4	006005 HART ST	15,191	0.349
402	40150-13-5	005430 BOOKER T ST	15,135	0.347
403	7660-5-Q2	004232 AVE H	15,128	0.347
404	40820-7-3	002609 LENA ST	15,105	0.347

Vacant properties table, (continued).

405	40820-6-7-10	002919 DILLARD ST	15,069	0.346
406	40820-11-4B-B	005414 TURNER ST	15,029	0.345
407	40150-13-1	005412 BOOKER T ST	15,000	0.344
408	47705--6	005437 RAMEY AVE	14,984	0.344
409	40820-8-15	002805 VILLAGE CREEK RD	14,950	0.343
410	40120-1-6	001720 VINCENNES ST	14,919	0.342
411	35190-15A-B-B	005501 E ROSEDALE ST	14,879	0.342
412	19240-1-1	001926 AMANDA AVE	14,772	0.339
413	A 395-14A01A	005524 EASTLAND ST	14,720	0.338
414	46840--B	004939 WILBARGER ST	14,708	0.338
415	A 411-15	001607 AMANDA AVE	14,665	0.337
416	24570--3A	006013 HART ST	14,657	0.336
417	19070-2-2AR	004205 S EDGEWOOD TERR	14,621	0.336
418	46760--1	004728 E ROSEDALE ST	14,526	0.333
419	40150-11-3	005416 ELGIN ST	14,468	0.332
420	31060--3D	001116 TIERNEY RD	14,442	0.332
421	9450-12-2	005417 BOOKER T ST	14,381	0.330
422	46910-15-2	002000 BIRDELL ST	14,369	0.330
423	3240--F-A	004309 E ROSEDALE ST	14,360	0.330
424	19070-1-9A1	004129 S EDGEWOOD TERR	14,349	0.329
425	31755-3-1	005100 RAMEY AVE	14,334	0.329
426	40820-11-4A-10	005412 TURNER ST	14,331	0.329
427	16110-1-5A	004925 ELGIN ST	14,296	0.328
428	39370-6-2	001404 S EDGEWOOD TERR	14,285	0.328
429	44920-1-1	005028 E ROSEDALE ST	14,273	0.328
430	A 117-22F	005117 E ROSEDALE ST	14,254	0.327
431	31755-1-2	004944 RAMEY AVE	14,178	0.325
432	40150-13-2	005416 BOOKER T ST	14,072	0.323
433	35190-2-1	005600 E ROSEDALE ST	14,040	0.322
434	40820-4-2D	005420 ANDERSON ST	14,032	0.322
435	39370-C-3	001508 LLOYD AVE	13,866	0.318
436	46910-11-2	001612 BIRDELL ST	13,815	0.317
437	40120-1-4	001712 VINCENNES ST	13,796	0.317
438	19070-2-1E	004816 GARDEN LN	13,763	0.316
439	19070-2-1C	004201 S EDGEWOOD TERR	13,706	0.315
440	16615-1-1B-B	005905 HART ST	13,659	0.314
441	A 117-22E	005115 E ROSEDALE ST	13,656	0.313

Vacant properties table, (continued).

442	40820-6-1-11	005336 COTTEY ST	13,644	0.313
443	24570--1	006021 HART ST	13,596	0.312
444	40820-6-12-10	005323 PINSON ST	13,586	0.312
445	7660-9-1-11	004300 AVE J	13,579	0.312
446	40820-3-12-12	002916 BURGER ST	13,557	0.311
447	40820-9-7-11	005206 FILMORE ST	13,525	0.310
448	42280--16-11	002420 LANGSTON ST	13,500	0.310
449	46840--A1	004945 WILBARGER ST	13,469	0.309
450	21405-1-1	002708 STALCUP RD	13,421	0.308
451	11030-9-8A	004700 E BERRY ST	13,385	0.307
452	40140-2-10	002141 BETHUNE ST	13,363	0.307
453	7660-2-5C	004236 E ROSEDALE ST	13,345	0.306
454	19070-8-17A	005113 GARDEN LN	13,312	0.306
455	35190-15A-E-B	005519 E ROSEDALE ST	13,205	0.303
456	A 291-20C	001516 LANGSTON ST	13,184	0.303
457	40820-17-8-10	005119 PINSON ST	13,011	0.299
458	44260-1-7	005175 CHARLENE ST	13,009	0.299
459	9450-12-1	005413 BOOKER T ST	12,964	0.298
460	10790-11-18	004901 FRESHFIELD RD	12,913	0.296
461	1210-1-6	003749 WALDORF ST	12,776	0.293
462	A 411-10	004907 KATY ST	12,775	0.293
463	40820-19-1C	003006 WALKER ST	12,773	0.293
464	19030-1-1-30	002009 BIRDELL ST	12,755	0.293
465	19070-2-1D	004201 S EDGEWOOD TERR	12,739	0.292
466	3190--C	001637 LINDSEY ST	12,732	0.292
467	6630-V-NR1-C	001708 BUNCH DR	12,710	0.292
468	35190-4-16	005501 WAINWRIGHT DR	12,661	0.291
469	40820-13-7A	005200 COX ST	12,644	0.290
470	38340-3-6-10	004612 RAMEY AVE	12,592	0.289
471	44260-2-8	005175 VELMA DR	12,579	0.289
472	40820-19-10B	004925 TURNER ST	12,562	0.288
473	19070-8-17B	005115 GARDEN LN	12,535	0.288
474	46915-2-1	002413 DILLARD ST	12,519	0.287
475	37310-4-16B	address not listed	12,468	0.286
476	7660-2-G	004204 AVE G	12,450	0.286
477	40820-9-8-30	005215 TURNER ST	12,431	0.285
478	1210-2-16	003712 WALDORF ST	12,348	0.283

Vacant properties table, (continued).

479	A1693-1B19A	002628 STALCUP RD	12,343	0.283
480	40820-6-10-11	005229 PINSON ST	12,276	0.282
481	A 411-18	001627 AMANDA AVE	12,198	0.280
482	1210-2-1A	003768 WALDORF ST	12,195	0.280
483	40820-11-8-11	005417 COX ST	12,179	0.280
484	31745-2-39R	005501 PINSON ST	12,177	0.280
485	33020--4	005062 WILLIE ST	12,172	0.279
486	10120-1-22	002500 VILLAGE CREEK RD	12,147	0.279
487	1210-4-18	003804 WALDORF ST	12,094	0.278
488	7660-2-14-10	000000 AVE H	12,000	0.275
489	22550--U-B	001106 GRIGGS AVE	11,969	0.275
490	44700-8-3	004124 NELMS DR	11,957	0.274
491	10790-11-17	004905 FRESHFIELD RD	11,948	0.274
492	1210-1-3	003765 WALDORF ST	11,926	0.274
493	37310-1-11	003741 RADFORD RD	11,910	0.273
494	40150-13-11	002206 STALCUP RD	11,883	0.273
495	1210-1-14	003717 WALDORF ST	11,850	0.272
496	40820-8-9A	002802 LENA ST	11,820	0.271
497	1210-2-37	003767 STALCUP RD	11,783	0.270
498	10653-2-6	003101 EASTCREST CT	11,780	0.270
499	19070-6-19A	004408 HILLDALE RD	11,730	0.269
500	16480-2B-16-B	002804 DILLARD ST	11,669	0.268
501	A1228-3A	000904 BRADLEY ST	11,639	0.267
502	37310-1-4	address not listed	11,631	0.267
503	46915-2-6	002313 DILLARD ST	11,627	0.267
504	37310-4-6	003720 RADFORD RD	11,568	0.266
505	10790-11-14	004917 FRESHFIELD RD	11,526	0.265
506	40130-4-6R	005111 WILLIE ST	11,509	0.264
507	40130-4-3R	005151 WILLIE ST	11,500	0.264
508	19070-5-12B	004008 HILLDALE RD	11,484	0.264
509	1210-4-37	003869 STALCUP RD	11,453	0.263
510	4280-D-16	005605 COTTEY ST	11,405	0.262
511	46910-14-7D	005220 WILLIE ST	11,386	0.261
512	37310-2-4	003813 RADFORD RD	11,377	0.261
513	1210-3-8	003845 WALDORF ST	11,366	0.261
514	37310-3-18	003833 BURNICE DR	11,362	0.261
515	19070-6-D1	004425 VILLAGE CREEK RD	11,310	0.260

Vacant properties table, (continued).

516	40820-12-2-13	005426 COX ST	11,307	0.260
517	15200--10-10	001526 LANGSTON ST	11,225	0.258
518	37310-1-8	003729 RADFORD RD	11,222	0.258
519	37310-3-22	003817 BURNICE DR	11,221	0.258
520	46910-11-4A	005213 CALUMET ST	11,194	0.257
521	1210-1-12	003725 WALDORF ST	11,189	0.257
522	1210-4-30	003849 STALCUP RD	11,177	0.257
523	37310-3-10	003836 RADFORD RD	11,174	0.257
524	1210-2-7	003748 WALDORF ST	11,162	0.256
525	37310-4-24	003709 BURNICE DR	11,157	0.256
526	40820-8-11-11	005019 COTTEY ST	11,153	0.256
527	25210-3-15	004917 RAMEY AVE	11,149	0.256
528	25210-3-12	004901 RAMEY AVE	11,138	0.256
529	1210-4-33	003853 STALCUP RD	11,129	0.255
530	37310-3-20	003825 BURNICE DR	11,084	0.254
531	27070-1-9	001132 BRADLEY ST	11,081	0.254
532	46907--5-10	005319 RAMEY AVE	11,055	0.254
533	40820-9-8-10	005213 TURNER ST	11,052	0.254
534	31755-1-1	004940 RAMEY AVE	11,046	0.254
535	37310-4-11	003740 RADFORD RD	11,045	0.254
536	31755-5-9	005125 FITZHUGH AVE	11,042	0.253
537	1210-1-10	003733 WALDORF ST	11,027	0.253
538	40820-16-5-13	005108 PINSON ST	11,001	0.253
539	37310-3-24	003809 BURNICE DR	10,982	0.252
540	37310-4-15	003745 BURNICE DR	10,962	0.252
541	1210-3-19	003801 WALDORF ST	10,946	0.251
542	37310-6-6	003820 BURNICE DR	10,927	0.251
543	3220--2	001725 LANGSTON ST	10,909	0.250
544	7660-10-3-10	004320 AVE M	10,902	0.250
545	40820-1-1B	002732 STALCUP RD	10,887	0.250
546	16615-1-3	006001 HART ST	10,885	0.250
547	15200--9	001524 LANGSTON ST	10,870	0.250
548	10790-10-9	004829 VIRGIL ST	10,798	0.248
549	9260--8-10	004930 RAMEY AVE	10,794	0.248
550	3210-1-5	004817 WILLIE ST	10,785	0.248
551	35190-2-8-30	005640 E ROSEDALE ST	10,777	0.247
552	25240--10-30	005105 RAMEY AVE	10,758	0.247

Vacant properties table, (continued).

553	37310-3-5	003816 RADFORD RD	10,757	0.247
554	46910-13-2	001734 BIRDELL ST	10,752	0.247
555	39370-7-1	001950 N EDGEWOOD TERR	10,733	0.246
556	40120-1-9A	001732 VINCENNES ST	10,710	0.246
557	10120-2-1	004800 FITZHUGH AVE	10,697	0.246
558	37310-6-13	003848 BURNICE DR	10,658	0.245
559	37310-4-21	003721 BURNICE DR	10,655	0.245
560	10760-25-12	004500 WIMAN DR	10,652	0.245
561	37310-3-3	003808 RADFORD RD	10,615	0.244
562	37310-2-7	003825 RADFORD RD	10,573	0.243
563	A 411-20	001812 EFFIE ST	10,571	0.243
564	37310-6-1	003800 BURNICE DR	10,565	0.243
565	1210-3-13	003825 WALDORF ST	10,545	0.242
566	10790-10-12	004817 VIRGIL ST	10,533	0.242
567	37310-3-12	003844 RADFORD RD	10,526	0.242
568	1210-2-31	003717 STALCUP RD	10,512	0.241
569	19070-2-1B	004201 S EDGEWOOD TERR	10,511	0.241
570	9450-12-11	002212 STALCUP RD	10,507	0.241
571	40130-2-9-30	001733 LIBERTY ST	10,472	0.240
572	37310-1-3	003709 RADFORD RD	10,464	0.240
573	40820-6-12-12	003008 BURGER ST	10,462	0.240
574	46915-2-14	002201 DILLARD ST	10,460	0.240
575	16480-1-G	002820 WALKER ST	10,430	0.239
576	1210-2-15	003716 WALDORF ST	10,428	0.239
577	15200--12-10	001530 LANGSTON ST	10,426	0.239
578	40130-2-2	address not listed	10,400	0.239
579	42280--6	004700 SUNSHINE DR	10,390	0.239
580	25210-3-1	004904 HARLEM ST	10,380	0.238
581	37310-4-22	003717 BURNICE DR	10,363	0.238
582	38950-1-6	001725 VINCENNES ST	10,350	0.238
583	A 411-28C	005059 WILLIE ST	10,348	0.238
584	44700-3-4	004320 NELMS DR	10,346	0.238
585	44700-3-5	004316 NELMS DR	10,338	0.237
586	44700-3-6	004312 NELMS DR	10,331	0.237
587	44700-3-8	004303 NELMS DR	10,324	0.237
588	16480-1-D	002808 WALKER ST	10,312	0.237
589	44700-3-2	address not listed	10,312	0.237

Vacant properties table, (continued).

590	1210-3-16	003809 WALDORF ST	10,310	0.237
591	37310-1-12	003745 RADFORD RD	10,310	0.237
592	39370-5-14	004601 AVE H	10,309	0.237
593	1210-2-4	003760 WALDORF ST	10,303	0.237
594	37310-3-7	003824 RADFORD RD	10,277	0.236
595	18890--3E	002604 MARLIN ST	10,262	0.236
596	40820-16-5-11	003027 WALKER ST	10,255	0.235
597	37310-3-6	003820 RADFORD RD	10,240	0.235
598	35190-11-5-30	005600 EISENHOWER DR	10,218	0.235
599	1210-1-11	003729 WALDORF ST	10,213	0.234
600	46915-2-9	002301 DILLARD ST	10,207	0.234
601	3240--A-A	001005 BRADLEY ST	10,206	0.234
602	19240-1-9C	004775 CHAPMAN ST	10,205	0.234
603	46915-2-7	002309 DILLARD ST	10,176	0.234
604	37310-2-11	003841 RADFORD RD	10,152	0.233
605	19030-2-17	001600 ANDREW AVE	10,139	0.233
606	10790-4-9	004808 RICHARDSON ST	10,109	0.232
607	38340-3-5-10	004604 RAMEY AVE	10,106	0.232
608	25210-3-4	004920 HARLEM ST	10,100	0.232
609	19240-4-18	002113 LANGSTON ST	10,100	0.232
610	45100--B	001408 AMANDA AVE	10,078	0.231
611	26040--1	005316 BOOKER T ST	10,072	0.231
612	39370-4-14	004601 AVE I	10,071	0.231
613	A 411-19	001629 AMANDA AVE	10,069	0.231
614	1210-3-14	003821 WALDORF ST	10,055	0.231
615	37310-4-12	003744 RADFORD RD	10,055	0.231
616	15200--11	001528 LANGSTON ST	10,049	0.231
617	19240-4-4	002112 DANNER ST	10,041	0.231
618	1210-2-9	003740 WALDORF ST	10,038	0.230
619	1210-4-36	003865 STALCUP RD	10,035	0.230
620	40820-16-5-10	005100 PINSON ST	10,028	0.230
621	40820-17-10A	002956 DILLARD ST	10,021	0.230
622	3240--D-A	001203 BRADLEY ST	10,017	0.230
623	44700-7-1	005611 OAKDALE DR	9,989	0.229
624	10120-2-5	004812 FITZHUGH AVE	9,952	0.228
625	25290-1-24	004936 CHAPMAN ST	9,945	0.228
626	40820-8-1-10	005012 FITZHUGH AVE	9,944	0.228

Vacant properties table, (continued).

627	1210-2-14	003720 WALDORF ST	9,908	0.227
628	39370-3-13	004600 AVE I	9,906	0.227
629	7660-2-H	004208 AVE G	9,900	0.227
630	44700-4-3	004224 NELMS DR	9,875	0.227
631	40130-3-2A	001704 LIBERTY ST	9,867	0.227
632	1210-2-30	003721 STALCUP RD	9,862	0.226
633	1210-1-4	003761 WALDORF ST	9,848	0.226
634	44920--3	005118 E ROSEDALE ST	9,838	0.226
635	A 291-11	001508 AMANDA AVE	9,833	0.226
636	19240-3-15	002121 DANNER ST	9,825	0.226
637	35190-25-C30R	005557 BONG DR	9,808	0.225
638	40150-11-9	002108 STALCUP RD	9,805	0.225
639	11030-4-10	004709 FORBES CT	9,797	0.225
640	39370-1-11	004628 AVE L	9,797	0.225
641	1210-3-6	003853 WALDORF ST	9,782	0.225
642	35190-20-1	005600 BONG DR	9,780	0.225
643	25290-2-2	004930 CHAPMAN ST	9,742	0.224
644	10120-2-2	004804 FITZHUGH AVE	9,737	0.224
645	19070-6-A1	005001 WILBARGER ST	9,735	0.223
646	1210-2-18	003704 WALDORF ST	9,732	0.223
647	46830-17-2	004124 IOLA ST	9,730	0.223
648	1210-1-13	003715 WALDORF ST	9,722	0.223
649	40820-11-6C	005401 COX ST	9,715	0.223
650	46910-11-1A	001600 BIRDELL ST	9,710	0.223
651	26040--5	005308 BOOKER T ST	9,687	0.222
652	10790-11-15	004913 FRESHFIELD RD	9,669	0.222
653	46730-A-12	002443 WILLSPPOINT CT	9,659	0.222
654	1210-4-27	003829 STALCUP RD	9,655	0.222
655	35190-24-B1A	005501 TRUMAN DR	9,651	0.222
656	39370-1-8	004629 AVE M	9,625	0.221
657	31755-2-23	002413 JOHNSON ST	9,609	0.221
658	38340-1-10	002519 SHERATON DR	9,609	0.221
659	19070-2-26D	004824 GARDEN LN	9,605	0.221
660	37735-2-3	002009 EDMONIA CT	9,597	0.220
661	40820-3-1A	005310 ANDERSON ST	9,585	0.220
662	46730-A-6	002421 WILLSPPOINT CT	9,581	0.220
663	40130-2-1	001701 LIBERTY ST	9,573	0.220

Vacant properties table, (continued).

Vacant properties table, (continued).

664	ID not listed	address not listed	9,570	0.220
665	46915-2-13	002205 DILLARD ST	9,568	0.220
666	1210-2-25	003701 STALCUP RD	9,567	0.220
667	10120-2-3	004806 FITZHUGH AVE	9,566	0.220
668	10120-2-4	004810 FITZHUGH AVE	9,563	0.220
669	37310-3-11	003840 RADFORD RD	9,551	0.219
670	46915-1-14	002200 DILLARD ST	9,548	0.219
671	10120-2-21	004928 FITZHUGH AVE	9,536	0.219
672	6630-3-5	006008 TALLIE RD	9,511	0.218
673	46915-2-10	002217 DILLARD ST	9,510	0.218
674	46915-2-11	002213 DILLARD ST	9,500	0.218
675	31745-2-38R	005505 PINSON ST	9,483	0.218
676	46730-A-15	002517 WILLSPPOINT CT	9,475	0.218
677	1210-2-29	003717 STALCUP RD	9,474	0.217
678	40820-19-9A	004921 TURNER ST	9,470	0.217
679	39370-2-8	004629 AVE L	9,470	0.217
680	40150-11-11	002114 STALCUP RD	9,464	0.217
681	39370-2-6	004637 AVE L	9,458	0.217
682	10760-18-1	003613 S HUGHES AVE	9,441	0.217
683	31755-3-4	005116 RAMEY AVE	9,414	0.216
684	46910-13-4A	005223 WILLIE ST	9,410	0.216
685	6630-R-9	006029 TRUMAN DR	9,398	0.216
686	46730-A-13	002509 WILLSPPOINT CT	9,396	0.216
687	25290-1-13	005100 CHAPMAN ST	9,389	0.216
688	10120-2-8	004822 FITZHUGH AVE	9,385	0.215
689	40600--2-12	001612 LANGSTON ST	9,380	0.215
690	6630-Q-18-30	005917 TRUMAN DR	9,370	0.215
691	46915-1-13	002204 DILLARD ST	9,363	0.215
692	31755-4-18	005032 SUNSHINE DR	9,358	0.215
693	19240-6-5	002016 LANGSTON ST	9,351	0.215
694	A1914-1G02	005300 RAMEY AVE	9,347	0.215
695	A1914-1D	005410 RAMEY AVE	9,344	0.215
696	10790-3-15	004921 RICHARDSON ST	9,344	0.214
697	39370-1-10	004632 AVE L	9,338	0.214
698	40820-5-6A	005401 PINSON ST	9,321	0.214
699	19240-7-4	002114 LANGSTON ST	9,308	0.214
700	19240-5-2	002004 DANNER ST	9,289	0.213

701	37310-2-12	003845 RADFORD RD	9,280	0.213
702	18890--4E	005144 SUNSHINE DR	9,266	0.213
703	46915-1-17	002108 DILLARD ST	9,234	0.212
704	10120-1-15	004910 SUNSHINE DR	9,210	0.211
705	10120-1-19	004924 SUNSHINE DR	9,197	0.211
706	31755-4-16	005028 SUNSHINE DR	9,183	0.211
707	18890--10A	005154 RAMEY AVE	9,173	0.211
708	10790-10-10	004825 VIRGIL ST	9,163	0.210
709	40820-5-6C	005401 PINSON ST	9,158	0.210
710	19240-6-7	001909 LANGSTON ST	9,141	0.210
711	3210-2-2-10	001910 AMANDA AVE	9,125	0.209
712	32140-A-2	002350 ANDREW AVE	9,124	0.209
713	35190-9-16A	005501 PATTON DR	9,119	0.209
714	19240-4-2	002104 DANNER ST	9,114	0.209
715	19240-5-19	002005 LANGSTON ST	9,103	0.209
716	1810--C-A	002009 EFFIE ST	9,092	0.209
717	A 411-25A	001704 LIZZIE DAVIS ST	9,081	0.208
718	46730-A-10	002437 WILLSPPOINT CT	9,077	0.208
719	37310-1-13-60	address not listed	9,066	0.208
720	6630-U-8R	001717 BUNCH DR	9,063	0.208
721	46730-A-8	002425 WILLSPPOINT CT	9,048	0.208
722	25290-1-14	005032 CHAPMAN ST	9,046	0.208
723	40120-6-1A	001800 VINCENNES ST	9,027	0.207
724	40820-14-2-12	005300 TURNER ST	9,023	0.207
725	9260--8A	002408 VILLAGE CREEK RD	9,017	0.207
726	46730-A-14	002513 WILLSPPOINT CT	9,013	0.207
727	10120-2-6	004816 FITZHUGH AVE	9,009	0.207
728	10120-2-7	004820 FITZHUGH AVE	9,007	0.207
729	40120-2-9A	001712 VERA AVE	8,999	0.207
730	10120-1-21	004928 SUNSHINE DR	8,976	0.206
731	19070-6-18B2	004408 HILLDALE RD	8,958	0.206
732	31755-1-18	002425 VILLAGE CREEK RD	8,955	0.206
733	40820-3-1B	005312 ANDERSON ST	8,941	0.205
734	40820-5-5A	005402 COTTEY ST	8,932	0.205
735	37310-1-10	003737 RADFORD RD	8,930	0.205
736	19240-2-5	002100 AMANDA AVE	8,929	0.205
737	19240-7-16	002121 S EDGEWOOD TERR	8,918	0.205

Vacant properties table, (continued).

738	35190-8-2	005604 WAINWRIGHT DR	8,910	0.205
739	39370-2-23	004613 AVE L	8,874	0.204
740	19240-7-2	002104 LANGSTON ST	8,872	0.204
741	19240-4-16	002121 LANGSTON ST	8,866	0.204
742	A 291-30	001621 LANGSTON ST	8,863	0.203
743	46907--7C	002209 BETHUNE ST	8,862	0.203
744	10790-10-11	004821 VIRGIL ST	8,861	0.203
745	38950-1-5	001723 VINCENNES ST	8,861	0.203
746	10120-2-15	004912 FITZHUGH AVE	8,850	0.203
747	40820-12-1A	003700 STALCUP RD	8,840	0.203
748	32140-A-1A	005332 BOOKER T ST	8,839	0.203
749	10120-1-18	004916 SUNSHINE DR	8,825	0.203
750	40820-16-7-11	005107 TURNER ST	8,810	0.202
751	35190-4-2	005504 MAC ARTHUR DR	8,807	0.202
752	A 411-25B	001708 LIZZIE DAVIS ST	8,803	0.202
753	19240-4-20	002105 LANGSTON ST	8,794	0.202
754	19240-4-15	002123 LANGSTON ST	8,782	0.202
755	19240-7-5	002116 LANGSTON ST	8,776	0.201
756	A 395-12L	005200 EASTLAND ST	8,773	0.201
757	40820-8-8A	002628 LENA ST	8,768	0.201
758	26790--1	004800 AVE G	8,766	0.201
759	31755-3-12	005109 DRAPER ST	8,742	0.201
760	26040--2A-B	005313 RAMEY AVE	8,731	0.200
761	19240-6-11	002037 S EDGEWOOD TERR	8,729	0.200
762	7660-3-E	004337 AVE H	8,726	0.200
763	19240-2-13	002023 DANNER ST	8,723	0.200
764	31755-1-11	002424 JOHNSON ST	8,715	0.200
765	15200--17-10	001521 LANGSTON ST	8,713	0.200
766	25290-2-9	004914 CHAPMAN ST	8,713	0.200
767	15200--19-10	001513 LANGSTON ST	8,712	0.200
768	9450-10-15	002125 ANDREW AVE	8,711	0.200
769	19240-4-1	002100 DANNER ST	8,706	0.200
770	19240-6-8	001913 LANGSTON ST	8,686	0.199
771	19240-6-9	001917 LANGSTON ST	8,680	0.199
772	19240-5-7	002020 DANNER ST	8,678	0.199
773	39370-1-22	004609 AVE M	8,668	0.199
774	31755-2-10	002600 WALKER ST	8,665	0.199

Vacant properties table, (continued).

775	25290-1-18	005016 CHAPMAN ST	8,661	0.199
776	31755-5-2	005102 SUNSHINE DR	8,659	0.199
777	15200--15A	001529 LANGSTON ST	8,652	0.199
778	40120-9-8-30	001809 AMANDA AVE	8,632	0.198
779	31745-2-36R	005513 PINSON ST	8,628	0.198
780	19240-7-17	002117 S EDGEWOOD TERR	8,626	0.198
781	10790-3-1	004701 RICHARDSON ST	8,613	0.198
782	19240-7-1	002100 LANGSTON ST	8,612	0.198
783	19240-5-16	002017 LANGSTON ST	8,601	0.197
784	19240-7-3	002108 LANGSTON ST	8,600	0.197
785	31745-2-34R	005521 PINSON ST	8,585	0.197
786	35190-23-1	005500 PATTON DR	8,583	0.197
787	6630-Q-11-A	005940 MACEO LN	8,582	0.197
788	46910-9-4	005151 CALUMET ST	8,570	0.197
789	10120-1-5	004816 SUNSHINE DR	8,569	0.197
790	40820-5-6D	003209 BURGER ST	8,557	0.196
791	40820-12-2-10	005426 COX ST	8,553	0.196
792	10653-2-1	003137 EASTCREST CT	8,546	0.196
793	46907--7E	002213 BETHUNE ST	8,536	0.196
794	31755-2-18	005021 SUNSHINE DR	8,534	0.196
795	10120-1-27	004921 FITZHUGH AVE	8,525	0.196
796	39370-2-21	004605 AVE L	8,524	0.196
797	19240-5-5	002012 DANNER ST	8,520	0.196
798	18890--4F	005140 SUNSHINE DR	8,512	0.195
799	19240-3-8	002130 AMANDA AVE	8,504	0.195
800	31745-2-33R	003209 STALCUP RD	8,500	0.195
801	15200--13A	001533 LANGSTON ST	8,499	0.195
802	A 411-26C	001712 LIZZIE DAVIS ST	8,488	0.195
803	46730-A-5	002417 WILLSPPOINT CT	8,486	0.195
804	40820-12-2-11	005436 COX ST	8,483	0.195
805	A 395-13	005500 EASTLAND ST	8,462	0.194
806	19240-6-18	002009 S EDGEWOOD TERR	8,456	0.194
807	31755-4-14	005024 SUNSHINE DR	8,439	0.194
808	39370-2-5	001816 S EDGEWOOD TERR	8,434	0.194
809	40120-4-6	001821 EFFIE ST	8,425	0.193
810	19240-2-3-30	002008 AMANDA AVE	8,424	0.193
811	40120-4-8	001829 EFFIE ST	8,422	0.193

Vacant properties table, (continued).

812	47415--17	005229 CAROL AVE	8,395	0.193
813	10760-25-16	004516 WIMAN DR	8,375	0.192
814	31755-5-1	005100 SUNSHINE DR	8,369	0.192
815	47415--2-30	005181 CHARLENE ST	8,365	0.192
816	46730-A-16	002521 WILLSPPOINT CT	8,357	0.192
817	40140-2-9	002133 BETHUNE ST	8,354	0.192
818	19240-3-16	002117 DANNER ST	8,351	0.192
819	10120-1-30	004909 FITZHUGH AVE	8,346	0.192
820	46910-12-4A	001720 BIRDELL ST	8,296	0.190
821	40140-1-10	002136 BETHUNE ST	8,296	0.190
822	15680--B	001714 EFFIE ST	8,296	0.190
823	10120-1-39	004817 FITZHUGH AVE	8,294	0.190
824	37310-5-1	003700 BURNICE DR	8,273	0.190
825	19240-5-15	002021 LANGSTON ST	8,262	0.190
826	39370-5-16	004604 AVE G	8,255	0.190
827	40820-9-8-11	005212 FILMORE ST	8,255	0.190
828	A 291-36B	001831 LANGSTON ST	8,254	0.189
829	19240-4-21	002100 LANGSTON ST	8,252	0.189
830	25290-2-4	004926 CHAPMAN ST	8,250	0.189
831	19240-3-11	004809 RAMEY AVE	8,241	0.189
832	7660-2-10C	004225 AVE H	8,237	0.189
833	1210-2-17	003708 WALDORF ST	8,226	0.189
834	19240-4-19	002109 LANGSTON ST	8,222	0.189
835	19240-3-9	002132 AMANDA AVE	8,202	0.188
836	19240-5-13	002029 LANGSTON ST	8,201	0.188
837	46910-11-1B	001604 BIRDELL ST	8,197	0.188
838	7660-3-D	004340 AVE G	8,184	0.188
839	31755-4-15	005026 SUNSHINE DR	8,174	0.188
840	19240-1-14	004759 CHAPMAN ST	8,162	0.187
841	19240-3-5	002124 AMANDA AVE	8,144	0.187
842	40140-3-6	002220 BETHUNE ST	8,139	0.187
843	40140-2-8	002133 BETHUNE ST	8,128	0.187
844	15200--20	001511 LANGSTON ST	8,123	0.186
845	19240-4-17	002117 LANGSTON ST	8,122	0.186
846	35190-4-1	005500 MAC ARTHUR DR	8,121	0.186
847	15200--16A	001525 LANGSTON ST	8,115	0.186
848	31745-2-35R	005517 PINSON ST	8,112	0.186

Vacant properties table, (continued).

Vacant properties table, (continued).

849	35190-23-10-60	address not listed	8,107	0.186
850	19240-3-3	002120 AMANDA AVE	8,107	0.186
851	31750-5-32	003413 CARVERLY DR	8,105	0.186
852	39370-6-6	004621 AVE G	8,096	0.186
853	39370-1-16	004612 AVE L	8,094	0.186
854	35190-19-B10R	005637 BONG DR	8,079	0.185
855	40820-4-6B3	005401 COTTEY ST	8,075	0.185
856	46730-A-17	002525 WILLSPPOINT CT	8,072	0.185
857	40140-1-8	002128 BETHUNE ST	8,067	0.185
858	10120-1-9	004830 SUNSHINE DR	8,062	0.185
859	10770-1-2	003505 VILLAGE CREEK RD	8,062	0.185
860	9260--9B	002420 VILLAGE CREEK RD	8,051	0.185
861	9260--8B	002412 VILLAGE CREEK RD	8,051	0.185
862	10120-1-2	004804 SUNSHINE DR	8,048	0.185
863	35190-1-1	005500 E ROSEDALE ST	8,042	0.185
864	19240-2-6	002104 AMANDA AVE	8,037	0.185
865	40120-14-5	001829 EFFIE ST	8,023	0.184
866	31755-4-25	005021 FITZHUGH AVE	8,023	0.184
867	19240-5-11	002037 LANGSTON ST	8,003	0.184
868	31745-2-37R	005509 PINSON ST	7,991	0.183
869	39370-6-5	004625 AVE G	7,989	0.183
870	31755-1-21	002413 VILLAGE CREEK RD	7,980	0.183
871	A1914-1G01	005300 RAMEY AVE	7,972	0.183
872	3190--B	001636 LINDSEY ST	7,962	0.183
873	39370-5-9	004621 AVE H	7,958	0.183
874	40820-17-10C	002956 DILLARD ST	7,947	0.182
875	31750-5-29	003401 CARVERLY DR	7,945	0.182
876	40820-16-7-12	005109 TURNER ST	7,940	0.182
877	40120-3-8-30	004933 KATY ST	7,939	0.182
878	40820-4-5C	002907 BURGER ST	7,937	0.182
879	38340-2-5	002510 SHERATON DR	7,937	0.182
880	7660-10-2A	004306 AVE M	7,932	0.182
881	39370-5-8	004625 AVE H	7,931	0.182
882	39370-3-14	004604 AVE I	7,924	0.182
883	40140-1-5	002116 BETHUNE ST	7,922	0.182
884	46915-2-12	002209 DILLARD ST	7,916	0.182
885	15200--22-10	001507 LANGSTON ST	7,915	0.182

886	35190-8-6	005620 WAINWRIGHT DR	7,910	0.182
887	10120-1-12	004840 SUNSHINE DR	7,885	0.181
888	16110-2-1C	002011 AMANDA AVE	7,869	0.181
889	25210-4-12	002413 LENA ST	7,853	0.180
890	1210-2-22	003609 STALCUP RD	7,836	0.180
891	38340-2-3	002506 SHERATON DR	7,813	0.179
892	27070-19-3-31	004621 E ROSEDALE ST	7,798	0.179
893	19240-6-4	002012 LANGSTON ST	7,786	0.179
894	31755-1-19	002421 VILLAGE CREEK RD	7,783	0.179
895	35190-7-15	005556 WAINWRIGHT DR	7,766	0.178
896	42280--C	002614 LANGSTON ST	7,764	0.178
897	40600--1B1	001608 LANGSTON ST	7,761	0.178
898	19240-1-17	004725 CHAPMAN ST	7,755	0.178
899	35190-7-17	005505 EISENHOWER DR	7,740	0.178
900	10790-3-2	004705 RICHARDSON ST	7,740	0.178
901	39370-6-7	004617 AVE G	7,736	0.178
902	19240-1-19	004709 CHAPMAN ST	7,732	0.178
903	38340-2-4	002508 SHERATON DR	7,728	0.177
904	19240-2-4	002014 AMANDA AVE	7,726	0.177
905	23880-5-D	004715 WINDOWMERE ST	7,726	0.177
906	39370-3-2	001714 N EDGEWOOD TERR	7,707	0.177
907	46910-9-3	001608 DILLARD ST	7,705	0.177
908	10653-2-2-70	002720 VILLAGE CREEK RD	7,705	0.177
909	46910-14-2A	001812 BIRDELL ST	7,702	0.177
910	40140-3-4	002212 BETHUNE ST	7,698	0.177
911	40820-4-5A	005400 ANDERSON ST	7,688	0.176
912	19240-1-4	004813 CHAPMAN ST	7,677	0.176
913	39370-4-21	004624 AVE H	7,675	0.176
914	19240-5-4	002010 DANNER ST	7,672	0.176
915	10120-1-4	004812 SUNSHINE DR	7,670	0.176
916	44260-3-9	005171 CAROL AVE	7,657	0.176
917	6630-V-D	001725 FLEMMING DR	7,651	0.176
918	35190-23-2	005504 PATTON DR	7,644	0.175
919	46910-14-4A	001908 BIRDELL ST	7,643	0.175
920	42280--E	002624 LANGSTON ST	7,643	0.175
921	10760-2-13	004259 FORBES ST	7,634	0.175
922	10120-1-6	004820 SUNSHINE DR	7,629	0.175

Vacant properties table, (continued).

923	10770-9-6	003721 CHARLOTTE DR	7,627	0.175
924	40600--6-12	001822 LANGSTON ST	7,620	0.175
925	35190-5-18	005633 WAINWRIGHT DR	7,620	0.175
926	40150-13-10	002204 STALCUP RD	7,617	0.175
927	46910-12-4B	001716 BIRDELL ST	7,612	0.175
928	39370-6-8	004613 AVE G	7,610	0.175
929	19240-3-14	002125 DANNER ST	7,605	0.175
930	46910-10-4R	005209 CALUMET ST	7,597	0.174
931	1210-1-2	003765 WALDORF ST	7,588	0.174
932	35190-1-10	005548 E ROSEDALE ST	7,583	0.174
933	A 411-18A	001810 EFFIE ST	7,579	0.174
934	35190-1-9	005544 E ROSEDALE ST	7,573	0.174
935	39370-5-12	004609 AVE H	7,557	0.173
936	6630-U-10R	001709 BUNCH DR	7,552	0.173
937	46910-5-5	001813 DILLARD ST	7,547	0.173
938	39370-3-4	004629 AVE J	7,540	0.173
939	39370-3-21	001706 S EDGEWOOD TERR	7,535	0.173
940	46910-7-5	001717 DILLARD ST	7,531	0.173
941	31755-5-13	005109 FITZHUGH AVE	7,531	0.173
942	A 395-12M	003921 CAREY ST	7,530	0.173
943	10770-1-3	003509 VILLAGE CREEK RD	7,527	0.173
944	40120-7-2	005004 WILLIE ST	7,527	0.173
945	46915-2-5	002317 DILLARD ST	7,511	0.172
946	40140-3-3	002208 BETHUNE ST	7,495	0.172
947	40820-10-10-13	003360 STALCUP RD	7,490	0.172
948	40120-3-6	001707 EFFIE ST	7,487	0.172
949	19070-1-13E	004813 GARDEN LN	7,481	0.172
950	39370-4-12	004609 AVE I	7,481	0.172
951	7660-16-B	001821 S HUGHES AVE	7,481	0.172
952	6630-W-12R	001701 RANSOM TERR	7,477	0.172
953	10790-11-13	004921 FRESHFIELD RD	7,461	0.171
954	35190-26-18	005521 CAPERS AVE	7,461	0.171
955	35190-21-23	005629 LESTER GRANGER ST	7,452	0.171
956	40820-4-8B	005417 COTTEY ST	7,452	0.171
957	6630-V-QR-C	001720 BUNCH DR	7,442	0.171
958	40120-5-11	001821 ETTA ST	7,439	0.171
959	46910-12-3A	001712 BIRDELL ST	7,437	0.171

Vacant properties table, (continued).

960	40140-3-5	002216 BETHUNE ST	7,435	0.171
961	10760-6-22	004409 FORBES ST	7,430	0.171
962	38340-2-7	002514 SHERATON DR	7,427	0.170
963	31755-4-26	005023 FITZHUGH AVE	7,425	0.170
964	19240-5-17	002013 LANGSTON ST	7,422	0.170
965	44260-3-14	005151 CAROL AVE	7,381	0.169
966	38340-1-9	002517 SHERATON DR	7,379	0.169
967	39370-4-22	004628 AVE H	7,375	0.169
968	40120-3-1-10	001601 EFFIE ST	7,372	0.169
969	40820-15-3-12	005108 TURNER ST	7,369	0.169
970	10770-12-8	003733 CAREY ST	7,361	0.169
971	10653-2-4	003109 EASTCREST CT	7,360	0.169
972	38340-1-8	002515 SHERATON DR	7,358	0.169
973	31755-4-24	005019 FITZHUGH AVE	7,353	0.169
974	22550--S	001100 GRIGGS AVE	7,346	0.169
975	47415--13	005228 VELMA DR	7,337	0.168
976	40820-4-8A	005416 ALTER DR	7,332	0.168
977	10720-1-3	002309 MILLER AVE	7,331	0.168
978	35190-7-16	005501 EISENHOWER DR	7,317	0.168
979	10770-10-23	003816 SUE CIR	7,314	0.168
980	31755-4-27	005025 FITZHUGH AVE	7,302	0.168
981	35190-9-21	005521 PATTON DR	7,301	0.168
982	40820-4-8E	005417 COTTEY ST	7,295	0.167
983	21370-4-12	004317 LITTLEJOHN AVE	7,286	0.167
984	23880-5-E	004717 WINDOWMERE ST	7,286	0.167
985	35190-9-5	005520 EISENHOWER DR	7,286	0.167
986	46910-8-4	001712 DILLARD ST	7,280	0.167
987	40820-9-6C	003013 DILLARD ST	7,275	0.167
988	25210-4-2	002209 LENA ST	7,258	0.167
989	46910-10-3R	005201 CALUMET ST	7,244	0.166
990	19240-1-16	004745 CHAPMAN ST	7,242	0.166
991	46907--7A	002217 BETHUNE ST	7,240	0.166
992	40820-18-14E	003034 WALKER ST	7,234	0.166
993	27070-4-3A	004317 E ROSEDALE ST	7,233	0.166
994	10605-5-2	001308 LINDSEY ST	7,223	0.166
995	10790-1-AR10	004700 E BERRY ST	7,223	0.166
996	46910-4-4	001741 DILLARD ST	7,213	0.166

Vacant properties table, (continued).

997	10720-1-12	004200 AVE N	7,211	0.166
998	39370-3-16	004612 AVE I	7,211	0.166
999	39370-5-22	004626 AVE G	7,199	0.165
1000	40820-4-8D	005415 COTTEY ST	7,199	0.165
1001	40820-17-10D-B	005137 PINSON ST	7,195	0.165
1002	46910-5-1-10	001801 DILLARD ST	7,194	0.165
1003	40820-4-4D	002907 BURGER ST	7,189	0.165
1004	A 291-8	004810 COWAN ST	7,184	0.165
1005	10120-1-20	004928 SUNSHINE DR	7,179	0.165
1006	46910-12-8-11	005303 RUDD ST	7,177	0.165
1007	33990-2-3-10	001633 LINDSEY ST	7,171	0.165
1008	40120-2-15	001709 ETTA ST	7,166	0.165
1009	40820-9-6A	003001 DILLARD ST	7,165	0.164
1010	38340-2-9	002518 SHERATON DR	7,163	0.164
1011	40120-5-14	001815 ETTA ST	7,147	0.164
1012	40820-17-1A	005136 COTTEY ST	7,141	0.164
1013	40820-4-7B	005412 ALTER DR	7,138	0.164
1014	39370-C-7	001520 LLOYD AVE	7,136	0.164
1015	40120-4-7	001825 EFFIE ST	7,133	0.164
1016	10790-4-10	004812 RICHARDSON ST	7,126	0.164
1017	46910-6-1	002001 DILLARD ST	7,112	0.163
1018	35190-28-3	005508 RICKENBACKER PL	7,106	0.163
1019	39370-4-10	004617 AVE I	7,101	0.163
1020	39370-3-8	004617 AVE J	7,097	0.163
1021	11030-2-20R	002800 LANGSTON ST	7,094	0.163
1022	31755-4-17	005030 SUNSHINE DR	7,094	0.163
1023	40120-14-6	001825 EFFIE ST	7,088	0.163
1024	31260--H	004767 AVE G	7,087	0.163
1025	1210-1-18B	005512 TURNER ST	7,071	0.162
1026	19030-1-23	001912 ANDREW AVE	7,070	0.162
1027	47415--18	005233 CAROL AVE	7,069	0.162
1028	46910-2-7	001824 DILLARD ST	7,066	0.162
1029	7660-16-C	001825 S HUGHES AVE	7,060	0.162
1030	39370-5-11	004613 AVE H	7,040	0.162
1031	39370-A-8	001824 LLOYD AVE	7,034	0.161
1032	6630-3-6	006012 TALLIE RD	7,024	0.161
1033	40120-8-1	004986 WILLIE ST	7,007	0.161

Vacant properties table, (continued).

1034	47705--18	005424 RICKENBACKER PL	7,006	0.161
1035	40120-9-5	004905 DUNBAR ST	7,003	0.161
1036	9260--16E	002425 LANGSTON ST	7,000	0.161
1037	40820-4-4F	005420 ANDERSON ST	6,997	0.161
1038	11030-10-5	002837 LANGSTON ST	6,994	0.161
1039	33990-2-2	001627 LINDSEY ST	6,989	0.160
1040	A 291-25	001603 LANGSTON ST	6,987	0.160
1041	38340-1-7	002513 SHERATON DR	6,987	0.160
1042	19030-2-24	001712 ANDREW AVE	6,980	0.160
1043	40820-4-9A	005425 COTTEY ST	6,962	0.160
1044	39370-A-13	001912 LLOYD AVE	6,961	0.160
1045	44260-3-10	005167 CAROL AVE	6,960	0.160
1046	40120-5-13	001817 ETTA ST	6,951	0.160
1047	21370-3-20	004241 LITTLEJOHN AVE	6,948	0.159
1048	40820-9-6B	003009 DILLARD ST	6,941	0.159
1049	38340-2-10	002520 SHERATON DR	6,939	0.159
1050	40820-4-9C	005425 COTTEY ST	6,929	0.159
1051	44260-2-9	005171 VELMA DR	6,922	0.159
1052	39370-4-5	001616 S EDGEWOOD TERR	6,919	0.159
1053	40120-3-1-30	001605 EFFIE ST	6,919	0.159
1054	31260--E	001454 LANGSTON ST	6,912	0.159
1055	40140-2-5	002117 BETHUNE ST	6,898	0.158
1056	19240-1-6	004805 CHAPMAN ST	6,896	0.158
1057	A 291-10	001504 AMANDA AVE	6,896	0.158
1058	40820-16-10-12	003024 DILLARD ST	6,896	0.158
1059	35190-25-C26-B	005541 BONG DR	6,892	0.158
1060	31755-4-20	005005 FITZHUGH AVE	6,888	0.158
1061	38340-2-8	002516 SHERATON DR	6,887	0.158
1062	46910-2-3	001808 DILLARD ST	6,878	0.158
1063	39370-4-19	004616 AVE H	6,868	0.158
1064	38340-2-2	002504 SHERATON DR	6,867	0.158
1065	40120-2-13	001719 ETTA ST	6,867	0.158
1066	40820-3-11A1	005337 COTTEY ST	6,866	0.158
1067	39370-B-6	001624 LLOYD AVE	6,864	0.158
1068	6630-U-9R	001713 BUNCH DR	6,863	0.158
1069	31750-5-18	003201 CARVERLY DR	6,861	0.157
1070	39370-5-7	004629 AVE H	6,852	0.157

Vacant properties table, (continued).

1071	19030-2-9	001713 BIRDELL ST	6,848	0.157
1072	39370-B-9	001700 LLOYD AVE	6,842	0.157
1073	40120-1-8	001709 VERA AVE	6,837	0.157
1074	44260-2-14	005151 VELMA DR	6,831	0.157
1075	40820-10-10-10	003400 STALCUP RD	6,827	0.157
1076	39370-A-7	001820 LLOYD AVE	6,822	0.157
1077	46910-2-2	001804 DILLARD ST	6,820	0.157
1078	40120-2-8A	001710 VERA AVE	6,814	0.156
1079	31260--A	001408 LANGSTON ST	6,810	0.156
1080	46910-2-1	001800 DILLARD ST	6,791	0.156
1081	7660-4-12B	004305 AVE J	6,784	0.156
1082	39370-C-6	001516 LLOYD AVE	6,783	0.156
1083	39370-B-10	001704 LLOYD AVE	6,782	0.156
1084	47415--4	005193 CHARLENE ST	6,776	0.156
1085	47415--8	005192 CHARLENE ST	6,766	0.155
1086	31755-5-16	005101 FITZHUGH AVE	6,763	0.155
1087	7660-4-L4	001724 S HUGHES AVE	6,755	0.155
1088	40820-4-4C	005408 ANDERSON ST	6,754	0.155
1089	46910-5-12	005217 DUNBAR ST	6,753	0.155
1090	40820-4-3C	005420 ANDERSON ST	6,743	0.155
1091	31755-4-19	005005 FITZHUGH AVE	6,735	0.155
1092	47415--12	005228 VELMA DR	6,732	0.155
1093	44920--H	005113 AVE G	6,731	0.155
1094	46910-4-5	001745 DILLARD ST	6,728	0.154
1095	40140-3-7	002224 BETHUNE ST	6,726	0.154
1096	35190-13-9R	002109 CARVERLY DR	6,721	0.154
1097	40600--5I	004732 WILLIE ST	6,716	0.154
1098	11030-1-12R	004709 CRENSHAW AVE	6,715	0.154
1099	40820-11-4A-11	005408 TURNER ST	6,715	0.154
1100	40120-5-6A	001820 VERA AVE	6,704	0.154
1101	31260--2A	001316 LANGSTON ST	6,691	0.154
1102	A 291-34	001908 AMANDA AVE	6,689	0.154
1103	40820-10-10-11	003412 STALCUP RD	6,686	0.153
1104	46910-7-4	001713 DILLARD ST	6,684	0.153
1105	39370-A-17	001928 LLOYD AVE	6,681	0.153
1106	40820-4-7D	005413 COTTEY ST	6,679	0.153
1107	6630-X-13-30	005804 EISENHOWER DR	6,665	0.153

Vacant properties table, (continued).

1108	31750-5-25	003305 CARVERLY DR	6,665	0.153
1109	46910-7-3	001709 DILLARD ST	6,663	0.153
1110	7660-4-L3	001720 S HUGHES AVE	6,660	0.153
1111	47705--21	005412 RICKENBACKER PL	6,658	0.153
1112	40120-2-7A	001708 VERA AVE	6,651	0.153
1113	38340-2-1-10	002500 SHERATON DR	6,648	0.153
1114	A 411-32G	001808 STALCUP RD	6,646	0.153
1115	25240--1B	005005 RAMEY AVE	6,643	0.153
1116	39370-B-13	001716 LLOYD AVE	6,642	0.152
1117	31260--F	001458 LANGSTON ST	6,641	0.152
1118	10605-2-9	001512 LINDSEY ST	6,637	0.152
1119	10605-4-5	001617 LINDSEY ST	6,636	0.152
1120	46910-3-3	002008 DILLARD ST	6,629	0.152
1121	25210-4-1	002207 LENA ST	6,628	0.152
1122	40140-1-12	002144 BETHUNE ST	6,624	0.152
1123	44260-2-9	005171 VELMA DR	6,619	0.152
1124	A 291-34A	001821 LANGSTON ST	6,618	0.152
1125	10720-1-19	002300 GARRISON AVE	6,613	0.152
1126	31755-6-3	002609 WALKER ST	6,607	0.152
1127	25210-4-7	002317 LENA ST	6,605	0.152
1128	40820-4-9D	005429 COTTEY ST	6,603	0.152
1129	40820-4-2F	005437 ALTER DR	6,599	0.151
1130	47415--11	005237 VELMA DR	6,597	0.151
1131	10605-2-11	001504 LINDSEY ST	6,586	0.151
1132	40120-2-14	001717 ETTA ST	6,579	0.151
1133	46910-13-5B-10	005304 RUDD ST	6,578	0.151
1134	19240-4-10	004759 RAMEY AVE	6,575	0.151
1135	39370-B-5	001620 LLOYD AVE	6,575	0.151
1136	19240-4-12	004759 RAMEY AVE	6,572	0.151
1137	39370-A-9	001828 LLOYD AVE	6,570	0.151
1138	9450-10-8A	005321 BOOKER T ST	6,570	0.151
1139	25210-4-10	002405 LENA ST	6,564	0.151
1140	10605-1-4	001404 LINDSEY ST	6,562	0.151
1141	40820-4-9B	005429 COTTEY ST	6,551	0.150
1142	25290-1-25	004934 CHAPMAN ST	6,548	0.150
1143	39370-B-1	001524 LLOYD AVE	6,547	0.150
1144	37310-4-16	003741 BURNICE DR	6,547	0.150

Vacant properties table, (continued).

1145	46907--7D	002201 BETHUNE ST	6,544	0.150
1146	10605-6-2	001313 LINDSEY ST	6,543	0.150
1147	31755-2-15	005027 SUNSHINE DR	6,539	0.150
1148	40120-3-3-10	001609 EFFIE ST	6,535	0.150
1149	19240-6-1	002000 LANGSTON ST	6,532	0.150
1150	9450-10-8D	005309 BOOKER T ST	6,525	0.150
1151	46910-5-6	001817 DILLARD ST	6,524	0.150
1152	40820-10-10-12	003408 STALCUP RD	6,522	0.150
1153	47415--14	005232 VELMA DR	6,517	0.150
1154	39370-C-5	001516 LLOYD AVE	6,516	0.150
1155	19030-4-7	001913 ANDREW AVE	6,513	0.150
1156	44260-3-12	005159 CAROL AVE	6,512	0.149
1157	40120-9-4	004906 WILLIE ST	6,509	0.149
1158	40820-4-3D	005420 ANDERSON ST	6,508	0.149
1159	44260-2-6	005170 CHARLENE ST	6,506	0.149
1160	39370-5-4	001512 S EDGEWOOD TERR	6,505	0.149
1161	40820-4-6B1	002929 BURGER ST	6,500	0.149
1162	39370-B-7	001626 LLOYD AVE	6,496	0.149
1163	40820-4-6B2	002933 BURGER ST	6,470	0.149
1164	47415--10	005233 VELMA DR	6,469	0.149
1165	46910-2-6	001820 DILLARD ST	6,467	0.148
1166	19240-6-20	002001 S EDGEWOOD TERR	6,455	0.148
1167	31755-3-13	002529 WALKER ST	6,452	0.148
1168	40820-4-5D	002907 BURGER ST	6,451	0.148
1169	42280--16-15	002428 LANGSTON ST	6,436	0.148
1170	44920--B	005035 AVE G	6,425	0.148
1171	47705--24-B	005400 RICKENBACKER PL	6,420	0.147
1172	25210-3-21	004941 RAMEY AVE	6,416	0.147
1173	39370-5-3	001508 S EDGEWOOD TERR	6,400	0.147
1174	7660-4-L1	001712 S HUGHES AVE	6,393	0.147
1175	46760--4	004841 AVE G	6,377	0.146
1176	19030-1-7	001909 BIRDELL ST	6,376	0.146
1177	19240-2-2-10	002004 AMANDA AVE	6,375	0.146
1178	24500-2-22B-30	005147 CHAPMAN ST	6,368	0.146
1179	25210-3-13	004909 RAMEY AVE	6,367	0.146
1180	7660-4-L2	001716 S HUGHES AVE	6,361	0.146
1181	18890--7E	002701 MARLIN ST	6,359	0.146

Vacant properties table, (continued).

1182	40820-9-12-12	003420 BURGER ST	6,353	0.146
1183	40140-1-11	002140 BETHUNE ST	6,343	0.146
1184	10720-1-7	002229 MILLER AVE	6,339	0.146
1185	46910-3-1	002000 DILLARD ST	6,328	0.145
1186	33990-1-5	001628 LINDSEY ST	6,327	0.145
1187	9450-10-8C	005313 BOOKER T ST	6,300	0.145
1188	9450-10-8B	005317 BOOKER T ST	6,300	0.145
1189	27070-4-3B	004321 E ROSEDALE ST	6,295	0.145
1190	46910-6-9	005212 DUNBAR ST	6,285	0.144
1191	44920--G	005109 AVE G	6,281	0.144
1192	44920--F	005105 AVE G	6,267	0.144
1193	37735-1-7	002008 EDMONIA CT	6,263	0.144
1194	18890--3B	002604 MARLIN ST	6,253	0.144
1195	7660-4-5A	004332 AVE H	6,250	0.143
1196	44920--C	005039 AVE G	6,248	0.143
1197	11030-5-8	004728 FORBES CT	6,247	0.143
1198	40820-4-3A	005412 ANDERSON ST	6,238	0.143
1199	37310-4-13	003748 RADFORD RD	6,222	0.143
1200	35190-13-3	002003 CARVERLY DR	6,220	0.143
1201	40820-9-12-11	003416 BURGER ST	6,205	0.142
1202	33020--7	005074 WILLIE ST	6,184	0.142
1203	38340-2-6	002512 SHERATON DR	6,170	0.142
1204	31755-3-14	002525 WALKER ST	6,166	0.142
1205	10653-2-2-71	003133 EASTCREST CT	6,162	0.141
1206	39370-B-14	001720 LLOYD AVE	6,157	0.141
1207	37735-1-5	004913 ELGIN ST	6,152	0.141
1208	19030-5-25	001916 STALCUP RD	6,150	0.141
1209	44260-1-3	005159 CHARLENE ST	6,131	0.141
1210	44260-3-2	005154 VELMA DR	6,128	0.141
1211	44260-3-9	005171 CAROL AVE	6,126	0.141
1212	19070-4-18C	004907 GARDEN LN	6,118	0.140
1213	40600--5H	004728 WILLIE ST	6,118	0.140
1214	40140-3-1	002200 BETHUNE ST	6,093	0.140
1215	16480-2B-26	005112 FITZHUGH AVE	6,091	0.140
1216	40820-4-3B	005416 ANDERSON ST	6,080	0.140
1217	31755-1-5-10	004954 RAMEY AVE	6,080	0.140
1218	40820-6-7-11	002913 DILLARD ST	6,080	0.140

Vacant properties table, (continued).

1219	25210-3-8	004932 HARLEM ST	6,063	0.139
1220	19030-3-30	001736 WISEMAN AVE	6,044	0.139
1221	35190-25-C27-B	005545 BONG DR	6,025	0.138
1222	25210-1-4	004917 CALLAHAN ST	6,014	0.138
1223	46730-C-16	002520 BIRDELL CT	6,008	0.138
1224	40820-19-10C	004927 TURNER ST	6,006	0.138
1225	46910-4-2	001733 DILLARD ST	6,006	0.138
1226	40120-3-8-31	004937 KATY ST	5,995	0.138
1227	44920--I	005117 AVE G	5,994	0.138
1228	39370-3-1	001710 N EDGEWOOD TERR	5,976	0.137
1229	44920--D	005043 AVE G	5,972	0.137
1230	10605-2-10	001508 LINDSEY ST	5,963	0.137
1231	40120-5-7A	004933 WILLIE ST	5,961	0.137
1232	40820-8-1-11	002600 LENA ST	5,953	0.137
1233	44260-1-1	005151 CHARLENE ST	5,950	0.137
1234	44920--A	005031 AVE G	5,948	0.137
1235	46910-14-5-10	001912 BIRDELL ST	5,946	0.136
1236	40130-1-6	001613 LIBERTY ST	5,932	0.136
1237	7660-10-6B	004340 AVE M	5,921	0.136
1238	40120-7-3A	005000 WILLIE ST	5,920	0.136
1239	47705--1-B	005401 RAMEY AVE	5,917	0.136
1240	44920--E	005101 AVE G	5,904	0.136
1241	33990-1-4	001624 LINDSEY ST	5,896	0.135
1242	25210-3-22-10	004945 RAMEY AVE	5,889	0.135
1243	25210-3-14	004913 RAMEY AVE	5,888	0.135
1244	40820-4-4E	005406 ANDERSON ST	5,879	0.135
1245	40820-1-5-13	002801 BURGER ST	5,879	0.135
1246	19240-2-1	002000 AMANDA AVE	5,871	0.135
1247	25210-2-22	004945 HARLEM ST	5,861	0.135
1248	46910-6-8	005216 DUNBAR ST	5,857	0.134
1249	40820-4-7A	005408 ALTER DR	5,856	0.134
1250	46730-B-6	002420 WILLSPPOINT CT	5,847	0.134
1251	19030-2-14	001609 BIRDELL ST	5,834	0.134
1252	A 291-9	001500 AMANDA AVE	5,829	0.134
1253	46910-4-6	001749 DILLARD ST	5,819	0.134
1254	44260-2-2	005154 CHARLENE ST	5,813	0.133
1255	25210-1-7	004929 CALLAHAN ST	5,807	0.133

Vacant properties table, (continued).

1256	10790-11-12A	004925 FRESHFIELD RD	5,785	0.133
1257	46910-5-13	005221 DUNBAR ST	5,752	0.132
1258	46730-C-7	002503 BIRDELL CT	5,743	0.132
1259	47705--17	005428 RICKENBACKER PL	5,741	0.132
1260	25210-3-2	004908 HARLEM ST	5,737	0.132
1261	40820-17-10E	005133 PINSON ST	5,720	0.131
1262	39370-B-2	001600 LLOYD AVE	5,691	0.131
1263	A1914-1F03C	002405 BIRDELL CT	5,686	0.131
1264	27010-1-24	004917 CHAPMAN ST	5,684	0.130
1265	25210-2-19	004933 HARLEM ST	5,684	0.130
1266	25210-2-11	004944 CALLAHAN ST	5,668	0.130
1267	25210-3-18	004931 RAMEY AVE	5,665	0.130
1268	25210-3-10	004940 HARLEM ST	5,662	0.130
1269	27010-2-20	005129 CHAPMAN ST	5,658	0.130
1270	7660-4-5B	004332 AVE H	5,651	0.130
1271	40600--5A	001901 N EDGEWOOD TERR	5,648	0.130
1272	40130-1-3	001613 HILL ST	5,623	0.129
1273	25210-3-20-10	004937 RAMEY AVE	5,616	0.129
1274	40820-4-6A	002615 BURGER ST	5,607	0.129
1275	40820-4-7C	005409 COTTEY ST	5,601	0.129
1276	27010-2-34	005009 CHAPMAN ST	5,595	0.128
1277	40820-5-6B	005403 PINSON ST	5,590	0.128
1278	27010-2-3	005008 ELGIN ST	5,588	0.128
1279	47705--5	005417 RAMEY AVE	5,575	0.128
1280	46730-B-15	002518 WILLSPPOINT CT	5,571	0.128
1281	7660-10-6D	002112 S HUGHES AVE	5,550	0.127
1282	37310-4-14	003749 BURNICE DR	5,529	0.127
1283	A 291-2C	001409 S EDGEWOOD TERR	5,525	0.127
1284	46730-C-22	002508 BIRDELL CT	5,513	0.127
1285	46730-B-8	002430 WILLSPPOINT CT	5,512	0.127
1286	27010-2-27	005105 CHAPMAN ST	5,508	0.126
1287	40120-3-2-10	001607 EFFIE ST	5,507	0.126
1288	46730-C-9	002509 BIRDELL CT	5,504	0.126
1289	A 291-34B	001823 LANGSTON ST	5,488	0.126
1290	40140-1-1	002100 BETHUNE ST	5,485	0.126
1291	3210-1-18	004808 WILLIE ST	5,483	0.126
1292	A 291-7	001416 AMANDA AVE	5,460	0.125

Vacant properties table, (continued).

1293	27010-2-24	005113 CHAPMAN ST	5,454	0.125
1294	25210-3-6	004924 HARLEM ST	5,436	0.125
1295	46730-B-4	002412 WILLSPPOINT CT	5,413	0.124
1296	37735-1-2	001911 AMANDA AVE	5,398	0.124
1297	46730-B-7	002424 WILLSPPOINT CT	5,386	0.124
1298	46730-B-17	002420 WILLSPPOINT CT	5,378	0.123
1299	27010-1-18	004929 CHAPMAN ST	5,371	0.123
1300	A1914-1F05	002412 BIRDELL CT	5,365	0.123
1301	47705--3	005409 RAMEY AVE	5,362	0.123
1302	47705--2	005405 RAMEY AVE	5,360	0.123
1303	46730-C-28	002418 BIRDELL CT	5,357	0.123
1304	27010-1-10	004926 ELGIN ST	5,347	0.123
1305	46730-C-24	002504 BIRDELL CT	5,331	0.122
1306	3210-1-19	004804 WILLIE ST	5,327	0.122
1307	3210-1-9	004833 WILLIE ST	5,320	0.122
1308	27010-2-4	005012 ELGIN ST	5,304	0.122
1309	44260-2-7B	005174 CHARLENE ST	5,297	0.122
1310	18890--9D	002514 DILLARD ST	5,293	0.122
1311	40820-4-4B	005406 ANDERSON ST	5,287	0.121
1312	46910-13-5B-60	address not listed	5,281	0.121
1313	47705--23	005404 RICKENBACKER PL	5,263	0.121
1314	27010-2-17	005124 ELGIN ST	5,260	0.121
1315	27010-1-16	004933 CHAPMAN ST	5,256	0.121
1316	27010-2-25	005109 CHAPMAN ST	5,255	0.121
1317	27010-2-10	005036 ELGIN ST	5,247	0.120
1318	31755-6-14	005111 SUNSHINE DR	5,244	0.120
1319	33860--3-10	001201 TIERNEY RD	5,237	0.120
1320	46730-B-9	002432 WILLSPPOINT CT	5,233	0.120
1321	ID not listed	address not listed	5,223	0.120
1322	18890--5E	005123 FITZHUGH AVE	5,210	0.120
1323	27010-2-31	005021 CHAPMAN ST	5,196	0.119
1324	A 33-3	004801 E ROSEDALE ST	5,196	0.119
1325	21370-3-1	004200 LORIN AVE	5,192	0.119
1326	A1914-1F02	005332 RAMEY AVE	5,192	0.119
1327	27010-2-7	005024 ELGIN ST	5,189	0.119
1328	27070-1-1	001100 BRADLEY ST	5,184	0.119
1329	27070-1-5	001116 BRADLEY ST	5,181	0.119

Vacant properties table, (continued).

1330	27010-2-28	005101 CHAPMAN ST	5,180	0.119
1331	27010-2-36	005001 CHAPMAN ST	5,171	0.119
1332	47705--20	005416 RICKENBACKER PL	5,159	0.118
1333	46730-B-14	002514 WILLSPPOINT CT	5,158	0.118
1334	27010-2-6	005020 ELGIN ST	5,142	0.118
1335	3210-1-20	004800 WILLIE ST	5,142	0.118
1336	27070-1-2	001102 BRADLEY ST	5,118	0.117
1337	18890--10D	002504 DILLARD ST	5,089	0.117
1338	15200--1B	001500 LANGSTON ST	5,078	0.117
1339	18890--9H	002519 MARLIN ST	5,073	0.116
1340	46910-6-7	005225 ELGIN ST	5,061	0.116
1341	18890--9A	002506 DILLARD ST	5,046	0.116
1342	16480-4D-5	002941 WALKER ST	5,045	0.116
1343	46730-C-8	002505 BIRDELL CT	5,044	0.116
1344	40820-1-5-15	005403 ANDERSON ST	5,037	0.116
1345	47705--22	005408 RICKENBACKER PL	5,037	0.116
1346	37735-1-3	001917 AMANDA AVE	5,029	0.115
1347	18890--9F	002517 MARLIN ST	5,029	0.115
1348	3210-1-4	004813 WILLIE ST	5,027	0.115
1349	27010-2-29	005029 CHAPMAN ST	5,019	0.115
1350	46910-13-6-11	005217 WILLIE ST	5,010	0.115
1351	27010-1-6	004918 ELGIN ST	4,999	0.115
1352	10120-2-17B	004918 FITZHUGH AVE	4,995	0.115
1353	27070-1-4	001112 BRADLEY ST	4,983	0.114
1354	46730-C-5	002421 BIRDELL CT	4,973	0.114
1355	A1914-1F03	002401 BIRDELL CT	4,971	0.114
1356	46730-B-16	002422 WILLSPPOINT CT	4,950	0.114
1357	3210-1-1	004801 WILLIE ST	4,948	0.114
1358	A 291-15A	001604 AMANDA AVE	4,948	0.114
1359	27070-1-8	001128 BRADLEY ST	4,946	0.114
1360	31755-4-6B	005003 FITZHUGH AVE	4,942	0.113
1361	7660-3-5-11	004330 E ROSEDALE ST	4,934	0.113
1362	27070-1-7	001124 BRADLEY ST	4,897	0.112
1363	27010-2-26	005107 CHAPMAN ST	4,866	0.112
1364	27070-1-6	001120 BRADLEY ST	4,863	0.112
1365	A 411-10B	004901 KATY ST	4,862	0.112
1366	25210-3-7	004928 HARLEM ST	4,858	0.112

Vacant properties table, (continued).

1367	A 291-12	001512 AMANDA AVE	4,844	0.111
1368	46730-C-31	002404 BIRDELL CT	4,841	0.111
1369	18890--7J	002700 DILLARD ST	4,813	0.110
1370	10120-2-17A	004926 FITZHUGH AVE	4,804	0.110
1371	10120-1-23-11	002512 VILLAGE CREEK RD	4,786	0.110
1372	46730-C-27	002420 BIRDELL CT	4,776	0.110
1373	18890--5F	005125 FITZHUGH AVE	4,758	0.109
1374	46730-B-1	005336 RAMEY AVE	4,731	0.109
1375	ID not listed	address not listed	4,730	0.109
1376	A 411-28A	005065 WILLIE ST	4,700	0.108
1377	31755-6-7	005120 DRAPER ST	4,695	0.108
1378	A 291-14	001516 AMANDA AVE	4,690	0.108
1379	A 291-16	001606 AMANDA AVE	4,686	0.108
1380	27010-2-14	005112 ELGIN ST	4,681	0.107
1381	27010-1-8	004922 ELGIN ST	4,676	0.107
1382	31755-6-6	005116 DRAPER ST	4,663	0.107
1383	18890--7H	002706 DILLARD ST	4,656	0.107
1384	40120-3-8-32	004941 KATY ST	4,650	0.107
1385	10770-8A-8A1A-60	address not listed	4,630	0.106
1386	27070-1-3	001108 BRADLEY ST	4,627	0.106
1387	A 411-30B01	001921 VINCENNES ST	4,615	0.106
1388	A 291-13	001514 AMANDA AVE	4,610	0.106
1389	46730-C-6	002501 BIRDELL CT	4,593	0.105
1390	A 411-10C	004907 KATY ST	4,589	0.105
1391	31755-6-5	005112 DRAPER ST	4,574	0.105
1392	18890--4C	002704 MARLIN ST	4,554	0.105
1393	31260--1B	001314 LANGSTON ST	4,538	0.104
1394	46730-C-3	002417 BIRDELL CT	4,531	0.104
1395	27010-1-12	004960 ELGIN ST	4,530	0.104
1396	27010-1-9	004924 ELGIN ST	4,506	0.103
1397	27010-2-19	005133 CHAPMAN ST	4,495	0.103
1398	40820-12-1-12	003708 STALCUP RD	4,447	0.102
1399	18890--4B	002702 MARLIN ST	4,383	0.101
1400	27010-2-2	005002 ELGIN ST	4,320	0.099
1401	27010-1-11	004930 ELGIN ST	4,313	0.099
1402	27010-2-35	005005 CHAPMAN ST	4,300	0.099
1403	18890--4A	002700 MARLIN ST	4,267	0.098

Vacant properties table, (continued).

1441	A 395-12M01-60	address not listed	1,472	0.034
1442	19240-2-3-10	002006 AMANDA AVE	1,441	0.033
1443	A1228-3D	address not listed	1,332	0.031
1444	40130-1-4A-60	address not listed	1,252	0.029
1445	35210-4-C	005411 E ROSEDALE ST	1,215	0.028
1446	40120-12-1A-60	address not listed	1,030	0.024
1447	35210-4-B	005321 E ROSEDALE ST	829	0.019
1448	40120-7-3B-60	address not listed	510	0.012
1449	A1224-2A01	006045 RAMEY AVE	389	0.009
1450	10790-12R-1B-60	address not listed	274	0.006

Vacant properties table, (continued).

High Redevelopment Potential				
	Property Tax ID	Site Address	Square Feet	Acreage
1	28109B-1-1	004959 E ROSEDALE ST	299,881	6.884
2	15714-1-1R	004000 E LOOP 820 S	255,431	5.864
3	A 33-3A	004811 E ROSEDALE ST	201,838	4.634
4	19070-4-20R	004017 FRESHFIELD RD	105,845	2.430
5	19070-8-9	003920 CAREY ST	44,981	1.033
6	38840--4	006001 E ROSEDALE ST	42,154	0.968
7	40820-17-9	005125 PINSON ST	40,771	0.936
8	19070-6-13	005019 WILBARGER ST	40,111	0.921
9	19070-7-3	004217 HILLDALE RD	34,926	0.802
10	7660-16-7	001523 S HUGHES AVE	33,491	0.769
11	16480-1-5	002828 WALKER ST	30,326	0.696
12	A 395-12I	005224 EASTLAND ST	24,549	0.564
13	24570--2	006017 HART ST	22,358	0.513
14	A 291-28	001700 AMANDA AVE	21,053	0.483
15	40820-12-6B	005404 COX ST	20,952	0.481
16	16110-1-9A	005033 ELGIN ST	19,277	0.443
17	40820-10-4-11	005408 PINSON ST	19,209	0.441
18	10120-2-18	004920 FITZHUGH AVE	18,872	0.433
19	40820-6-9A	005217 PINSON ST	18,850	0.433
20	40820-5-7A	005409 PINSON ST	18,100	0.416
21	40150-13-7	002200 STALCUP RD	17,988	0.413
22	7660-5-14B	001629 MILLER AVE	17,068	0.392
23	40820-5-9-10	005431 PINSON ST	16,427	0.377
24	40820-8-2	002604 LENA ST	16,046	0.368
25	40150-11-2	005412 ELGIN ST	15,871	0.364
26	46910-13-1	001732 BIRDELL ST	12,353	0.284
27	15680--C2	001617 AMANDA AVE	11,588	0.266
28	19070-1-6A	004017 S EDGEWOOD TERR	10,678	0.245
29	25290-1-20	005008 CHAPMAN ST	9,888	0.227
30	46910-8-6-30	001720 DILLARD ST	9,014	0.207
31	19240-5-10	002034 DANNER ST	8,708	0.200
32	39370-2-16	004612 AVE J	8,644	0.198
33	35190-15A-C-B	005517 E ROSEDALE ST	8,559	0.196
34	31755-4-4	002513 VILLAGE CREEK RD	8,538	0.196

Appendix D contains a list of 112 potential redevelopment properties that are located in the Stop Six NEZ.

One-hundred and twelve properties have been identified as likely having redevelopment potential, based on the property's improvement or structure value being significantly less than its land value. The determination of assumed redevelopment potential is based on a ratio of the property's improvement value to its land value. Each property is categorized by the following redevelopment potential: high, moderate to high, or low to moderate.

A total of 73 properties fall into the high redevelopment potential category due to a low ratio (0.01 to 0.25) of the improvement or structure value to the property's land value. The cost to redevelop these properties is expected to be less than one identified as having a low redevelopment potential due to the additional cost of acquiring existing improvements over and above the land cost. On the other hand, properties whose existing improvements could be put to new use with limited renovation expense may still be attractive redevelopment opportunities.

35	40820-14-12B	005323 COX ST	8,472	0.194
36	46907--7B	002205 BETHUNE ST	8,419	0.193
37	39370-2-17	004608 AVE J	8,398	0.193
38	3190--A	001709 S EDGEWOOD TERR	8,347	0.192
39	16480-1-C	005032 FITZHUGH AVE	8,307	0.191
40	7660-3-C	004340 AVE G	8,263	0.190
41	7660-10-1B	004304 AVE M	8,228	0.189
42	39370-3-15	004608 AVE I	8,177	0.188
43	6630-Q-9-A	005932 MACEO LN	8,122	0.186
44	31755-4-28	005029 FITZHUGH AVE	8,007	0.184
45	16615-1-2	006001 HART ST	7,816	0.179
46	19030-2-30	001736 ANDREW AVE	7,511	0.172
47	6630-Q-5-A	005916 MACEO LN	7,470	0.171
48	35190-21-2	005604 RICKENBACKER PL	7,310	0.168
49	46910-3-2	002004 DILLARD ST	7,285	0.167
50	A 411-14D	001603 AMANDA AVE	7,267	0.167
51	39370-A-18	001932 LLOYD AVE	7,183	0.165
52	35190-21-30	005601 LESTER GRANGER ST	7,134	0.164
53	39370-5-2	001504 S EDGEWOOD TERR	7,116	0.163
54	39370-A-15	001920 LLOYD AVE	7,007	0.161
55	15200--27	001401 LANGSTON ST	6,916	0.159
56	39370-A-16	001924 LLOYD AVE	6,810	0.156
57	39370-A-14	001916 LLOYD AVE	6,528	0.150
58	10605-3-5	001617 S EDGEWOOD TERR	6,519	0.150
59	10605-2-8	001516 LINDSEY ST	6,512	0.149
60	16480-2B-27	005108 FITZHUGH AVE	6,501	0.149
61	35190-5-10	005601 WAINWRIGHT DR	6,413	0.147
62	9450-10-12	002113 ANDREW AVE	6,386	0.147
63	46730-B-2	002404 WILLSPPOINT CT	6,274	0.144
64	3210-1-11	004834 WILLIE ST	5,782	0.133
65	3210-1-13	004828 WILLIE ST	5,411	0.124
66	A 411-10A	004905 KATY ST	5,373	0.123
67	27010-2-30	005025 CHAPMAN ST	5,370	0.123
68	3210-1-12	004832 WILLIE ST	5,370	0.123
69	27010-2-9	005032 ELGIN ST	5,189	0.119
70	7660-9-7-13	001904 S HUGHES AVE	4,977	0.114
71	27010-2-1	005000 ELGIN ST	4,966	0.114
72	27010-2-11	005100 ELGIN ST	4,602	0.106
73	3210-1-7	004825 WILLIE ST	4,489	0.103

High redevelopment potential properties,
(continued).

Moderate to High Redevelopment Potential				
	Property Tax ID	Site Address	Square Feet	Acreage
1	19070-7-15	004416 CAREY ST	249,744	5.733
2	44581-1-1B	002800 E LOOP 820 S	205,434	4.716
3	44581-1-1A	002850 E LOOP 820 S	162,326	3.727
4	19070-6-23	004232 HILLDALE RD	35,545	0.816
5	7660-16-13	001719 S HUGHES AVE	33,163	0.761
6	19070-8-4	005116 EASTLAND ST	31,740	0.729
7	7660-2-BR1	004208 E ROSEDALE ST	24,569	0.564
8	10790-1-AR2	004600 E BERRY ST	22,700	0.521
9	6840-B-2	005016 E ROSEDALE ST	21,073	0.484
10	40820-18-10A	005019 PINSON ST	18,802	0.432
11	39370-C-2-11	001500 LLOYD AVE	13,649	0.313
12	25210-2-12	002123 AMANDA AVE	9,597	0.220
13	31755-1-12	005011 SUNSHINE DR	8,918	0.205
14	9450-10-13-30	002117 ANDREW AVE	8,673	0.199
15	40120-4-2	001805 EFFIE ST	8,461	0.194
16	44260-3-5	005166 VELMA DR	6,643	0.153
17	19030-5-2	002013 WISEMAN AVE	6,642	0.152
18	16480-3C-12	005133 SEARS DR	6,520	0.150
19	47415--6	005184 CHARLENE ST	6,306	0.145
20	10770-1-23RC-C	005121 E BERRY ST	6,177	0.142
21	31260--C	001416 LANGSTON ST	6,069	0.139

Twenty-one properties are categorized as having moderate to high redevelopment potential, based on a ratio of structure value to land value being 0.251 to 0.50.

These 21 properties range in size from 5.7 acres to less than one acre.

Low to Moderate Redevelopment Potential				
	Property Tax ID	Site Address	Square Feet	Acreage
1	14414-1-2	003700 E LOOP 820 S	268,825	6.171
2	25240--6	005017 RAMEY AVE	84,328	1.936
3	19070-3-14	004933 WILBARGER ST	69,448	1.594
4	19070-4-23	004009 FRESHFIELD RD	36,604	0.840
5	39598-1-1	005729 E BERRY ST	28,403	0.652
6	A 291-22	001601 LANGSTON ST	18,079	0.415
7	16110-2-1A	002001 AMANDA AVE	17,541	0.403
8	40120-2-16	001705 ETTA ST	12,638	0.290
9	9260--1-12	002409 LANGSTON ST	10,368	0.238
10	37735-2-1	002001 EDMONIA CT	10,355	0.238
11	7347Z-9-B	004401 E ROSEDALE ST	9,624	0.221
12	25290-2-3	004928 CHAPMAN ST	9,395	0.216
13	19030-3-28	001728 WISEMAN AVE	7,896	0.181
14	40120-6-2B	001808 VINCENNES ST	7,776	0.179
15	46730-A-7	002423 WILLSPPOINT CT	7,585	0.174
16	35190-14-A4	002217 CARVERLY DR	7,189	0.165
17	46730-C-17	002518 BIRDELL CT	4,289	0.098
18	31755-4-1-11	005002 SUNSHINE DR	3,924	0.090

Eighteen properties are categorized as having low to moderate redevelopment potential, based on a ratio of structure value to land value of 0.51 to 0.75.

Most of these properties are less than one acre in size.

City of Fort Worth Neighborhood Empowerment Zone (NEZ) Program Overview

What is a Neighborhood Empowerment Zone (NEZ)?

The Neighborhood Empowerment Zone is a segment of a neighborhood, designated as such by the City of Fort Worth eligibility criteria, that can receive incentives to promote affordable housing and economic development, and improve the quality of social services, education, or public safety provided to residents of the NEZ.

What is the Neighborhood Empowerment Zone (NEZ) Program?

The NEZ program is the vehicle by which incentives like building permit fee waivers, release of City liens, and municipal property tax abatements can be granted to homeowners, investor-owners, and developers proposing new construction projects or rehabilitation projects that are located within the NEZ area.

How can I apply for NEZ incentives?

Apply at the Permitting Center Check-in located in City Hall at the south-end lower level. When you apply for a building permit, and if required, a zoning change, staff will assess your project at that time to determine if it is NEZ eligible. If it meets all criteria, you will receive notice that your project has been certified to receive NEZ incentives.

How long will it take before I know if I am certified to receive NEZ incentives?

5 to 7 days.

What are some of the criteria for becoming certified to receive NEZ incentives?

- The property must be located in a NEZ area.
- The proposed rehab must be 30% or more than the TAD improvement value of the property.
- The property must be zoned properly.
- The property is a permanent structure, and not a mobile structure.
- The owner/developer is not delinquent in paying taxes and does not have any City liens against any property they own.
- The owner/developer has not been subject to a Building Standards Commission's order of Demolition where their property was demolished within the last five (5) years.
- The property has received City Council support if it is a liquor store or package store.

Are there any fees associated with participating in this program?

Yes. There is an application fee of \$25 for all Basic Incentives excluding tax abatements. The application for residential tax abatements is \$100. The application fee for multifamily, commercial, industrial, community facilities, and mixed-use devel-

opment projects is one-half of one percent (0.5%) of the proposed Project's Capital Investment, with a \$200 minimum not to exceed \$2,000. If you are approved for tax abatements, City staff will work with you to finalize the tax abatement agreement with the City.

What City Departments are involved in this program?

- Planning and Development Department – NEZ plan preparation, NEZ intake and certification; release of development fee waivers; and release of City liens.
- Housing and Economic Development Department – Facilitate designation of new NEZs; recommend changes in NEZ policy; process five and ten year tax abatements; and release of City liens for tax abatement properties.
- Code Compliance – Release of trash, demolition, weed, and board-up/open structure liens.
- Transportation/Public Works – Community Facility Agreement application fee waivers; paving liens
- Water Department – Release of impact fee waivers for water and wastewater

What if I qualify but do not wish to participate in the program?

The owner of the property will be required to sign a NEZ Disclaimer acknowledging that they were informed about the program but declined to participate. Proof of ownership and a copy of the warranty deed will be required.

For more information contact:

Planning and Development Department

Customer Service Section

Telephone: 817-392-2222

Email: devnezprogram@fortworthgov.org, or visit www.fortworthgov.org, (navigate to the Housing and Economic Development webpage).

Article 8. NonResidential District Use Table

4.800 Allowed Uses

The table on the following pages sets forth the uses permitted within the nonresidential districts.

4.801 Key to Table Designations

A. Permitted Uses (P)

A “P” in a cell indicates that a use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this Zoning Ordinance. A “P*” in any cell means that supplemental use standards apply (See 5 ‘Supplemental Use Standards’). The specific section number of the standard is noted in the right-hand column, titled “Supplemental Standards”.

B. Special Exception Uses (SE)

An “SE” in a cell indicates that a use is allowed only if reviewed and approved as a special exception use, in accordance with the review procedures of Chapter 3, Article 3. An “SE*” in any cell means that supplemental use standards apply (See 5 ‘Supplemental Use Standards’). The specific section number of the standard is noted in the right-hand column, titled “Supplemental Standards”.

C. Uses Not Allowed

An empty cell indicates that a use is not allowed in the respective zoning district.

D. Supplemental Use Standards (*)

The numbers contained in the right-hand column of the table are references to additional standards and requirements that may apply to the use listed. Standards referenced in this column apply only in zoning districts where the designation includes a “*”.

E. Use Also Included on Residential District Use Table (<<)

The “<<” symbol in the second column from the right indicates this use can also be found in the Residential District Use Table in Article 6.

4.802 Unlisted Uses

Additional uses have been interpreted as part of or similar to many of the uses listed in the table. The full list of such uses is included in Appendix C, Use Index. If a use is not listed, then the Board of Adjustment shall, upon the request of any interested party and pursuant to the procedures set forth in Chapter 3, Article 2, make a determination within which district, if any, a proposed use is allowed. All uses may be permitted through PD approval by City Council.

USE		NONRESIDENTIAL DISTRICTS																			In Ree Table	Supple-mental Stds.	
		COMMERCIAL									INDUSTRIAL						SPECIAL						
		ER	E	MU-1	MU-1G	FR	F	G	H	I	MU-2	MU-2G	J	K	AG	CF	TU	NS-T4R	NS-T4	NS-T5			PD
Recreation	Center, community recreation or welfare	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	α		
	Center, community recreation or welfare, private or non-profit	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	α		
	Country club (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	α		
	Country club (public)														P								
	Golf course		P	P	P	P	P	P	P	P	P	P	P		P		P	P	P		α		
	Golf driving range					P	P	P	P	P	P	P	P		P	P			P		α		
	Park or playground (public or private)		P	P	P	P	P	P	P	P	P	P	P	SE	P	P	P	P	P		α		
Religious	Place of worshp	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	α		
	Place of worshp auxillary use	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	SE	P	P	P	P	P				
Utilities	Electric power substation	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	SE	P	SE	SE	P		α		
	Power plant or central station light											P	P	P	SE								
	Stealth Telecommunication Towers	SE*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	SE*	SE*	P*	P*	P*	P*		α	5.137	
	Telecommunications antenna (on structure)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*		α	5.136	
	Telecommunications tower	SE*	SE*	SE*	SE*	SE*	SE*	P*		P*	SE	SE	P*	P*	SE*	SE*	P*	SE*	SE*	SE*		α	5.137
	Utility transmission or distribution line, Natural Gas Compressor Stations	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	P*	SE*	SE*	P*	P*	P*	SE*	P*	P*	P*	P*		α	5.140
	Wastewater (sewage) treatment facility									P			P	P		SE							
	Water supply, treatment or storage facility	SE	SE	SE	SE	SE	SE	SE	SE	P			P	P	P	P		SE	SE	SE		α	

USE	NONRESIDENTIAL DISTRICTS																			In RES Table	Supple-mental Stde.	
	COMMERCIAL					INDUSTRIAL								SPECIAL								
	ER	E	MU-1	MU-1G	FR	F	G	H	I	MU-2	MU-2G	J	K	AG	CF	TU	NS-T4R	NS-T4	NS-T5			PD
COMMERCIAL USES																						
Entertainment and Eating	Amusement, indoor		P	P	P		P	P	P	P	P	P	P			P	P	P	P			
	Amusement, outdoor					P	P	P	P	P	P	P	P			P						
	Baseball/softball facility (commercial)								P	P	P	P	P			P	P	P	P			
	Bowling Alley					P	P	P	P	P	P	P	P			P	P	P	P			
	Bar, tavern, cocktail lounge; club, private or teen				P		P	P	P	P	P	P	P			P		P	P			
	Circus											P	P									
	Club, commercial or business					P	P	P	P	P	P	P	P			P	P	P	P			
	Drive-in restaurant or business		P*	P*	P*	P	P	P	P	P	P*	P*	P	P				P*	P*	P*		5.112
	Gambling facility (including bingo)																				PD	
	Health or recreation club		P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
Indoor Recreation				P	P	P	P	P	P	P	P	P					P	P	P			
Entertainment and Eating	Lodge or civic club		P	P	P	P	P	P	P	P	P	P			SE		P	P	P			
	Massage parlor						P	P	P	P	P	P										
	Museum/cultural facility		P	P	P	P	P	P	P	P	P	P			P	P	P	P	P			
	Racing; horse, dog or automotive																			PD*	4.305C	
	Restaurant, cafe cafeteria		P	P	P	P	P	P	P	P	P	P			P	P	P	P			Chap 9, Rest	
	Sexually oriented business									P*		P*	P*									5.200
	Shooting or weapons firing range																			PD*	4.305C	
	Stable, commercial, riding, boarding or rodeo arena									P*		P*	P*									5.132
	Swimming pool, commercial		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					P*	P*	P*		5.135
	Theater, drive-in		SE	SE	SE	SE	SE	SE	SE	P			P	P								
Theater, movie theater or auditorium		P*	P*	P*	P	P	P	P	P	P	P	P			P	P*	P*	P*			5.138	
Lodging	Bed and breakfast inn	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		e	5.107	
	Hotel, motel or inn					P*	P*	P*	P	P*	P	P*	P*		P			P			5.116	
	Recreational vehicle (RV) park					P*	P*	P*	P*			P*	P*								5.129	
Office	Bank, financial institution		P	P	P	P	P	P	P	P	P	P			P	P	P	P				
	Offices	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P				
Retail Sales & Service	Antique shop		P	P	P	P	P	P	P	P	P	P			P	P	P	P				
	Appliance, sales, supply or repair		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			P	P*	P*	P*		5.134	
	Bakery		P	P	P	P	P	P	P	P	P	P			P	P	P	P				
	Barber or beauty shop	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P				
	Boat rental or sales					P	P	P	P	P	P	P			P			P				
	Book, stationery stores or newsstand	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P				
	Burglar alarms sales or service	P	P			P	P	P	P	P	P	P			P	P	P	P				

USE	NONRESIDENTIAL DISTRICTS																			In RES Table	Supple-mental Sids.	
	COMMERCIAL					INDUSTRIAL								SPECIAL								
	ER	E	MU-1	MU-1G	FR	F	G	H	I	MU-2	MU-2G	J	K	AG	CF	TU	NS-T4R	NS-T4	NS-T5			PD
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			5.134
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			5.134
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
Retail Sales and Service		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			5.126
			P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			5.113
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			5.134
			P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			5.134
		SE	P	P	P	P	P	P	P	P	P	P	P	SE		P	P	P	P			e 5.114, 5.134
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			5.134
						P	P	P	P	P	P	P	P			P			P			
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			5.134
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
																P						5.117
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			5.134
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
																P						5.143
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
						P	P	P	P	P	P	P	P			P			P			5.124
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
						P	P	P	P	P	P	P	P			P			P			5.125 5.134
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			

USE		NONRESIDENTIAL DISTRICTS																		In RES Table	Supple-mental Sids.			
		COMMERCIAL						INDUSTRIAL						SPECIAL										
		ER	E	MU-1	MU-1G	FR	F	G	H	I	MU-2	MU-2G	J	K	AG	CF	TU	NS-T4R	NS-T4			NS-T5	PD	
	Photograph, portrait/camera shop or photo finishing	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P					
	Recording studio		P	P	P	P	P	P	P	P	P	P	P			P	P*	P*	P*				5.128	
	Retail sales, general		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			P	P*	P*	P*				5.134	
Retail Sales and Service	Saddle or harness, repair or sales			P	P	P	P	P	P	P	P	P	P			P	P	P	P					
	Shoe shine shop		P	P	P	P	P	P	P	P	P	P	P			P	P	P	P					
	Studio, art or photography	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P					
	Tailor, clothing or apparel shop		P	P	P	P	P	P	P	P	P	P	P			P	P	P	P					
	Tattoo parlor					P	P	P	P	P	P	P	P			P			P					
	Taxidermist shop		P	P	P	P	P	P	P	P	P	P	P			P	P	P	P					
	Veterinary clinic w/indoor kennels		P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P			P*	P*	P*	P*				5.142	
	Veterinary clinic w/outdoor kennel									P*			P*	P*										5.142
	Vehicle Sales & Service	Auto parts supply, retail			P	P	P	P	P	P	P	P	P	P			P	P	P	P				
Automotive repair; paint and body shop						P*	P*	P*	P*	P*	P*	P*	P*			P	P	P	P				5.104	
Car wash, full or self service						SE	SE	SE	SE	P*	P*	P*	P*			P			P*				5.108	
Gasoline sales			P	P	P	P	P	P	P	P	P	P	P			P	P	P	P					
Mobile home or manufactured housing sales									P			P	P											
Parking area or garage, storage commercial or auxiliary		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			P*	P	P*	P*	P*			6.202F	
Recreational vehicle (RV) sales/svc									P	P	P	P	P						P					
Service station						P*	P*	P*	P*	P	P	P	P			P			P				5.104	
Truck stop w/fuel & accessory services									P			P	P											
Vehicle junkyard												SE*	SE*											5.141
Vehicle sales or rental; including automobiles, motorcycles, boats or trailers						P	P	P	P	P			P	P				P	P	P				
Vehicle steam cleaning								P	P	P	P	P			P			P						

USE	NONRESIDENTIAL DISTRICTS																			Also In RES Table	Supple- men- tal Stde.	
	COMMERCIAL									INDUSTRIAL						SPECIAL						
	ER	E	MU-1	MU-1G	FR	F	G	H	I	MU-2	MU-2G	J	K	AG	CF	TU	NS-T4R	NS-T4	NS-T5			PD
INDUSTRIAL USES																						
Light Industrial Services	Assaying												P			P			P		5.103	
	Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes								P	P	P	P	P			P		P	P			
	Blacksmithing or wagon shop								P			P	P									
	Bottling works, milk or soft drinks								P	P	P	P	P			P			P			
	Carpet and rug cleaning								P	P	P	P	P			P			P			
Light Industrial Services	Chicken Battery or brooder											P	P									
	Coal, coke or wood yard								P			P	P									
	Crematorium								P			P	P						P			
	Electroplating								P			P	P						P			
	Fabricating or manufactured housing, temporary or office building								P			P	P									
	Food processing (no slaughtering)								P	P	P	P	P			P			P			
	Furniture or cabinet repair or construction								P	P	P	P	P			P		P	P			
	Furniture sales, w/outside storage/display (new/used)								P			P	P									
	Galvanizing, small utensils								P			P	P									
	Machine shops								P*			P	P						P*		5.120	
	Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 26ft in length, brooms or brushes, buttons & novelties, canvas products, clothing, suits, coats, or dresses for wholesale trade								P*	P	P	P	P			P*		P	P		5.120	
	Manufacture of aluminum, brass or other metals or from bone, paper, rubber, leather and Plastics								P*	P	P	P	P			P*		P	P		5.120	
	Manufactured home/RV repair								P			P	P									
	Monument/marble works, finishing and carving only								P	P	P	P	P			P			P			
	Monument works, stone								P	P	P	P	P			P			P			
	Outdoor sales and storage								SE*			SE*	SE*					P	P		5.133	
	Paint mixing or spraying								P			P	P						P			
	Paper box manufacture								P	P	P	P	P			P			P			
	Pattern shop								P	P	P	P	P			P			P			
	Printing, lithographing, book-binding, newspapers or publishing							P	P	P	P	P	P			P			P			
Rubber stamping, shearing/punching								P	P	P	P	P			P			P				
Rubber stamp manufacture							P	P	P	P	P	P			P			P				
Sheet metal shop								P*	P*	P*	P*	P			P*			P*		5.131		
Warehouse or bulk storage								P*	P*	P*	P*	P*			P*			P*		5.143		
Welding shop, custom work (not structural)								P	P	P	P	P			P		P	P				

USE		NONRESIDENTIAL DISTRICTS																	Also In RES Table	Supple-mental Stds.					
		COMMERCIAL							INDUSTRIAL							SPECIAL									
		ER	E	MU-1	MU-1G	FR	F	G	H	I	MU-2	MU-2G	J	K	AG	CF	TU	NS-T4R			NS-T4	NS-T5	PD		
Light Industrial Services	Yards, contractor s, lumber or storage, automobiles, storage yards, building material									SE*			SE*	SE*						P					5.133
	Animal by-products processing													P											
Heavy Industrial & Manufacturing	Batch plant, concrete or asphalt (permanent)													P											
	Brewery, distillery or winery												P	P						P					
	Brick, clay, glass, shale, tile or terra cotta products manufacture													P											
	Cement products plant												P	P											
	Cement, lime, gypsum or plaster of Paris manufacture																						PD		
	Cotton gin, cotton oil mill, baling or compress														P										
	Creosote, treatment/ manufacture																							PD	
	Egg cracking or processing														P										
	Furnace, blast; forge plant, boiler works manufacture														P										
	Galvanizing, sheet or structural shapes														P										
	Gas (natural or artificial) manufacture processing/ storage														P										
	Glue manufacture														P										
	Grain elevator													P	P										
	Magnesium casting, machining or fabricating														P										
	Manufacture of acetylene or oxygen gas, alcohol, computers and related electronic products, airplanes, automobiles, trucks & tractors (including assembly plants), ball or roller bearings, steel tanks, candles & celluloid, cash registers, cutlery, disinfectants, dextrin, dyestuff, electrical machinery, farm tools, typewriters and vinegar														P										
	Manufacture of basket material, bicycles, boots, boxes, other than paper, caskets, shoes													P	P										
Manufacture of dies, cores, die-casting molds													P	P											
Heavy Industrial & Manufacturing	Manufacture, processing/ production of hazardous chemicals																						PD		
	Metal casting													P*	P										5.121
	Metal foundry plant or fabrication plant													P*											5.122
	Metal smelting, reclamation or ore reduction																						PD		
	Metal stamping, dyeing, shearing or punching													P*	P										5.123
	Mill, feed or flour													P	P										
	Mining quarry, dredging or excavation of rock, dirt, gravel, sand, stone																						PD*		4.305D
	Packing plant																							PD	
	Paper or pulp manufacture																								PD
	Petroleum refining or wholesale storage																								PD
Planing mill or woodworking shop													P	P											

USE	NONRESIDENTIAL DISTRICTS																			Also in RES Table	Supple-mental Stds.
	COMMERCIAL									INDUSTRIAL						SPECIAL					
	ER	E	MU-1	MU-1G	FR	F	G	H	I	MU-2	MU-2G	J	K	AG	CF	TU	NS-T4R	NS-T4	NS-T5		
	Poultry killing or dressing											P	P								
	Rock, cement crushers & stone quarry																			PD	
	Rolling mill																			PD	
	Soap manufacture												P								
	Soda or compound manufacture												P								
	Stoneyard, building stone, cutting, sawing or storage												P								
	Tar distillation/manufacturing												P								
	Tobacco (chewing) manufacture or treatment												P								
	Welding shop												P								
	Airport, aviation field, heliport or landing area	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	
Transportation	Passenger station		P	P	P	P	P	P	P	P	P	P	P				P	P	P		
	Railroad freight or classification yard											P	P								
	Railroad roundhouse or RR car repair shop								P	P	P	P	P								
	Railroad tracks: team, spur, loading or storage								P			P	P								
	Terminal: truck, freight, rail or water								P*			P	P							5.139	
Transportation	Landfill, recycling center, household hazardous waste or waste tire facility																		PD*	4.305D	
Waste Related	Pet cemetery																		PD		
	Recycling collection facility		SE*	SE*	SE*	SE*	SE*	SE*	P*	P*	P*	P*	P*				SE*	SE*	P*	5.130	
	Salvage yard (other than automotive)																		PD		
	Wholesale: bakery, produce market or wholesale house								P	P	P	P	P			P			P		
Wholesale Trade	Wholesale office or sample room							P	P	P	P	P			P			P			

USE	NONRESIDENTIAL DISTRICTS																			In Reg Table	Supple-mental Stds.				
	COMMERCIAL									INDUSTRIAL						SPECIAL									
	ER	E	MU-1	MU-1G	FR	F	G	H	I	MU-2	MU-2G	J	K	AG	CF	TU	NS-T4R	NS-T4	NS-T5			PD			
	OTHER USES																								
Agriculture	Agricultural															P*									5.307
	Stockyards or feeding pens (commercial)															P*									
	Gas Drilling & Production	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	€	Ch. 15, City Code
	Oil Drilling & Production																						P*		Ch. 15, City Code
	ACCESSORY USES																								
Accessory Uses	Accessory use or building															P*			P	P	P		€	5.302	
	Satellite antenna (dish)	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P*	P*		P*	P*	P	P*		€	5.304	
	Stable, stockyards or feeding pens (noncommercial)															P*									5.307
	Storage or display, outside		P*	P*	P*	P*	P*	P*	P*	P	P	P							P*	P*	P*				5.306
	TEMPORARY USES																								
Temporary Uses	Amusement, outdoor (temporary)	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	P	P	P	P	P	P	SE*		SE*	SE*	SE*	SE*	€		5.400	
	Batch plant, concrete or asphalt (temporary)	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	P	P	P	P	P	SE*	SE*					SE*	€		5.401	
	Residence for security purposes, temporary		SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*				SE*	SE*	SE*					5.404
	Trailer, portable; sales, construction or storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P			€		
	Vendor, door-to-door	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*			€	5.406	
	Vendor, Food, Non-Potentially Hazardous Food	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*					5.406
	Vendor, Food, Potentially Hazardous Food					P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*					5.406
	Vendor, Merchandise									P*	P*	P*	P*	P*	P*	P*		P*	P*	P*					5.406
	Vendor, Transient									P*			P*	P*	P*				P*				€		9.101
	Vendor, Transient, Non-Potentially Hazardous Food	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*					5.406
Vendor, Transient, Potentially Hazardous Food					P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*					5.406	

