

2001 LANSDOWNE REVITALIZATION PLAN

3.2 Neighborhood Conditions Survey Results

The NCS was conducted in the winter of 2001 by ESLARP staff and volunteers. The study consisted of 3002 parcels, and the data collected is summarized in this section.

Count of Buildings

The first important result from the surveys is that close to fifty percent of the parcels surveyed have no buildings. This means there is an abundant amount of vacant land in the Lansdowne neighborhood. Therefore, it is essential to focus on this vacant land to figure what the neighborhood would like to accomplish with it.

Table 3.2.1

	Parcels	% Total
Building	1,467	48.87%
No Building	1,535	51.13%
Total	3002	

Property Land use

This table considers the land use type of the property. This will help to determine whether certain land uses comply with zoning ordinances, and whether or not new land uses should be implemented. Vacant land and single-family residential land-use are the two main categories represented in Lansdowne.

Table 3.2.2

Land Use Type		
Single Family Residential	1359	45.73%
Multi Family Residential (1-4 units)	47	1.58%
Multi Family Residential (5 or more units)	12	0.40%
Commercial/Retail/Wholesale	23	0.77%
Industrial/Warehouse/Utilities/Transport	11	0.37%
Parks/Community Gardens	21	0.71%
Schools/Churches/Religious Facility	14	0.47%
Social Service/Government/Health Care	3	0.10%
Mixed Use	5	0.17%
Vacant (no building)	1477	49.70%
Total	2972	

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Land use map inserted

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Buildings Occupied

Then the issue was addressed if the building was occupied. An overwhelming seventy-nine percent of the buildings were occupied. This is a positive feature because absentee landlords of buildings can be a potential problem. This issue appears not to be a huge concern for Lansdowne.

Table 3.2.3

	Buildings	% Total
Fully Occupied	1,166	79.48%
Partially Occupied	50	3.41%
Unoccupied	249	16.97%
Total	1467	

Building Occupancy by Land Use

Table 3.2.3 presents building occupancy by land use. The business related category includes the buildings categorized as commercial/retail/wholesale and industrial/warehouse/utilities/transport. It tells the characteristics of building occupancy in Lansdowne in greater detail.

Of the 1,335 single-family houses in Lansdowne, most of single-family building stocks are utilized. Most of them are either occupied (81%) or partially occupied (3%). The vacancy rate is relatively low for single-family housings (16%). This may indicate that there is potential demand for single-family houses in the Lansdowne area. In spite of the low vacancy rate, the number of unoccupied single-family housings is significantly high. There are 213 vacant single-family units that account for 14% of the total number of both vacant and occupied buildings in Lansdowne.

Another important fact is almost half of the business-related buildings are unutilized or underutilized in Lansdowne. 40% of business-related buildings are unoccupied and 10 % are partially occupied. This may be seen as extra capacity to accommodate future business-related activities, if the conditions of unoccupied buildings are maintained for reuse.

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Table 3.2.4

Land Use	Building Occupancy							
	Occupied		Partially Occupied		Unoccupied		Total	
Single Family	1084	81%	38	3%	213	16%	1335	100%
Multi-Family	39	67%	6	10%	13	22%	58	100%
Business-Related	15	50%	3	10%	12	40%	30	100%
Mixed Use	3	60%	1	20%	1	20%	5	100%

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Building occupancy map inserted

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Building Conditions

Next, the survey went on to see if the buildings were deteriorated. Of the total building stock forty-six percent is in good condition and thirty-one is in fair condition. This means that relatively few houses are in bad shape. This is also a positive attribute towards Lansdowne. However, the few bad houses create a major problem for people who keep up their home and property. Therefore, it is important to address the deteriorated, dilapidated, and destroyed properties. The data is presented in Table 3.2.5

Table 3.2.5

	Building Conditions	% Total
Good	680	46.35%
Fair	464	31.63%
Deteriorated	203	13.84%
Dilapidated	84	5.73%
Destroyed	33	2.25%
Total	1467	

Building Conditions by Land Use

Table 3.2.6 presents building conditions by land use. The business related category includes buildings classified as commercial/retail/wholesale and industrial/warehouse/utilities/transport. Community service includes parks/community gardens, schools/churches/religious facility and social service/government/health care. It tells the building conditions of Lansdowne in greater detail.

The building conditions are mostly good or fair (more than 80%) in any land use except the business-related buildings. Only 53% of the business-related buildings are maintained fairly, probably caused by the low occupancy rate.

The significant numbers of deteriorated buildings are found in single-family and business-related uses. There are 177 deteriorated single-family housing units, which is equal to 13% of the existing single-family housing stock in Lansdowne. 12 units or 40% of total business-related buildings in Lansdowne are deteriorated. They are the structures that are salvageable but need some work to become livable. If it is decided that these buildings should be saved, action must be taken as soon as possible because otherwise they will become unrecoverable.

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Table 3.2.6

Land Use	Building Conditions											
	Good		Fair		Deteriorated		Dilapidated		Destroyed		Total	
Single Family	621	47%	431	32%	177	13%	74	6%	31	2%	1334	100%
Multi-Family (2-4 units)	18	38%	16	34%	9	19%	4	9%	0	0%	47	100%
Multi-Family (5-9 units)	9	82%	0	0%	1	9%	1	9%	0	0%	11	100%
Business-Related	10	33%	6	20%	12	40%	2	7%	0	0%	30	100%
Community Service	11	65%	4	24%	2	12%	0	0%	0	0%	17	100%
Mixed Use	3	60%	1	20%	1	20%	0	0%	0	0%	5	100%

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Building condition map inserted

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Building Materials

The most used building material in Lansdowne is Brick (42%) followed by Metal/ Vinyl Siding (27%).

Table 3.2.7

	Building Materials	% Total
Wood	352	23.99%
Brick/Block	629	42.88%
Metal/Vinyl Siding	405	27.61%
Stone	8	0.55%
Other	62	4.23%
Total	1467	

Building Stories

Most of the houses in Lansdowne are one story. There is only one building complex in Lansdowne that is four stories or higher.

Table 3.2.8

	Building's Stories	% Total
One	954	65.03%
Two	473	32.24%
Three	31	2.11%
More than four	1	0.07%
Total	1467	

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Map of building material inserted

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Building Improvements

There is very limited activity on building improvements at the moment. Only 2.04% of the buildings are currently under repair. There is, however, evidence that repairs have recently been made (14.86%). The fact that 82.82% show no signs of recent repair can possibly indicate that many of these buildings will be in need of repair in the near future, but since the overall building conditions was fairly high it is not anticipated to be a major problem.

Table 3.2.9

	Evidence of Improvements	% Total
In Progress	30	2.04%
Recent Improvement	218	14.86%
None Evident	1215	82.82%
Total	1467	

Property Condition

The vacant land here is the most problematic area. Approximately 40% of the land is unmowed or in worse condition, but it is clearly the vacant land that is pulling this number up. This is an issue that needs to be addressed. The bad shape of the vacant land creates a problem neighborhood wide.

Table 3.2.10

	Property Condition	% Total
Mowed and Landscaped	461	15.36%
Mowed	1,314	43.77%
Unmowed, weedy	538	17.92%
Partly overgrown	361	12.03%
Completely overgrown	316	10.53%
Total	3002	

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Property condition map inserted

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Property Trees

The findings here indicate that a large number of properties have one or no trees on their land at all. This indicates the need to focus on natural environment and beautification of the neighborhood through landscaping.

Table 3.2.11

	Shaded Trees on Property	% Total
One	633	21.10%
Two	525	17.50%
Three	365	12.17%
Four or more	787	26.23%
None	680	22.67%
Total	3000	

Trash on Property

The table below shows that most single-family homes have no trash on the property. Vacant properties contain the highest percentage of extensive trash, 16%. Also the majority of parks, 76%, have limited trash.

Table 3.2.12

	No Trash		Limited Trash		Extensive Trash	
Single Family	973	72%	324	24%	57	4%
Multi Family	39	66%	18	31%	2	3%
Business Related	19	56%	14	41%	1	3%
Parks	5	24%	16	76%	0	0%
Vacant	587	40%	654	44%	234	16%

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Type of Trash

When considering the trash on the property, the type of trash was also considered. This would help to determine if the trash is easily disposable or if special disposing is necessary. Light weight trash consists of paper and other garbage that can be easily put in bags. Medium weight trash is heavier trash that may require special disposal but can be carried away such as old tires. Heavy trash consists of abandoned vehicles and heavy appliances. Table 3.2.10 below describes the number of houses with such trash types.

Table 3.2.13

Trash Type on the Property		
Light Weight Trash	820	62%
Medium Weight Trash	374	28%
Heavy Weight Trash	132	10%
Total	1326	

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Property trash map inserted

Secondary Structure

This section describes the condition of an unattached secondary structure on the property. These include structures such as a garage, shed, gazebo, etc. that is not directly accessible from the main structure. The table shows that the number of dilapidated structures is a small percent, but these dilapidated structures must be considered for aesthetic reasons.

Table 3.2.14

Attached Secondary Structure		
Good	269	9%
Dilapidated	127	4%
No Structure	2577	87%
Total	2973	

The next few sections describe the condition of the public right-of-way. This is the area between the street and the sidewalk.

Trees on the Public Right-of-Way

This table shows the number of trees that are in the public right of way of the property.

Table 3.2.15

Street Trees on the Public Right of Way	
One	194
Two	81
Three	24
Four or More	50
None	2124

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Trash on the Public Right-of-Way

This section describes the amount of trash on the public right-of-way. This is important in noticing the aesthetics of the property. This also shows a table that describes the type of trash on the property light weight, medium weight, and heavy weight trash are defined the same as those of the type of trash on the property

Table 3.2.16

Trash on the Public Right of Way		
No Trash	1830	74%
Limited Trash	572	23%
Extensive Trash	55	2%
Total	2457	

Table 3.2.17

Type of Trash on Public Right of Way		
Light Weight Trash	529	84%
Medium Weight Trash	76	12%
Heavy Weight Trash	25	4%
Total Properties With Trash	630	

Trash on public right-of-way inserted

Plant Growth Obstructing the Right-of-Way

This table shows the number of properties that have plant growth obstruction the public right-of-way. These may be code violations and should be considered for aesthetic reasons.

Table 3.2.18

Plant Growth Obstructing Sidewalk or Public Right-of-Way		
No	1824	74%
Yes, But It Is Navigable	438	18%
Yes, Not Navigable	188	8%
Total	2450	

Do trees on the right of way affect plant growth affecting the right of way

The chart below shows how the number of trees on the right of way affects the blocking of the public right of way. Less trees on the right of way means a significant less chance of having plant growth blocking the public right of way or the sidewalk. This would suggest that to better obtain navigable sidewalks/public right of ways, trees should be discouraged in the right of way. However, other factors should not be ignored in the complicated decisions that effect our urban environments.

Table 3.2.19

Number of trees	Is plant growth obstructing the public right of way?		
	No	Yes, but it is navigable	Yes, not navigable
1 tree	57.7%	35.6%	6.7%
2 trees	49.4%	32.1%	18.5%
3 trees	12.5%	33.3%	54.2%
4 or more	16.0%	10.0%	74.0%
None	79.1%	15.6%	5.3%

Does the Building Condition affect the amount of trash on the lot

The chart below shows how building condition effect the amount of trash found on the lot. This chart suggests that improving the building conditions will also have the affect of reducing the amount of trash found on the lot.

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Table 3.2.20

Building Condition	Amount of trash on the property		
	No trash	Limited trash	Extensive trash
Good	89.3%	9.8%	0.9%
Fair	71.0%	26.4%	2.6%
Deteriorated	40.3%	51.2%	8.5%
Dilapidated	17.9%	61.9%	20.2%
Destroyed	15.2%	51.5%	33.3%

Does building occupancy affect the building condition

The chart below shows the affects of building occupancy on the condition of the buildings. Not surprisingly, the buildings that were fully occupied were in significantly better shape than unoccupied buildings. These results suggest that one of the best ways to improve building conditions in Lansdowne is to make sure the buildings are occupied and used.

Table 3.2.21

Building occupancy	Building condition				
	Good	Fair	Deteriorated	Dilapidated	Destroyed
Fully occupied	56.3%	34.6%	8.9%	0.2%	0.0%
Parially occupied	14.0%	46.0%	36.0%	4.0%	0.0%
Unoccupied	7.3%	15.3%	32.3%	31.9%	13.3%

Affects of building condition and property conditions on each other

The two charts below show the relationship between building conditions and property conditions. Improvements in Building conditions will lead to improved property conditions and vice versa. This shows the interrelated nature of the two variables and suggests that we must address both issues together.

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Table 3.2.22

Building Condition	Property Condition				
	Mowed and Landscaped	Mowed	Unmowed, weedy	Partly overgrown	Completely overgrown
Good	48.1%	49.4%	1.9%	0.4%	0.1%
Fair	22.4%	67.8%	8.3%	1.3%	0.2%
Deteriorated	5.4%	55.2%	28.6%	9.4%	1.5%
Dilapidated	0.0%	11.9%	34.5%	26.2%	27.4%
Destroyed	0.0%	6.1%	15.2%	27.3%	51.5%

Table 3.2.23

Property condition	Building condition				
	Good	Fair	Deteriorated	Dilapidated	Destroyed
Mowed and Landscaped	74.1%	23.4%	2.5%	0.0%	0.0%
Mowed	43.5%	40.5%	14.5%	1.3%	0.3%
Unmowed, weedy	9.1%	26.6%	40.6%	20.3%	3.5%
Partly overgrown	5.1%	10.2%	32.2%	37.3%	15.3%
Completely overgrown	2.2%	2.2%	6.7%	51.1%	37.8%

