

Block	Lot	Property Location	Property Description	Redevelopment Criteria
5	8	N KING ST	Fenced in construction storage and parking. No delineated on-site parking, storage, or circulation areas. Perimeter fence appears temporary with sandbags and Jersey barriers used as anchor supports. Trash, wooden pallettes and various storage items located adjacent to the base of the fence. Site is almost entirely covered in crushed stone and gravel exceeding the permitted coverage requirements of the district, with no landscaping or buffere areas screening the storage yard from King Street. Collectively, these conditions represent a faulty arrangement and design with excessive land coverage and obsolete layout that are detrimental to the health, safety, and welfare of the community. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 5-8-1 through 5-8-10 for reference.	D, G, H
6	4	WARREN ST	Vacant lot with dirt driveway being used as an informal parking area for the adjoining residential property on Warran Street. Also contains a wooden ramp leading up to the deck of the adjoining residential property. Driveway and parking area not consistent with current design standards and requirements. Collectively, these conditions represent a faulty arrangement and design and obsolete layout that are detrimental to the health, safety, and welfare of the community. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 6-4-1 through 6-4-2 for reference.	D, G, H
6	6	WARREN ST	Vacant grass lot currently not being used. Given its location and relationship to adjoining Lots 4 and 7 being a corner lot and both undersized in the zone district for lot area and width, its inclusion is necessary for the effective redevelopment of the area by providing a larger contiguous area for the future redevelopment of the three lots. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 6-6-1 through 6-6-8 for reference.	G, H, Needed for the Effective Redevelopment of the Area
6	7	N KING ST	Vacant grass lot with several trees currently being used as an informal parking area for several vehicles. No delineated ingress and egress, parking spaces, or circulation aisles. Informal access point appears to be off an alley intersecting with Linden Street. No fencing or other means to limit access to the property or screening of the parking areas. The lot also is undersized in the zone district for lot area and width. Collectively, these conditions represent a faulty arrangement and design and obsolete layout that are detrimental to the health, safety, and welfare of the community. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 6-7-1 through 6-7-3 for reference.	D, G, H
10	1	N KING ST	A large paved area that appears as a parking lot, but is being used as a tractor trailer entry and exit point, with concrete barriers and lanes painted to direct traffic. There is a very large curb cut and an industrial building is located directly behind the lot along the river (building is not in study area). This lot services the port. This lot is connected to Lots 6 and 14. The site is fully paved and covered with impervious coverage exceeding the permitted coverage requirements of the district, with no landscaping or buffers screening the site from King Street. Collectively, these conditions represent a faulty arrangement and design with excessive land coverage and obsolete layout that are detrimental to the health, safety, and welfare of the community. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 10-1-1 through 10-1-6 for reference.	D, G, H
10	6	N KING ST	A large paved area that appears as a parking lot, but is being used as a tractor trailer entry and exit point, with concrete barriers and lanes painted to direct traffic. There is a very large curb cut and an industrial building is located directly behind the lot along the river (building is not in study area). This lot services the port. This lot is connected to Lots 14 and 18. The site is fully paved and covered with impervious coverage exceeding the permitted coverage requirements of the district, with no landscaping or buffers screening the site from King Street. Collectively, these conditions represent a faulty arrangement and design with excessive land coverage and obsolete layout that are detrimental to the health, safety, and welfare of the community. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 10-6-1 through 10-6-7 for reference.	D, G, H
10	14	N KING ST	A large paved area that appears to be a parking lot, but is being used as a tractor trailer entry and exit point, with concrete barriers and lanes painted to direct traffic. There is a very large curb cut and an industrial building is located directly behind the lot along the river (building is not in study area). This lot services the port. This lot is connected to Lots 18 and 6. The site is fully paved and covered with impervious coverage exceeding the permitted coverage requirements of the district, with no landscaping or buffers screening the site from King Street. Collectively, these conditions represent a faulty arrangement and design with excessive land coverage and obsolete layout that are detrimental to the health, safety, and welfare of the community. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 10-14-1 through 10-14-6 for reference.	D, G, H

11	1	100 WARREN ST	A large fenced in parking area used mostly for parking and storage of construction equipment, may also be utilized by employees. The site is almost entirely covered in crushed stone and gravel, with some small areas unpaved, exceeding the permitted coverage requirements of the district. Where asphalt is located it is in poor condition. There are no specifically delineated parking spaces or circulation aisles. An access easement runs through the block separating Block 11 Lot 1 from Block 14, Lot 1. The above factors result in a condition that is detrimental to the health, safety, and welfare of the community. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 11-1-1 through 11-1-8 for reference.	D, G, H
14	1	KING & WARREN	A large fenced in parking area used mostly for parking and storage of construction equipment, may also be utilized by employees. The site is almost entirely covered in crushed stone and gravel, with some small areas unpaved, exceeding the permitted coverage requirements of the district. Where asphalt is located it is in poor condition. There are no specifically delineated parking spaces or circulation aisles. An access easement runs through the block separating Block 11 Lot 1 from Block 14, Lot 1. Collectively, these conditions represent a faulty arrangement and design with excessive land coverage and obsolete layout that are detrimental to the health, safety, and welfare of the community. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 14-1-1 through 14-1-8 for reference.	D, G, H
Salem Street Right-of-Way			A portion of the Salem Street right-of-way between North King Street and North Willow Street is no longer used as a road. This block of the Right-of-Way now comprises the middle section of the fenced in parking area also comprising Block 11, Lot 1 and Block 14, Lot 1. Collectively, these conditions represent a faulty arrangement and design with excessive land coverage and obsolete layout that are detrimental to the health, safety, and welfare of the community. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	C, G, H
18	1	N KING ST	US Customs Service building. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria.	G, H
19	1	234 N KING ST	Single family attached structure with adjacent garage. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
19	2	234 N KING ST	Adjacent garage of Block 19 Lot 1. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
19	4.01	228 N KING ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
19	7	226-1/2 N KING ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
19	8	226 N KING ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
19	9	224 N KING ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
19	10	222 N KING ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
19	11	220 N KING ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
19	12	218 N KING ST	Single car garage attached to residential property. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
19	20	230 N KING ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
22	1	N KING ST	Parking lot adjacent to US Customs Service building. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
23	3		A site contains a three-car garage with significant exterior damage and dilapidation, including bricks and wood siding falling apart, crumbling concrete particularly near the foundation, asphalt shingling in poor condition. Given these exterior conditions the building is in questionable structural integrity and clearly dilapidated resulting in an unwholesome living or working condition. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 23-2-1 through 23-3-12 for reference.	A, H
23	4	N KING ST	Vacant corner lot owned by Gloucester City. Could be included with adjoining Lot 3 to create opportunities for a comprehensive redevelopment plan for the area providing more flexibility in design. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H, Needed for the Effective Redevelopment of the Area
23	7	212 N KING ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
23	8	210 N KING ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
23	9	208 N KING ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
23	10	216 N KING ST	Single family attached structure, porch steps project out onto sidewalk. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H

Block	Lot	Property Location	Property Description	Redevelopment Criteria
48	1	101 MARKET ST	Gloucester Towne Apartments (owned by Gloucester City Housing Authority). This parcel is within an Urban Enterprise Zone and therefore meets the "g" criteria which qualifies the parcel as an area in need of redevelopment only for the purposes of granting long- and short-term tax abatements and exceptions.	G
49	1	212 MONMOUTH ST	Parking lot in rear of businesses and apartments behind King Street at corner of Willow and Monmouth. The parking lot is owned by Gloucester City. The lot appears to be not fully used, with a number of open spaces. Stop bars are out of alignment and scattered along sidewalk area creating a potential tripping hazard. Trash receptacles for the adjoining property are being stored on the lot, limiting access to several of the parallel spaces on the east side of the lot. No buffering or screening to adjoining properties. Lot is fully paved, exceeding the impervious coverage requirement of the zone district. Collectively, these conditions represent a faulty arrangement and design with excessive land coverage that are detrimental to the health, safety, and welfare of the community. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. See photos 49-1-1 through 49-1-5.	D, G
49	7	4 S KING ST	Decofrut business, office and residential, good condition. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
49	9	213 SOMERSET ST	Single family attached structure (owned by Gloucester City Housing Authority)	x
49	10	211 SOMERSET ST	Single family attached structure	x
49	11	209 SOMERSET ST	Single family attached structure	x
49	12	207 SOMERSET ST	Single family attached structure	x
49	13	10 S KING ST	New York Style Pizza business, vacant for over 2 years. Has attached garage. The property has remained vacant for several years and is currently for sale. Minor maintenance issues on the exterior of the building. Lot is undersized in area for the zone district. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. See photos 49-13-1 through 49-13-7.	B, G, H
49	14	12 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
49	14.01	14 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
50	1	1 S BURLINGTON ST	Former St. Mary's High School, which is currently vacant and has not been used since 2018. Some exterior and façade maintenance issues. The interior of the building exhibits a significant level of deterioration and dilapidation, including broken floor tiles, paint peeling from the walls, ceilings that have collapsed or exhibit water staining, mold and water leaks in some upper floor rooms, exposed wiring, stairs in a deteriorated and hazardous condition, trash and disorganized storage of materials in hallways and stairwells, and deteriorated and inoperative windows. Overall, the building is in a dilapidated and unusable condition and is substandard, unsafe, and unsanitary, representing an unwholesome living or working condition. Further the parking areas are substandard with limited available parking and poorly defined parking spaces and circulation aisles that exhibit a general lack of maintenance. Combined, the building and site conditions constitute an area with buildings or improvements which, by reason of their dilapidation, obsolescence, faulty arrangement or design, and obsolete layout are detrimental to the safety, health, and welfare of the community. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. See photos 50-1-1 through 50-1-91.	A, D, G
50	7	224 MONMOUTH ST	Brick building adjacent to St. Mary's parking lot on Monmouth, roof is in very poor condition, some exterior and façade deterioration and maintenance issues. Pieces of the structure at the bottom of the roof are dangling towards the ground over the parking area of the Saint Mary's site. Existing conditions result in a faulty design or layout with a negative impact on public health, safety, and welfare. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. See photos 5-7-1 through 5-7-8.	D, G
50	8	222 MONMOUTH ST	Single family attached structure. Inclusion of this property is needed for the effective redevelopment of the area. Given its location between other properties that qualify to be designated along Monmouth Street, its inclusion would provide for the implementation of a complete and comprehensive redevelopment plan for the entire block. This parcel is within an Urban Enterprise Zone and therefore meets the "g" criteria which qualifies the parcel as an area in need of redevelopment only for the purposes of granting long- and short-term tax abatements and exceptions	G, Needed for the Effective Redevelopment of the Area
50	9	220 MONMOUTH ST	First United Methodist Church. (Also includes Block 50, Lot 19) There are a number of maintenance and physical issues regarding the building and associated site improvements including, windows on first floor boarded up, landscaping appears to be overgrown and not cared for, maintenance issues can be seen on the side of the building on Willow Street, there are cables sticking out in several locations, broken window, cracks in concrete at base of building. The building appears not in use and has not been for several years. Landscaping appears to have not been managed in some time. There also is no on-site parking. Collectively, these conditions result in a faulty arrangement or design and obsolete layout creating a negative impact on public health, safety, and welfare. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. See photos 50-9-1 through 50-9-23.	D, G
50	11	231 SOMERSET ST	Single family detached structure, abutting the St. Mary's parking lot. The lot is undersized in area and lot width. The inclusion of this property would provide an opportunity for the development of a redevelopment comprehensive redevelopment plan for he entire block and is needed for the effective redevelopment of the area. See photo 50-11-1.	Needed for the Effective Redevelopment of the Area
50	13	227 SOMERSET ST	Single family attached structure, front of home comes out onto sidewalk with a side entrance with stairs. The inclusion of this property would provide an opportunity for the development of a redevelopment comprehensive redevelopment plan for he entire block and is needed for the effective redevelopment of the area. See photo 50-13-1	Needed for the Effective Redevelopment of the Area
50	15	223 SOMERSET ST	Single family attached structure, small display window appears to jut out into exterior lot. The inclusion of this property would provide an opportunity for the development of a redevelopment comprehensive redevelopment plan for he entire block and is needed for the effective redevelopment of the area. See photo 50-15-1.	Needed for the Effective Redevelopment of the Area
50	16	221 SOMERSET ST	Single family attached structure. The inclusion of this property would provide an opportunity for the development of a redevelopment comprehensive redevelopment plan for he entire block and is needed for the effective redevelopment of the area. See photo 50-16-1.	Needed for the Effective

50	17	219 SOMERSET ST	In common ownership with Lot 16. Open grass lot being used for parking, Access to lot and circulation not specifically delineated. See photo 50-17-1.	Redevelopment of the Area
50	18	217 SOMERSET ST	In common ownership with Lot 16. Open grass lot being used for parking, Access to lot and circulation not specifically delineated. See photo 50-18-1.	
50	19	215 SOMERSET ST	Vacant grass lot in common ownership with First United Church on Lot 9. Access to lot and circulation not specifically delineated. No signage. See photo 50-19-1.	D (See discussion of Lot 9 above)
54	1	16 S KING ST	Parking lot at corner of King and Somerset, which is a through lot with frontage on South Willow Street. The lot is located within the 500-year flood hazard area. Asphalt paving is in need of maintenance. There is an awkward and poorly defined entrance to the lot at the corner of Somerset and South Willow via a depressed curb that wraps around the corner. Parking and circulation aisles not well delineated. The lot is fully paved and exceeds the impervious coverage requirement of the zone district. There is no landscaping or buffers to surrounding properties. Given its location in the 500-year flood hazard area, the level of impervious coverage and lack of drainage facilities may create flooding issues. Collectively, these conditions result in a faulty arrangement or design and excessive land coverage creating a negative impact on public health, safety, and welfare. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 54-1-1 through 54-1-5 .	D, H
54	4	24 S KING ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
54	5	28 S KING ST	Vacant grass lot with no specific or clearly defined usage. Owned by the City. The lot is located within the 500-year flood hazard area. A no parking sign is located on the property and no driveway access was observed. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 54-5-1 through 54-5-3.	H
54	6	25 S WILLOW ST	Single family attached structure	x
54	7	213 CUMBERLAND ST	Single family attached structure	x
54	8	211 CUMBERLAND ST	Single family attached structure	x
54	9	209 CUMBERLAND ST	Single family attached structure	x
54	10	26 S KING ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
54	14	23 S WILLOW ST	Single family attached structure	x
54	16	22 S KING ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
54	17	207 CUMBERLAND ST	Single family attached structure	x
55	1	238-40 SOMERSET ST	Well used and maintained parking lot	x
55	2	232 SOMERSET ST	Single family attached structure	x
55	2.01	234 SOMERSET ST	Single family attached structure	x
55	4	31 S BURLINGTON ST	Single family attached structure	x
55	5	33 S BURLINGTON ST	Single family attached structure (owned by Gloucester City Housing Authority)	x
55	6	35 S BURLINGTON ST	Single family attached structure	x
55	7	37 S BURLINGTON ST	Single family attached structure	x
55	8	39-41 S BURLINGTON ST	Single family attached structure owned by Gloucester City Housing Authority	x
55	10	230 SOMERSET ST	Single family attached structure	x
55	11	229 CUMBERLAND ST	Single family attached structure, with driveway	x
55	12	227 CUMBERLAND ST	Single family attached structure	x
55	14	218 SOMERSET ST	Area is comprised of driveways	x
55	15	216 SOMERSET ST	Single family attached structure	x
55	16	214 SOMERSET ST	Single family attached structure	x
55	17	212 SOMERSET ST	Single family attached structure	x
55	18	225 CUMBERLAND ST	Single family attached structure	x
55	19	223 CUMBERLAND ST	Single family attached structure	x
55	20	221 CUMBERLAND ST	Single family attached structure	x
55	21	219 CUMBERLAND ST	Single family attached structure	x
55	22	217 CUMBERLAND ST	Single family attached structure	x
55	23	215 CUMBERLAND ST	Single family attached structure	x
59.01	1	238 CUMBERLAND ST	Single family attached structure	x
59.01	1.01		Small section of land behind homes, seemingly comprised of backyards. This parcel is within an Urban Enterprise Zone and therefore meets the "g" criteria which qualifies the parcel as an area in need of redevelopment only for the purposes of granting long- and short-term tax abatements and exceptions.	G
59.01	2	236 CUMBERLAND ST	Single family attached structure	x
59.01	3	232 CUMBERLAND ST	Single family attached structure	x
59.01	4	155 S BURLINGTON ST	Single family attached structure, appears to be used as apartments with a garage/storage part of the structure attached at the back. This parcel is within an Urban Enterprise Zone and therefore meets the "g" criteria which qualifies the parcel as an area in need of redevelopment only for the purposes of granting long- and short-term tax abatements and exceptions.	G
59.01	6	230 CUMBERLAND ST	Single family attached structure, spans from Cumberland to Ridgeway	x
59.01	7	228 CUMBERLAND ST	Single family attached structure, spans from Cumberland to Ridgeway	x
59.01	8	226 CUMBERLAND ST	Full grass lot that goes between Ridgeway and Cumberland, partially used for parking	x
59.01	10	220-22 CUMBERLAND ST	Single family attached structure. An existing tax lien is on the property. This parcel is within an Urban Enterprise Zone and therefore meets the "g" criteria which qualifies the parcel as an area in need of redevelopment only for the purposes of granting long- and short-term tax abatements and exceptions.	G
59.01	11	216 CUMBERLAND ST	Single family attached structure	x
59.01	11.01	214 CUMBERLAND ST	Single family attached structure	x
59.01	12	212 CUMBERLAND ST	Single family attached structure	x
59.01	13	210 CUMBERLAND ST	Single family attached structure	x
59.01	14	218 CUMBERLAND ST	Single family attached structure	x

59.01	15	223 RIDGEWAY ST	Vacant lot that is being used for parking and storage. The lot is unpaved and grassy. There is no delineation for storage, parking, or other uses. The lot is owned by the City and was acquired by tax lien foreclosure. The lot is undersized in area and lot width in relation to the requirements of the zone district. In concert with Lots 16 through 22, Lot 15 represents a growing lack or total lack of proper utilization the area caused by the diverse ownership of these properties that impedes land assemblage and discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare of the City. This stagnant and unproductive condition has negative impact on the surrounding neighborhood and an adverse economic impact on the City, thus being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. See photos 59.01-15-1 through 59.01-15-4.	E, G
59.01	16	221 RIDGEWAY ST	Vacant lot to the rear of a residential property that is being used for parking and storage. Area is unpaved and grassy. No delineation for storage, parking, or other uses. The lot is undersized in area and lot width in relation to the requirements of the zone district. In concert with Lots 16 through 22, Lot 15 represents a growing lack or total lack of proper utilization the area caused by the diverse ownership of these properties that impedes land assemblage and discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare of the City. This stagnant and unproductive condition has negative impact on the surrounding neighborhood and an adverse economic impact on the City, thus being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. See photos 59.01-16-1 through 59.01-16-3.	E, G
59.01	17	219 RIDGEWAY ST	Vacant lot that is being used for parking and storage. Area is unpaved and grassy. No delineation for storage, parking, or other uses. The lot is owned by the City and acquired by tax lien foreclosure. The lot is undersized in area and lot width in relation to the requirements of the zone district. In concert with Lots 15 and 16 and Lots 18 through 22, Lot 17 represents a growing lack or total lack of proper utilization the area caused by the diverse ownership of these properties that impedes land assemblage and discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare of the City. This stagnant and unproductive condition has negative impact on the surrounding neighborhood and an adverse economic impact on the City, thus being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. See photos 59.01-17-1 through 59.01-17-3.	E, G
59.01	18		Vacant lot that is being used for parking and storage. Area is unpaved and grassy. No delineation for storage, parking, or other uses. The lot is undersized in area and lot width in relation to the requirements of the zone district. In concert with Lots 15 through 17 and Lots 19 through 22, Lot 18 represents a growing lack or total lack of proper utilization the area caused by the diverse ownership of these properties that impedes land assemblage and discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare of the City. This stagnant and unproductive condition has negative impact on the surrounding neighborhood and an adverse economic impact on the City, thus being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. See photos 59.01-18-1 through 59.01-18-2.	E, G
59.01	19		Vacant lot that is being used for parking and storage. Area is unpaved and grassy. In common ownership with Lot 18. No delineation for storage, parking, or other uses. The lot is undersized in area and lot width in relation to the requirements of the zone district. See the discussion of Lot 18 for the applicable statutory criteria. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. See photo 59.01-19-1.	E, G
59.01	20	213 RIDGEWAY ST	Vacant lot that is being used for parking and storage. Area is unpaved and grassy. No delineation for storage, parking, or other uses. The lot is owned by the City and acquired by tax lien foreclosure. The lot is undersized in area and lot width in relation to the requirements of the zone district. In concert with Lots 15 through 19 and Lots 21 and 22, Lot 20 represents a growing lack or total lack of proper utilization the area caused by the diverse ownership of these properties that impedes land assemblage and discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare of the City. This stagnant and unproductive condition has negative impact on the surrounding neighborhood and an adverse economic impact on the City, thus being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. See photos 59.01-20-1 through 59.01-20-2.	E, G
59.01	21	211 RIDGEWAY ST	Vacant lot that is being used for parking and storage. Area is unpaved and grassy. No delineation for storage, parking, or other uses. The lot is owned by the City and acquired by tax lien foreclosure. The lot is undersized in area and lot width in relation to the requirements of the zone district. In concert with Lots 15 through 20 and Lot 22, Lot 21 represents a growing lack or total lack of proper utilization the area caused by the diverse ownership of these properties that impedes land assemblage and discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare of the City. This stagnant and unproductive condition has negative impact on the surrounding neighborhood and an adverse economic impact on the City, thus being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. See photo 59.01-21-1.	E, G
59.01	22	209 RIDGEWAY ST	Vacant lot that is being used for parking and storage. Area is unpaved and grassy. No delineation for storage, parking, or other uses. The lot is owned by the City and acquired by tax lien foreclosure. The lot is undersized in area and lot width in relation to the requirements of the zone district. In concert with Lots 15 through 21, Lot 22 represents a growing lack or total lack of proper utilization the area caused by the diverse ownership of these properties that impedes land assemblage and discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare of the City. This stagnant and unproductive condition has negative impact on the surrounding neighborhood and an adverse economic impact on the City, thus being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. See photos 59.01-22-1 through 59.01-22-3.	E, G

59	1	100 S KING ST	Vacant grass lot. Privately owned. A no parking sign is located on the property and no driveway access was observed. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 59-1-1 through 59-1-2.	G, H
59	3	104 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
59	5	108 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
59	6	110 S KING ST	Single family attached structure, with large fenced in side yard. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
63	1	157-161 S BURLINGTON ST	Thomas Murphy's Pub an open and operating business in good condition. Property has a tax lien. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria.	G
63	6	167 S BURLINGTON ST	Single family attached structure	x
63	7	169 S BURLINGTON ST	Single family attached structure	x
63	8	171 S BURLINGTON ST	Single family attached structure	x
63	10	173 S BURLINGTON ST	Single family attached structure	x
63	11	175 S BURLINGTON ST	Single family attached structure	x
63	12	177 S BURLINGTON ST	Single family attached structure	x
63	15	220 RIDGEWAY AVE	Parking and a building with outdoor storage areas. Haphazard storage of materials with no delineated storage areas. On-site parking is limited and adjoins the road. Circulation and parking in the rear of the site behind the fence is undefined and limited and intermingled with the stored materials. The site is located within a 500-year flood hazard area. Collectively, these conditions result in a faulty arrangement or design and obsolete layout creating a negative impact on public health, safety, and welfare. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. See photos 63-15-1 through 63-15-5.	D, G
63	21	208 RIDGEWAY AVE	Residential property in poor condition with windows boarded up, significant façade elements in disrepair, and front stairs in poor condition and located immediately adjacent to the roadway. Appears to have been vacant for some time. There is an existing tax lien on the property. The lot is undersized in lot width and there does not appear to be any on-site parking. Collectively, these conditions result in a faulty arrangement or design and obsolete layout creating a negative impact on public health, safety, and welfare. The building conditions are substandard and dilapidated resulting in an unwholesome living condition. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. See photos 63-21-1 through 63-21-9.	A, D, G
63	25	219 MARKET ST	Lot tucked behind residential properties	x
63	29	116 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
63	30	118 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
63	31	120 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
63	32	122 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
63	33	124 S KING ST	Single family attached structure (existing tax lien). This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
63	34	126-128 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
63	36	132 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
63	38	134 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
63	39	136 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
63	40	S KING ST	Fenced in grass lot (fencing in poor condition), appears to be used as parking. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
69	1	104 MARKET ST	Fenced in empty square lot that previously had a substation on it. The substation has been removed but all signage and fencing remains as if the station was still there. Nothing is contained within the fencing and the ground is dirt. This parcel is within an Urban Enterprise Zone and therefore meets the "g" criteria which qualifies the parcel as an area in need of redevelopment only for the purposes of granting long- and short-term tax abatements and exceptions.	G
69	2		Fenced in empty square lot that previously had a substation on it. The substation has been removed but all signage and fencing remains as if the station was still there. Nothing is contained within the fencing and the ground is dirt. This parcel is within an Urban Enterprise Zone and therefore meets the "g" criteria which qualifies the parcel as an area in need of redevelopment only for the purposes of granting long- and short-term tax abatements and exceptions.	G
69	3		Fenced in empty square lot that previously had a substation on it. The substation has been removed but all signage and fencing remains as if the station was still there. Nothing is contained within the fencing and the ground is dirt. This parcel is within an Urban Enterprise Zone and therefore meets the "g" criteria which qualifies the parcel as an area in need of redevelopment only for the purposes of granting long- and short-term tax abatements and exceptions.	G

69	5	213 S KING ST	Very narrow residential property in okay condition, attached to Block 69, Lot 5.01. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
69	5.01	213-1/2 S KING ST	Very narrow residential property in okay condition, attached to Block 69, Lot 5. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
69	6		Fenced in grass lot being used as a side yard. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
69	7	207-209 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
69	8		Lot being used as a side yard and driveway at the corner of King and Market. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
69	9		Lot being used as a side yard and driveway at the corner of King and Market. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
70	14.01		See discussion of Lot 17.01. This lot is an essential part of 17.01 and is otherwise unconnected to any Rights-of-Way.	Needed for the Effective Redevelopment of the Area
70	17.01		Residential property with the front door and first floor windows boarded up. Site also includes Lot 14.01, which is landlocked lot to the rear of the residential structure. The site is located within a 100-year flood hazard area. The building is in poor condition and appears to be vacant. Exterior façade exhibits ongoing maintenance issues. The building is substandard and dilapidated, resulting in an unwholesome living or working conditions. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 70-17.01-1 through 70-17.01-5.	A, G, H
70	19	201-203 POWELL ST	Residential property in poor condition, with the stucco facade on first floor in poor shape. The rear of building has particle board in place of siding, small grass fenced area in the back yard with overgrown with weeds and damaged concrete. The doors and windows on the first floor side of the property on Powell Street are boarded up. The property appears to be vacant. The building is substandard and dilapidated, resulting in an unwholesome living or working conditions. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 70-19-1 through 70-19-7.	A, G, H
76	1	225 S KING ST	Proprietor's Park, a large waterfront park well used by the community (owned by Gloucester City). This parcel is within an Urban Enterprise Zone and therefore meets the "g" criteria which qualifies the parcel as an area in need of redevelopment only for the purposes of granting long- and short-term tax abatements and exceptions.	G
77	21	214 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
77	21.01	216 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
77	21.02	218-20 S KING ST	During String Band building and possibly residential on second floor. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
77	21.03		Parking and storage between Durning String Band building and residential structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
77	22	228 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
77	22.01		Parking and storage between Durning String Band building and residential structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
77	22.02	226 S KING ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
83	13	250 S KING ST	Open and operating business, Double K Transportation, LLC building with fenced in parking. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
100.01	4	200 JERSEY AVE	Partially vacant commercial building with parking lot, formerly the Riverfront Pub. There appears to be apartments in the attached rear of the structure. The lot is situated at the confluence of Jersey Ave and Water Street. Vacant for at least 2 years. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See 100.01-4-1 through 100.01-4-6 for reference.	B, G, H
101	1.02	REAR WATER STREET	Gloucester City Marina property (parking lot) located adjacent to Proprietor's Park. Property is owned by Gloucester City. This parcel is within an Urban Enterprise Zone and therefore meets the "g" criteria which qualifies the parcel as an area in need of redevelopment only for the purposes of granting long- and short-term tax abatements and exceptions.	G

Block	Lot	Property Location	Property Description	Redevelopment Criteria
61	1	434 CUMBERLAND ST	American Legion property that includes a small wood frame building used as a meeting hall. There is brick sidewalk and ramp leading from Atlantic Street to the meeting hall. A chain link fence surrounds the property. A former sidewalk entrance is currently blocked by the existing chain link fence. An exterior oil tank and barrels located at the rear of the building. There is a gravel and dirt parking lot, with no delineated parking spaces or circulation aisles. Has poorly defined ingress and egress. There is no sidewalk leading from the parking area to the entrance of the meeting hall. Collectively, these conditions result in an obsolete layout, faulty arrangement or design that is detrimental to the safety, health, and welfare of the community. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria.	D, G
61	17	ATLANTIC ST	Vacant lot that is part of the American Legion property. See discussion for Lot 1 above. As this is part of the American Legion property its inclusion would allow for the development of a comprehensive redevelopment plan for the entire block. See photo 61-17.01-1.	Needed for the Effective Redevelopment of the Area
61	17.01		Vacant lot that is part of the American Legion property. See discussion for Lot 1 above. As this is part of the American Legion property its inclusion would allow for the development of a comprehensive redevelopment plan for the entire block. See photo 61-17.01-1.	Needed for the Effective Redevelopment of the Area
61	27	129 ATLANTIC ST	Privately-owned vacant lot in common ownership with lots 28 and 29. This lot is separated from Lots 28 and 29 by a narrow right-of-way. The lot is not fenced from either the street or the adjoining American Legion property, resulting in unfettered access to the site and a potential attractive nuisance, which is a particular concern given its proximity to the Gloucester City Middle School. The site does not contain any buildings. However, there is a chain link fence located along the western boundary of the site and there are stubs of former driveways that extend into the site. (See photo 61-28-6, which also shows the narrow right-of-way.) Accordingly, these conditions result in a faulty arrangement or design that is detrimental to the safety, health, morals, or welfare of the community. In addition, the site also is needed for the effective redevelopment of the area. Its inclusion would allow for the creation of a comprehensive redevelopment plan for the entire block. Also, combined with the Atlantic Street right-of-way and the Mary Ethel School site, the property could provide a linkage to Lots 28 and 29 providing a large tract of land that can be incorporated into a comprehensive redevelopment plan for the area. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. See photos 61-27-1 through 61-27-4.	D, G, Needed for the Effective Redevelopment of the Area
61	28	427 RIDGEWAY ST	Privately-owned vacant lot in common ownership with Lot 29. There is the remnants of a concrete driveway which is in poor condition. A chain-link fence, which is damaged and in poor condition surrounds Lots 28 and 29. There also is overgrown vegetation on both Lots 28 and 29. The site has uncontrolled access, resulting in a potential attractive nuisance, which is of particular concern given the proximity of the Gloucester City Middle School. Collectively, these conditions result in a faulty arrangement or design and obsolete layout that are detrimental to the safety, health, morals, or welfare of the community. See photos 61-28-1 through 61-28-6.	D
61	29	429 RIDGEWAY ST	See description for Lot 28. See photos 61-29-1 through 61-29-2.	D
62	1	520 CUMBERLAND ST	Mary Ethel Costello School, which is currently vacant and not used since 2017. The school building is in very poor and dilapidated condition. Flooring is warped and unusable in many locations. The ceiling has collapsed in many locations, especially on the third floor resulting from leaks from the roof. This has resulted in physical damage to ceilings and walls and mold issues. There is exposed wiring, peeling paint and plaster, damaged and inoperable plumbing and toilets, stairs in a deteriorated and hazardous condition, trash and disorganized storage of materials in hallways and stairwells, and deteriorated and inoperative windows. The utility room exhibits significant deterioration and dilapidation with exposed pipe insulation, rusting of pipes and equipment, and evidence of flooding and water damage. Overall, the building is in a dilapidated and unusable condition and is substandard, unsafe, and unsanitary, representing an unwholesome living or working condition. Further, the exterior of the building exhibits significant maintenance issues with boarded and cracked windows, peeling paint from fascia and soffets, cracked pavement, and damaged brickwork. The a substantial area of the parking lot is fenced and not accessible, with limited available parking along Atlantic Street. The parking lot is poorly maintained with concrete wheel stops out of place and damaged curbing. Combined, the building and site conditions constitute an area with buildings or improvements which, by reason of their dilapidation, obsolescence, faulty arrangement or design, and obsolete layout are detrimental to the safety, health, and welfare of the community.. See photos 62-1-1 through 62-1-85.	A, D
62	2	518 CUMBERLAND ST	Single family attached structure. Given its location in relation to the surrounding Mary Ethel school site, its inclusion would provide an opportunity to design a comprehensive redevelopment plan for the entire block. Therefore, it is needed for the effective redevelopment of the area.	Needed for the Effective Redevelopment of the Area
62	5	516 CUMBERLAND ST	Single family attached structure. Given its location in relation to the surrounding Mary Ethel school site, its inclusion would provide an opportunity to design a comprehensive redevelopment plan for the entire block. Therefore, it is needed for the effective redevelopment of the area.	Needed for the Effective Redevelopment of the Area
62	6	512 CUMBERLAND ST	Single family attached structure. Given its location in relation to the surrounding Mary Ethel school site, its inclusion would provide an opportunity to design a comprehensive redevelopment plan for the entire block. Therefore, it is needed for the effective redevelopment of the area.	Needed for the Effective Redevelopment of the Area
Atlantic Street Right-of-Way			A portion of the Atlantic Street right-of-way between Cumberland and Ridgeway Streets has been included in the redevelopment study area. This is a currently active street with sidewalks. Given its current use as a public street, it is not likely to be developed through private capital unless included in the redevelopment area, vacated, and conveyed to a designated redeveloper. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria.	C, G

Block	Lot	Property Location	Property Description	Redevelopment Criteria
68	2	MARKET ST	Gas station located on the corner of Market and Broadway (Conoco). There is a small building located on west side of the property. The building exhibits some minor maintenance issues. There is no buffers or screening between the two properties. Materials appear to be stored on the driveway adjoining the residential property without any fencing or screening. Blocks are stacked precariously behind the building creating an unsafe situation. There are a limited number of parking spaces available on site. There also is no diffentiation or delineation of the boundary between the site and the commerical use immediately to the north on South Broadway. There is a dumpster located in the area of circulation adjoining the building in this area of the site. Given the size and configuration of the site, a significant portion of the site may be blocked when a large truck or tractor trailer is located on the site. Collectively, these conditions represent a faulty arrangement and design and obsolete layout that are detrimental to the health, safety, and welfare of the community. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 68-2-1 through 68-2-9.	D, G, H
68	7	635 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
68	8	633 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
68	9	629 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
68	10	627 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
68	11	625 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
68	12	621-23 MARKET ST	Single family attached structure with side driveway area. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
68	14	613 MARKET ST	Single family attached structure with side driveway area. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
68	17	611 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
68	18	609 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
68	19	607 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
68	20	605 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
68	21	603 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
68	22	601 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	2.01	636 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	2.02	637 POWELL ST	Grass lot at end of block being used as a side yard or community space with picnic tables. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	12.01	616 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	13	612 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	15	610 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	16	608 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	17.01	606 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	18.02	604 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	19	602 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	20	600 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	21	634 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	22	632 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	23	630 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	24	628 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	25	626 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	26	624 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	33.01	622 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	35	620 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
74	36	618 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
75	1	201 S BROADWAY	Triangular shaped lot on the corner of Broadway and Market. Paved and concrete area being used for parking, with portions of the parking area being crushed stone. There is a small commercial building in the northern portion of the site. The building was recently repainted but does not appear to be occupied. There is trash and debris adjacent to the building. Circulation, parking and access is unclear and not well delineated. Vehicles are parked in a haphazard manner on the site. Pavement is in poor condition. There is no curbing on site. One driveway is close to the intersection of South Broadway and Market Street and is visually obscured by the adjoining building. Collectively, these conditions represent a faulty arrangement and design and obsolete layout that are detrimental to the health, safety, and welfare of the community. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 75-1-1 through 75-1-9.	D, G, H
75	3	716 MARKET ST	Lustful Luxury Bundles shop, unclear if business is open and operating, some flaws on exterior of building. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
75	4	714 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
75	5	712 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
75	8.01	706 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
75	10	702 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
75	11.02	700 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
75	12	704 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
75	13	710 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H
75	14	708 MARKET ST	Single family attached structure. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	H

135	8.01	738 Market Street	Currently being used as Chosen Protection (a soul food restaurant). The business does not have any cars in the lot, but there is a "Now Open" sign on the front of the building. Some exterior building issues, a full open curb cut, and front loaded parking. Circulation and access are not well delineated. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
135	9.01		Triangle shaped lot behind the Twin Bar that appears to be used partiuclally as parking, and an open grass area being used for trash and storage by adjacent structure. Open curb cut, fencing falling down, area appears to be underutilized and its usage is unclear. It is an eyesore and the fencing gives it a dilapidated appearance. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
135	21	210 S BROADWAY	Two-family residential dwelling. This parcel is within an Urban Enterprise Zone and therefore meets the "g" criteria which qualifies the parcel as an area in need of redevelopment only for the purposes of granting long- and short-term tax abatements and exceptions.	G
135	23	200 S BROADWAY	Vacant commercial building, formerly the historic "Twin Bar". Many exterior/facade maintenance issues including mold, overgrowth, foundation cracking, roof issues, etc. This lot contains the section of the building to the south of the corner. Has been vacant for over 2 years. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study. See photos 135-21-1 through 135-23-19.	B, G, H
138.02	27	174 S BROADWAY	Phillips 66 gas station and parking area. Building appears to be in good condition. Propane tank storage facility is located at the north edge of lot, adjacent to the residential property immediately to the north on South Broadway. Along with the three properties at the corner of Market Street and South Broadway, they collectively form an important gateway into the Market Street corridor of the community. In fact, the City Master Plan identifies Market Street as an important gateway to the City. An associated objective of the Master is to beutify such gateways and entrances to the City. Accordingly, the inclusion of this site is needed for the effective redevelopment of the area. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H, Needed for the Effective Redevelopment of the Area
138.02	52	721 MARKET ST	Single family attached property adjacent to Phillips 66. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
138.02	53	723 MARKET ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
138.02	54	725 MARKET ST	JPI Associates, an active business. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
138.02	55	727 MARKET ST	Gloucester City Transmissions, an active business. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H
138.02	57	735 MARKET ST	Single family attached structure. This parcel is also within an Urban Enterprise Zone and therefore meets the "g" criteria. This site is also eligible under the "h" Criterion as described in the applicable section of the redevelopment study.	G, H