

APPENDIX ONE

The Condition-Care Scale

Part A: Training Instructions and Examples

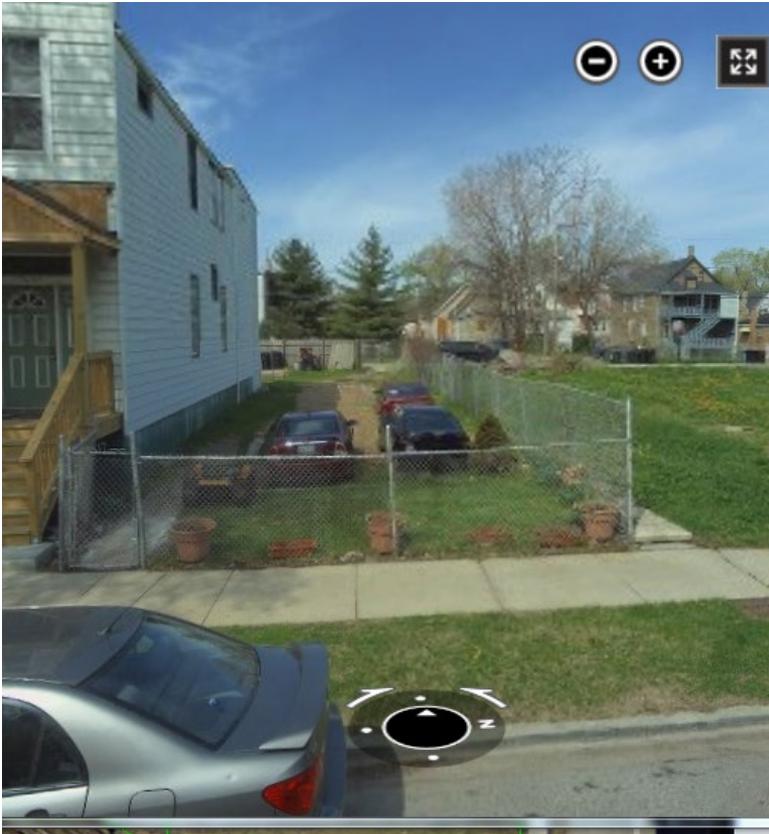
Introduction

The Large Lot Condition-Care scale was originally developed to provide a quick assessment of the level of management being applied to an individual large lot at a given point in time. It is principally concerned with the green space value of a Large Lot and is assessed on a 7-point scale ranging from -1 = mismanaged to +5 = extensive gardens. Some Large Lots have been and will continue to be used principally as parking lots and while green space values are less of an issue here they can also be rated for condition/care, and for these “special cases” the parking lot condition-care subscale criteria should be used as a guide. In more recent applications of the scale, a few large lots have been developed with houses or other major structures. The scale was not designed to apply to these types of improvements and so no rating should be attempted, but other qualitative descriptions should be noted so that changes over time can continue to be documented.

The scale can be used either in the field (“windshield survey”) or after the fact by examining the photographs taken in the field and/or with Google Street View. If multiple staff are available in the field each should first make an independent rating of the property. Record each person’s rating, then compare and attempt to reach a consensus rating. For more information on field and lab implementation procedures, see Part B of this document.

Inconsistencies

There may be instances when the scale's descriptive criteria lead you to a given numerical rating *except* for a feature or condition that looks way out of sync with the others. For example, a lot may have extensive gardens (rating = 5) but is not being taken care of and looks very weedy, or a lot with well-managed turf (rating = 2) has several abandoned cars parked in the middle of the property. In cases such as these, apply the rating that best fits the description and make note of the inconsistency in the column provided.



Example: This lot includes small-scale garden features (“3”) but cars and erosion are inconsistencies. Turf is otherwise well-managed and cars are operational and “in their places” (albeit in the middle of the lot). Depending on the interpretation this could be rated a 2 or 3, but in either case the rater should note the inconsistency and rationale for their score. Bing Streetside image

Green Space Rating Criteria

Note that not all of these elements need be present. Rather the description and example photos are provided to give you an idea of the essential character of each level and the differences between them. Note also that there may be Large Lots that conform to most criteria mentioned in a given level except for a glaring difference. See Implementation Procedures below for dealing with these inconsistencies.

Rating	Descriptive criteria
-1	<p>Mismanaged: Ground and tree cover is unmanaged and use by authorized or unauthorized parties is largely uncontrolled (see “unmanaged” criteria detail for more detail). In addition, there are signs where lack of control over use has resulted in abuse and safety hazards including dead trees (hazardous branches), serious erosion including potholes and large puddles from vehicle use, vehicle paths cutting through the property and off the curb into the street, junked and abandoned vehicles, dumping and large amounts of litter, vandalism and graffiti, and/or structures in obvious disrepair.</p>
0	<p>Unmanaged: Ground cover vegetation is largely weedy and not recently mown (average is > 10” tall). Significant portions of the lot may be devoid of ground vegetation and either bare soil or broken pavement (former use). If present, shrub and tree cover is weedy and unmanaged, and there may be dense clumps of volunteer woody plants and/or malformed trees, especially along perimeter areas. Lot is unfenced, may have vehicles parked on it with areas of erosion and potholes/puddles, and litter may be prevalent. Overall there appears to be little control over use, but there are no signs of abuse or safety hazards.</p>
1	<p>Periodically Managed (“Basic Management” – minimum standard under City ordinances): Ground cover vegetation is periodically mown (1-2x/season) but may be weedy and somewhat tallish at the time photo was taken (though < 10”). May have some small volunteer trees and shrubs, especially along perimeter, but larger woody vegetation shows some signs of pruning and control. Lot may be unfenced or with bollards or older fencing, and some fencing may be in need of repair. The lot may have cars parked on it, patches of dirt from car use, and small amounts of litter, but signs of control over use are evident. For example, cars do not use the property as a cut-through between alley and street, and there may be some signs of infilling potholes and low spots to minimize erosion damage from vehicles.</p>
2	<p>Regularly Managed: Ground cover has been recently mowed and is predominantly lawn grass, and trees and shrubs if present are planted and/or pruned to have good form. The property may be unfenced or fenced, and if fencing is older it is in reasonable repair. No gardens are present, and other social, aesthetic, or recreational signs of occupancy are minimal. There may be cars parked on the property (in the rear and in some cases middle or front) but they are clearly “in their place” and do not dominate the view, and efforts are made to minimize any erosion due to vehicle use.</p>
3	<p>Small-scale gardens and other cues to care: Flowers in pots or a small garden patch is visible, usually along the front of the lot, lot corner, or around a tree (including the parkway strip). Trees and shrubs if present appear to be planted and are maintained in good form. Fencing if present is in good condition. Other social, aesthetic, or recreational signs of occupancy may be present but are small in scale. One or two vehicles may be visible, but they are in a designated space at the rear of the property.</p>
4	<p>Moderate-scale gardens and other cues to care: Flower or vegetable beds are present but are moderate in scale in relation to lot size. Trees and shrubs if present appear to be planted and are maintained in good form. Fencing if present is in good condition. Other social, aesthetic, or recreational signs of occupancy are present but are moderate in scale or number. Vehicles if present are in a designated space at the rear of the property and efforts are made to separate them from the rest of the property, e.g., screening with fencing or vegetation.</p>
5	<p>Extensive gardens and other cues to care: Flower or vegetable beds and other plantings including trees, shrubs and other ground cover dominate the lot. Fencing if present is in good condition. Numerous other social, aesthetic, or recreational signs of occupancy may be present. Vehicles are not visible.</p>

-1 Mismatched Examples



Google Street View



Bing Streetside



Bing Streetside



Google Street View

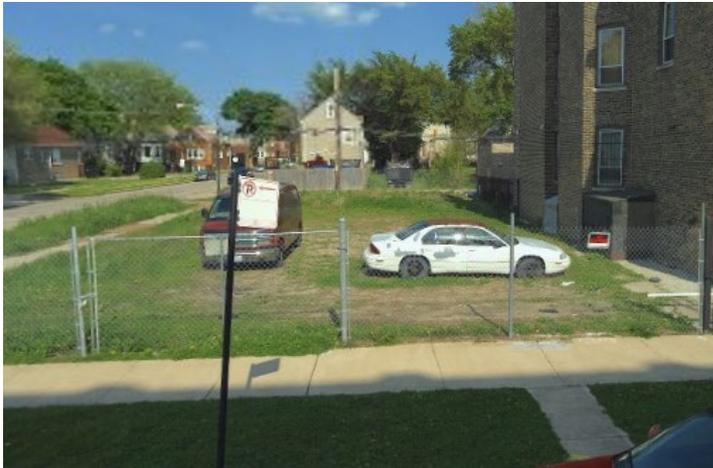
0 Unmanaged Examples



Bing Streetside



Bing Streetside



Bing Streetside



Bing left/Google right

1 Periodically Managed Examples



Bing Streetside



Bing Streetside



Google Street View



Google Street View

2 Regularly Managed Examples



Google Street View



Bing Streetside



Google Street View



Google Street View

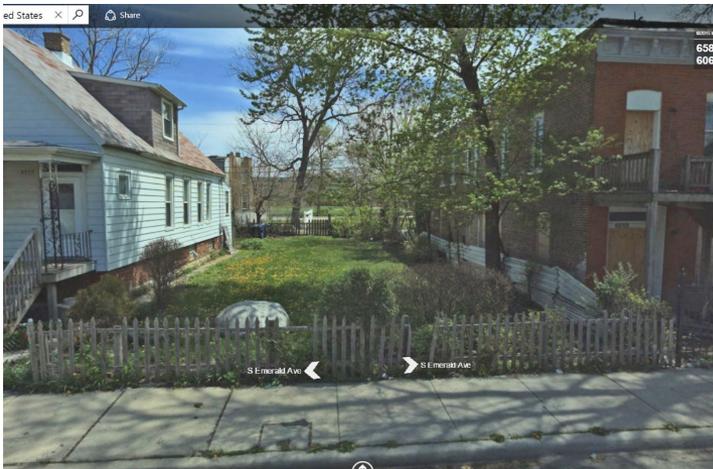
3 Small-Scale Gardens Examples



Bing Streetside



Bing Streetside



Bing Streetside



Google Street View

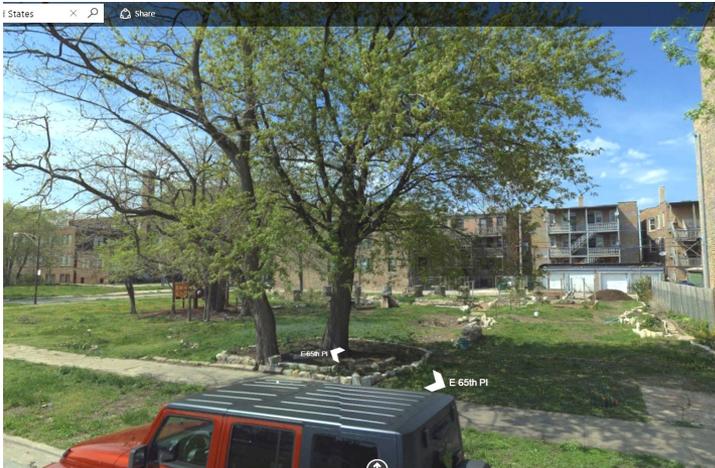
4 Moderate-Scale Gardens Examples



Google Street View



Google Street View



Bing Streetside



Google Street View

5 Extensive-Scale Gardens Examples



Google Street View



Google Street View



Bing Streetside



Google Street View

Parking Lot Rating Criteria

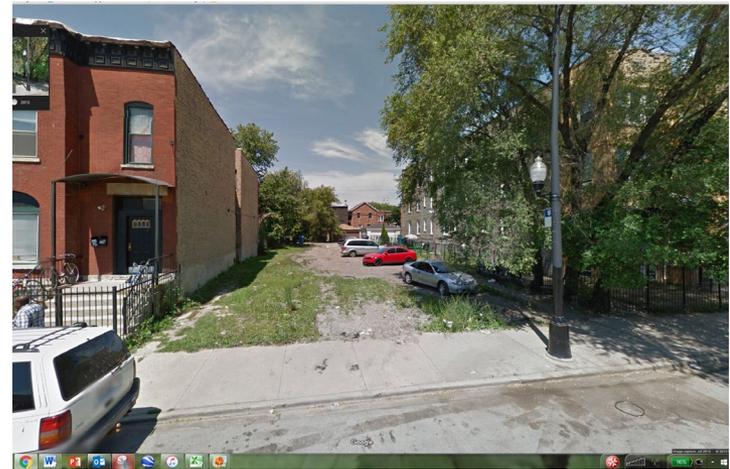
When primary large lot use appears to be for parking multiple cars

Rating	Descriptive criteria
-1	Mismanaged: Lot is mostly eroded ground or broken pavement with uneven surface and/or significant puddles and pools; vehicles regularly drive through the lot and damage parkway strip vegetation, sidewalk, and curb to access the street; may be dumping, abandoned vehicles, many cars parked without order, perimeter vegetation unmanaged, safety hazards, vandalism, etc.
0	Unmanaged: Lot may have been improved for parking at one time with gravel or pavement but is not being maintained and may have broken pavement, significant potholes and puddles. Lot is unfenced and overall there appears to be little control over use, but there are no signs of abuse or safety hazards as mentioned above.
1	Periodically Managed: Efforts are apparent to control vehicle activity ingress/egress with bollards, fencing, or vegetation to prevent damage to parkway strip. Gravel or pavement is being maintained to reduce erosion and/or puddles, though minor problems may be visible
2	Regularly Managed: Lot is paved or recently graveled and in good condition with minimal potholes or puddles. Paved parking may have lines marking where cars are to park and vehicles are parked in an orderly manner. Clear ingress-egress from alley or curb cut to the street. Fencing if present is in good condition.

-1 Mismatched Examples

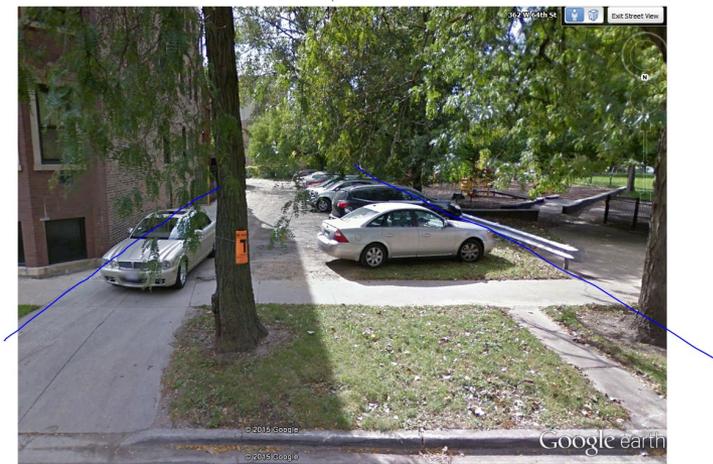


Google Street View



Google Street View

0 Unmanaged Examples

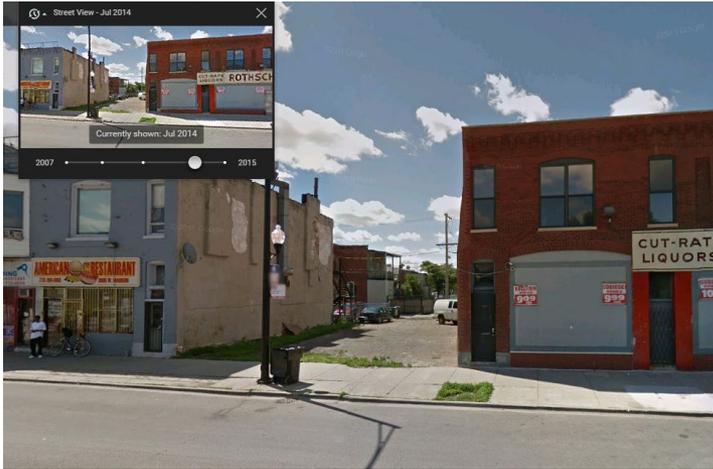


Google Street View



Bing Streetside

1 Periodically Managed Examples

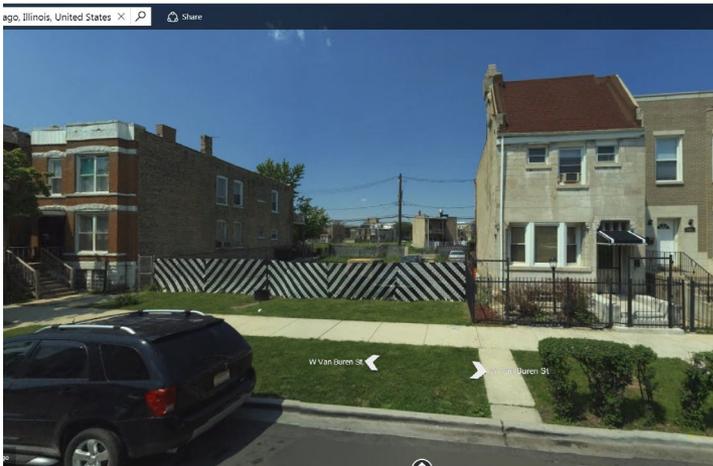


Google Street View



Google Street View

2 Regularly Managed Examples



Bing Streetside



Google Street View

Part B: Implementation Procedures



(a)



(b)



(c)



(d)

An example large lot showing street (a) and aerial (b) imagery available through the Cook County Property Tax Portal. These were used to help identify the precise location of large lots for rating and field photography. Google Street View images for each lot taken just before purchase were numbered and organized in a binder along with notes and a route map (c) for the 2015 field photography (d, US Forest Service).

Pre-Ownership (Nov 2014)

After 1st season of ownership (Oct 2015)

CDMP	U/No	U/Address	Filename Address	Sec. No.	Ref. No.	Field Notes	"Pre U" Condition since (1 to 5)	Change purchase?	"Post U" Condition (1 to 5)	Degree of Change (1 to 5)	Follow-up, thoughts and ideas	pin-00
				2	25.22	Entire lot is now fenced off with a tall chain link fence and designated with a sign as a "Private Garden." There is a vegetable garden and "bug farm", and owners built a frame for a tall hoop house for 3 season planting.	5	Y	4	3	we spoke with the owners who were happy and enthusiastic to participate in the U program. They have lived on the property for 20 years and were taking care of the vacant lots before they purchased them. They are interested in obtaining grants or other resources to help reduce expenses as there property is considerable.	200

Screen print of a computer monitor showing the setup used for the first application of the condition-care scale. Pre-purchase imagery from Google Street View (a) is displayed side-by-side with field photography taken near the close of the first season of ownership (b). Images could be panned and zoomed as needed to better identify features, and additional images of a lot could be retrieved if available. Below (c), a spreadsheet with address information and field notes provided additional detail for rating. The images used a consistent filename structure for the street address of the lot so that they could be easily sorted and displayed to maximize rating efficiency (photos b-c: US Forest Service).



(a)

Large Lot Field Survey 2018 Season - Greater Englewood

Section 1 (15 lots) Date: 7/11
Name: FC

Photo Nbr	LL Address	Your Rating (-1 to +5)	Group Rating	Notes (inconsistencies, etc.)
1		2	2	shrubbery, good in back lot
2,3		2	2	removed fence, mostly mowed
2,3		2	2	..
4		2	2	will be good in middle fence lot
5		1	1	front only, (middle - plus full lot)
6		3	3	perennial plants
7		3	3	see CC's
8		1	1	possibly will go 7/10
9		0	0	with fence

(b)



(c)



(d)

Fieldwork for the 2018 season incorporated in-field rating of large lots in addition to field photography. (b) Rating sheets were pre-numbered and addressed with blank columns for individual rating, group consensus score, and field notes. (c-d) Interactions with large lot owners in the field provided an opportunity for field crew members to learn more about owner experiences with their property and perceptions about the program. Field notes from these conversations were written up in greater detail at the end of each day and provided to city planners, including any requests for information that we could not answer on site. (US Forest Service photos; property owners' images used by permission)