

Area in Need of
Redevelopment Study
(AINOR)
Non-Condensation
for BLOCK 442 Lot 14

80-84 E 25th St.

Subject Site



Redevelopment Area Statutory Criteria

Eight Categories

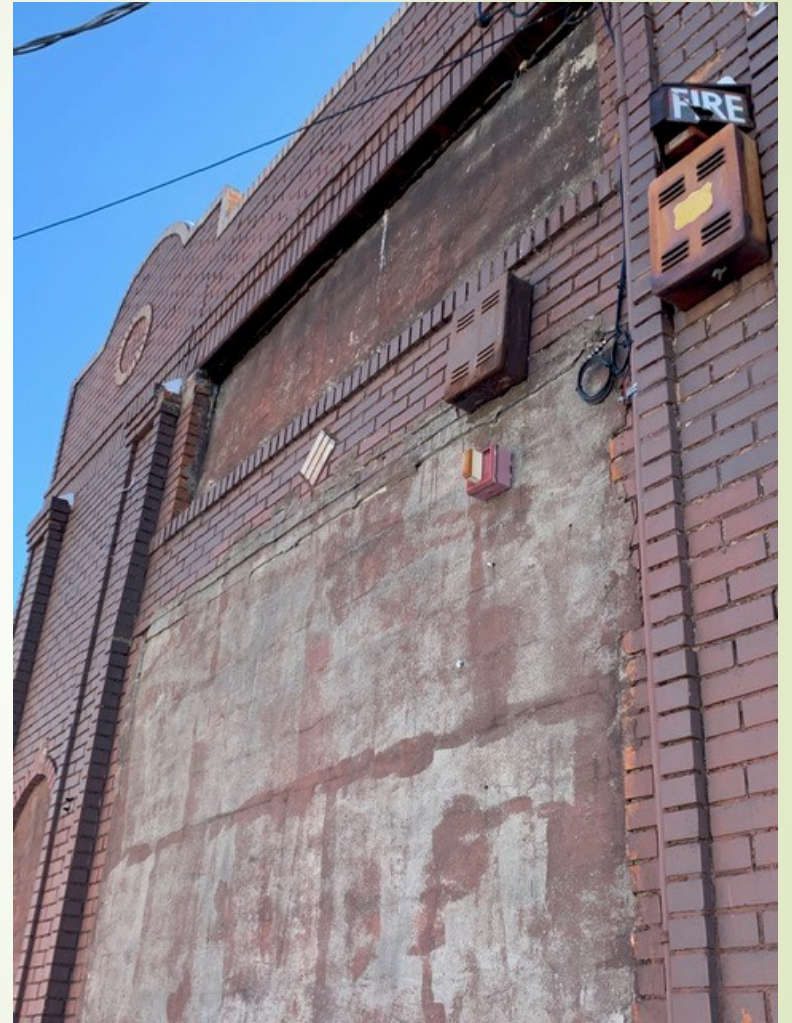
1. Deterioration
2. Abandoned Commercial and Industrial Buildings
3. Public and Vacant land has remained so for 10 years
4. Obsolete Layout and Design
5. Property Ownership and Title Issues
6. Fire and Natural Disasters
7. Urban Enterprise Zones
8. Smart Growth Consistency

Section 3

Subject Property

- Currently vacant- 24 ft high brick and cinder block structure.
- Visible damage and deterioration to the front; boarded up.
- Reconstructed center of the building with cinder blocks and overhead door.
- Windows on either side are blocked off with cinder block





Current Site Conditions





Redevelopment Analysis

- Excessive building coverage.
- Between 2018 and 2019, police, elected officials and zoning officials were informed on multiple occasions of trucks and tractor trailers double parked in front of the property.
- Property as commercial warehouse is not compatible to surrounding properties.
- Creates land use issues as double parking and blocking street



Redevelopment Analysis

- “b” criterion

Vacant commercial building that is in state of disrepair, further lack of parking on site creates the use of the site as a commercial building incompatible and untenable.

- “d” criterion

Excessive 100% lot coverage inconsistent modern land use planning standards; impeding vehicular movement; exhibits incompatible and obsolete layout.



Conclusion

- Recommendation that Lot 14 meets two (2) of criterion; it can be designated as non-condemnation area in need of redevelopment.
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Thank you

