

14TH & Agnes Urban Renewal Plan

Exhibit F

Blight Study

The LCRA staff conducted a site inspection of the project area on October 12, 2019.

The Plan area consists of three parcels, 1326 Agnes Avenue on the northwest corner and 1301 Agnes Avenue and 3020 E. 14th Street on the northeast corner of E. 14th Street and Agnes Avenue. The Plan area lies between I-70 on the north and Truman Road to the south.

The existing asphalt surface parking lots at 1301 Agnes Avenue and 3020 E. 14th Street have no landscaping islands or borders, has no interior curb-and-gutters or stormwater drainage and, therefore, does not comply with the City's Chap. 52 requirements for off-street parking. The photographs below show the failure of the asphalt surface, uneven settling, and weed growth through the asphalt pavement..



The photographs below shows the complete lack of interior landscaping and stormwater drainage within the off-street parking area, overgrown brush and weeds, and illegal dumping.





Depicted above are the heavy overgrowth along and through the perimeter fencing, as well as evidence of illegal camping.

The exterior of the existing building is experiencing a variety of structural issues, deferred maintenance, and unsafe conditions. The photographs below depict failing finishes, damaged exterior walls, soffits, and eaves, deferred maintenance, and debris and trash scattered near and in entrances. The roof has extensive deterioration and damage.

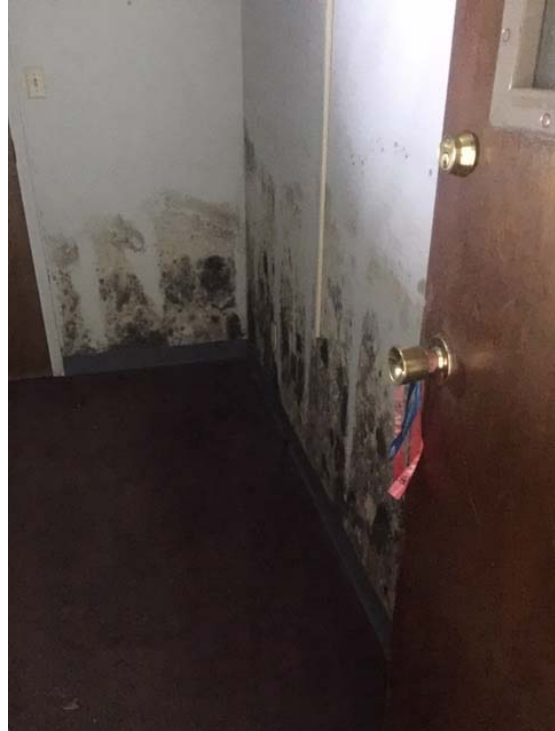






The interior of the building is experiencing a variety of structural issues, deferred maintenance, and insanitary and unsafe conditions. There was standing and dripping water throughout the interior. The photographs below depict extensive water damage to

ceilings, walls, and floors due to the extensive roof damage, and damaged heating, venting, and air-conditioning systems, damaged plumbing and electrical systems. There was trash and litter throughout the interior. The interior wall and floor surfaces were failing due to the water damage. There was mold visible on numerous surfaces, posing an immediate health hazard.







These physical conditions are examples of insanitary or unsafe conditions, deterioration of site improvements, existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, and which retards the provision of housing accommodations or which constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.