

Table 12: Summary of Blighting Conditions

PHYSICAL BLIGHTING CONDITIONS	
Factors that Prevent or Substantially Hinder the Economically Viable Use or Capacity of Buildings and Lots. This Condition Can be Caused by a Substandard Design, Inadequate Size Given Present Market Conditions, Lack of Parking, or Similar Factors.	
Substandard Design	
Orientation and Layout	The convention for an “L” shaped shopping center, such as Edgewood, is to provide parking at the intersection of the “L” with all shops facing onto the parking area with visibility from the street. Furthermore, the shops should be either physically or visually connected to the anchor tenant to encourage patronage of the shops. At Edgewood the parking is divided into three quadrants with only the smallest parking area visible from the major road (Embarcadero), and only seven of the 13 tenants (including the Maharishi Vedic School) have visibility from Embarcadero. Furthermore, depending on where the patrons of the anchor (Albertsons) park, they may pass by as few as two stores.
Tenant Space Layout	The desired layout for tenant spaces is to provide primary entrances and exits at the front of the store, with delivery/loading at the rear or on the side. Tenants prefer rectangular spaces with depths between 60 and 120 feet. At Edgewood, truck loading and service is mixed with the entrances to the stores and customer parking. Only the Century Liquor Store and Brothers Produce occupy spaces that are the entire width of the buildings or 90 feet. The remaining tenants are housed within space ranging from approximately 20 to 70 feet deep.
Shopping Center Size Requirements	Contemporary shopping centers typically range from 30,000 to 150,000 square feet. Edgewood totals 48,512 square feet which includes the 12,600 square feet non-retail Maharishi Vedic School. The actual leasable floor area is approximately 47,593 square feet. Compared to the average and excluding the Maharishi Vedic School, Edgewood has 44 percent less gross retail shopping area. Comparing Edgewood (excluding the Maharishi Vedic School) to similar shopping centers in a five-mile radius, Edgewood is the second smallest..
Tenant Space Size Requirements	Six of the 12 shop spaces are below the average size for their use type nationally as tracked by International Council of Shopping Centers. When aggregating the tenant shop space on a square footage basis, the combined tenant space (36,244 sq. ft.) at Edgewood is 35 percent below the national median (55,701 sq. ft.) for similar uses and 50 percent below the high range for the use types. Albertsons is approximately 17,500 square feet. The median supermarket size for 2000 was 44,600 square feet according to the Food Marketing Institute. Thus Edgewood is 61 percent smaller than the median supermarket in the U.S.

PHYSICAL BLIGHTING CONDITIONS

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Parking and Circulation	Ample and convenient parking is a key factor to the success of a shopping center. The main parking area in front of Albertsons has the fewest parking spaces with a total of 53 spaces, or 21 percent of the total parking spaces. Furthermore, truck loading and customer parking are mixed. Edgewood ranks six out of eight in the total number of parking spaces for the shopping centers surveyed.
Vehicle Access	The primary access point from Embarcadero is unsignalized. This is a particular problem given the high speed of traffic exiting Highway 101 onto Embarcadero. The closest signalized intersection is at Frances Drive. Besides being inconvenient, Frances is a residential street which means commercial traffic is being routed down a residential street rather than from the major commercial corridor.
Pedestrian Access	Some shops only have access to the side and rear of the shopping center. Customers of the anchor (Albertsons) do not necessary pass by the shops and therefore they do not have the advantage of "spin off" or cross shopping which is one of the primary advantages of being located in a shopping center. Furthermore, two shops have entrances on the pedestrian walks (House of Wigs and El Jacalito Grill) which further reduces their visibility.
The Existence of Subdivided Lots of Irregular Form and Shape and Inadequate Size for Proper Usefulness and Development in Multiple Ownership.	
Size	The shopping center is 4.49 acres which is small for neighborhood centers which range from three to fifteen acres. Furthermore, the .57-acre Maharishi Vedic School is not a related retail use. When this is excluded, the retail area totals 3.92 acres. Furthermore, Edgewood has 16 percent less retail area than the average square footage of the eight comparable shopping centers surveyed.
Shape	The small size of the center and triangular or kidney shape is likely the reason why the buildings are placed in the center of the site which results in underutilized space such as the space to the rear of the center.
Ownership	There are four parcels and four owners with differing objectives ranging from maintaining status quo to demolishing the buildings. The conflicting interests makes intensification and better utilization of the sites difficult.

ECONOMIC BLIGHTING CONDITIONS	
Depreciated or Stagnant Property Values or Impaired Investments, Including but not Limited to, Those Properties Containing Hazardous Wastes that Require the Use of Agency Authority as Specified in Article 12.5.	
Stagnant Property Values	From 1997/98 to 2001/02 there was a six percent increase in assessed value at the shopping center or 1.5 percent annually which is consistent with the automatic two percent increased allowed under Proposition 13. During this same period the assessed value citywide increased by 28 percent and in the County by 30 percent.
Decline in Retail Sales	In the 9-year period from 1989 to 1998, retail sales declined at Edgewood by 57 percent.
Low Grocery Store Sales	In a survey of 16 supermarkets which are considered to be in the Palo Alto trade area, Edgewood ranked 11 of 16 in total sales per week. The volume of Edgewood was 33 percent below the combined average for the 16 centers.
Abnormally High Business Vacancies, Abnormally Low Lease Rates, High Turnover Rates, Abandoned Buildings, or Excessive Vacant Lots within an Area Developed for Urban Uses and Served by Utilities.	
Low Lease Rates	Within a 10-mile radius of Edgewood, lease rate data was available for 13 shopping centers. Anchor space at Edgewood leases for \$0.71 per sq. ft. compared to an average of \$1.78 (60 percent lower) per sq. ft. for six of the shopping centers that provided lease rate information for anchor stores. The asking price for non-anchor (shop) space at Edgewood is \$1.35 per sq. ft. compared to an average of \$2.49 (46 percent lower) at the 13 comparable centers.
A High Crime Rate that Constitutes a Serious Threat to the Public Safety and Welfare.	
Crime	From 1993 to 2000, crime at the Edgewood increased by 150 percent.
INFRASTRUCTURE DEFICIENCIES	
	The Project Area is within the 100-year flood plain that last flooded in 1998. Although there was no direct damage, the flooding caused businesses to close for half a day, and as a result the businesses sustained revenue losses between \$100 to \$1,500 per business.