

To: Planning Commission
From: Kathleen Castle, City Planner
Date: February 21, 2014
Subject: Economic Development Authority Project Update

Introduction

The Economic Development Authority's (EDA) 2013/2014 Workplan identifies a few projects that warrant review and discussion by the Planning Commission. The first is the completion of a Highway Corridor Transition Study to develop long term strategies and actions for residential properties located along certain highway corridors. The second is the redevelopment of the property at 3339 Victoria Street. This Staff will provide an update on both projects and discuss the Commission's involvement.

Highway Corridor Transition Study

The EDA has discussed interest in studying some residential neighborhoods located along arterial highways in the community. There is concern that these residential land uses are not longer viable due to the noise, traffic volumes and speeds on these arterial highways. The intent of the study is to identify these transitional corridors by defining "at-risk" neighborhoods, then evaluating the redevelopment and developing land use policies that support redevelopment while protecting the remaining adjacent land uses.

The City's selected consultant for the Highway Corridor Transition Study, HKGi (Hoisington Koegler Group, Inc.), has identified the residential neighborhoods, assembled background data and analyzed factors related land use, economic development, transportation, housing and the real estate market. These findings were discussed with the EDA, City Council members and selected Planning Commissioners earlier this year. Commission members were invited to participate in this meeting due to the implications this study may have on land use, the transportation network and financial tools.

Information pertaining to this study is attached. A joint workshop with the EDA, City Council and Planning Commission is scheduled for April 14th. HKGi will present land use concepts for each of the study areas at this meeting. Draft Land Use Plans would then be prepared with one or more concepts for each corridor to serve as the basis for the identification of implementation strategies.

3339 Victoria Street

Staff would like to update the Planning Commission on the status of the property at 3339 Victoria Street, which the City acquired in late 2013 to address blighted and hazardous conditions. The demolition of the structures has been completed and the site restored. The well will be capped later this spring.

The City hosted an informational meeting in mid-December to discuss the potential redevelopment of the property for new housing. City staff provided some of the history of the past City clean-up actions, details on the City's purchase and demolition plans, and the terms of a potential County grant that could assist with the property acquisition but also require at least some of the new housing to be affordable for targeted buyers. A housing concept for 3 single-family owner-occupied homes was presented by the Greater Metropolitan Housing Corporation (GMHC), a Twin Cities non-profit housing developer.

The consensus of most of the people in attendance at the informational meeting was opposition to the housing concept, especially as it related to the number of proposed lots and affordable housing targeting moderate/lower income persons. Additional comments included concern for soils and drainage, traffic and access, variances needed for a shared driveway for three lots, potential for crime, diminished property values, and fear the properties would fall into foreclosure due to the financing and fixed income limits of the buyers. City staff reviewed the results of the neighborhood meeting in a joint discussion with the City Council and EDA in early January, and received direction to explore other options for single-family housing on the property.

In response, staff contacted a number of qualified and respected local home builders and developers to discuss the subject property and several expressed interest. Based on this interest, given both land availability in Shoreview and strengthening housing market, the EDA asked staff to prepare a Request for Proposals process seeking purchase offers and development plans that would be reviewed by the EDA. Sale of the property to the selected builder/developer would then require City Council approval.

Any development proposal which subdivides the property and/or requires a variance would be reviewed by the Planning Commission. Nearby property owners would be notified and have the opportunity to comment on the proposed development plans through this hearing process. Staff will also be providing updates to nearby residents as the process as it moves forward.

Attachments:

1. Highway Corridor Transition Study Update
 - a. Scope of Work
 - b. Memo dated January 3, 2014 from Rita Trapp, HKGi
2. 3339 Victoria Street
 - a. Aerial Location Map
 - b. Aerial
 - c. Survey

Highway Corridor Transition Study Update

Attachment A

Scope of Work

TASK 1 UNDERSTAND WHAT EXISTS

The HKGi team will begin its process with a kick-off meeting with City Staff to confirm the project goals and outcomes, solidify the project schedule, collect background data, and establish lines of communication. It is also recommended that the a portion of the kick-off meeting include representatives of Ramsey County, and adjacent communities' staff as needed, to discuss plans that may affect the corridors.

HKGi will then collect all of the necessary background data and materials to create base maps that will help us understand the characteristics of the corridors. This analysis will include a variety of land use, economic development, and transportation factors, including existing land uses, transportation network conditions, natural resources, property value trends, property ownership, turnover, and vacancy/foreclosure status. It also will include a review of relevant background documents, such as the Comprehensive Plan, Housing Action Plan, Capital Improvement Plans (CIP), county plans, and adjacent communities' plans. A windshield survey of the community will be conducted to gather photos, confirm the results of the GIS analysis as needed, and determine if additional transition areas should be included in the study.

Also during Task 1, W-ZHA will be conducting market research on key economic indicators, market performances, market dynamics, and other factors relevant to an evaluation of the potential support for various types of development. As noted in the Project Approach section, W-ZHA will use a variety of methods to conduct the market research, including statistical research and interviews.

A summary of the Task 1 will be created to succinctly communicate relevant findings that will be informative in the development of potential land use concepts. HKGi will then meet with City Staff to review these findings. We also recommend a meeting with the EDA to review the results of the Task 1 and solicit their reactions to it.

MEETINGS

- City Staff Meeting #1 - Kick-Off
- City Staff Meeting #2 - Review background summary and market analysis
- EDA Meeting #1

DELIVERABLES

- Project schedule
- Project base maps
- Background summary
- Market analysis

TASK 2 EXPLORE THE POSSIBILITIES

Task 2 will focus on the exploration of land use concepts for the transition corridor areas. A charrette will be hosted by HKGi and attended by City Staff, other affected agencies and the HKGi team for the development of the land use concepts. We have found that the intensive, collaborative, half-day-long charrette process provides the most cost-effective and efficient means of developing and refining land use concepts. While the exploration will begin with land use, the alternatives will be analyzed and revised based on possible impacts to the transportation system and adjacent residential neighborhoods. The redevelopment program will include stewardship and sustainability measures. Once the draft land use concepts have been reviewed by City Staff, we then recommend that the land use concepts be presented at a joint meeting or series of meetings with the EDA, City Council, and Planning Commission. A draft Land Use Plan will then be prepared with one or more concepts for each corridor to serve as the basis for the identification of implementation strategies in Task 3.

MEETINGS

- City Staff Meeting #3 - Charrette
- Meeting with City Council, Planning Commission and EDA.

DELIVERABLES

- Meeting materials
- Draft Land Use Concepts
- Draft Land Use Plan

TASK 3 IDENTIFY STRATEGIC ACTION PLAN

Task 3 will be focused on identifying and evaluating potential implementation strategies that will enable the conceptual land use plan to become a reality. Northland Securities' public finance expertise will be instrumental in identifying what public investments are needed and what tools are available to finance those investments. A draft of the Strategic Action Plan, which will include the land use plan, will be prepared for review by City Staff. HKGi will then present the draft plan to the City Council, Planning Commission, and EDA as directed by Staff. A final document incorporating their revisions will be prepared for adoption.

MEETINGS

- City Staff Meeting #4 - Evaluation of Strategic Action Plan
- Meetings with City Council, Planning Commission and EDA.

DELIVERABLES

- Meeting materials
- Draft Strategic Action Plan
- Final Strategic Action Plan

MEMORANDUM

Hoisington Koegler Group Inc.



To: EDA, City Council, Planning Commission & City Staff
From: Rita Trapp & Bryan Harjes
Subject: Highway Corridor Transition Study Update
Date: January 3, 2014

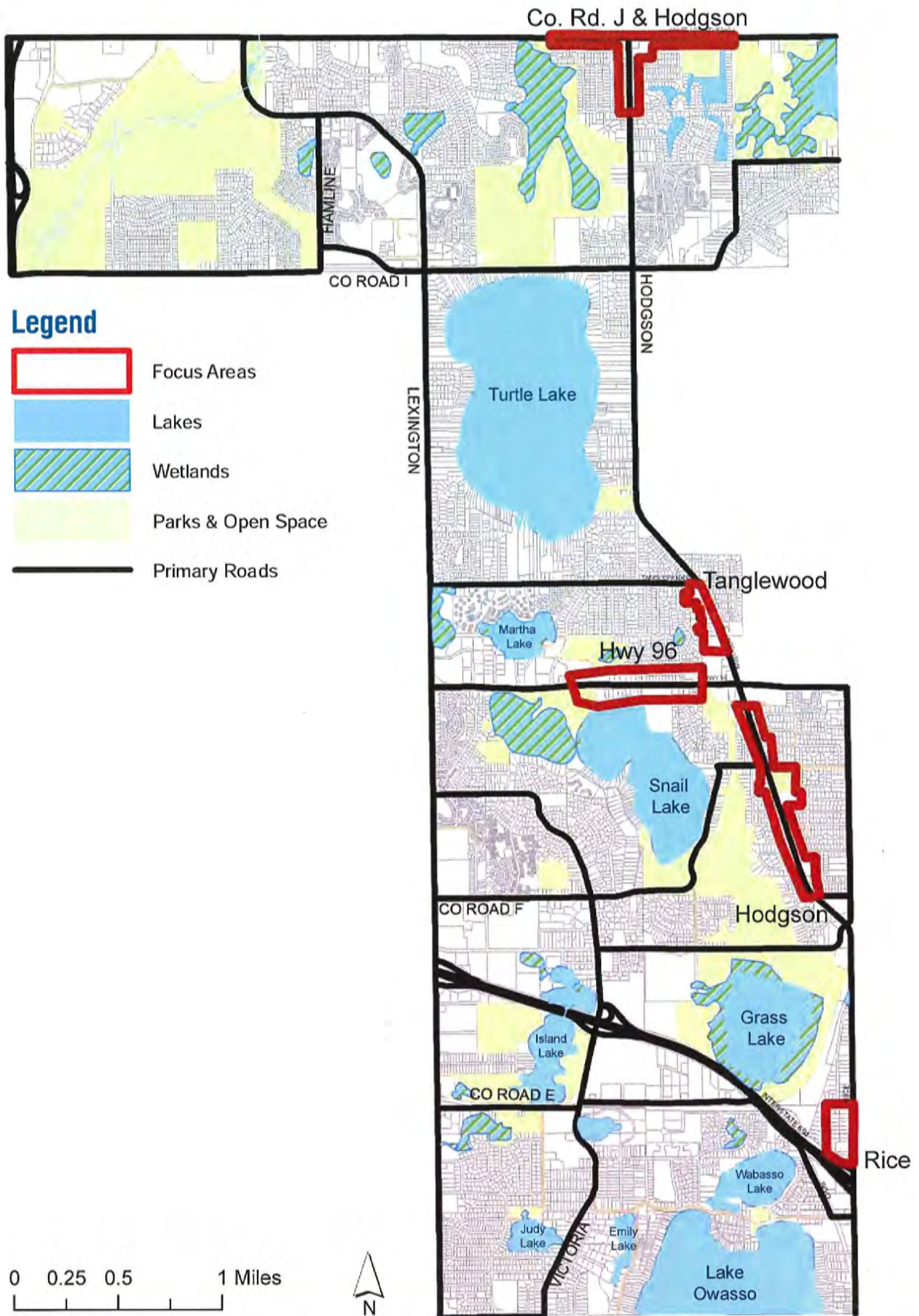
In November the City kicked off its Highway Corridors Transition Study with the consultant team of HKGi, Northland Securities, and W-ZHA. The study was first identified in the City's Housing Action Plan in 2011 as a way to evaluate the long-term potential for residential land uses in specific neighborhoods along arterial highways and to identify area-specific strategies that either support continued residential land uses or catalyze redevelopment. The five areas identified for the study as shown on the attached map include:

- 1) Rice Street around Interstate 694
- 2) Hodgson Road between County Road F to just south of Hwy 96
- 3) Highway 96 from the Civic Campus to around Mackubin
- 4) Around the County Road J and Hodgson Road intersection
- 5) Hodgson Road from Oak Hill Montessori to Tanglewood

The consultant team identified a three-step process for the study that would extend from approximately November to May. Task 1, Understanding What Exists, focused on the consultant team becoming more familiar with Shoreview and the specific study areas. This involved an analysis of GIS data and discussions with Ramsey County. It also included an evaluation by W-ZHA on key economic indicators, market dynamics and other factors which influence the ability of Shoreview, and more specifically the study areas, to support particular land uses.

During its GIS Analysis the consultant team found that the study areas are not showing significant signs of stress at this time. Condition data gathered from the Ramsey County only identified a few parcels in the entire community that were of concern. Foreclosures, sales in the last 5 years, and single-family homes being renter occupied were not found to be concentrated within any of the individual study areas. Two characteristics that were found to be more prevalent within the study areas than the community overall were smaller homes and homes over 50 years of age.

In addition to summarizing findings to date, the consultant team would like to discuss with the EDA their perspectives about each of the study areas. To aid in that discussion a map showing each of the study areas with existing conditions and initial findings has been included. The consultant team will be leading a discussion about what is envisioned for the study areas including what challenges are seen for preservation or redevelopment, what are seen as the key characteristics that define the study areas, and how interested the City is in catalyzing change or preserving the study areas for residential neighborhoods.





Legend

Transportation

-  Traffic Light
-  Full Access Intersection
-  Right-in / Right-out

Other

-  Trails
-  Focus Area

Initial Findings:

- Homes generally average in size but are older
- Rice Street near interchange will be expanded to 4 lane but will be tapered back to 2 lane by St Marie
- Median is planned on Rice Street north of County Road E and on County Road E west of Rice Street

Rice: Existing Conditions & Findings

SCALE 100' 50' 200' 500'



Rice Street near Interstate 694





Legend

Transportation

-  Traffic Light
-  Full Access Intersection
-  Right-in / Right-out

Other

-  Trails
-  Focus Area

Initial Findings:

- Homes along Hodgson are generally smaller and older
- Significant traffic growth not anticipated
- Ramsey County has designed a 3 lane facility with a five foot shoulder and a sidewalk
- Trees and slope on west impact design and alignment options
- A trail would require City investment
- Homes in certain sections have limited front yards and will be impacted by roadway expansion
- Some local road connections to Hodgson will be eliminated with reconstruction
- Redevelopment opportunities limited in many areas due to lot depths and number of homes in study area

Hodgson: Existing Conditions & Findings



Hodgson from Cty Road F to Hwy 96





Hwy 96: Existing Conditions & Findings

Legend

Transportation



Traffic Light



Full Access Intersection



Right-in / Right-out

Other

Trails

Focus Area

Initial Findings:

- Roadway configuration set for next 50 years
- Lakeshore homes are average in size. Those on east older.
- Northside homes are smaller than average and older.
- Preliminary discussions have occurred about expanding community campus to east – likely for parking
- Currently no specific plans for camp and ministry center known
- Depth of lots on north side may mean that an entire block is needed for redevelopment to occur
- Depth on south limits redevelopment potential



Hwy 96 from Civic Campus to Mackubin





County Rd. J & Hodgson: Existing Conditions & Findings

Legend

Transportation

-  Traffic Light
-  Full Access Intersection
-  Right-in / Right-out

Other

-  Trails
-  Focus Area

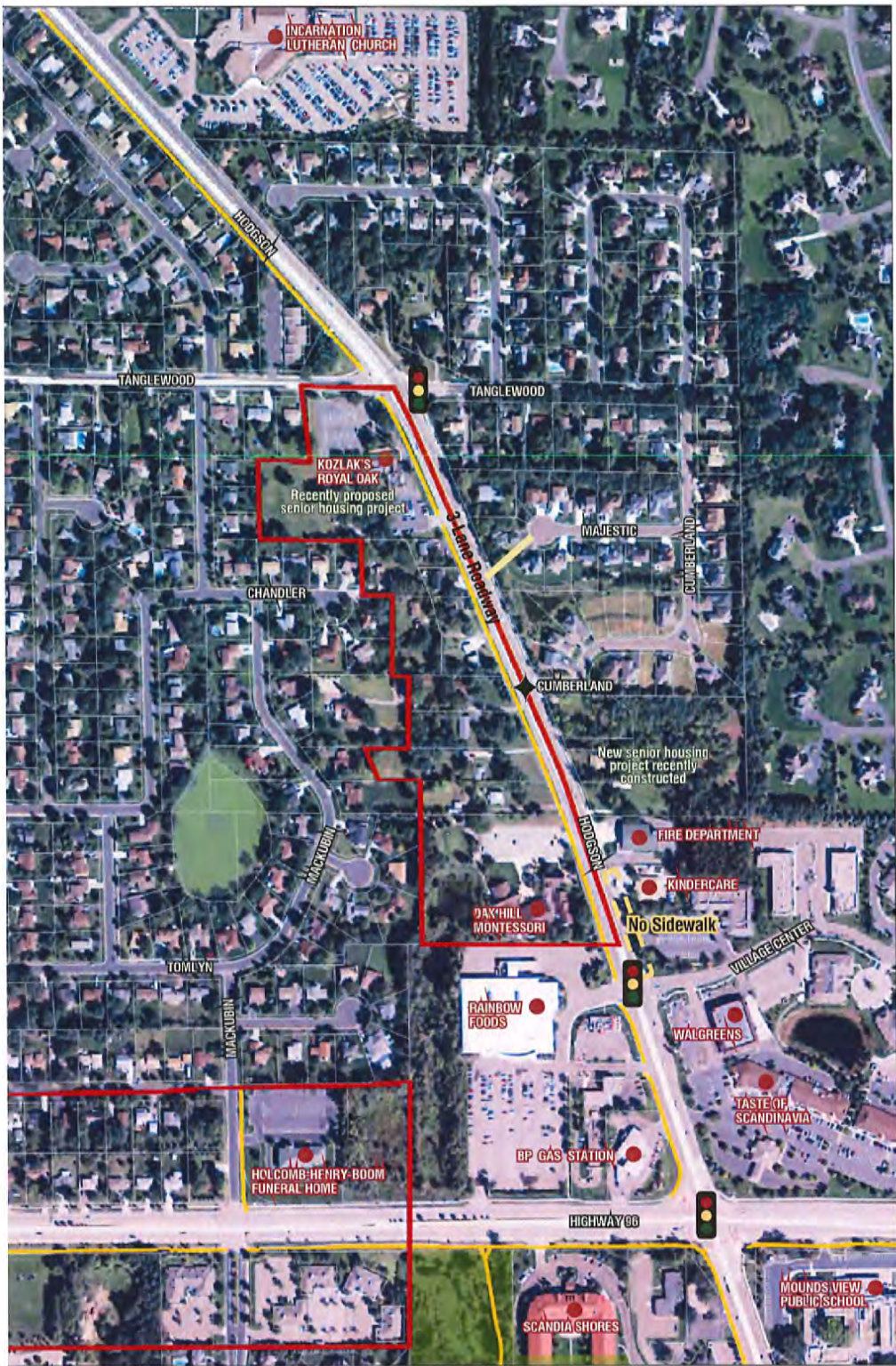
Initial Findings:

- Homes along corridor noticeably smaller and older
- Staff hears complaints from neighborhood on west about challenges exiting onto County Road J
- County Road J built for 4 lanes but currently only striped for 3 lanes
- Ramsey County plans to expand Hodgson to 3 lane in next 10 years but 20+ driveways on west a challenge
- Water table high and soils bad in the area
- Wetlands constraints particularly in undeveloped areas around gas stations
- Utility canal extending northwest to southeast through area may need to remain undeveloped
- Depth of lots along corridors limit redevelopment potential unless lots behind are involved too



County Road J and Hodgson





Legend

Transportation

-  Traffic Light
-  Full Access Intersection
-  Right-in / Right-out

Other

-  Trails
-  Focus Area

Initial Findings:

- No plans to expand beyond existing 3 lane roadway
- Trail connectivity on east side limited in North Oaks
- Oak Hill Montessori plans to continue and possibly expand in its location
- Proposed senior housing for Kozlak's Royal Oak site
- Across street recent senior housing complex
- Cross access easements on west side pose challenge for redevelopment

Tanglewood: Existing Conditions & Findings



Hodgson from Hwy 96 to Tanglewood











3339 Victoria Street



Legend



-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  2 Recreational Centers
-  Parcel Points
-  Parcel Boundaries

Notes

Enter Map Description

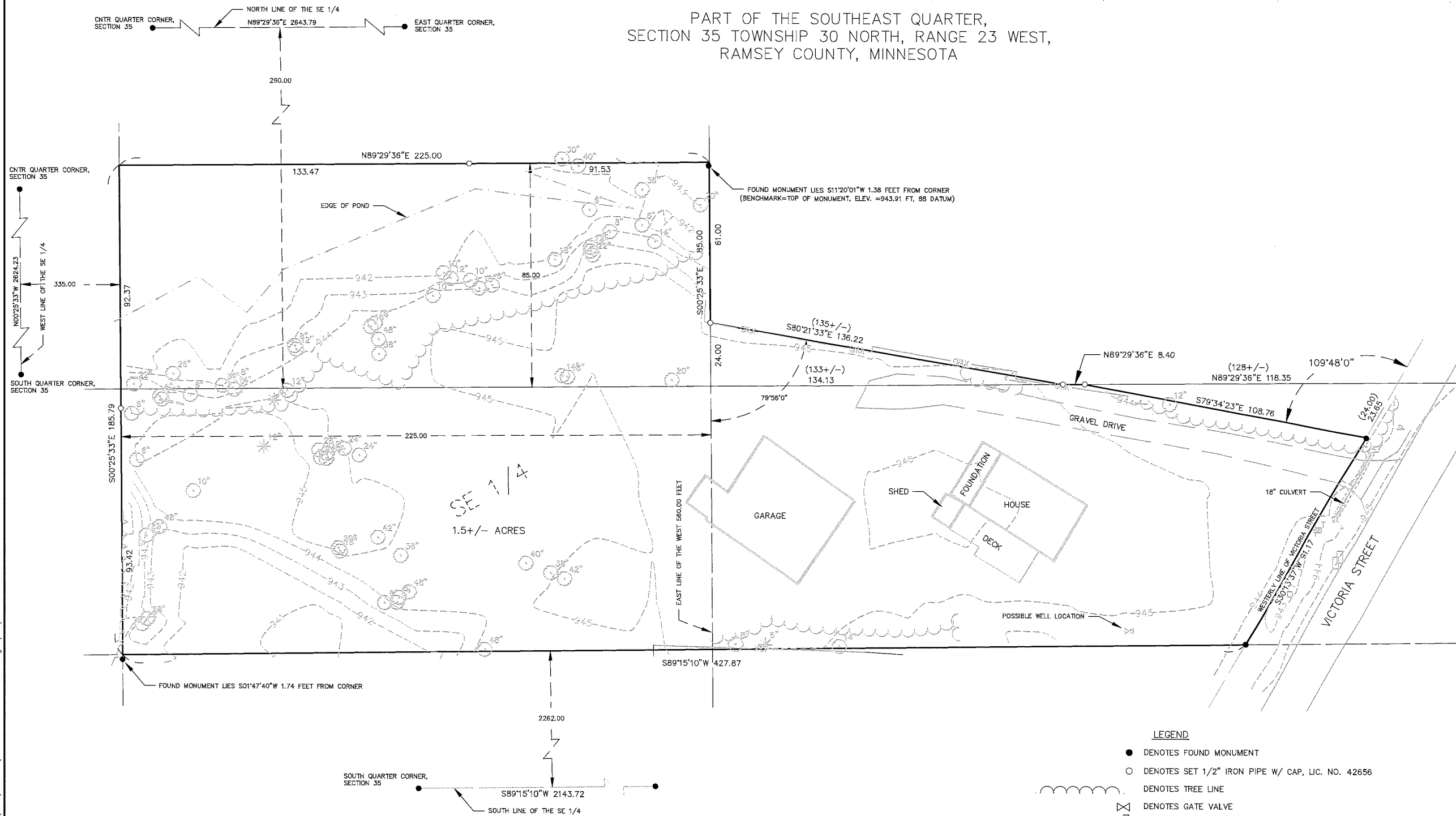
415.7 0 207.84 415.7 Feet

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© Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



PART OF THE SOUTHEAST QUARTER,
SECTION 35 TOWNSHIP 30 NORTH, RANGE 23 WEST,
RAMSEY COUNTY, MINNESOTA



LEGEND

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2" IRON PIPE W/ CAP, LIC. NO. 42656
- ~ DENOTES TREE LINE
- ⊗ DENOTES GATE VALVE
- DENOTES MAILBOX
- XC— DENOTES LINK FENCE
- DENOTES BEEHIVE CATCH BASIN
- 12" DENOTES DECIDUOUS TREE AND SIZE (DBH)
- ⊗ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES POWER POLE
- ♣ DENOTES SIGN
- XWD— DENOTES WOOD FENCE
- ⊗ 12" DENOTES CONIFEROUS TREE AND SIZE (DBH)
- (135+/-) DENOTES DEED BEARING AND/OR DISTANCE
- ~ DENOTES RETAINING WALL

LEGAL DESCRIPTION PROVIDED BY CLIENT (Quit Claim Deed, Doc. No. 3261484)

That part of the SE quarter of Section 35, Township 30, Range 23, Ramsey Co., Minnesota, described as follows: Beginning at a point 560 feet East of the West line and 260 feet South of the North line of said quarter section; thence North parallel with the West line of said quarter section 24 feet; thence Southeasterly at an included angle of 79 degrees 56 minutes with said East parallel line a distance of 135 feet more or less to the intersection with a line 260 feet South of and parallel with the said North line of the South East quarter of section 35; thence West 133 feet, more or less, to place of beginning.

TOGETHER WITH

The South 85 feet of the North 260 feet of the West 560 feet of the West half of the Southeast quarter of section 35, Township 30, Range 23, except the West 335 feet thereof; also all that part of the following described property which lies Westerly of Victoria Street: The West half of the Southeast quarter of section 35, Township 30, Range 23, except the South 2262 feet also except the North 260 feet also except the West 335 feet and also except that part of the Southeast quarter of section 35, Township 30, Range 23, described as: Beginning at the intersection of the Westerly line of Victoria street with a line 260 feet South of and parallel with the North line of said quarter section; thence Southwesterly along said Westerly line of Victoria Street 24 feet; thence Northwesterly at an included angle of 109 degrees 48 minutes with said Victoria Street a distance of 118 feet, more or less, to the intersection with said line 260 feet South of and parallel with the North line of said quarter section; thence East 128 feet, more or less, to place of beginning.

DRAWN BY: DJW				
SURVEYED BY: GT				
CHECKED BY: WDH				
SURVEY TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Dennis J. Werner Name, L.S.
Date: 8/22/2013 Lic. No. 42556

SEH
PHONE: 651.490.2000
3535 VADNAIS CENTER DRIVE
ST. PAUL, MN 55110-5196
www.sehinc.com

**SHOREVIEW,
MINNESOTA**

**CERTIFICATE OF SURVEY FOR:
CITY OF SHOREVIEW**

FILE NO. 1
SHORE 125220 1

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To: Planning Commission
From: Kathleen Castle, City Planner
Date: February 21, 2014
Subject: Housing Code Text Amendment

Throughout the past year, the Staff has worked with the Economic Development Authority to developing a process or plan that improves our response to code enforcement cases involving hoarding or garbage homes. The EDA did endorse a Coordinated Process and Response Plan which involves the City as well as other agencies such as the Lake Johanna Fire Department and Ramsey County.

One of the outcomes of this process was to assess current housing code regulations related to access/egress, and interior housing conditions. The current standards do not effectively address hoarding situations because the code does not adequately define access, regulate storage or room function. This has created difficulty when working with residents to improve their housing situation. Interior conditions of the home are of a concern when they threaten the health, safety and welfare of the occupant and first responders.

Attached is a draft text amendment that strengthens standards pertaining to access, addresses interior storage and room function. Staff is seeking feedback from the Commission on the proposed amendment. It is Staff's intent to bring an amendment to the Commission in April for a formal public hearing.

- Attachments:
1. Proposed Text Amendment

211 Property Maintenance

211.005 General Provisions

- (A) Scope. The provisions of this code shall apply to residential and non-residential properties and constitutes the minimum requirements and standards for the premises and structures located on the premises.
- (B) Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this Code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this Section. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

211.070 Housing Code

- (A) Purpose. The purpose of the Housing Code is to establish a minimum level of maintenance standards for all housing and residential accessory structures in the City in order to:
- (1) Protect the character and stability of residential properties within the City.
 - (2) Correct and prevent housing conditions that adversely affect or are likely to adversely affect the life, safety, general welfare and health, including the physical, mental and social well-being of persons occupying dwellings within the City.
 - (3) Provide minimum standards necessary to the health and safety of occupants of the buildings.
 - (4) Provide minimum standards for the maintenance of existing residential buildings, and to thus prevent deterioration and blight.
- (B) Applicability and Scope. This Housing Code shall apply to exterior and interior area of all residential properties in the City. The construction, repair, alteration and maintenance of residential property shall comply with the provisions of this Code and other applicable sections of the Shoreview Municipal Code including the Building Code and the Development Ordinance.

Rev. Date

6/5/06

Ord. #798

(D) Interior of Structures. The interior of residential dwelling units in the City shall comply with the following standards:

- (1) Interior Walls, Floors, Ceiling and Woodwork. Interior walls, floors, ceilings and associated woodwork or trim must be maintained in a sound condition and in workmanlike repair. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.
- (2) Hallways. The width of hallways shall be not less than 36 inches. The height of hallways shall not be less than 7 feet nominal, with clearance below projections from the ceiling of not less than 6 feet and 8 inches nominal, except existing approved hallways shall be permitted to continue its use.
- (3) Number of Means of Escape. In any dwelling or dwelling unit of two rooms or more, means of escape shall be provided in accordance with the following:
 - a. Primary Means of Escape. Every sleeping room and living area shall have a primary means of escape. This escape shall be a door, stairway or ramp providing a means of unobstructed travel with a minimum of three feet (3') cleared space from the egress and exit to the outside of the dwelling unit or street ground level.
 - b. Secondary Means of Escape. Every sleeping room shall have a secondary means of escape which shall be a door, stairway or ramp, or window providing a means of unobstructed travel with a minimum of three feet (3') cleared space from the egress and exit to the outside of the dwelling unit or street ground level, or an outside window conforming to the requirements of the Minnesota State Building Code.
 - c. Except that a secondary means of escape shall not be required when there is a door leading directly to the outside of the building at or to ground level; or when the dwelling unit is protected by an approved automatic sprinkler system; or when there is an existing approved means of escape.
 - d. Doors and windows that provide the primary and/or secondary means of escape shall be accessible and must be operable and able to open freely and completely.
- (4) Access.
 - a. Where access is permitted by way of windows, the windows shall be arranged and maintained so as to be easily opened.
 - b. There shall be no obstructions by railings, barriers or gates that divide the open space into sections appurtenant to individual rooms, apartments or other occupied spaces.

- c. In every occupied building or structure, means of egress from all parts of the building shall be maintained free and unobstructed with a minimum of three feet (3') cleared space. Means of egress shall be accessible to the extent necessary to ensure reasonable safety for occupants having impaired mobility.
- (5) Stairs and walking surfaces. Every stair, ramp, landing or other walking surface, including carpeting and other surfaces shall be maintained in sound condition and good repair.
- (6) Plumbing systems. Plumbing systems shall be maintained in good working order, and must be kept free from obstructions, leaks and defects.
- (7) Connected to water and sewer system. Kitchen sinks, lavatory basins, bathtubs, or showers and water closets shall be properly connected to either the municipal water and sewer system or to an approved private water and sewer system, and shall be supplied with hot and cold running water.
- (8) Heating Facilities. Single and multiple family dwellings shall have heating facilities which are safely maintained and in good working condition, and that said facilities be capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein. The heating facilities shall be capable of maintaining a minimum room temperature of seventy (70) degrees Fahrenheit (twenty-one (21) degrees Celsius) at three (3) feet above the floor in all habitable rooms including bathrooms and under all weather conditions.
- (9) Electrical service, outlets, and fixtures. Residential structures and dwelling units shall be supplied with electrical service that is adequate to safely meet the electrical needs of the structure and dwelling units in accordance with the provisions of the Building Code. Electrical outlets and fixtures shall be maintained and connected to the source of electrical power in accordance with the provisions of the Building Code.
- (10) Light and ventilation. No owner shall occupy or allow another to occupy any dwelling unit, for the purpose of living, sleeping, cooking, and/or eating therein which does not comply with the provisions of the Building Code for light and ventilation.
- (11) Fire safety. No owner shall occupy or allow another to occupy any dwelling unit which does not comply with the applicable provisions of the Uniform Fire Code and all accepted standards for safety from fire.
- a. Smoke Alarms: Single or multiple-station smoke alarms shall be installed and maintained in accordance with International Fire Code Section 907.2.10 and Minnesota State Statute 299F.362.

- b. Carbon Monoxide Detectors: Every single-family dwelling and every multifamily dwelling unit shall be provided with an approved and fully operational carbon monoxide alarm within ten (10) feet of each room lawfully used for sleeping purposes in accordance with Minnesota Statutes 299F.050 and .051.

(12) Cleanliness. Residential dwelling interiors shall be maintained in clean and sanitary condition, free of accumulations of combustible materials, garbage and refuse so as not to breed insects and rodents, produce dangerous gases, odors and bacteria, or other unsanitary conditions, or create a fire hazard.

(E) Extermination.

- (1) Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.
- (2) Owner. The owner of any structure shall be responsible for extermination within the structure or dwelling unit prior to renting or leasing the structure.

(F) Interior Storage.

- (1) Combustible materials shall not be stored within a minimum of three feet (3') around the furnace, water heater, fireplaces (gas, wood or other fuel), stoves and ovens (?? Is oven and stove necessary?) What about electric baseboards?
- (2) Materials shall not be stored in hallways, stairways, and landings unless a minimum of three feet (3') unobstructed travel is provided.
- (3) Rooms within the dwelling unit, other than those identified in (G) below may be used for storage purposes provided a minimum of three feet (3') unobstructed travel is provided to doors and windows.
- (4) Storage shall be maintained 2-feet or more below the ceiling.

(G) Room Function. Interior storage shall not interfere with the primary function of the following rooms: kitchen, bathroom(s), living room, hallways, and bedrooms that are used for sleeping purposes.

- (1) Kitchen. The dwelling unit shall have permanently installed cooking (oven and stove) facilities in a safe operating condition. The dwelling unit shall have a refrigerator that is in operating condition