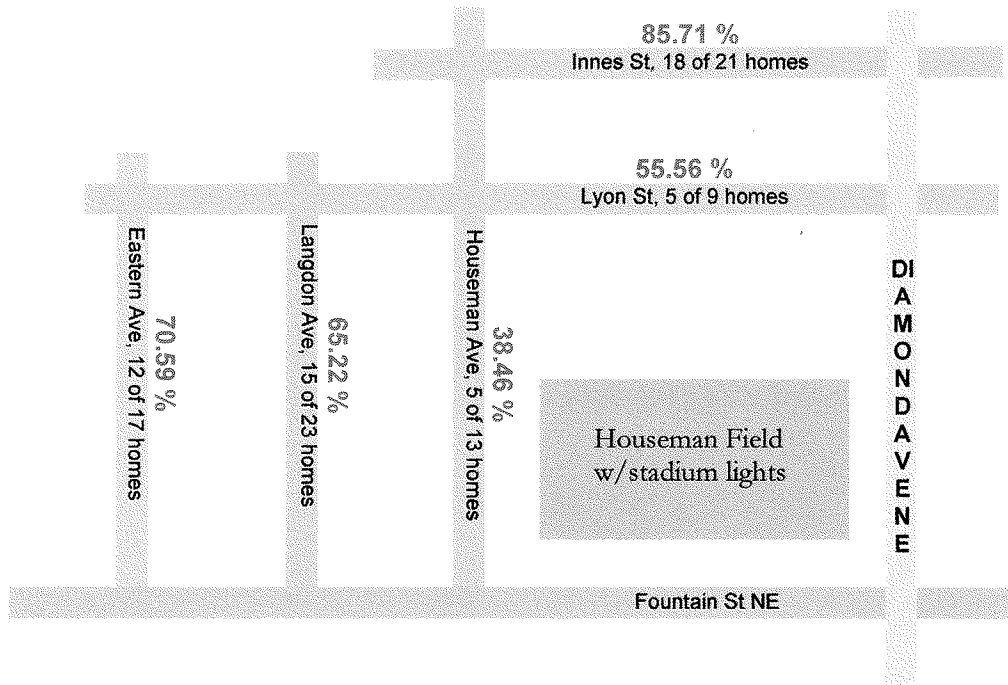


IMPACT OF STADIUM LIGHTS ON ADJACENT HOMES

Example #1

Decrease in Owner Occupied Homes Adjacent to Stadium Lights, Grand Rapids, MI (2.1.2012)



Example #2

Impact of Stadium Lights, Arlington, VA (12.21.2010)

Residents of the Williamsburg and Arlington East Falls Church neighborhoods conducted a survey of real estate agents to determine the impact of stadium lights and field expansion at a Bishop O'Connell High School. 88 anonymous surveys were distributed and 46 were returned, a response rate over 50%. 80% of respondents expect values to decline for homes immediately adjacent to the field. 65% expect values to decline for homes within one block. The specific findings:

- The first row of homes would decline in value by **11%**
- The first block away from the field would decline by slightly over **9%**
- The value of all 406 homes within three blocks is predicted to decline by **11.8%**

Excerpts from optional comments:

"Lights and noise from the stadium will definitely negatively impact the values of the homes nearby."

"You will absolutely see an impact on value."

"This goes against original planning of the area."

"The residential area is too dense for such lighting adding much more congestion/traffic and will have a negative impact overall to values."

"Parking on neighborhood streets will be awful. Will have negative impact on appeal and access."

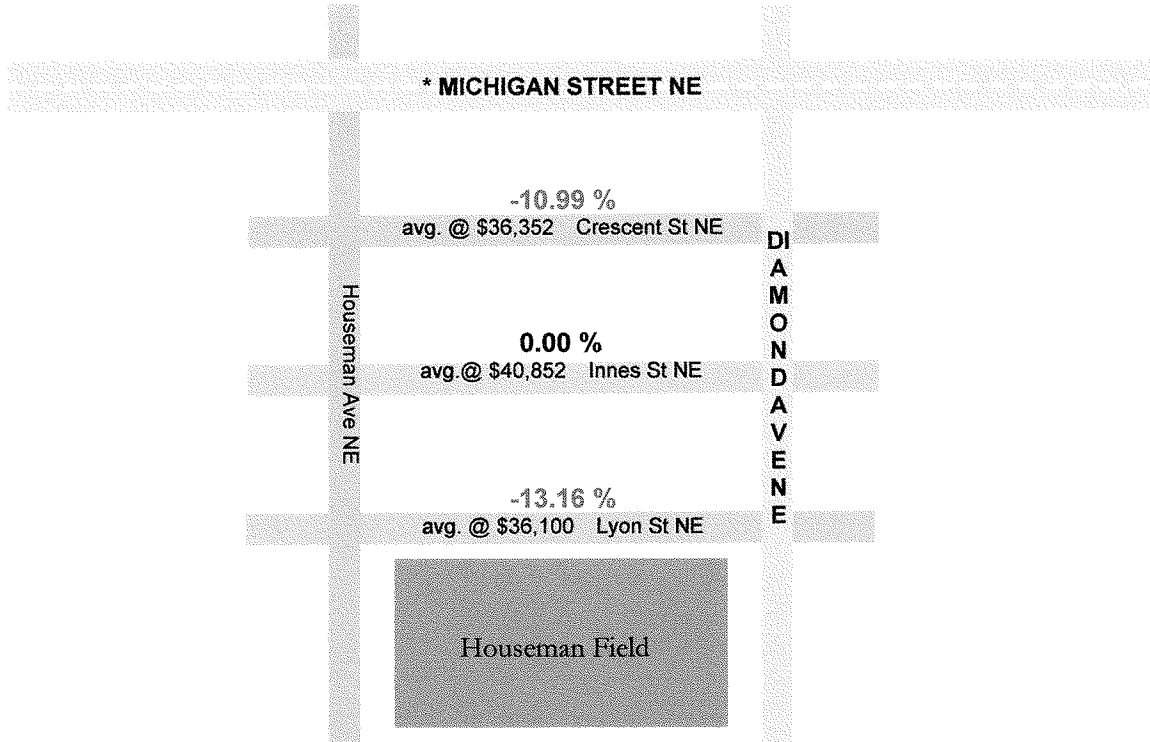
Example #3

City Action on Request for Stadium Lights, Waterbury, CT (9.14.2011)

The Waterbury, CT City Plan Commission rejected a proposal to install stadium-style athletic lights at Post University, adjacent to a residential neighborhood. To protect the neighborhood the Plan Commission rejected the proposal by a 3-1 vote.

State Equalized Evaluation Comparison

Home Addresses: Streets Parallel to North Edge of Houseman Field



Lyon Ave
Fronting Open Field Near Stadium
Average S.E.V. @ \$36,100
-11.63 %

Innes Ave
One Block From Field & Two Blocks From Michigan Street
Average S.E.V. @ \$40,852
base line measure

Crescent Street
One Block From Michigan Street
Average S.E.V. @ \$36,352
-10.99 %

857	no	30,800
915	yes	42,300
921	yes	34,500
925	no	27,400
929	yes	31,200
930	no*	0
939	no	43,100
943	yes	46,700
947	yes	32,800

857	yes	39,500
901	yes	50,900
912	yes	8,300*
916	yes	51,300
917	yes	28,100
922	yes	47,800
923	no	28,100
926	yes*	26,000
927	yes	33,400
932	yes	37,800
933	no	27,100
936	yes	48,600
937	yes	34,900
941	yes	36,700
942	yes	50,700
945	yes	42,600
946	yes	51,500
949	yes	37,600
952	yes	44,600
953	yes	34,500
956	no	59,000
957	yes***	47,200

900	yes	37,000
901	no	44,300
904	no	29,500
908	yes	37,800
909	no	47,200
911	no	38,200
915	no	49,300
918	yes	33,800
919	no	46,300
920	yes	37,500
924	yes	44,000
925	yes	34,900
928	yes	32,600
929	yes	41,900
932	yes	37,100
933	yes	39,500
936	no	33,200
937	no	36,100
940	no	31,400
941	yes	36,700
944	no	28,600
945	no	29,900
947	yes	27,900
948	yes	31,700
950	no	29,900
956	no	29,500

* 5-lane mixed use thoroughfare with homes, restaurants, party stores, automotive repair shops, bars, drug stores, etc.

** City Owned; excluded from calculations

*** Vacant Lot; excluded from calculations