

**NORTHWEST 48<sup>TH</sup> STREET  
REDEVELOPMENT AREA  
Lincoln, Nebraska**

**BLIGHT AND SUBSTANDARD  
DETERMINATION STUDY**

**October, 2007**

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# TABLE OF CONTENTS

<b>Table of Contents</b> .....	<b>i</b>
<b>List of Tables and Illustrations</b> .....	<b>ii</b>
<b>Blight and Substandard Determination Study</b> .....	<b>1</b>
Executive Summary .....	1
Basis for Redevelopment .....	10
The Study Area .....	12
The Research Approach .....	16
Eligibility Survey and Analysis Findings .....	18
<b>Substandard Factors</b>	
(1) Dilapidation/Deterioration of Structures .....	18
(2) Age or Obsolescence .....	22
(3) Inadequate Provision for Ventilation, Light, Air Sanitation or Open Space .....	23
(4) The Existence of Conditions which Endanger Life or Property by Fire and Other Causes .....	24
<b>Blight Factors</b>	
(1) Deteriorated or Deteriorating Structures .....	26
(2) Existence of Defective or Inadequate Street Layout .....	31
(3) Faulty Lot Layout in Relation to Size, Adequacy Accessibility, or Usefulness .....	32
(4) Insanitary and Unsafe Conditions .....	33
(5) Deterioration of Site or other Improvements .....	34
(6) Diversity of Ownership .....	35
(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land .....	36
(8) Defective or Unusual Condition of Title .....	37
(9) Improper Subdivision or Obsolete Platting .....	38
(10) The Existence of Conditions which Endanger Life or Property by Fire and Other Causes .....	39
(11) Other Environmental and Blighting Factors .....	41
(12) Additional Blighting Conditions .....	42
Determination of Redevelopment Area Eligibility .....	43

**APPENDIX**

**Structural Survey Form . . . . . 45**  
**Structural Survey Results Spreadsheet . . . . . 46**

**LIST OF TABLES**

Tables

1 Substandard Factors . . . . . 5  
2 Blight Factors . . . . . 7  
3 Existing Land Use . . . . . 13  
4 Exterior Survey Findings . . . . . 23  
5 Structural Survey Findings . . . . . 30

**LIST OF ILLUSTRATIONS**

Illustrations

1 City Context Map . . . . . 2  
2 Generalized Existing Land Use Map . . . . . 14  
3 Official Zoning Map . . . . . 15  
4 Overall Site Conditions Map . . . . . 17

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**BLIGHT AND SUBSTANDARD  
DETERMINATION STUDY**

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# NORTHWEST 48<sup>TH</sup> STREET REDEVELOPMENT AREA BLIGHT AND SUBSTANDARD DETERMINATION STUDY

## *EXECUTIVE SUMMARY*

### Purpose of Study/Conclusion

The purpose of this Study is to determine whether all or part of the designated **Northwest 48th Street Redevelopment Area**, in Lincoln, Nebraska, qualifies as a **Blighted and Substandard Area**, within the definition set forth in the Nebraska Community Development Law, Section 18-2103.

The findings presented in this Blight and Substandard Determination Study are based on surveys and analysis conducted for the **Northwest 48th Street Redevelopment Area**, referred to as the **Redevelopment Area**.

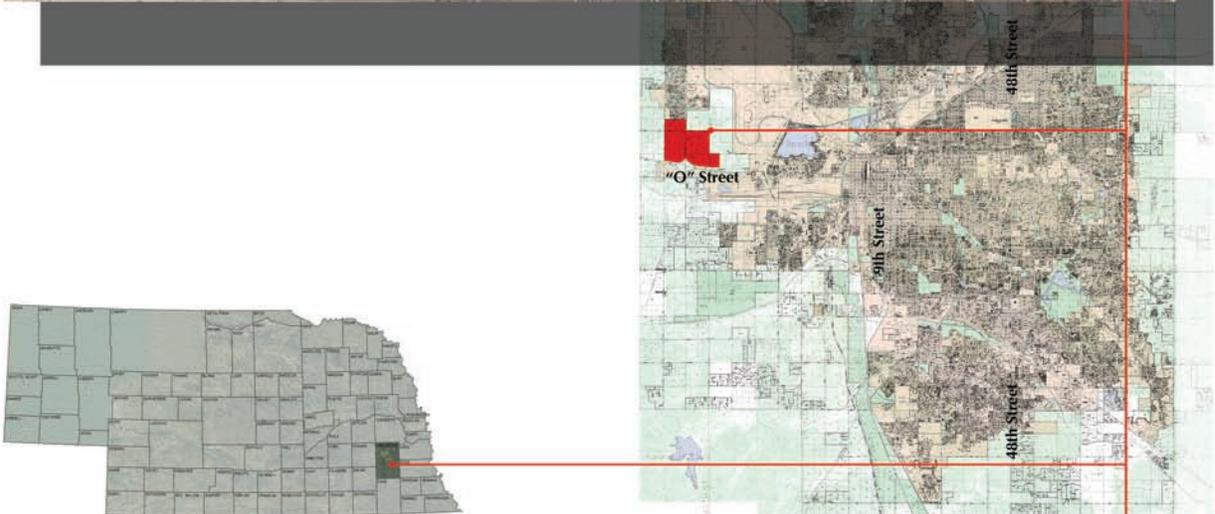
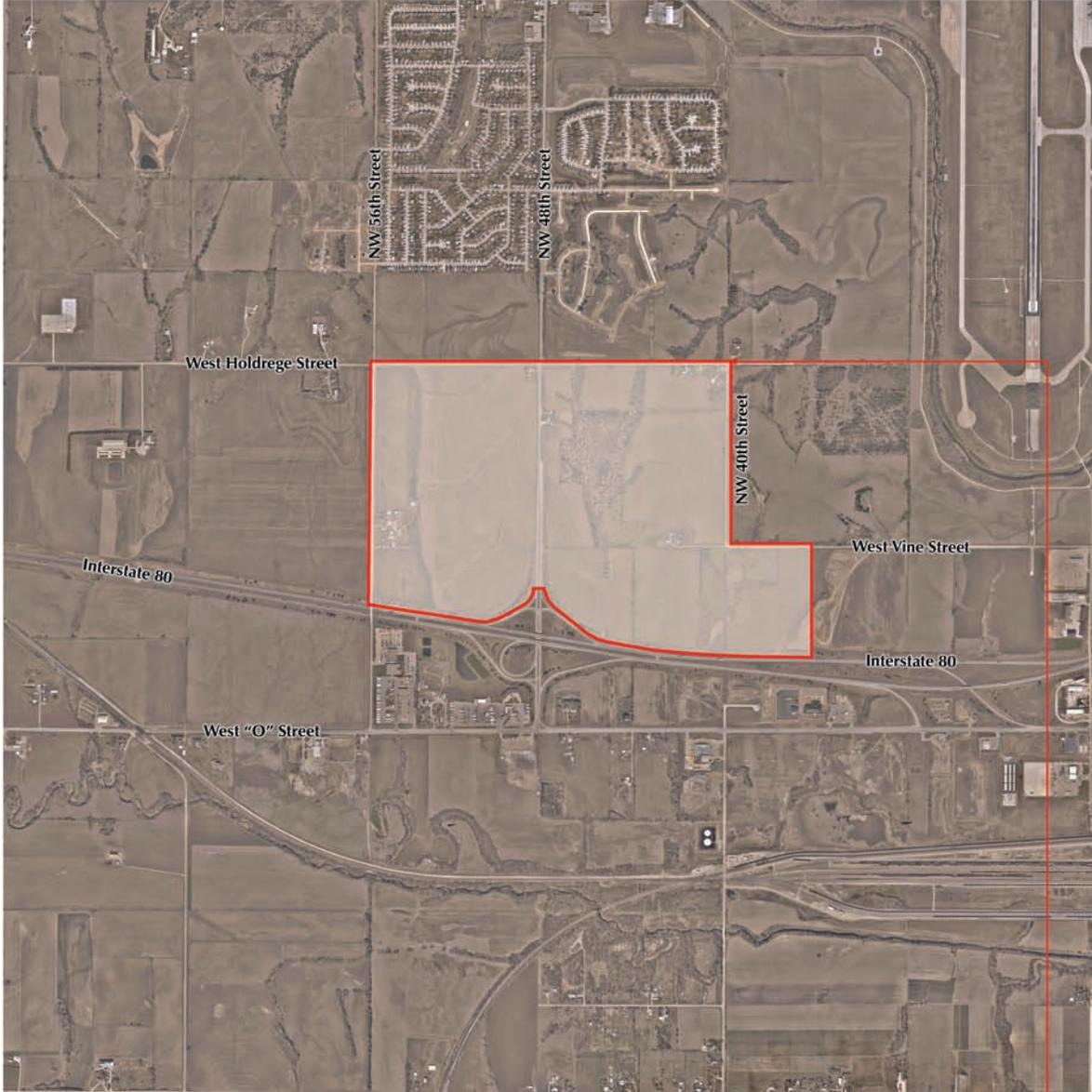
The **Northwest 48th Street Redevelopment Area** boundary contains an estimated 503 acres, consisting of vacant/agricultural and single family residential land use, located, generally, from W. Holdrege Street south to the Interstate 80 right-of-way line, and NW 56<sup>th</sup> Street east to NW 40<sup>th</sup> Street, adjacent, but not within, the City of Lincoln, Lancaster County, Nebraska. The Redevelopment Area includes farmstead and residential acreages. The entire Redevelopment Area is currently outside the Corporate Limits of the City of Lincoln.

The **Northwest 48th Street Redevelopment Area** boundary is an area adjacent the City of Lincoln, Lancaster County, Nebraska, generally described as follows: Beginning at the northeast corner of the intersection of West Holdrege and NW 40<sup>th</sup> Street, thence south along the east line of NW 40<sup>th</sup> Street to its intersection with the north line of West Vine Street, thence east along said north line to its intersection with the east line of the NW 1/4 of the SW 1/4 of Section 20, T10N, R6E, of the Sixth Principal Meridian, thence south along said east line to its intersection with the north right-of-way line of the Interstate 80 corridor, to its intersection with the west line of NW 56<sup>th</sup> Street, thence north along said west line to its intersection with the north line of West Holdrege Street, thence east along north line to its intersection with the east line of NW 40<sup>th</sup> Street, also known as the point of beginning.

**Illustration 1** identifies the **Northwest 48th Street Redevelopment Area** in context to the City of Lincoln.

# City Context Map

Northwest 48th Street Redevelopment Area  
Lincoln, Nebraska



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## ***SUBSTANDARD AREA***

As set forth in the Nebraska legislation, a **Substandard Area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
  - (a) High density of population and overcrowding; or
  - (b) The existence of conditions which endanger life or property by fire and other causes; or
  - (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

This evaluation included a detailed **exterior structural survey of 30 structures**, a parcel-by-parcel field inventory, conversations with pertinent City of Lincoln department staff and a review of available reports and documents containing information which could substantiate the existence of substandard conditions.

## ***BLIGHTED AREA***

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (Cumulative Supplement 1994), a **Blighted Area** shall mean "an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
  1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
  2. The average age of the residential or commercial units in the area is at least 40 years;
  3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for 40 years and has remained unimproved during that time;
  4. The per capita income of the study or designated blighted area is lower than the average per capita income of the city or village in which the area is designated; or
  5. The area has had either stable or decreasing population based on the last two decennial censuses."

While it may be concluded the mere presence of a majority of the stated Factors may be sufficient to make a finding of Blighted and Substandard, this evaluation was made on the basis that existing Blighted and Substandard Factors must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of Blight and Substandard Factors throughout the Redevelopment Area must be reasonably distributed so basically good areas are not arbitrarily found to be blighted/substandard simply because of proximity to areas which are blighted/substandard.

**On the basis of this approach, the Northwest 48th Street Redevelopment Area is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation.**

***SUBSTANDARD FACTORS***

Of the four Substandard Factors set forth in the Nebraska Community Development Law, three factors in the **Northwest 48th Street Redevelopment Area** were found to be present to a strong extent, while the remaining factor was present to a reasonable, but less significant extent.

The Substandard Factors, present in the Area, are reasonably distributed. The Factors determined to have a strong presence are, dilapidated/deteriorating conditions, the age or obsolescence of structures and the existence of conditions which endanger life or property by fire and other causes. The Factor, inadequate provision for ventilation, light, air, sanitation or open spaces was determined to have a reasonable presence of substandardness.

**TABLE 1  
SUBSTANDARD FACTORS  
NORTHWEST 48<sup>th</sup> STREET REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

1.	Dilapidated/deteriorating conditions.	☐
2.	Age or obsolescence.	☐
3.	Inadequate provision for ventilation, light, air, sanitation or open spaces.	■
4.	Existence of conditions which endanger life or property by fire and other causes.	☐
	<b>Strong Presence of Factor</b>	☐
	<b>Reasonable Presence of Factor</b>	■
	<b>Little or No Presence of Factor</b>	○

Source: Hanna:Keelan Associates, P.C., 2007

### ***STRONG PRESENCE OF FACTOR -***

The field survey method used to analyze exterior building conditions determined that 18, or 60 percent of the 30 total structures, in the Redevelopment Area, were ***deteriorating or dilapidated***. This Factor is a strong presence throughout the Area.

Based on the results of field analysis, approximately 24 (80 percent) of the total 30 structures within the Redevelopment Area are ***40+ years of age*** (built prior to 1967). The Factor of ***age or obsolescence*** is a strong presence in the Redevelopment Area.

The parcel-by-parcel field analysis determined that the Substandard Factor ***existence of conditions which endanger life or property*** by fire and other causes was a strong presence throughout the Redevelopment Area. The primary contributing elements include masonry buildings with wood frame components and lack of adequate public infrastructure.

### ***REASONABLE PRESENCE OF FACTOR -***

Conditions which result in ***inadequate provision for ventilation, light, air, sanitation or open space*** are reasonably present and distributed throughout the Redevelopment Area.

***The prevailing substandard conditions evident in buildings and the public infrastructure, as determined by the field survey, include:***

1. Aging structures;
2. Frame buildings and wood structural components in masonry buildings as potential fire hazards;
3. “Fair” to “Poor” site conditions;
4. Substandard road conditions;
5. Deteriorating/dilapidated structures; and
6. Lack of adequate public infrastructure.

***BLIGHT FACTORS***

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, eight are present to a strong extent, in the Redevelopment Area, and two are present to a reasonable, but more limited extent. The Factor of “tax or special assessment exceeding the fair value of land” was determined not to be a Blight Factor. “Defective or unusual condition of title” was not reviewed. The Blight Factors, which are present, are reasonably distributed throughout the **Northwest 48<sup>th</sup> Street Redevelopment Area**.

**TABLE 2  
BLIGHT FACTORS  
NORTHWEST 48<sup>th</sup> STREET REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

1.	A substantial number of dilapidated or deteriorating structures.	☐
2.	Existence of defective or inadequate street layout.	☐
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	■
4.	Insanitary or unsafe conditions.	☐
5.	Deterioration of site or other improvements.	☐
6.	Diversity of Ownership.	■
7.	Tax or special assessment exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	☐
10.	The existence of conditions which endanger life or property by fire or other causes.	☐
11.	Other environmental and blighting factors.	☐
12.	One of the other five conditions.	☐
	<b>Strong Presence of Factor</b>	☐
	<b>Reasonable Presence of Factor</b>	■
	<b>Little or No Presence of Factor</b>	○
	<b>Not Reviewed</b>	NR

Source: Hanna:Keelan Associates, P.C., 2007

## ***STRONG PRESENCE OF FACTOR -***

***Deteriorated or dilapidated structures*** are a strong presence in the Redevelopment Area. A total of 60 percent of the 30 structures were found to be deteriorated or dilapidated.

***Defective or inadequate street layout*** is strongly present, due to the lack of access roads or platted streets, irregular (blind) intersections along busy traffic corridors and limited pedestrian circulation due to lack of sidewalks or paved shoulders.

***Insanitary or unsafe conditions*** are strongly present throughout the Redevelopment Area. Contributing Factors include 55 percent of the total 19 parcels having “fair” to “poor” overall site condition and all parcels lack adequate public infrastructure.

***Deterioration of site or other improvements*** is a strong presence throughout the Redevelopment Area. Over 50 percentage of parcels in the Area have “fair” to “poor” overall site conditions. A lack of adequate public infrastructure and gravel-surfaced driveways and access roads with open stormwater drainage ditches are also strongly present in the Area.

***Improper subdivision or obsolete platting*** is a strong presence throughout the Redevelopment Area. Several individual, small lot subdivisions have been incrementally divided off of large agricultural tracts of land, without a plan or vision for the whole Redevelopment Area. This scenario requires the laborious process of assembling land for redevelopment purposes.

The ***existence of conditions which endanger life or property*** by fire or other causes is strongly present throughout the Redevelopment Area. The neighborhood circulation system in the Redevelopment Area, consisting of both the road and sidewalk systems, contributes to this Blight Factor, due to Presence of this factor is indicated by the physical conditions of roads/driveways and a lack of sidewalks and under-designed roads and intersections, incapable of serving today’s vehicular traffic volumes and the lack of municipal water service, even though a 16" diameter water main exists within the NW 48<sup>th</sup> Street right-of-way.

In regards to ***other environmental and blighting factors***, the presence of economically and functionally obsolescent agricultural buildings currently underutilized and in deteriorating or dilapidated condition are strongly present among existing structures.

***One of the required five additional blight factors*** has a strong presence throughout the Redevelopment Area. Based on the results of the field analysis, the average age of residential buildings is 63.6 years. Combined, the 30 total structures have an estimated average age of 50.7 years.

## ***REASONABLE PRESENCE OF FACTOR -***

***Faulty lot layout*** exists to a reasonable extent throughout the Redevelopment Area, due to lot sizes being of inappropriate dimensions for efficient redevelopment.

***Diversity of ownership*** is reasonably present throughout the Redevelopment Area, with an estimated 15 total owners based on unduplicated owners on a block-by-block and/or parcel-by-parcel basis.

## **Conclusion**

It is the conclusion of the Consultant that the number, degree and distribution of Blighting Factors, as documented in this Study, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the Nebraska Community Development Law. It is also the opinion of the Consultant, that the findings of this Blight and Substandard Determination Study warrant designating the Redevelopment Area as "**Substandard**" and "**Blighted.**"

The conclusions presented in this Study are those of the Consultant to examine whether conditions of Blight/Substandard exist. The Study should be presented to the City of Lincoln/Lancaster County Planning Commission and the appropriate Departments at the City of Lincoln for review and, if satisfied with the summary of findings contained herein, the Lincoln City Council may adopt a resolution making a finding of Blight/Substandard and this Study a part of the public record.

## ***BASIS FOR REDEVELOPMENT***

For a project in Lincoln to be eligible for redevelopment under the Nebraska Community Development Law, the subject area or areas must first qualify as both a "Substandard" and "Blighted" area, within the definition set forth in the Nebraska Community Development Law. This Study has been undertaken to determine whether conditions exist which would warrant designation of the Redevelopment Area as a "Blighted and Substandard Area" in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (Cumulative Supplement 1994), **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
  - (a) High density of population and overcrowding; or
  - (b) The existence of conditions which endanger life or property by fire and other causes; or
  - (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

As set forth in the Nebraska legislation, a **Blighted Area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;

10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
  1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
  2. The average age of the residential or commercial units in the area is at least 40 years;
  3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time;
  4. The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated; or
  5. The area has had either stable or decreasing population based on the last two decennial censuses."

The Consultant for the **Northwest 48<sup>th</sup> Street Redevelopment Area** Blight and Substandard Determination Study was guided by the premise that the finding of Blight and Substandard must be defensible and sufficient evidence of the presence of Factors should exist so members of the Lincoln City Council (local governing body), acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, those factors evaluated were done so in the context of the extent of their individual presence and the collective impact of all Factors found to be present.

Also, these deficiencies should be reasonably distributed throughout the Redevelopment Area. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated areas of Blight/Substandard and expanding them arbitrarily into non-Blighted/Substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the conclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

## ***THE STUDY AREA***

The purpose of this Study is to determine whether all or part of the Northwest 48th Street Redevelopment Area in Lincoln, Nebraska, qualifies as **a blighted and substandard area**, within the definition set forth in the Nebraska Community Development Law, Section 18-2103.

The findings presented in this Study are based on surveys and analyses conducted for the **Northwest 48<sup>th</sup> Street Redevelopment Area**, referred to as the **Redevelopment Area**. **Illustration 1** delineates the Area in relation to the City of Lincoln.

The **Northwest 48th Street Redevelopment Area** boundary is an area adjacent the City of Lincoln, Lancaster County, Nebraska, generally described as follows: Beginning at the northeast corner of the intersection of West Holdrege and NW 40<sup>th</sup> Street, thence south along the east line of NW 40<sup>th</sup> Street to its intersection with the north line of West Vine Street, thence east along said north line to its intersection with the east line of the NW 1/4 of the SW 1/4 of Section 20, T10N, R6E, of the Sixth Principal Meridian, thence south along said east line to its intersection with the north right-of-way line of the Interstate 80 corridor, to its intersection with the west line of NW 56<sup>th</sup> Street, thence north along said west line to its intersection with the north line of West Holdrege Street, thence east along north line to its intersection with the east line of NW 40<sup>th</sup> Street, also known as the point of beginning.

**Generalized existing land uses**, within the **Northwest 48<sup>th</sup> Street Redevelopment Area**, are identified in **Illustration 2**.

Major land uses in the **Northwest 48th Street Redevelopment Area**, include single family residential and agricultural/vacant. The Redevelopment Area contains an estimated 503 acres, of which only approximately 41 acres have been developed. Residential uses are comprised of single family structures on farmsteads. A developing single family residential subdivision lies adjacent the Redevelopment Area to the north. The Interstate 80 corridor borders the Area to the south.

The principle arterials within the Redevelopment Area are east/west W. Holdrege and W. Vine Streets and the north/south NW 56<sup>th</sup>, NW48<sup>th</sup> and NW40<sup>th</sup> Streets.

**Table 3** identifies the estimated existing land uses within the Redevelopment Area, in terms of number of acres and percentage of total for all existing land uses. An estimated 4.3 percent of the land use in the Area is Streets/Highway Right-of-Way. Farmsteads/single family home sites occupy approximately 3.9 percent of the total area. Nearly 92 percent of the Area is comprised of vacant/agricultural land.

**TABLE 3  
EXISTING LAND USE  
NORTHWEST 48<sup>TH</sup> STREET REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

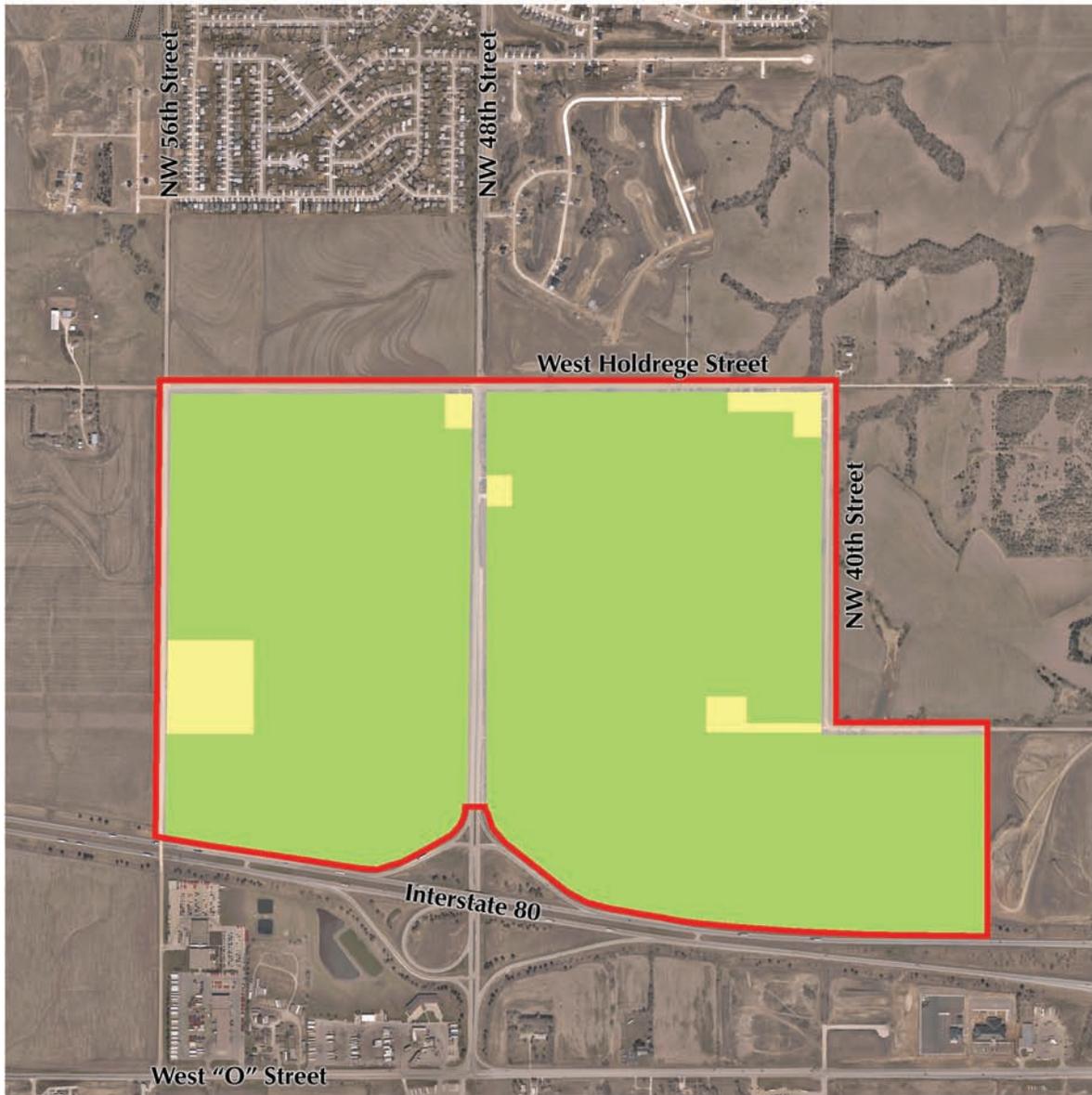
<u>LAND USE</u>	<u>ACRES</u>	<u>PERCENT</u>
Single Family / Farmstead	19.7	3.9%
<u>St./Hwy. R.O.W.</u>	<u>21.7</u>	<u>4.3%</u>
<b>Total Land Developed</b>	<b>41.4</b>	<b>8.2%</b>
<u>Vacant</u>	<u>461.2</u>	<u>91.8%</u>
<b>Est. Total Acreage</b>	<b>502.6</b>	<b>100.0%</b>

Source: Hanna:Keelan Associates, P.C., 2007

**Illustration 3** identifies the Existing Zoning for the **Northwest 48th Street Redevelopment Area**. The Redevelopment Area is primarily comprised of agricultural zoned property, with a small portion near the NW 48<sup>th</sup> Street interchange with Interstate 80 zoned for commercial/office use.

# Generalized Existing Land Use Map

Northwest 48th Street Redevelopment Area  
Lincoln, Nebraska



-  Vacant
-  Single Family Residential
-  Redevelopment Area

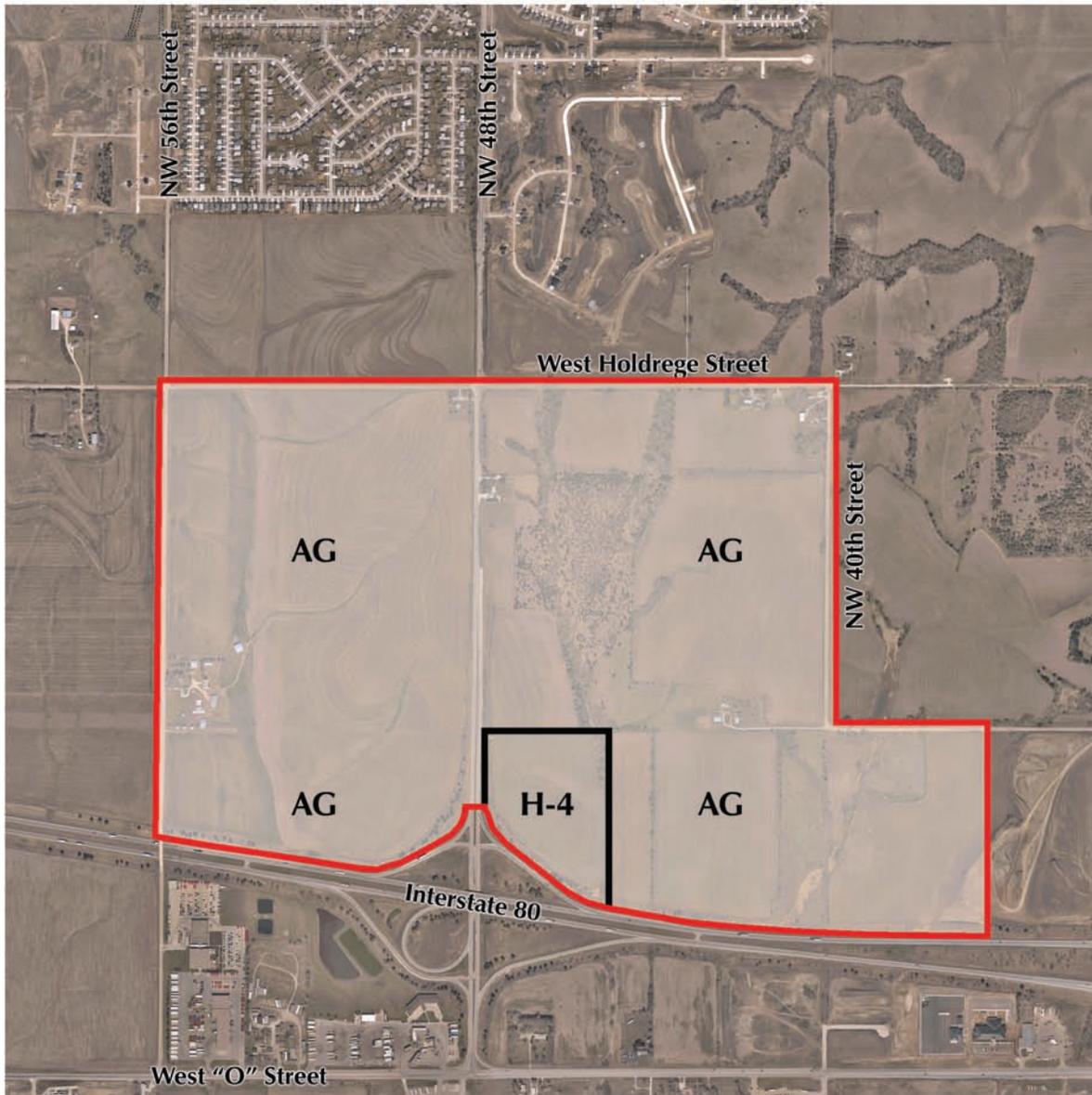
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# Official Zoning Map

Northwest 48th Street Redevelopment Area  
Lincoln, Nebraska



**AG**                      **Agricultural**  
**H-4** **General Commercial District**

## ***THE RESEARCH APPROACH***

The Blight and Substandard Determination Research Approach implemented for the Redevelopment Area included an area-wide assessment (100 percent sample) of all of the Factors identified in the Nebraska Community Development Law, with the exception of the Factor defective or unusual condition of title. Factors were investigated on an area-wide basis.

### Structural Survey Process

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria and that it result in an accurate and consistent description of existing conditions.

A structural condition survey was conducted in the month of September, 2007. A total of 30 structures received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the Redevelopment Areas. The structural Condition Survey Form utilized in this process is provided in the **Appendix**.

### Parcel-by-Parcel Field Survey

A parcel-by-parcel field survey was conducted in the month of September, 2007. A total of 19 separate legal parcels were inspected for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. **Illustration 4** depicts the results of this analysis. The Site Condition Survey Form is included in the **Appendix**, with the results also in the **Appendix**.

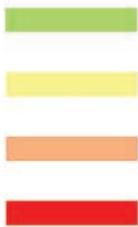
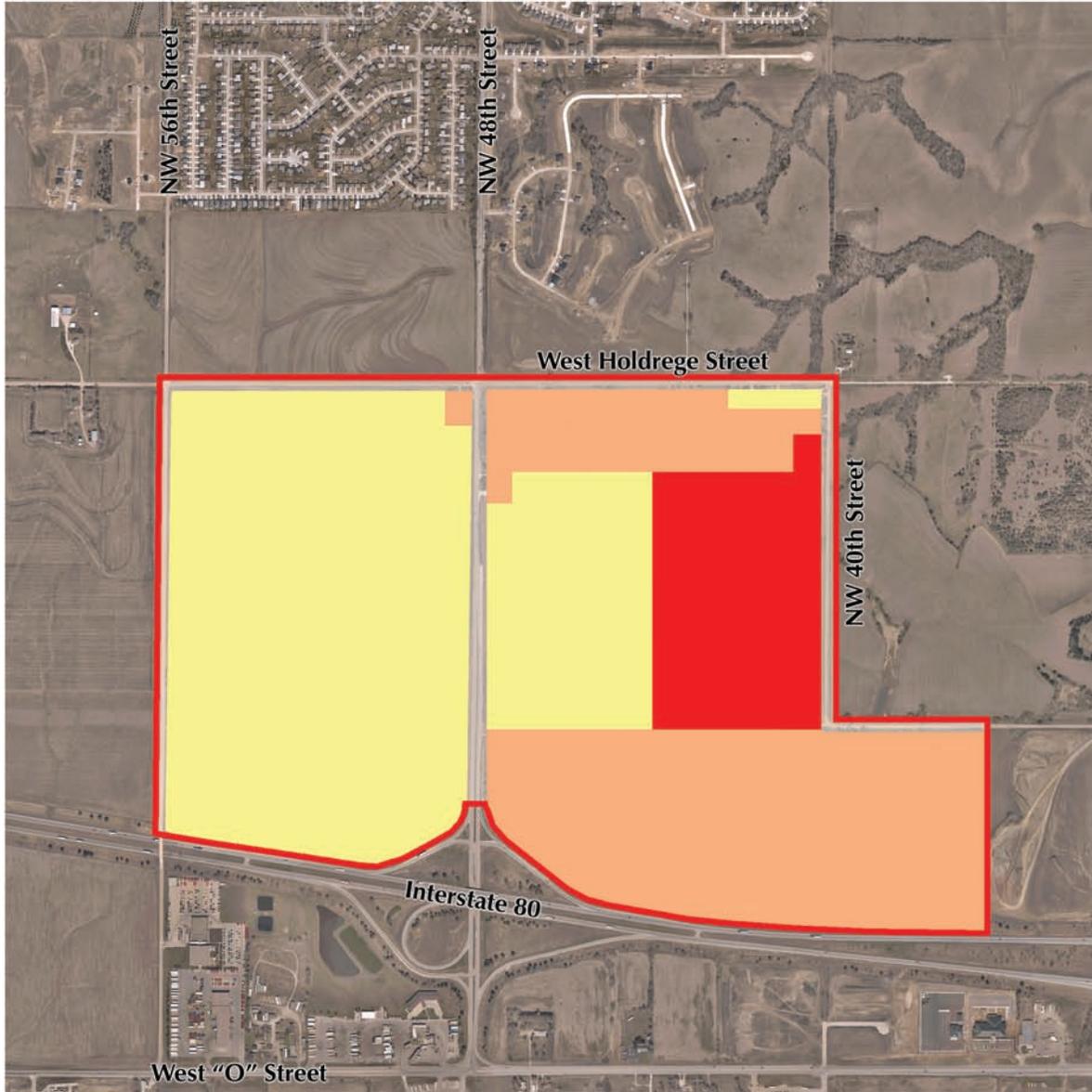
### Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in the Redevelopment Area were analyzed to determine the number of property owners in the Area.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the Redevelopment Area. The valuation, tax amount and any delinquent amount was examined for each of the properties.

# Overall Site Conditions Map

Northwest 48th Street Redevelopment Area  
Lincoln, Nebraska



Excellent

Good

Fair

Poor

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## ***ELIGIBILITY SURVEY AND ANALYSIS FINDINGS***

An analysis was made of each of the Blighted and Substandard Factors listed in the Nebraska legislation to determine whether each or any were present in the Redevelopment Area and, if so, to what extent and in what locations. The following represents a summary evaluation of each Blight and Substandard Factor presented in the order of listing in the law.

### ***SUBSTANDARD FACTORS***

#### **(1) Dilapidation/Deterioration of Structures**

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the **Northwest 48th Street Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all **30** existing structures, within the Redevelopment Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the area.

#### **1. Structures/Building Systems Evaluation**

During an on-site field analysis, each component of a structure/building was examined to determine whether it is in sound condition or has minor, major, or critical defects. Structures/building systems examined included the three following types, **one Primary** and **two Secondary**.

##### **Structural Systems (Primary Components).**

These components include the basic structural elements of any structure/building: roof structure, wall foundation, and basement foundation.

##### **(Secondary Components)**

**Building Systems.** These components include: roof surface condition, chimney, gutters/downspouts, and exterior wall surface.

**Architectural Systems.** These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps, and fire escape, and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/building.

## **2. Criteria for Rating Components for Structural, Building and Architectural Systems**

The components for the previously identified ***Systems***, were individually rated utilizing the following criteria.

**Sound.** Component that contains no defects, is adequately maintained, and requires no treatment outside of normal ongoing maintenance.

**Minor Defect.** Component that contains minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

**Major Defect.** Components that contain major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding by people skilled in the building trades.

**Critical Defect.** Components that contain critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area), so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

### 3. Final Structure/Building Rating

After completion of the *Exterior Rating* of each structure/building, each individual structure/building was placed in one of *four categories*, based on the combination of defects found with **Components** contained in **Structural, Building and Architectural Systems**. Each final rating is described below.

**Sound.** Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

**Deficient-Minor.** Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

**Deteriorating.** Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

**Dilapidated.** Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. **Structures/buildings classified as dilapidated will have over 21 points.**

An individual *Exterior Rating form* is completed for each structure/building. The results of the *Exterior Rating* of all structures/buildings are presented in a *Map* and *Table format*.

<b>Primary Components</b>	<b>Secondary Components</b>
One Critical = 11 pts	One Critical = 6 pts
Major Deteriorating = 6 pts	Major Deteriorating = 3 pts
Minor = 2 pts	Minor = 1 pt

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The words "building" and "structure" are presumed to be interchangeable.

## 5. Field Survey Conclusions

The condition of the total 30 primary buildings within the Redevelopment Area were determined based on the finding of the exterior survey. These surveys indicated the following:

- Seven (7) structures were classified as structurally sound;
- Five (5) structures were classified as deteriorating with minor defects,
- Eight (8) structures were classified as deteriorating with major defects; and
- Ten (10) structures were classified as dilapidated.

The results of the exterior structural survey identified the conditions of the structures, throughout the Redevelopment Area. A total of 18 (60 percent) of the total 30 structures, within the Area, are either deteriorating or dilapidated to a substandard condition.

### **Conclusion**

**The results of the structural condition survey indicates dilapidated or deteriorating structures are present to a strong extent throughout the Redevelopment Area. Table 4 identifies the results of the structural rating process per building type.**

**TABLE 4  
EXTERIOR SURVEY FINDINGS  
NW 48<sup>TH</sup> STREET REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deficient (Minor)</u>	<u>Deteriorating</u>	<u>Dilapidated</u>	<u>Number of Structure</u>	<u>Substandard and major Deficiency</u>
Single Family	1	4	0	2	7	2
<u>Other</u>	<u>6</u>	<u>1</u>	<u>8</u>	<u>8</u>	<u>23</u>	<u>16</u>
<b>Totals</b>	<b>7</b>	<b>5</b>	<b>8</b>	<b>10</b>	<b>30</b>	<b>18</b>
Percent	23.3%	16.7%	26.7%	33.3%	100.0%	60.0%

Source: Hanna:Keelan Associates, P.C., 2007

**(2) Age or Obsolescence**

According to information obtained from the field survey and the research of public records, the estimated average age of residential structures and associated agricultural outbuildings in the Redevelopment Area is 50.7 years of age. The survey also estimates that of the total 30 structures, 24 (80 percent) are 40+ years of age, or were built prior to 1967.

**Conclusion**

**The age and obsolescence of the structures is a strong presence throughout the Northwest 48th Street Redevelopment Area.**

### (3) Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces

The results from the exterior structural survey, along with other field data, provided the basis for the identification of insanitary and unsafe conditions in the **Northwest 48th Street Redevelopment Area**. Factors contributing to insanitary and unsafe conditions are discussed below.

The field survey determined that 60 percent of the 30 structures, in the Redevelopment Area, were identified as deteriorating or dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings that are deteriorating or dilapidated pose special safety and sanitary problems. There are a significant number of masonry and wood-framed, one and two-story commercial or residential buildings in need of structural repair or fire protection.

A total of four parcels in the Redevelopment Area were identified as possessing minor to major excessive debris. This equals 21 percent of the 19 total parcels. Debris creates an environment inviting pests and vermin. These unwanted nuisances can create unsafe and insanitary conditions. **Illustration 4** depicts the *overall site conditions* per legal lot of record. The parcel-by-parcel field survey identified a total of 8, or 42 percent of the total parcels as possessing “fair” overall site conditions. Additionally, three, or 16 percent of the total 19 parcels were identified as being in “poor” condition. This represents a total of 58 percent (11 parcels) of the total parcels as being in “fair” or “poor” condition. The entire Redevelopment Area lacks, and therefore, is in need of street beautification and improved landscaping.

The entire **Northwest 48th Street Redevelopment Area** lacks municipal infrastructure. The Redevelopment Area is not served by City of Lincoln water and sanitary sewer systems, despite the proximity of these services in the developing housing subdivision adjacent the Area to the north. A 16" diameter water main runs along the NW 48<sup>th</sup> Street right-of-way; however, no properties within the Redevelopment Area are connected to this water main. According to representatives of Olsson Associates, the majority of dwellings within the Redevelopment Area are also not presently within reasonable distance to connect to existing municipal water services to the north.

A 15" sanitary sewer main extends to the north side of the NW 48<sup>th</sup> Street interchange with Interstate 80; however, no properties within the Redevelopment Area are connected to the sewer main, and it is stubbed from extending further north until future development occurs. The majority of existing properties in the Redevelopment Area utilize individual septic tanks/leach fields.

### Conclusion

**The inadequate provision for ventilation, light, air, sanitation or open spaces in the Northwest 48<sup>th</sup> Street Redevelopment Area is reasonably sufficient to constitute a Substandard Factor.**

**(4) The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes**

The results of the parcel-by-parcel field survey, coupled with information obtained from pertinent City departments, assisted in determining the existence of conditions in the **Northwest 48<sup>th</sup> Street Redevelopment Area**, which endangered life or property by fire and other causes. The lack of adequate public infrastructure is a primary issue throughout the Redevelopment Area. Information described below is the accumulation of support data and interviews with Olsson Associates personnel. For more detailed information and specific maps and illustrations, please refer to the appropriate utility departments.

As a large undeveloped area within an urban setting, generally bound on three sides by Lincoln Corporate Limits, the **Northwest 48<sup>th</sup> Street Redevelopment Area** is not served by City of Lincoln water and sanitary sewer systems, despite the proximity of these services in the developing housing subdivision adjacent the Area to the north. A 16" diameter water main runs along the NW 48<sup>th</sup> Street right-of-way; however, no properties within the Redevelopment Area are connected to this water main. There are presently no fire hydrant connection points to service existing or future properties within the Redevelopment Area.

The presence of a 15" sanitary sewer main within the NW 48<sup>th</sup> Street interchange with Interstate 80 is available for future development, but has not been extended to any existing properties throughout the Redevelopment Area. The majority of existing properties in the Area utilize individual septic tanks/leach fields.

**Specific data relating to the Redevelopment Area is discussed in the following paragraphs.**

Minor and major debris located on four parcels (21 percent) is somewhat significant and poses a potential fire hazard, as well as a place to harbor pests, which can be detrimental to the public's overall health and safety.

Approximately 80 percent of the structures in the Redevelopment Area were built prior to 1967, thus 40+ years of age. There are masonry buildings with wooden structural elements located throughout the Area, in need of structural repair or fire protection. Several of these buildings have been determined to be deteriorating or dilapidated.

Overall site conditions on a significant number of properties throughout the Redevelopment Area (a total of 58 percent) were generally found to be in “fair” to “poor” condition. The field survey determined that eight, or 42 percent of the total 19 parcels, are in “fair” condition, while an additional three parcels (16 percent) were determined to be in “poor” condition. This overall condition rating includes the general condition of structures and an evaluation of the land with improvements, such as sidewalks, streets, driveways, parking areas and landscaping.

### **Conclusion**

**The conditions which endanger life or property by fire and other causes are significant factors and are strongly present throughout the Redevelopment Area.**

## ***BLIGHT FACTORS***

### **(1) Dilapidation/Deterioration of Structures**

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the **Northwest 48<sup>th</sup> Street Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all **30** existing structures, within the Redevelopment Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the area.

#### **1. Structures/Building Systems Evaluation**

During an on-site field analysis, each component of a structure/building was examined to determine whether it is in sound condition or has minor, major, or critical defects. Structures/building systems examined included the three following types, **one Primary** and **two Secondary**.

##### **Structural Systems (Primary Components).**

These components include the basic structural elements of any structure/building: roof structure, wall foundation, and basement foundation.

##### **(Secondary Components)**

**Building Systems.** These components include: roof surface condition, chimney, gutters/downspouts and exterior wall surface.

**Architectural Systems.** These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows porches, steps, and fire escape, and driveways and side conditions.

The evaluation of each individual parcel of land included the review and evaluation of adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/building.

## **2. Criteria for Rating Components for Structural, Building and Architectural Systems**

The components for the previously identified Systems, were individually rated utilizing the following criteria.

**Sound.** Component that contains no defects, is adequately maintained, and requires no treatment outside of normal ongoing maintenance.

**Minor Defect.** Component that contains minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

**Major Defect.** Components that contain major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding by people skilled in building trades.

**Critical Defect.** Building systems which contain major defects in combination equaling critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

#### 4. Final Structure/Building Rating

After completion of the *Exterior Rating* of each structure/building, each individual structure/building was placed in one of *four categories*, based on the combination of defects found with **Components** contained in **Structural, Building, and Architectural Systems**. Each final rating is described below.

**Sound.** Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

**Deficient-Minor.** Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

**Deteriorating.** Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

**Dilapidated.** Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated **will have over 21points.**

An individual *Exterior Rating* form is completed for each structure/building. The results of the *Exterior Rating* of all structures/buildings are presented in a *Map* and *Table Format*.

Primary Components	Secondary Components
One Critical = 11 pts	One Critical = 6 pts
Major Deteriorating = 6 pts	Major Deteriorating = 3 pts
Minor = 2 pts	Minor = 1 pt

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The words “building” and “structure” are presumed to be interchangeable.

## 5. Field Survey Conclusions

The condition of the total 30 primary buildings within the Redevelopment Area were determined based on the finding of the exterior survey. These surveys indicated the following:

- Seven (7) structures were classified as structurally sound;
- Five (5) structures were classified as deteriorating with minor defects.
- Eight (8) structures were classified as deteriorating with major defects; and
- Ten (10) structures were classified as dilapidated.

The results of the exterior structural survey identified the conditions of the structures, throughout the Redevelopment Area. A total of 18 (60 percent) of the total 30 structures, within the Area, are either deteriorating or dilapidated to a substandard condition.

### **Conclusion**

**The results of the structural condition survey indicates deteriorating/dilapidated structures are present to a strong extent throughout the Redevelopment Area. Table 5 identifies the results of the structural rating process per building type.**

**TABLE 5  
STRUCTURAL SURVEY FINDINGS  
NORTHWEST 48<sup>TH</sup> STREET REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

<u>Activity</u>	<u>Exterior Structural Rating</u>				<u>Number of Structure</u>	<u>Substandard and major Deficiency</u>
	<u>Sound</u>	<u>Deficient (Minor)</u>	<u>Deteriorating</u>	<u>Dilapidated</u>		
Residential	1	4	0	2	7	2
<u>Other</u>	<u>6</u>	<u>1</u>	<u>8</u>	<u>8</u>	<u>23</u>	<u>16</u>
<b>Totals</b>	<b>7</b>	<b>5</b>	<b>8</b>	<b>10</b>	<b>30</b>	<b>18</b>
Percent	23.3%	16.7%	26.7%	33.3%	100.0%	60.0%

Source: Hanna:Keelan Associates, P.C., 2007

## **(2) Existence of Defective or Inadequate Street Layout**

The street pattern within the **Northwest 48<sup>th</sup> Street Redevelopment Area** consists of a standard rectilinear grid system. The principle arterials, within the Redevelopment Area, are W. Holdrege, NW 56<sup>th</sup> and NW 48<sup>th</sup> Streets. These arterials provide access to and throughout the Redevelopment Area, including access to Interstate 80 via the NW 48<sup>th</sup> Street interchange. Major problem conditions that contribute to the factor of existence of defective or inadequate street layout are discussed below.

### **1. Inadequate Street Layout**

Lack of platted streets throughout the Redevelopment Area has limited development of areas adjacent NW 48<sup>th</sup> Street. A multitude of different public entities, including Lancaster County, the City of Lincoln and the federal government, has control over the maintenance and future development of the portions of NW 48<sup>th</sup> Street within the Redevelopment Area. Thus, a consolidation of right-of-way is needed to ensure proper development and maintenance of the Street. The presence of graveled access roads and driveways, in combination with open storm water drainage ditches along W. Holdrege and NW 40<sup>th</sup> Streets has also hindered redevelopment efforts in the Redevelopment Area. Nearly 90 percent of streets in the Area are rated as being in “fair” or “poor” condition. The majority of streets fronting on parcels are gravel or dirt surfaced, which creates ambient dust and problematic conditions for driving during times of inclement weather.

### **2. Lack of Sidewalks**

Sidewalks are not present anywhere within the Redevelopment Area. All of the 19 parcels throughout the Redevelopment Area lack sidewalks. Residential properties adjacent the Redevelopment Area to the north currently lack adequate pedestrian access to other land uses in the area.

### **3. Accessibility of Sites**

Access to arterial roads from dwellings within the Redevelopment Area is limited to gravel surfaced driveways and access roads. The only hard surfaced road in the Area is NW 48<sup>th</sup> Street, which divides the Area into two portions. W. Holdrege is the only east-west street that intersects with NW 48<sup>th</sup>, within the Redevelopment Area. The intersection at W. Holdrege Street is not signalized, and the volume and speed of traffic make it difficult for pedestrians and vehicles, to cross this corridor.

## **Conclusion**

**The existence of defective or inadequate street layout in the Northwest 48th Street Redevelopment Area is present to a strong degree and constitutes a Blighting Factor.**

**(3) Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness**

The review of building use and condition surveys, property ownership and subdivision records, as well as the field surveys, resulted in the identification of conditions associated with faulty lot layout in relationship to size, adequacy and accessibility, or usefulness of land within the **Northwest 48<sup>th</sup> Street Redevelopment Area**. Inappropriate lot sizes, in the Area, created by past subdivision activities, are generally too large for efficient redevelopment efforts, according to today's planning standards. The majority of individual parcels located within the Redevelopment Area were subdivided by “metes and bounds” description (Irregular Tracts), rather than by a typical subdivision plat. Thus many of these large lots are of sizes and configurations which would make redevelopment difficult, utilizing current codes and building standards. Blighting factors are:

Inappropriately sized and platted parcels exist in the residential and agricultural portions of the **Northwest 48<sup>th</sup> Street Redevelopment Area**. The configuration of these parcels makes redevelopment efforts more difficult, as it requires complicated assembly of land and dealings with multiple property owners. Most of the parcels within the Redevelopment Area fall under this category.

The **Northwest 48<sup>th</sup> Street Redevelopment Area** contains examples of areas that would have ideally been replatted to reflect individual lots of record. These parcels are currently identified only by “metes and bounds” descriptions of Irregular Tracts, and multiple platted lots that were assembled to support a single use, and never replatted into a single lot of record. These examples represent faulty lot layout in relation to size, adequacy, accessibility or usefulness. These lots of record do not support redevelopment efforts to improve the Area. The lot descriptions in their current state, in fact, make redevelopment efforts more difficult.

**Conclusion**

**Problems relating to faulty lot layout are present to a reasonable extent in the Redevelopment Area.**

#### **(4) Insanitary and Unsafe Conditions**

The results of the area-wide field survey, along with information obtained from the appropriate City and County Departments provided the basis for the identification of insanitary and unsafe conditions in the **Northwest 48<sup>th</sup> Street Redevelopment Area**.

##### **1. Age of Structure**

The analysis of all 30 structures, in the Redevelopment Area, identified approximately 80 percent of the structures as being 40+ years of age, built prior to 1967. This results in the potential for in needing rehabilitation.

##### **2. Lack of Adequate Public Infrastructure**

The Redevelopment Area is not served by City of Lincoln water and sanitary sewer systems, despite the proximity of these services in the developing housing subdivision adjacent the Area to the north. A 16" diameter water main runs along the NW 48<sup>th</sup> Street right-of-way; however, no properties within the Redevelopment Area are connected to this water main. According to representatives of Olsson Associates, the majority of dwellings within the Redevelopment Area are not presently within reasonable distance to connect to existing municipal water services to the north. There are presently no fire hydrant connection points to service existing or future properties within the Redevelopment Area.

A 15" sanitary sewer main extends to the north side of the NW 48<sup>th</sup> Street interchange with Interstate 80, however, no properties within the Redevelopment Area are connected to the sewer main, and it is stubbed from extending further north until future development occurs. Existing properties in the Redevelopment Area utilize individual septic tanks/leach fields.

##### **3. Overall Site Condition**

The area-wide field survey determined that eight (40 percent) of the total 20 parcels had overall site conditions that were in "fair" condition and three (15 percent) were in "poor" condition. Additionally, four (20 percent) of the parcels in the Redevelopment Area had excessive debris, which poses a potential fire hazard, as well as a place to harbor pests, which can be detrimental to the public's overall health and safety.

#### **Conclusion**

**Insanitary and unsafe conditions are present to a strong extent throughout the Redevelopment Area.**

**(5) Deterioration of Site or Other Improvements**

Field observations were conducted to determine the condition of site improvements within the **Northwest 48<sup>th</sup> Street Redevelopment Area**, including streets, sidewalks, curbs and gutters, traffic control devices and off-street parking. The **Appendix** documents the present condition of these improvements. The primary problems in the Redevelopment Area are gravel surfaced streets, driveways and access roads, lack of adequate public infrastructure, debris and inadequate public improvements.

Within the Redevelopment Area, none of the total 19 parcels had sidewalks, while 12 parcels, or 63 percent of the total 19 parcels, fronted on gravel surfaced streets or access roads.

The total percentage of parcels containing major debris, within the Redevelopment Area, was 5.3 percent (one parcel).

A total of eight, or 42 percent of the total 19 parcels within the Redevelopment Area received an overall site condition rating of “fair”, while three sites, or 16 percent received a “poor” rating, as per the results of the field survey.

The field survey identified inadequate parking conditions throughout the Redevelopment Area. Seven of the total 19 parcels contained residential driveways that consisted mainly of unpaved surfaces, which contributed to nearly 86 percent of driveways being rated as substandard or critical. Additionally, the seven parcels with either farmsteads, or non-farm households, each contained several additional buildings with gravel surfaced access roads and parking areas. Periods of inclement weather can potentially render gravel surfaced roads, driveways and parking areas inaccessible.

**Conclusion**

**Deterioration of site improvements is present to a strong extent in the Redevelopment Area.**

**(6) Diversity of Ownership**

The total number of unduplicated owners, on a parcel-by-parcel determination, within the Redevelopment Area, is estimated to be 12. The number of owners per parcel ranges from one to three.

The highest concentration of ownership, within the **Northwest 48<sup>th</sup> Street Redevelopment Area** is generally located on the east side of NW 48<sup>th</sup> Street, between the Interstate-80 interchange to W. Holdrege Street. Most of the tracts of land within the Redevelopment Area are comprised of relatively large, vacant lots with only one or two individual owners for each parcel of land. These land areas are primarily in vacant/agricultural uses, with a homestead site located on the property.

**Conclusion**

**Problems resulting from diversity of ownership are significant to a reasonable presence of factor in the Redevelopment Area.**

**(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land**

A thorough examination of public records was conducted to determine the status of taxation of properties located in the **Northwest 48<sup>th</sup> Street Redevelopment Area**. It should be noted, real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. Were a badly dilapidated property assessed/valued too highly, a public protest system is designed to give the owner appropriate relief and tax adjustment.

**1. Delinquent Taxes**

Public records were examined for the purposes of determining if delinquent taxes currently outstanding on parcels within the Redevelopment Area. The records indicated that **none** of the 19 parcels were classified as delinquent by Lancaster County.

**2. Real Estate Taxes**

The tax values within the Redevelopment Area generally appeared to be equal to or greater than the market value of the properties. The assessed valuation of all properties is approximately \$1,719,144.

**3. Tax Exempt**

No tax exempt properties exist in the Redevelopment Area, as identified by the Lancaster County Assessor and Treasurer's Offices.

**Conclusion**

**Examination and analysis of public records, along with extensive field inspection, as previously described, leads to the conclusion that delinquent taxes and special assessments exceeding the fair value of the land is not a blighting factor in the Northwest 48<sup>th</sup> Street Redevelopment Area.**

**(8) Defective or Unusual Condition of Title**

When a property is sold, mortgaged, or both, a title insurance policy must be issued and any title defects corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for problems are from improper filings, since there cannot possibly be many plattings on properties that have not been mortgaged or sold. Lincoln title companies, realtors and attorneys have typically been very diligent in this regard and the cracks through which any such problems would have to have fallen are extremely narrow.

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few such conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level nearly large enough to constitute a blighting factor.

**Conclusion**

**Defective or unusual condition of title was not reviewed and is, thus, not a blighting factor within the Redevelopment Area.**

**(9) Improper Subdivision or Obsolete Platting**

An in-depth analysis of the subdivision conditions in the **Northwest 48<sup>th</sup> Street Redevelopment Area** indicates that improper subdivision and obsolete platting is prevalent throughout the Redevelopment Area.

The **Northwest 48<sup>th</sup> Street Redevelopment Area** does not meet today's standards of platting and subdivision procedures. Lots throughout the Redevelopment Area contain a substantial number of individual parcels that are inappropriately platted, based on modern planning standards, for efficient redevelopment. Large, mostly vacant tracts of land have been incrementally subdivided with acreage developments containing single family dwellings and associated outbuildings, many originally intended for agricultural purposes, but which now are mostly used for storage or left unused. This type of unplanned, piecemeal development makes assembling tracts of land of the appropriate size and shape difficult. The size of the lots makes adequate access into the site more difficult, without platted streets. The Redevelopment Area requires appropriate subdivision to appropriately configure the parcels of land for development.

Efforts to overcome problems of inadequate subdivision and obsolete platting and to secure sites of reasonably adequate size and shape for modern development purposes requires the assemblage of adjacent parcels. This assemblage of parcels is complicated, due to the irregular shapes and inconsistent size of adjacent parcels, as well as the need to negotiate with, in some cases, several individual owners to purchase land of appropriate size. Development focus needs to be based on a broader scale, including larger areas of the **Northwest 48<sup>th</sup> Street Redevelopment Area**, rather than upon the piecemeal development of smaller, individual subdivisions of the type that have been occurring.

The need for public/private partnerships will be even greater in the near future to stimulate re-investment in the **Northwest 48<sup>th</sup> Street Redevelopment Area**, on a much broader scope. These partnerships are necessary to overcome the obstacles of prevalent obsolete platting and improper subdivision of land.

**Conclusion**

**A strong presence of improper subdivision or obsolete platting exists throughout the Redevelopment Area.**

**(10) The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes**

The results of the parcel-by-parcel field survey, along with information obtained from pertinent organizations, assisted in determining the existence of conditions in the **Northwest 48<sup>th</sup> Street Redevelopment Area** which endanger life or property by fire and other causes. The lack of public infrastructure is the primary issue throughout the Redevelopment Area. Information described below is the accumulation of support data and interviews with representatives of Olsson Associates. For more detailed information and specific maps and illustrations, please refer to the appropriate utility departments.

As a large undeveloped area within an urban setting, generally bound on three sides by Lincoln Corporate Limits, the **Northwest 48<sup>th</sup> Street Redevelopment Area** is not served by City of Lincoln water and sanitary sewer systems, despite the proximity of these services in the developing housing subdivision adjacent the Area to the north. A 16" diameter water main runs along the NW 48<sup>th</sup> Street right-of-way; however, no properties within the Redevelopment Area are connected to this water main. There are presently no fire hydrant connection points to service existing or future properties within the Redevelopment Area.

The presence of a 15" sanitary sewer main within NW 48<sup>th</sup> Street interchange with Interstate-80 is available for future development, but has not been extended to any existing properties throughout the Redevelopment Area . The majority of existing properties in the Redevelopment Area utilize individual septic tanks/leach fields.

**Specific data relating to the Redevelopment Area is discussed in the following paragraphs.**

Minor and major debris located on four parcels (21 percent) is somewhat significant and poses a potential fire hazard, as well as a place to harbor pests, which can be detrimental to the public's overall health and safety.

Approximately 80 percent of the structures in the Redevelopment Area were built prior to 1967, thus 40+ years of age. There are masonry buildings with wooden structural elements located throughout the Area, in need of structural repair or fire protection. Several of these buildings have been determined to be deteriorating or dilapidated.

Overall site conditions on properties throughout the Redevelopment Area were generally found to be in “fair” to “poor” condition. The Field Survey determined that eight parcels, or 42 percent of the total 19 parcels, are in “fair” condition, while an additional three parcels (16 percent) were determined to be in “poor” condition. The combined condition rating of 58 percent includes the general condition of structures and an evaluation of the land with improvements, such as streets, or roads, driveways, parking areas and landscaping.

### **Conclusion**

**The conditions which endanger life or property by fire and other causes are strongly present throughout the Redevelopment Area.**

## **(11) Other Environmental and Blighting Factors**

The Nebraska Community Development Law includes in its statement of purpose an additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and (c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure and economic obsolescence relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

Functional and economic obsolescence is prevalent in the properties throughout the Redevelopment Area. Several outbuildings originally utilized for residential or agricultural or livestock purposes, such as barns, cribs and stock buildings, remain that have been allowed to deteriorate to the point of being dilapidated. In one instance, an entire farmstead has been abandoned and allowed to deteriorate to the point that several buildings have collapsed, creating conditions of debris and potential fire hazards. The cost to rehabilitate other structures would easily exceed the cost of new construction. The majority of the agricultural related buildings are functionally and economically obsolescent, as they are currently utilized for storage, stand vacant, or are no longer in use for their intended purposes.

### **Conclusion**

**Other environmental, blighted factors are present to a strong extent throughout the Northwest 48<sup>th</sup> Street Redevelopment Area to warrant a blighted condition. The Redevelopment Area contains a fair amount of functionally obsolete structures.**

## **(12) Additional Blighting Conditions**

According to the definition set forth in the Nebraska Community Development Law, Section 18-2102, in order for an area to be determined "Blighted" it must (1) meet the eleven criteria by reason of presence and (2) contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. The average age of the residential or commercial units in the area is at least forty years;
3. More than half of the platted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the City or Village in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

**One of the aforementioned criteria is prevalent throughout the designated blighted areas.**

The average age of the residential or commercial units in the area is at least forty (40) years.

According to the field survey, the **estimated average age of residential structures is 63.6 years of age**. Combined, the 30 total structures have an estimated average age of 50.7 years.

### **Conclusion**

**The criteria of one of five additional blighting conditions is average age of residential units is over 40 years of age and is strongly present throughout the Northwest 48<sup>th</sup> Street Redevelopment Area.**

## ***DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY***

The Northwest 48<sup>th</sup> Street Redevelopment Area meets the requirements of the Nebraska Community Development Law for designation as both a "Blighted and Substandard Area." There is at least a reasonable distribution of all **four** Factors that constitute an area as Substandard in the Redevelopment Area . Of the 12 possible Factors that can constitute an area Blighted, **10** are at least reasonably present in the Area. Factors present in each of the criteria are identified below.

### **Substandard Factors**

1. Dilapidated/deterioration.
2. Age or obsolescence.
3. Inadequate provision for ventilation, light, air, sanitation, or open spaces.
4. Existence of conditions which endanger life or property by fire and other causes.

### **Blighted Factors**

1. A substantial number of deteriorated or deteriorating structures.
2. Existence of defective or inadequate street layout.
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
4. Insanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Diversity of Ownership.
7. Improper subdivision or obsolete platting.
8. The existence of conditions which endanger life or property by fire or other causes.
9. Other environmental and blighting factors.
10. One of the other five conditions.

Although all of the previously listed factors are reasonably present throughout the Redevelopment Area, the conclusion is that the average age of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of the Redevelopment Area as blighted and substandard.

The extent of blight and substandard factors for the **Northwest 48<sup>th</sup> Street Redevelopment Area** addressed in this document are presented in **Tables 1 and 2**, located on pages **5** and **7** respectively. The eligibility findings indicate the Redevelopment Area is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Lincoln and Lancaster County. Indications are, the Area, on the whole, has not been subject to sufficient, comprehensive growth and development through investment by the private sector, nor would the Area be reasonably anticipated to be developed without public action or public intervention.

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## **APPENDIX**

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**Structural/Site Conditions  
Survey Form**

Parcel # \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**Section I:**

1. Type of Units: \_\_\_ SF \_\_\_ MF \_\_\_ Mixed Use \_\_\_ Duplex \_\_\_ No. of Units
2. Units: \_\_\_\_\_ Under construction/rehab \_\_\_\_\_ For Sale \_\_\_\_\_ Both
3. Vacant Units: \_\_\_\_\_ Inhabitable \_\_\_\_\_ Uninhabitable
4. Vacant Parcel: \_\_\_\_\_ Developable \_\_\_\_\_ Undevelopable
5. Non-residential Use: \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_ Public  
\_\_\_\_\_ Other/Specify: \_\_\_\_\_

**Section II: Structural Components**

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
___ Concrete ___ Stone ___ Rolled Asphalt ___ Brick ___ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
___ Asphalt Shingles ___ Rolled Asphalt ___ Cedar ___ Combination ___ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
___ Frame ___ Masonry ___ Siding ___ Combination ___ Stucco ___ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

**Final Rating:**

\_\_\_\_\_ Sound \_\_\_\_\_ Deficient-Minor \_\_\_\_\_ Deteriorating \_\_\_\_\_ Dilapidated  
**Built Within:** \_\_\_\_\_ 1 year \_\_\_\_\_ 1-5 years \_\_\_\_\_ 5-10 years  
 \_\_\_\_\_ 10-20 years \_\_\_\_\_ 20-40 years \_\_\_\_\_ 40-100 years \_\_\_\_\_ 100+ years

**Section III: Revitalization Area**

1. Adjacent Land Usage: \_\_\_\_\_
2. Street Surface Type: \_\_\_\_\_
3. Street Condition: \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P
4. Sidewalk Condition: \_\_\_\_\_ N \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P
5. Parking (Off-Street): \_\_\_\_\_ N \_\_\_\_\_ # of Spaces \_\_\_\_\_ Surface
6. Railroad Track/Right-of Way Composition: . N \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P
7. Existence of Debris: \_\_\_\_\_ MA \_\_\_\_\_ MI \_\_\_\_\_ N
8. Existence of Vagrants: \_\_\_\_\_ MA \_\_\_\_\_ MI \_\_\_\_\_ N
9. Overall Site Condition: \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P

**NW 48TH STREET REDEVELOPMENT AREA  
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

**TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER**

**AGE OF STRUCTURE**

1-5 years	0	0.0%	0	0	0	NA	0
5-10 years	1	3.3%	0	0	0	NA	1
10-20 years	2	6.7%	0	0	0	NA	2
20-40 years	3	10.0%	0	0	0	NA	3
40-100 years	24	80.0%	7	0	0	NA	17
100+ years	0	0.0%	0	0	0	NA	0
<b>TOTAL</b>	<b>30</b>	<b>100.0%</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>NA</b>	<b>23</b>

**FINAL STRUCTURAL RATING**

sound	7	23.3%	1	0	0	NA	6
deficient minor	5	16.7%	4	0	0	NA	1
deteriorated	8	26.7%	0	0	0	NA	8
dilapidated	10	33.3%	2	0	0	NA	8
<b>TOTAL</b>	<b>30</b>	<b>100.0%</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>NA</b>	<b>23</b>

**STREET CONDITION**

none	0	0.0%	0	0	0	0	0
excellent	0	0.0%	0	0	0	0	0
good	4	21.1%	0	0	0	4	0
fair	9	47.4%	2	0	0	6	1
poor	6	31.6%	3	0	0	2	1
<b>TOTAL</b>	<b>19</b>	<b>100.0%</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>2</b>

**SIDEWALK CONDITION**

none	19	100.0%	5	0	0	12	2
excellent	0	0.0%	0	0	0	0	0
good	0	0.0%	0	0	0	0	0
fair	0	0.0%	0	0	0	0	0
poor	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>19</b>	<b>100.0%</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>2</b>

**DEBRIS**

major	1	5.3%	0	0	0	0	1
minor	3	15.8%	1	0	0	2	0
none	15	78.9%	4	0	0	10	1
<b>TOTAL</b>	<b>19</b>	<b>100.0%</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>2</b>

**OVERALL SITE CONDITION**

excellent		0.0%	0	0	0	0	0
good	8	42.1%	1	0	0	6	1
fair	8	42.1%	2	0	0	6	0
poor	3	15.8%	2	0	0	0	1
<b>TOTAL</b>	<b>19</b>	<b>100.0%</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>2</b>

**NW 48TH STREET REDEVELOPMENT AREA  
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

**TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER**

**DOORS**

sound	12	40.0%	5	0	0	N/A	7
none	1	3.3%	0	0	0	N/A	1
minor	8	26.7%	2	0	0	N/A	6
substandard	7	23.3%	0	0	0	N/A	7
critical	2	6.7%	0	0	0	N/A	2
<b>TOTAL</b>	<b>30</b>	<b>100.0%</b>	<b>7</b>	<b>0</b>	<b>0</b>		<b>23</b>

**WINDOWS**

sound	11	36.7%	6	0	0	N/A	5
none	6	20.0%	0	0	0	N/A	6
minor	7	23.3%	1	0	0	N/A	6
substandard	4	13.3%	0	0	0	N/A	4
critical	2	6.7%	0	0	0	N/A	2
<b>TOTAL</b>	<b>30</b>	<b>100.0%</b>	<b>7</b>	<b>0</b>	<b>0</b>		<b>23</b>

**STREET TYPE**

none	0	0.0%	0	0	0	0	0
concrete	8	42.1%	0	0	0	8	0
asphalt	0	0.0%	0	0	0	0	0
gravel	11	57.9%	5	0	0	4	2
dirt	0	0.0%	0	0	0	0	0
brick	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>19</b>	<b>100.0%</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>2</b>

**PORCHES...**

sound	6	20.0%	4	0	0	N/A	2
none	4	13.3%	0	0	0	N/A	4
minor	6	20.0%	1	0	0	N/A	5
substandard	10	33.3%	1	0	0	N/A	9
critical	4	13.3%	1	0	0	N/A	3
<b>TOTAL</b>	<b>30</b>	<b>100.0%</b>	<b>7</b>	<b>0</b>	<b>0</b>		<b>23</b>

**PAINT**

sound	6	20.0%	4	0	0	N/A	2
none	5	16.7%	0	0	0	N/A	5
minor	9	30.0%	1	0	0	N/A	8
substandard	8	26.7%	1	0	0	N/A	7
critical	2	6.7%	1	0	0	N/A	1
<b>TOTAL</b>	<b>30</b>	<b>100.0%</b>	<b>7</b>	<b>0</b>	<b>0</b>		<b>23</b>

**DRIVEWAY**

sound	0	0.0%	0	0	0	0	0
none	12	63.2%	0	0	0	12	0
minor	1	5.3%	0	0	0	0	1
substandard	2	10.5%	2	0	0	0	0
critical	4	21.1%	3	0	0	0	1
<b>TOTAL</b>	<b>19</b>	<b>100.0%</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>2</b>

**NW 48TH STREET REDEVELOPMENT AREA  
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

**TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER**

**ROOF STRUCTURE**

sound	14	46.7%	4	0	0	N/A	10
none	0	0.0%	0	0	0	N/A	0
minor	9	30.0%	2	0	0	N/A	7
substandard	5	16.7%	1	0	0	N/A	4
critical	2	6.7%	0	0	0	N/A	2
<b>TOTAL</b>	<b>30</b>	<b>100.0%</b>	<b>7</b>	<b>0</b>	<b>0</b>		<b>23</b>

**WALL FOUNDATION**

sound	15	50.0%	4	0	0	N/A	11
none	1	3.3%	0	0	0	N/A	1
minor	7	23.3%	2	0	0	N/A	5
substandard	4	13.3%	1	0	0	N/A	3
critical	3	10.0%	0	0	0	N/A	3
<b>TOTAL</b>	<b>30</b>	<b>100.0%</b>	<b>7</b>	<b>0</b>	<b>0</b>		<b>23</b>

**FOUNDATION**

sound	16	53.3%	5	0	0	N/A	11
none	3	10.0%	0	0	0	N/A	3
minor	6	20.0%	1	0	0	N/A	5
substandard	4	13.3%	1	0	0	N/A	3
critical	1	3.3%	0	0	0	N/A	1
<b>TOTAL</b>	<b>30</b>	<b>100.0%</b>	<b>7</b>	<b>0</b>	<b>0</b>		<b>23</b>

**FOUNDATION TYPE**

Concrete	22	81.5%	7	0	0	N/A	15
Stone	5	18.5%	0	0	0	N/A	5
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Brick	0	0.0%	0	0	0	N/A	0
Other	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100.0%</b>	<b>7</b>	<b>0</b>	<b>0</b>		<b>20</b>

**ROOF SURFACE**

sound	14	46.7%	5	0	0	N/A	9
none	4	13.3%	0	0	0	N/A	4
minor	9	30.0%	1	0	0	N/A	8
substandard	3	10.0%	1	0	0	N/A	2
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>30</b>	<b>100.0%</b>	<b>7</b>	<b>0</b>	<b>0</b>		<b>23</b>

**ROOF TYPE**

Asphalt Shingles	16	53.3%	7	0	0	N/A	9
Rolled Asphalt	1	3.3%	0	0	0	N/A	1
Cedar	0	0.0%	0	0	0	N/A	0
Combination	2	6.7%	0	0	0	N/A	2
Other	11	36.7%	0	0	0	N/A	11
<b>TOTAL</b>	<b>30</b>	<b>100.0%</b>	<b>7</b>	<b>0</b>	<b>0</b>		<b>23</b>

**NW 48TH STREET REDEVELOPMENT AREA  
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

**TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER**

**CHIMNEY**

sound	0	0.0%	0	0	0	N/A	0
none	28	93.3%	6	0	0	N/A	22
minor	1	3.3%	0	0	0	N/A	1
substandard	1	3.3%	1	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>30</b>	<b>100.0%</b>	<b>7</b>	<b>0</b>	<b>0</b>		<b>23</b>

**GUTTER, DOWNSPOUTS**

sound	8	26.7%	5	0	0	N/A	3
none	17	56.7%	1	0	0	N/A	16
minor	3	10.0%	1	0	0	N/A	2
substandard	1	3.3%	0	0	0	N/A	1
critical	1	3.3%	0	0	0	N/A	1
<b>TOTAL</b>	<b>30</b>	<b>100.0%</b>	<b>7</b>	<b>0</b>	<b>0</b>		<b>23</b>

**WALL SURFACE**

sound	19	67.9%	6	6	4	N/A	3
none	0	0.0%	0	0	0	N/A	0
minor	8	28.6%	5	1	1	N/A	1
substandard	1	3.6%	1	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>28</b>	<b>100.0%</b>	<b>12</b>	<b>7</b>	<b>5</b>		<b>4</b>

**WALL SURFACE TYPE**

Frame	14	46.7%	4	0	0	N/A	10
Masonry	3	10.0%	1	0	0	N/A	2
Siding	11	36.7%	2	0	0	N/A	9
Combination	0	0.0%	0	0	0	N/A	0
Stucco	0	0.0%	0	0	0	N/A	0
Other	2	6.7%	0	0	0	N/A	2
<b>TOTAL</b>	<b>30</b>	<b>100.0%</b>	<b>7</b>	<b>0</b>	<b>0</b>		<b>23</b>

**PARKING SURFACE**

none	12	63.2%	0	0	0	12	0
concrete	0	0.0%	1	0	0	0	0
asphalt	0	0.0%	0	0	0	0	0
gravel	5	26.3%	3	0	0	0	1
dirt	2	10.5%	1	0	0	0	1
brick	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>19</b>	<b>100.0%</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>2</b>

**PARKING SPACES**

none	12	63.2%	0	0	0	12	0
1 to 2	7	36.8%	5	0	0	0	2
3 to 5	0	0.0%	0	0	0	0	0
6 to 10	0	0.0%	0	0	0	0	0
11 to 20	0	0.0%	0	0	0	0	0
21 or more	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>19</b>	<b>100.0%</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>2</b>