

13R-244

MOTION TO AMEND NO. 1

I hereby move to amend Bill No. 13R-244 by accepting the attached Attachment "A" Blight and Substandard Determination Study for the Piedmont Redevelopment Area to replace Attachment "A" previously provided with Bill No. 13R-244.

Introduced by:

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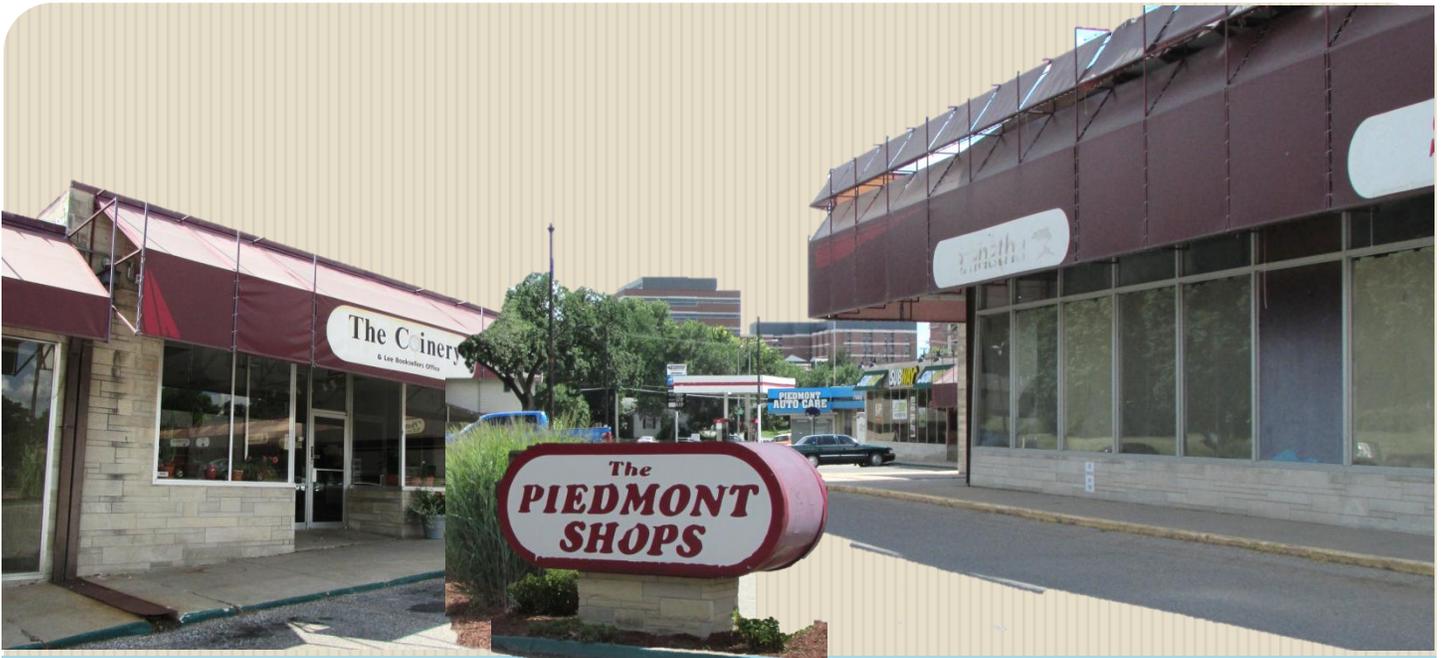
Approved as to Form and Legality:

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City Attorney

Requested by: Ernie Castillo, Urban Development

Reason for Request: The Attachment "A" previously provided with Bill No. 13R-244 was the Executive Summary of the blight study. Attached hereto is the complete Blight and Substandard Determination Study.



LINCOLN, NEBRASKA  
BLIGHT & SUBSTANDARD DETERMINATION STUDY.

***“PIEDMONT  
REDEVELOPMENT AREA.”***

**HANNA:KEELAN ASSOCIATES, P.C.  
COMMUNITY PLANNING & RESEARCH**

*COMPREHENSIVE PLANS & ZONING \* HOUSING STUDIES \*  
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING \*  
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS\**

*\* Lincoln, Nebraska \* 402.464.5383 \**

August, 2013

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# BLIGHT & SUBSTANDARD DETERMINATION STUDY

## *EXECUTIVE SUMMARY*

### Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the designated **Piedmont Redevelopment Area** in Lincoln, Nebraska. The results of this **Study** will assist the City of Lincoln City Council in declaring the **Piedmont Redevelopment Area** as both **blighted and substandard**.

### Location

The **Piedmont Redevelopment Area** contains an estimated 8.6 acres, generally located between “A” and “C” Streets, from 50<sup>th</sup> Street to Cotner Boulevard, City of Lincoln, Lancaster County, Nebraska. The **Redevelopment Area** is comprised of commercial land uses.

The **Piedmont Shops** are the primary properties within the **Piedmont Redevelopment Area**. Cotner Boulevard is a two-way street with a center turning lane that forms the eastern boundary of the **Redevelopment Area**, while “C” and South 50<sup>th</sup> Streets serve as the north and west boundaries. Commercial uses are concentrated within the **Redevelopment Area**.

Residential development exists to the east, west and north of the **Piedmont Redevelopment Area**. A City of Lincoln Fire Station is located across Cotner Boulevard, east from the **Area**. BryanHealth Medical Center’s East Campus is located within three blocks south of the **Redevelopment Area**.

**The Piedmont Redevelopment Area boundary is generally described as follows: An area within the City of Lincoln, Lancaster County, Nebraska, including Mark Plaza Subdivision, Lots 1-2; Municipal street right-of-ways of “C” Street, Aldrich Road, Cotner Boulevard and 50<sup>th</sup> Street that are included within the Piedmont Redevelopment Area.**

The **General Boundary Description** is as follows: Beginning at the intersection of the north line of “C” Street and the east line of Aldrich Road, thence south along said east line crossing Cotner Boulevard and continuing to its intersection with the south line of Cotner Boulevard, thence southwesterly along said south line to its intersection with the north line of “A” Street, thence west along said north line to its intersection with the west line of South 50<sup>th</sup> Street, thence north along said west line to its intersection with the north line of “C” Street, thence east along said north line to its intersection with the east line of Aldrich Road, the point of beginning.

**Illustration 1, Page 2, City Context Map**, identifies the location of the **Piedmont Redevelopment Area** in relation to the City of Lincoln. The primary street within the **Redevelopment Area** is Cotner Boulevard.

# CITY CONTEXT MAP

## PIEDMONT REDEVELOPMENT AREA

### LINCOLN, NEBRASKA



 Redevelopment Area

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### ILLUSTRATION 1

Lincoln, Nebraska  
 Blight & Substandard Determination Study  
 Piedmont Redevelopment Area

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

### ***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 the following factors:

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.

### ***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 the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, small diameter of water mains;
5. Deterioration of site or other improvements due to nearly 40 percent of the parcels having overall site conditions rated as "fair";
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 **blight and substandard**, this evaluation was made on the basis that existing **Blight 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 **Piedmont Redevelopment Area** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, the Piedmont Redevelopment Area is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

***SUBSTANDARD FACTORS***

All Four Substandard Factors, set forth in the Nebraska Community Development Law, represent a “strong presence” in the Piedmont Redevelopment Area. The Substandard Factors present are reasonably distributed throughout the Area.

**TABLE 1  
SUBSTANDARD FACTORS  
PIEDMONT REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

- |    |   |   |
|----|---|---|
| 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. | ■ |

<b>Strong Presence of Factor</b>	■
<b>Reasonable Presence of Factor</b>	▣
<b>No Presence of Factor</b>	○

Source: Hanna:Keelan Associates, P.C., 2013.

**Strong Presence of Factor –**

The results of the field survey identified all three major structures in the **Piedmont Redevelopment Area** as **deteriorating with major defects**. This **Factor** is a **strong presence** throughout the **Area**.

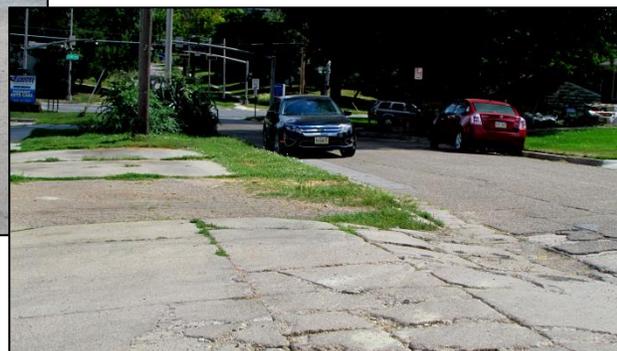
Based on the results of a parcel-by-parcel field survey analysis and public records available at the Lancaster County Assessor’s Office, two of the three major structures in the **Redevelopment Area** are **40+ years of age** (built prior to 1973). The **Factor** of **age or obsolescence** is a **strong presence** throughout the **Redevelopment Area**.

The conditions which result in *inadequate provision for ventilation, light, air, sanitation or open space* are a strong presence throughout the **Redevelopment Area**. A majority of water mains are 60+ years of age, while the sewer mains are approximately 93 years of age and comprised of outmoded materials. With age, these utility mains will require more frequent maintenance and/or replacement. Only one public sidewalk exists, along the north side of “C” Street. Curbs and gutters adjacent the municipal streets and sidewalk within the **Area** are deteriorated and in need of replacement. Landscaping and planting medians within the parking lot are in need of replacement and upgrading.

The parcel-by-parcel field analysis determined that the **Substandard Factor existence of conditions which endanger life or property by fire and other causes** is a **strong presence** throughout the **Piedmont Redevelopment Area**. The primary contributing **Factors** included masonry buildings with wood frame components, deteriorating buildings, aging water mains and parcels fronting on streets that were rated as being in “fair” condition.

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

1. Age of structures in excess of 40+ years of age;
2. Masonry buildings with wooden structural components in buildings as potential fire hazards; and
3. Portions of the **Piedmont Redevelopment Area** having utility mains that have deteriorated due to excessive age and obsolete materials.
4. Concrete sidewalks and driveway entrances that are cracked, broken and have sections settling that are hazards to pedestrians.



**BLIGHT FACTORS**

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, **seven** were present to a “strong” extent and **two** were present to a lesser, but “reasonable presence” in the **Piedmont Redevelopment Area**. The **Factors** “tax or special assessment excluding the fair value of land,” and “diversity of ownership” had little or “no presence,” while “defective or unusual condition of title” was not reviewed. Nine of the **12 Blight Factors** are reasonably distributed throughout the **Redevelopment Area**.

**TABLE 2  
BLIGHT FACTORS  
PIEDMONT REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

1.	A substantial number of deteriorated or dilapidated 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 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>NR = Not Reviewed</b>	NR

Source: Hanna:Keelan Associates, P.C., 2013.

## **Strong Presence of Factor –**

***Deteriorated or dilapidated structures*** are a **strong presence** in the **Redevelopment Area**. All three major structures were found to be deteriorating with major defects.

***Defective or inadequate street layout*** is a **strong presence** in the **Redevelopment Area**. Street layout, combined with deteriorating off-street parking conditions, creates vehicular safety issues. A significant portion of streets in the **Area** were rated in “fair” condition and, also, lack sidewalks.

***Insanitary or unsafe conditions*** are a **strong presence** throughout the **Redevelopment Area**. Contributing to this **Factor** are all three parcels with site conditions rated “poor”. The majority of underground utility mains in the **Area** range from 60 to 93 years of age.

***Deterioration of site or other improvements*** is a **strong presence** throughout the **Redevelopment Area**. All three parcels in the **Area** have a “fair” to “poor” overall site condition rating. Deteriorating underground utility mains, due to excessive age and outmoded materials, contribute to the strong presence of this **Factor**.

The ***existence of conditions which endanger life or property*** by fire or other causes is a **strong presence** throughout the **Redevelopment Area**. The primary contributing **Factors** included masonry buildings with wood frame components, deteriorating buildings and overall site conditions rated “fair” to “poor”.

In regards to ***other environmental and blighting factors***, the presence of economically and functionally obsolescent structures is a **strong presence** throughout the **Redevelopment Area**.

Based upon Lancaster County Assessor’s Office information and fieldwork for verification, ***one of the required five additional blight factors*** has a **strong presence** in the **Redevelopment Area**; the average age of commercial structures throughout the **Area** is approximately 53 years.

## **Reasonable Presence of Factor –**

***Faulty lot layout*** exists to a **reasonable extent** throughout the **Redevelopment Area**. Conditions contributing to the presence of this **Factor** included inadequate ingress/egress and the three-street intersection at Cotner Boulevard, South 50<sup>th</sup> and “A” Streets.

***Improper subdivision or obsolete platting*** is a **reasonable presence** throughout the **Redevelopment Area**. The **Area** has circulation patterns and deteriorated ingress/egress issues that do not support adequate accessibility.

## Conclusion

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, 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 **Piedmont Redevelopment Area** as "substandard" and "blighted."

The conclusions presented in this **Study**, are those of the Consultant hired to examine whether conditions of **blight and substandard** exist. The City of Lincoln City Council should review this **Study** and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and 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 **Piedmont 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), a **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 this **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 City Council of Lincoln (local governing body), acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each **Factor** was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout the **Piedmont Redevelopment Area**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated **areas of blight and substandard conditions** and expanding the areas 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 inclusion 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 **Piedmont 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**.

### **Location**

The **Piedmont Redevelopment Area** contains an estimated 8.6 acres, generally located between “A” and “C” Streets, from 50<sup>th</sup> Street to Cotner Boulevard, City of Lincoln, Lancaster County, Nebraska. The **Redevelopment Area** is comprised of commercial land uses.

The **Piedmont Shops** are the primary properties within the **Piedmont Redevelopment Area**. Cotner Boulevard is a two-way street with a center turning lane that forms the eastern boundary of the **Redevelopment Area**, while “C” and South 50<sup>th</sup> Streets serve as the north and west boundaries. Commercial uses are concentrated within the **Redevelopment Area**.

Residential development exists to the east, west and north of the **Piedmont Redevelopment Area**. A City of Lincoln Fire Station is located across Cotner Boulevard, east from the **Area**. BryanHealth Medical Center’s East Campus is located within three blocks south of the **Redevelopment Area**.

**The Piedmont Redevelopment Area boundary is generally described as follows: An area within the City of Lincoln, Lancaster County, Nebraska, including Mark Plaza Subdivision, Lots 1-2; Municipal street right-of-ways of “C” Street, Aldrich Road, Cotner Boulevard and 50<sup>th</sup> Street that are included within the Piedmont Redevelopment Area.**

The **General Boundary Description** is as follows: Beginning at the intersection of the north line of “C” Street and the east line of Aldrich Road, thence south along said east line crossing Cotner Boulevard and continuing to its intersection with the south line of Cotner Boulevard, thence southwesterly along said south line to its intersection with the north line of “A” Street, thence west along said north line to its intersection with the west line of South 50<sup>th</sup> Street, thence north along said west line to its intersection with the north line of “C” Street, thence east along said north line to its intersection with the east line of Aldrich Road, the point of beginning.

**Illustration 1, Page 2, City Context Map**, identifies the location of the **Piedmont Redevelopment Area** in relation to the City of Lincoln. The primary street within the **Redevelopment Area** is Cotner Boulevard.

Commercial and street land uses comprise the **Piedmont Redevelopment Area**. These existing land uses are highlighted in **Illustration 2**. The **Redevelopment Area** contains an estimated 8.6 acres. The entire **Area** has been developed.

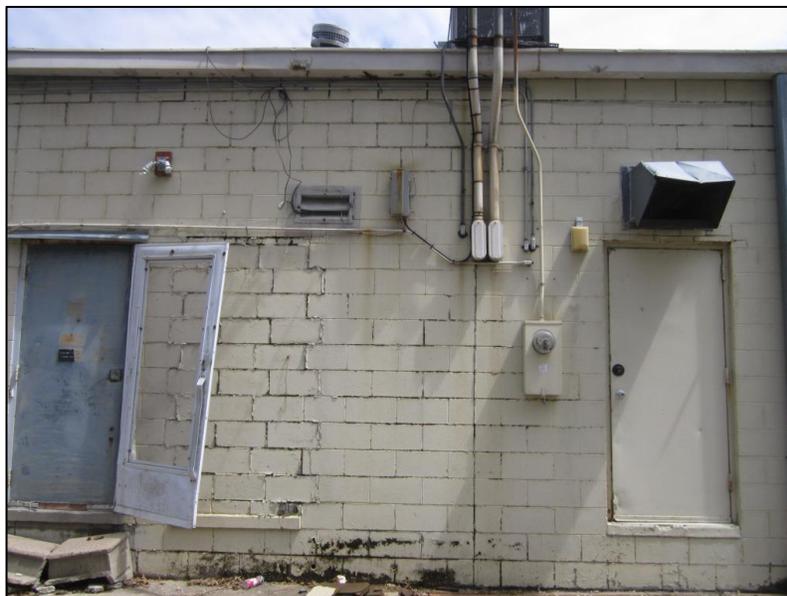
**Table 3** identifies the estimated **existing land uses** within the **Redevelopment Area**, in terms of number of acres and percentage of total for each existing land use.

**TABLE 3  
EXISTING LAND USE  
PIEDMONT REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

<u>LAND USE</u>	<u>ACRES</u>	<u>PERCENT</u>
Commercial	4.2	48.8%
<u>Streets R.O.W</u>	<u>4.4</u>	<u>51.2%</u>
<b>Total Area</b>	<b>8.6</b>	<b>100.00%</b>

Source: Hanna:Keelan Associates, P.C., 2013.

**Illustration 3** identifies the existing **Zoning Classification** within the **Piedmont Redevelopment Area**. Zoning activities throughout the **Piedmont Redevelopment Area** are administered by the City of Lincoln. The entire **Area** is zoned “**B-1**” **Local Business District**, which is appropriate for the existing land use.



# EXISTING LAND USE MAP

PIEDMONT REDEVELOPMENT AREA  
LINCOLN, NEBRASKA



### Legend

-  COMMERCIAL
-  REDEVELOPMENT AREA BOUNDARY

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## ILLUSTRATION 2

Lincoln, Nebraska  
Blight & Substandard Determination Study  
Piedmont Redevelopment Area

# EXISTING ZONING MAP

PIEDMONT REDEVELOPMENT AREA  
LINCOLN, NEBRASKA



## LEGEND

B-1 Local Business District

 Redevelopment Area Boundary

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ILLUSTRATION 3

Lincoln, Nebraska  
Blight & Substandard Determination Study  
Piedmont Redevelopment Area

## ***THE RESEARCH APPROACH***

The **blight and substandard determination research approach** implemented for the **Piedmont Redevelopment Area** included an area-wide assessment (100 percent sample) of all of the **Blight and Substandard Factors** identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All **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 July, 2013. A total of **three major structures** received exterior inspections. These structures, including a service station and two strip-mall structures, were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **Piedmont Redevelopment Area**.

### Parcel-by-Parcel Field Survey

A parcel-by-parcel field survey was also conducted in July, 2013. A total of **three plated parcels** exist in the **Redevelopment Area**, two separate platted parcels and one sub-parcel containing a building addition. Each parcel was examined for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions.

**The “Structural Condition Survey” Form, used in both the structural and parcel-by-parcel survey process, as well as field survey results, are included in the Appendix, of this Blight and Substandard Determination Study.**

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

Public records and aerial photographs of each parcel in the **Piedmont Redevelopment Area** were analyzed to determine the number of property owners within the **Area**.

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

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

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in the **Piedmont 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 **Piedmont 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 **three major existing structures**, within the **Piedmont 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 the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems examined included the following three types, **one Primary** and **two Secondary**.

**Structural Systems (Primary Components)**. These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

## **(Secondary Components)**

**Building Systems.** These components include: roof surface condition, chimney, gutters/down spouts, 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, 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 contained 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). These 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 contained 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 of systems by people skilled in the building trades.

**Critical Defect.** Components that contained 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.**

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

**Deteriorating-Major.** 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 at least 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 **Table format.**

<b>Primary Components</b>	<b>Secondary Components</b>
Critical = 11 pts.	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 word "building" and "structure" are presumed to be interchangeable.

#### **4. Field Survey Conclusions.**

The conditions of the **three buildings** within the designated **Piedmont Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- None (0) of the structures were classified as structurally **sound**;
- None (0) of the structures were classified as **deteriorating** with **minor** defects.
- Three (3) structures were classified as **deteriorating** with **major** defects; and
- None (0) of the structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout the **Piedmont Redevelopment Area**. All three (100 percent) structures were rated as deteriorating with major defects.

#### **Conclusion.**

**The results of the structural condition survey indicate deteriorating structures are a strong presence throughout the Piedmont Redevelopment Area. Table 4 identifies the results of the structural rating process per building type.**

**TABLE 4  
EXTERIOR SURVEY FINDINGS  
PIEDMONT REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structure</u>	<u>Substandard and major Deficiency</u>
<u>Commercial</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>3</u>	<u>3</u>
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>3</b>
Percent	0.0%	0.0%	100.0%	0.0%	100.0%	100.0%

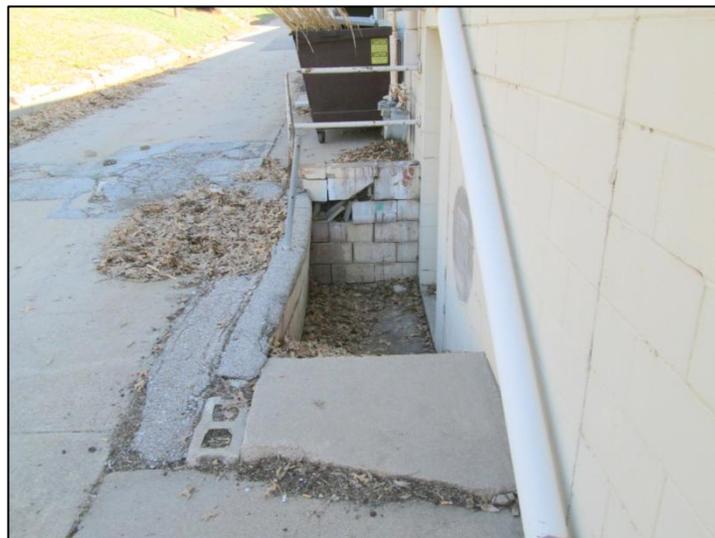
Source: Hanna:Keelan Associates, P.C., 2013.

**(2) Age or Obsolescence.**

As per the results of the field survey and by confirmation from Lancaster County Assessor’s Office property records, two (66.7 percent) of the total three major structures in the **Piedmont Redevelopment Area** are 40+ years of age, or built prior to 1973.

**Conclusion.**

**The age and obsolescence of the structures is a strong presence throughout the Piedmont 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 inadequate provision for ventilation, light, air, sanitation or open spaces in the **Piedmont Redevelopment Area**. Conditions contributing to this **Factor** are discussed below.

As per the results of the field survey, all three major structures in the **Piedmont Redevelopment Area** were rated as “deteriorating-major.” When not adequately maintained or upgraded to present-day occupancy standards, buildings in this condition pose safety and sanitary problems. Masonry buildings with wooden structural elements having combustible materials were found to be deteriorating to a “major” extent and in need of structural repair and fire protection.

Site features, such as parking lots, driveways, concrete curbs and gutters and above ground storm water drainage systems were identified as being in a state of deterioration. The only municipal sidewalk in the **Area** is located along the north side of “C” Street. Landscaping and parking lot “islands” within the **Redevelopment Area** have become obsolete and underutilized. **Two of the total three parcels were rated as having “fair” overall site conditions, with the other parcel having site conditions rated as “poor”.**

According to the City of Lincoln Public Works Department, sewer mains in the **Redevelopment Area** were installed in 1920, thus 90+ years of age. The water main along South 50<sup>th</sup> Street, installed in 1946, has had repeated breaks and will be scheduled for replacement with the next five years.

City staff indicated that sewer mains in the **Area** are adequately sized, but were constructed of vitrified clay pipe, a material that is no longer utilized in sewer main applications. These sewer mains may be lined with a polyvinyl chloride (PVC) “inner sleeve” in the near future or replaced. As these utility systems continue to age, maintenance and replacement problems are anticipated to be more prevalent.

**Conclusion**

**The inadequate provision for ventilation, light, air, sanitation or open spaces in the Piedmont Redevelopment Area is a strong presence to constitute a Substandard Factor.**

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

1. **Building Elements that are Combustible.**

The major structures within the **Redevelopment Area** contain combustible elements and fixtures. The buildings are deteriorating or dilapidated, have not been adequately maintained and will require extensive rehabilitation. **All three major buildings in the Piedmont Redevelopment Area have been determined to be deteriorating to a “major” extent.**

2. **Lack of Adequate Utilities.**

According to the City of Lincoln Public Works Department, water mains are approximately 60+ years of age while sewer mains are 90+ years of age. City staff indicated that the water main along South 50<sup>th</sup> Street has had repeated breaks and will be scheduled for replacement. Staff indicated that sewer mains in this **Redevelopment Area** are adequately sized, but were constructed of outdated materials and would be scheduled for lining or replacement within the next five years. As these utility systems continue to age, maintenance and replacement problems are anticipated to be more prevalent.

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

Two of the three major structures in the **Piedmont Redevelopment Area** were built prior to 1973, thus 40+ years of age.

The field survey of site conditions at the **Piedmont Redevelopment Area** determined that **two of the three parcels were rated as being in “fair” condition, while the remaining parcel was rated as being in “poor” condition.** Generally, conditions contributing to this determination include the general condition of structures, site improvements and adjacent right-of-way conditions. Furthermore, the lack of municipal sidewalks forces pedestrians to walk either in the grass along the street or within the parking lot of the Piedmont Shops.

**Conclusion.**

**The conditions which endanger life or property by fire and other causes are a strong presence throughout the Piedmont Redevelopment Area.**



## ***BLIGHT FACTORS***

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

The rating of building conditions is a critical step in determining the eligibility of a blighted 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 **Piedmont 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 **three major existing structures**, within the **Piedmont 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 the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems to be examined will include the following three types, **one Primary** and **two Secondary**.

**Structural Systems (Primary Components).** These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

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

**Building Systems.** These components include: roof surface condition, chimney, gutters/down spouts, 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 includes the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, 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, are individually rated utilizing the following criteria.

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

**Minor Defect.** Component that contained 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.

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### 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:

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**Deteriorating-Major.** 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 at least 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 ***Table format.***

<b>Primary Components</b>	<b>Secondary Components</b>
Critical = 11 pts.	Critical = 6 pts.
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#### 4. Field Survey Conclusions.

The conditions of the **three buildings** within the **Piedmont Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- None (0) of the structures were classified as structurally **sound**;
- None (0) of the structures were classified as **deteriorating** with **minor** defects.
- Three (3) structures were classified as **deteriorating** with **major** defects; and
- None (0) of the structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout the **Piedmont Redevelopment Area**. All three of the structures were rated as deteriorating with major defects.

#### Conclusion.

The results of the structural condition survey indicate deteriorating structures are a strong presence throughout the **Piedmont Redevelopment Area**. Table 5 identifies the results of the structural rating process per building type.

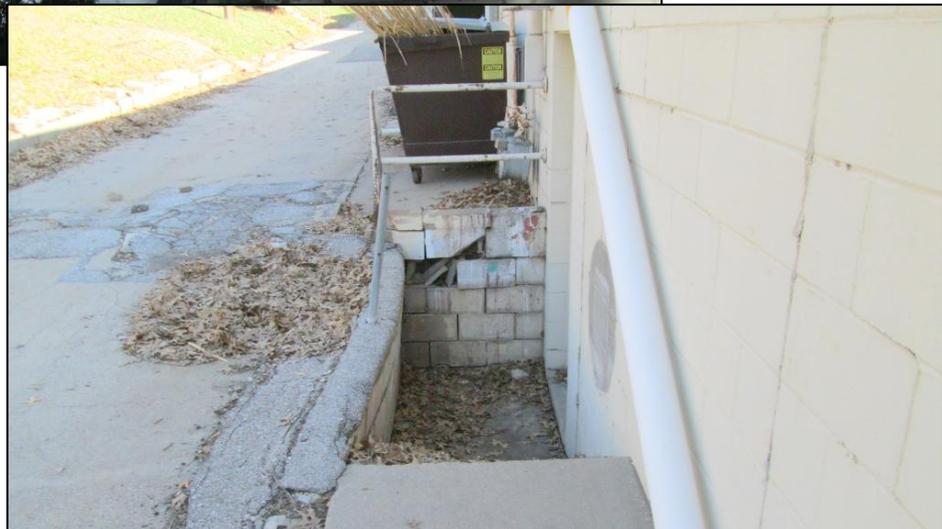
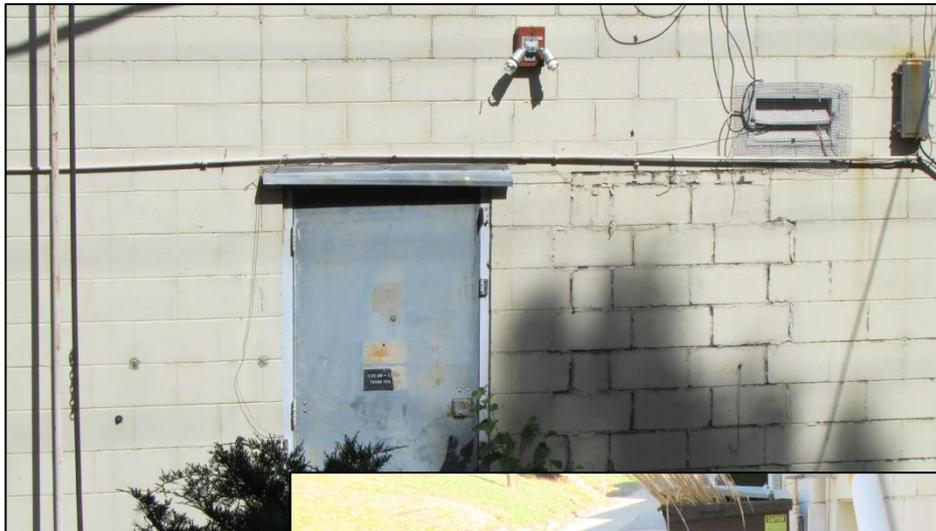


**TABLE 5  
EXTERIOR SURVEY FINDINGS  
PIEDMONT REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structure</u>	<u>Substandard and major Deficiency</u>
<u>Commercial</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>3</u>	<u>3</u>
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>3</b>
Percent	0.0%	0.0%	100.0%	0.0%	100.0%	100.0%

Source: Hanna:Keelan Associates, P.C., 2013.



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

The **Piedmont Redevelopment Area** is bordered by Cotner Boulevard and “C” and 50<sup>th</sup> Streets. Major problem conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

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

The intersection of streets in the southern portion of the **Redevelopment Area**, where the diagonal portion of Cotner Boulevard intersects with both “A” and 50<sup>th</sup> Streets, is a traffic hazard. This elongated intersection has three streets intersecting at the same location. Traffic conflicts are compounded by the potential of speeding vehicles that greatly impact the safety of pedestrians crossing multiple lanes of traffic.

On-street parking of vehicles is allowed along 50<sup>th</sup> Street, making travel along the street and entry onto the 50<sup>th</sup> Street from the Cotner Boulevard, “A” and 50<sup>th</sup> Streets intersection difficult. A City of Lincoln Fire Station is located across Cotner Boulevard, east from the **Area**. The existing street layout can be a hindrance to providing efficient fire and emergency service in the neighborhood.

### **2. Conditions of Streets.**

Significant portions of streets throughout the **Redevelopment Area** were rated as being in “fair” condition. Two of the total three parcels front on streets rated in “fair” condition, while the remaining parcel fronts on streets rated in “good” condition. The streets in “fair” condition, primarily, include Cotner Boulevard and South 50<sup>th</sup> Street. Each has asphalt surfacing with significant cracking, settling and eroded edges. Concrete curbs and gutters adjacent the streets were rated in “poor” condition.

### **3. Condition of Sidewalks.**

The only existing sidewalk within the **Piedmont Redevelopment Area** is along the north side of “C” Street. The lack of municipal sidewalks puts pedestrians at risk by forcing them to walk within the parking lot of the **Area**, in the grass along the street or within the streets. Private sidewalks servicing the Piedmont Shops are cracked, settled, dangerous to pedestrians and in need of replacement.

## **Conclusion.**

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



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

Building use and condition surveys, the review of property ownership and subdivision records and field surveys resulted in the identification of conditions associated with faulty lot layout in relation to size, adequacy and accessibility, or usefulness of land within the **Piedmont Redevelopment Area**. The problem conditions include:

1. **Inadequate Size of Lots/Accessibility or Usefulness.**

The **Redevelopment Area** consists of parcels platted and subdivided as two individual lots in support of the original development of Piedmont Shops. The triangular-shaped property contains one lot for the commercial retail area and a separate lot for a service station at the southern edge of the **Area**.

The triangular-shaped parcel requires entry into the **Area** at an angle to the layout of the parking lot and at locations that have the potential to stack traffic into the street corridors. Limited access to the **Area** has reduced the ability to provide deliveries and loading at the rear of the retail businesses to a narrow single lane “driveway” along the length of the buildings. Retaining walls and the loading dock are severely deteriorated.

**Conclusion.**

**Faulty lot layout in relation to size, adequacy and usefulness is a reasonable presence throughout the Piedmont Redevelopment Area.**



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

The results of the area-wide field survey, along with information retained from City Officials provided the basis for the identification of insanitary and unsafe conditions within the **Piedmont Redevelopment Area**.

##### **1. Age of Structures.**

The analysis of the three major structures in the **Piedmont Redevelopment Area** concluded that two of the three total structures are 40+ years of age, or built prior to 1973. The advanced age of these structures results in the potential for ongoing deterioration, due to deferred maintenance.

##### **2. Deteriorating Buildings.**

The deteriorating conditions documented for the **Area** were prevalent in each of the three existing structures. Structures in this condition can result in hazards detrimental to the health, safety and welfare of the inhabitants and the adjacent properties.

##### **3. Lack of Adequate Utilities.**

According to the City of Lincoln Public Works Department, sewer mains in the **Redevelopment Area** were installed in 1920, thus 90+ years of age. The water main along South 50<sup>th</sup> Street, installed in 1946, has had repeated breaks and will be scheduled for replacement with the next five years.

City staff indicated that sewer mains in the **Area** are adequately sized, but were constructed of vitrified clay pipe, a material that is no longer utilized in sewer main applications. These sewer mains may be lined with a polyvinyl chloride (PVC) “inner sleeve” in the near future or replaced. As these utility systems continue to age, maintenance and replacement problems are anticipated to be more prevalent.

#### **Conclusion.**

**Insanitary and unsafe conditions are a strong presence throughout the Piedmont Redevelopment Area.**

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

Field observations were conducted to determine the condition of site improvements within the **Piedmont Redevelopment Area**, including arterial and local streets, storm water drainage systems, traffic control devices and off-street parking. The **Appendix** documents the present condition of these site features. The primary problems in the **Piedmont Redevelopment Area** are age and condition of public utilities, debris and inadequate public improvements.

Two of the three parcels in the **Piedmont Redevelopment Area** received an overall site condition rating of “fair,” while the remaining parcel was rated “poor”. Conditions that lead to these findings include:

- All entrances to the **Area** are accessed by driveways in substandard condition. The asphalt streets have potholes along the edge of the driveways. Additionally, the concrete driveways have significant cracking and settling.
- The only existing public sidewalk, along with private sidewalks in the **Area** were rated in “fair” to “poor” condition, exhibiting cracking, settling or raised sections.
- Rear access drives and loading docks at the rear of the buildings in the **Area** are substantially deteriorated and in need of replacement.
- All three of the structures in the **Area** were rated as deteriorated to a major extent.

**Conclusion.**

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



(6) **Diversity of Ownership.**

The necessity to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions is necessary for major developments is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.

The total number of unduplicated owners within the **Redevelopment Area** is **two**. This **Redevelopment Area** contains the “L” shaped retail commercial buildings in the northern three-fourths of the **Area** and the automotive service station on the lot at the southern portion. These two lots are currently owned by two separate owners.

**Conclusion.**

**The Factor “diversity of ownership” is not a presence in the Piedmont Redevelopment Area.**



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

An examination of public records was conducted to determine if tax delinquencies existed for the properties in the **Piedmont Redevelopment Area**. It should be noted that real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady market. If a badly dilapidated property was assessed/valued too high, a public protest system is designed to give the property owner appropriate relief and tax adjustment.

1. **Real Estate Taxes.**

Delinquent taxes can exceed land value as a result of a severely declining market, inefficient tax appraising or lenient tax collection policies. Unlike the older sections of many cities, market value of properties has rarely declined in Lincoln. While heavier appreciation is often seen in newer suburban areas and in choice commercial properties, the older properties in the **Redevelopment Area** will have maintained value, or increased at near the rate of general inflation. Properties that have declined in value will have done so as a result of physical deterioration rather than from economic factors.

The Lancaster County Assessor has developed an advanced system with a complete reappraisal of the entire County, along with a sophisticated system of refereed protests. This process has reduced the level of excessive valuations. In recent years, the tax collection procedures have also been updated.

An advantage of a buyer's market, combined with fair and thorough ad valorem valuation and vigorous collections has rendered the instance of significant delinquency to be virtually non-existent. The City of Lincoln considers the first half of 2012 property taxes to be officially delinquent, if not paid by May 1, 2013. **The Lancaster County Treasures Office website indicated that no properties in the Redevelopment Area are currently delinquent.**

2. **Special Assessment Districts.**

There are currently no Special Assessment Districts in the **Piedmont Redevelopment Area**. Normal maintenance is not usually charged to property owners. To be statutorily chargeable to an owner, it must be shown that the property is monetarily benefited. No project built in the **Redevelopment Area** has benefited any property in an amount close to its market value.

### 3. Research.

Lancaster County has tax valuations and the status of current payments available on the City/County website. Real estate is taxed at approximately 98 percent of value. It is therefore nearly impossible for a tax to exceed value in a steady or rising real estate market.

### 4. Current Valuation.

Individual property valuations representing 2013 values are available on the Lancaster County Assessor's Office website. The total assessed valuation of the properties within the **Redevelopment Area** is \$2,150,700.

### Conclusion.

**Examination and analysis of public records, along with extensive field inspection, as previously described, concluded that delinquent taxes and special assessments exceeding the fair value of the land has little or no presence of Factor in the Piedmont Redevelopment Area.**



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

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are 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 title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

**Conclusion.**

**Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few 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 large enough to constitute a Blight Factor in the Piedmont Redevelopment Area.**

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

An in-depth analysis of the subdivision conditions in the **Piedmont Redevelopment Area** indicated that improper subdivision and obsolete platting is prevalent throughout the **Redevelopment Area**.

The parcels that comprise the **Redevelopment Area** were intended to sustain and support the development of commercial properties. Developers designed the scale of the shopping facility to meet the restrictions of this site.

Efforts to overcome problems of improper subdivision and obsolete platting have led to deficient circulation patterns and deteriorating ingress/egress issues within the **Piedmont Redevelopment Area**. Street rights-of-way originally platted and intended to support traffic needs within the **Area** in the late 1950s has been exceeded by current traffic needs.

Land parcels in the **Piedmont Redevelopment Area** produce a triangular-shaped boundary. This boundary shape was established to fit the diagonal layout of Cotner Boulevard. The only platting issues identified are related to traffic circulation and vehicle access to the shopping facility. The transition between the angular route of Cotner Boulevard and the parking lot of the **Area** creates ingress/egress issues and the potential of turning vehicles backing into Cotner Boulevard. The accessibility of delivery vehicles to rear entrances of the retail shops in the **Area** along “C” and South 50<sup>th</sup> Streets, is made difficult by limited accessibility.

The intersection of Cotner Boulevard, “A” and South 50<sup>th</sup> Streets, at the southern boundary of the **Redevelopment Area**, further complicates accessibility to the **Piedmont Redevelopment Area**.

A City of Lincoln Fire Station is located across Cotner Boulevard, east from the **Area**. The existing street layout can be a hindrance to providing efficient fire and emergency service in the neighborhood.

**Conclusion.**

**A reasonable 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.**

1. **Building Elements that are Combustible.**

The major structures within the **Redevelopment Area** contain combustible elements and fixtures. The buildings are deteriorating or dilapidated, have not been adequately maintained and will require extensive rehabilitation. **All three major buildings in the Piedmont Redevelopment Area have been determined to be deteriorating to a “major” extent.**

2. **Lack of Adequate Utilities.**

According to the City of Lincoln Public Works Department, water mains are approximately 60+ years of age while sewer mains are 90+ years of age. City staff indicated that the water main along South 50<sup>th</sup> Street has had repeated breaks and will be scheduled for replacement. Staff indicated that sewer mains in this **Redevelopment Area** are adequately sized, but were constructed of outdated materials and would be scheduled for lining or replacement within the next five years. As these utility systems continue to age, maintenance and replacement problems are anticipated to be more prevalent.

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

Two of the three major structures in the **Piedmont Redevelopment Area** were built prior to 1973, thus 40+ years of age.

The field survey of site conditions at the **Piedmont Redevelopment Area** determined that **two of the three parcels were rated as being in “fair” condition, while the remaining parcel was rated as being in “poor” condition.** Generally, conditions contributing to this determination include the general condition of structures, site improvements and adjacent right-of-way conditions. Furthermore, the lack of municipal sidewalks forces pedestrians to walk either in the grass along the street or within the parking lot of the Piedmont Shops.

**Conclusion.**

**The conditions which endanger life or property by fire and other causes are a strong presence throughout the Piedmont 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 was prevalent in the three major structures in the **Redevelopment Area**. Two of the three structures exceed 40 years of age. The three structures have an average age of 53 years and were observed to be in a state of deterioration to a major degree and have become both functionally and economically obsolescent. The cost to rehabilitate these structures would exceed assessed valuation of the buildings.

The structures in the **Area** have sustained several different eras of construction and expansion that enabled businesses to incrementally sustain growth and market needs to remain viable. Advanced age and deferred maintenance, however, has rendered these structures functionally obsolescent.

**Conclusion.**

**Other Environmental and Blighting Factors are present to a strong extent throughout the Piedmont Redevelopment Area. The Area contains 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 plotted 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 Village or City 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 years.

The average age of the three major structures in the **Piedmont Redevelopment Area** is estimated to be 53 years. These estimated ages were based upon property information maintained by the Lancaster County Assessor's Office.

**Conclusion.**

**The criteria of average age of residential and commercial property as one of five additional blighting conditions is a strong presence throughout the Piedmont Redevelopment Area.**

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

The **Piedmont Redevelopment Area** meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" There is a "strong presence" in **all four Factors** that constitute the **Area as Substandard.** Of the **12 possible Factors** that can constitute the **Area Blighted, seven** are a "strong presence" and **two** are a "reasonable presence" in the **Piedmont Redevelopment 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.

### **Blight Factors**

1. A substantial number of deteriorated or dilapidated 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. Improper subdivision or obsolete platting.
7. The existence of conditions which endanger life or property by fire or other causes.
8. Other environmental and blighting factors.
9. One of the other five conditions.

It is the conclusion of the Consultant of this **Blight and Substandard Determination Study** that the overall condition and age of the three major 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 **Piedmont Redevelopment Area** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in the **Piedmont Redevelopment Area**, addressed in this document, is presented in **Tables 1** and **2**, located on **Pages 5** and **7** respectively. The eligibility findings indicate the **Piedmont Redevelopment Area** is in need of revitalization and strengthening to insure that development conditions in the **Area** will contribute to the physical, economic and social well-being of the City of Lincoln and support any value added developments. Indications are that the **Area**, on the whole, has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the areas be reasonably anticipated to be developed without public action or public intervention.

**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

**PIEDMONT REDEVELOPMENT AREA**

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

**AGE OF STRUCTURE**

1-5 Years	0	0.0%	0	0	0	N/A	0
5-10 Years	0	0.0%	0	0	0	N/A	0
10-20 Years	0	0.0%	0	0	0	N/A	0
20-40 Years	1	33.3%	0	1	0	N/A	0
40-100 Years	2	66.7%	0	2	0	N/A	0
100+ Years	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100.0%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**FINAL STRUCTURAL RATING**

Sound	0	0.0%	0	0	0	N/A	0
Deteriorating-Minor	0	0.0%	0	0	0	N/A	0
Deteriorating-Major	3	100.0%	0	3	0	N/A	0
Dilapidated	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100.0%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**STREET CONDITION**

None	0	0.0%	0	0	0	0	0
Excellent	0	0.0%	0	0	0	0	0
Good	1	33.3%	0	1	0	0	0
Fair	2	66.7%	0	2	0	0	0
Poor	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>3</b>	<b>100.0%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>

**SIDEWALK CONDITION**

None	0	0.0%	0	0	0	0	0
Excellent	0	0.0%	0	0	0	0	0
Good	0	0.0%	0	0	0	0	0
Fair	3	100.0%	0	3	0	0	0
Poor	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>3</b>	<b>100.0%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DEBRIS**

None	2	66.7%	0	2	0	0	0
Major	0	0.0%	0	0	0	0	0
Minor	1	33.3%	0	1	0	0	0
<b>TOTAL</b>	<b>3</b>	<b>100.0%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>

**OVERALL SITE CONDITION**

Excellent	0	0.0%	0	0	0	0	0
Good	0	0.0%	0	0	0	0	0
Fair	2	66.7%	0	2	0	0	0
Poor	1	33.3%	0	1	0	0	0
<b>TOTAL</b>	<b>3</b>	<b>100.0%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>

**PARKING SPACES**

Ranges	0-300	0.0%	0-40	0-100	0-0	0-0	0-0
None	0	0.0%	0	0	0	0	0
Hard Surfaced	3	100.0%	0	3	0	0	0
Unimproved	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>3</b>	<b>100.0%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>

**PIEDMONT REDEVELOPMENT AREA**

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

**DOORS**

None	0	0.0%	0	0	0	N/A	0
Sound	0	0.0%	0	0	0	N/A	0
Minor	3	100.0%	0	3	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100.0%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**WINDOWS**

None	0	0.0%	0	0	0	N/A	0
Sound	0	0.0%	0	0	0	N/A	0
Minor	3	100.0%	0	3	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100.0%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**STREET TYPE**

None	0	0.0%	0	0	0	0	0
Concrete	0	0.0%	0	0	0	0	0
Asphalt	3	100.0%	0	3	0	0	0
Gravel	0	0.0%	0	0	0	0	0
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>3</b>	<b>100.0%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>

**PORCHES...**

None	0	0.0%	0	0	0	N/A	0
Sound	0	0.0%	0	0	0	N/A	0
Minor	2	66.7%	0	2	0	N/A	0
Substandard	1	33.3%	0	1	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100.0%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**PAINT**

None	0	0.0%	0	0	0	N/A	0
Sound	0	0.0%	0	0	0	N/A	0
Minor	0	0.0%	0	0	0	N/A	0
Substandard	3	100.0%	0	3	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100.0%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**DRIVEWAY**

None	0	0.0%	0	0	0	N/A	0
Sound	1	33.3%	0	1	0	N/A	0
Minor	0	0.0%	0	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	2	66.7%	0	2	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100.0%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**PIEDMONT REDEVELOPMENT AREA**

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

**ROOF STRUCTURE**

None	0	0%	0	0	0	N/A	0
Sound	0	0%	0	0	0	N/A	0
Minor	3	100%	0	3	0	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**WALL FOUNDATION**

None	0	0%	0	0	0	N/A	0
Sound	0	0%	0	0	0	N/A	0
Minor	3	100%	0	3	0	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**FOUNDATION**

None	0	0%	0	0	0	N/A	0
Sound	0	0%	0	0	0	N/A	0
Minor	0	0%	0	0	0	N/A	0
Substandard	3	100%	0	3	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**FOUNDATION TYPE**

Concrete	3	100%	0	3	0	N/A	0
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	0	0%	0	0	0	N/A	0
Brick	0	0%	0	0	0	N/A	0
Other/None	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**ROOF SURFACE**

None	0	0%	0	0	0	N/A	0
Sound	0	0%	0	0	0	N/A	0
Minor	3	100%	0	3	0	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**ROOF TYPE**

Asphalt Shingles	0	0%	0	0	0	N/A	0
Rolled Asphalt	3	100%	0	3	0	N/A	0
Cedar	0	0%	0	0	0	N/A	0
Combination	0	0%	0	0	0	N/A	0
Other	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**PIEDMONT REDEVELOPMENT AREA**

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

**CHIMNEY**

None	3	100%	0	3	0	N/A	0
Sound	0	0%	0	0	0	N/A	0
Minor	0	0%	0	0	0	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**GUTTER, DOWNSPOUTS**

None	0	0%	0	0	0	N/A	0
Sound	0	0%	0	0	0	N/A	0
Minor	1	33%	0	1	0	N/A	0
Substandard	2	67%	0	2	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**WALL SURFACE**

None	0	0%	0	0	0	N/A	0
Sound	0	0%	0	0	0	N/A	0
Minor	2	67%	0	2	0	N/A	0
Substandard	1	33%	0	1	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**WALL SURFACE TYPE**

Frame	0	0%	0	0	0	N/A	0
Masonry	3	100%	0	3	0	N/A	0
Siding	0	0%	0	0	0	N/A	0
Combination	0	0%	0	0	0	N/A	0
Stucco	0	0%	0	0	0	N/A	0
Other	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>N/A</b>	<b>0</b>

**PARKING SURFACE**

None	0	0%	0	0	0	0	0
Concrete	0	0%	0	0	0	0	0
Asphalt	3	100%	0	3	0	0	0
Gravel	0	0%	0	0	0	0	0
Dirt	0	0%	0	0	0	0	0
Brick	0	0%	0	0	0	0	0
<b>TOTAL</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>

**PARKING SPACES**

None	0	0%	0	0	0	0	0
1 to 2	0	0%	0	0	0	0	0
3 to 5	0	0%	0	0	0	0	0
6 to 10	1	33%	0	1	0	0	0
11 to 20	0	0%	0	0	0	0	0
21 or More	2	67%	0	2	0	0	0
<b>TOTAL</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>