



## **MEADOWLANE SHOPPING CENTER REDEVELOPMENT AREA.**

***Blight & Substandard Determination Study.***

**City of Lincoln, Nebraska.**

**January, 2021**

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



# 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
Purpose of Study .....	1
Location .....	1
Conclusion .....	9
1. Basis for Redevelopment.....	10
2. The Study Area .....	12
3. The Research Approach.....	15
4. Eligibility Survey and Analysis Findings .....	16
<b>Substandard Factors</b>	
(1) Dilapidation/Deterioration of Structures.....	16
(2) Age or Obsolescence .....	20
(3) Inadequate Provision for Ventilation, Light, Air Sanitation or Open Space .....	21
(4) Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals or Welfare.....	22
<b>Blight Factors</b>	
(1) Dilapidation/Deterioration of Structures.....	23
(2) Existence of Defective or Inadequate Street Layout.....	28
(3) Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness .....	29
(4) Insanitary and Unsafe Conditions .....	30
(5) Deterioration of Site or Other Improvements .....	31
(6) Diversity of Ownership .....	32
(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land .....	32
(8) Defective or Unusual Condition of Title .....	33
(9) Improper Subdivision or Obsolete Platting .....	33
(10) The Existence of Conditions which Endanger Life or Property by Fire and Other Causes.....	34
(11) Other Environmental and Blighting Factors .....	35
(12) Additional Blighting Conditions.....	36
5. Determination of Redevelopment Area Eligibility .....	37

## Appendix

Structural/Site Conditions Survey Form .....	39
Structural/Site Conditions Survey: Results Spreadsheet .....	40

## LIST OF TABLES

### Tables

1	Substandard Factors .....	5
2	Blight Factors .....	7
3	Existing Land Use .....	12
4/5	Exterior Survey Findings .....	20/27

## LIST OF ILLUSTRATIONS

### Illustrations

1	Context Map .....	2
2	Existing Land Use Map .....	13
3	Existing Zoning Map .....	14

## 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 \**

*\* Becky Hanna, Tim Keelan, Keith Carl \**

# BLIGHT & SUBSTANDARD DETERMINATION STUDY.

## *EXECUTIVE SUMMARY.*

### Purpose of Study.

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 **Meadowlane Shopping Center Redevelopment Area** in the City of Lincoln, Nebraska. The results of this **Study** will assist the City in declaring the **Redevelopment Area** as both **blighted and substandard**.

### Location.

The **Redevelopment Area** is located in east central Lincoln, generally bound by North 70<sup>th</sup> Street (west), Vine Street (south), “X” Street (north) and the east boundary of Parcel #172212900300. **Illustration 1, Context Map, Page 2**, identifies the location of the **Area** in relation to the City of Lincoln. The **Redevelopment Area** encompasses the entirety of the Meadowlane Shopping Center, as well as a dated Phillips 66 Service Station at the northeast corner of North 70<sup>th</sup> and Vine Streets. The **Area** equals an estimated **seven acres** and is composed of commercial structures on two separate lots.



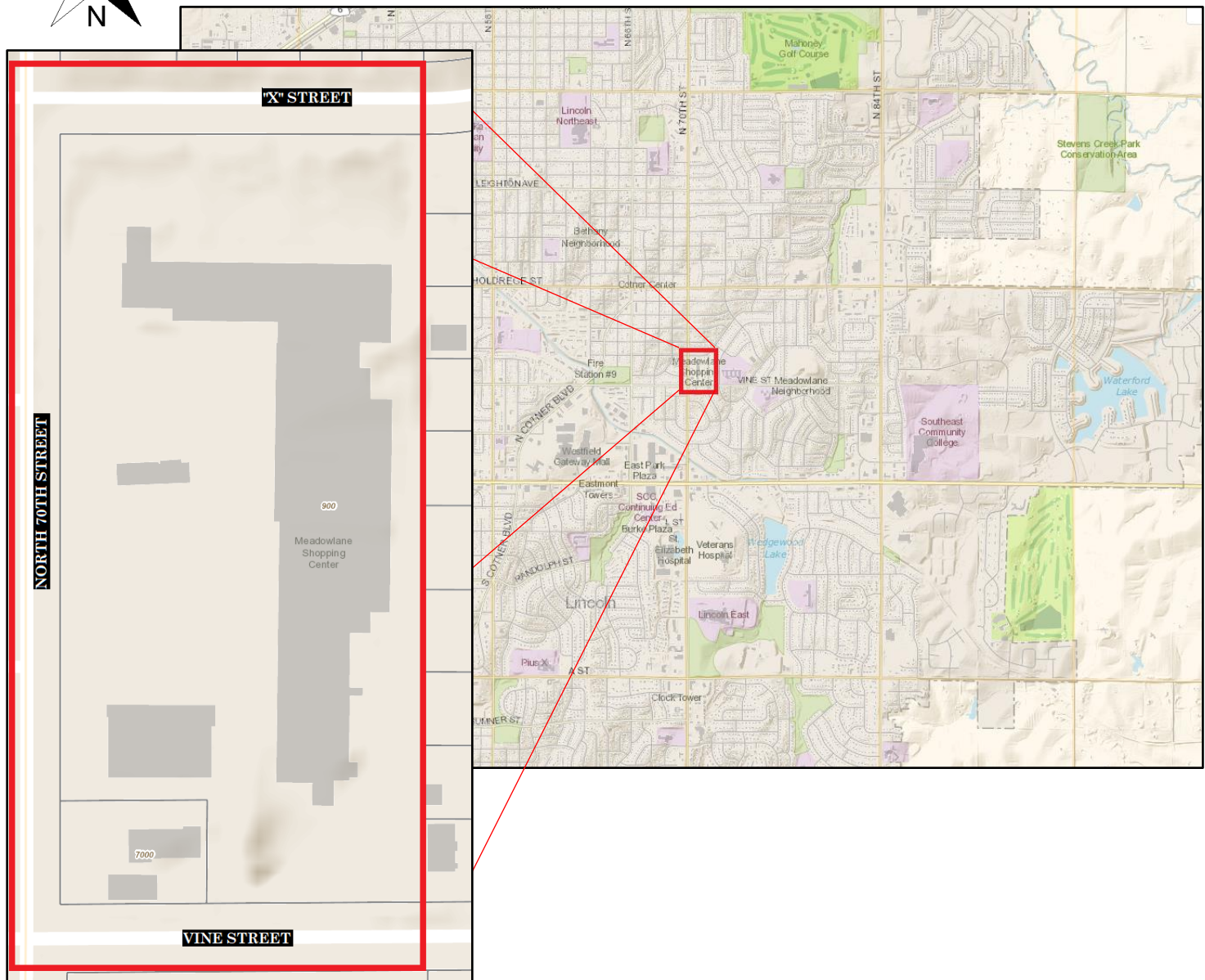
The referenced **Meadowlane Shopping Center Redevelopment Area**, in the City of Lincoln, Nebraska, includes the following **Property IDs and Legal Descriptions** on file with the Lancaster County Assessor's Office:

1. **1722129003000**. BETHANY HEIGHTS, BLOCK 101, LOT 1 - 14, & VACATED ALLEY ADJACENT & BLOCK 102 LOTS 1 - 7 & 11 - 14 & LOTS 8 - 10 EXTENDED SOUTH 100' & VACATED ALLEY ADJACENT & VACATED “W” STREET ADJACENT.
2. **1722130001000**. BETHANY HEIGHTS, BLOCK 102, LOTS 8 - 10, SOUTH 100'.



# CONTEXT MAP – ILLUSTRATION 1

## MEADOWLANE SHOPPING CENTER REDEVELOPMENT AREA LINCOLN, NEBRASKA



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

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

### LEGEND

REDEVELOPMENT AREA

This **blight and substandard evaluation** included a detailed **Structural/Site Conditions Survey of three structures and associated parcels**, 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;
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 **Meadowlane Shopping Center 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 Meadowlane Shopping Center 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” within the Redevelopment Area. The Substandard Factors are described in detail, below.

**TABLE 1  
SUBSTANDARD FACTORS  
MEADOWLANE SHOPPING CENTER  
REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

- |    |   |   |
|----|---|---|
| 1. | Dilapidated/deterioration.  | ■ |
| 2. | Age or obsolescence.  | ■ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces.                      | ■ |
| 4. | Any combination of factors that are detrimental to the public health, safety, morals, or welfare. | ■ |

**Strong Presence of Factor**                      ■

**Reasonable Presence of Factor**                      □

**No Presence of Factor**                      ○

Source: Hanna:Keelan Associates, P.C., 2021.

**Strong Presence of Factor -**

The results of a **Structural/Site Conditions Survey** identified **all three structures** in the **Meadowlane Shopping Center Redevelopment Area** as being in a ***deteriorating*** condition with, at least, minor defects. This includes **two structures** identified as being in a ***deteriorating*** condition with major defects. This **Factor** is a **strong presence** throughout the **Area**.

According to information from the Lancaster County Assessor’s Office and based on the results of a **Structural/Site Conditions Survey**, **all three structures** in the **Redevelopment Area** are ***40+ years of age*** (built in or prior to 1981). The **average age** of commercial structures in the **Area** is an estimated **52 years**. The **Factor of Age or Obsolescence** is a **strong presence** throughout the **Area**.



The conditions which result in ***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** are a **strong presence** throughout the **Meadowlane Shopping Center Redevelopment Area**. City of Lincoln Public Works Staff described sanitary sewer mains that primarily serve the **Area** as being 40+ years of age and in “good” condition, based on age, size and material. Staff described segments of water mains in the **Area**, being 60+ years of age, but in “good” condition, based upon size and break and maintenance history. Private service lines for the Meadowlane Shopping Center are original to the facility’s construction. Additionally, one of the two total parcels (50 percent) in the **Area** maintains a “fair” overall site condition. Aging infrastructure, combined with declining site conditions and deteriorating structures results in an inadequate provision for ventilation, light, air, sanitation and open space within the **Redevelopment Area**.

The only “open space” provision in the **Redevelopment Area** is the Center’s major parking lot, which was determined to be in “fair” condition.

The **Structural/Site Conditions Survey** determined that the **Substandard Factor *Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare*** is a **strong presence** throughout the **Redevelopment Area**. The primary contributing elements include deteriorating buildings that will require rehabilitation and modernization for continued and future use and occupation, and the localized effects of a dated Phillips 66 auto service station. Additionally, water and sanitary sewer mains within the **Redevelopment Area** are aging but in “good” condition, as per the City of Lincoln Public Works Staff. The water system dates back to the 1950s and will need to be monitored in the event of leaks and breakages.

***The prevailing substandard conditions, evident in buildings and the public infrastructure, as determined by the Structural/Site Conditions Survey, include:***

1. **Deteriorating structures** with minor and major defects;
2. **Advanced Age** of structures. All three structures in the **Area** are 40+ years of age. The average age of commercial structures in the **Area** is an estimated **52 years**;
3. Water and sanitary sewer mains throughout the **Area** are generally 60 years of age, constructed of outmoded material and/or have a history of repeated maintenance issues; and
4. **Functionally and economically obsolete structures** serviced by aging and outmoded water and sanitary sewer lines.

## ***BLIGHT FACTORS***

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, throughout the **Redevelopment Area**, **six** represent a **strong presence**, **three** are present to a **reasonable extent** and **two** represent **little or no presence**. The Factor, “defective or unusual condition of title,” was not reviewed. All **Blight Factors** are reasonably distributed throughout the **Area**.

**TABLE 2  
BLIGHT FACTORS  
MEADOWLANE SHOPPING CENTER  
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., 2021.

## **Strong Presence of Factor –**

***Deteriorated or Dilapidated Structures*** are a **strong presence** throughout the **Meadowlane Shopping Center Redevelopment Area**. All three structures in the **Area** were documented as deteriorating with either minor or major defects.

***Insanitary or Unsafe Conditions*** are a **strong presence** throughout the **Redevelopment Area**. Conditions contributing to this **Factor** includes all three buildings (100 percent) being in a deteriorating condition and being 40+ years of age and the localized effects of a dated auto service station. Water and sanitary sewer mains in the **Area** range from 22 to 66 years of age. Public Works Staff described both the water and sanitary sewer system as “good” in condition. Meadowlane Shopping Center’s service lines are original to the facility’s construction.

***Deterioration of Site or Other Improvements*** is a **strong presence** throughout the **Redevelopment Area**. One of the two parcels (50 percent) was observed to maintain “fair” overall site conditions. Both parcels also contained debris to a minor extent. Additionally, all three structures maintained driveways/parking lots and side conditions deteriorated to a major extent, including cracking and settling pavement and sidewalks.



The ***Existence of Conditions Which Endanger Life or Property by Fire or Other Causes*** is a **strong presence** throughout the **Area**. Conditions associated with this factor include the presence of structures which are both aging and identified as deteriorating with minor or major defects, as well as parcels with deteriorating overall site conditions and/or debris to a minor extent. The localized effects of a dated auto service station also contribute to this Blight Factor.

In regards to ***Other Environmental and Blighting Factors***, economically and socially undesirable land uses, with **functional and economical obsolescence**, are a **strong presence** throughout the **Redevelopment Area**. The **Area** contains vacated retail bays, structures that are deteriorating with minor and major defects, dated public infrastructure in need of repair/replacement.

***One of the Required Five Additional Blight Factors*** has a **strong presence** throughout the **Redevelopment Area**. Based on the **Structural/Site Conditions Survey** and records obtained from the Lancaster County Assessor’s Office, the estimated average age of commercial structures in the **Area** is **52 years**, exceeding the blight criteria of 40+ years of age.

## **Reasonable Presence of Factor –**

***Faulty Lot Layout*** is a **reasonable presence** throughout the **Redevelopment Area**, due, primarily, to topographic issues between the two lots. Such issues pose a hindrance to future development resulting in tracts of land, in current state, considered to be both **functionally and economically obsolete**.

***Existence of Defective or Inadequate Street Layout*** is a **reasonable presence** throughout the **Redevelopment Area**. Public street segments, including North 70<sup>th</sup>, Vile and “X” Streets were generally found to be in “good” condition throughout the **Area**, but all driveways and side conditions were determined to be deteriorating with, at least, minor defects, or worse.

***Improper Subdivision or Obsolete Platting*** is a **reasonable presence** throughout the **Redevelopment Area**. Underdeveloped/underutilized structures and tracts of land exist throughout the **Area**. Additionally, parcels throughout the **Area** have been incrementally split off from larger tracts of land in a variety of sizes and shapes necessary to support the existing development pattern.

## **Little or No Presence of Factor -**

***Diversity of Ownership*** is of **little or no presence** throughout the **Area**. Research of public records from the Lancaster County Assessor’s Office indicates that **two individuals/ownership groups** own property within the **Redevelopment Area**.

***Tax or Special Assessment Delinquency Exceeding the Fair Value of Land*** is of **little or no presence** throughout the **Area**. Research of public records from the Lancaster County Treasurer’s Office concluded that zero parcels within the **Redevelopment Area** were property tax delinquent.

The Factor ***Defective or Unusual Condition of Title*** was not reviewed.

## **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 **Meadowlane Shopping Center Redevelopment Area** as “substandard” and “blighted.”

The conclusions presented in this **Study** are those of the Consultant engaged to examine whether conditions of **blight and substandard** exist. The 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 the City of 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 **Meadowlane Shopping Center 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 the Lincoln Planning Commission and City Council (local governing body), acting in a reasonable and prudent manner, 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 **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 **Meadowlane Shopping Center Redevelopment Area** in the City of 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 referenced **Meadowlane Shopping Center Redevelopment Area**, in the City of Lincoln, Nebraska, includes the following **Property IDs and Legal Descriptions** on file with the Lancaster County Assessor's Office:

The **Redevelopment Area** is located in east central Lincoln, generally bound by North 70<sup>th</sup> Street (west), Vine Street (south), "X" Street (north) and the east boundary of Parcel #172212900300. **Illustration 1, Context Map, Page 2**, identifies the location of the **Area** in relation to the City of Lincoln. The **Redevelopment Area** encompasses the entirety of the Meadowlane Shopping Center, as well as a dated Phillips 66 Service Station at the northeast corner of North 70<sup>th</sup> and Vine Streets. The **Area** equals an estimated **seven acres** and is composed of commercial structures on two separate lots.

The referenced **Meadowlane Shopping Center Redevelopment Area**, in the City of Lincoln, Nebraska, includes the following **Property IDs and Legal Descriptions** on file with the Lancaster County Assessor's Office:

1. **1722129003000**. BETHANY HEIGHTS, BLOCK 101, LOT 1 - 14, & VACATED ALLEY ADJACENT & BLOCK 102 LOTS 1 - 7 & 11 - 14 & LOTS 8 - 10 EXTENDED SOUTH 100' & VACATED ALLEY ADJACENT & VACATED "W" STREET ADJACENT.
2. **1722130001000**. BETHANY HEIGHTS, BLOCK 102, LOTS 8 - 10, SOUTH 100'.

**Table 3** identifies the estimated **existing land use** within the **Meadowlane Shopping Center Redevelopment Area**, in terms of number of acres and percentage of total for all existing uses. Designated commercial land use occupies an estimated 85.7 percent of the **Area**. The existing land use is graphically presented on **Illustration 2, Page 14**.

**TABLE 3**  
**EXISTING LAND USE**  
**MEADOWLANE SHOPPING CENTER REDEVELOPMENT AREA**  
**LINCOLN, NEBRASKA**

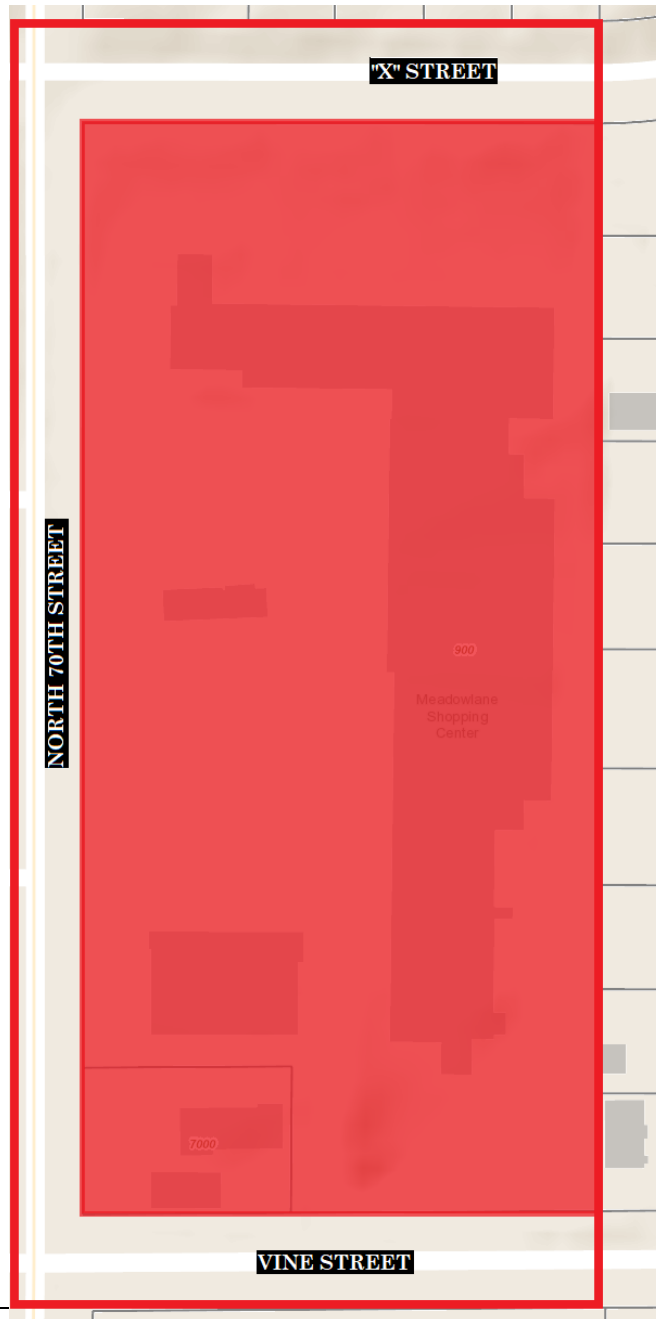
<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Commercial	6.0	85.7%
<u>Street/Public Right-of-Way</u>	<u>1.0</u>	14.3%
<b>Totals</b>	<b>7.0</b>	<b>100.0%</b>

Source: Hanna:Keelan Associates, P.C., 2021.

**Illustration 3, Page 15**, identifies the existing **Zoning Classifications** in the **Meadowlane Shopping Center Redevelopment Area**. The entire **Redevelopment Area** is zoned "B-1 Local Business District".

# EXISTING LAND USE MAP – ILLUSTRATION 2

MEADOWLANE SHOPPING CENTER  
REDEVELOPMENT AREA  
LINCOLN, NEBRASKA



## LEGEND

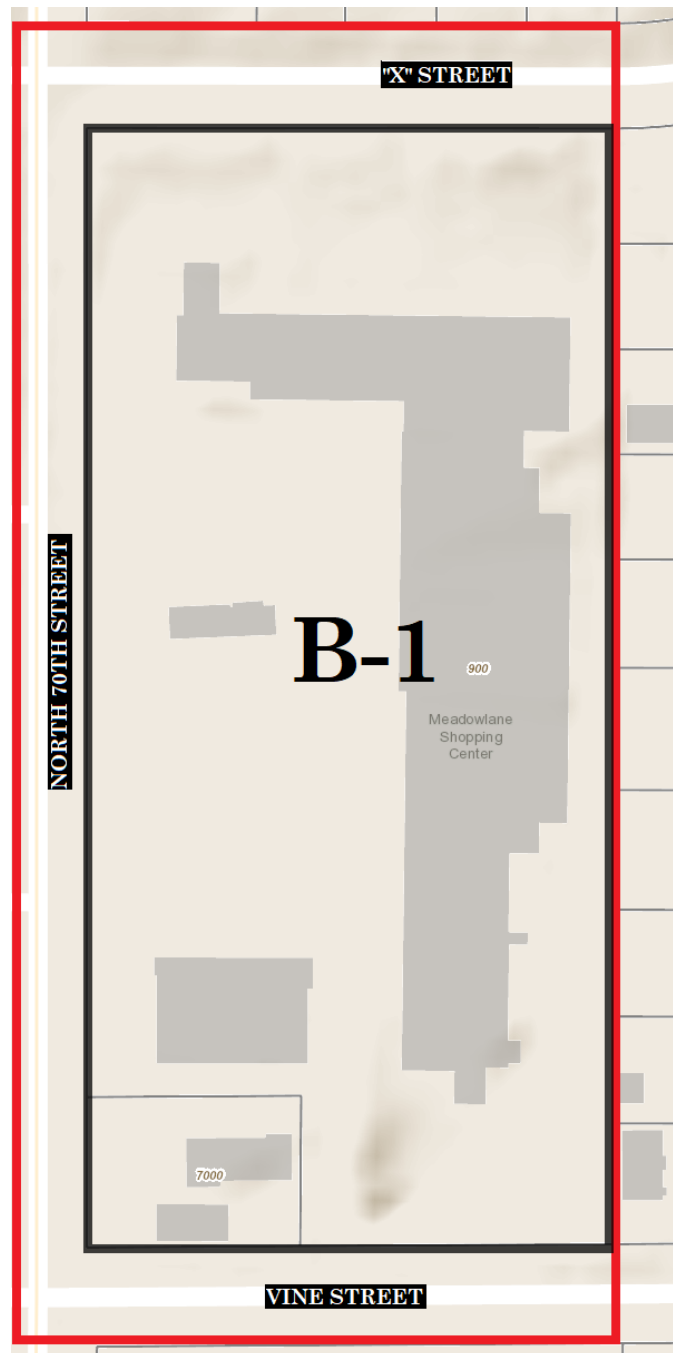
-  REDEVELOPMENT AREA
-  COMMERCIAL

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

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

# EXISTING ZONING MAP – ILLUSTRATION 3

## MEADOWLANE SHOPPING CENTER REDEVELOPMENT AREA LINCOLN, NEBRASKA



### LEGEND

- REDEVELOPMENT AREA
- B-1** LOCAL BUSINESS DISTRICT

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

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

## ***THE RESEARCH APPROACH.***

The **blight and substandard determination research approach** implemented for the **Meadowlane Shopping Center 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**.

### **Structural/Site Conditions 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/Site Conditions Survey** was conducted in January, 2021. A total of **three structures** received exterior inspections. These structures were evaluated to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **Meadowlane Shopping Center Redevelopment Area**.

The **Structural/Site Conditions Survey** included a parcel-by-parcel review of **two legal parcels** of record identified by the Lancaster County Assessor's Office in the **Redevelopment Area**. Parcels were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking lot conditions and street, sidewalk and alley surface conditions. The **Redevelopment Area** contains an estimated **seven acres**.

The **Structural/Site Conditions Survey Form** and associated results are provided in the **Appendix**.

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

Public records and aerial photographs of all parcels in the **Meadowlane Shopping Center 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 **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 **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 structural conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying structures must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

The following summarizes the process used for assessing building conditions in the **Meadowlane Shopping Center Redevelopment Area**, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of **three existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

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

During the on-site **Structural/Site Conditions Survey**, each component of a structure/building was examined to determine whether it was in sound condition or had 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 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, existence of debris, 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.***

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 word "building" and "structure" are presumed to be interchangeable.

#### 4. Survey Conclusions.

The conditions of the total **three buildings** within the **Meadowlane Shopping Center Redevelopment Area** were determined based on the findings of the **Structural/Site Conditions Survey**. This Survey indicated the following:

- Zero (0) structures were classified as structurally **sound**;
- One (1) structure was classified as **deteriorating** with **minor** defects.
- Two (2) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) structures were classified as **dilapidated**.

The results of the **Structural/Site Conditions Survey** identified the condition of structures throughout the **Meadowlane Shopping Center Redevelopment Area**. All three existing structures were identified as deteriorating with minor or major defects.

#### Conclusion.

The results of the **Structural/Site Conditions Survey** indicate deteriorating structures are a strong presence throughout the **Meadowlane Shopping Center Redevelopment Area**. Table 4, Page 20, identifies the results of the structural rating process per building type.

**TABLE 4**  
**EXTERIOR SURVEY FINDINGS**  
**MEADOWLANE SHOPPING CENTER**  
**REDEVELOPMENT AREA**  
**LINCOLN, NEBRASKA**

**Structural/Site Conditions Survey Rating**

<u><b>Activity</b></u>	<u><b>Sound</b></u>	<u><b>Deteriorating (Minor)</b></u>	<u><b>Deteriorating (Major)</b></u>	<u><b>Dilapidated</b></u>	<u><b>Number of Structures</b></u>	<u><b>Deteriorating and/ or Dilapidated</b></u>
<b>Commercial</b>	0	1	2	0	3	3
<b>Totals</b>	<u><b>0</b></u>	<u><b>1</b></u>	<u><b>2</b></u>	<u><b>0</b></u>	<u><b>3</b></u>	<u><b>3</b></u>
Percent	0.0%	33.3%	66.7%	0.0%	100.0%	100.0%

Source: Hanna:Keelan Associates, P.C., 2021.

**(2) Age or Obsolescence.**

As per the results of the **Structural/Site Conditions Survey**, confirmed by the Lancaster County Assessor's records, all three structures in the **Meadowlane Shopping Center Redevelopment Area** are 40+ years of age (built in or prior to 1981). The average age of commercial structures in the **Redevelopment Area** is an estimated **52 years**.

**Conclusion.**

**The age and obsolescence of structures is a strong presence throughout the Meadowlane Shopping Center Redevelopment Area.**





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

The results of the **Structural/Site Conditions Survey**, including other field data, provided the basis for the identification of the inadequate provision for ventilation, light, air, sanitation or open spaces in the **Meadowlane Shopping Center Redevelopment Area**. Contributing **Factors** are discussed below.



As per the results of the **Survey**, all structures in the **Redevelopment Area** were rated as deteriorating with minor or major defects. This includes driveways and side conditions in a deteriorating condition and roof surfaces/structures prone to leaking and containing rotting and deteriorating wood components. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions can pose health, safety and sanitary problems.

The overall site conditions in the **Redevelopment Area** revealed that one parcel was recorded to be in a “fair” condition. Factors related to these conditions included site features such as the major parking lot area, driveways, yard and landscaping in deteriorating conditions. The presence of debris was evident on both parcels. Additionally, all three structures in the **Area** had parking lot conditions deteriorated to a minor extent or worse.

The City of Lincoln Public Works Staff described municipal sanitary sewer mains in the **Redevelopment Area** as being approximately 40 years of age and “good” in condition. The existing sanitary sewer lines are 12 inches diameter and are constructed of cast iron material (rather than PVC, the current standard). Water mains in the **Area** are generally in “good” condition. A 16 inch water main was installed along “X” Street in 1999, but 12 inch water mains along North 70th and Vine Streets were installed in the 1950s. Meadowlane Shopping Center property owners identified service lines as being original to the facility’s construction. Repeated maintenance and repair issues in the **Area** will become more prevalent as both the water and sanitary sewer mains continue to age and in need of replacement.

The only “open space” provision in the **Redevelopment Area** is the Center’s major parking lot, which was determined to be in “fair” condition.

**Conclusion.**

**The inadequate provision for ventilation, light, air, sanitation or open spaces in the Meadowlane Shopping Center Redevelopment Area is a strong presence and constitutes a Substandard Factor.**

4) **Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare.**

1. **Deteriorating or Dilapidated Buildings and Structures**

There is a strong presence of deterioration among structures within the **Meadowlane Shopping Center Redevelopment Area**, as one structure was recorded as deteriorating with minor defects and two structures were identified as being in a deteriorating condition with major defects. These structures will require moderate- to substantial rehabilitation and modernization for continued use and occupation. One bay at the Shopping Center recent experienced extreme damage due to a fire.

2. **Advanced Age of Structures.**

All three structures in the **Redevelopment Area** were built in or prior to 1981, thus 40+ years of age. The average age of commercial structures is estimated to be **52 years**. Age is a contributing factor to deferred maintenance.

3. **Advanced Age and Associated Condition of Utilities.**

The City of Lincoln Public Works Staff described municipal sanitary sewer mains in the **Redevelopment Area** as being approximately 40 years of age and “good” in condition. The existing sanitary sewer lines are 12 inches diameter and are constructed of cast iron material (rather than PVC, the current standard). Water mains in the **Area** are generally in “good” condition. A 16 inch water main was installed along “X” Street in 1999, but 12 inch water mains along North 70th and Vine Streets were installed in the 1950s. Meadowlane Shopping Center property owners identified service lines as being original to the facility’s construction. Repeated maintenance and repair issues in the **Area** will become more prevalent as both the water and sanitary sewer mains continue to age and in need of replacement.

4. **Functionally and Economically Obsolete Structures/Land Uses.**

The Meadowlane Shopping Center is serviced by aging and outmoded water and sanitary sewer lines, including original utility infrastructure from the Center’s construction. A total of three retail/office bays are currently vacant and available for rent.

**Conclusion.**

**The combination of factors that are detrimental to the public health, safety, morals or welfare are a strong presence throughout the Meadowlane Shopping Center 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 **Meadowlane Shopping Center Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of all **three existing structures** within the **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 **Structural/Site Conditions Survey**, each component of a structure/building was examined to determine whether it was in sound condition or had minor, major or critical defects. Structures/building systems 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 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, existence of debris, 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 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.

**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.***

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 word "building" and "structure" are presumed to be interchangeable.



#### 4. Survey Conclusions.

The conditions of the total **three buildings** within the **Meadowlane Shopping Center Redevelopment Area** were determined based on the findings of the **Structural/Site Conditions Survey**. This Survey indicated the following:

- Zero (0) structures were classified as structurally **sound**;
- One (1) structure was classified as **deteriorating** with **minor** defects.
- Two (2) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) structures were classified as **dilapidated**.

The results of the **Structural/Site Conditions Survey** identified the condition of buildings throughout the **Meadowlane Shopping Center Redevelopment Area**. All three structures were identified as deteriorating with minor or major defects.

#### Conclusion.

The results of the **Structural/Site Conditions Survey** indicate deteriorating structures are a strong presence throughout the **Meadowlane Shopping Center Redevelopment Area**. Table 5, Page 27, identifies the results of the structural rating process per building type.

**TABLE 5**  
**EXTERIOR SURVEY FINDINGS**  
**MEADOWLANE SHOPPING CENTER**  
**REDEVELOPMENT AREA**  
**LINCOLN, NEBRASKA**

**Structural/Site Conditions Survey Rating**

<u><b>Activity</b></u>	<u><b>Sound</b></u>	<u><b>Deteriorating (Minor)</b></u>	<u><b>Deteriorating (Major)</b></u>	<u><b>Dilapidated</b></u>	<u><b>Number of Structures</b></u>	<u><b>Deteriorating and/ or Dilapidated</b></u>
<b>Commercial</b>	0	1	2	0	3	3
<b>Totals</b>	<u><b>0</b></u>	<u><b>1</b></u>	<u><b>2</b></u>	<u><b>0</b></u>	<u><b>3</b></u>	<u><b>3</b></u>
Percent	0.0%	33.3%	66.7%	0.0%	100.0%	100.0%

Source: Hanna:Keelan Associates, P.C., 2021.



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

The **Meadowlane Shopping Center Redevelopment Area** does not have a standard street pattern, as the **Area** primarily consists of service roads and parking lots associated with the established commercial uses. The primary public streets within and adjacent the **Redevelopment Area** are North 70<sup>th</sup>, “X” and Vine Streets. Conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

### **1. Condition of Streets/Parking Lots.**

Street conditions within the **Meadowlane Shopping Center Redevelopment Area** were generally found to be in “good” condition. However, approximately 67 percent of the asphalt and concrete-surfaced parking lots and driveways were determined to be deteriorating to a minor to major extent.

While the public streets serving the Meadowlane Shopping Center are generally in good condition, there are no turn lanes to support northbound North 70<sup>th</sup> Street, or westbound Vine Street traffic, desiring to access the property. A single traffic light services the North 70<sup>th</sup> & Vine Street intersection.

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

Vacant building spaces exist in the **Redevelopment Area**. These vacant spaces can be considered both **functionally and economically obsolete**, until leased. An upgrade of both the local public and private (on-site) infrastructure could improve this situation.

Sidewalks in the **Area** were observed to be in “fair” condition, exhibiting cracking or settling concrete surfaces. Properties with sidewalks pose a hindrance to pedestrians and make it difficult, if not impossible, for persons with disabilities to safely move throughout the **Area**.



## **Conclusion.**

**The existence of defective or inadequate street layout in the Meadowlane Shopping Center Redevelopment Area is a reasonable presence of Factor.**

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

The review of property ownership and subdivision records and results of the **Structural/Site Conditions Survey** resulted in the determination of conditions associated with **faulty lot layout in relation to size, adequacy, accessibility or usefulness** of land throughout the **Meadowlane Shopping Center Redevelopment Area**. The following describes these problem conditions.

1. **Inadequate Lot Size/Adequacy Issues.**

The **Meadowlane Shopping Center Redevelopment Area** consists of two parcels. The dated auto service station, located at the northeast corner of North 70<sup>th</sup> and Vine Streets, is situated on an elevated tract of land above the Meadowlane Shopping Center. This topographic issue could hinder any large scale development from occurring in the **Area**, should this parcel become available for development

2. **Accessibility or Usefulness.**

Irregular tracts of land in the **Redevelopment Area** are considered to be both **functionally and economically obsolete**. In current state, these tracts of land will require the provision of modern infrastructure prior to supporting any new development(s) in the **Area** consistent with the City of Lincoln/Lancaster County Comprehensive Plan

Further, evidence of a lack of up-keep and maintenance of properties is prevalent throughout the **Redevelopment Area**.

**Conclusion.**

**Faulty lot layout in relation to size, adequacy and usefulness is a reasonable presence of Factor throughout the Meadowlane Shopping Center Redevelopment Area.**

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

The results of the **Structural/Site Conditions Survey**, along with information obtained from City of Lincoln Staff, provided the basis for the identification of insanitary and unsafe conditions within the **Meadowlane Shopping Center Redevelopment Area**.

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

The **Structural/Site Conditions Survey** identified all three structures within the **Meadowlane Shopping Center Redevelopment Area** as being 40+ years of age (built in or prior to 1981). Additionally, the estimated average age of commercial structures is **52 years**. The advanced age of the structures results in deteriorating buildings and structures with deferred maintenance and, thus, creates insanitary and unsafe conditions.

##### **2. Deteriorating/Dilapidated Buildings and Sites.**

All three of the existing structures in the **Area** were found to be deteriorating with minor or major defects. Structures in this condition in combination with “fair” overall site conditions, as well as the outside storage of materials and/or presence of debris, can result in hazards that are detrimental to adjacent property owners and endanger local pedestrians and patrons and, thus, create insanitary and unsafe conditions. One bay at the Shopping Center recently experienced extensive damage due to a major fire.

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

The City of Lincoln Public Works Staff described municipal sanitary sewer mains in the **Redevelopment Area** as being approximately 40 years of age and “good” in condition. The existing sanitary sewer lines are 12 inches diameter and are constructed of cast iron material (rather than PVC, the current standard). Water mains in the **Area** are generally in “good” condition. A 16 inch water main was installed along “X” Street in 1999, but 12 inch water mains along North 70th and Vine Streets were installed in the 1950s. Meadowlane Shopping Center property owners identified service lines as being original to the facility’s construction. Repeated maintenance and repair issues in the **Area** will become more prevalent as both the water and sanitary sewer mains continue to age and in need of replacement.

#### **Conclusion.**

**Insanitary and unsafe conditions are a strong presence of Factor throughout the Meadowlane Shopping Center Redevelopment Area.**



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

The results of the **Structural/Site Conditions Survey** determined the condition of site improvements within the **Meadowlane Shopping Center Redevelopment Area**, including public streets and private driveways, traffic control devices, sidewalks and off-street parking lots. The **Appendix** documents the present condition of these site features. The primary issue in the **Redevelopment Area** is the existing condition of buildings and associated properties, driveways and parking lot. **Area** conditions that lead to these findings included:

1. Overall site conditions within the **Redevelopment Area** include one of the total three parcels in the **Area** as being in a “fair” condition.
2. Sidewalks in the **Area**, overall, are in “fair” to “good” condition. Several segments of sidewalk were exhibiting cracking and settling, thus creating a potentially hazardous situation for pedestrians.
3. The major parking lot area and other side lot conditions are deteriorating to a minor or major extent throughout the **Redevelopment Area**. All three structures maintain a parking lot designation and side conditions that are deteriorating to a minor or major extent.
4. All three structures were identified as deteriorating with minor or major defects. These structures are candidates for moderate to substantial rehabilitation and modernization. Several of these structures have associated parcels lacking upkeep and maintenance and exhibit minimal landscaping or other modern improvements.

**Conclusion.**

**Deterioration of site or other improvements is a strong presence of Factor throughout the Meadowlane Shopping Center Redevelopment Area.**



**(6) Diversity of Ownership.**

A total of **two** individuals/ownership groups own property within the **Meadowlane Shopping Center Redevelopment Area**. The necessity to acquire numerous lots is a hindrance to development/redevelopment activities. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Public patronage is also required to repay such financial support. Such assemblage is difficult without public intervention.

**Conclusion.**

**The Factor “diversity of ownership” is of little to no presence of Factor in the Meadowlane Shopping Center Redevelopment Area.**

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

An examination of public records was conducted to determine the tax status of properties located in the **Meadowlane Shopping Center 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. If a badly dilapidated property was assessed (or valued) too high, the public protest system is designed to give the owner appropriate relief and tax adjustment.

**1. Real Estate Taxes.**

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The records indicated that of the two total parcels, **zero** are currently classified as delinquent by the Lancaster County Treasurer’s Office. The public right-of-way, in the **Area**, is property tax exempt.

**2. Real Estate Values.**

The tax values within the **Redevelopment Area** were, generally, equal to or greater than the market value of the properties. The total estimated assessed valuation within the **Area**, as of 2021, is **\$5,252,700**.

**Conclusion.**

**Taxes or special assessments delinquency are of little to no presence of Factor in the Meadowlane Shopping Center 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 Meadowlane Shopping Center Redevelopment Area.**

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

An analysis of the subdivision conditions in the **Meadowlane Shopping Center Redevelopment Area** revealed that improper subdivision and obsolete platting is present in the **Area**.

The parcel containing the dated auto service station, in the **Redevelopment Area** was incrementally split off from a larger tract of land, necessary to support the existing use/development. Both parcels of land in the **Area** could be considered both **functionally** and **economically obsolete** due to outdated, outmoded infrastructure and/or require the installation of new water and sanitary sewer mains to support future developments.

**Conclusion.**

**A reasonable presence of this Factor exists for improper subdivision or obsolete platting in the Meadowlane Shopping Center Redevelopment Area.**



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

1. **Deteriorating or Dilapidated Buildings and Structures**

There is a strong presence of deterioration among structures within the **Meadowlane Shopping Center Redevelopment Area**, as one structure was recorded as deteriorating with minor defects and two structures were identified as being in a deteriorating condition with major defects. These structures will require moderate- to substantial rehabilitation and modernization for continued use and occupation. One bay at the Shopping Center recently experienced extensive damage due to a major fire.

2. **Advanced Age of Structures.**

All three structures in the **Redevelopment Area** were built in or prior to 1981, thus 40+ years of age. The average age of commercial structures is estimated to be **52 years**. Age is a contributing factor to deferred maintenance.

3. **Advanced Age and Associated Condition of Utilities.**

The City of Lincoln Public Works Staff described municipal sanitary sewer mains in the **Redevelopment Area** as being approximately 40 years of age and “good” in condition. The existing sanitary sewer lines are 12 inches diameter and are constructed of cast iron material (rather than PVC, the current standard). Water mains in the **Area** are generally in “good” condition. A 16 inch water main was installed along “X” Street in 1999, but 12 inch water mains along North 70th and Vine Streets were installed in the 1950s. Meadowlane Shopping Center property owners identified service lines as being original to the facility’s construction. Repeated maintenance and repair issues in the **Area** will become more prevalent as both the water and sanitary sewer mains continue to age and in need of replacement.

4. **Functionally and Economically Obsolete Structures/Land Uses.**

The **Redevelopment Area** is serviced by aging and outmoded water and sanitary sewer lines, including original utility infrastructure. A total of three retail/office bays at the Shopping Center are currently vacant and available for rent.

**Conclusion.**

**The conditions which endanger life or property by fire and other causes are a strong presence of Factor throughout the Meadowlane Shopping Center Redevelopment Area.**

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

The **Nebraska Community Development Law** includes a statement of purpose regarding 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.

Public improvements in the **Meadowlane Shopping Center Redevelopment Area** have been limited. The City of Lincoln Public Works Staff described municipal sanitary sewer mains in the **Redevelopment Area** as being approximately 40 years of age and "good" in condition. The existing sanitary sewer lines are 12 inches diameter and are constructed of cast iron material (rather than PVC, the current standard). Water mains in the **Area** are generally in "good" condition. A 16 inch water main was installed along "X" Street in 1999, but 12 inch water mains along North 70th and Vine Streets were installed in the 1950s. Meadowlane Shopping Center property owners identified service lines as being original to the facility's construction. Repeated maintenance and repair issues in the **Area** will become more prevalent as both the water and sanitary sewer mains continue to age and in need of replacement.

**Functional and economical obsolescence** throughout the **Redevelopment Area** is apparent with the limitation of additional development opportunities on existing parcels in the **Area**. The average age of commercial structures throughout the **Area** is estimated to be **52 years**. Due to the age and lack of adequate maintenance and upkeep, most of these structures are deteriorating and in need of moderate rehabilitation. Parcels that are considered "**underdeveloped**" and/or "**underutilized**" have the potential to support more valuable development than its current use once modern, necessary infrastructure is installed.

Although infrastructure improvements have occurred throughout portions of the **Area**, additional efforts are needed. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector, problems that only public financial assistance programs can remedy. These include removal of functionally undesirable land uses, improvement of some of the aging segments of on-site water and sewer systems and the rehabilitation of driveways, the major parking lot and side lot conditions of parcels in the **Redevelopment Area**.

## **Conclusion.**

**Other Environmental Blighting Factors are a strong presence throughout the Meadowlane Shopping Center Redevelopment Area, containing functionally and economically obsolete parcels.**

**(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 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 commercial units in the area is at least forty (40) years.

Based upon the results of the **Structural/Site Conditions Survey** and confirmed by the review of Lancaster County Assessor's Office records, the estimated average age of **commercial structures** in the **Area** is **52 years**, thus concluding that all three structures throughout the **Redevelopment Area** are 40+ years of age.

**Conclusion.**

**The criteria of average age of residential or commercial units in the area is at least 40 years of age as one of five additional blighting conditions is a strong presence throughout the Meadowlane Shopping Center Redevelopment Area.**

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

The **Meadowlane Shopping Center Redevelopment Area** meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" All **four Factors** that constitute the **Area** as substandard are present to a strong extent. Of the 12 possible **Factors** that can constitute the **Area blighted, nine** have either a **reasonable** or **strong presence** in the **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. Any combination of factors that are detrimental to the public health, safety, morals, or welfare.

### **Blight Factors**

1. A substantial number of deteriorated or dilapidated structures.
2. Defective or inadequate street layout.
3. Faulty lot layout.
4. Insanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Improper subdivision or obsolete planning.
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.

Although all of the previously listed **Factors** are at least reasonably present throughout the **Meadowlane Shopping Center Redevelopment Area**, the conclusion is that the average age and condition of the structures, insanitary and unsafe conditions, existence of conditions which endanger life or property by fire or other causes and **functional** and **economical obsolescence** associated with the market potential, or lack thereof, of open land areas and existing structures are a sufficient basis for designation of the **Area** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in the **Meadowlane Shopping Center Redevelopment Area**, addressed in this **Study**, is presented in **Tables 1** and **2**, **Pages 5** and **7**. The eligibility findings indicate that the **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 support a variety of new developments.

**Structural/Site Conditions  
Survey Form**

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

**Section I: EXISTING LAND USE.**

1. Type of Units: \_\_\_ SF \_\_\_ MF \_\_\_ Mobile Home
2. Vacant Parcel: \_\_\_\_\_ Developable \_\_\_\_\_ Undevelopable
3. Non-residential Use: \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Public

**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					
_____ Wood _____ Masonry _____ Siding _____ Stucco _____ Combination _____ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

**Final Rating:**

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

**Section III: PARCEL/SITE COMPONENTS**

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

### Meadowlane Shopping Center Redevelopment Area

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
<b>AGE OF STRUCTURE</b>							
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	0	0.0%	0	0	0	N/A	0
40-100 Years	3	100.0%	0	3	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>

<b>FINAL STRUCTURAL RATING</b>							
Sound	0	0.0%	0	0	0	N/A	0
Deficient Minor	1	33.3%	0	1	0	N/A	0
Deficient Major	2	66.7%	0	2	0	N/A	0
Substandard	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>

<b>STREET CONDITION</b>							
None	0	0.0%	0	0	0	0	0
Excellent	0	0.0%	0	0	0	0	0
Good	1	50.0%	0	1	0	0	0
Fair	1	50.0%	0	1	0	0	0
Poor	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>2</b>	<b>100.0%</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>SIDEWALK CONDITION</b>							
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	2	100.0%	0	2	0	0	0
Poor	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>2</b>	<b>100.0%</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>DEBRIS</b>							
Major	0	0.0%	0	0	0	0	0
Minor	2	100.0%	0	2	0	0	0
None	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>2</b>	<b>100.0%</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>OVERALL SITE CONDITION</b>							
Excellent	0	0.0%	0	0	0	0	0
Good	1	50.0%	0	1	0	0	0
Fair	1	50.0%	0	1	0	0	0
Poor	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>2</b>	<b>100.0%</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Meadowlane Shopping Center Redevelopment Area**

	<b>TOTAL</b>	<b>PERCENT</b>	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>VACANT</b>	<b>OTHER</b>
<b>DOORS</b>							
Sound	0	0.0%	0	0	0	N/A	0
None	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>

<b>WINDOWS</b>							
Sound	0	0.0%	0	0	0	N/A	0
None	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>

<b>STREET TYPE</b>							
None	0	0.0%	0	0	0	0	0
Concrete	0	0.0%	0	0	0	0	1
Asphalt	2	100.0%	0	2	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>2</b>	<b>100.0%</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>

<b>PORCHES/STEPS/FIRE ESCAPE</b>							
Sound	0	0.0%	0	0	0	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	1	33.3%	0	1	0	N/A	0
Substandard	2	66.7%	0	2	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>

<b>PAINT</b>							
Sound	0	0.0%	0	0	0	N/A	0
None	0	33.3%	0	0	0	N/A	0
Minor	3	50.0%	0	3	0	N/A	0
Substandard	0	16.7%	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>

<b>DRIVEWAYS/SIDE CONDITION</b>							
Sound	0	33.3%	0	0	0	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	0	50.0%	0	0	0	N/A	0
Substandard	3	16.7%	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>



**Meadowlane Shopping Center Redevelopment Area**

	<b>TOTAL</b>	<b>PERCENT</b>	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>VACANT</b>	<b>OTHER</b>
<b>ROOF STRUCTURE</b>							
Sound	0	0.0%	0	0	0	N/A	0
None	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>

<b>WALL FOUNDATION</b>							
Sound	3	100.0%	0	3	0	N/A	0
None	0	0.0%	0	0	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	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>

<b>FOUNDATION</b>							
Sound	3	100.0%	0	3	0	N/A	0
None	0	0.0%	0	0	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	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>

<b>FOUNDATION TYPE</b>							
Concrete	3	100.0%	0	3	0	N/A	0
Stone	0	0.0%	0	0	0	N/A	0
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Brick	0	0.0%	0	0	0	N/A	0
Other/None	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>

<b>ROOF SURFACE</b>							
Sound	1	33.3%	0	1	0	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	1	33.3%	0	1	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>

<b>ROOF TYPE</b>							
Asphalt Shingles	0	0.0%	0	0	0	N/A	0
Rolled Asphalt	3	100.0%	0	3	0	N/A	0
Cedar	0	0.0%	0	0	0	N/A	0
Combination	0	0.0%	0	0	0	N/A	0
Other	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>

**Meadowlane Shopping Center Redevelopment Area**

City of Lincoln, Nebraska  
Blight & Substandard Determination Study  
Meadowlane Shopping Center Redevelopment Area

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
<b>CHIMNEY</b>							
Sound	0	0.0%	0	0	0	N/A	0
None	3	100.0%	0	3	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	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>
<b>GUTTERS, DOWNSPOUTS</b>							
Sound	0	0.0%	0	0	0	N/A	0
None	3	100.0%	0	3	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	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>
<b>WALL SURFACE</b>							
Sound	0	0.0%	0	0	0	N/A	0
None	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>
<b>WALL SURFACE TYPE</b>							
Frame	0	0.0%	0	0	0	N/A	0
Masonry	3	100.0%	0	3	0	N/A	0
Siding	0	0.0%	0	0	0	N/A	0
Combination	0	0.0%	0	0	0	N/A	0
Stucco	0	0.0%	0	0	0	N/A	0
Other	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>
<b>PARKING SURFACE</b>							
None	0	0.0%	0	0	0	N/A	1
Concrete	1	33.3%	0	1	0	N/A	0
Asphalt	2	66.7%	0	2	0	N/A	0
Gravel	0	0.0%	0	0	0	N/A	0
Dirt	0	0.0%	0	0	0	N/A	0
Brick	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>1</b>
<b>PARKING SPACES</b>							
None	0	0.0%	0	0	0	N/A	1
1 to 2	0	0.0%	0	0	0	N/A	0
3 to 5	0	0.0%	0	0	0	N/A	0
6 to 10	2	66.7%	0	2	0	N/A	0
11 to 20	0	0.0%	0	0	0	N/A	0
21 or More	1	33.3%	0	1	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>1</b>