

**VAN DORN
REDEVELOPMENT AREA
Lincoln, Nebraska**

**BLIGHT AND SUBSTANDARD
DETERMINATION STUDY**

October, 2006

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**BLIGHT AND SUBSTANDARD
DETERMINATION STUDY**

VAN DORN REDEVELOPMENT AREA BLIGHT AND SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

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

The findings presented in this Blight and Substandard Determination Study are based on surveys and analyses conducted for the **Van Dorn Redevelopment Area**, referred to as the **Redevelopment Area**.

The **Van Dorn Redevelopment Area** boundary is an estimated 93 acre area, consisting of highway commercial, parks and recreation, industrial and residential land use, located, generally, from Hill Street to south of Calvert Street along 10th Street, in the City of Lincoln, Lancaster County, Nebraska. The Redevelopment Area includes the AGP Grain Cooperative corporate offices, Van Dorn Park, and a variety of commercial and single family residential properties.

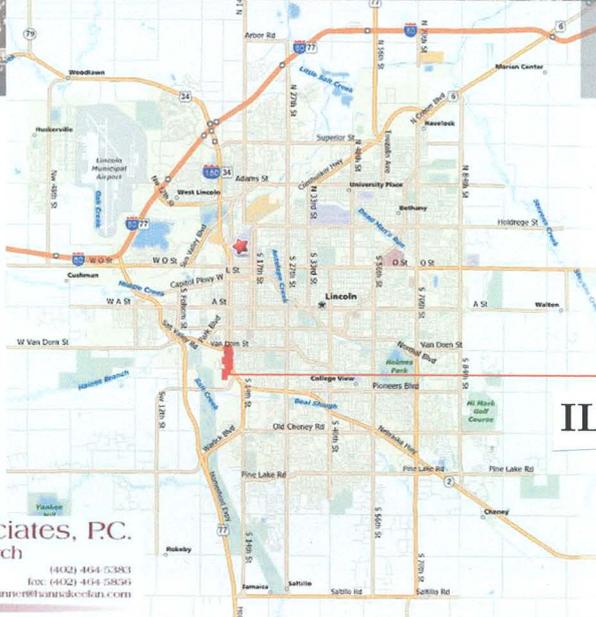
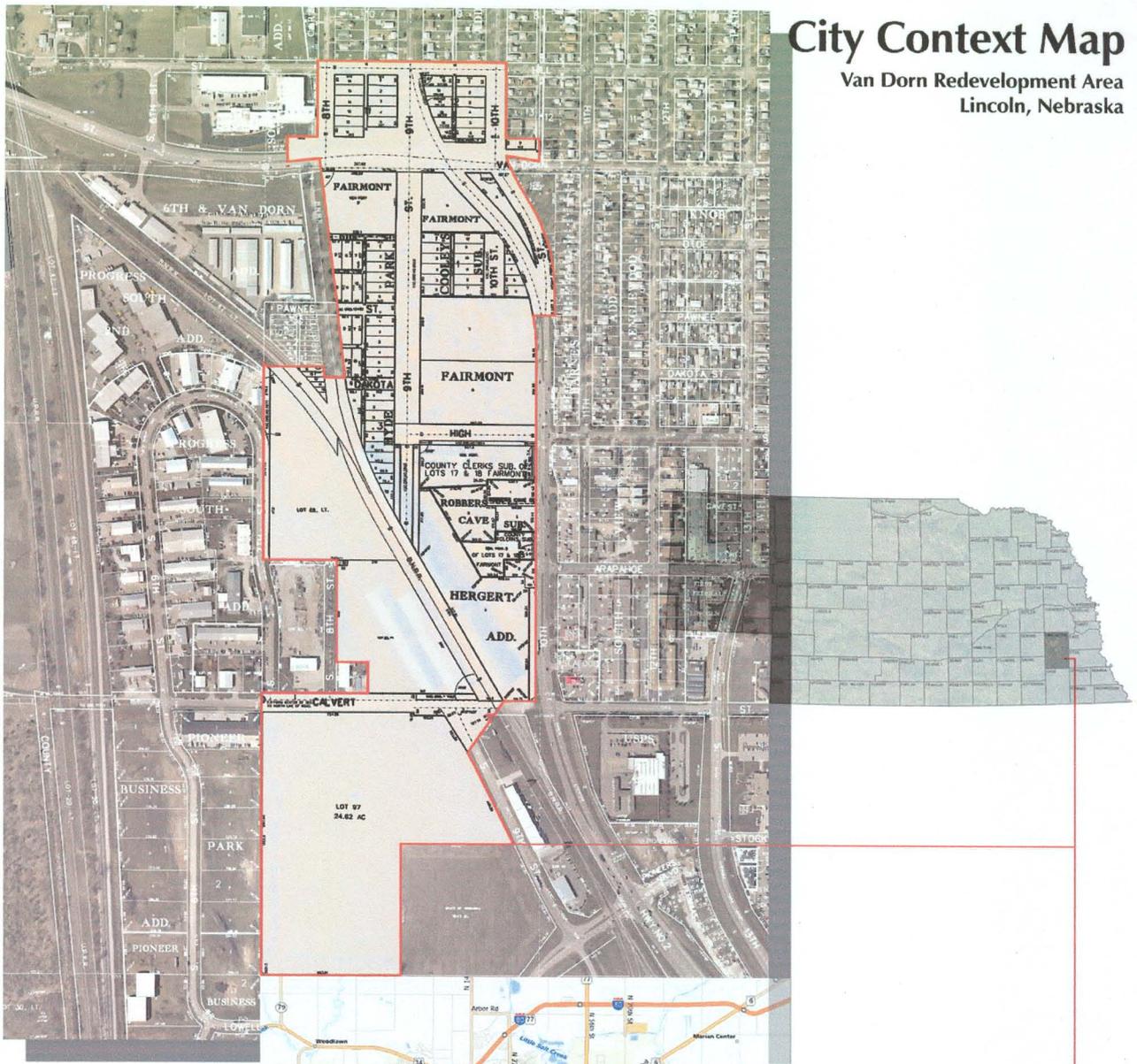
The **Van Dorn Redevelopment Area** boundary is generally described as an area in or adjacent the City of Lincoln, Lancaster County, Nebraska, described, generally, as follows: Beginning at the northwest corner of the intersection of South 8th and Hill Streets, thence east along the north line of Hill Street to its intersection with the east line of South 10th Street, thence south along said line to its intersection with the north line of Lot 7, Block 13, South Park Addition, thence east along said line to its intersection with the east line of the alley, located between Block 13 and Block 12, South Park Addition, thence south along said line to its intersection with the north line of the Van Dorn Street Right-of-Way, thence west to its intersection with the east line of South 10th Street, thence continuing south along said east line to its intersection with an extended south line of Lot 14, Block 2, Barnes Addition, thence west along said extended line to its intersection with the west line of South 10th Street, thence south along said line to its intersection with the north line of Calvert Street, thence west along said line to a point at its intersection with the east line of the Burlington Northern Railroad Right-of-Way, thence southwest approximately 45 degrees across the Calvert Street Right-of-Way to the south line of Calvert Street, thence west along said south line to its intersection with the western line of the Burlington Northern Santa Fe Railroad Right-of-Way, thence southwesterly along the west line of the Burlington Northern Santa Fe Railroad Right-of-Way approximately 20' to its intersection with the northern line of an irregular tract described as the South 9th

Street Condominium Base Account, located on Irregular Tract Lot 95, Section 2, Township 9, Range 6, of the 6th Principle Meridian, thence southwesterly along said north line to its intersection with the west line of South 9th Street (also the east line of Lot 97 of Section 2, Township 9, Range 6, of the 6th Principle Meridian), thence generally continuing southeast, west and north around the perimeter of said Lot 97 to the intersection of the west line of Lot 97 and the south line of Calvert Street, continuing along an extended west line of Lot 97 north across the Calvert Street Right-of-Way to its intersection with the north line of Calvert Street, thence east along said north line to its intersection with the east line of Irregular Tract 71 NE of Section 2, Township 9, Range 6, of the 6th Principal Meridian, thence north along said east line to its intersection with the north line of said Irregular Tract 71 NE, thence west along said north line to its intersection with the east line of vacated South 8th Street, thence north along said line to its intersection with the south line of Lot 69, thence west to the west line of the East half of the vacated portion of South 7th Street (adjacent to Progress South 1st Addition, Lot 1, as further described in instrument #77-31441), thence north along said west line to its intersection with the southern line of the Burlington Northern Santa Fe Railroad Right-of-Way, thence southeasterly to its intersection with an extended north line of Lot 11, Block 2, First Addition to Hyde Park, thence east along said extended north line to its intersection with the east line of said Lot 11, thence southeasterly along said east line and continuing southeasterly to the south line of Lot 12, Block 2, First Addition to Hyde Park, thence east along the extended south line of Lot 12, to the east line of the vacated portion of the Burlington Northern Santa Fe Railroad Right-of-Way (also the western boundary of Van Dorn Park), thence north along said east right-of-way line to its intersection with the center line of Van Dorn Street, thence west along said line to a point located approximately 150', thence north from said point crossing the north half of the Van Dorn Street Right-of-Way, continuing north approximately 110' to its intersection with the extended south line of Lot 10, Block 11 of the South Park Addition, thence east along said line to its intersection with the west line of South 8th Street, thence north along said west line to its intersection with the north line of Hill Street, also known as the point of beginning.

Illustration 1 identifies the **Van Dorn Redevelopment Area** in context to the City of Lincoln.

City Context Map

Van Dorn Redevelopment Area
Lincoln, Nebraska



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ILLUSTRATION 1

digital illustration produced by:

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Architecture **1** NE
An Association of Kurtis A. Saly R.A. & James M. Koenig-AIA

SUBSTANDARD AREA

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

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

This evaluation included a detailed **exterior structural survey of 28 structures**, a parcel-by-parcel field inventory, conversations with pertinent City of Lincoln department staff and a review of available reports and documents containing information which could substantiate the existence of substandard conditions.

BLIGHTED AREA

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

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

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

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

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

SUBSTANDARD FACTORS

Of the four Substandard Factors set forth in the Nebraska Community Development Law, two factors in the **Van Dorn Redevelopment Area** were found to be present to a strong extent, while the remaining factors were present to a reasonable, but less significant extent.

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

**TABLE 1
SUBSTANDARD FACTORS
VAN DORN 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.	◐
	Strong Presence of Factor	◐
	Reasonable Presence of Factor	■
	Little or No Presence of Factor	○

Source: Hanna:Keelan Associates, P.C., 2006

STRONG PRESENCE OF FACTOR -

Based on the results of a parcel-by-parcel field analysis, approximately 24 (85.7 percent) of the total 28 structures within the Redevelopment Area are ***40+ years of age*** (built prior to 1966). The Factor of ***age or obsolescence*** is a strong presence in the Redevelopment Area.

The parcel-by-parcel field analysis determined that the Substandard Factor ***existence of conditions which endanger life or property*** by fire and other causes was a strong presence throughout the Redevelopment Area. The primary contributing elements include masonry buildings with wood frame components and areas with water and sewer mains of age 70 years and over.

REASONABLE PRESENCE OF FACTOR -

The field survey method used to analyze exterior building conditions determined that six, or 21.4 percent of the 28 total structures, in the Redevelopment Area, were ***deteriorating or dilapidated***. This Factor is a reasonable presence throughout the Area.

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

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

1. Aging structures;
2. Frame buildings and wood structural components in masonry buildings as potential fire hazards;
3. “Fair” to “Poor” site conditions;
4. Deteriorating/dilapidated structures; and
5. Aging of underground utilities.

BLIGHT FACTORS

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, seven are present to a strong extent, in the Redevelopment Area, and three are present to a reasonable, but more limited extent. The Factor of tax or special assessment exceeding the fair value of land was determined not to be a Blighted Factor. Defective or unusual condition of title was not reviewed. The Blighting Factors, which are present, are reasonably distributed throughout the **Van Dorn Redevelopment Area**.

**TABLE 2
BLIGHT FACTORS
VAN DORN REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

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

Source: Hanna:Keelan Associates, P.C., 2006

STRONG PRESENCE OF FACTOR -

Defective or inadequate street layout is strongly present, due to the lack of access roads, limited pedestrian circulation between residential areas and Van Dorn Park and irregular (blind) intersections along busy traffic corridors.

Faulty lot layout exists to a strong extent throughout the Redevelopment Area. Conditions contributing to the presence of this Factor include inadequate lot sizes and limited pedestrian circulation due to a lack of sidewalks.

Insanitary or unsafe conditions are strongly present throughout the Redevelopment Area. Contributing Factors include 35 percent of the total 37 parcels having “fair” to “poor” overall site condition and the advanced age of utility mains.

Improper subdivision or obsolete platting is a strong presence throughout the Redevelopment Area. Generally, lot sizes are too small or undersized or of inappropriate dimensions for efficient redevelopment, based on today's planning standards. This scenario requires the laborious process of assembling land for redevelopment purposes.

The ***existence of conditions which endanger life or property*** by fire or other causes is strongly present throughout the Redevelopment Area. The neighborhood circulation system, consisting of both the road and sidewalk systems, in the Redevelopment Area, contributes to this Blighted Factor, due to the physical conditions of roads/driveways and a lack of sidewalks and under-designed roads and intersections, incapable of serving today’s vehicular traffic volumes.

In regards to ***other environmental and blighting factors***, the presence of economically and socially undesirable land uses is strongly present throughout the Redevelopment Area. Inappropriate mixed land uses and site conditions associated with specific properties contributes to this Blighted Factor.

One of the required five additional blight factors has a strong presence throughout the Redevelopment Area. Based on the results of the field analysis, the average age of commercial buildings is 61.4 years and residential buildings is 81.7 years.

REASONABLE PRESENCE OF FACTOR -

Deteriorated or dilapidated structures are a reasonable presence in the Redevelopment Area. A total of 21.4 percent of the 28 structures were found to be deteriorated or dilapidated.

Deterioration of site or other improvements is a reasonable presence throughout the Redevelopment Area. A notable number and percentage of parcels in the Area have “fair” to “poor” overall site conditions. Deteriorating public infrastructure and gravel-surfaced driveways and access roads are also reasonably present in the Area.

Diversity of ownership is reasonably present throughout the Redevelopment Area, with an estimated 25 total owners based on unduplicated owners on a block-by-block and/or parcel-by-parcel basis.

Conclusion

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

The conclusions presented in this Study are those of the Consultant engaged by B&J Partnership, Ltd. to examine whether conditions of Blight/Substandard exist. The Study should be presented to the City of Lincoln for review and, if satisfied with the summary of findings contained herein, the Lincoln City Council may adopt a resolution making a finding of Blight/Substandard and this Study a part of the public record.

BASIS FOR REDEVELOPMENT

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

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

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

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

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

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

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

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

THE STUDY AREA

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

The findings presented in this Study are based on surveys and analyses conducted for the **Van Dorn Redevelopment Area**, referred to as the **Redevelopment Area**. **Illustration 1** delineates the Area in relation to the City of Lincoln.

The **Van Dorn Redevelopment Area** boundary is generally described as an area in or adjacent the City of Lincoln, Lancaster County, Nebraska, described, generally, as follows: Beginning at the northwest corner of the intersection of South 8th and Hill Streets, thence east along the north line of Hill Street to its intersection with the east line of South 10th Street, thence south along said line to its intersection with the north line of Lot 7, Block 13, South Park Addition, thence east along said line to its intersection with the east line of the alley, located between Block 13 and Block 12, South Park Addition, thence south along said line to its intersection with the north line of the Van Dorn Street Right-of-Way, thence west to its intersection with the east line of South 10th Street, thence continuing south along said east line to its intersection with an extended south line of Lot 14, Block 2, Barnes Addition, thence west along said extended line to its intersection with the west line of South 10th Street, thence south along said line to its intersection with the north line of Calvert Street, thence west along said line to a point at its intersection with the east line of the Burlington Northern Railroad Right-of-Way, thence southwest approximately 45 degrees across the Calvert Street Right-of-Way to the south line of Calvert Street, thence west along said south line to its intersection with the western line of the Burlington Northern Santa Fe Railroad Right-of-Way, thence southwesterly along the west line of the Burlington Northern Santa Fe Railroad Right-of-Way approximately 20' to its intersection with the northern line of an irregular tract described as the South 9th Street Condominium Base Account, located on Irregular Tract Lot 95, Section 2, Township 9, Range 6, of the 6th Principle Meridian, thence southwesterly along said north line to its intersection with the west line of South 9th Street (also the east line of Lot 97 of Section 2, Township 9, Range 6, of the 6th Principle Meridian), thence generally continuing southeast, west and north around the perimeter of said Lot 97 to the intersection of the west line of Lot 97 and the south line of Calvert Street, continuing along an extended west line of Lot 97 north across the Calvert Street Right-of-Way to its intersection with the north line of Calvert Street, thence east along said north line to its intersection with the east line of Irregular Tract 71 NE of Section 2, Township 9, Range 6, of the 6th Principal Meridian, thence north along said east line to its intersection with the north line of said Irregular Tract 71 NE, thence west along said north line to its intersection with the east line of vacated South 8th Street, thence north along said line to its intersection with the south line of Lot 69, thence west to the west line of the East half of the vacated portion of South 7th Street (adjacent to Progress South 1st Addition, Lot 1, as further described in instrument #77-31441), thence north along said west line to its intersection with the southern line of the

Burlington Northern Santa Fe Railroad Right-of-Way, thence southeasterly to its intersection with an extended north line of Lot 11, Block 2, First Addition to Hyde Park, thence east along said extended north line to its intersection with the east line of said Lot 11, thence southeasterly along said east line and continuing southeasterly to the south line of Lot 12, Block 2, First Addition to Hyde Park, thence east along the extended south line of Lot 12, to the east line of the vacated portion of the Burlington Northern Santa Fe Railroad Right-of-Way (also the western boundary of Van Dorn Park), thence north along said east right-of-way line to its intersection with the center line of Van Dorn Street, thence west along said line to a point located approximately 150', thence north from said point crossing the north half of the Van Dorn Street Right-of-Way, continuing north approximately 110' to its intersection with the extended south line of Lot 10, Block 11 of the South Park Addition, thence east along said line to its intersection with the west line of South 8th Street, thence north along said west line to its intersection with the north line of Hill Street, also known as the point of beginning.

Generalized existing land uses, within the Van Dorn Redevelopment Area, are identified in Illustration 2.

Major land uses in the **Van Dorn Redevelopment Area**, include industrial, commercial, single family residential, vacant and parks/recreation. The Redevelopment Area contains an estimated 93 acres, of which approximately 59 acres have been developed. Residential uses are comprised of single family structures. A concentration of highway commercial uses are located in the east-central portion of the Van Dorn Redevelopment Area, along 10th Street, with parks/recreation and single family residential uses to the north, and industrial uses in the southern portion of the Area.

The principle arterials within the Redevelopment Area are east/west Van Dorn and Calvert Streets and the north/south 10th Street.

The Generalized Existing Land Use Map, for the Van Dorn Redevelopment Area, is **Illustration 2**.

Table 3 identifies the estimated existing land uses within the Redevelopment Area, in terms of number of acres and percentage of total for all existing land uses. An estimated 13.1 percent of the land use in the Area is Streets/Highway/Rail Road Right-of-Way. Commercial uses occupy approximately five percent of the total area. Residential land area comprises an estimated 3.6 percent. Approximately 37 percent of the Area is vacant.

**TABLE 3
EXISTING LAND USE
VAN DORN REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

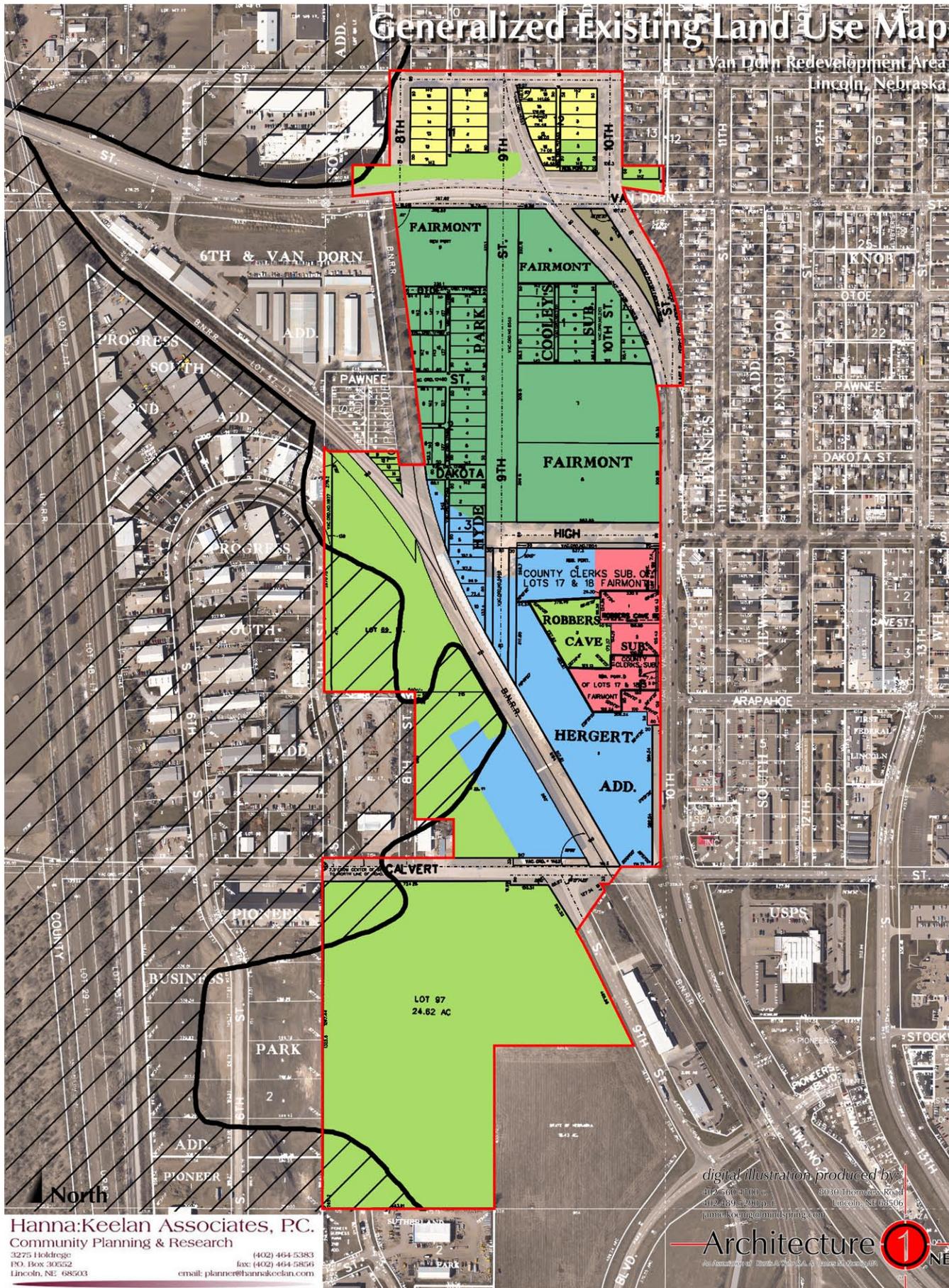
<u>LAND USE</u>	<u>ACRE</u>	<u>PERCENT</u>
Parks/Recreation	23.4	25.0%
Single Family	3.4	3.6%
Commercial	5.0	5.3%
Industrial	15.2	16.3%
<u>St./Hwy./RR-R.O.W.</u>	<u>12.2</u>	<u>13.1%</u>
Total Land Developed	59.2	63.4%
<u>Vacant</u>	<u>34.2</u>	<u>36.6%</u>
Total Acreage	93.4	100.0%

Source: Hanna:Keelan Associates, P.C., 2006

Illustration 3 identifies the Existing Zoning Map for the **Van Dorn Redevelopment Area**. The Redevelopment Area is primarily comprised of industrial and public/quasi-public zoned property, with fringe areas zoned for residential and commercial use.

Generalized Existing Land Use Map

Van Dorn Redevelopment Area
Lincoln, Nebraska



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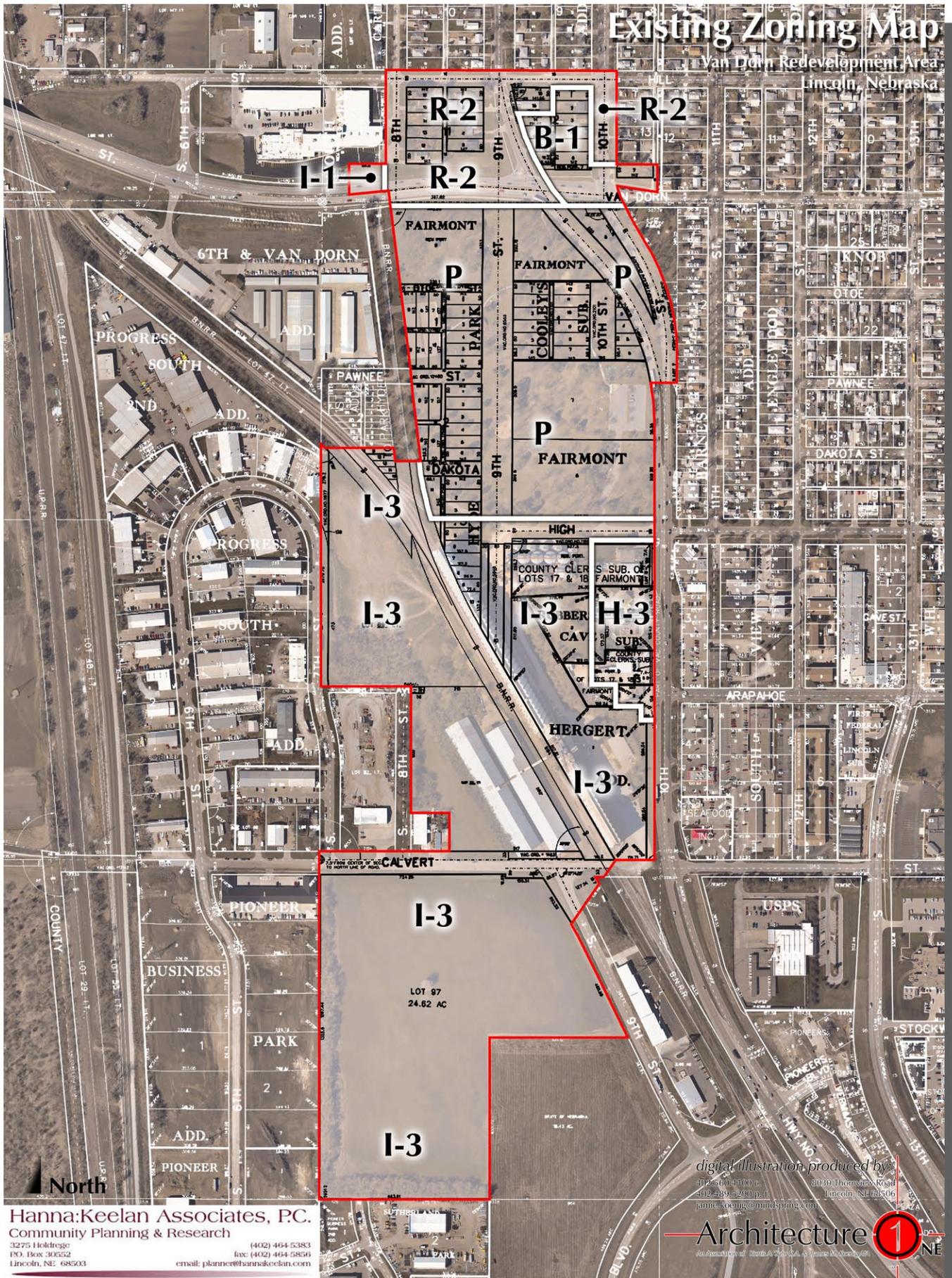
digital illustration produced by
417-560-1100 c. 8030 Thornapple Road
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Architecture **1**
An Association of Architects, Engineers & Planners, Inc.



Existing Zoning Map

Van Dorn Redevelopment Area
Lincoln, Nebraska



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email: planner@hanna-keelan.com

digital illustration produced by
417-560-1000 8030 Thornaby Road
402-439-5291 p.1 Lincoln, NE 68506
jame.keeling@omni.com

Architecture **1**
An Association of Architects

R-2	Residential	H-3	Highway Commercial	P	Public
B-1	Business	I-3	Industrial District		

THE RESEARCH APPROACH

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

Structural Survey Process

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

A structural condition survey was conducted in the month of September, 2006. A total of 28 structures received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the Redevelopment Areas. Results of the structural condition survey are depicted in **Illustration 4**. The structural Condition Survey Form utilized in this process is provided in the **Appendix**. A complete description of the survey methods and criteria is also contained in the **Appendix**.

Parcel-by-Parcel Field Survey

A parcel-by-parcel field survey was conducted in the month of September, 2006. A total of 37 separate parcels were inspected for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. **Illustration 4 and 5** depict the results of this analysis. The Site Condition Survey Form is included in the **Appendix**, with the results also in the **Appendix**.

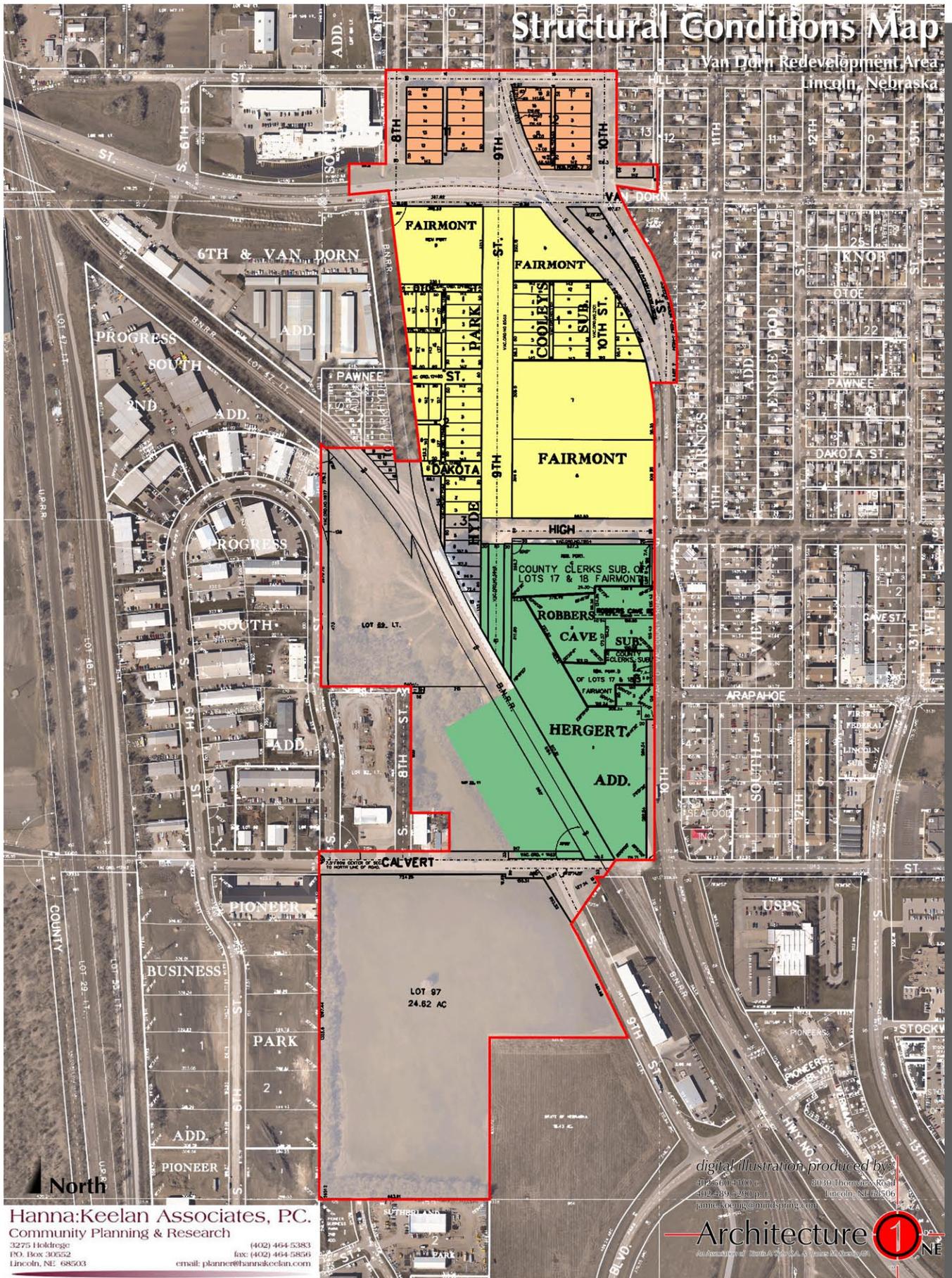
Research on Property Ownership and Financial Assessment of Properties

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

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.

Structural Conditions Map

Van Dorn Redevelopment Area
Lincoln, Nebraska



North

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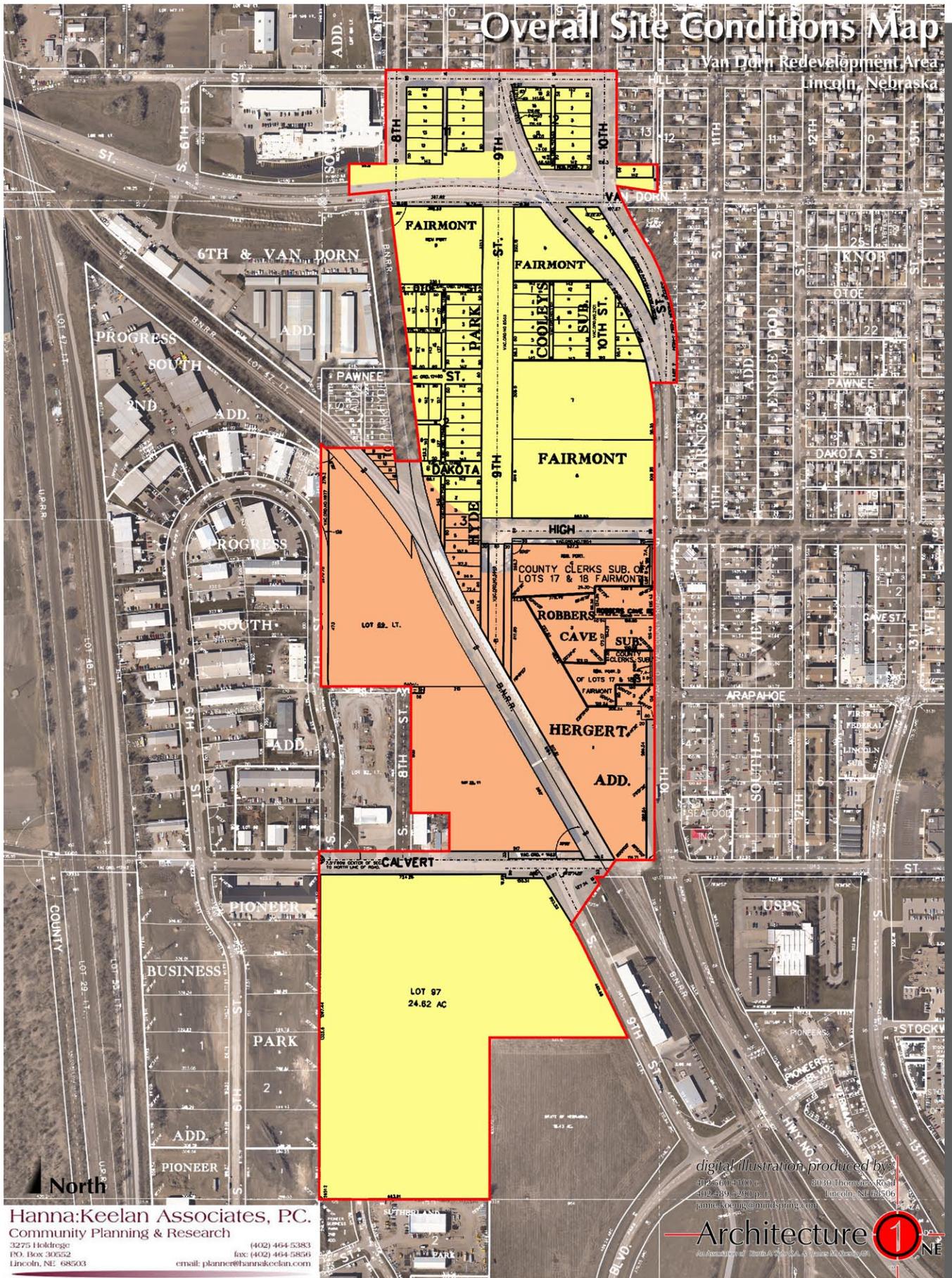
digital illustration produced by
312-560-1000 8030 Thornley Road
402-439-5291 p.n Lincoln, NE 68506
janie.koenig@ommspring.com

Architecture 1
An Association of Architects



Overall Site Conditions Map

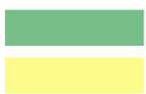
Van Dorn Redevelopment Area
Lincoln, Nebraska



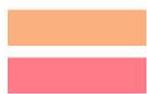
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Excellent
Good



Fair
Poor

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

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

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

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

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

The building condition analysis was based on an exterior inspection of all **28** existing structures, within the Redevelopment Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the area. Building conditions are identified in **Illustration 4**.

1. Structures/Building Systems Evaluation

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

Structural Systems (Primary Components).

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

(Secondary Components)

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

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

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

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

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

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

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

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

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

3. Final Structure/Building Rating

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

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

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

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

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

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

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

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

5. Field Survey Conclusions

The condition of the total 28 primary buildings within the Redevelopment Area were determined based on the finding of the exterior survey. These surveys indicated the following:

- Nineteen (19) structures were classified as structurally sound;
- Three (3) structures were classified as deteriorating minor defects,
- Three (3) structures were classified as deteriorating major defects; and
- Three (3) structures were classified as dilapidated.

The results of the exterior structural survey identified the conditions of the structures, throughout the Redevelopment Area. A total of six (21.4 percent) of the total 28 structures, within the Area, are either deteriorating or dilapidated to a substandard condition. (See **Illustration 4**)

Conclusion

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

**TABLE 4
EXTERIOR SURVEY FINDINGS
VAN DORN REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deficient (Minor)</u>	<u>Deteriorating</u>	<u>Dilapidated</u>	<u>Number of Structure</u>	<u>Substandard and major Deficiency</u>
Single Family	5	2	2	3	12	5
Commercial	7	0	0	0	7	0
Industrial	4	1	0	0	5	0
<u>Other</u>	<u>3</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>4</u>	<u>1</u>
Totals	19	3	3	3	28	6
Percent	67.9%	10.7%	10.7%	10.7%	100.0%	21.4%

Source: Hanna:Keelan Associates, P.C., 2006

(2) Age or Obsolescence

According to information obtained from the field survey and the research of public records, the estimated average age of residential structures in the Redevelopment Area is 81.7 years of age. The average age of commercial structures is 61.4 years of age. The Survey also estimates that of the total 28 structures, 24 (85.7 percent) are 40+ years of age, or were built prior to 1966.

Conclusion

The age and obsolescence of the structures is a strong presence throughout the Van Dorn Redevelopment Area.

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

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

The field survey determined that 21.4 percent of the 28 structures, in the Redevelopment Area, were identified as deteriorating or dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings that are deteriorating or dilapidated pose special safety and sanitary problems. There are a significant number of masonry and wood-framed, one and two-story commercial or residential buildings in need of structural repair or fire protection.

A total of seven parcels in the Redevelopment Area were identified as possessing minor to major excessive debris. This equals 19 percent of the total number of parcels. Debris creates an environment inviting pests and vermin. These unwanted nuisances can create unsafe and insanitary conditions. **Illustration 5** depicts the *density of deterioration* per block area. The parcel-by-parcel field survey identified a total of 11, or 29.7 percent of the total parcels as possessing “fair” overall site conditions. Additionally, two, or 5.4 percent of the total 37 parcels were identified as being in “poor” condition. This represents a total of 35.1 percent (13 parcels) of the total parcels as being in “fair” or “poor” condition. The entire Redevelopment Area lacks, and therefore, is in need of street beautification and improved landscaping.

Approximately seven parcels (18.9 percent), within the **Van Dorn Redevelopment Area**, have sidewalks rated as “fair” or “poor.” The Redevelopment Area is served by City water and sanitary sewer systems. According to City officials (Public Works Department), the majority of water mains in the Redevelopment Area are in good condition, with upgraded 6" and 12" diameter mains installed within the past two years from Van Dorn to Calvert Streets, along the extended line of South 9th Street, through Van Dorn Park. Water mains in “poor” condition exist north of Van Dorn Street, between 8th and 10th Streets. These mains are 70+ years of age, and are undersized according to modern development standards. Some segments exist that area as small as 4" in diameter.

Sanitary Sewer mains throughout the Redevelopment Area, north and south of Van Dorn Street, range in age between 35 to 65+ years, and are mostly 8" in diameter. As these utilities 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 Van Dorn Redevelopment Area is reasonably sufficient to constitute a Substandard Factor.

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

The results of the parcel-by-parcel field survey, coupled with information obtained from pertinent City departments, assisted in determining the existence of conditions in the **Van Dorn Redevelopment Area**, which endangered life or property by fire and other causes. The age of infrastructure is a primary issue throughout the Redevelopment Area. Information described below is the accumulation of support data and interviews with Department of Public Works personnel. For more detailed information and specific maps and illustrations, please refer to the appropriate utility departments.

Sanitary sewer mains along 10th Street, in the Redevelopment Area, are approximately 40 to 50 years of age in the portion south of Calvert Street, while the portion of 10th Street north of Calvert Street have been replaced with new 8" mains within the past two years. Materials used to construct the older sewer mains are prone to deterioration and breakage, as well as maintenance problems. For this reason, the Department of Public Works will upgrade (and replace as needed) outdated and undersized sewer mains throughout the Redevelopment Area, in conjunction with their planned street improvements.

Within the past two years, the City has replaced two large segments of water mains south of Van Dorn Street. Portions of the water main system located north of Van Dorn Street have yet to improved. Water mains in the Redevelopment Area north of Van Dorn Street include 4" to 6" diameter mains, of 70+ years of age. As these underground utility systems continue to age, up-keep, repeated maintenance and piecemeal replacement of broken or faulty mains will continue to be an increasing problem in these portions of the Redevelopment Area.

According to today's development standards, a minimum 6" diameter residential water main and 8" mains in commercial districts is recommended to ensure adequate water pressure for fire protection purposes. A water main less than 6" or 8" in diameter does not meet recommended standards for fire protection. The high cost of replacing undersized water mains has forced the City to maintain a program that concentrates on repair and/or replacement as breaks occur. Annual budgeting only allows for a small amount of scheduled replacement of the oldest portions of the City's entire water main system.

Problems can exist not only in the water mains, but also in service lines, which are owned and maintained by individual property owners. There are numerous undersized and outdated service lines in the portions of the Redevelopment Area north of Van Dorn Street, between 8th and 10th Streets. Usually, no attention is given to problems in the service lines until a break occurs. Undersized service lines, or service lines potentially constructed of lead are the types of problems the property owners will have to repair or replace in the near future.

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

Minor and major debris located on seven parcels (18.9 percent) is somewhat significant and poses a potential fire hazard, as well as a place to harbor pests, which can be detrimental to the public's overall health and safety.

Approximately 86 percent of the structures in the Redevelopment Area were built prior to 1966, thus 40+ years of age. There are masonry buildings with wooden structural elements located throughout the Area, in need of structural repair or fire protection. Several of these buildings have been determined to be deteriorating or dilapidated.

Overall site conditions on a significant number of properties throughout the Redevelopment Area (a total of 35 percent) were generally found to be in "fair" to "poor" condition. The field survey determined that 11, or 29.7 percent of the total 37 parcels, are in "fair" condition, while an additional two parcels (5.4 percent) were determined to be in "poor" condition. This overall condition rating includes the general condition of structures and an evaluation of the land with improvements, such as sidewalks, streets, driveways, parking areas and landscaping.

Conclusion

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

BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures

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

This section summarizes the process used for assessing building conditions in the **Van Dorn 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 **28** existing structures, within the Redevelopment Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the area. Building conditions are identified in **Illustration 4**.

1. Structures/Building Systems Evaluation

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

Structural Systems (Primary Components)

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

(Secondary Components)

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

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

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

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

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

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

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

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

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

4. Final Structure/Building Rating

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

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

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

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

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

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

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

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

5. Field Survey Conclusions

The condition of the total 28 primary buildings within the Redevelopment Area were determined based on the finding of the exterior survey. These surveys indicated the following:

- Nineteen (19) structures were classified as structurally sound;
- Three (3) structures were classified as deteriorating minor defects.
- Three (3) structures were classified as deteriorating major defects; and
- Three (3) structures were classified as substandard.

The results of the exterior structural survey identified the conditions of the structures, throughout the Redevelopment Area. A total of six (21.4 percent) of the total 28 structures, within the Area, are either deteriorating or dilapidated to a substandard condition. (See **Illustration 4**)

Conclusion

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

**TABLE 5
STRUCTURAL SURVEY FINDINGS
VAN DORN REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

**Exterior
Structural Rating**

<u>Activity</u>	<u>Sound</u>	<u>Deficient (Minor)</u>	<u>Deteriorating</u>	<u>Dilapidated</u>	<u>Number of Structure</u>	<u>Substandard and major Deficiency</u>
Residential	5	2	2	3	12	5
Commercial	7	0	0	0	7	0
Industrial	4	1	0	0	5	0
<u>Other</u>	<u>3</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>4</u>	<u>1</u>
Totals	19	3	3	3	28	6
Percent	67.9%	10.7%	10.7%	10.7%	100.0%	21.4%

Source: Hanna:Keelan Associates, P.C., 2006

(2) Existence of Defective or Inadequate Street Layout

The street pattern within the **Van Dorn Redevelopment Area** consists of a standard rectilinear grid system. The principle arterials, within the Redevelopment Area, are Van Dorn, Calvert and South 9th and 10th Streets. These major arterials provide access to and throughout the Redevelopment Area. Major problem conditions that contribute to the factor of existence of defective or inadequate street layout are discussed below.

1. Pedestrian Vehicular Movement Conflicts

Pedestrian flow is interrupted by the high traffic volumes, traveling generally at excessive speeds on South 10th Street. Typically, 10th Street has four lanes of traffic throughout the Redevelopment Area. While the intersection at Van Dorn Street is signalized, the volume and speed of traffic make it difficult for pedestrians to cross this busy street corridor.

The 2002 average traffic volume for South 10th Street between Van Dorn and Calvert Streets was 32,000 vehicles, and on Van Dorn Street between South 10th Street and Park Boulevard, including a portion within the Redevelopment Area, was 16,300 per average 24 hour period, as determined by the Nebraska Department of Roads. This creates a conflict for pedestrian traffic, especially from residential areas north of Van Dorn Street, when attempting to access park/recreational and commercial facilities located south of Van Dorn Street.

An accident-prone intersection exists at South 9th, 10th and Van Dorn Streets. Major street and infrastructure improvements are scheduled for the 9th, 10th, and Van Dorn Streets intersection within the next two years, including reconfigured left turn lanes, new sidewalks and traffic signals.

A new 8'-wide sidewalk will connect 9th Street to the pedestrian underpass near 8th Street, which connects residential areas north of Van Dorn Street with Van Dorn Park. Sidewalk improvements along the south side of Van Dorn Street will improve the connection between Van Dorn Park and the Bison trail to the west.

2. Lack of Sidewalks

Sidewalks are not adequately provided and maintained throughout most of the Redevelopment Area. Most of the 26 parcels without sidewalks are located in the southern portion of the Redevelopment Area, south of the Burlington Northern Railroad, however some residential and commercial properties in the northern portion also lack sidewalks. Residential properties north of Van Dorn Street currently lack adequate access to the pedestrian trail leading to Van Dorn Park.

3. Inadequate Street Layout

Lack of platted streets southwest of the Burlington Northern Railroad tracks has limited development of areas adjacent the railway corridor. The presence of graveled access roads and driveways, in combination with open storm water drainage ditches west of the highway commercial uses fronting on South 10th Street, has also hindered redevelopment efforts in this portion of the Redevelopment Area.

Conclusion

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

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

The review of building uses and condition surveys, property ownership and subdivision records, as well as the field surveys, resulted in the identification of conditions associated with faulty lot layout in relationship to size, adequacy and accessibility, or usefulness of land within the **Van Dorn Redevelopment Area**. Inadequate lot sizes, in the Area, created by past subdivision activities, are generally too small, according to today's planning standards. The majority of individual parcels located southwest of the Burlington Northern Santa Fe Railroad Corridor were subdivided by "metes and bounds" description (Irregular Tracts), rather than by a typical subdivision plat. Thus many of these large lots are of sizes and configurations which would make redevelopment difficult, utilizing current codes and building standards. Blighting factors are:

Undersized and inappropriately platted parcels exist in the residential and commercial portions of the **Van Dorn Redevelopment Area**. These undersized parcels make redevelopment efforts more difficult, as it requires complicated assembly of land and dealings with multiple property owners. Most of the parcels falling under this category are north of Van Dorn Street, between 8th and 10th Streets, and along the 10th Street commercial corridor, south of High Street, within the Redevelopment Area.

The **Van Dorn Redevelopment Area** contains examples of areas that would have ideally been replatted to reflect individual lots of record. These parcels are currently identified only by "metes and bounds" descriptions of Irregular Tracts, and multiple platted lots that were assembled to support a single use, and never replatted into a single lot of record. The land now occupied by Van Dorn Park was originally platted as several separate subdivisions. These examples represent faulty lot layout in relation to size, adequacy, accessibility or usefulness. These lots of record do not support redevelopment efforts to improve the Area. The lot descriptions in their current state, in fact, make redevelopment efforts more difficult.

Conclusion

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

(4) Insanitary and Unsafe Conditions

The results of the area-wide field survey, along with information obtained from the appropriate City departments provided the basis for the identification of insanitary and unsafe conditions in the **Van Dorn Redevelopment Area**.

1. Age of Structure

The analysis of all 28 structures, in the Redevelopment Area, identified approximately 86 percent of the structures as being 40+ years of age, built prior to 1966. This results in the potential for substandard business and living units in need of rehabilitation.

2. Advanced Age of Public Utilities

The Redevelopment Area is served by City water and sanitary sewer systems. According to the Public Works Department, newly constructed water mains along either side of 10th Street (within the past two years) are in excellent condition and of adequate size to meet modern development standards. However, portions of the Redevelopment Area north of Van Dorn Street contain segments of undersized water mains of 4" to 6" diameter in advanced age (70+ years). A water main less than 6" or 8" in diameter does not meet recommended standards for fire protection.

Sanitary Sewer mains, throughout the Redevelopment Area, range in age between 35 to 65 years. The commercial properties fronting on South 10th Street have newer mains, installed 10 to 15 years ago. As these utilities age, maintenance and replacement problems are anticipated to be more prevalent. Sewer pipe sizes are 8" in diameter throughout the Area. Department of Public Works personnel indicated that no major problems have been found with the sanitary sewer mains in the Area through telescopic inspection, other than the deterioration associated with aging.

3. Overall Site Condition

The area-wide field survey determined that 11 (29.7 percent) of the total 37 parcels had overall site conditions that were in "fair" condition and two (5.4 percent) were in "poor" condition. Additionally, nearly 19 percent of the parcels in the Redevelopment Area had excessive debris. Minor and major debris located on seven parcels (18.9 percent) is somewhat significant and poses a potential fire hazard, as well as a place to harbor pests, which can be detrimental to the public's overall health and safety.

Conclusion

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

(5) Deterioration of Site or Other Improvements

Field observations were conducted to determine the condition of site improvements within the **Van Dorn Redevelopment Area**, including streets, sidewalks, curbs and gutters, traffic control devices and off-street parking. The **Appendix** documents the present condition of these improvements. The primary problems in the Redevelopment Area are age and condition of public utilities, debris and inadequate public improvements.

Within the Redevelopment Area, 26 of the total 37 parcels had no sidewalks, while seven parcels, or 18.9 percent of the total number of parcels, received a “fair” or “poor” sidewalk condition rating.

The total percentage of parcels containing major debris, within the Redevelopment Area, was 19 percent (seven parcels).

A total of 11, or 29.7 percent of the total 37 parcels within the Redevelopment Area received an overall site condition rating of “fair”, while two sites, or 5.4 percent received a “poor” rating, as per the results of the field survey.

The field survey identified inadequate parking conditions throughout the Redevelopment Area. Residential and commercial uses accounted for the majority of parcels with graveled parking surfaces; 10 parcels (27 percent) with substandard surfaces.

Conclusion

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

(6) Diversity of Ownership

The total number of unduplicated owners, on a block-by-block and/or parcel-by-parcel determination, within the Redevelopment Area, is estimated to be 25. The number of owners per block, or major equivalent portions of blocks, ranges from one to 10 (See **Illustration 6**).

The highest concentration of diversity of ownership, within the **Van Dorn Redevelopment Area** is generally located north of Van Dorn Street, in the two blocks of residential properties along either side of 9th Street, and also in the center of the Redevelopment Area, in the commercial properties south of High Street, on the west side of 10th Street. These are areas of concentrated residential and commercial land uses. Most of the tracts of land within the Redevelopment Area are comprised of relatively large, vacant lots with only one or two individual owners for each parcel of land. These land areas are primarily in industrial or public/quasi-public uses, such as Van Dorn Park.

Conclusion

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

Diversity of Ownership Map

Van Dorn Redevelopment Area
Lincoln, Nebraska



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Number of Owners per Block

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

A thorough examination of public records was conducted to determine the status of taxation of properties located in the Van Dorn 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/valued too high, a public protest system is designed to give the owner appropriate relief and tax adjustment.

1. Delinquent Taxes

Public records were examined for the purposes of determining if delinquent taxes currently outstanding on parcels within the Redevelopment Area. The records indicated that **two** of the parcels were classified as delinquent by Lancaster County.

2. Real Estate Taxes

The tax values within the Redevelopment Area generally appeared to be equal to or greater than the market value of the properties. The assessed valuation of all properties is \$6,691,002.

3. Tax Exempt

Several tax exempt properties exist throughout the Redevelopment Area, as identified by the Lancaster County Assessor and Treasurer's Offices. Six (6) properties are tax exempt through partial or full Homestead Exemption status, or by virtue of being classified as public property.

Conclusion

Examination and analysis of public records, along with extensive field inspection, as previously described, leads to the conclusion that delinquent taxes and special assessments exceeding the fair value of the land is not a blighting factor in the Van Dorn Redevelopment Area.

(8) Defective or Unusual Condition of Title

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

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

Conclusion

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

(9) Improper Subdivision or Obsolete Platting

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

Several portions of the **Van Dorn Redevelopment Area** do not meet today's standards of platting and subdivision procedures. Lots in residential neighborhoods throughout the Redevelopment Area contain a substantial amount of individual parcels that are undersized or inappropriately platted, based on modern planning standards, for efficient redevelopment. Residential subdivisions north of Van Dorn Street, between 8th and 10th Streets, have developed in the standard 50' by 142' lot sizes. These lot sizes are undersized by modern standards, which typically utilize approximately 100' by 140' lots for single family dwellings. In a few instances, smaller lot sizes or irregularly-shaped lots are adjacent the intersection of 9th, 10th and Van Dorn Streets, exist, creating conditions of crowding and inadequate space. A large, undeveloped and unsubdivided lot of approximately 25 acres exists south of Calvert Street. Such a large lot without adequate access into the site requires appropriate subdivision to appropriately configure the parcels of land for development.

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

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

Conclusion

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

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

The results of the parcel-by-parcel field survey, along with information obtained from pertinent City departments, assisted in determining the existence of conditions in the **Van Dorn Redevelopment Area** which endanger life or property by fire and other causes. The age of infrastructure is the primary issue throughout the Redevelopment Area. Information described below is the accumulation of support data and interviews with Department of Public Works personnel. For more detailed information and specific maps and illustrations, please refer to the appropriate utility departments.

Recently upgraded underground utilities in portions of the Redevelopment Area, between Van Dorn and Calvert Streets, are six months to two years old. Water mains within the Redevelopment Area, range in diameter from 4" to 12". A 12" main was installed in 2006, parallel to 10th Street, from High to Calvert Streets. A 6" main was installed in 2004 along 11th Street, from Van Dorn to High Streets, beyond the eastern edge of the Redevelopment Area, but serving parcels within the Area.

Undersized and outdated water mains occur in the mostly residential portions of the Redevelopment Area north of Van Dorn Street. Segments of 4" to 6" mains along 9th, 10th, and Hill Streets, within the Redevelopment Area, are 70 years of age or older. Materials used to construct the older sewer mains are prone to deterioration and breakage, as well as maintenance problems. As these underground utility systems continue to age, up-keep, repeated maintenance and piecemeal replacement of broken or faulty mains will continue to be an increasing problem in these portions of the Redevelopment Area.

According to today's development standards, a minimum 6" diameter residential water main and 8" diameter in commercial districts is recommended to ensure adequate water pressure for fire protection purposes. A water main less than 6" or 8" in diameter does not meet recommended standards for fire protection. The high cost of replacing undersized water mains has forced the City to maintain a program that concentrates on repair and/or replacement as breaks occur. Annual budgeting only allows for a small amount of scheduled replacement of the oldest portions of the City's entire water main system.

Problems can exist not only in the water mains, but also in service lines, which are owned and maintained by individual property owners. Most of the service lines in the portion of the Redevelopment Area north of Van Dorn Street are 70 years of age or older and 4" in diameter, according to Public Works personnel. Usually, no attention is given to problems in the service lines until a break occurs. Undersized service lines, or service lines constructed of lead are the types of problems the property owners will have in the near future.

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

Minor and major debris located on seven parcels (19 percent) is somewhat significant and poses a potential fire hazard, as well as a place to harbor pests, which can be detrimental to the public's overall health and safety.

Approximately 86 percent of the structures in the Redevelopment Area were built prior to 1966, thus 40+ years of age. There are masonry buildings with wooden structural elements located throughout the Area, in need of structural repair or fire protection. Several of these buildings have been determined to be deteriorating or dilapidated.

Overall site conditions on properties throughout the Redevelopment Area were generally found to be in "fair" to "poor" condition. The Field Survey determined that 11 parcels, or 29.7 percent of the total 37 parcels, are in "fair" condition, while an additional two parcels (5.4 percent) were determined to be in "poor" condition. This overall condition rating includes the general condition of structures and an evaluation of the land with improvements, such as sidewalks, streets, driveways, parking areas and landscaping.

Conclusion

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

(11) Other Environmental and Blighting Factors

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

Portions of the Redevelopment Area are included in the 100-year flood plain associated with the Salt Creek and its environs, including lands designated by the City of Lincoln and the Federal Government (through FEMA) as "flood prone areas." These areas are located in the western and southern portions of the Redevelopment Area, mostly on tracts of vacant or industrial land. This affects the redevelopment potential of such lands

Functional and economic obsolescence is prevalent in the properties throughout the central portion of the Redevelopment Area. Several commercial and industrial buildings have slowly been replaced with new construction, however, several smaller scale brick and masonry buildings, remain that have been allowed to deteriorate to the point of being dilapidated. In several instances, the cost to rehabilitate many of these structures would easily exceed the cost of new construction. These buildings are functionally and economically obsolescent.

Conclusion

Other environmental, blighted factors are present to a strong extent throughout the Van Dorn Redevelopment Area to warrant a blighted condition. The Redevelopment Area contains a fair amount of functionally obsolete structures.

(12) Additional Blighting Conditions

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

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. The average age of the residential or commercial units in the area is at least forty years;
3. More than half of the 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 City 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 (40) years.

According to the Field Survey, the estimated average age of the commercial structures is 61.4 years of age. **The estimated average age of residential structures is 81.7 years of age.** Combined, the 28 total structures have an estimated average age of 71.5 years.

More than half of the plotted and subdivided property in the are is unimproved land that has been within the City for forty (40) years and has remained unimproved during that time.

The most recent annexation of unimproved land in the Van Dorn Redevelopment Area was 1964.

Conclusion

The criteria of one of five additional blighting conditions is average age of residential units is over 40 years of age and is strongly present throughout the Van Dorn Redevelopment Area.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

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

Substandard Factors

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

Blighted Factors

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

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

The extent of blight and substandard factors for the **Van Dorn Redevelopment Area** addressed in this document are presented in **Tables 1 and 2**, located on pages 6 and 8 respectively. The eligibility findings indicate the Redevelopment Area is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Lincoln. Indications are, 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.

APPENDIX

STRUCTURAL SURVEY METHODS & CRITERIA

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.

1. Structures/Building Systems Evaluation

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

Structural Systems (Primary Components).

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

(Secondary Components)

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

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

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

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

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

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

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

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

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

3. **Final Structure/Building Rating**

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

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

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

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

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

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

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.

**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

**VAN DORN REDEVELOPMENT AREA
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

AGE OF STRUCTURE

1-5 years	0	0.0%	0	0	0	NA	0
5-10 years	0	0.0%	0	0	0	NA	0
10-20 years	2	7.1%	0	2	0	NA	0
20-40 years	2	7.1%	0	0	0	NA	2
40-100 years	23	82.1%	11	5	5	NA	2
100+ years	1	3.6%	1	0	0	NA	0
TOTAL	28	100.0%	12	7	5	NA	4

FINAL STRUCTURAL RATING

sound	19	67.9%	5	7	4	NA	3
deficient minor	3	10.7%	2	0	1	NA	0
deteriorated	3	10.7%	2	0	0	NA	1
dilapidated	3	10.7%	3	0	0	NA	0
TOTAL	28	100.0%	12	7	5	NA	4

STREET CONDITION

none	0	0.0%	0	0	0	0	0
excellent	5	13.5%	0	2	0	2	1
good	26	70.3%	12	3	2	7	2
fair	6	16.2%	0	2	3	0	1
poor	0	0.0%	0	0	0	0	0
TOTAL	37	100.0%	12	7	5	9	4

SIDEWALK CONDITION

none	26	70.3%	8	5	5	6	2
excellent	0	0.0%	0	0	0	0	0
good	4	10.8%	0	0	0	2	2
fair	7	18.9%	4	2	0	1	0
poor	0	0.0%	0	0	0	0	0
TOTAL	37	100.0%	12	7	5	9	4

DEBRIS

major	0	0.0%	0	0	0	0	0
minor	7	18.9%	2	3	0	1	1
none	30	81.1%	10	4	5	8	3
TOTAL	37	100.0%	12	7	5	9	4

OVERALL SITE CONDITION

excellent	3	8.1%	1	0	0	2	0
good	21	56.8%	10	4	0	5	2
fair	11	29.7%	1	1	5	2	2
poor	2	5.4%	0	2	0	0	0
TOTAL	37	100.0%	12	7	5	9	4

**VAN DORN REDEVELOPMENT AREA
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

DOORS

sound	24	85.7%	11	7	2	N/A	4
none	3	10.7%	0	0	3	N/A	0
minor	1	3.6%	1	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
TOTAL	28	100.0%	12	7	5		4

WINDOWS

sound	21	75.0%	11	7	0	N/A	3
none	6	21.4%	0	0	5	N/A	1
minor	0	0.0%	0	0	0	N/A	0
substandard	1	3.6%	1	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
TOTAL	28	100.0%	12	7	5		4

STREET TYPE

none	0	0.0%	0	0	0	0	0
concrete	30	81.1%	12	4	2	9	3
asphalt	4	10.8%	0	1	2	0	1
gravel	3	8.1%	0	2	1	0	0
dirt	0	0.0%	0	0	0	0	0
brick	0	0.0%	0	0	0	0	0
TOTAL	37	100.0%	12	7	5	9	4

PORCHES...

sound	19	67.9%	6	7	3	N/A	3
none	3	10.7%	0	0	2	N/A	1
minor	5	17.9%	5	0	0	N/A	0
substandard	1	3.6%	1	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
TOTAL	28	100.0%	12	7	5		4

PAINT

sound	12	42.9%	5	5	0	N/A	2
none	6	21.4%	1	1	3	N/A	1
minor	4	14.3%	3	0	0	N/A	1
substandard	5	17.9%	3	0	2	N/A	0
critical	1	3.6%	0	1	0	N/A	0
TOTAL	28	100.0%	12	7	5		4

DRIVEWAY

sound	13	46.4%	5	5	1	N/A	2
none	0	0.0%	0	0	0	N/A	0
minor	9	32.1%	4	0	4	N/A	1
substandard	6	21.4%	3	2	0	N/A	1
critical	0	0.0%	0	0	0	N/A	0
TOTAL	28	100.0%	12	7	5		4

**VAN DORN REDEVELOPMENT AREA
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

ROOF STRUCTURE

sound	19	67.9%	5	6	5	N/A	3
none	0	0.0%	0	0	0	N/A	0
minor	5	17.9%	3	1	0	N/A	1
substandard	4	14.3%	4	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
TOTAL	28	100.0%	12	7	5		4

WALL FOUNDATION

sound	23	82.1%	8	7	5	N/A	3
none	0	0.0%	0	0	0	N/A	0
minor	2	7.1%	2	0	0	N/A	0
substandard	3	10.7%	2	0	0	N/A	1
critical	0	0.0%	0	0	0	N/A	0
TOTAL	28	100.0%	12	7	5		4

FOUNDATION

sound	22	78.6%	7	7	5	N/A	3
none	0	0.0%	0	0	0	N/A	0
minor	2	7.1%	1	0	0	N/A	1
substandard	4	14.3%	4	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
TOTAL	28	100.0%	12	7	5		4

FOUNDATION TYPE

Concrete	25	89.3%	10	7	5	N/A	3
Stone	2	7.1%	1	0	0	N/A	1
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Brick	1	3.6%	1	0	0	N/A	0
Other	0	0.0%	0	0	0	N/A	0
TOTAL	28	100.0%	12	7	5		4

ROOF SURFACE

sound	13	46.4%	3	4	3	N/A	3
none	0	0.0%	0	0	0	N/A	0
minor	12	42.9%	6	3	2	N/A	1
substandard	3	10.7%	3	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
TOTAL	28	100.0%	12	7	5		4

ROOF TYPE

Asphalt Shingles	16	57.1%	12	1	0	N/A	3
Rolled Asphalt	4	14.3%	0	3	1	N/A	0
Cedar	0	0.0%	0	0	0	N/A	0
Combination	1	3.6%	0	1	0	N/A	0
Other	7	25.0%	0	2	4	N/A	1
TOTAL	28	100.0%	12	7	5		4

**VAN DORN REDEVELOPMENT AREA
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

CHIMNEY

sound	2	7.1%	1	0	0	N/A	1
none	26	92.9%	11	7	5	N/A	3
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
TOTAL	28	100.0%	12	7	5		4

GUTTER, DOWNSPOUTS

sound	11	39.3%	6	4	0	N/A	1
none	10	35.7%	0	2	5	N/A	3
minor	4	14.3%	3	1	0	N/A	0
substandard	2	7.1%	2	0	0	N/A	0
critical	1	3.6%	1	0	0	N/A	0
TOTAL	28	100.0%	12	7	5		4

WALL SURFACE

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

WALL SURFACE TYPE

Frame	0	0.0%	0	0	0	N/A	0
Masonry	1	3.6%	1	0	0	N/A	0
Siding	8	28.6%	5	1	1	N/A	1
Combination	0	0.0%	0	0	0	N/A	0
Stucco	0	0.0%	0	0	0	N/A	0
Other	19	67.9%	6	6	4	N/A	3
TOTAL	28	100.0%	12	7	5		4

PARKING SURFACE

none	11	29.7%	1	0	2	7	1
concrete	14	37.8%	7	4	2	1	0
asphalt	2	5.4%	0	1	0	0	1
gravel	6	16.2%	2	2	1	0	1
dirt	4	10.8%	2	0	0	1	1
brick	0	0.0%	0	0	0	0	0
TOTAL	37	100.0%	12	7	5	9	4

PARKING SPACES

none	11	29.7%	1	0	2	7	1
1 to 2	18	48.6%	11	1	3	1	2
3 to 5	2	5.4%	0	2	0	0	0
6 to 10	1	2.7%	0	1	0	0	0
11 to 20	2	5.4%	0	2	0	0	0
21 or more	3	8.1%	0	1	0	1	1
TOTAL	37	100.0%	12	7	5	9	4