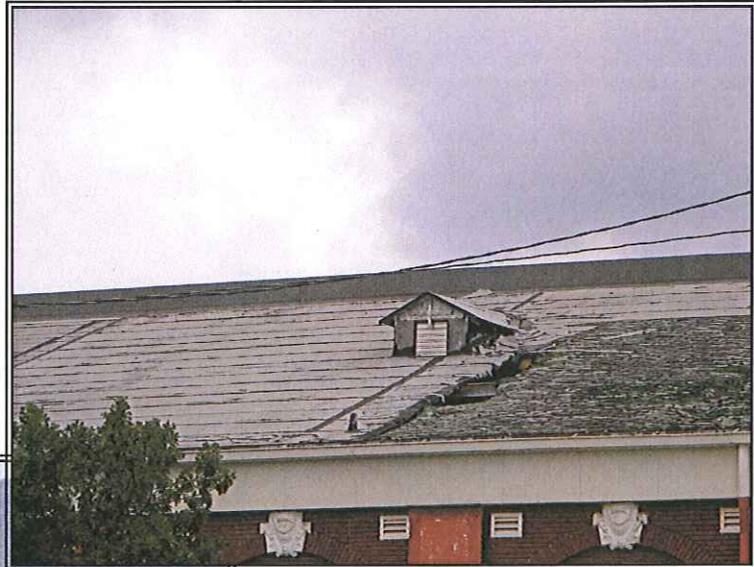


# LINCOLN, NEBRASKA

## STATE FAIR PARK REDEVELOPMENT AREA

### *BLIGHT & SUBSTANDARD DETERMINATION STUDY*



***PREPARED BY:***

**HANNA:KEELAN ASSOCIATES, P.C.**

**Community Planning & Research**

**Lincoln, Nebraska**

[www.hannakeelan.com](http://www.hannakeelan.com)

**OCTOBER, 2009**





DANIEL L. LINDSTROM  
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October 30, 2009

Mr. Joel D. Pedersen  
Attorney at Law  
238 Varner Hall  
3835 Holdrege Street  
Lincoln, NE 68583-0745

Re: Blight & Substandard Determination Study--State Fair Park  
Redevelopment Area

Dear Mr. Pedersen:

I have been asked by Tim Keelan of Hanna:Keelan Associates, P.C., to address this letter to you concerning the Blight & Substandard Determination Study for the State Fair Park Redevelopment Area prepared by Hanna:Keelan in October 2009 (the "Study"). It is my understanding that you are seeking an opinion from this firm concerning the contents of the Study and the Study's applicability to the Nebraska Community Development Law (the "Community Development Law").

By way of introduction, the undersigned has practiced law in Kearney, Nebraska with this firm since 1986 and I have been involved in Community Development Law matters since 1993 when I was first appointed to the board of the Kearney Redevelopment Authority, the agency primarily responsible for administration of the Community Development Law in the City of Kearney. After serving on the board for two years, and briefly chairing it, I resigned to become the Redevelopment Authority's attorney and have served in that role since approximately 1995. I have represented redevelopers and a number of communities in Greater Nebraska regarding redevelopment projects undertaken pursuant to the Community Development Law, including the use of tax increment financing. Further, I have presented information about the Nebraska Community Development Law to a number of groups, including the Nebraska Bar Association.

Mr. Joel D. Pedersen  
October 30, 2009  
Page Two

I have reviewed the Blight & Substandard Determination Study referenced above and have relied upon the information provided within the Study. I have not attempted to independently verify any of the factual information found in the Study, including legal descriptions or underlying documentation or field notes. The opinions expressed herein are based solely upon the foregoing information, and this letter is therefore limited to the factual information provided within the Study.

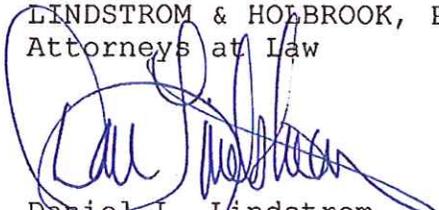
Based upon the information provided in the Study, it appears that the Study was conducted in an appropriate and diligent fashion, utilizing appropriate and relevant information from sources that would be considered reliable. Moreover, with regard to the conclusions in the Study, it is the opinion of the undersigned that the information provided in the Study appropriately addresses the criteria set forth in the Nebraska Community Development Law, and specifically the portions of that law defining "substandard areas" and "blighted areas," Neb.Rev.Stat. § 18-2103(10) and (11).

Further, in reviewing and relying upon the information conveyed in the Study, it is the opinion of the undersigned that the State Fair Park Redevelopment Area may legally be declared "blighted and substandard" under the provisions of the Nebraska Community Development Law, by the relevant governing body.

Please feel free to contact me concerning any further questions you have concerning the foregoing.

Very truly yours,

JACOBSEN, ORR, NELSON,  
LINDSTROM & HOLBROOK, P.C., L.L.O.  
Attorneys at Law



Daniel L. Lindstrom

DLL:rkr

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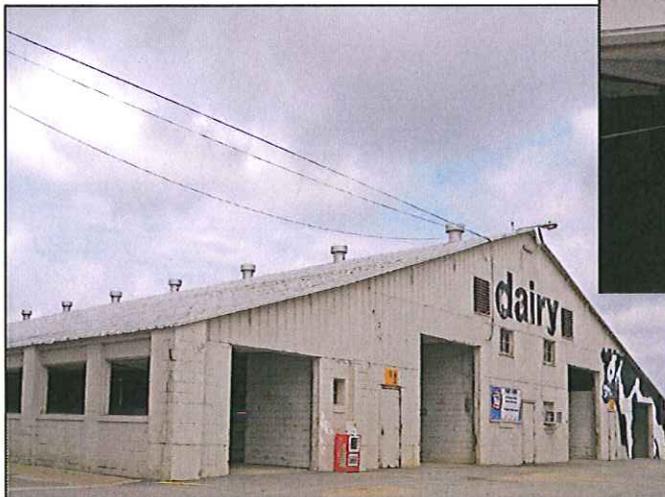
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# ***BLIGHT AND SUBSTANDARD DETERMINATION STUDY***



Electrical breaker box attached to broken wall panel.



Detail of corner support column of the Dairy Barn. Extensive cracking in the concrete block support column.

# STATE FAIR PARK REDEVELOPMENT AREA BLIGHT & SUBSTANDARD DETERMINATION STUDY

## *EXECUTIVE SUMMARY*

### Purpose of Study/Conclusion

The purpose of this Study was to determine whether all or part of the designated **State Fair Park Redevelopment Area**, in Lincoln, Nebraska, qualified 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 **State Fair Park Redevelopment Area**, referred to in this Study as the **Redevelopment Area**.

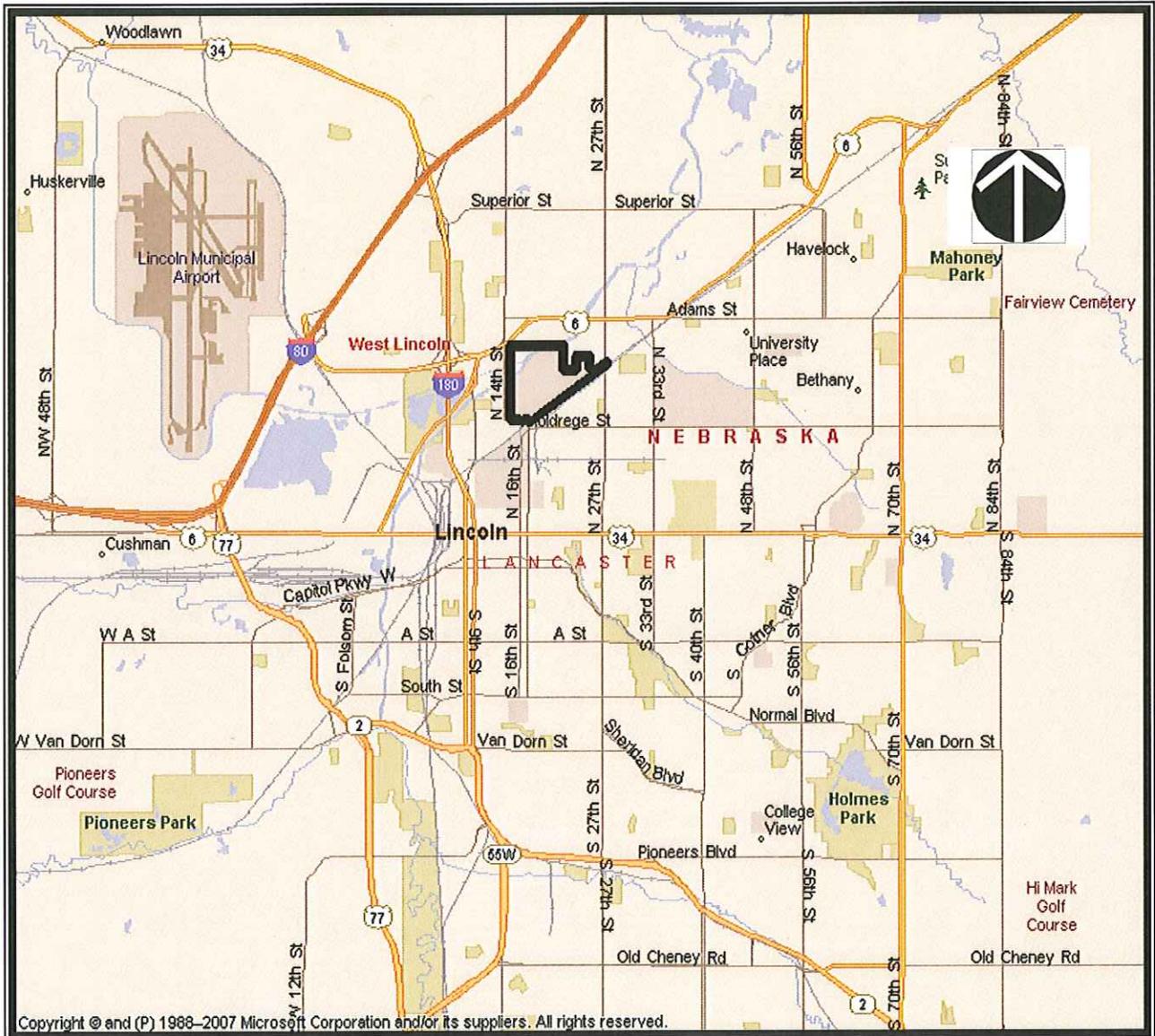
The **State Fair Park Redevelopment Area** is an estimated 251 acre public land use area (not including the R-O-Ws of Salt, Oak and Antelope Creeks), generally located from 14<sup>th</sup> to 27<sup>th</sup> Streets, between the Salt Creek and Burlington Northern and Santa Fe Railroad corridors in the City of Lincoln, Lancaster County, Nebraska. The Redevelopment Area is predominantly a public use "Park" with buildings and land areas intended to support the annual Nebraska State Fair.

The **State Fair Park Redevelopment Area** boundary is generally described as follows: an area within the City of Lincoln, Lancaster County, Nebraska, that includes all portions of Irregular Lots 14, 15, 45, 69, 71, 72, 73, 74, 75, 79, 80, 104, and 167 irregular tracts located in Section 13-T10N-R6E, of the 6<sup>th</sup> Principle Meridian.

Illustration 1 identifies the **State Fair Park Redevelopment Area** in context to the City of Lincoln.

Throughout this Study, the term "parcel" is used to identify land area occupied by individual, principal structures or other developed land uses. It is apparent that type, use and age of structures vary, thus requiring the need to evaluate structures and their immediate built upon land area or parcel on an individual bases. The parcel that these structures occupy has their own distinct development characteristics, such as sidewalks, driveways, landscaping, etc. Several of these parcels may exist within the boundary of a single tract. For purposes of exploring blight and substandard conditions, the planning process is benefited by delineating development patterns by the "parcel" associated with principle structure(s), or individual use of a portion of land, as opposed to legal tracts.

# CITY CONTEXT MAP STATE FAIR PARK REDEVELOPMENT AREA LINCOLN, NEBRASKA



HANNA:KEELAN ASSOCIATES, P.C. 2009

 = BOUNDARY OF REDEVELOPMENT AREA

## ILLUSTRATION 1

State Fair Park Redevelopment Area  
Blight and Substandard Determination Study

## ***SUBSTANDARD AREA***

As set forth in the Nebraska legislation, a **substandard area** shall mean one 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 59 structures**, field inventory of above ground infrastructure, conversations with pertinent State Fair staff, City of Lincoln department staff and a review of available reports and documents containing information on underground infrastructure that together substantiated 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 simply because of proximity to areas which are blighted.

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

***SUBSTANDARD FACTORS***

Of the four Substandard Factors set forth in the Nebraska Community Development Law, all four Factors are present to a strong extent in the State Fair Park Redevelopment Area.

The Substandard Factors are reasonably distributed throughout the Redevelopment Area.

**TABLE 1  
SUBSTANDARD FACTORS  
STATE FAIR PARK REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

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

<b>Strong Presence of Factor</b>	☐
<b>Reasonable Presence of Factor</b>	■
<b>Little or No Presence of Factor</b>	○

Source: Hanna:Keelan Associates, P.C., 2009

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

The structural conditions survey of primary buildings in the Redevelopment Area determined that 33, or 55.9 percent of the 59 total structures are *deteriorating or dilapidated*. This Factor is a strong presence throughout the Area.

Based on the results of a parcel-by-parcel field analysis and verification with a 2000 "Facilities Assessment", approximately 27 (45.8 percent) of the total 59 structures within the Redevelopment Area are *40+ years of age* (built prior to 1969). The Factor of *age or obsolescence* is a strong presence in the Redevelopment Area.

The conditions which result in *inadequate provision for ventilation, light, air, sanitation or open space* are strongly present and distributed throughout the Redevelopment Area. Primary Factors contributing to this finding include the advanced age and related conditions of the State Fair grounds privately owned water and sanitary and storm water sewer mains and more than half of the parcels examined have "fair" to "poor" overall site conditions.

The parcel-by-parcel field analysis determined that the substandard factor *existence of conditions which endanger life or property* by fire and other causes is a strong presence throughout the Redevelopment Area. The primary contributing factors include wood frame buildings and masonry or structural steel buildings with wood frame components that are potential fire hazards. Over 55 percent of the buildings were also observed to be deteriorating or dilapidated, properties with excessive debris and large vacant areas lacking adequate water and sanitary sewer service. Developed areas also have infrastructure evaluated as part of the "overall site condition" of each parcel including streets, parking areas, sidewalks, curb and gutters in deteriorated condition.

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

1. Deteriorating/dilapidated structures;
2. Aging structures;
3. Wood frame buildings and masonry or structural steel buildings with wood structural components were observed as potential fire hazards;
4. "Fair" to "Poor" overall site conditions; and
5. Aging and deteriorated condition of private infrastructure systems such as streets, parking areas, sidewalks and curb and gutters, as well as underground utilities.

**BLIGHT FACTORS**

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, nine are present to a strong extent in the **State Fair Park Redevelopment Area**. The Factors of “diversity of ownership” and “tax or special assessment exceeding the fair value of land” were determined not to be Blighted Factors. The Factor of “defective or unusual condition of title” was not reviewed. Blight Factors are reasonably distributed throughout the **State Fair Park Redevelopment Area**.

**TABLE 2  
BLIGHT FACTORS  
STATE FAIR PARK REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

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

Source: Hanna:Keelan Associates, P.C., 2009

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

***Deteriorated or dilapidated structures*** are a strong presence in the Redevelopment Area. Approximately 56 percent of the 59 structures are in deteriorated or dilapidated condition.

***Defective or inadequate street layout*** is strongly present, primarily due to street conditions rated as “fair” to “poor,” large areas of land without platted street access and the lack of sidewalks throughout the entire Redevelopment Area.

***Faulty lot layout*** exists to a strong extent throughout the Redevelopment Area. Conditions contributing to the presence of this Factor include inadequately sized lots and lots that are of odd or irregular shape, which limit usefulness.

***Insanitary or unsafe conditions*** are strongly present throughout the Redevelopment Area. Contributing factors included 52.6 percent of the total 70 individually developed parcels having “fair” to “poor” overall site condition and the advanced age of the State Fair grounds privately owned underground utility systems.

***Deterioration of site or other improvements*** is a strong presence throughout the Redevelopment Area. A significant number and percentage of parcels in the Area have “fair” to “poor” overall site conditions. Deteriorating infrastructure in combination with deteriorating and/or dilapidated structures in the oldest portions of the Redevelopment Area also contributed to the strong presence of this Factor.

***Improper subdivision or obsolete platting*** is a strong presence throughout the Redevelopment Area. Generally, irregular tracts of land are excessively large, irregular shaped and lack accessibility to infrastructure to support efficient development or redevelopment efforts of individual parcels, based on today's planning standards.

The ***existence of conditions which endanger life or property by fire or other causes*** is strongly present throughout the Redevelopment Area. Approximately 46 percent of the 59 total structures are 40+ years of age and over 52 percent of the parcels have “fair” to “poor” overall site condition. Additionally, the oldest portions of the Redevelopment Area have water and sanitary sewer mains approaching 50+ years of age.

In regards to ***other environmental and Blighting Factors***, the presence of economically and functionally obsolescent land uses is strongly present throughout the Redevelopment Area.

***One of the required five additional blight factors*** has a strong presence throughout the Redevelopment Area. According to the field analysis and public records, the average age of buildings throughout the Redevelopment Area is at least 40+ years of age.

## Conclusion

It is the conclusion of the Consultant that the number, degree and distribution of substandard and 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 **State Fair Park Redevelopment Area** as "substandard" and "blighted."

The conclusions presented in this Study are those of the Consultant engaged to examine whether conditions of blight and substandard exist. The 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 and substandard for the **State Fair Park Redevelopment Area** 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 **State Fair Park 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 and expanding them arbitrarily into non-blighted 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 was to determine whether all or part of the **State Fair Park 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 **State Fair Park Redevelopment Area**, referred to as the “**Redevelopment Area**”. **Illustration 1** delineates the Area in relation to the City of Lincoln.

The **State Fair Park Redevelopment Area** boundary is generally described as follows: an area within the City of Lincoln, Lancaster County, Nebraska, that includes all portions of Irregular Lots 14, 15, 45, 69, 71, 72, 73, 74, 75, 79, 80, 104, and 167 irregular tracts located in Section 13-T10N-R6E, of the 6<sup>th</sup> Principle Meridian.

**Existing land uses** within the **State Fair Park Redevelopment Area** are identified in **Illustration 2**.

Major land uses in the **State Fair Park Redevelopment Area**, are all associated with public/quasi-public land uses and unimproved parking areas (gravel surfaced roads within grass/dirt surfaced parking areas.). The Redevelopment Area contains an estimated 251 acres (not including the R-O-Ws of Salt, Oak and Antelope Creeks).

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

Public land uses occupy approximately 76.3 percent of the total area. Approximately 23.7 percent of the Area consists of unimproved parking areas that are grass/dirt surfaced with crushed white rock roads between parking areas. **Illustration 2**, depicts the public/quasi-public Fair facility as an aerial image, for identification of the specific structures and uses.

**TABLE 3  
EXISTING LAND USE  
STATE FAIR PARK REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

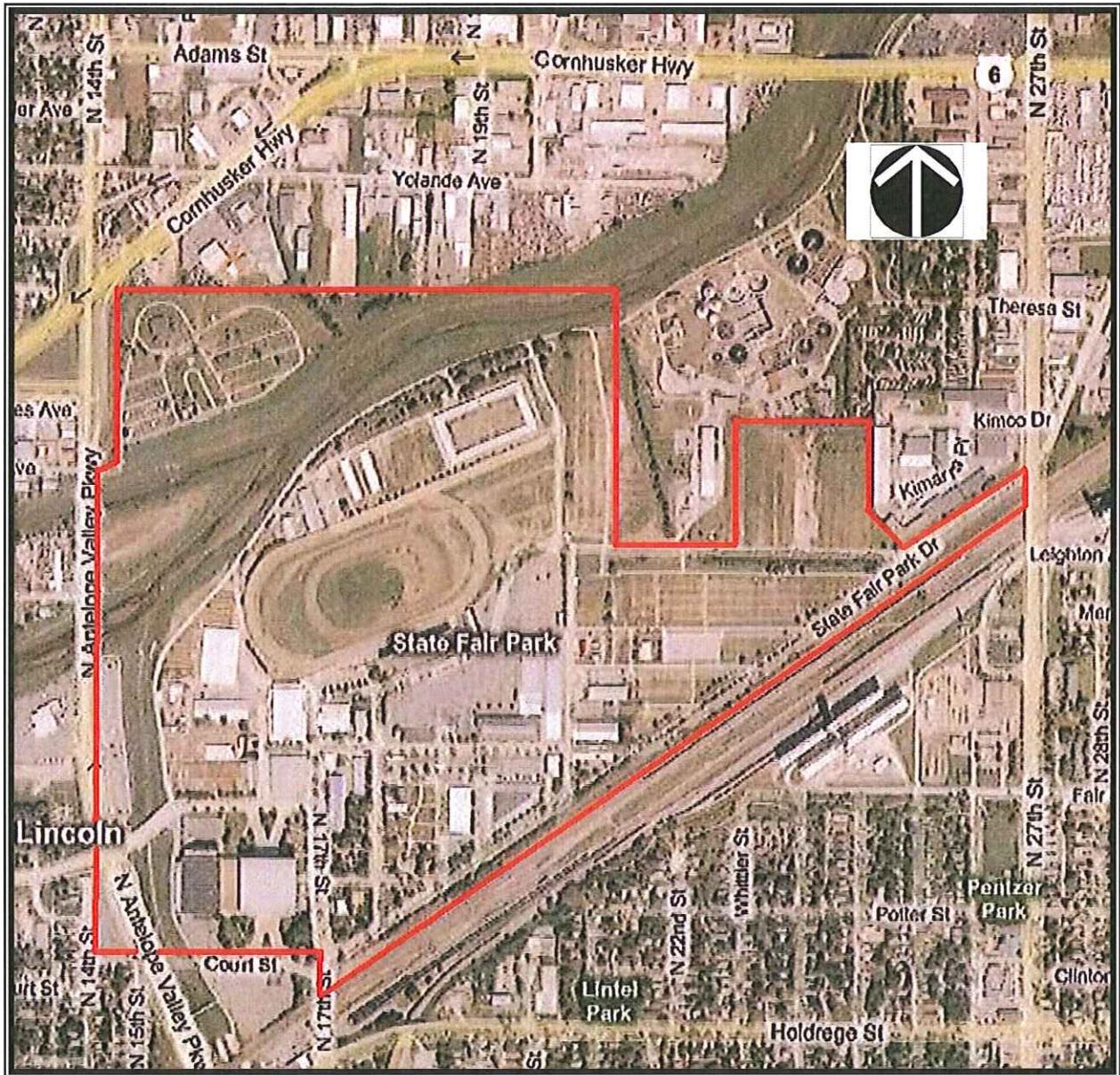
<u>LAND USE</u>	<u>ACRE</u>	<u>PERCENT</u>
Public/Quasi-Public	191.5	76.3%
<u>Unimproved parking areas.</u>	<u>59.5</u>	<u>23.7%</u>
<b>Total Acreage*</b>	<b>251.0</b>	<b>100.0%</b>

\*(Creek R-O-Ws not included)

Source: Hanna:Keelan Associates, P.C., 2009

**Illustration 3** identifies the existing zoning districts within the State Fair Park Redevelopment Area. The Redevelopment Area is comprised nearly entirely of Public zoned land, with the one exception of a strip of land in the extreme northwest corner of the Redevelopment Area, directly adjacent the west edge of the RV Campground, which is zoned H-3 Highway Commercial District.

# EXISTING LAND USE MAP STATE FAIR PARK REDEVELOPMENT AREA LINCOLN, NEBRASKA



HANNA:KEELAN ASSOCIATES, P.C. 2009

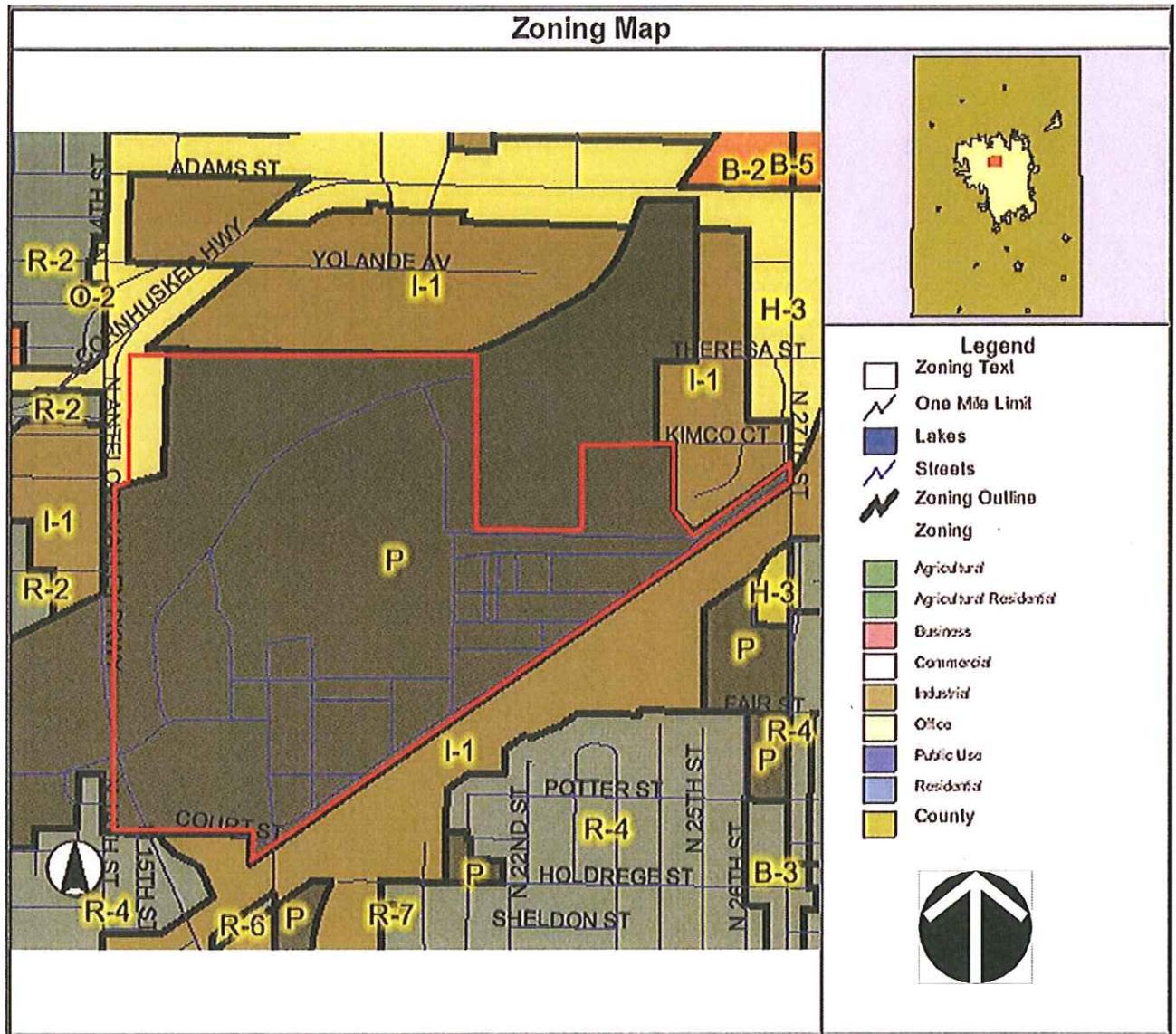
= State Fair Park Redevelopment Area Boundary

All existing land uses are associated with public/quasi-public uses.

## ILLUSTRATION 2

State Fair Park Redevelopment Area  
Blight and Substandard Determination Study

# EXISTING ZONING MAP STATE FAIR PARK REDEVELOPMENT AREA LINCOLN, NEBRASKA



HANNA:KEELAN ASSOCIATES, P.C. 2009

Source: Lincoln/Lancaster County Planning Department web site.

 = Boundary of State Fair Park Redevelopment Area

## ILLUSTRATION 3

State Fair Park Redevelopment Area  
Blight and Substandard Determination Study

## ***THE RESEARCH APPROACH***

The Blight and Substandard Determination Study research approach implemented for the **State Fair Park Redevelopment Area** included an area-wide assessment (100 percent sample) of the majority of the Factors identified in the Nebraska Community Development Law.

### **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 during the months of August and September, 2009. A total of 59 structures received a comprehensive exterior inspection. These structures were examined to document structural and related environmental deficiencies in the Redevelopment Area. Results of the structural condition survey are depicted in **Table 4**. The structural Condition Survey Form utilized in this process is provided in the **Appendix**.

### **Parcel-By-Parcel Field Survey**

Throughout this Study, the term "parcel" is used to identify land area occupied by individual, principal structures or other developed land uses. Several of these parcels may exist within the boundary of a single tract, however for purposes of exploring blight and substandard conditions; the planning process is benefited by delineating development patterns by the "parcel" associated with principle structure(s) or individual use of a portion of land, as opposed to legal tracts.

A parcel-by-parcel field survey was conducted in the months of August and September, 2009. A total of 70 separate parcels were inspected to identify land use type, street, sidewalk, driveway and overall site conditions. **Table 4** depicts the results of this analysis. The Site Condition Survey Form and results are included in the **Appendix**.

### **Public and Private Infrastructure**

All infrastructure, including streets, sidewalks, parking areas, underground water, sanitary and storm water utility mains located within the State Fair Park Redevelopment Area environs and described in this Blight/Substandard Determination Study, are identified as privately owned and maintained by the State Fair Board. Three large diameter outfall sewer mains and associated easements, that run through the north, west and central portions of the State Fair Park Redevelopment Area environs, serve large areas of Lincoln and are such describe as "public."

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

An examination of public records was not conducted to determine if an excessive amount of property owners and tax delinquencies existed for properties in the Redevelopment Area. Due to the fact that the entire area is a publically owned property and tax exempt, the issues of numerous ownerships and tax delinquency is not a Factor within the Redevelopment Area.

## ***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 **State Fair Park 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 the exterior inspection of **59** 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 **Table 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 *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.

## **5. Field Survey Conclusions**

The conditions of the total 59 primary buildings within the Redevelopment Area were determined based on the finding of the exterior survey. These surveys indicated the following:

- Twenty-one (21) structures were classified as structurally sound;
- Five (5) structures were classified as deteriorating minor defects,
- Seventeen (17) structures were classified as deteriorating major defects; and
- Sixteen (16) structures were classified as substandard.

The results of the exterior structural survey identified the condition of buildings in the Redevelopment Area. A total of 33 (55.9 percent) of the total 59 structures, within the Area, are either deteriorating or dilapidated to a substandard condition. (See **Table 4**)

### **Conclusion**

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

**TABLE 4  
EXTERIOR STRUCTURAL SURVEY FINDINGS  
STATE FAIR PARK 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>
Public	21	5	16	14	56	30
Residential	0	0	1	1	2	2
<u>Commercial</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>
<b>Totals</b>	<b>21</b>	<b>5</b>	<b>17</b>	<b>16</b>	<b>59</b>	<b>33</b>
Percent	35.6%	8.5%	28.8%	27.1%	100%	55.9%

Source: Hanna:Keelan Associates, P.C., 2009

**(2) Age or Obsolescence**

According to information obtained from past State Fair documents, such as the 2000 "Facilities Assessment" and field work, the estimated average age of the structures in the Redevelopment Area is 51.6 years of age. It is further estimated that of the total 59 structures, 27 (45.8 percent) were 40+ years of age, or built prior to 1969.

**Conclusion**

**The age and obsolescence of the structures is a strong presence throughout the State Fair Park 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 **State Fair Park Redevelopment Area**. Factors contributing to insanitary and unsafe conditions are discussed below.

The field survey determined that 55.9 percent of the 59 structures in the Redevelopment Area are deteriorating or dilapidated. Additionally, the majority of the exhibition and livestock buildings lack sanitary sewer and HVAC service as these buildings are designated “seasonal use buildings”, as opposed to a limited amount of Fair buildings utilized year round for other events. When not adequately maintained or upgraded to present-day occupancy standards, buildings that are deteriorating or dilapidated pose special safety and sanitary problems.

The parcel-by-parcel field survey identified a total of 27, or 38.6 percent of the total 70 parcels as possessing “fair” overall site conditions. Additionally, 10, or 14.3 percent of the total 70 parcels were identified as being in “poor” condition. **This represented a combined total of 52.9 percent, or 37 of the total 70 parcels as being in “fair” or “poor” condition.** The combination of overall site condition and structures that are deteriorating or dilapidated indicates that property improvements are needed throughout the Redevelopment Area.

The utility systems within State Fair Park are privately owned and maintained by the Nebraska State Fair Board. The age and condition of the underground utility mains, according to both maintenance staff at State Fair Park and officials with the City of Lincoln Public Works Department, are of primary concern. The privately owned water, sanitary and storm water sewer mains were, generally, installed between 1910 and 1920 and have been expanded upon incrementally. Utility maps indicate that water mains within the developed core of the State Fair Park include 4”, 6” and 8” diameter mains, while sanitary sewer mains are 8” standard diameter. Outfall sewer mains serving large segments of the City of Lincoln run through publically owned utility easements in the central, western and northern portions of the Redevelopment Area and range between 47” to 78” in diameter.

State Fair Park staff and City officials further indicated that both the water and sanitary sewer systems are adequate for current use. However, due to the excessive age of these utility mains and as these segments continue to age over time, maintenance and replacement problems are anticipated to become severe enough to require replacement of the mains to adequately serve the Redevelopment Area.

### **Conclusion**

**The inadequate provision for ventilation, light, air, sanitation or open spaces in the State Fair Park Redevelopment Area was strongly 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 and information obtained from pertinent City departments assisted in determining the existence of both man-made and naturally occurring conditions in the **State Fair Park Redevelopment Area**, that endanger life or property by fire and other causes. The age and condition of buildings and utility infrastructure are the primary issues 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.

Approximately 45.8 percent of the total 59 structures throughout the Redevelopment Area are 40+ years of age, or built prior to 1969. There are wood frame buildings and masonry or steel frame buildings with wooden structural elements located in the Area, in need of structural repair or fire protection. Several of these buildings were determined to be deteriorating or dilapidated.

Overall site conditions of the total 70 properties throughout the Redevelopment Area were generally found to be in "fair" to "good" condition. The field survey estimated that 27 parcels (38.6 percent) of the total 70 parcels, were in "fair" condition, while an additional 10 parcels (14.3 percent) were determined to be in "poor" condition. This combined percentage of 52.9 percent of the total 70 parcels having substandard conditions included the general condition of structures and an evaluation of the land areas with improvements, such as parking and outside storage areas, streets, driveways and landscaping.

Underground privately owned utilities throughout the State Fair Park Redevelopment Area were originally installed before 1920 and expanded upon as the Fairgrounds expanded through the late 1990's. The oldest underground utility systems are approximately 90+ years of age. Conversations with the Department of Public Works staff noted that sanitary sewer mains and service lines are generally sized appropriately to serve current uses throughout the Redevelopment Area. Public Works staff indicated that the advanced age and associated conditions of the mains and service lines will eventually become severe enough to require their replacement.

**Combined sanitary sewer and storm water sewer mains** were originally designed to work together throughout the **State Fair Park Redevelopment Area** environs. Olsson Associates engineering staff indicated that this "system" was designed to switch the flow of the combined effluent to the Salt Creek during the State Fair or annual horse racing season. The presence of large numbers and concentrations of livestock in multiple areas of the State Fair grounds necessitated this design approach to prevent livestock waste from entering the City of Lincoln sanitary sewer treatment facility by diverting its flow to the Salt Creek during rain storms. The rest of the year, this "system" would divert the flow of effluent to the treatment facility, located to the northeast of State Fair Park.

Olsson Associates staff indicated that the recent analysis of the system has revealed that it may not be able to switch the flow of combined effluent to the treatment system, but rather may be permanently directing the flow of effluent to Salt Creek. As a result, health and human safety issues are a concern when livestock and human waste are flowing into the Salt Creek, as well as the potential to back up through storm water drainage inlets along the curbs of streets and through floor, sink and tub/shower drains in buildings within the **State Fair Park Redevelopment Area**.

The 2004 “**State Fair Park – Committee Report & Recommendations**,” which was presented to the Governor and Nebraska Legislature, included the following recommendation regarding the underground infrastructure. **Besides problems with building condition and maintenance, the infrastructure (roads, sidewalks, water, sewer and electrical) needs updating. Because of the age, these utilities and facilities will start failing if not replaced or updated soon. In the very near future, the State of Nebraska, or the State Fair Board will need to be investing an estimated \$10 million over the next 20 years or an average of \$500,000 annually. Otherwise, State Fair Board and the State run the risk of a major infrastructure failure, excessive repair costs, or serious liability or injury.**

Problems can exist not only in the privately owned utility mains at State Fair Park, but also in service lines, which connect the utility mains to individual buildings. More than two-thirds of the service lines in State Fair Park are estimated to be 40+ years of age or older, according to the associated age of the structures. Usually, no attention is given to problems in the service lines until breaks occur. The types of problems associated with service lines throughout the Redevelopment Area include undersized lines and/or lines constructed of lead.

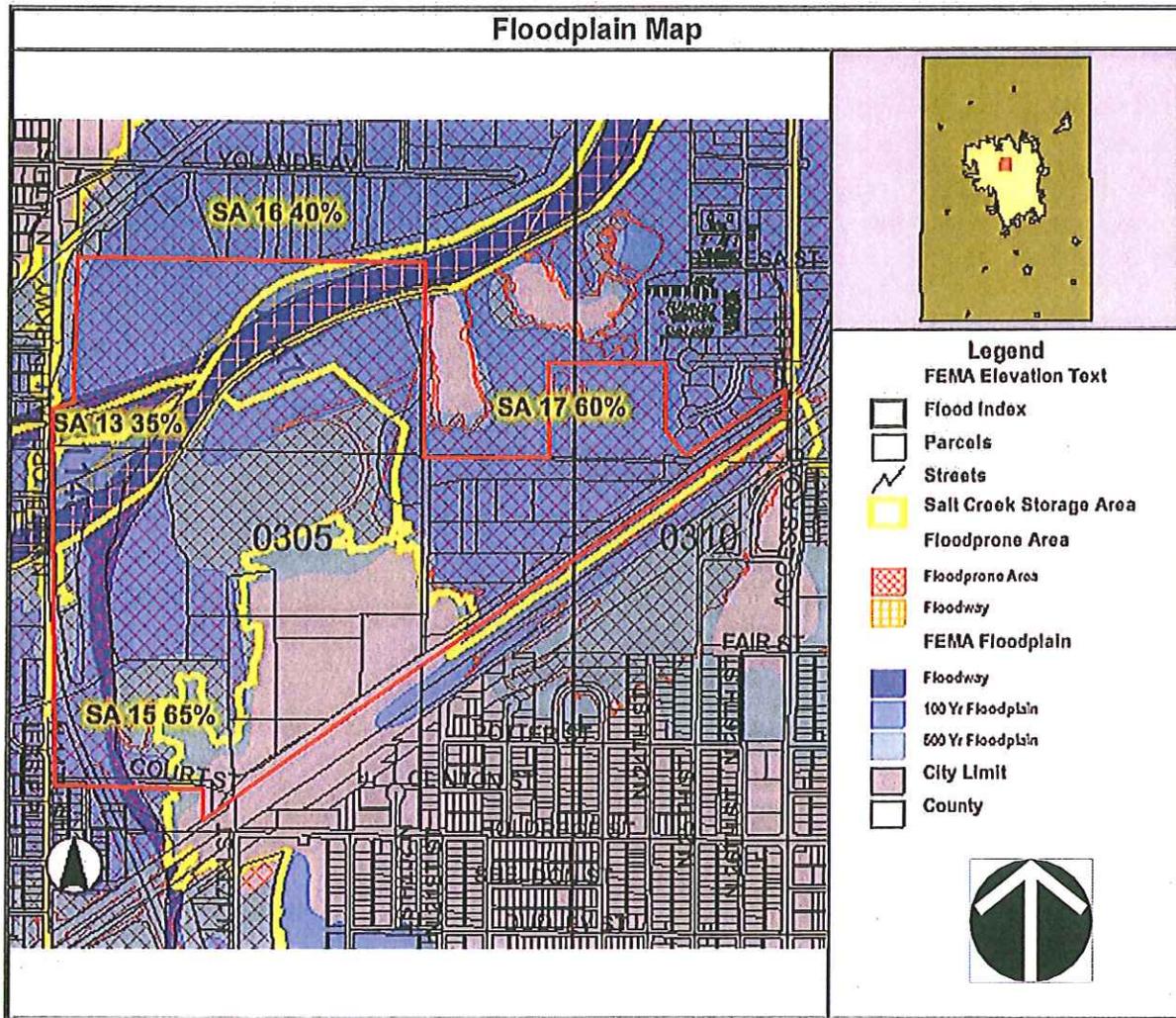
Floodplains associated with Salt, Oak and Antelope Creeks impact nearly all portions of the Redevelopment Area. The one exception is the area located to the south of the Grandstand, generally between Journal Star Boulevard and Omaha Truck Center Road (See the gray area within the Redevelopment Area boundary, **Illustration 4, Floodplain Map**). This area generally includes the midway, food pavilions and exhibition buildings, during the State Fair.

The Bob Devaney Sports Center and Grandstand are located within a 500-year floodplain. All remaining portions of the Fairgrounds are within the 100-year floodplains of the three Creeks. Historically, the 100-year floodplains have prevented the State Fair from expanding beyond the current developed areas of the Fairgrounds. Livestock buildings have been the one exception to the rule, when designed to be able to allow floodwaters to “flow” through these structures.

### Conclusion

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

# FLOODPLAIN MAP STATE FAIR PARK REDEVELOPMENT AREA LINCOLN, NEBRASKA



HANNA:KEELAN ASSOCIATES, P.C. 2009

Source: Lincoln/Lancaster County Planning Department web site.

= Boundary of State Fair Park Redevelopment Area

## ILLUSTRATION 4

State Fair Park Redevelopment Area  
Blight and Substandard Determination Study

## ***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 **State Fair Park 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 the exterior inspection of **59** 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 **Table 5**.

#### **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**.

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#### 4. Final Structure/Building Rating

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

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## **5. Field Survey Conclusions**

The condition of the total 59 primary buildings within the Redevelopment Area were determined based on the finding of the exterior survey. These surveys indicated the following:

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- Sixteen (16) structures were classified as substandard.

The results of the exterior structural survey identified the condition of buildings in the Redevelopment Area. A total of 33 (55.9 percent) of the total 59 structures, within the Area, are either deteriorating or dilapidated to a substandard condition. (See **Table 5**)

### **Conclusion**

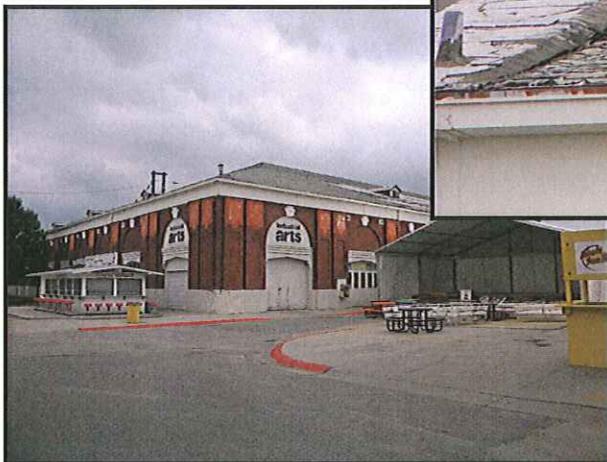
The results of the structural condition survey indicates that deteriorating/dilapidated structures are present to a strong extent throughout the Redevelopment Area. Table 5 identifies the results of the structural rating process per building type.

**TABLE 5  
EXTERIOR STRUCTURAL SURVEY FINDINGS  
STATE FAIR PARK 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>
Public	21	5	16	14	56	30
Residential	0	0	1	1	2	2
<u>Commercial</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>
<b>Totals</b>	<b>21</b>	<b>5</b>	<b>17</b>	<b>16</b>	<b>59</b>	<b>33</b>
Percent	35.6%	8.5%	28.8%	27.1%	100%	55.9%

Source: Hanna:Keelan Associates, P.C., 2009



The State Fair Board did not utilize the Industrial Arts Building during the 2009 State Fair, due to extreme deterioration of the roof and interior structural components.

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

The privately owned street network within the **State Fair Park Redevelopment Area** consists of a modified rectilinear grid system. There are two main entrances to State Fair Park, on the west at 14<sup>th</sup> Street (Antelope Valley Parkway) and on the east at State Fair Park Drive North. The only other access point to the Park is from Salt Creek Road, at the Road's last intersection, at Omaha Truck Center Road, prior to increasing in elevation to connect with the Antelope Valley Parkway overpass near the southwest corner of the Redevelopment Area. Major problem conditions that contribute to the Factor of existence of defective or inadequate street layout are discussed below.

### **1. Conditions of Streets**

The field survey rated the majority of the streets in the Redevelopment Area as "fair" to "poor" in condition. Approximately, 38 (54.3 percent) of the total 70 parcels can be accessed by streets, or front on portions of a street in "fair" to "poor" condition. Several examples exist throughout the Redevelopment Area where portions or segments of streets are resurfaced or repaved. Many other examples are evident where only half or two-thirds of the width of the street is resurfaced or patched. In other instances, the entire width of a street is only repaired along half of the length of the block, leaving the other half of the block still in substandard condition.

### **2. Condition of Sidewalks**

Sidewalks are lacking in all unimproved parking areas in the northern and eastern portions of the **State Fair Park Redevelopment Area**. However, within the developed core of the Area, portions of blocks have recently had sidewalks replaced. For example in front of the Expo Building, along Journal Star Boulevard, new sidewalks run the entire length of the Building, however sidewalks and curb and gutters in the medians of the Boulevard are deteriorated and in substandard condition. Generally, throughout the Redevelopment Area, only portions, or segments of sidewalks have been replaced. Remaining sidewalks, of only moderate deterioration, await repair in the future.

## **Conclusion**

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

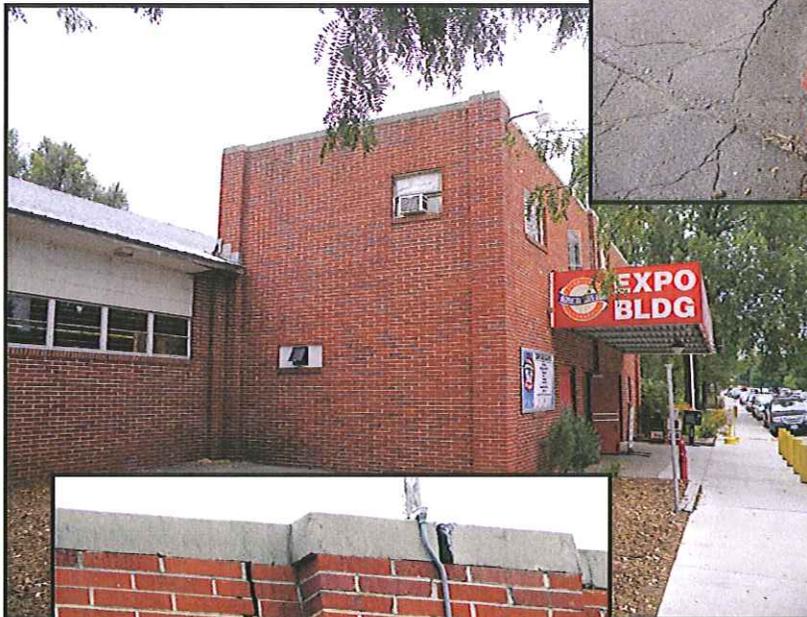


Curb and gutter adjacent new section remains deteriorated.

New sidewalk and curb and gutter on a portion of block.



New sidewalk and curb and gutter along entire length of Expo Building...



...while in front of the building, the street and sidewalk around the median of the Boulevard remain deteriorated.



Repairs to the exterior facade of the Expo Building are needed.

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

The field survey, including the analysis of building conditions and uses, in the **State Fair Park Redevelopment Area** identified conditions associated with faulty lot layout in relationship to size, adequacy and accessibility, or usefulness of land. The primary issue in the Redevelopment Area is inadequate lot size.

State Fair Park is comprised of irregular tracts of land, annexed into the City of Lincoln in 2007. These tracts of land, mostly large, a few small, can be accessed only by the two major entrances; one at the west on 14<sup>th</sup> Street (Antelope Valley Parkway) and the second at State Fair Park Drive North (via Salt Creek Road and 27<sup>th</sup> Street). The developed core of the Park is concentrated in the central portion, between Journal Star Boulevard and Omaha Truck Center Road, or generally south of the Grandstand. This area and the Bob Devaney Sports Center are the only portions of the Park that are located outside the 100-Year Floodplains of Salt, Antelope and Oak Creeks, in the 500-Year Floodplain. The grass surfaced parking areas in the east and northeast portions of the Park, the RV Campground in the northwest corner of the Redevelopment Area and the horse stables north and west of the Grandstand are within the 100-Year Floodplains.

The **State Fair Park Redevelopment Area** contains a variety of individual parcels of land that have existed as irregular tracts since 1872, when the State Fair was alternating locations with the City of Omaha, every other year (*The City of Lincoln was not designated the permanent location of the State Fair until 1901 by the Nebraska Legislature*). The plat of a larger, “planned” subdivision would have incorporated interior street right-of-ways, supporting a variety of individual lot sizes that would have catered to the needs of exhibition and entertainment buildings and other developed land areas.

These examples represent faulty lot layout in relation to size, adequacy, accessibility or usefulness. Irregular shaped tracts of land left for incremental development of larger areas do not support redevelopment efforts to eventually improve the Redevelopment Area.

### 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 field survey and information received from the appropriate City Departments and State Fair Staff provided the basis for the identification of insanitary and unsafe conditions in the **State Fair Park Redevelopment Area**.

**1. Age of Structure**

The analysis of the 59 structures in the Redevelopment Area identified approximately 27 (45.8 percent) of the structures as being 40+ years of age, or built prior to 1969. The advanced age of nearly half of the existing buildings throughout the Redevelopment Area has resulted in structures being in substandard condition and in need of rehabilitation, due to the lack of adequate maintenance and upkeep.

**2. Age of Public Utilities**

Privately owned underground utilities throughout the **State Fair Park Redevelopment Area** were originally installed before 1920 and expanded upon as the Park expanded and made improvements through the late 1990's. The oldest underground utilities are approximately 90+ years of age. Conversations with the Department of Public Works noted that sanitary sewer mains and service lines are generally sized appropriately to serve the current Redevelopment Area. Public Works staff also indicated that the advancing age and obsolete materials used to construct service lines and some of the sanitary and storm water mains will eventually require replacement.

**3. Overall Site Condition**

The field survey identified 37 (52.9 percent) of the total 70 parcels as having overall site conditions that are in "fair" to "poor" condition. Elements of the site condition ratings primarily involved substandard or deteriorating streets, curb and gutters, sidewalks, off-street parking areas and the general age and condition of structures throughout the Redevelopment Area.

**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 **State Fair Park 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 were public improvements, including streets and sidewalks.

Within the Redevelopment Area, 16 (22.8 percent) of the total 70 parcels had sidewalks that were in “fair” or “poor” condition. None of the unimproved parking areas, nor much of the livestock stable areas to the north or west of the Grandstand have developed pedestrian walkways.

All streets located within the Redevelopment Area are privately owned and maintained by the State Fair Board. At least 38 (54.3 percent) of the total 70 parcels examined, fronted on streets, or portions of streets that were in deteriorating or dilapidated condition.

As per the results of the field survey, a total of 27, or 38.6 percent of the total 70 parcels within the Redevelopment Area received an overall site condition rating of “fair.” An additional 10 parcels, or 14.3 percent received a “poor” rating, which combine for a total of 52.9 percent of the parcels with “fair” to “poor” overall site conditions.

The field survey identified inadequate parking conditions throughout the Redevelopment Area. White-rocked, grass and dirt surfaced parking areas are present in eight different parking areas, accounting for nearly 60 acres of land.

**Conclusion**

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



Streets, sidewalks and curb and gutters in substandard condition in areas just east of the Bob Devaney Sports Center.

**(6) Diversity of Ownership**

Due to the fact that the State of Nebraska is the only owner of State Fair Park, the Factor, Diversity of Ownership does not impact the **State Fair Park Redevelopment Area**.

**Conclusion**

**Diversity of ownership is not a presence of Factor at the State Fair Park Redevelopment Area.**

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

Generally, an examination of public records is conducted to determine if tax delinquencies existed for the properties in a Redevelopment Area. However, due to the fact that the State of Nebraska, via the State Department of Administrative Services, is the owner of the land and buildings within State Fair Park, the entire Redevelopment Area is tax exempt.

The State of Nebraska has an Operating Agreement with the 13 member State Fair Board to operate, manage, maintain and repair the State's lands and buildings. In exchange, the State Fair Board receives and uses all the net income from the land and buildings within State Fair Park.

**Conclusion**

**Examination of public records concluded that delinquent taxes and special assessments exceeding the fair value of the land is not a Blighting Factor within the State Fair Park 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 every previously filed project will already have been corrected. Thus, the only possibility for a defective title is from improper filings, since there cannot 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 **State Fair Park Redevelopment Area** indicated that improper subdivision and obsolete platting was prevalent throughout the Redevelopment Area.

A total of 13 irregular tracts comprise the entire **State Fair Park Redevelopment Area**. None of the 13 individual tracts of land within the Redevelopment Area were ever platted and developed according to the Subdivision Regulations of Lincoln/Lancaster County. As such, these tracts of land do not meet today's standards of platting and subdivision procedures.

Several Irregular Tracts of land have no access to streets and are land locked. State Fair Park has historically been exempt from the planning and development practices of the City of Lincoln, due to the State of Nebraska owning the land and that until 2007, the Fairgrounds were not part of the Corporate Limits of the City of Lincoln.

Efforts to overcome problems of improper subdivision and obsolete platting and to secure sites of reasonably adequate size and shape for modern development purposes requires the re-platting of irregular shaped parcels. This re-platting of land is anticipated to require a partnership of public and private entities, with the use of incentives through the Nebraska Community Development Law. Development needs to be based on a broader scale, including larger areas of the **State Fair Park Redevelopment Area**, rather than the piecemeal development of smaller, single and multiple individual lots that has occurred in the past.

**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 and with information obtained from pertinent City departments assisted in determining the existence of both man-made and naturally occurring conditions in the **State Fair Park Redevelopment Area**, that endanger life or property by fire and other causes. The age and condition of buildings and utility infrastructure are the primary issues 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.

Approximately 45.8 percent of the total 59 structures throughout the Redevelopment Area are 40+ years of age, or built prior to 1969. There are wood frame buildings and masonry or steel frame buildings with wooden structural elements located in the Area, in need of structural repair or fire protection. Several of these buildings were determined to be deteriorating or dilapidated.

Overall site conditions of the total 70 properties throughout the Redevelopment Area were generally found to be in "fair" to "good" condition. The field survey estimated that 27 parcels (38.6 percent) of the total 70 parcels, were in "fair" condition, while an additional 10 parcels (14.3 percent) were determined to be in "poor" condition. This combined percentage of 52.9 percent of the total 70 parcels having substandard conditions included the general condition of structures and an evaluation of the land areas with improvements, such as parking and outside storage areas, streets, driveways and landscaping.

Underground privately owned utilities throughout the State Fair Park Redevelopment Area were originally installed before 1920 and expanded upon as the Fairgrounds expanded through the late 1990's. The oldest underground utility systems are approximately 90+ years of age. Conversations with the Department of Public Works staff noted that sanitary sewer mains and service lines are generally sized appropriately to serve current uses throughout the Redevelopment Area. Public Works staff indicated that the advanced age and associated conditions of the mains and service lines will eventually become severe enough to require their replacement.

**Combined sanitary sewer and storm water sewer mains** were originally designed to work together throughout the **State Fair Park Redevelopment Area** environs. Olsson Associates engineering staff indicated that this "system" was designed to switch the flow of the combined effluent to the Salt Creek during the State Fair or annual horse racing season. The presence of large numbers and concentrations of livestock in multiple areas of the State Fair grounds necessitated this design approach to prevent livestock waste from entering the City of Lincoln sanitary sewer treatment facility by diverting its flow to the Salt Creek during rain storms. The rest of the year, this "system" would divert the flow of effluent to the treatment facility, located to the northeast of State Fair Park.

Olsson Associates staff indicated that the recent analysis of the system has revealed that it may not be able to switch the flow of combined effluent to the treatment system, but rather may be permanently directing the flow of effluent to Salt Creek. As a result, health and human safety issues are a concern when livestock and human waste are flowing into the Salt Creek, as well as the potential to back up through storm water drainage inlets along the curbs of streets and through floor, sink and tub/shower drains in buildings within the **State Fair Park Redevelopment Area**.

The 2004 “**State Fair Park – Committee Report & Recommendations**,” which was presented to the Governor and Nebraska Legislature, included the following recommendation regarding the underground infrastructure. **Besides problems with building condition and maintenance, the infrastructure (roads, sidewalks, water, sewer and electrical) needs updating. Because of the age, these utilities and facilities will start failing if not replaced or updated soon. In the very near future, the State of Nebraska, or the State Fair Board will need to be investing an estimated \$10 million over the next 20 years or an average of \$500,000 annually. Otherwise, State Fair Board and the State run the risk of a major infrastructure failure, excessive repair costs, or serious liability or injury.**

Problems can exist not only in the privately owned utility mains at State Fair Park, but also in service lines, which connect the utility mains to individual buildings. More than two-thirds of the service lines in State Fair Park are estimated to be 40+ years of age or older, according to the associated age of the structures. Usually, no attention is given to problems in the service lines until breaks occur. The types of problems associated with service lines throughout the Redevelopment Area include undersized lines and/or lines constructed of lead.

Floodplains associated with Salt, Oak and Antelope Creeks impact nearly all portions of the Redevelopment Area. The one exception is the area located to the south of the Grandstand, generally between Journal Star Boulevard and Omaha Truck Center Road (See the gray area within the Redevelopment Area boundary, **Illustration 4, Floodplain Map**). This area generally includes the midway, food pavilions and exhibition buildings, during the State Fair.

The Bob Devaney Sports Center and Grandstand are located within a 500-year floodplain. All remaining portions of the Fairgrounds are within the 100-year floodplains of the three Creeks. Historically, the 100-year floodplains have prevented the State Fair from expanding beyond the current developed areas of the Fairgrounds. Livestock buildings have been the one exception to the rule, when designed to be able to allow floodwaters to “flow” through these structures.

## Conclusion

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

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

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

Functional and economic obsolescence is evident in the **State Fair park Redevelopment Area** for all structures that are at least 40 years of age. Two of the oldest structures, including the Industrial Arts Building (built in 1913) and the 4-H Building (built in 1931) are in deteriorating and dilapidated condition. A 2004 "State Fair Park - Partnering Committee Report & Recommendations" report presented to Governor Mike Johanns and the Nebraska Legislature recommended the replacement of both these buildings with a new 75,000 square foot building estimated to cost between \$9 to \$11.25 million. This conclusion was reached after determining the cost to renovate the two existing buildings was approximately \$9,489,600. Even if these two buildings were renovated, it was stated that they would still be functionally obsolete to adequately support year-round events other than just the annual State Fair.

The report of the Partnering Committee further identified the majority of the State Fair buildings as simple metal buildings in need of major capital repairs. Few of the metal buildings are air conditioned, most are not handicapped accessible. The Report further states that, *"From a redevelopment perspective, there are very few "sacred cows" worthy of rehabilitation. From a cost-benefit point of view, virtually all the buildings and facilities could be replaced and redevelopment patterns started over."*

Although the majority of these buildings were still being utilized during the 2009 State Fair, many have been allowed, through a lack of adequate maintenance and upkeep, to deteriorate to the point of being dilapidated, or not cost-effective to be renovated. These buildings were gradually allowed to become functionally and economically obsolescent.

### **Conclusion**

**Other Environmental, Blighted Factors are present to a strong extent throughout the State Fair Park Redevelopment Area. The Redevelopment Area contains a high number of functionally obsolete structures.**

**(12) Additional Blighting Conditions**

According to the definition set forth in the Nebraska Community Development Law, Section 18-2103, 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.**

According to the records of the Lancaster County Assessors Office, 45.8 percent (27 structures) of the total 59 structures, are 40+ years of age, or built prior to 1969. The average age of all structures within the Redevelopment Area is estimated to be 51.6 years.

**Conclusion**

**The criteria of one of five additional blighting conditions is the average age of all structures 40+ years of age. This Factor is strongly present in the State Fair Park Redevelopment Area.**

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

The State Fair Park Redevelopment Area meets the requirements of the Nebraska Community Development Law for designation as both a "blighted and substandard area." There is a strong presence of all **four** Factors that constitute an Area as Substandard. Of the **12 possible Factors** that can constitute an Area Blighted, **nine** are strongly present. 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.

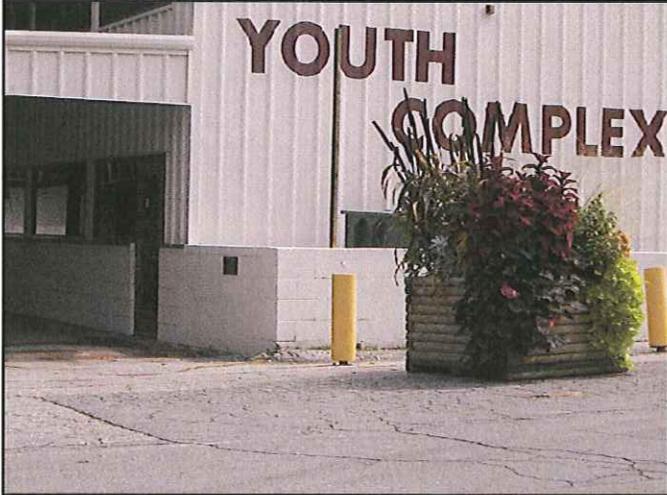
### **Blighted Factors**

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

Although all of the previously listed Factors are strongly present throughout the Redevelopment Area, the conclusion is that the presence of debris, insanitary and unsafe conditions, deterioration and/or lack 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 designating the Redevelopment Area as blighted and substandard.

The extent of Blight and Substandard Factors in the **State Fair Park Redevelopment Area** addressed in this document are presented in **Tables 1 and 2**, located on Pages 5 and 7, respectively. The eligibility findings indicate the Redevelopment Area is in need of revitalization and strengthening to insure 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



Street and parking areas, where pedestrians also cross to access exhibit buildings.



Severe cracking within the street along north side of the Bob Devaney Sports Center. Notice the conditions of the north edge of Street and walking areas beyond.

**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 \_\_\_\_\_ Ne
9. Overall Site Condition: \_\_\_ E \_\_\_ G \_\_\_ F \_\_\_ P

**STATE FAIR PARK**

**TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER**

**AGE OF STRUCTURE**

1-5 years	1	1.7%	0	0		N/A	1
5-10 years	0	0.0%	0	0		N/A	0
10-20 years	6	10.2%	0	0		N/A	6
20-40 years	25	42.4%	1	0		N/A	24
40-100 years	25	42.4%	1	1		N/A	23
100+ years	2	3.4%	0	0		N/A	2
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**FINAL STRUCTURAL RATING**

sound	21	35.6%	0	0		N/A	21
deficient minor	5	8.5%	0	0		N/A	5
deficient major	17	28.8%	1	0		N/A	16
substandard	16	27.1%	1	1		N/A	14
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**STREET CONDITION**

excellent	6	8.6%	0	0		1	5
good	26	37.1%	0	0			26
fair	25	35.7%	2	1			22
poor	13	18.6%	0	0			13
<b>TOTAL</b>	<b>70</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>66</b>

**SIDEWALK CONDITION**

none	25	35.7%	2	1		1	21
excellent	9	12.9%	0	0			9
good	20	28.6%	0	0			20
fair	11	15.7%	0	0			11
poor	5	7.1%	0	0			5
<b>TOTAL</b>	<b>70</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>66</b>

**DEBRIS**

major	0	0.0%	0	0			0
minor	2	2.9%	0	0			2
none	68	97.1%	2	1		1	64
<b>TOTAL</b>	<b>70</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>66</b>

**OVERALL SITE CONDITION**

excellent	12	17.1%	0	0		1	11
good	21	30.0%	0	0			21
fair	27	38.6%	2	1			24
poor	10	14.3%	0	0			10
<b>TOTAL</b>	<b>70</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>66</b>

**STATE FAIR PARK**  
**TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER**

**DOORS**

sound	22	37.3%	0	0		N/A	22
none	7	11.9%	0	0		N/A	7
minor	16	27.1%	2	1		N/A	13
substandard	14	23.7%	0	0		N/A	14
critical	0	0.0%	0	0		N/A	0
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**WINDOWS**

sound	19	32.2%	0	0		N/A	19
none	14	23.7%	0	0		N/A	14
minor	20	33.9%	2	1		N/A	17
substandard	6	10.2%	0	0		N/A	6
critical	0	0.0%	0	0		N/A	0
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**STREET TYPE**

none	0	0.0%	0	0			0
concrete	14	20.0%	0	0		1	13
asphalt	47	67.1%	2	1			44
gravel	8	11.4%	0	0			8
dirt	1	1.4%	0	0			1
brick	0	0.0%	0	0			0
<b>TOTAL</b>	<b>70</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>66</b>

**PORCHES...**

sound	20	33.9%	0	0		N/A	20
none	1	1.7%	0	0		N/A	1
minor	16	27.1%	0	0		N/A	16
substandard	21	35.6%	2	1		N/A	18
critical	1	1.7%	0	0		N/A	1
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**PAINT**

sound	13	22.0%	0	0		N/A	13
none	4	6.8%	0	0		N/A	4
minor	23	39.0%	0	0		N/A	23
substandard	17	28.8%	2	1		N/A	14
critical	2	3.4%	0	0		N/A	2
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**DRIVEWAY**

sound	17	28.8%	0	0		N/A	17
none	0	0.0%	0	0		N/A	0
minor	18	30.5%	1	0		N/A	17
substandard	24	40.7%	1	1		N/A	22
critical	0	0.0%	0	0		N/A	0
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**STATE FAIR PARK**

**TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER**

**ROOF STRUCTURE**

sound	22	37.3%	0	0		N/A	22
none	1	1.7%	0	0		N/A	1
minor	28	47.5%	2	1		N/A	25
substandard	7	11.9%	0	0		N/A	7
critical	1	1.7%	0	0		N/A	1
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**WALL FOUNDATION**

sound	27	45.8%	0	0		N/A	27
none	1	1.7%	0	0		N/A	1
minor	22	37.3%	2	1		N/A	19
substandard	9	15.3%	0	0		N/A	9
critical	0	0.0%	0	0		N/A	0
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**FOUNDATION**

sound	33	55.9%	0	0		N/A	33
none	1	1.7%	1	0		N/A	0
minor	15	25.4%	1	1		N/A	13
substandard	10	16.9%	0	0		N/A	10
critical	0	0.0%	0	0		N/A	0
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**FOUNDATION TYPE**

Concrete	55	93.2%	1	1		N/A	53
Stone	1	1.7%	0	0		N/A	1
Rolled Asphalt	0	0.0%	0	0		N/A	0
Brick	2	3.4%	0	0		N/A	2
Other	1	1.7%	1	0		N/A	0
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**ROOF SURFACE**

sound	22	37.3%	0	0		N/A	22
none	0	0.0%	0	0		N/A	0
minor	26	44.1%	2	0		N/A	24
substandard	10	16.9%	0	1		N/A	9
critical	1	1.7%	0	0		N/A	1
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**ROOF TYPE**

Asphalt Shingles	7	11.9%	1	1		N/A	5
Rolled Asphalt	10	16.9%	1	0		N/A	9
Cedar	4	6.8%	0	0		N/A	4
Combination	0	0.0%	0	0		N/A	0
Other	38	64.4%	0	0		N/A	38
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**STATE FAIR PARK**  
**TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER**

**CHIMNEY**

sound	1	1.7%	0	0		N/A	1
none	54	91.5%	1	1		N/A	52
minor	4	6.8%	1	0		N/A	3
substandard	0	0.0%	0	0		N/A	0
critical	0	0.0%	0	0		N/A	0
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**GUTTER, DOWNSPOUTS**

sound	19	32.2%	0	0		N/A	19
none	28	47.5%	1	0		N/A	27
minor	9	15.3%	1	0		N/A	8
substandard	3	5.1%	0	1		N/A	2
critical	0	0.0%	0	0		N/A	0
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**WALL SURFACE**

sound	24	40.7%	0	0		N/A	24
none	3	5.1%	0	0		N/A	3
minor	14	23.7%	1	0		N/A	13
substandard	16	27.1%	1	1		N/A	14
critical	2	3.4%	0	0		N/A	2
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**WALL SURFACE TYPE**

Frame	12	20.3%	1	1		N/A	10
Masonry	14	23.7%	0	0		N/A	14
Siding	22	37.3%	1	0		N/A	21
Combination	8	13.6%	0	0		N/A	8
Stucco	0	0.0%	0	0		N/A	0
Other	3	5.1%	0	0		N/A	3
<b>TOTAL</b>	<b>59</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>56</b>

**PARKING SURFACE**

none	45	64.3%	0	0		1	44
concrete	9	12.9%	2	0			7
asphalt	8	11.4%	0	1			7
gravel	7	10.0%	0	0			7
dirt	1	1.4%	0	0			1
brick	0	0.0%	0	0			0
<b>TOTAL</b>	<b>70</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>66</b>

**PARKING SPACES**

none	45	64.3%	0	0		1	44
1 to 2	6	8.6%	2	1			3
3 to 5	0	0.0%	0	0			0
6 to 10	7	10.0%	0	0			7
11 to 20	0	0.0%	0	0			0
21 or more	12	17.1%	0	0			12
<b>TOTAL</b>	<b>70</b>	<b>100.0%</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>66</b>