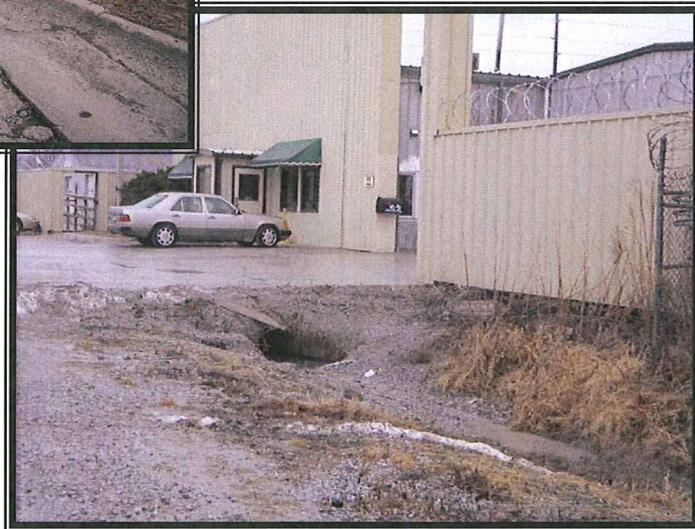
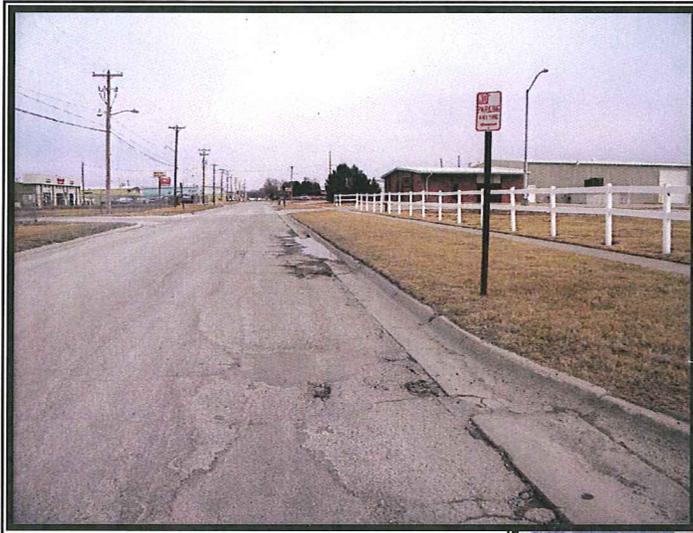


LINCOLN, NEBRASKA

YOLANDE AVENUE REDEVELOPMENT AREA

BLIGHT AND SUBSTANDARD DETERMINATION STUDY



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MARCH, 2011

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YOLANDE AVENUE REDEVELOPMENT AREA BLIGHT AND SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this Study was to determine whether all or part of the designated **Yolande Avenue 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**.

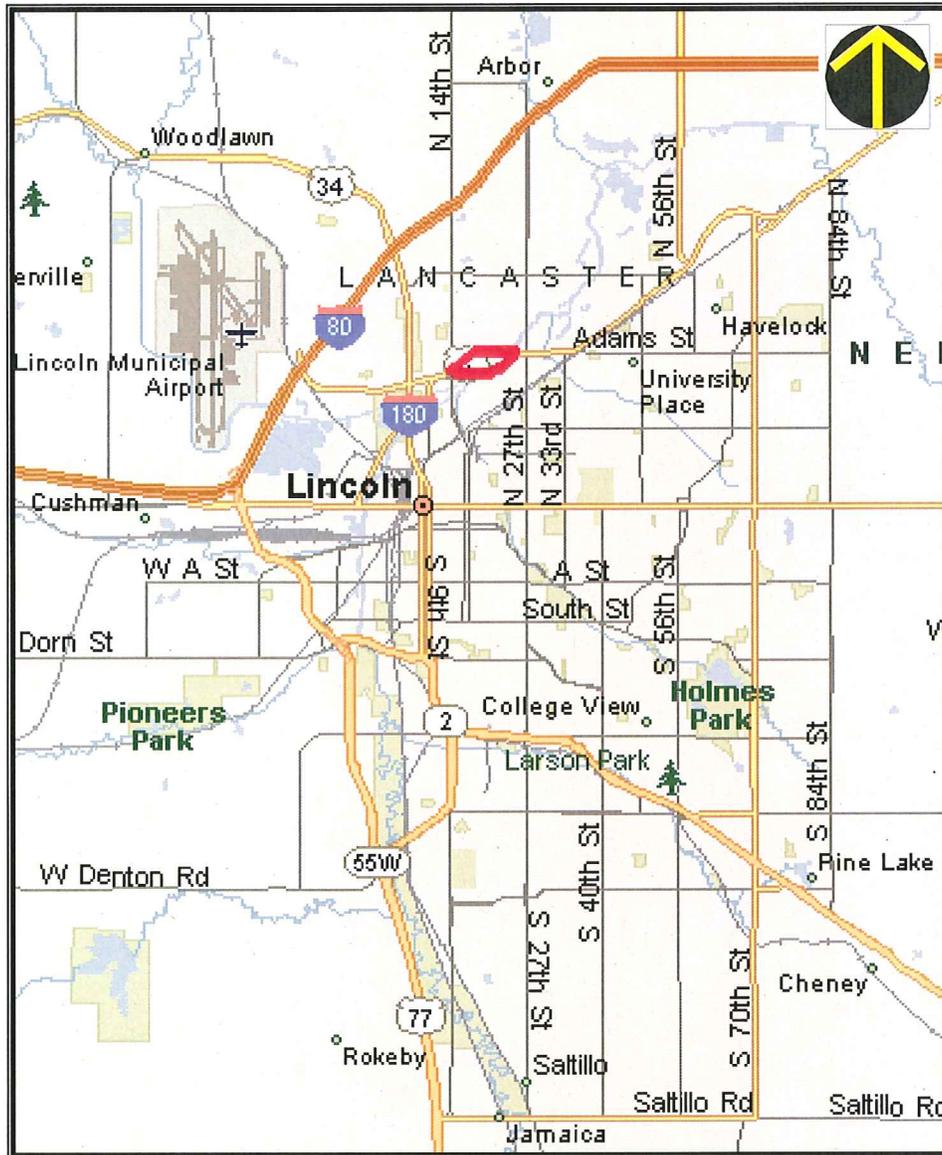
The findings presented in this **Blight and Substandard Determination Study** are based on surveys and analysis conducted for the **Yolande Avenue Redevelopment Area**, referred to in this **Study** as the **Redevelopment Area**.

The **Yolande Avenue Redevelopment Area** contains an estimated 96.6 acres located, generally, between Cornhusker Highway and Salt Creek, from approximately North 14th Street at the west boundary, to approximately North 24th Street at the east boundary, City of Lincoln, Lancaster County, Nebraska. The **Redevelopment Area** is comprised predominantly of commercial and industrial land uses.

The **Yolande Avenue Redevelopment Area** boundary is generally described as follows: Beginning at the intersection of the north line of Cornhusker Highway (Highway 6) and the extended center-line of the Salt Creek, thence south along said extended line across the right-of-way of Cornhusker Highway and continuing south/southwesterly along the center-line of Salt Creek to its intersection with the north line of Lot 167 (also the north line of the former State Fair Park), thence west along said north line to its intersection with the extended east alley line of the half block at the east line of North 14th Street between Yolande Avenue and Cornhusker Highway, thence north along said east extended line to its intersection with the north line of Cornhusker Highway, thence northeasterly and east along said north line to its intersection with the extended center-line of Salt Creek, also known as the point of beginning.

Illustration 1 identifies the **Yolande Avenue Redevelopment Area** in context to the City of Lincoln.

**CITY CONTEXT MAP
YOLANDE AVENUE REDEVELOPMENT AREA
LINCOLN, NEBRASKA**



HANNA:KEELAN ASSOCIATES, P.C., 2011

Redevelopment Area 

ILLUSTRATION 1

**HANNA:KEELAN ASSOCIATES, P.C.
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Yolande Avenue 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 48 structures**, field inventory, conversations with pertinent City of Lincoln department staff and a review of available reports and documents containing information that 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 Yolande Avenue 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 Factors set forth in the Nebraska Community Development Law, all four Factors in the Yolande Avenue Redevelopment Area were found to be present to a strong extent.

**TABLE 1
SUBSTANDARD FACTORS
YOLANDE AVENUE 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., 2011



STRONG PRESENCE OF FACTOR -

The field survey of exterior building conditions determined that 15, or 31.3 percent of the 48 total structures in the **Redevelopment Area** were *deteriorating or dilapidated*. This **Factor** was a strong presence throughout the **Area**.

Based on the results of a parcel-by-parcel field analysis and verification of Lancaster County Assessor's Office records, approximately 27 (56.3 percent) of the total 48 structures within the **Redevelopment Area** were *40+ years of age* (built prior to 1971). The **Factor of age or obsolescence** was a strong presence in the **Redevelopment Area**.

The conditions which result in *inadequate provision for ventilation, light, air, sanitation or open space* were present to a strong extent throughout the **Redevelopment Area**. Water and sewer mains are approaching 50 years old, as these utility mains continue to age, they will require more frequent maintenance and/or replacement.

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 Factors included wooden buildings and masonry buildings with wood frame components, properties with excessive debris and parcels fronting on streets in "fair" to "poor" condition.

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. Deteriorating/dilapidated structures;
4. "Fair" to "Poor" overall site conditions
5. Aging of underground utilities; and
6. Streets in "poor" condition and the lack of sidewalks.

BLIGHT FACTORS

Of the 12 Factors set forth in the Nebraska Community Development Law, 10 were present to a strong extent, in the Redevelopment Area. The Factor of tax or special assessment exceeding the fair value of land was determined not to be a Blighted Factor. The Factor of defective or unusual condition of title was not reviewed.

**TABLE 2
BLIGHT FACTORS
YOLANDE AVENUE 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., 2011

STRONG PRESENCE OF FACTOR -

Deteriorated or dilapidated structures were a strong presence in the **Redevelopment Area**. A total of 31.3 percent of the 48 structures were found to be deteriorated or dilapidated.

Defective or inadequate street layout was strongly present in the **Redevelopment Area**. This **Factor** relates to streets in “fair” to “poor” condition and the lack of public sidewalks.

Faulty lot layout existed to a strong extent throughout the **Redevelopment Area**. Conditions contributing to the presence of this **Factor** included inadequate lot sizes and platted lots of irregular shapes.

Insanitary or unsafe conditions were strongly present throughout the **Redevelopment Area**. Contributing to this **Factor** included 64.6 percent of the total 48 parcels having “fair” to “poor” overall site condition and the advanced age of local utility mains.

Deterioration of site or other improvements was a strong presence throughout the **Redevelopment Area**. A significant number of the parcels in the Area had “fair” to “poor” overall site conditions. Deteriorating public infrastructure in the oldest portions of the **Redevelopment Area** also contributed to the strong presence of this **Factor**.

Diversity of ownership was present to a strong extent throughout the **Redevelopment Area**, with 28 total, individual owners.

Improper subdivision or obsolete platting was also a strong presence throughout the **Redevelopment Area**. Generally, lot sizes were too large or of irregular shape and lacking accessibility to infrastructure to support efficient development or redevelopment efforts, by today's planning standards.

The ***existence of conditions which endanger life or property*** by fire or other causes was strongly present throughout the **Redevelopment Area**. Approximately 56 percent of the 48 total structures were 40+ years of age, while 64.6 percent of the parcels had “fair” to “poor” overall site condition. Additionally, the oldest portions of the **Redevelopment Area** had 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 was strongly present throughout the **Redevelopment Area**.

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

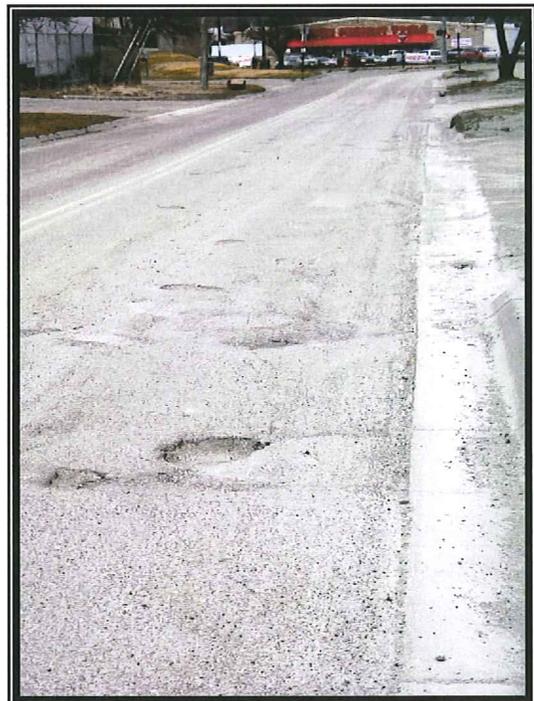
Conclusion

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 **Redevelopment Area** as "substandard" and "blighted."

The conclusions presented in this **Study** are those of the Consultant engaged 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 the finding of blight/substandard for the **Yolande Avenue Redevelopment Area** and this **Study** a part of the public record.



Yolande Avenue street condition.



North 20th Street condition.

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 “blighted and substandard area.” 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 **Yolande Avenue 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 are, at least, 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 **Yolande Avenue 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 **Study** are based on surveys and analysis conducted for the **Yolande Avenue Redevelopment Area**, referred to as the “**Redevelopment Area.**” **Illustration 1** delineates the Area in relation to the City of Lincoln.

The **Yolande Avenue Redevelopment Area** boundary is generally described as follows: Beginning at the intersection of the north line of Cornhusker Highway (Highway 6) and the extended center-line of the Salt Creek, thence south along said extended line across the right-of-way of Cornhusker Highway and continuing south/southwesterly along the center-line of Salt Creek to its intersection with the north line of Lot 167 (also the north line of the former State Fair Park), thence west along said north line to its intersection with the extended east alley line of the half block at the east line of North 14th Street between Yolande Avenue and Cornhusker Highway, thence north along said east extended line to its intersection with the north line of Cornhusker Highway, thence northeasterly and east along said north line to its intersection with the extended center-line of Salt Creek, also known as the point of beginning.

Existing land uses within the **Yolande Avenue Redevelopment Area** are identified in **Illustration 2.**



Yolanda Street Redevelopment Area
Blight and Substandard Determination Study

Major land uses in the **Yolande Avenue Redevelopment Area** included commercial and industrial uses. The **Redevelopment Area** contains an estimated 96.6 acres, of which approximately 75.3 acres have been developed. Concentrations of industrial uses are located either side of Yolande Avenue throughout the **Redevelopment Area**, generally between North 14th and North 24th Streets, south of Cornhusker Highway.

The primary road networks within the **Redevelopment Area** are Cornhusker Highway, Yolande Avenue and North 19th and North 20th Streets.

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 uses.

An estimated 20.5 percent of the land use in the Area is utilized for streets/roads/railroad right-of-way. Industrial land uses occupy approximately 40.5 percent of the total area. Approximately 18.8 percent of the Area consists of vacant/undevelopable lands associated with Salt Creek.

**TABLE 3
EXISTING LAND USE
YOLANDE AVENUE REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

<u>LAND USE</u>	<u>ACRE</u>	<u>PERCENT</u>
Commercial	16.4	17.0%
Industrial	39.1	40.5%
<u>Streets R.O.W</u>	<u>19.8</u>	<u>20.5%</u>
Total Land Developed	75.3	78.0%
Vacant/Developable	3.1	3.2%
<u>Vacant Salt Creek Lands</u>	<u>18.2</u>	<u>18.8%</u>
Total Area	96.6	100.0%

Source: Hanna:Keelan Associates, P.C., 2011

Illustration 3 identifies the existing Zoning Districts within the **Yolande Avenue Redevelopment Area**. The **Redevelopment Area** is comprised of Industrial and Commercial Districts.

EXISTING LAND USE MAP YOLANDE AVENUE REDEVELOPMENT AREA LINCOLN, NEBRASKA



LEGEND

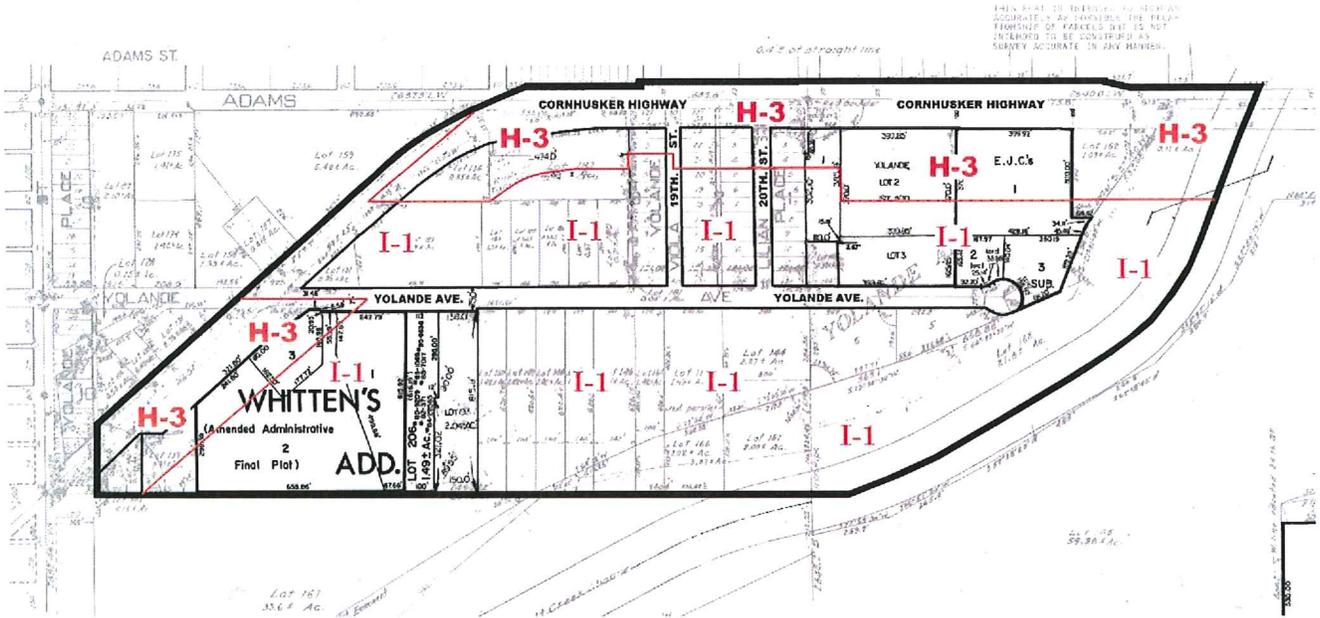
- Vacant
- Commercial
- Industrial
- Redevelopment Area Boundary

ILLUSTRATION 2

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EXISTING ZONING MAP YOLANDE AVENUE REDEVELOPMENT AREA LINCOLN, NEBRASKA



LEGEND

- H-3** Highway Commercial District
- I-1** Industrial District
- Redevelopment Area Boundary

ILLUSTRATION 3

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THE RESEARCH APPROACH

The **Blight and Substandard Determination Study** research approach implemented for the **Yolande Avenue Redevelopment Area** included an area-wide assessment (100 percent sample) of all of the **Factors** identified in the **Nebraska Community Development Law**. All **Factors** were investigated on an area-wide basis.

Structural Survey Process

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

A structural condition survey was conducted during the month of March, 2011. A total of **48 structures** received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **Redevelopment Area**. 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 March, 2011. A total of **48 separate parcels** were inspected to identify land use type, street, sidewalk, driveway and overall site conditions. **Illustration 4** depicts the results of the 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.

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the blighted and substandard factors listed in the **Nebraska Community Development Law** 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 **Yolande Avenue 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 **48 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 Community Development Law**; substandard buildings are the same as dilapidated buildings. The word “building” and “structure” are presumed to be interchangeable.

4. Field Survey Conclusions.

The conditions of the total **48 primary buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Twenty-Six (26) structures were classified as structurally sound;
- Seven (7) structures were classified as deteriorating minor defects,
- Six (6) structures were classified as deteriorating major defects; and
- Nine (9) structures were classified as substandard.

The results of the exterior structural survey identified the condition of buildings in the **Redevelopment Area**. A total of 15 (31.3 percent) of the total 48 structures, within the **Area**, were either deteriorating or dilapidated to a substandard condition.

Conclusion.

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

**TABLE 4
STRUCTURAL SURVEY FINDINGS
YOLANDE AVENUE 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>
Commercial	13	0	1	2	16	3
Industrial	13	7	5	7	32	12
<u>Other</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Totals	26	7	6	9	48	15
Percent	54.2%	14.6%	12.5%	18.8%	100.0%	31.3%

Source: Hanna:Keelan Associates, P.C., 2011

(2) Age or Obsolescence.

According to information obtained from the research of public records of the Lancaster County Assessors Office, the estimated average age of the commercial structures in the **Redevelopment Area** was 41.9 years of age. Of the total 48 structures, 27 (56.3 percent) were 40+ years of age, or were built prior to 1971.

Conclusion.

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

The field survey determined that 31.3 percent of the 48 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.

The parcel-by-parcel field survey identified a total of 18, or 37.5 percent of the total 48 parcels as possessing "fair" overall site conditions. Additionally, 13, or 27.1 percent of the total 48 parcels were identified as being in "poor" condition. **This represented a combined total of 64.6 percent, or 31 of the total 48 parcels as being in "fair" or "poor" condition.** The combination of overall site condition and structures that are deteriorating or dilapidated indicates that both public and private property improvements are needed throughout the **Redevelopment Area**.

According to Public Works Department officials, both water and sewer mains were extended into the industrialized area along and south of Cornhusker Highway, in the early 1960s. Sewer System staff further indicated that sewer mains in this **Redevelopment Area** have recently been evaluated via remote video and were determined to be in "fair" condition. Although the water and sewer mains throughout the **Redevelopment Area** are adequately sized and functional, the oldest segments are approaching 50 years of age. City staff indicated that as these segments continue to age over time, maintenance and replacement problems are anticipated to be more prevalent.

Portions of the **Redevelopment Area** adjacent and west of the Champions Fun Center, along Cornhusker Highway and along either side of Yolande Avenue to the east of North 20th Street, have open storm water drainage ditches. The segment located to the east of North 20th street are severely silted in and are in need of replacement.

Conclusion.

The inadequate provision for ventilation, light, air, sanitation or open spaces in the Yolande Avenue 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, along with information obtained from pertinent City departments, assisted in determining the existence of conditions in the **Yolande Avenue Redevelopment Area**, that 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.

Utilities throughout the **Yolande Avenue Redevelopment Area** were originally installed in the early 1960s, in conjunction with the first industries that located within this industrial area. The oldest underground utilities are approximately 50 years of age. Department of Public Works personnel indicated that water and sewer mains and service lines are adequately sized to serve the **Redevelopment Area**, although Public Works staff indicated that the advancing age of the mains will eventually require addressing increasing maintenance or eventually replacement of these mains. Recent evaluation of sewer mains, via remote video indicated the mains were in “fair” and meeting the service needs of the **Area**.

Problems can exist not only in the water mains, but also in service lines, which are owned and maintained by individual property owners. The service lines in the portion of the **Redevelopment Area**, located west of North 20th Street are estimated to be 40 to 50 years of age or older, according to Public Works personnel. Usually, no attention is given to problems in the service lines until breaks occur. Undersized service lines, or service lines constructed of lead are the types of problems that property owners could have in the future, due to the corrosive nature of the soils in the region.

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

Minor and major debris were identified 14 of the total 48 properties during the parcel-by-parcel survey. This equals 29.2 percent of the total 48 properties posing a potential fire hazard, as well as a place to harbor pests, which can be detrimental to the overall health and safety of the workers/occupants of the **Redevelopment Area**.

Approximately 56.5 percent of the total 48 structures throughout the **Redevelopment Area** were built prior to 1971, thus, 40+ years of age. There are wood buildings and 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.

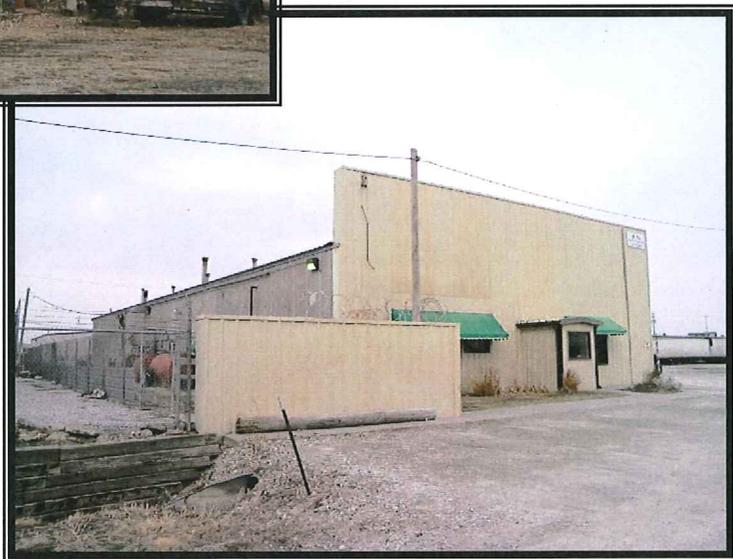
Overall site conditions on the total 48 properties throughout the **Redevelopment Area** were generally found to be in “good” to “poor” condition. An estimated 18 parcels, or 37.5 percent, were in “fair” condition, while an additional 13 parcels, or 27.1 percent were determined to be in “poor” condition. **This combined percentage of 64.6 percent of the total 48 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.**

Conclusion.

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



Area Conditions.



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 **Yolande Avenue 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 **48 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**.

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.

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 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 Community Development Law**; substandard buildings are the same as dilapidated buildings. The words “building” and “structure” are presumed to be interchangeable.

4. Field Survey Conclusions

The condition of the total 48 primary buildings within the Redevelopment Area were determined based on the finding of the exterior survey. These surveys indicated the following:

- Twenty-Six (26) structures were classified as structurally sound;
- Seven (7) structures were classified as deteriorating minor defects.
- Six (6) structures were classified as deteriorating major defects; and
- Nine (9) structures were classified as substandard.

The results of the exterior structural survey identified the condition of buildings in the **Redevelopment Area**. A total of 15 structures, or 31.3 percent of the total 48 structures within the **Area**, were either deteriorating or dilapidated to a substandard condition.

Conclusion.

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

**TABLE 5
STRUCTURAL SURVEY FINDINGS
YOLANDE AVENUE 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>
Commercial	13	0	1	2	16	3
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<u>Other</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Totals	26	7	6	9	48	15
Percent	54.2%	14.6%	12.5%	18.8%	100.0%	31.3%

Source: Hanna:Keelan Associates, P.C., 2011

(2) Existence of Defective or Inadequate Street Layout.

The street pattern within the **Yolande Avenue Redevelopment Area** consists of a standard rectilinear grid system, comprised of the Cornhusker Highway corridor and local streets. The principle arterial within the **Redevelopment Area** is Cornhusker Highway. Local access streets include North 19th and North 20th Streets and Yolande Avenue. These access streets provide a travel route 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. Conditions of Streets.

The field survey rated the majority of the streets as being in “fair” to “poor” condition, with five (10.4 percent) of the total 48 parcels accessed by streets in “fair” condition and 22 (45.8 percent) of the parcels accessed by streets in “poor” condition. The streets in “fair” and “poor” condition primarily include portions of Yolande Avenue and North 20th Street that are asphalt surfaced with severe cracking, settling and a significant amount of potholes. Additionally, the portion of Yolande Avenue located east of North 20th Street is a gravel surfaced street in “poor” condition with open storm water drainage ditches that are silted in and deteriorating. The right-of-way of the gravel surfaced portion of Yolande Avenue is also impacted by adjacent parcels parking lots and storage areas encroaching into the right-of-way, making it difficult to determine where the street begins and ends.

2. Lack of Sidewalks.

Sidewalks were lacking throughout most of the **Yolande Avenue Redevelopment Area**. Only 17 parcels, or 35.3 percent of the total 48 parcels had sidewalks. Parcels with sidewalks are located along the Cornhusker Highway corridor and were rated as “good” to “excellent” condition. A few of the industrial businesses had internal pedestrian walkways located between parking areas and the individual buildings.

3. Inadequate Street Layout.

Parcels located east of North 20th Street and along either side of Yolande Avenue have only one egress point, as the eastern most point of Yolande Avenue is a cul-de-sac turn around.

Conclusion.

The existence of defective or inadequate street layout in the Yolande Avenue 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 a field survey resulted in the identification of conditions associated with faulty lot layout in relationship to size, adequacy and accessibility, or usefulness of land within the **Yolande Avenue Redevelopment Area**. The primary issue in the **Redevelopment Area** is that the majority of the parcels were developed as Irregular Lots, or tracts, identified by metes and bounds descriptions. Existing businesses either purchased a portion of an irregular tract, or a whole tract of land. None of the industrialized areas in the central portion of the **Redevelopment Area** adhered to a planned subdivision process. Triangular shaped irregular tracts front on the diagonal Cornhusker Highway corridor on the west boundary of the **Redevelopment Area**. Poor ingress/egress and traffic circulation patterns are indicative of land areas that were not developed by a standard subdivision plat process.

The **Yolande Avenue Redevelopment Area** contains several examples of parcels of land that were established as irregular tracts, primarily fronting on Yolande Avenue, between Cornhusker Highway and North 20th Street. Irregular tracts on the north side of Yolande Avenue originally measured 100' x 290', while those on the south side had generally, 100' widths, with varying lengths based on the Salt Creek right-of-way. As these parcels developed, several businesses combined two tracts into one lot of record, while other individual widths of lots were increased or decreased to support development needs. None of the lots are of uniform width or length.

The Yolande Place Subdivision, located between North 19th and North 20th Streets, from Cornhusker Highway to Yolande Avenue, was originally platted as excessively small 50' x 121' individual lots. Six separate businesses acquired multiple lots to configure sufficiently sized parcels of land to support development needs. Conversely, The Yolande Subdivision, which is located east of North 20th street, is comprised of several large sized parcels, ranging from one to 3.5 acres. Public records indicate that these large lots are owned by one corporation, but each parcel includes three separate buildings that are rented or leased by different businesses.

Lastly, two large tracts of vacant land abut Salt Creek along the eastern and southeastern boundaries of the **Redevelopment Area** and are owned by the Lower Platte South Natural Resources District (NRD). These irregular tracts of land are maintained by the NRD to control potential flooding along the Salt Creek watershed and thus are not accessible by any public right-of-way.

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 from the appropriate City departments provided the basis for the identification of insanitary and unsafe conditions in the **Yolande Avenue Redevelopment Area**.

1. **Age of Structure.**

Of the 48 structures in the **Redevelopment Area**, approximately 27, or 56.3 percent were 40+ years of age, or built prior to 1971. The advanced age of more than half of the existing buildings throughout the Redevelopment Area will most likely result in a number of substandard buildings in need of rehabilitation, if ongoing maintenance activities didn't occur.

2. **Age of Public Utilities.**

According to Public Works Department Water and Sewer System officials, both water and sewer mains generally began to be installed throughout the **Redevelopment Area** in the early 1960s. City personnel stated that although sewer mains of this era were comprised of vitrified clay, the sanitary sewer system throughout the **Redevelopment Area** is appropriately sized and in "fair" condition.

Although the water and sewer mains throughout the **Redevelopment Area** are adequately sized and currently function well, the oldest segments are approaching 50 years of age. As these segments continue to age over time, maintenance and replacement problems are anticipated to be more prevalent.

3. **Debris.**

Minor and major debris located on 14 parcels, or 29.2 percent of the total 48 parcels was significant and posed a potential fire hazard, as well as a place to harbor pests, which can be detrimental to the public's overall health and safety.

4. **Overall Site Condition.**

The area-wide field survey identified 31 parcels, or 64.6 percent of the total 48 parcels that had overall site conditions rated as being in "fair" to "poor" condition.

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 **Yolande Avenue 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.

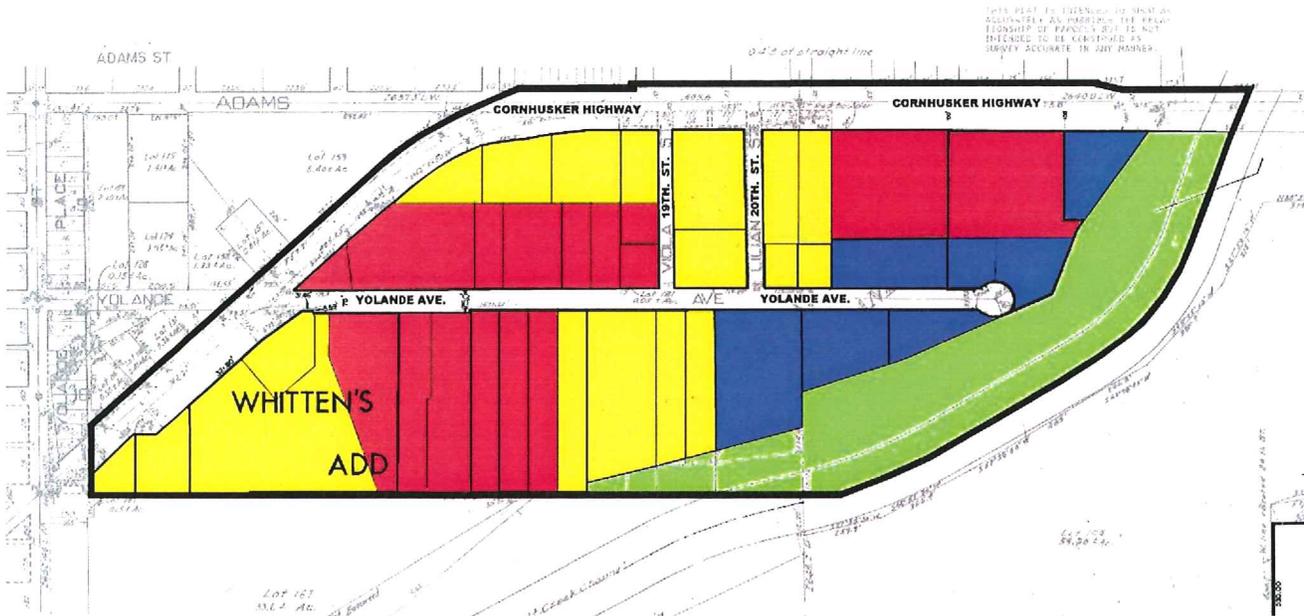
- ❑ 31 parcels, or 64.6 percent of the 48 total parcels lacked sidewalks.
- ❑ 29.2 percent of the total 48 parcels contained excessive debris.
- ❑ 18 parcels, or 37.5 percent of the total 48 parcels within the **Redevelopment Area** received an overall site condition rating of “fair.” An additional 13 parcels, or 27.1 percent received a “poor” rating, which **combine for a total of 64.6 percent of the parcels with “fair” to “poor” overall site conditions**, as per the results of the field survey.
- ❑ The field survey identified inadequate parking conditions throughout the **Redevelopment Area**. Gravel and/or dirt surfaced parking areas were present in 12, or 26.1percent of the developed parcels. Additionally, several concrete driveways and parking lots throughout the **Redevelopment Area** were in poor condition due to heavy truck traffic, which is causing pavement to settle and crack.

Conclusion.

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



OVERALL SITE CONDITION MAP YOLANDE AVENUE REDEVELOPMENT AREA LINCOLN, NEBRASKA



LEGEND

- Excellent Condition
- Good Condition
- Fair Condition
- Poor Condition
- Undevelopable Lands
- Redevelopment Area Boundary

ILLUSTRATION 4

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

* Lincoln, Nebraska * 402.464.5383 *

(6) Diversity of Ownership.

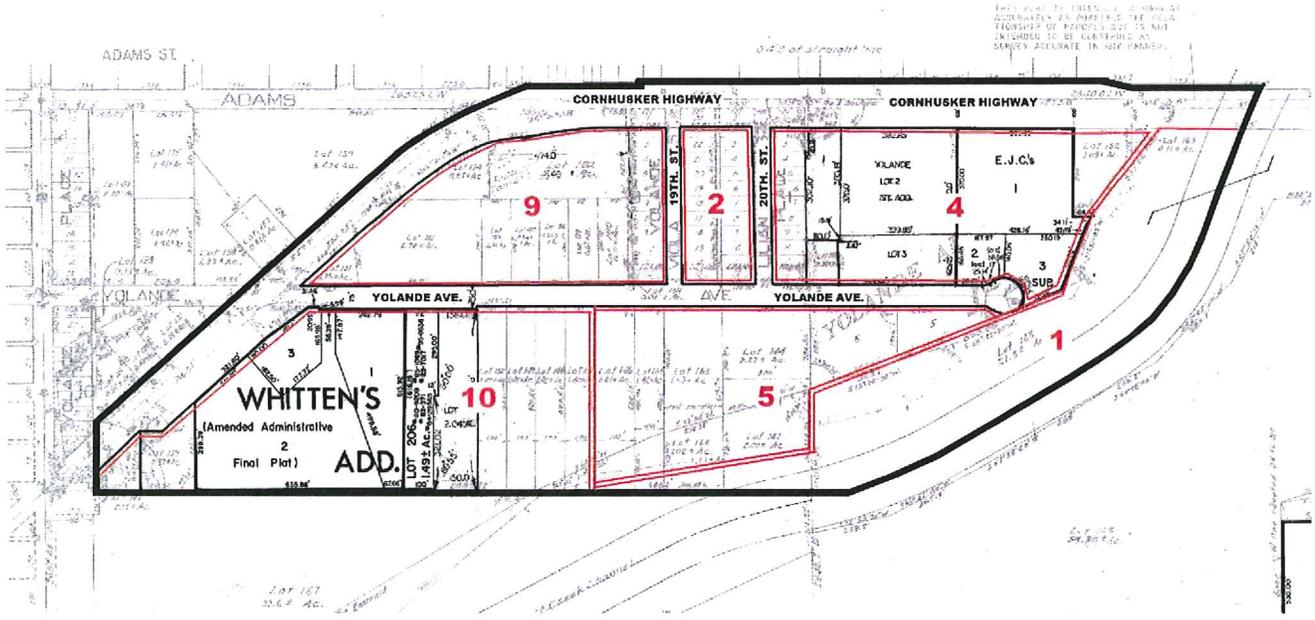
The total number of unduplicated owners, within the **Redevelopment Area**, was estimated to be **28**. The number of unduplicated owners per designated development area ranged from one to six (See **Illustration 5**).

The highest concentration of diversity of ownership, within the **Yolande Avenue Redevelopment Area** was located between North 14th and North 19th Streets in the west portion of the **Area**. Most of the tracts of land within this portion of the **Redevelopment Area** are comprised of long and narrow parcels ranging from one to three, and much larger individual parcels and/or irregular tracts of land in the industrial area to the east.

Conclusion.

Problems resulting from diversity of ownership were significant to a strong presence of Factor in the Redevelopment Area.

DIVERSITY OF OWNERSHIP MAP YOLANDE AVENUE REDEVELOPMENT AREA LINCOLN, NEBRASKA



LEGEND

5 Number of Owners per Area

— Redevelopment Area Boundary

ILLUSTRATION 5

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

* Lincoln, Nebraska * 402.464.5383 *

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

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

1. **Real Estate Taxes.**

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

The Lancaster County Assessor has instituted an advanced system and has recently completed a reappraisal of the entire County, along with a sophisticated system of refereed protests. This process has reduced the level of excessive valuations to one of the lowest anywhere. In recent years the tax collection procedures have also been updated and are quite effective.

A combination of a buyer's market and fair and thorough ad valorem valuation and vigorous collections has rendered the instance of significant delinquency to be virtually non-existent. The City of Lincoln considers the second half of 2009 property taxes to be officially delinquent, if not paid by September 1, 2010. **None of the properties were found to be delinquent.**

2. **Special Assessments.**

There have not been any Special Assessment Districts in the **Yolande Avenue Redevelopment Area** in recent years. Normal maintenance is not usually charged to property owners. To be statutorily chargeable to an owner, it has to be shown that the property is monetarily benefited. No project built in the **Redevelopment Area** has benefited any property in an amount close to its market value.

3. Research.

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

4. Current Valuation.

Individual property valuations representing 2010 values were listed on the Lancaster County Assessor's Office website. The total valuation of the properties included within the **Redevelopment Area** totaled \$16,711,800.

Conclusion.

Examination and analysis of public records, along with extensive field inspection, as previously described, concluded that delinquent taxes and special assessments exceeding the fair value of the land was not a Blighting Factor in the Yolande Avenue 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 platting's 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 **Yolande Avenue Redevelopment Area** indicated that improper subdivision and obsolete platting was prevalent throughout the **Redevelopment Area**.

Several portions of the **Yolande Avenue Redevelopment Area** do not meet today's standards of platting and subdivision procedures. Parcels central portion of the **Redevelopment Area** that front on either side of Yolande Avenue are irregular tracts that are the result of lands that were not platted by the standard Subdivision Regulations of the City of Lincoln, Nebraska, but by metes and bounds descriptions that were incrementally subdivided. The narrow lot configurations require a short turning radius for heavy trucks, which is further compounded by Yolande Avenue being a narrow access road. Heavy trucks are accessing industrial storage yards through driveways and front parking lots, breaking up the surfaces and creating hazards with visitor and employee car parking. The mixture of several commercial businesses at the Cornhusker Highway and Yolande Avenue intersection also tends to funnel automotive traffic into the industrial area along Yolande Avenue that seek an alternative access point to the Cornhusker Highway corridor. These issues result in the improper circulation pattern and poor accessibility throughout this region.

The portion of the **Redevelopment Area** located along Yolande Avenue, east of North 20th street transitions from an asphalt surfaced road to a gravel surfaced street. Parcels adjacent this gravel section of Yolande Avenue has gravel surfaced parking lots and driveways that are not separated from the gravel street. The typical drainage ditches adjacent a gravel street have silted in to the point of no longer existing, especially along the south side of Yolande Avenue, causing storm water runoff to pool along the gravel surfaced section of the road.

Efforts to overcome problems of improper subdivision and obsolete platting have led to poor circulation patterns and deteriorated streets within the industrial portion of the **Yolande Avenue Redevelopment Area**. Abnormally narrow lots in an industrial area have resulted in a large number of industrial businesses fronting on Yolande Avenue exceeding the capacity of this two-lane, asphalt surfaced road.

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 **Yolande Avenue Redevelopment Area**, that 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.

Utilities throughout the **Yolande Avenue Redevelopment Area** were originally installed in the early 1960s, in conjunction with the first industries that located within this industrial area. The oldest underground utilities are approximately 50 years of age. Department of Public Works personnel indicated that water and sewer mains and service lines are adequately sized to serve the **Redevelopment Area**, although Public Works staff indicated that the advancing age of the mains will eventually require addressing increasing maintenance or eventually replacement of these mains. Recent evaluation of sewer mains, via remote video indicated the mains were in "fair" and meeting the service needs of the **Area**.

Problems can exist not only in the water mains, but also in service lines, which are owned and maintained by individual property owners. The service lines in the portion of the **Redevelopment Area**, located west of North 20th Street are estimated to be 40 to 50 years of age or older, according to Public Works personnel. Usually, no attention is given to problems in the service lines until breaks occur. Undersized service lines, or service lines constructed of lead are the types of problems that property owners could have in the future, due to the corrosive nature of the soils in the region.

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

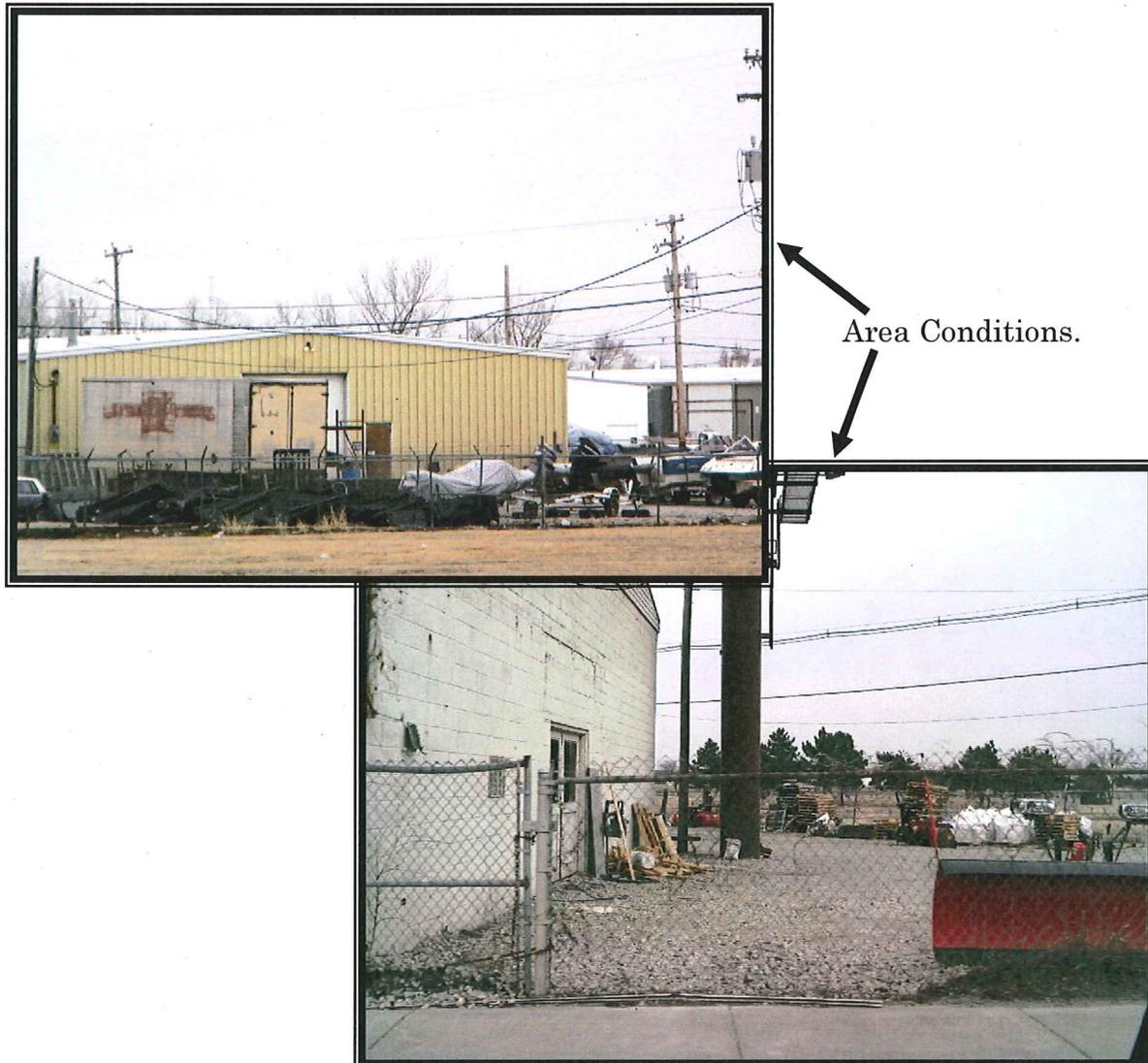
Minor and major debris were identified 14 of the total 48 properties during the parcel-by-parcel survey. This equals 29.2 percent of the total 48 properties posing a potential fire hazard, as well as a place to harbor pests, which can be detrimental to the overall health and safety of the workers/occupants of the **Redevelopment Area**.

Approximately 56.5 percent of the total 48 structures throughout the **Redevelopment Area** were built prior to 1971, thus, 40+ years of age. There are wood buildings and 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 the total 48 properties throughout the **Redevelopment Area** were generally found to be in “good” to “poor” condition. An estimated 18 parcels, or 37.5 percent of the total 48 parcels, were in “fair” condition, while an additional 13 parcels, or 27.1 percent, were determined to be in “poor” condition. **This combined percentage of 64.6 percent of the total 48 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.**

Conclusion.

The conditions which endanger life or property by fire and other causes were a strong presence 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 was evident in several of the older structures in the **Yolande Avenue Redevelopment Area**, generally, those located along Yolande Avenue. These older structures are nearing 50+ years of age and the majority exhibit signs of deterioration or dilapidation. Although most of these buildings are still being utilized by current businesses, many have been reduced to storage of materials in a “warehousing” capacity. In few instances these older buildings have been allowed to deteriorate to the point where the assessed valuations are not keeping pace with other industrial buildings within the **Redevelopment Area**. In several instances, the cost to rehabilitate many of these structures would exceed the cost of new construction. These buildings are gradually becoming functionally and economically obsolescent.

The remaining portion of the **Redevelopment Area** is either comprised of newer commercial and industrial uses.

Conclusion.

Other Environmental and Blighting Factors were present to a strong extent throughout the Yolande Avenue Redevelopment Area. The Redevelopment Area contained a fair amount of functionally obsolete structures.

(12) Additional Blighting Conditions.

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

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

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

According to the records of the Lancaster County Assessor’s Office, 56.3 percent, or 27 of the total 48 structures, were 40+ years of age, or built prior to 1971. The average age of the commercial structures within the **Redevelopment Area** is estimated to be 41.9 years.

Conclusion.

The criteria of one of five additional blighting conditions was the average age of all structures being 40+ years of age. This factor was strongly present in the Yolande Avenue Redevelopment Area.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

The **Yolande Avenue Redevelopment Area** meets the requirements of the **Nebraska Community Development Law** for designation as both a “**blighted and substandard area.**” There was at least a reasonable distribution of all **four Factors** that constitute an Area as Substandard. Of the **12 possible Factors** that can constitute an **Area as Blighted**, **10** were at least reasonably 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. 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 overall age of structures and 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 of the **Redevelopment Area** as **blighted and substandard**.

The extent of **blight and Substandard Factors** for the **Yolande Avenue Redevelopment Area** addressed in this document are presented in **Tables 1 and 2, Pages 6 and 8**. 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 that the **Area**, on the whole, has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the areas be reasonably anticipated to be developed without public action or public intervention.

APPENDIX

**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

LINCOLN, NEBRASKA - YOLANDE AVENUE REDEVELOPMENT AREA

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

AGE OF STRUCTURE

1-5 Years	0	0.0%	0	0	0	N/A	0
5-10 Years	0	0.0%	0	0	0	N/A	0
10-20 Years	4	8.3%	0	4	0	N/A	0
20-40 Years	17	35.4%	0	7	10	N/A	0
40-100 Years	27	56.3%	0	5	22	N/A	0
100+ Years	0	0.0%	0	0	0	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0

FINAL STRUCTURAL RATING

Sound	26	54.2%	0	13	13	N/A	0
Deficient Minor	7	14.6%	0	0	7	N/A	0
Deficient Major	6	12.5%	0	1	5	N/A	0
Substandard	9	18.8%	0	2	7	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0

STREET CONDITION

None	0	0.0%	0	0	0	0	0
Excellent	0	0.0%	0	0	0	0	0
Good	21	43.8%	0	15	6	0	0
Fair	5	10.4%	0	0	5	0	0
Poor	22	45.8%	0	1	21	0	0
TOTAL	48	100.0%	0	16	32	0	0

SIDEWALK CONDITION

None	31	64.6%	0	5	26	0	0
Excellent	1	2.1%	0	1	0	0	0
Good	16	33.3%	0	10	6	0	0
Fair	0	0.0%	0	0	0	0	0
Poor	0	0.0%	0	0	0	0	0
TOTAL	48	100.0%	0	16	32	0	0

DEBRIS

Major	11	22.9%	0	2	9	0	0
Minor	3	6.3%	0	1	2	0	0
None	34	70.8%	0	13	21	0	0
TOTAL	48	100.0%	0	16	32	0	0

OVERALL SITE CONDITION

Excellent	2	4.2%	0	1	1	0	0
Good	15	31.3%	0	8	7	0	0
Fair	18	37.5%	0	5	13	0	0
Poor	13	27.1%	0	2	11	0	0
TOTAL	48	100.0%	0	16	32	0	0

LINCOLN, NEBRASKA - YOLANDE AVENUE REDEVELOPMENT AREA

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

DOORS

Sound	13	27.1%	0	13	0	N/A	0
None	13	27.1%	0	0	13	N/A	0
Minor	18	37.5%	0	3	15	N/A	0
Substandard	4	8.3%	0	0	4	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0

WINDOWS

Sound	29	60.4%	0	14	15	N/A	0
None	2	4.2%	0	0	2	N/A	0
Minor	14	29.2%	0	2	12	N/A	0
Substandard	3	6.3%	0	0	3	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0

STREET TYPE

None	0	0.0%	0	0	0	0	0
Concrete	18	37.5%	0	12	6	0	0
Asphalt	24	50.0%	0	4	20	0	0
Gravel	6	12.5%	0	0	6	0	0
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	48	100.0%	0	16	32	0	0

PORCHES...

Sound	25	52.1%	0	12	13	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	14	29.2%	0	2	12	N/A	0
Substandard	9	18.8%	0	2	7	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0

PAINT

Sound	24	50.0%	0	12	12	N/A	0
None	1	2.1%	0	1	0	N/A	0
Minor	13	27.1%	0	1	12	N/A	0
Substandard	10	20.8%	0	2	8	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0

DRIVEWAY

Sound	18	37.5%	0	10	8	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	14	29.2%	0	3	11	N/A	0
Substandard	11	22.9%	0	2	9	N/A	0
Critical	5	10.4%	0	1	4	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0

LINCOLN, NEBRASKA - YOLANDE AVENUE REDEVELOPMENT AREA

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

CHIMNEY

Sound	2	4.2%	0	1	1	N/A	0
None	44	91.7%	0	15	29	N/A	0
Minor	2	4.2%	0	0	2	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0

GUTTER, DOWNSPOUTS

Sound	30	62.5%	0	12	18	N/A	0
None	4	8.3%	0	1	3	N/A	0
Minor	13	27.1%	0	3	10	N/A	0
Substandard	1	2.1%	0	0	1	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0

WALL SURFACE

Sound	26	54.2%	0	12	14	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	18	37.5%	0	3	15	N/A	0
Substandard	4	8.3%	0	1	3	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0

WALL SURFACE TYPE

Frame	3	6.3%	0	2	1	N/A	0
Masonry	4	8.3%	0	1	3	N/A	0
Siding	31	64.6%	0	10	21	N/A	0
Combination	10	20.8%	0	3	7	N/A	0
Stucco	0	0.0%	0	0	0	N/A	0
Other	0	0.0%	0	0	0	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0

PARKING SURFACE

None	0	0.0%	0	0	0	N/A	0
Concrete	15	32.6%	0	6	9	N/A	0
Asphalt	19	41.3%	0	8	11	N/A	0
Gravel	7	15.2%	0	0	7	N/A	0
Dirt	5	10.9%	0	1	4	N/A	0
Brick	0	0.0%	0	0	0	N/A	0
TOTAL	46	100.0%	0	15	31	N/A	0

PARKING SPACES

None	0	N/A	0	0	0	N/A	0
1 to 2	0	N/A	0	0	0	N/A	0
3 to 5	0	N/A	0	0	0	N/A	0
6 to 10	0	N/A	0	0	0	N/A	0
11 to 20	0	N/A	0	0	0	N/A	0
21 or More	0	N/A	0	0	0	N/A	0
TOTAL	0	N/A	0	0	0	N/A	0

LINCOLN, NEBRASKA - YOLANDE AVENUE REDEVELOPMENT AREA

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

ROOF STRUCTURE

Sound	32	66.7%	0	12	20	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	13	27.1%	0	3	10	N/A	0
Substandard	3	6.3%	0	1	2	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0

WALL FOUNDATION

Sound	33	68.8%	0	14	19	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	13	27.1%	0	1	12	N/A	0
Substandard	2	4.2%	0	1	1	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0

FOUNDATION

Sound	35	72.9%	0	14	21	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	13	27.1%	0	2	11	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0

FOUNDATION TYPE

Concrete	48	100.0%	0	16	32	N/A	0
Stone	0	0.0%	0	0	0	N/A	0
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Brick	0	0.0%	0	0	0	N/A	0
Other/None	0	0.0%	0	0	0	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0

ROOF SURFACE

Sound	21	43.8%	0	11	10	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	21	43.8%	0	2	19	N/A	0
Substandard	6	12.5%	0	3	3	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0

ROOF TYPE

Asphalt Shingles	5	10.4%	0	2	3	N/A	0
Rolled Asphalt	3	6.3%	0	1	2	N/A	0
Cedar	0	0.0%	0	0	0	N/A	0
Combination	1	2.1%	0	0	1	N/A	0
Other	39	81.3%	0	13	26	N/A	0
TOTAL	48	100.0%	0	16	32	N/A	0