

**GRAND ISLAND, NEBRASKA  
REDEVELOPMENT AREA #1**

**BLIGHT AND SUBSTANDARD  
DETERMINATION STUDY**

**December, 1995 (Original)  
November, 2000 (Reassessment)**

**PREPARED FOR:  
CITY OF GRAND ISLAND  
COMMUNITY REDEVELOPMENT AUTHORITY**

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**BLIGHT AND SUBSTANDARD  
DETERMINATION STUDY**

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## A. BLIGHT AND SUBSTANDARD DETERMINATION STUDY

### EXECUTIVE SUMMARY

#### Purpose of Study/Conclusion

The purpose of this Reassessment of Redevelopment Area #1 is to determine whether the designated Area #1 in Grand Island, Nebraska continues to meet the revised guidelines as a **blighted and substandard area** within the definition set forth in the Nebraska Community Development Law, Section 18-2103 (reissue 1997, as amended).

The findings presented in this Reassessment Study are based on surveys and analysis conducted for an area referred to as "Redevelopment Area #1". The Redevelopment Area is located in northeast Grand Island. **Illustration 1** delineates the Redevelopment Area in relation to the City of Grand Island. **Redevelopment Area #1** includes the following parcels and street right of ways (R.O.W.): beginning at the intersection of the north line of Sixth Street along the west line of Clark Street; thence southeast along the west line of Clark Street to its intersection of the south line of First Street; thence northeast along the south line of First Street to its intersection of the west line of Cedar Street; thence southeast along the west line of Cedar Street to its intersection of the south line of Koenig Street; thence northeast, then east along the south line of Koenig Street to its intersection of the east line of Plum Street; thence north along the east line of Plum Street to its intersection of the south line of Groff Street; thence east along the south line of Groff Street to its intersection of the west line of the Burlington Northern Railroad R.O.W; thence south along the west line of the Burlington Northern Railroad R.O.W to its intersection with the south line of Bischeld Street; thence northeast along the south line of Bischeld Street to its intersection of the west line of Cherry Street; thence southeast along the west line of Cherry Street; to its intersection of the south line of Bismark Road; thence east along the south line of Bismark Road to the east line of Stuhr Road; thence north along the east line of Stuhr Road to its intersection of the south line of U.S. Highway 30; thence continuing north 1,000 feet to the south line of the Union Pacific Railroad R.O.W.; thence 1,980 feet southwest along the south line of the Union Pacific Railroad R.O.W. to its intersection of the east line of the Union Pacific Railroad R.O.W; thence south along the east line of the Union Pacific Railroad R.O.W to its intersection with the north line of U.S. Highway 30; thence west along the north line of U.S. Highway 30 to its intersection of the southeast corner of Block 72; thence northwest along the east line of Block 72 and Block 49 to its intersection of the north line of the Union Pacific Railroad R.O.W; thence northeast along the north line of the Union Pacific Railroad R.O.W to its intersection of the east line of Brodsky Industrial Empire Subdivision; thence northwest along the east line of Brodsky Industrial Empire Subdivision to its intersection of the north line of Fourth Street; thence southwest along the north line of Fourth Street to its intersection with the east line of Willow Street; thence north along the east line of Willow Street to its intersection with the south line of the NE 1/2 of Section 10, T11N, R9W of the 6th P.M., Hall County, NE; thence west along said

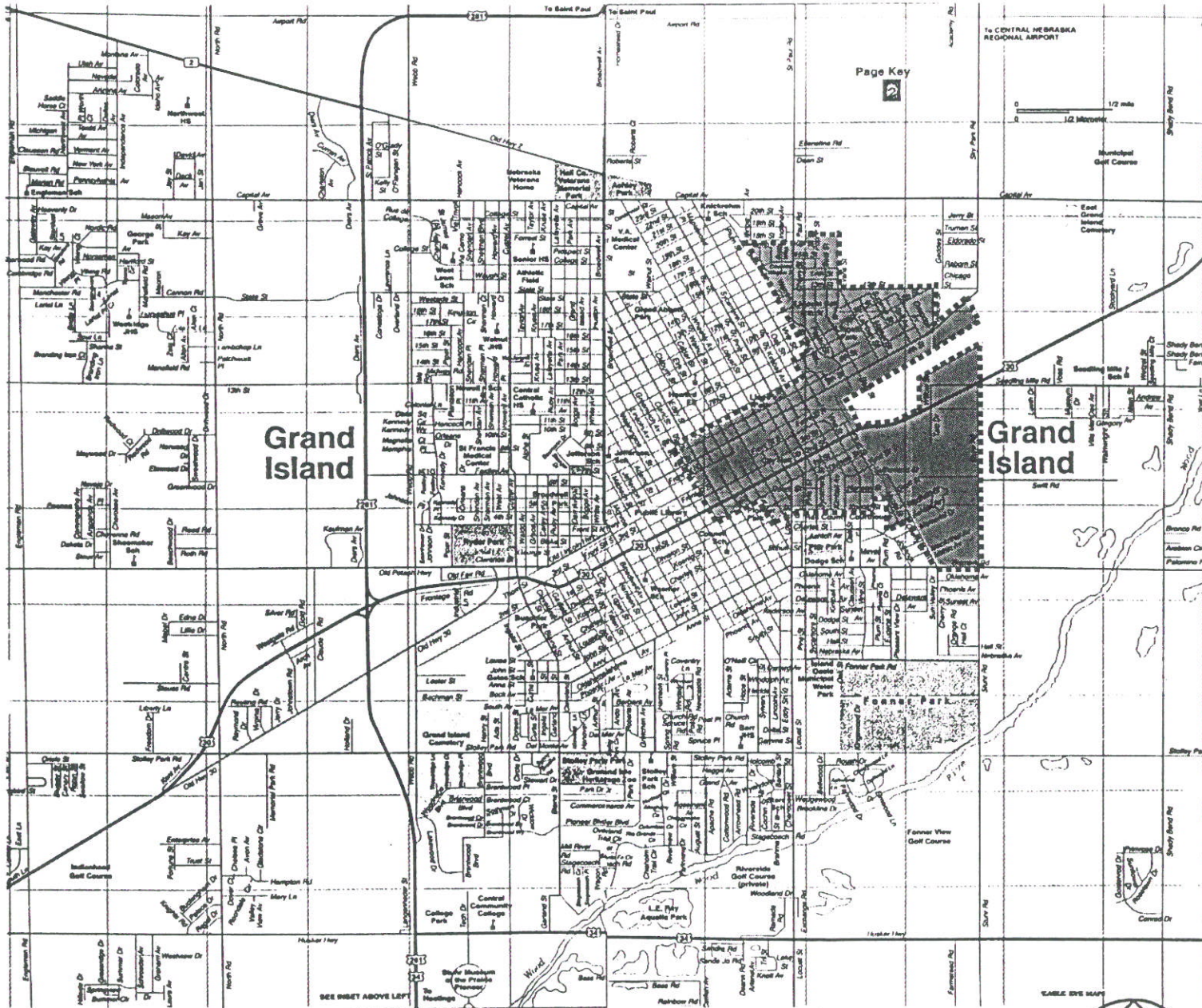


south line of the NE1/2 of Section 10, T11N, R9W of the 6th P.M., to the east line of the Southwest Quarter Section of the Northwest 1/2 of Section 10, T11N, R9W of the 6th P.M., thence north along the east line of said Quarter Section to the Northeast corner of Lot 2, Norwood Second Subdivision, thence west along north line of said Norwood Second subdivision to the northwest corner of Lot 1, Norwood Second Subdivision, thence south along the west line of said Lot 1 to the south line of the N 1/2 NW 1/4 of Section 10, T 11N, R9W of the 6th P.M.; thence west along the south line of said N 1/2 NW 1/4 of Section 10, T11N, R9W of the 6th P.M., and the south line of the N 1/2 NE 1/4 of Section 9, T11N, R9W, of the 6th P.M., Hall County, NE to its intersection with the west line of the Burlington Northern Railroad R.O.W., thence southeast along said Burlington Northern Railroad R.O.W. to its intersection with the north line of Sixth Street, thence southwest along said north line of Sixth Street to the point of beginning. **An additional one block area was added to the original Redevelopment Area #1. This area is described as follows: beginning at the intersection of the north line of East 6<sup>th</sup> Street and the west line of Vine Street, thence north along said west line to the north line of East 7<sup>th</sup> Street, thence east along said north line (one block) to the west line of the Burlington Northern Railroad (Santa Fe) Right-of-Way line. Illustration 1 defines the redefined Redevelopment Area #1.**

The Grand Island Area #1 contains approximately 1,003 acres. Vacant parcels comprise an estimated 20.5 percent (206 acres) of the total land area. The majority of vacant land is located on agricultural lands south of Highway 30 and east of Cherry Street. The region of Redevelopment Area #1, located west of the northwest branch of the Burlington Northern Santa Fe Railroad, including the downtown and adjacent residential neighborhoods, contains the least amount of vacant parcels. The majority of vacant land within the Central Business District is utilized as parking lots. The region located north of the Union Pacific Railroad and east of the northwest branch of the Burlington Northern Railroad contains the largest amount of vacant parcels that are ideal for a range of residential uses including single and multifamily development. The added one block area to Redevelopment Area #1, includes two single family houses and an abandoned grocery store.



# REDEVELOPMENT AREA #1 MAP GRAND ISLAND, NEBRASKA



 TARGETED AREA

## ILLUSTRATION 1 Blight/Substandard Determination Study











This blight and substandard reassessment included a detailed exterior structural survey of **1,333 structures** within the Redevelopment Area; a parcel-by-parcel land use inventory; a field reconnaissance of the entire area, conversations with City of Grand Island officials and a review of pertinent reports and documents containing information which could substantiate the existence of substandard conditions.

While it may be concluded that the mere presence of a majority of the stated factors may be sufficient to make a finding of blighted and substandard, this reassessment 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 redevelopment activities. Secondly, the distribution of blighted and substandard factors throughout Redevelopment Area #1 must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are blighted.

**Substandard Factors**

Of the four factors set forth in the Nebraska Community Development Law, three are found to be present to a strong extent in Redevelopment Area #1, while one is present to a reasonable and less significant extent. The substandard criteria is present in the majority of the parcels examined.

Substandard factors are reasonably distributed throughout the Redevelopment Area, specifically, deterioration or dilapidated structures, age and obsolescence of structures, and the existence of conditions which endanger life or property by fire and other causes.

**TABLE 1  
GRAND ISLAND  
SUBSTANDARD FACTORS  
COMMUNITY REDEVELOPMENT AUTHORITY  
REDEVELOPMENT AREA #1  
(REASSESSMENT)**

- |    |   |   |
|----|---|---|
| 1. | Dilapidated/deterioration.  | ● |
| 2. | Age or obsolescence   | ○ |
| 3. | Inadequate provisions 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	■
No Presence of Factor	○



### Strong Presence of Factor

The results of the structural condition survey revealed that 890 (66.8%) of the 1,333 existing structures were classified as deteriorating and/or dilapidated. Substandard structures were found throughout the Redevelopment Area.

**The field survey identified an estimated 910 (68.3%) of the total 1,333 structures within the Redevelopment Area as being 40+ years of age, or built prior to 1955.**

The existence of conditions which endanger life or property by fire and other causes are strongly present throughout Redevelopment Area #1. With 66.8 percent of the structures in the Area classified as dilapidated or deteriorating, fire, safety and public health issues are predominant in this region of Grand Island. Additionally, 24.3 percent of the structures were found to contain substandard doors, 32.5 percent substandard windows and 42.3 percent had substandard porches, steps and fire escapes.

### Reasonable Presence of Factor

The conditions which provide inadequate provisions for ventilation, light, air, sanitation or open spaces were reasonably present and distributed throughout Redevelopment Area #1. When not adequately maintained, buildings that are deteriorating or dilapidated (66.8% of the total 1,333 structures) pose special safety and sanitation problems. A total of 21.8 percent of the properties in the area were identified as possessing excessive debris, with the potential for pests and vermin infestation. Portions of the Redevelopment Area, in the northeast region, possess a large number of gravel streets and driveways and lack access to the City storm sewer system. However, water, sanitary and storm sewer and underground utilities are in good condition throughout the majority of the Redevelopment Area and the entire community.

## Blighted Factors

Of the twelve factors set forth in the Nebraska Community Development Law, six are present to a significant extent and three are present to a reasonable, but more limited extent. The factors, diversity of ownership, tax or special assessment exceeding the fair value of land and defective or unusual condition of title were **not reviewed as part of the reassessment**. The two latter criteria were not considered to be blight significant in the original determination study. It can be assumed that the level of diversity of ownership has not changed to any major degree since the original study in 1995. It can be assumed that the level of diversity of ownership has not changed to any major degree since the original study in 1995. Any blighted factors identified in the reassessment are reasonably distributed throughout the Redevelopment Area.

### Strong Presence of Factor

Deteriorated or dilapidated structures are evident to a significant extent throughout the Redevelopment Area. A total of 66.8 percent of the structures were found to be deteriorated or dilapidated.

Insanitary and unsafe conditions also exist throughout the Redevelopment Area. Conditions contributing to this factor include substandard structures (66.8%) and structures over 40 years of age (68.3%). Portions of the Redevelopment Area also contain inadequate utilities and hazardous chemicals, stored at various locations.

The deterioration of site improvements are present to a strong extent throughout the Redevelopment Area. Contributing conditions include excessive debris, deteriorating sidewalks and portions of the Area with inadequate public utilities.

The existence of conditions which endanger life or property by fire or other causes is strongly present throughout the Redevelopment Area. Contributing factors include doors, windows, porches, steps and fire escapes that were found to be in substandard condition, as well as areas with inadequately sized or under served utilities.

Other environmental and blighting factors, including incompatible land uses and functional obsolescence, are significantly present throughout the Redevelopment Area.

One of the required five additional blight factors has a significant presence throughout Redevelopment Area #1. A total of 65.5 percent of the residential and commercial buildings within the Redevelopment Area exceed 40 years of age.



### Reasonable Presence of Factor

The existence of defective or inadequate street layout is of a reasonable presence in Redevelopment Area #1. Factors which contribute to this condition include, unimproved or graveled roads, lack of sidewalks and limited circulation in portions of the Area.

The presence of faulty lot layout in relation to size, adequacy, accessibility or usefulness is reasonably present throughout the Redevelopment Area. Irregular lot shapes, inadequate lot sizes and land locked parcels contribute to the reasonable presence of this factor.

Improper subdivision or obsolete platting is present throughout the Redevelopment Area. Contributing conditions to this factor include inconsistent lot sizing and lot layout that is incompatible to the desired land uses.

**TABLE 2**  
**GRAND ISLAND**  
**BLIGHT FACTORS**  
**COMMUNITY REDEVELOPMENT AUTHORITY**  
**REDEVELOPMENT AREA #1**  
**(REASSESSMENT)**

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.	NR
7.	Tax or special assessment exceeding the fair value of land.	NR
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 Reassessed	NR



## Conclusion

The number, degree and distribution of blighting factors as documented in the reassessment of Redevelopment Area #1 are beyond remedy and control solely by regulatory processes in the exercise of 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. The Grand Island Community Redevelopment Authority (CRA), Planning Commission and City Council are encouraged to review the results of this reassessment Study with legal representation to compare these findings to the requirements of the Nebraska Community Development Law and, in turn advise as to the redeclaration of the Redevelopment Area as to blighted and substandard.

The conclusions presented in this reassessment are those of the Consultant engaged by the City of Grand Island CRA to examine whether conditions of blight/substandard exist. The local governing body should review this reassessment and, if satisfied with the summary of findings contained herein, may adopt a resolution making a finding of blight/substandard and this reassessment a part of the public record.

## 1. BASIS FOR REDEVELOPMENT

For a project in Grand Island to be eligible for redevelopment under the Nebraska Community Development Law, the subject area must first qualify as a "substandard area" or as a "blighted area" within the definition set forth in the law. A reassessment of this Determination Study has been undertaken to determine whether conditions exist which would warrant redesignation of Redevelopment Area #1 as a "blighted and substandard area" in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (reissue 1997, as amended), **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; is detrimental to the public health, safety, morales 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 reassessment of Grand Island 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 Grand Island City Council (local governing body), acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence, and the collective impact of all factors found to be present.

Also, these deficiencies should be reasonably distributed throughout the 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 inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

## 2. THE REDEVELOPMENT AREA

**Illustration 3** identifies the existing land uses within the Redevelopment Area. The Redevelopment Area consists of six primary land uses: vacant, residential, public, commercial, railroad corridor and industrial. The most prominent land use in the Redevelopment Area is residential and industrial. The total estimated developed acreage is 797 acres, or 79.5 percent.

Development since the original declaration of Redevelopment Area #1 in December, 1995 has involved infilling of vacant parcels with single family dwellings and multifamily apartment buildings, as well as limited commercial and industrial development.

**Table 3** identifies the existing land use within the Redevelopment Area, in terms of number of acres and percentage of total for all existing land uses for the 1,003 acre Redevelopment Area.

**TABLE 3**  
**GRAND ISLAND**  
**EXISTING LAND USE**  
**COMMUNITY REDEVELOPMENT AUTHORITY**  
**REDEVELOPMENT AREA #1**  
*(REASSESSMENT)*

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Public	72	7.2%
Residential	253	25.2%
Single family	206	20.5%
Multifamily	25	2.5%
Mobile homes	22	2.2%
Commercial	94	9.4%
Industrial	102	10.2%
Railing Corridor	69	6.9%
<u>Streets and Alleys</u>	<u>207</u>	<u>20.6%</u>
Total Developed	797	79.5%
<u>Vacant</u>	<u>206</u>	<u>20.5%</u>
<b>Total Acreage</b>	<b>1,003</b>	<b>100.0%</b>

Source: Hanna:Keelan Associates, P.C., 2000

**Illustration 4** identifies the existing zoning districts within the Redevelopment Area. The existence of mixed zoning districts and land uses can be detrimental to the public's health, safety and welfare.





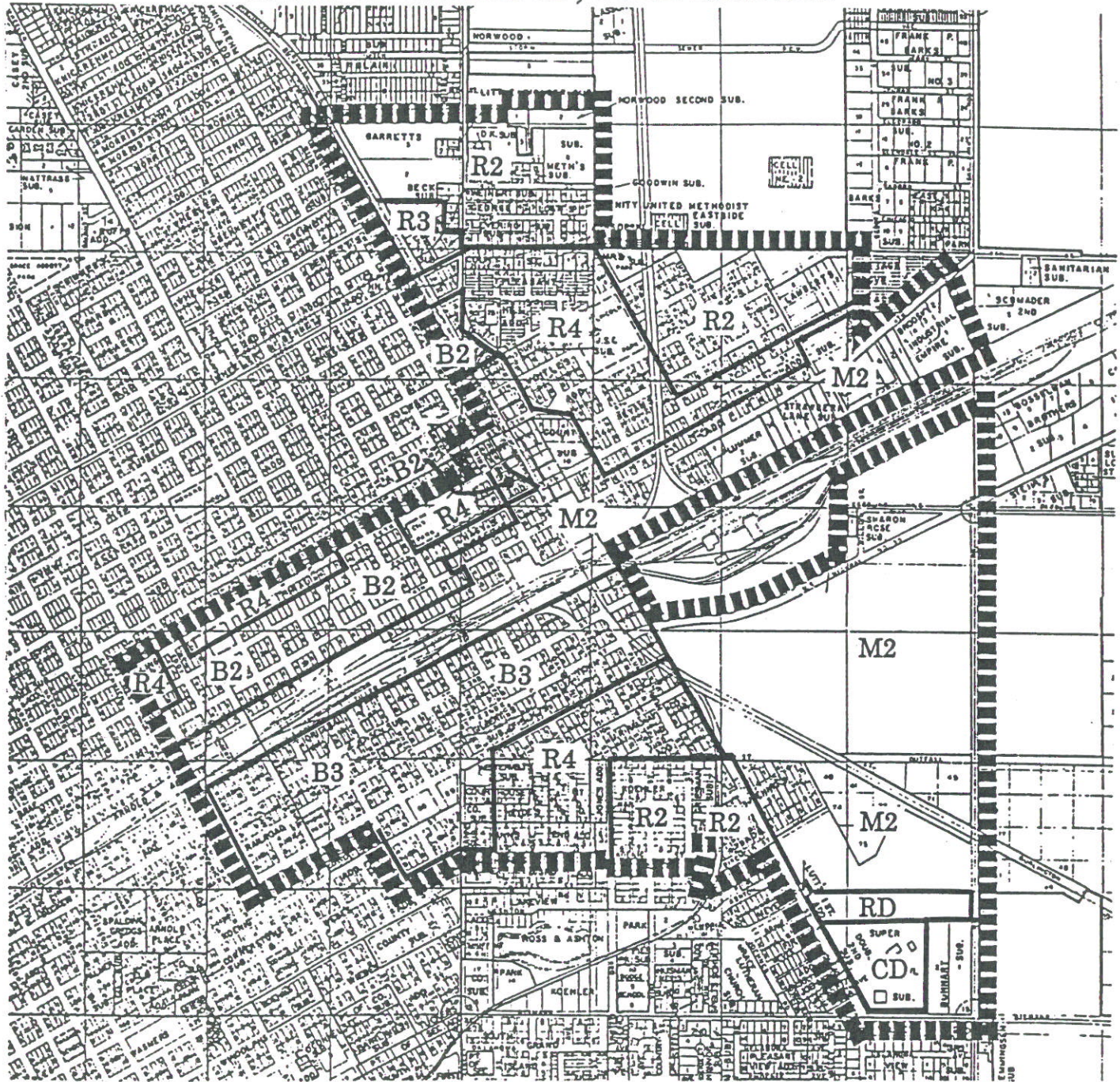








# EXISTING ZONING MAP REDEVELOPMENT AREA #1 GRAND ISLAND, NEBRASKA



HANNA:KEELAN ASSOCIATES, P.C. 2000

### ZONING DISTRICTS

- |    |                          |    |                        |
|----|--------------------------|----|------------------------|
| R2 | LOW DENSITY RESIDENTIAL  | B2 | GENERAL BUSINESS       |
| R3 | MULTIFAMILY RESIDENTIAL  | B3 | HEAVY BUSINESS         |
| R4 | HIGH DENSITY RESIDENTIAL | CD | COMMERCIAL DEVELOPMENT |
| RD | RESIDENTIAL DEVELOPMENT  | M2 | HEAVY MANUFACTURING    |



## ILLUSTRATION 4

Blight/Substandard Determination Study





### 3. THE RESEARCH APPROACH

The research approach implemented for the reassessment of the Redevelopment Area #1 Blight and Substandard Determination Study included an evaluation of the blight and substandard determination factors identified in the Nebraska Community Development Law. In brief, factors which were general in nature and existed in a continuous fashion, area wide, such as streets, alleys, sidewalks, driveways and other transportation systems, open spaces, parking areas, exterior structural condition, individual structures and properties were investigated on an area-wide basis.

The reassessment of the aforementioned factors, ***excluding diversity of ownership, taxation status and conditions of title***, were implemented utilizing an area-wide examination process as opposed to a random-sampling process, in an attempt to reduce errors associated with conducting a random-sampling method. In addition, an area-wide reassessment provides the Consultant with a more accurate understanding of the current (November 2000) conditions within Redevelopment Area #1 and allows for more informed conclusions and recommendations about the Area.



#### 4. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the blighted and substandard factors, *excluding diversity of ownership, taxation status and conditions of title*; listed in the 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 of the exterior building conditions as determined by the October, 2000 field reconnaissance survey. Individual structures were evaluated in conformance with the stipulations set forth in the Nebraska Community Development Law.

**TABLE 4  
GRAND ISLAND  
EXTERIOR SURVEY FINDINGS  
COMMUNITY REDEVELOPMENT AUTHORITY  
REDEVELOPMENT AREA #1  
(REASSESSMENT)**

Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deficient Deteriorating (Minor)</u>		<u>Deficient Deteriorating (Major)</u>		<u>Sub-standard Dilapidated</u>	<u>Number of Structure</u>	<u>Substandard and major Deficiency</u>
Residential	97	177	272	415	961	687		
Commercial	43	77	82	63	265	145		
Industrial	10	18	14	36	78	50		
<u>Other</u>	<u>13</u>	<u>8</u>	<u>5</u>	<u>3</u>	<u>29</u>	<u>8</u>		
<b>Total</b>	<b>163</b>	<b>280</b>	<b>373</b>	<b>517</b>	<b>1,333</b>	<b>890</b>		
Percent	12.2%	21.0%	28.0%	38.8%	100.0%	66.8%		

Source: Hanna:Keelan Associates, P.C., 2000

## 5. DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

There is a reasonable distribution of at least seven of the twelve factors present in the approximately 1,003 acre Redevelopment Area, to constitute a blighted area and a predominance of three of the four factors to constitute a substandard area.

### Substandard Factors

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provisions 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 and other causes;
8. Other environmental and blighting factors;
9. The average age of the residential and commercial units in the area is at least forty years.

Although all of the previously listed factors are reasonably present throughout the Redevelopment Area, the conclusion of the Consultant is that the degree of dilapidated and deteriorated and the average age of structures, the diversity of ownership, the existence of conditions which endanger life or property by fire and other causes and excessive incompatible land uses, are a sufficient basis for designation of the Area as a blighted and substandard area.



The extent of blight and substandard for each of the factors addressed in this reassessment Determination Study are presented in **Tables 1 and 2**. The eligibility findings indicate that Redevelopment Area #1 is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Grand Island. 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.

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**APPENDIX**

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CITY OF GRAND ISLAND

TOTAL PERCENT RESIDENTIAL INDUSTRIAL COMMERCIAL VACANT OTHER

AGE OF STRUCTURE

1-5 years	43	3.2%	39	1	2	NA	1
5-10 years	30	2.3%	26	3	0	NA	1
10-20 years	102	7.7%	64	8	24	NA	6
20-40 years	248	18.6%	166	15	64	NA	3
40-100 years	822	61.7%	609	49	148	NA	16
100+ years	88	6.6%	57	2	27	NA	2
<b>TOTAL</b>	<b>1,333</b>	<b>100.0%</b>	<b>961</b>	<b>78</b>	<b>265</b>	<b>NA</b>	<b>29</b>

FINAL STRUCTURAL RATING

sound	163	12.2%	97	10	43	NA	13
deficient minor	280	21.0%	177	18	77	NA	8
deficient major	373	28.0%	272	14	82	NA	5
sub-standard	517	38.8%	415	36	63	NA	3
<b>TOTAL</b>	<b>1,333</b>	<b>100.0%</b>	<b>961</b>	<b>78</b>	<b>265</b>	<b>NA</b>	<b>29</b>

STREET CONDITION

none	0	0.0%	0	0	0	0	0
excellent	37	2.5%	26	0	9	2	0
good	1,015	68.8%	634	33	227	84	37
fair	378	25.6%	277	37	27	30	7
poor	46	3.1%	24	12	6	4	0
<b>TOTAL</b>	<b>1,476</b>	<b>100.0%</b>	<b>961</b>	<b>82</b>	<b>269</b>	<b>120</b>	<b>44</b>

SIDEWALK CONDITION

none	379	25.7%	229	57	24	63	6
excellent	37	2.5%	18	0	12	1	6
good	433	29.3%	276	5	107	24	21
fair	380	25.7%	267	12	77	14	10
poor	247	16.7%	171	8	49	18	1
<b>TOTAL</b>	<b>1,476</b>	<b>100.0%</b>	<b>961</b>	<b>82</b>	<b>269</b>	<b>120</b>	<b>44</b>

DEBRIS

major	104	7.0%	58	20	17	8	1
minor	219	14.8%	145	29	19	25	1
none	1,153	78.1%	758	33	233	87	42
<b>TOTAL</b>	<b>1,476</b>	<b>100.0%</b>	<b>961</b>	<b>82</b>	<b>269</b>	<b>120</b>	<b>44</b>

OVERALL SITE CONDITION

excellent	37	2.5%	10	0	10	8	9
good	769	52.1%	491	24	155	67	32
fair	531	36.0%	372	38	82	37	2
poor	139	9.4%	88	20	22	8	1
<b>TOTAL</b>	<b>1,476</b>	<b>100.0%</b>	<b>961</b>	<b>82</b>	<b>269</b>	<b>120</b>	<b>44</b>

PARKING SPACES

ranges	(200)		(60)	(40)	(200)	(200)	(100)
hard surface	703	47.6%	574	15	73	17	24
unimprove	299	20.3%	213	24	27	15	20
none	474	32.1%	174	43	169	88	0
<b>TOTAL</b>	<b>1,476</b>	<b>100.0%</b>	<b>961</b>	<b>82</b>	<b>269</b>	<b>120</b>	<b>44</b>









