

Dawn Kelley

**SOUTH LOCUST CORRIDOR
REDEVELOPMENT AREA #2
GRAND ISLAND, NEBRASKA**

**BLIGHT AND SUBSTANDARD
DETERMINATION STUDY AND
REDEVELOPMENT PLAN
JANUARY, 1999**

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CITY OF GRAND ISLAND**

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South Locust Corridor
Redevelopment Area #2
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**A. BLIGHT AND SUBSTANDARD
DETERMINATION STUDY**

A. BLIGHT AND SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

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

The findings presented in this Study are based on surveys and analysis conducted for an area referred to as "Redevelopment Area #2". The Redevelopment Area is located in southeast Grand Island along the South Locust Corridor. **Illustration 1** identifies the vicinity of Redevelopment Area #2 in relation to the City of Grand Island. **Illustration 2** identifies the Redevelopment Area Location Map.

The South Locust Corridor Redevelopment Area is described as follows:

Beginning at the Southwest corner of the intersection of First Street and Clarks Street in the City of Grand Island, Hall County, Nebraska, thence Northwest along the South line of First Street to the Southwest corner of First Street and Cedar Street, thence Southeast along the West line of Cedar Street to the Southwest corner of Cedar Street and Koenig Street thence Northeast along the South side of Koenig Street to the intersection of Koenig Street and Locust Street, thence East along the South line of Koenig Street to the Southeast corner of the intersection of Koenig Street and Oak Street, thence South along the East line of Oak Street to the Southeast corner of the intersection of Oak Street and Bismark Road, thence West along the South line of Bismark Road to the North-South alley running between Sycamore Street and Kimball Avenue, thence South along the East line of said alley to the Southeast corner of the East end of Phoenix Avenue, thence West along the South line of Phoenix Avenue to the East line of the North-South alley between Pine Street and Sycamore Street, thence South parallel to Pine Street to a point on the North line of Fonner Park Road, thence East along the North line of Fonner Park Road to the West line of Stuhr Road, thence South along the West line of Stuhr Road to the Southeast corner of Irregular Tract _____, in the _____

_____,
thence South and West along the South line of such Irregular Tract to a point on the Northeast corner of Lot 1, Block 1, Roush Subdivision, thence West along the South line of Stolley Park Road to the Northeast corner of Lot ____, Burch Second Subdivision, thence South along the East line of said Lot ____, to the Southeast corner of said Lot _____, thence West to the Northwest corner of Lot 7, Burch Second Subdivision, thence South along the line dividing Lots 1 and 7, and Lots ____ and ____ of Burch

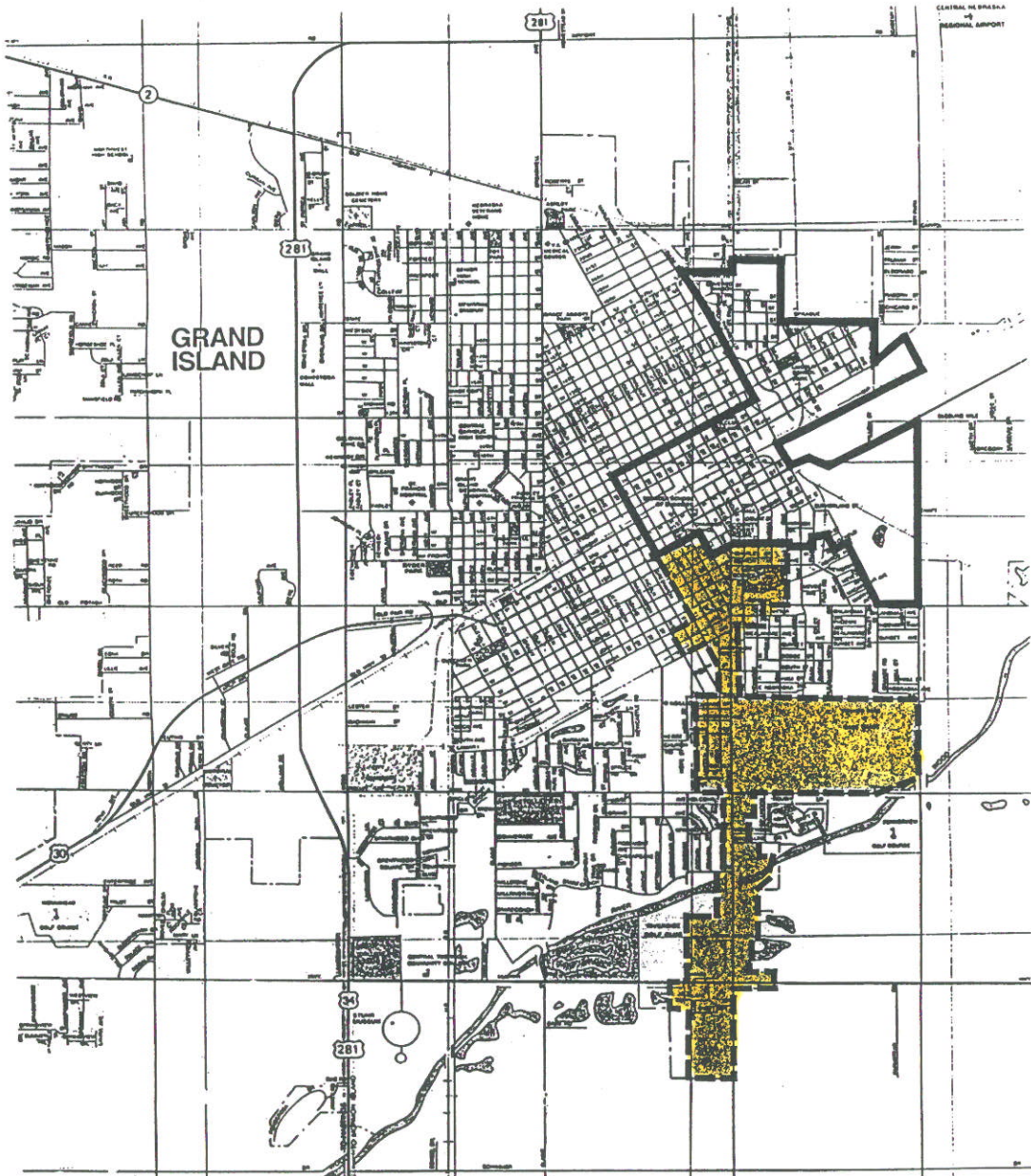
South Locust Corridor
Redevelopment Area #2
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Subdivision, and the line dividing Lot 1 of Bellwood Subdivision and Lot 2 of Reed's Subdivision to a point on the North line of Wedgewood Drive, thence across Wedgewood Drive to the line dividing Lots 22 and 23, and Lot 6 and 7, of Roush's Pleasantville Terrace Subdivision to a point on the South line of Brookline Drive, thence East along the South line of Brookline Drive to the line dividing Lots 2 and 3 of Mill-Nic Addition, thence along the line dividing Mill-Nic Addition, Garrison Subdivision, Knox Second Subdivision and Knox Subdivision from Matthews Subdivision to a point on the North line of Madaro Drive, thence East along the North line of Madaro Drive to a point where Madaro Drive turns South, thence South along the East line of Madaro Drive to a point where Madaro Drive turns East, thence East along the North line of Madaro Drive to a point on the North line of Madaro Drive perpendicular to the West line of Madaro Drive, thence South along the West line of Madaro Drive to the Southeast corner of Irregular Tract _____ in the _____, thence West along the South line of such Irregular Tract _____ to the Northeast corner of Irregular Tract _____ in the _____, thence South and West along the East line of said Irregular Tract _____ to the Northeast corner of Lot 1, Desert Rose Subdivision, thence South and West along the East line of said Irregular Tract _____ to the Northeast corner of Lot 1 to a point on the North line of U.S. Highway 34, thence East along the North line of U.S. Highway 34 to the Southeast corner of Irregular Tract _____, in the _____, thence South across U.S. Highway 34 to a point on the South line of U.S. Highway 34, thence West along the South line of U.S. Highway 34 to the center line of Locust Street, thence South along the center line of Locust Street to the Northwest corner of Irregular Tract _____, in the _____, thence West across Locust Street and along the North line of Irregular Tract _____, in the _____, to the Northwest corner of said Irregular Tract, thence North along the East lines of Irregular Tracts _____ and _____ in the _____, thence West to a point on the South line of Lot 20, corner of Irregular Tract _____, thence West to a point on the South line of Lot 20, Phillips Subdivision, perpendicular to the East line of Lot 1, Phillips Subdivision, thence North along the East line of Lot 1, Phillips Subdivision to a point on the East line of Lot 12, Phillips Subdivision, thence North along Lot 12, of Phillips Subdivision to a point on the South line of U.S. Highway 34, thence North along the North line of U.S. Highway 34 to a point on the North line of U.S. Highway 34, thence East and North along the North line of U.S. Highway 34 to the Southwest corner of Lot 1, Woodland Fourth Subdivision, thence North along said Lot 1 and Irregular Tracts _____ and _____ in the _____ to a point on the Northwest corner of Irregular Tract _____, thence East along the North line of Irregular Tract _____ to the Northeast corner of Irregular Tract _____, in the _____, thence East along the North line of Irregular Tract _____ to the Northeast corner of said Irregular Tract, thence West along the North line of said Irregular Tract _____ to the line dividing Lots 1 and 2, American Legion Addition, thence North along said line to a point on the South line of Stage Coach Road, thence North across Stage Coach Road

to a point on the North line of Stage Coach Road, thence East along the North line of Stage Coach Road to the line dividing Lots 15 and 16 of Southern Acres Addition, thence North along the line dividing Lots 1 through 15 from Lots 16 through 32 of Southern Acres Addition to a point on the South line of Wyandotte Street, thence North across Wyandotte Street to a point on the North line of Wyandotte Street, thence North along the line dividing Lots 3 through 10 from Lots 2 and 11 through 18 of Holcomb Highway Homes Second Subdivision replat of Lots ____ through 13, Block 2 to a point on the South line of Holcomb Street, thence North across Holcomb Street to a point on the South line of Holcomb Street, thence North along the line dividing Lots 8 and 35 from Lots 9 and 36 of First Addition to Holcomb's Highway Homes to a point on the South line of Stolley Park Road, thence West along the South line of Stolley Park Road to the Southwest corner of the inner section of Stolley Park Road and Sylvan Street, thence North along the West line of Sylvan Street to a Northwest corner of the intersection of Sylvan Street and Fonner Park Road, thence East along the North line of Fonner Park Road to the Northwest corner of the intersection of Fonner Park Road and Eddy Street, thence North along the West line of Eddy Street to the Southwest corner of the intersection of Eddy Street and Clark Street, thence Northwest along the Southwest line of Clark Street to the South corner of the intersection of Clark Street and Phoenix Avenue, thence Southwest along the Southwest line of Phoenix Avenue to the West line of Lincoln Street, thence Northwest along the West line of Lincoln Street to the Northwest corner of the intersection of Lincoln Street and Anna Street, thence Northeast along the North line of Anna Street to the Northwest intersection of Anna Street and Clark Street, thence North along the West line of Clark Street to the point of beginning.

The South Locust Corridor Redevelopment Area contains approximately 814 acres. Vacant parcels comprise an estimated 20 percent (161 acres) of the total land area. The majority of vacant land is associated with Fonner Park fairgrounds and the residential and commercial area generally located at the intersection of South Locust Street and Highway 34.

VICINITY MAP SOUTH LOCUST AREA CORRIDOR REDEVELOPMENT AREA #2 CITY OF GRAND ISLAND



HANNA-KEELAN ASSOCIATES, P.C., 1999

LEGEND

-  REDEVELOPMENT AREA #1
-  REDEVELOPMENT AREA #2

ILLUSTRATION 1

South Locust Corridor
Redevelopment Area #2
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 **924 structures** within Redevelopment Area #2; a parcel-by-parcel land use inventory; a field reconnaissance of the entire area, conversations with City of Grand Island department staff members and a review of pertinent reports and documents containing information which could substantiate the existence of substandard conditions.

BLIGHTED AREA

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (reissue 1991), 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 that the mere presence of a majority of the stated factors may be sufficient to make a finding of blighted and standard, this evaluation was made on the basis that existing blighted and standard 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 standard factors throughout the South Locust Corridor Redevelopment Area #2 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, two were found to be present to a strong extent, while two were found to be present to a reasonable, but 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
SUBSTANDARD FACTORS
SOUTH LOCUST CORRIDOR
REDEVELOPMENT AREA #2
GRAND ISLAND, NEBRASKA**

- 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 ○

The results of the structural condition survey revealed that 317 (34.3%) of the 924 existing structures were classified as deteriorating and/or dilapidated. Substandard structures were found throughout the Redevelopment Area. Conditions which presented inadequate provisions for ventilation, light, air, sanitation or open spaces were reasonably present and distributed throughout Redevelopment Area #2. When not adequately maintained, buildings which are deteriorating or dilapidated (34.3% of the total 924 structures) pose special safety and sanitation problems. A total of 7 percent of the properties were identified as possessing excessive debris, with the potential for pests and vermin infestation. Portions of the Area, in the southern region, possess gravel streets and driveways and lack access to the City water, storm and sanitary sewer systems. However, existing water, sanitary and storm sewer and underground utilities are in good condition throughout the majority of the Redevelopment Area.

REASONABLE PRESENCE OF FACTOR

The field survey identified an estimated 625 (67.6%) of the total 924 structures within the Redevelopment Area as being 40+ years of age, or built prior to 1959.

STRONG PRESENCE OF FACTOR

The existence of conditions which endanger life or property by fire and other causes are strongly present throughout Redevelopment Area #2. With 34.3 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, 8.1 percent of the structures were found to contain substandard doors, 11.4 percent substandard windows and 30.9 percent had substandard porches, steps and fire escapes.

BLIGHTED FACTORS

Of the twelve factors set forth in the Nebraska Community Development Law, six are present to a significant extent and five are present to a reasonable, but more limited extent. The factors, tax or special assessment exceeding the fair value of land and defective or unusual condition of title were of little to no presence. Any blighted factors are reasonably distributed throughout the Redevelopment Area.

**TABLE 2
BLIGHT FACTORS
SOUTH LOCUST CORRIDOR
REDEVELOPMENT AREA #2
GRAND ISLAND, NEBRASKA**

- | | | |
|-----|--|--------|
| 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. | ■ est. |
| 7. | Tax or special assessment exceeding the fair value of land. | ○ |
| 8. | Defective or unusual condition of title. | ○ |
| 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	○

STRONG PRESENCE OF FACTOR

The deterioration of site improvements are present to a strong extent throughout Redevelopment Area #2. Contributing conditions include excessive debris, deteriorating sidewalks and portions of the Area with inadequate public utilities. Diversity of ownership is strongly present throughout the Redevelopment Area. This condition complicates land assemblage and can substantially arrest the potential for sound growth and development.

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 desired land uses.

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.

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 #2. A total of 64.8 percent of the residential and commercial buildings within the Redevelopment Area exceed 40 years of age.

REASONABLE PRESENCE OF FACTOR

Deteriorated or dilapidated structures are evident to a significant extent throughout the Redevelopment Area. A total of 34.3 percent of the structures were found to be deteriorated or dilapidated.

The existence of defective or inadequate street layout is of reasonable presence in the Redevelopment Area. Factors which contribute to this condition include unimproved roads, lack of sidewalk 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.

Insanitary and unsafe conditions exist throughout the Redevelopment Area. Conditions contributing to this factor include substandard structures (34.3%) and structures over 40 years of age (67.6%). Portions of the Redevelopment Area also contain inadequate (modern) public utilities.

Conclusion

The number, degree and distribution of blighting factors as documented in this Study are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the Nebraska Community Development Law. The Grand Island Community Redevelopment Authority (CRA) and City Council are encouraged to review the results of the Study with legal representation to compare these findings to the requirements of the Nebraska Community Development Law and, in turn advise as to the declaration of the South Locust Corridor Redevelopment Area #2 as to blighted and substandard.

The conclusions presented in this Study 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 report and, if satisfied with the summary of findings contained herein, may adopt a resolution making a finding of blight/substandard and this Study 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" and "blighted area" within the definition set forth in the law. This Study has been undertaken to determine whether conditions exist which would warrant designation of the Redevelopment Area as a "blighted and substandard area" in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (reissue 1991), 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. Dilation/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, 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 plating;
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 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. REDEVELOPMENT AREA #2

The findings presented in this Study are based on surveys and analysis conducted for an area referred to as "Redevelopment Area #2". In general, Redevelopment Area #2 is located in the southeast portion of Grand Island along south Locust Street, including the commercial uses concentrated along the corridor and adjacent residential and public uses. **Illustration 1** defines the Redevelopment Area in relation to the City of Grand Island. **Illustration 2** identifies the Redevelopment Area Location Map.

Redevelopment Area #2 is described as follows:

Beginning at the Southwest corner of the intersection of First Street and Clarks Street in the City of Grand Island, Hall County, Nebraska, thence Northwest along the South line of First Street to the Southwest corner of Cedar Street, thence Southeast along the West line of Cedar Street to the Southwest corner of Cedar Street and Koenig Street thence Northeast along the South side of Koenig Street to the intersection of Koenig Street and Locust Street, thence East along the South line of Koenig Street to the Southeast corner of the intersection of Koenig Street and Oak Street, thence South along the East line of Oak Street to the Southeast corner of the intersection of Oak Street and Bismark Road, thence West along the South line of Bismark Road to the North-South alley running between Sycamore Street and Kimball Avenue, thence South along the East line of said alley to the Southeast corner of the East end of Phoenix Avenue, thence West along the South line of Phoenix Avenue to the East line of the North-South alley between Pine Street and Sycamore Street, thence South parallel to Pine Street to a point on the North line of Fonner Park Road, thence East along the North line of Fonner Park Road to the West line of Stuhr Road, thence South along the West line of Stuhr Road to the Southeast corner of Irregular Tract _____, in the _____

thence South and West along the South line of such Irregular Tract to a point on the Northeast corner of Lot 1, Block 1, Roush Subdivision, thence West along the South line of Stolley Park Road to the Northeast corner of Lot _____, Burch Second Subdivision, thence South along the East line of said Lot _____, to the Southeast corner of said Lot _____, thence West to the Northwest corner of Lot 7, Burch Second Subdivision, thence South along the line dividing Lots 1 and 7, and Lots _____ and _____ of Burch Subdivision, and the line dividing Lot 1 of Bellwood Subdivision and Lot 2 of Reed's Subdivision to a point on the North line of Wedgewood Drive, thence across Wedgewood Drive to the line dividing Lots 22 and 23, and Lot 6 and 7, of Roush's Pleasantville Terrace Subdivision to a point on the South line of Brookline Drive, thence East along the South line of Brookline Drive to the line dividing Lots 2 and 3 of Mill-Nic Addition, thence along the line dividing Mill-Nic Addition, Garrison Subdivision, Knox Second Subdivision and Knox Subdivision from Matthews Subdivision to a point on the North line of Madaro Drive, thence East along the North

line of Madaro Drive to a point where Madaro Drive turns South, thence South along the East line of Madaro Drive to a point where Madaro Drive turns East, thence East along the North line of Madaro Drive to a point on the North line of Madaro Drive perpendicular to the West line of Madaro Drive, thence South along the West line of Madaro Drive to the Southeast corner of Irregular Tract ___ in the _____, thence West along the South line of such Irregular Tract ___ to the Northeast corner of Irregular Tract ___ in the _____, thence South and West along the East line of said Irregular Tract ___ to the Northeast corner of Lot 1, Desert Rose Subdivision, thence South and West along the East line of said Lot 1 to a point on the North line of U.S. Highway 34, thence East along the North line of U.S. Highway 34 to the Southeast corner of Irregular Tract ___, in the _____, thence South across U.S. Highway 34 to a point on the South line of U.S. Highway 34, thence West along the South line of U.S. Highway 34 to the center line of Locust Street, thence South along the center line of Locust Street to the Northwest corner of Irregular Tract ___, in the _____, thence West across Locust Street and along the North line of Irregular Tract ___, in the _____ to the Northwest corner of said Irregular Tract, thence North along the East lines of Irregular Tracts ___ and ___ in the _____ to the Northeast corner of Irregular Tract _____, thence West to a point on the South line of Lot 20, Phillips Subdivision, perpendicular to the East line of Lot 1, Phillips Subdivision, thence North along the East line of Lot 1, Phillips Subdivision to a point on the East line of Lot 12, Phillips Subdivision, thence North along Lot 12, of Phillips Subdivision to a point on the South line of U.S. Highway 34, thence North along U.S. Highway 34 to a point on the North line of U.S. Highway 34, thence East and North along the North line of U.S. Highway 34 to the Southwest corner of Lot 1, Woodland Fourth Subdivision, thence North along said Lot 1 and Irregular Tracts _____ and ___ in the _____ to a point on the Northwest corner of Irregular Tract _____, thence East along the North line of Irregular Tract ___ to the Northeast corner of Irregular Tract _____, thence North along the East line of Irregular Tract _____ in the _____ to the Northeast corner of said Irregular Tract, thence West along the North line of said Irregular Tract _____ to the line dividing Lots 1 and 2, American Legion Addition, thence North along said line to a point on the South line of Stage Coach Road, thence North across Stage Coach Road to a point on the North line of Stage Coach Road, thence East along the North line of Stage Coach Road to the line dividing Lots 15 and 16 of Southern Acres Addition, thence North along the line dividing Lots 1 through 15 from Lots 16 through 32 of Southern Acres Addition to a point on the South line of Wyandotte Street, thence North across Wyandotte Street to a point on the North line of Wyandotte Street, thence North along the line dividing Lots 3 through 10 from Lots 2 and 11 through 18 of Holcomb Highway Homes Second Subdivision replat of Lots _____ through 13, Block 2 to a point on the South line of Holcomb Street, thence North across Holcomb Street to a point on the South line of

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Blight and Substandard Determination Study

Holcomb Street, thence North along the line dividing Lots 8 and 35 from Lots 9 and 36 of First Addition to Holcomb's Highway Homes to a point on the South line of Stolley Park Road, thence West along the South line of Stolley Park Road and Sylvan Street, thence North along the West line of Sylvan Street to a Northwest corner of the intersection of Sylvan Street and Fonner Park Road, thence East along the North line of Fonner Park Road to the Northwest corner of the intersection of Fonner Park Road and Eddy Street, thence North along the West line of Eddy Street to the Southwest corner of the intersection of Eddy Street and Clark Street, thence Northwest along the South line of Clark Street to the Southwest corner of the intersection of Clark Street and Phoenix Avenue, thence Southwest along the Southwest line of Phoenix Avenue to the West line of Lincoln Street, thence Northwest along the West line of Lincoln Street to the Northwest corner of the intersection of Lincoln Street and Anna Street, thence Northeast along the North line of Anna Street to the Northwest intersection of Anna Street and Clark Street, thence North along the West line of Clark Street to the point of beginning.

Illustration 3 identifies the existing land uses within Redevelopment Area #2. The Redevelopment Area consists of six primary land uses: vacant, residential, public, parks/recreation, commercial and industrial. The most prominent land uses in the Redevelopment Area are public, vacant and residential. The total estimated developed acreage is 653 acres, or 80.2 percent.

The South Locust Corridor Redevelopment Area #2 contains approximately 814 acres. Vacant parcels comprise an estimated 20 percent (161 acres) of the total land area. The majority of vacant, under developed, land is located at the Fonner Park fairgrounds and generally in the area of the intersection of Highway 34 and south Locust Street.

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 814 acre Redevelopment Area.

**TABLE 3
EXISTING LAND USE
SOUTH LOCUST CORRIDOR
REDEVELOPMENT AREA #2
GRAND ISLAND, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Park/Recreation	23	2.8%
Public	174	21.4%
Residential		
Single family	146	17.9%
Multifamily	15	1.8%
Mobile homes	14	1.7%
Commercial	153	18.8%
Industrial	12	1.5%
<u>Streets and Alleys</u>	<u>116</u>	<u>14.3%</u>
Total Developed	653	80.2%
<u>Vacant</u>	<u>161</u>	<u>19.8%</u>
Total Acreage	814	100.0%

Source: Hanna:Keelan Associates, P.C., 1999

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

3. THE RESEARCH APPROACH

The research approach implemented for the South Locust Corridor Redevelopment Area #2 Substandard Determination Study included an assessment 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 and property ownership and taxation status were investigated on an area-wide basis.

The assessment of the aforementioned factors, excluding taxation status, was 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 assessment provides the Consultant with a more accurate understanding of the Redevelopment Area 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 listed in the legislation to determine whether each or any were present in Redevelopment Area #2, 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 their 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 Redevelopment Area and 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 exterior inspections of 924 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 Redevelopment Area. The Structural Site Condition Survey Form is identified in Appendix I.

1. Building Components Evaluated

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types.

Primary Components. These include the basic elements of any building: foundation walls and girders, load bearing walls and columns, roof and floor structure.

Secondary Components. These are components generally added to the primary structural components and are necessary parts of the building, including exterior curtain walls, non-bearing walls and ceiling, interior stairs, porches and steps, fire escapes, etc.

2. Criteria for Classifying Defects for Building Components

Primary and secondary components were evaluated separately as a basis for determining the overall condition of individual structures. This evaluation considered the relative importance of specific components on the exterior of the building and the effect that deficiencies in components will have on the remainder of the structure.

3. Building Components Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

Sound. Building components which contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Minor - Requiring Minor Repair. Building components which contain defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. Minor defects have no real effects on either structural or architectural components and 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 components. Minor defects are not considered in rating a building as structurally substandard.

Major - Requiring Major Repair (Deteriorating). Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

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

4. Final Building Rating

After completion of the building condition surveys, each individual building was placed in one of four categories based on the combination of defects found in various structural and architectural building components; each final rating is described below.

Sound. Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have less than four minor defects.

Deficient-Minor. Buildings classified as deficient--requiring minor repairs--have more than three minor defects, but less than one critical defect.

Deficient-Major (Deteriorating). Buildings classified as deficient--requiring major repairs-- have at least one critical defect, but less than two critical defects.

Substandard (Dilapidated/Deteriorated). Structurally substandard buildings contain defects which are so serious and so extensive that it may be most economical to remove the building. Buildings classified as structurally substandard have two or more critical defects. Critical defects are as follows:

Structural. Each of four primary structural components can receive a rating of one critical defect. Two primary structural components, equals each receiving a rating of major defects, equals one critical defect.

Building Systems. Two building systems, each receiving a rating of a major defect, equals one critical defect.

Architectural. Four architectural components each receiving a rating of a major defect, equals one critical defect.

The following combination of major defects is equivalent to one critical defect.

One major defect in the structural components, plus one major defect in the building systems, equals one critical defect.

Two major defects in the architectural components, plus one major defect in either structural components or the building systems, equals one critical defect.

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

5. Field Survey Conclusions

The condition of the total 924 primary buildings within the Redevelopment Area was determined based on the findings classified as deteriorating major defects; and of detailed surveys. These surveys indicated the following:

- Two hundred and ninety-one (291) structures are classified as structurally sound;
- Three hundred and sixteen (316) structures are classified as minor defects;
- One hundred and ninety-six (196) structures are classified as major defects;
- One hundred and twenty-one (121) structures are classified as substandard, (dilapidated and deteriorated) critical defects.

The survey identified 317 (34.3%) of 924 structures throughout the Redevelopment Area as being either deteriorating or dilapidated to a substandard condition.

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

**TABLE 4
 EXTERIOR SURVEY FINDINGS
 SOUTH LOCUST CORRIDOR
 REDEVELOPMENT AREA #2
 GRAND ISLAND, NEBRASKA**

Structural Rating	Substandard and major Deficiency			
	Substandard	Number of Structures	Deficiency	
Deficient	178	111	184	Residential
Deficient (Minor)	43	10	91	Commercial
Deficient (Major)	1	0	0	Industrial
Other	4	0	16	Other
Total	196	121	191	Total
Percent	34.2%	13.1%	31.5%	Percent
Source:	Hanna:Keelan Associates, P.C., 1999			

(2) Age of Obsolescence
 According to the filed survey conducted by the Consultant in September of 1998, 64.8 percent of the total commercial and residential buildings within the Redevelopment Area were built over forty (40) years ago.

Conclusion

The result of the field surveys indicated the age and obsolescence of the structures is strongly present throughout the 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. Factors contributing to insanitary and unsafe conditions are discussed below.

Approximately 317(34.3%) of the structures in Redevelopment Area #2 are deteriorating or dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings which are deteriorating or dilapidated pose special safety and sanitation problems. There is a reasonable number of masonry and wood-framed, one- to two story commercial and residential buildings which are in need of structural repair or fire protection.

A total of 69 (7%) parcels were identified as possessing excessive debris coupled with deteriorating and dilapidated structures creating an environment inviting pests and vermin to harbor in close proximity to human habitation. These unwanted nuisances can create unsafe and insanitary conditions, as well as being carriers of communicable diseases.

The field survey identified about 10 percent of the structures as having substandard doors or windows. Deficient portals deny proper ventilation and light to reach to interiors, or do not restrict the exterior elements from the inhabitable spaces.

Portions of the Redevelopment Area south of Highway 34, as well as Brookline and Madaro Drives, are comprised of gravel streets and driveways and lack access to the City storm sewer and parcels south of Lake Street lack access to the City sanitary sewer and water systems. The lack of these essential services can cause sanitary problems.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in the Redevelopment Area is reasonably sufficient to constitute a substandard factor.

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

The result of the parcel-by parcel field survey, in addition to information obtained from pertinent City departments, assisted in determining the existence of conditions which endangered life or property by fire and other causes. The age of infrastructure is the primary problem throughout the northern portions of Redevelopment Area #2. Information described below is the accumulation of support data and interview with City of Grand Island Public Works personnel and additional utility department staff. For more detailed information and specific maps and illustrations, refer to the appropriate utility departments.

1. Age of Structure

Approximately 67.6 percent of the structures are 40+ years of age, built prior to 1959. There are wood-framed and masonry buildings with wooden structural elements located throughout Redevelopment Area #2, many of which are in need of structural repair or fire protection. Several of these buildings have been determined to be deteriorated or dilapidated (317, 34.3 percent of the total 924 structures).

2. Inadequate Provisions for, or Lack of Means of Egress

Potential life threatening conditions exist in some buildings which lack adequate means of egress. The field survey identified 130 (30.9 percent) of the 924 structures as having substandard porches, steps and fire escapes.

3. Fire Protection

Water mains generally in the northern portions of Redevelopment Area #2 range in age from 60 to 70 years of age (possibly older). A few segments have been replaced, but overall, the system meets current needs. Materials used to construct some of these original mains are prone to deterioration and breakage, as well as maintenance problems. According to today's standards, a minimum 6" diameter residential water main and 8" main in commercial districts is recommended to ensure adequate water pressure for fire protection purposes.

Conclusion

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

BLIGHT FACTORS

(1) Deteriorated or Deteriorating Structures

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 result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the Redevelopment Area, the standards and criteria used for evaluation and the findings as to the existence of deteriorating or deteriorated structures.

The building condition analysis was based on the exterior inspections of 924 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 Redevelopment Area. The Structural Site Conditions Survey Form is identified in **Appendix I**.

1. Building Components Evaluated

Each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Components - These include the basic elements of any building: foundation walls and girders, load bearing walls and columns, roof and roof structure and floor structure.

Secondary Components - These are components generally added to the primary structural components and are necessary parts of the building, including exterior curtain walls, non-bearing walls and ceilings, interior stairs, porches and steps, fire escapes, etc.

2. Criteria for Classifying Defects for Building Components

Primary and secondary components were evaluated separately as a basis for determining the overall condition of individual structures. This evaluation considered the relative importance of specific components on the exterior of the building and the effect that deficiencies in components will have on the remainder of the structure.

3. Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

Sound - Building components which contain no defects, are adequately maintained and require no treatment outside of normal ongoing maintenance.

Minor-Requiring Minor Repair - Building components which contain defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. Minor defects have no real effects on either structural or architectural components, and 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 components. Minor defects are not considered in rating a building as structurally substandard.

Major-Requiring Major Repair - Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

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

4. Final Building Rating

After completion of the building condition surveys, each individual building was placed in one of four categories based on the combination of defects found in various structural and architectural building components; each final rating is described below.

Sound - Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have less than four minor defects.

Deficient-Minor - Buildings classified as deficient--requiring minor repairs--have more than three minor defects, but less than one critical defect.

Deficient-Major - Buildings classified as deficient--requiring major repairs--have a least one critical defect, but less than two critical defects.

Substandard - Structurally substandard buildings contain defects which are so serious and so extensive that it may be most economical to remove the building. Buildings classified as structurally substandard have two or more critical defects. Critical defects are as follows:

Structural - Each of four primary structural components can receive a rating of one critical defect. Two primary structural components, each receiving a rating of major defects, equals one critical defect.

Building System - Two building systems, each receiving a rating of a major defect, equals one critical defect.

Architectural - Four architectural components, each receiving a rating of a major defect, equals one critical defect.

The following combination of major defects is equivalent to one critical defect.

One major defect in the structural components, plus one major defect in the building systems, equals one critical defect.

Two major defects in the architectural components, plus one major defect in either structural components or the building systems, equals one critical defect.

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

5. Field Survey Conclusions

The condition of the total 924 primary buildings within the Redevelopment Area was determined based on the findings of detailed survey of each building. These surveys indicated the following:

- Two hundred and ninety-one (291) structures are classified as structurally sound;

- Three hundred and sixteen (316) structures are classified as minor defects;

- One hundred and ninety-six (196) structures are classified as major defects;

- One hundred and twenty-one (121) structures are classified as substandard, (dilapidated and deteriorated) critical defects.

The survey identified 317 (34.3%) of 924 structures within the Redevelopment Area as being either deteriorating or dilapidated by blighted standards.

Conclusion

The results of the structural condition survey indicates deteriorating or deteriorated structures are evident to a strong extent throughout the Redevelopment Area. The results of the structural rating process per building type are identified in Table 5.

**TABLE 5
EXTERIOR SURVEY FINDINGS
SOUTH LOCUST CORRIDOR
REDEVELOPMENT AREA #2
GRAND ISLAND, NEBRASKA**

<u>Activity</u>	<u>Structural Rating</u>				<u>Number of Structure</u>	<u>Substandard and major Deficiency</u>
	<u>Sound</u>	<u>Deficient Deteriorating (Minor)</u>	<u>Deficient Deteriorating (Major)</u>	<u>Sub-standard Dilapidated</u>		
Residential	184	254	178	111	727	289
Commercial	91	43	13	10	157	23
Industrial	0	1	1	0	2	1
Other	16	18	4	0	38	4
Total	191	316	196	121	924	317
Percent	31.5%	34.2%	21.2%	13.1%	100.0%	34.3%

Source: Hanna:Keelan Associates, P.C., 1999

(2) Existence of Defective or Inadequate Street Layout

South Locust Street is the focus of Redevelopment Area #2. As a major arterial transportation corridor in the City of Grand Island, south Locust has experienced many phases of development, expansion and redevelopment. Existing conditions illustrate that the south Locust corridor evolved around the automobile, with less consideration for the pedestrian. Signalized intersections adequately control vehicular traffic, but have been spaced too far apart to provide pedestrians safe access across this corridor. Few properties have used landscaping to enhance the visual appeal of the property or screen storage areas from view of traffic.

1. Pedestrian vehicular movement conflicts

Pedestrian flow is interrupted by the high traffic volumes on south Locust Street. There are several neighborhood commercial businesses on both sides of Locust Street, but there are too few signalized intersections and signalized pedestrian crossings. This creates a hazard for pedestrian traffic, especially for neighborhood shopping activities of older adults and school aged children. Vehicles tend to travel at high speeds along south Locust Street, making it particularly difficult for pedestrians to cross at non-signalized intersections.

2. Conditions of streets and sidewalks

Sidewalks are adequately provided in Redevelopment Area #2. However, approximately 22.8 percent of the sidewalks were identified as being in either fair or poor condition and an estimated 24.7 percent of all properties have no sidewalks as determined by the parcel-to-parcel field survey. The field survey also rated the condition of an estimated 19.2 percent of the streets as fair to poor.

Most streets to the east and west of south Locust are hard surfaced, while streets in some parts of the Area are gravel surfaced. In addition to the ambient dust and wind erosion, gravel surfaced roads pose difficult travel during times of adverse climatic conditions.

Conclusion

The existence of defective or inadequate street layout in the Redevelopment Area is sufficiently present to constitute as a reasonable presence of a blighted factor.

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

Building use and condition surveys, review of property ownership and subdivision records and field surveys have resulted in the identification of conditions associated with faulty lot layout in relation to size, adequacy and accessibility, or usefulness of land within the Redevelopment Area. The problem conditions include:

1. Inadequate Lot Size.

There are numerous small parcels in the Redevelopment Area #2, especially in the far northern section. Some commercial and transitional agricultural use areas contain large lots which have not been re-subdivided to suit the current or future uses. Conversely, many of the older residential neighborhoods, between Locust and Sycamore Streets and Anderson Avenue south to Fonner Park Road for example, contain individual blocks that were developed with 20 houses on five platted lots.

Residential subdivisions such as Pleasant Home contain several blocks with no individual platted lots, which were developed with 8 to 10 residences.

2. Inconsistent Lot Layout.

The portion of Redevelopment Area #2 west of south Locust Street and north of South Street was platted in a diagonal grid pattern while the majority of the area was platted to reflect a true north orientation. When these areas intersect, conflicts at adjoining boundaries occur.

Conclusion

Problems relating to faulty lot layout are present to a reasonable extent throughout the Redevelopment Area.

(4) Insanitary and Unsafe Conditions

The results of the field survey (structural condition analysis, other field data, etc.) provided the basis for identification of insanitary and unsafe conditions in the Redevelopment Area #2. Factors contributing to insanitary and unsafe conditions are discussed below.

1. Age of Structure

The field survey estimated 625 (67.6 percent) of the 924 existing structures are more than 40 years old. Buildings older than 40 years of age that have not received adequate maintenance and repair will lead to deteriorated and dilapidated structures. If left to decay, these types of buildings will be substantially more costly to rehabilitate.

2. Inadequate Provisions for a Lack of Means of Egress.

Potential life-threatening conditions exist in some residential, commercial and industrial buildings which lack an adequate means of egress. The field survey identified 8.1 percent of the structures with substandard doors, 11.4 percent with deficient windows and 30.9 percent with substandard porches, steps, and fire escapes.

3. Inadequate and Poor Condition Utilities

Portions of Redevelopment Area #2, north of Bismark Road and Anna Street contain areas with properties served with 4" diameter water mains. Today's standards recommend no smaller than 6" mains for adequate fire protection and proper pressure. Additionally, the area northeast of the intersection of Ashton Avenue and south Locust Street contains substantially deteriorated water mains.

The area south of Highway 34 generally lacks access to City sanitary and storm sewer systems, as well as City water south of Lake Street. Lack of appropriate utility systems potentially increases health and safety concerns, as well as less desirable for future development.

Conclusion

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

(5) Deterioration of Site Improvements

Field observations were conducted to determine the condition of site improvements within the Redevelopment Area #2, including streets, alleys, sidewalks, curbs and gutters, traffic control devices and off-street parking.

1. Inadequate Sidewalks

Within the Redevelopment Area, 244 parcels, or 24.7 percent did not have sidewalks. A total of 22.8 percent of the parcels with existing sidewalks received either a fair or poor condition rating from the field survey.

2. Site Condition

A total of 55, or 5.6 percent of the total 986 parcels within the Redevelopment Area received an overall site condition rating of poor and an additional 487 parcels (49.4 percent) were identified as being in fair condition, as per the results of the field survey. Factors considered included amount of debris, condition of street right-of-way and general maintenance of the property.

3. Inadequate Parking

The field survey identified inadequate parking conditions throughout the Redevelopment Area. A total of 19.1 percent of the parcels contained no provisions for off-street parking and 16.3 percent of the parcels that had parking areas possessed unimproved surfaces.

Conclusion

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

(6) Diversity of Ownership

The total number of owners in Redevelopment Area #2 is approximately 862 individuals, partnerships or corporations. The numbers of owners within a block range from 1 to 21. The most densely developed blocks of land are located in the northern portion of the Area, north of Fonner Park Road. An estimated 67 percent of the total number of blocks of block sized parcels have five or more owners. These blocks are evenly distributed throughout the Area. This diversity of ownership makes redevelopment difficult. The assemblage of larger sites is more difficult to accomplish when the number of properties to be secured is several.

Land assemblage is a necessity for major redevelopment. Without assemblage, only small individual renovation activities of existing buildings are possible. In order for the types of redevelopment to occur which are currently desirable, economically feasible, attract financial support and public patronage required to repay such financial support, it is necessary to assemble larger parcels of property. Such assemblage is difficult without public intervention and constitutes one of the major deterrents to significant redevelopment within Redevelopment Area #2.

Illustration 5 identifies the distribution or diversity of ownership in the South Locust Corridor Redevelopment Area #2.

Conclusion

Diversity of Ownership in the Redevelopment Area is strongly present as a Blight Factor.