

AGENDA ITEM 4 A

84th STREET BLIGHT AND SUBSTANDARD STUDY

Memorandum



To: Planning Commission
From: Christopher Solberg, City Planner
Date: 1/13/2012
Re: 84th Street Blight and Substandard Study

As part of their annual strategic planning process, the Mayor and City Council identified the revitalization of the 84th Street corridor as their number one priority.

Over the last several years, the 84th Street corridor has deteriorated in terms of physical appearance, property maintenance and as an employment center for low to moderate income workers. Major anchors including Wal-Mart, Gordman's, and Baker's Supermarket have vacated the area to move to new shopping centers and smaller businesses have been unable to sustain themselves and forced to relocate or close, leaving many vacant storefronts. Other commercial parcels in the area were developed 35 to 40 years ago prior to the implementation of good planning and design principles and have not been updated. This once vibrant and thriving corridor on a major arterial road in the heart of La Vista now appears considerably depressed and in need of redevelopment.

Ultimately, the City wants to revitalize the area to be more appealing to residents and visitors. In addition, La Vista would like to utilize the land more efficiently. As part of this process, the City wishes to conduct a Blight and Substandard Determination for Revitalization Area #1.

City Council must declare an area to be a substandard and blighted area in need of redevelopment before a redevelopment plan is prepared.

On December 20, 2011, City Council approved of a resolution to submit the blight and substandard study to the Planning Commission with the question whether or not the area should be designated substandard and blighted.

A written recommendation of Planning Commission will need to be submitted to City Council within 30 days as to whether or not the area is substandard and blighted (based on factors including the study and in consideration of public comment at the hearing, if any).

City Council will then hold a public hearing on the proposed declaration of the area as substandard and blighted and in need of redevelopment. After the hearing the Council will adopt a resolution to declare the area blighted and substandard.

City Council will then approve of an ordinance creating and designating City Council as the "community development agency" of the City. They will then authorize a contract for the development of a Redevelopment Plan. The Mayor or his designee then submits the proposed Redevelopment Plan to the Planning Commission for review and recommendations as to conformity with the City of La Vista Comprehensive Plan.

A written recommendation of the Planning Commission to the La Vista Community Development Agency (City Council) will need to be obtained within 30 days as to whether or not the Redevelopment Plan is in conformity with the general plan for development of the City as a whole (i.e. the Comprehensive Plan). The Agency and Council will then consider the Redevelopment Plan for approval.

RECOMMENDATION:

The Planning Commission should review the study and make a recommendation as to whether the 84th Street Redevelopment Area is a substandard and blighted area, and submit their recommendation to the City Council within 30 days.



Blight/Substandard Determination Study "84TH Street Redevelopment Area"

La Vista, Nebraska

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

*Lincoln, Nebraska*402-464-5383*



NOVEMBER 2011

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BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the designated **84th Street Redevelopment Area** in La Vista, Nebraska. The results of this **Study** will assist the City in declaring the **84th Street Redevelopment Area** as both **blighted and substandard**.

Location

The **84th Street Redevelopment Area** shall include all real property that is within the following boundary description, as follows:

Beginning at the intersection of the center line of Harrison Street and the extended east line of 83rd Street (also the west line of Lot 1282-D1 of the La Vista Addition), thence south along said extended east line, and continuing south along the east line of 83rd Street and its extended east line to its intersection with the north line of Park View Boulevard, thence continuing south across Park View Boulevard along the extended east line of 83rd Street to its intersection with the south line of Park View Boulevard, thence west along the south line of Park View Boulevard to its intersection with the east line of Tax Lot 12 (also known as the La Vista Falls Golf Course), thence south along said east line to its intersection with the northeastern line of Tax Lot 12, thence southeasterly along said northeastern line to its intersection with the northwestern line of Tax Lot 13, thence northeasterly along said northwestern line to its intersection with the northeastern line of Tax Lot 13 (also the southern line of Park View Boulevard), thence southeasterly along said northeastern line of Tax Lot 13 to its intersection with the eastern line of said Tax Lot 13 (also the western line of Edgewood Boulevard), thence continuing southeasterly along an extended line of said northeastern line of Tax Lot 13 across Edgewood Boulevard to its intersection with the eastern line of Edgewood Boulevard (also the northwest corner of Lot 990 of the La Vista Addition, thence easterly along the north line of said Lot 990, thence continuing easterly along the northern line of Lots 989 through 980 of the La Vista Addition and partially along Lot 979 to its intersection with the west line of Lot 912, thence north along said west line of Lot 912 to its intersection with the south line of Lot 912, also the south line of Park View Boulevard, thence easterly along said south line to its intersection with the east line of Lot 932 (also known as the west line of Terry Drive), thence continuing east/northeasterly along an extended north line of Lot 932 across Terry Drive to its intersection with the west line of Lot 933 of the La Vista Addition (also known as the east line of Terry Drive), thence east/northeasterly along the north line of said lot 933 (also known as the south line of Park View Boulevard) and continuing east/northeasterly along the north line of Lots 934 through 945 of the La Vista Addition to its intersection with the east line of said Lot 945, thence south

along said east line to its intersection with the south line of said Lot 945, thence west along said south line and continuing west/southwesterly along the south line of Lots 944 through 933 to its intersection with the west line of Lot 933 (also known as the east line of Terry Drive, thence continuing west/southwesterly along an extended south line of Lot 933 across Terry Drive to its intersection with the west line of Terry Drive (also known as the east line of Lot 932, thence west/southwesterly along said south line of Lot 932 and continuing west southwesterly along the south line of Lots 931 through 914 to its intersection with the east line of Lot 977, thence south along said east line of Lot 977 to its intersection with the south line of Lot 977 (also known as the north line of Valley Road, thence west/northwesterly along the south line of Lots 977 through Lot 990 to its intersection with the west line of Lot 990 (also known as the east line of Edgewood Boulevard), thence continuing west/northwesterly along an extended south line of Lot 990 across Edgewood Boulevard to its intersection of the west line of Edgewood Boulevard (also known as the eastern line of Tax Lot 13, thence south/southwesterly along said eastern line of Tax Lot 13 to its intersection with the southern line of said Tax Lot 13, thence west/northwesterly along said southern line to its intersection with the west line of Tax Lot 13, thence north along said west line to its intersection with the southern line of Tax Lot 12 (also known as the La Vista Falls Golf Course), thence northwest and west along said south line to its intersection with the east line of Lot 8A2 of the Brentwood Crossing Replat #2, thence south along said east line of Lot 8A2 and continuing south along the east line of Lot 8A3 of Brentwood Crossing Replat #2 and Lots 1 and 4 of the Brentwood Crossing Addition to its intersection with the south line of said Lot 4, thence west along said south line of Lot 4 to its intersection with the east line of Lot 9 of the Wiltham Place Replat 1 Addition, thence south along said east line of Lot 9, and continuing south along the east lines of Lots 8, 7, 6, 5, and 4 to its intersection with the south line of Lot 4 of the said Wiltham Place Replat 1 Addition (also known as the north line of Giles Road, thence continuing south along an extension of said east line of Lot 4 of the Wiltham Place Replat 1 Addition to its intersection with the Center Line of Giles Road, thence west along said center line to its intersection with an extended west line of Lot 2A4A of the Willow Brook Addition, thence north along said extended line to its intersection with the north line of Giles Road, thence north along the west line of Lot 2A4A of the Willow Brook Addition and continuing north/northwesterly and north again along the west lines of Lots 2A5, 2A3, and 2A2 of said Willow Brook Addition to its intersection with the north line of Lot 2A2 (also known as the south line of Brentwood Drive), thence north along an extended west line of Lot 2A2 of the Willow Brook Addition across Brentwood Drive to its intersection with the north line of said Brentwood Drive, thence east along said north line to its intersection with the west line of Lot 118B of Parkview Heights 4 Addition, thence north along said west line of Lot 118B to its intersection with the north line of said Lot 118B, thence easterly along said north line to its intersection with the west line of Granville Parkway, thence continuing easterly along an extended north line of said Lot 118B to its intersection with the east line of Granville Parkway, thence southeasterly along said east line of Granville Parkway to its intersection with the north line of Lot 22A1A1 of the Alpine Village South

Addition, thence northeasterly along said north line to its intersection with the west line of Lot 21A2 of the said Alpine Village South Addition, thence north along said west line of Lot 21A2 and continuing north along the west line of Lot 21A1 of the Alpine Village South Addition to the south line of Lot 13 of the Park View Heights Addition (also known as the La Vista Municipal Pool), thence west along said south line of Lot 13 to its intersection with the west line of said Lot 13, thence north along said west line (also the east line of Lots 8, 9, 10, 11 and 12 of the said Park View Heights Addition) to its intersection with the northern line of Lot 12 of the Park View Heights Addition, thence northwest and west along the north line of Lot 12 of said Addition to its intersection with the west line of Lot 13 of the said Park View Heights Addition, thence continuing north along said Lot 13 west line to its intersection with the north line of said Lot 13, thence northeast and southeasterly to its intersection with the east line of said Lot 13, which is also known as the west line of 84th Street, thence north along said west line to its intersection with the south line of Lot 16A1 of the Park View Heights Addition, thence west along said south line of Lot 16A1 to its intersection with the west line of said Lot 16A1, which is also the east line of 85th Street, thence continuing west along an extended south line of said Lot 16A1 across 85th Street to its intersection with the west line of said 85th Street, thence north along the said west line of 85th Street to its intersection with the south line of Park View Boulevard, thence west along said south line of 85th Street to its intersection with the extended west line of Lot 57B of the Park View Heights Addition, thence north across Park View Boulevard along said extended west line of Lot 57B to its intersection with the north line of Park View Boulevard, thence continuing north along the west line of Lot 57B and Lot 159B to its intersection with the north line of Lot 159B, thence east along said north line of Lot 159B to its intersection with the east line of said Lot 159B, thence continuing east along an extended north line of Lot 159B to its intersection with the west line of 84th Street, thence north along said west line, which is also the east line of Lot 159D of the Park View Heights Addition, to its intersection with the north line of Lot 159D, which is also the south line of Plaza Boulevard, thence west along said south line of Plaza Boulevard to its intersection with the extended west line of Lot 159C, thence north along said extended west line across Plaza Boulevard to its intersection with the north line of Plaza Boulevard, thence north along said west line of Lot 159C and Lot 159A6B to its intersection with the south line of Tax Lot 1 of Section 15, Township 14, Range 12, of the 6th Principle Meridian, thence west along said south line of Tax Lot 1 to its intersection with the west line of said Tax Lot 1, thence north along said west line of Tax Lot 1 to its intersection with the north line of Tax Lot 1, which is also the south line of Harrison Street, thence north along an extended west line of Tax Lot 1 to the center line of Harrison Street, thence east along said center line to its intersection with an extended east line of 83rd Street, which is also known as the point of Beginning.

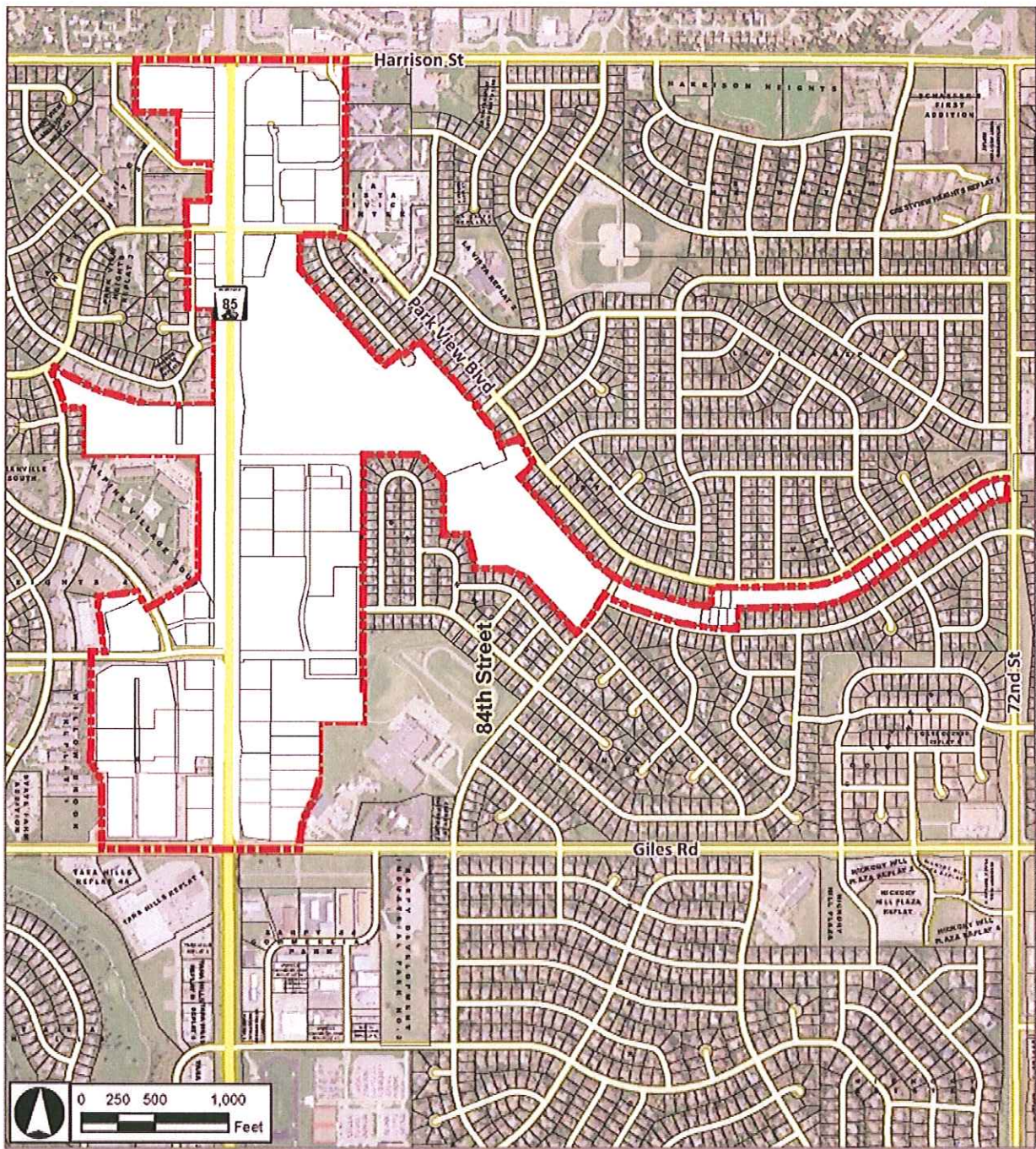
The referenced **84th Street Redevelopment Area** in the City of La Vista, Nebraska includes the following identified Parcel Numbers or City owned Lots:

- | | | |
|-----------------------------------|--|---|
| 1. 010748792 | 29. 011288337 | |
| 2. Lots 1 and 2,
Parsley Place | 30. 011122536 | |
| 3. 010537449 | 31. 011288388 | <u>La Vista Addn.</u> |
| 4. 010537023 | 32. 011288361 | 56. Lots 990 – 981 of
Central Park |
| 5. 010537481 | 33. 011175656 | 57. Lots 914 – 927 of
Champion Park |
| 6. 011591964 | 34. 011045507 | 58. Vacant Lots: |
| 7. 010765174 | 35. 010974458 | 980 – 977; 930 &
931; 933 – 938;
942 – 945. |
| 8. 010944656 | 36. 011047305 | 59. Houses at Lots: |
| 9. 010944648 | 37. 011047313 | 912 – 010561811
928 – 010561994
929 – 010562087
932 – 010560769
939 – 010571175
940 – 010571256
941 – 010571264 |
| 10. 011100389 | 38. 010974482 | 60. House at Lot: |
| 11. 010549781 | 39. 010974466 | 913--010561900 |
| 12. 010537341 | 40. 011047321 | 61. Lot 159A6B
010584226 |
| 13. 010562028 | 41. 010581111 | |
| 14. 011181583 | 42. 011082828 | |
| 15. 011254750 | 43. 011046414 | |
| 16. 011254769 | 44. 010580999 | |
| 17. 011234237 | 45. 010485651 | |
| 18. 011234245 | 46. 010973257 | |
| 19. 011254734 | 47. 010581170 | |
| 20. 011254742 | 48. 010504737 | |
| 21. 011181656 | 49. 010580468 | |
| 22. 011181648 | 50. 010580549 | |
| 23. 011181621 | 51. 010580727 | |
| 24. 011181605 | 52. 010580646 | |
| 25. 011181613 | 53. 010973737 | |
| 26. 011181591 | 54. 010584390 | |
| 27. 011288353 | 55. 1412-15-NE-
00000-000-
TL1-0 | |
| 28. 011288345 | | |

Illustration 1, Context Map, identifies the location of the **84th Street Redevelopment Area** in relation to the City of La Vista. The primary streets and roads within the **84th Street Redevelopment Area** include 84th Street, Harrison Street and Giles Road.

CONTEXT MAP

84TH STREET REDEVELOPMENT AREA
LA VISTA, NEBRASKA



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ILLUSTRATION 1

La Vista, Nebraska
Blight & Substandard Determination Study
84th Street Redevelopment Area

This **blight and substandard evaluation** included a detailed **exterior structural survey of 56 structures**, a parcel-by-parcel field inventory, conversations with City of La Vista staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

SUBSTANDARD AREA

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

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.

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 the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, small diameter of water mains;
5. Deterioration of site or other improvements due to nearly 40 percent of the parcels having overall site conditions rated as "fair";
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 **blight and substandard**, this evaluation was made on the basis that existing **Blight 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 **Blight and Substandard Factors** throughout the 84th Street 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 and substandard**.

On the basis of this approach, the 84th Street Redevelopment Area is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

Of the Four Substandard Factors, set forth in the Nebraska Community Development Law, one Factor represents a "strong presence," while the remaining three Factors represent a "reasonable presence" in the 84th Street Redevelopment Area. The Substandard Factors present in the Redevelopment Area are reasonably distributed throughout the Area.

**TABLE 1
SUBSTANDARD FACTORS
84TH STREET REDEVELOPMENT AREA
LA VISTA, 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 ■

No Presence of Factor ○

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

Strong Presence of Factor -

The parcel-by-parcel field analysis determined that the Substandard Factor *Existence of Conditions Which Endanger Life or Property* by fire and other causes is a **strong presence** throughout the 84th Street Redevelopment Area. The primary contributing elements include the existence of wood frame buildings and masonry buildings containing combustible elements and fixtures. Additionally, the age and size of privately owned and maintained water mains are substandard by current development standards.

Reasonable Presence of Factor -

The results of the field survey identified 10 structures, or 17.8 percent of the 56 total structures in the **84th Street Redevelopment Area** as ***Deteriorating or Dilapidated***. This **Factor** is of a **reasonable presence** throughout the **Area**.

Based on the results of a parcel-by-parcel field survey analysis, approximately 14, or 25 percent of the 56 total buildings are ***40+ years of age*** (built prior to 1971). Additionally, the estimated average age of commercial structures in the **84th Street Redevelopment Area** is approximately 26 years and the average age of residential structures is 62 years, based on records available at the Sarpy County Assessor's Office. The **Factor of Age or Obsolescence** is a **reasonable presence** throughout the **84th Street Redevelopment Area**.

The conditions which result in ***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** are reasonably present and distributed throughout the **84th Street Redevelopment Area**. Portions of municipal and private water and sanitary sewer distribution systems are undersized by current development standards and are aging, thus prone to repeated maintenance and or replacement.

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

1. Aging structures;
2. Dilapidated/deteriorated structures;
3. Public streets, access roads and parking areas that are severely deteriorated surfaces, in poor condition and a significant threat to motor vehicles and pedestrians;
3. "Fair" to "Poor" overall site conditions;
4. Frame buildings and wood structural components in masonry buildings as potential fire hazards;
5. Average age of residential structures being in excess of 40+ years of age; and
6. Portions of the **84th Street Redevelopment Area** having under-sized private and municipal owned utility mains.

BLIGHT FACTORS

Of the 12 **Blight Factors** set forth in the **Nebraska Community Development Law**, nine represent a “strong presence” in the **84th Street Redevelopment Area** and one represents a “reasonable presence”. The **Factor** “tax or special assessment excluding the fair value of land,” was of little or “no presence” and “defective or unusual condition of title,” was not reviewed. All **Blight Factors** are reasonably distributed throughout the **Redevelopment Area**.

TABLE 2
BLIGHT FACTORS
84TH STREET REDEVELOPMENT AREA
LA VISTA, NEBRASKA

- | | | |
|-----|--|----|
| 1. | A substantial number of deteriorated or dilapidated 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 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	○
NR = Not Reviewed	NR

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

Strong Presence of Factor –

Defective or Inadequate Street Layout is a **strong presence** in the 84th Street Redevelopment Area due to a significant percentage of privately owned and maintained “frontage” streets that are significantly deteriorated. Large areas are impacted by “alligator cracking” and settling, as well as several potholes within street rights-of-way and in private parking lots. Many of these potholes are large enough to damage motor vehicles. Additional frontage street sections lack concrete curbs, gutters and storm water drainage systems.



Faulty Lot Layout is a **strong presence** throughout the 84th Street Redevelopment Area. Conditions contributing to the presence of this **Factor** include inadequate lot sizes, whereby lots are either too small for future developments, thus requiring multiple lots, or irregular tracts of land are too large, encouraging piecemeal development by subsequent lot splits for individual development sites.

Insanitary or Unsafe Conditions are a **strong presence** throughout the entire the 84th Street Redevelopment Area. Conditions contributing to this **Factor** include poorly designed and implemented, privately owned, storm water surface drainage systems and the advanced age of privately owned and maintained underground water, sewer and storm sewer mains in the **Redevelopment Area**.



Deterioration of Site or Other Improvements is a **strong presence** throughout the Area, where, of the total 63 parcels examined, 44.4 percent, or 28 parcels have “fair” to “poor” overall site conditions.

The *Diversity of Ownership* is a **strong presence** throughout the 84th Street Redevelopment Area. Research of public records from the Sarpy County Assessor’s office indicates that 40 individuals own property in the **Redevelopment Area**.



Improper Subdivision or Obsolete Platting is a **strong presence** throughout the 84th Street Redevelopment Area. Lot sizes throughout the **Redevelopment Area** are not supportive of today’s residential or commercial development requirements. There are residential structures placed upon individual lots that are considered too small by current development standards. Additionally, several commercial lots are irregularly shaped and too small to support a variety of other modern commercial uses.

The **Redevelopment Area** includes a nine-hole golf course; La Vista Falls. The location of the course represents an under-utilization of land, or a barrier to the economic value of the **Area**.

The *Existence of Conditions Which Endanger Life or Property* by fire or other causes is a **strong presence** throughout the **84th Street Redevelopment Area**. Conditions that are related to this **Factor** include the existence of wood frame buildings and masonry buildings containing combustible elements and fixtures. Additionally, the age and size of privately owned and maintained water mains are substandard by current development standards.

In regards to *Other Environmental and Blighting Factors*, economically and socially undesirable land uses and functional obsolescence is a **strong presence** throughout the **84th Street Redevelopment Area**. The **Area** contains commercial buildings with outmoded conditions. Several buildings are too small, or poorly designed to be adapted for new commercial uses.

One of the Required Five Additional Blight Factors has a **strong presence** throughout the **84th Street Redevelopment Area**. Based on the field survey analysis, the estimated average age of residential buildings is approximately 62 years.

Reasonable Presence of Factor -

Deteriorated or Dilapidated Structures are **reasonably present** in the **84th Street Redevelopment Area**. A total of 10 structures, or 17.8 percent of the 56 total structures were documented as deteriorating, or are in a dilapidated condition.

Conclusion

It is the conclusion of the Consultant retained by the City of La Vista that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, 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 **84th Street Redevelopment Area** as "substandard" and "blighted."

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

BASIS FOR REDEVELOPMENT

For a project in La Vista to be eligible for redevelopment under the **Nebraska Community Development Law**, the subject area or areas must first qualify as both a “**substandard**” and “**blighted**” area, within the definition set forth in the **Nebraska Community Development Law**. This Study has been undertaken to determine whether conditions exist which would warrant designation of the 84th **Street 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), a **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 this **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 City Council of La Vista (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 **84th Street Redevelopment Area**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated **areas of blight and substandard conditions** and expanding the areas arbitrarily into non-blighted/ substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

THE STUDY AREA

The purpose of this **Study** is to determine whether all or part of the **84th Street Redevelopment Area** in La Vista, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law**, Section 18-2103.

The **84th Street Redevelopment Area** shall include all real property that is within the following boundary description, as follows:

Beginning at the intersection of the center line of Harrison Street and the extended east line of 83rd Street (also the west line of Lot 1282-D1 of the La Vista Addition), thence south along said extended east line, and continuing south along the east line of 83rd Street and its extended east line to its intersection with the north line of Park View Boulevard, thence continuing south across Park View Boulevard along the extended east line of 83rd Street to its intersection with the south line of Park View Boulevard, thence west along the south line of Park View Boulevard to its intersection with the east line of Tax Lot 12 (also known as the La Vista Falls Golf Course), thence south along said east line to its intersection with the northeastern line of Tax Lot 12, thence southeasterly along said northeastern line to its intersection with the northwestern line of Tax Lot 13, thence northeasterly along said northwestern line to its intersection with the northeastern line of Tax Lot 13 (also the southern line of Park View Boulevard), thence southeasterly along said northeastern line of Tax Lot 13 to its intersection with the eastern line of said Tax Lot 13 (also the western line of Edgewood Boulevard), thence continuing southeasterly along an extended line of said northeastern line of Tax Lot 13 across Edgewood Boulevard to its intersection with the eastern line of Edgewood Boulevard (also the northwest corner of Lot 990 of the La Vista Addition, thence easterly along the north line of said Lot 990, thence continuing easterly along the northern line of Lots 989 through 980 of the La Vista Addition and partially along Lot 979 to its intersection with the west line of Lot 912, thence north along said west line of Lot 912 to its intersection with the south line of Lot 912, also the south line of Park View Boulevard, thence easterly along said south line to its intersection with the east line of Lot 932 (also known as the west line of Terry Drive), thence continuing east/northeasterly along an extended north line of Lot 932 across Terry Drive to its intersection with the west line of Lot 933 of the La Vista Addition (also known as the east line of Terry Drive), thence east/northeasterly along the north line of said lot 933 (also known as the south line of Park View Boulevard) and continuing east/northeasterly along the north line of Lots 934 through 945 of the La Vista Addition to its intersection with the east line of said Lot 945, thence south along said east line to its intersection with the south line of said Lot 945, thence west along said south line and continuing west/southwesterly along the south line of Lots 944 through 933 to its intersection with the west line of Lot 933 (also known as the east line of Terry Drive, thence continuing west/southwesterly along an extended south line of Lot 933 across Terry Drive to its intersection with the west line of Terry Drive (also known as the east line of Lot 932, thence

west/southwesterly along said south line of Lot 932 and continuing west southwesterly along the south line of Lots 931 through 914 to its intersection with the east line of Lot 977, thence south along said east line of Lot 977 to its intersection with the south line of Lot 977 (also known as the north line of Valley Road, thence west/northwesterly along the south line of Lots 977 through Lot 990 to its intersection with the west line of Lot 990 (also known as the east line of Edgewood Boulevard), thence continuing west/northwesterly along an extended south line of Lot 990 across Edgewood Boulevard to its intersection of the west line of Edgewood Boulevard (also known as the eastern line of Tax Lot 13, thence south/southwesterly along said eastern line of Tax Lot 13 to its intersection with the southern line of said Tax Lot 13, thence west/northwesterly along said southern line to its intersection with the west line of Tax Lot 13, thence north along said west line to its intersection with the southern line of Tax Lot 12 (also known as the La Vista Falls Golf Course), thence northwest and west along said south line to its intersection with the east line of Lot 8A2 of the Brentwood Crossing Replat #2, thence south along said east line of Lot 8A2 and continuing south along the east line of Lot 8A3 of Brentwood Crossing Replat #2 and Lots 1 and 4 of the Brentwood Crossing Addition to its intersection with the south line of said Lot 4, thence west along said south line of Lot 4 to its intersection with the east line of Lot 9 of the Wiltham Place Replat 1 Addition, thence south along said east line of Lot 9, and continuing south along the east lines of Lots 8, 7, 6, 5, and 4 to its intersection with the south line of Lot 4 of the said Wiltham Place Replat 1 Addition (also known as the north line of Giles Road, thence continuing south along an extension of said east line of Lot 4 of the Wiltham Place Replat 1 Addition to its intersection with the Center Line of Giles Road, thence west along said center line to its intersection with an extended west line of Lot 2A4A of the Willow Brook Addition, thence north along said extended line to its intersection with the north line of Giles Road, thence north along the west line of Lot 2A4A of the Willow Brook Addition and continuing north/northwesterly and north again along the west lines of Lots 2A5, 2A3, and 2A2 of said Willow Brook Addition to its intersection with the north line of Lot 2A2 (also known as the south line of Brentwood Drive), thence north along an extended west line of Lot 2A2 of the Willow Brook Addition across Brentwood Drive to its intersection with the north line of said Brentwood Drive, thence east along said north line to its intersection with the west line of Lot 118B of Parkview Heights 4 Addition, thence north along said west line of Lot 118B to its intersection with the north line of said Lot 118B, thence easterly along said north line to its intersection with the west line of Granville Parkway, thence continuing easterly along an extended north line of said Lot 118B to its intersection with the east line of Granville Parkway, thence southeasterly along said east line of Granville Parkway to its intersection with the north line of Lot 22A1A1 of the Alpine Village South Addition, thence northeasterly along said north line to its intersection with the west line of Lot 21A2 of the said Alpine Village South Addition, thence north along said west line of Lot 21A2 and continuing north along the west line of Lot 21A1 of the Alpine Village South Addition to the south line of Lot 13 of the Park View Heights Addition (also known as the La Vista Municipal Pool), thence west along said south line of Lot 13 to its intersection with the west line of said Lot 13, thence north along

said west line (also the east line of Lots 8, 9, 10, 11 and 12 of the said Park View Heights Addition) to its intersection with the northern line of Lot 12 of the Park View Heights Addition, thence northwest and west along the north line of Lot 12 of said Addition to its intersection with the west line of Lot 13 of the said Park View Heights Addition, thence continuing north along said Lot 13 west line to its intersection with the north line of said Lot 13, thence northeast and southeasterly to its intersection with the east line of said Lot 13, which is also known as the west line of 84th Street, thence north along said west line to its intersection with the south line of Lot 16A1 of the Park View Heights Addition, thence west along said south line of Lot 16A1 to its intersection with the west line of said Lot 16A1, which is also the east line of 85th Street, thence continuing west along an extended south line of said Lot 16A1 across 85th Street to its intersection with the west line of said 85th Street, thence north along the said west line of 85th Street to its intersection with the south line of Park View Boulevard, thence west along said south line of 85th Street to its intersection with the extended west line of Lot 57B of the Park View Heights Addition, thence north across Park View Boulevard along said extended west line of Lot 57B to its intersection with the north line of Park View Boulevard, thence continuing north along the west line of Lot 57B and Lot 159B to its intersection with the north line of Lot 159B, thence east along said north line of Lot 159B to its intersection with the east line of said Lot 159B, thence continuing east along an extended north line of Lot 159B to its intersection with the west line of 84th Street, thence north along said west line, which is also the east line of Lot 159D of the Park View Heights Addition, to its intersection with the north line of Lot 159D, which is also the south line of Plaza Boulevard, thence west along said south line of Plaza Boulevard to its intersection with the extended west line of Lot 159C, thence north along said extended west line across Plaza Boulevard to its intersection with the north line of Plaza Boulevard, thence north along said west line of Lot 159C and Lot 159A6B to its intersection with the south line of Tax Lot 1 of Section 15, Township 14, Range 12, of the 6th Principle Meridian, thence west along said south line of Tax Lot 1 to its intersection with the west line of said Tax Lot 1, thence north along said west line of Tax Lot 1 to its intersection with the north line of Tax Lot 1, which is also the south line of Harrison Street, thence north along an extended west line of Tax Lot 1 to the center line of Harrison Street, thence east along said center line to its intersection with an extended east line of 83rd Street, which is also known as the point of Beginning.

The referenced 84th Street Redevelopment Area in the City of La Vista, Nebraska includes the following identified Parcel Numbers or City owned Lots:

- | | | |
|-----------------------------------|---------------|-----------------------|
| 1. 010748792 | 27. 011288353 | 53. 010973737 |
| 2. Lots 1 and 2,
Parsley Place | 28. 011288345 | 54. 010584390 |
| 3. 010537449 | 29. 011288337 | 55. 1412-15-NE- |
| 4. 010537023 | 30. 011122536 | 00000-000- |
| 5. 010537481 | 31. 011288388 | TL1-0 |
| 6. 011591964 | 32. 011288361 | |
| 7. 010765174 | 33. 011175656 | <u>La Vista Addn.</u> |
| 8. 010944656 | 34. 011045507 | 56. Lots 990 – 981 of |
| 9. 010944648 | 35. 010974458 | Central Park |
| 10. 011100389 | 36. 011047305 | 57. Lots 914 – 927 of |
| 11. 010549781 | 37. 011047313 | Champion Park |
| 12. 010537341 | 38. 010974482 | 58. Vacant Lots: |
| 13. 010562028 | 39. 010974466 | 980 – 977; 930 & |
| 14. 011181583 | 40. 011047321 | 931; 933 – 938; |
| 15. 011254750 | 41. 010581111 | 942 – 945. |
| 16. 011254769 | 42. 011082828 | 59. Houses at Lots: |
| 17. 011234237 | 43. 011046414 | 912 – 010561811 |
| 18. 011234245 | 44. 010580999 | 928 – 010561994 |
| 19. 011254734 | 45. 010485651 | 929 – 010562087 |
| 20. 011254742 | 46. 010973257 | 932 – 010560769 |
| 21. 011181656 | 47. 010581170 | 939 – 010571175 |
| 22. 011181648 | 48. 010504737 | 940 – 010571256 |
| 23. 011181621 | 49. 010580468 | 941 – 010571264 |
| 24. 011181605 | 50. 010580549 | 60. House at Lot: |
| 25. 011181613 | 51. 010580727 | 913--010561900 |
| 26. 011181591 | 52. 010580646 | 61. Lot 159A6B |
| | | 010584226 |

Illustration 1, Context Map, identifies the location of the **84th Street Redevelopment Area** in relation to the City of La Vista. The primary streets and roads within the **Redevelopment Area** include 84th Street, Harrison Street and Giles Road.

Major land uses in the **84th Street Redevelopment Area** consist, primarily, of commercial, residential and vacant land. These land uses are highlighted in **Illustration 2**. The **Redevelopment Area** contains an estimated 213 acres, of which approximately 95 percent of the **Area** has been developed.

The major roadways within and bordering the **84th Street Redevelopment Area** are Harrison Street to the north, Giles Road to the south and 84th Street, which runs through the middle of the **Redevelopment Area**.

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

**TABLE 3
EXISTING LAND USES
84TH STREET REDEVELOPMENT AREA
LA VISTA, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Public	0.2	0.1%
Parks/Recreation	52.6	24.7%
Single Family	1.4	0.7%
Commercial	85.1	39.9%
Streets (Municipal/Priv.)	63.6	29.8%
<u>Vacant</u>	<u>10.2</u>	<u>4.8%</u>
Total Acreage	213.1	100.0%

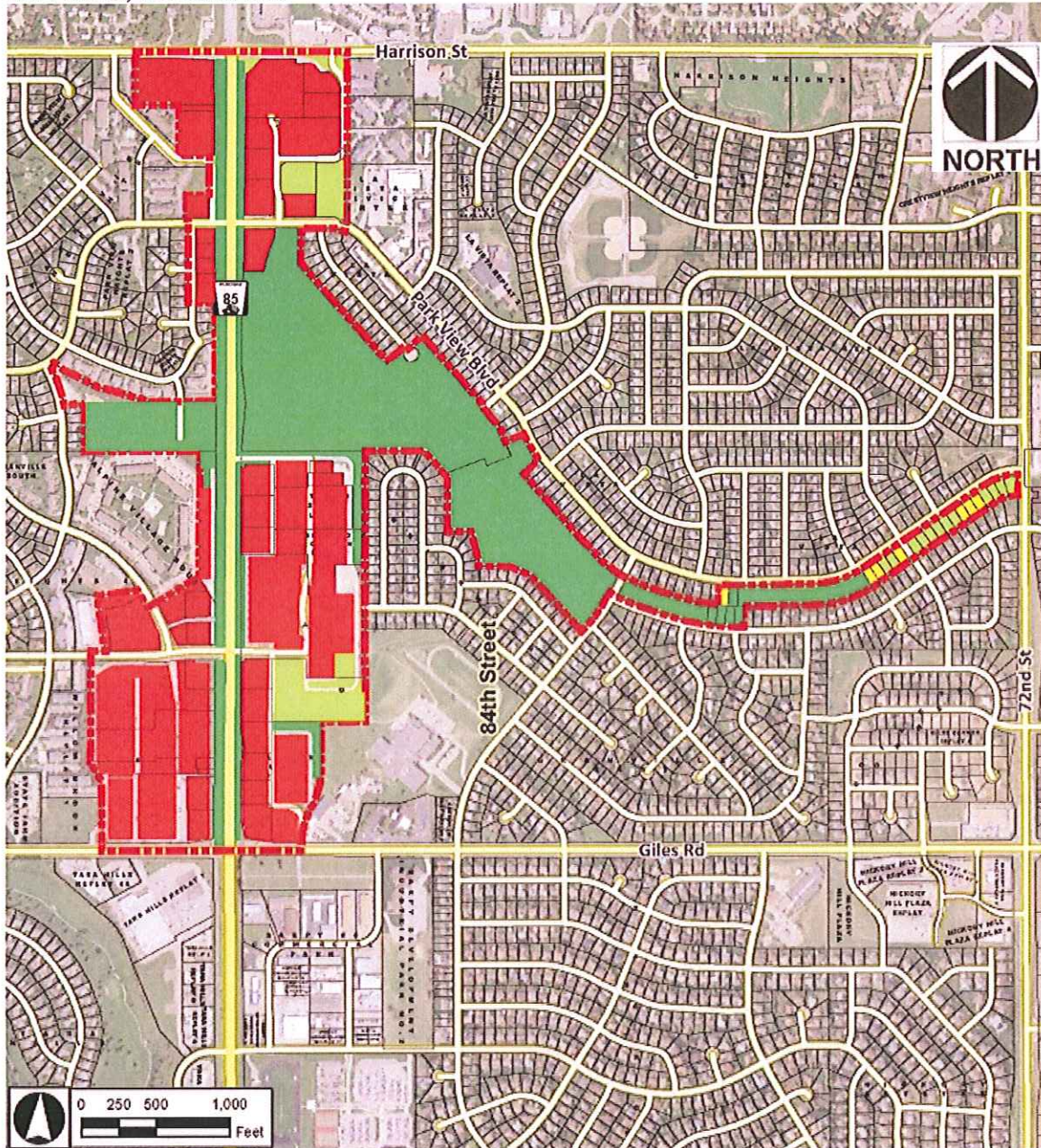
Source: Hanna:Keelan Associates, P.C., 2011

Illustration 3 identifies the existing **Zoning Classifications** within the **84th Street Redevelopment Area**, which is entirely located within the current Corporate Limits of the City of La Vista. Zoning activities throughout the **84th Street Redevelopment Area** are controlled by the City of La Vista.

EXISTING LAND USE MAP

84TH STREET REDEVELOPMENT AREA

LA VISTA, NEBRASKA



LEGEND

- VACANT/AGRICULTURAL
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- REDEVELOPMENT AREA BOUNDARY

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COMMUNITY PLANNING & RESEARCH

Lincoln, Nebraska 402.464.5383 *

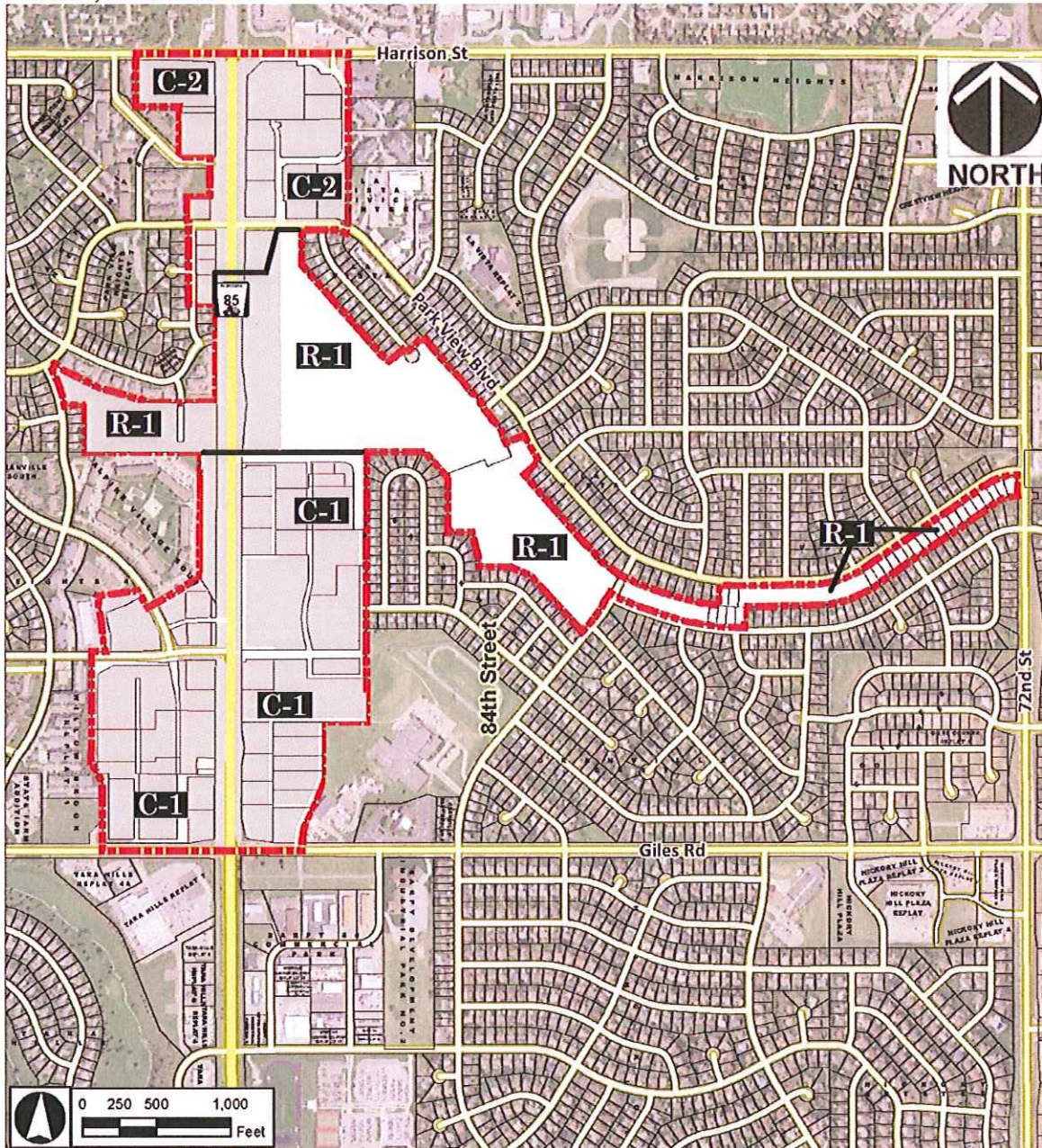
ILLUSTRATION 2

La Vista, Nebraska
 Blight & Substandard Determination Study
 84th Street Redevelopment Area

EXISTING ZONING MAP

84TH STREET REDEVELOPMENT AREA

LA VISTA, NEBRASKA



LEGEND

- R-1 Single Family Residential District
- C-1 Shopping Center Commercial
- C-2 General Commercial District
- Gateway Corridor Overlay
- Zoning District Boundary
- Redevelopment Area Boundary

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COMMUNITY PLANNING & RESEARCH

Lincoln, Nebraska 402.464.5383 *

ILLUSTRATION 3

La Vista, Nebraska
Blight & Substandard Determination Study
84th Street Redevelopment Area

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for the **84th Street Redevelopment Area** included an area-wide assessment (100 percent sample) of all of the Blight and Substandard Factors identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. 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 in July, 2011. A total of **56 structures** received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **84th Street Redevelopment Area**. The "Structural Condition Survey Form" utilized in this process is provided in the **Appendix**.

Parcel-by-Parcel Field Survey

A parcel-by-parcel field survey was also conducted in July, 2011. A total of **63 separate parcels** were inspected for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The Condition Survey Form is included in the **Appendix**, as well as the results of the Survey.

Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in the **84th Street Redevelopment Area** were analyzed to determine the number of property owners within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **84th Street 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 **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in the **84th Street 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 **84th Street Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all **56 existing structures**, within the **84th Street Redevelopment Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structures/Building Systems Evaluation.

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

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts, 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 contained 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). These 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 contained 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 of systems by people skilled in the building trades.

Critical Defect. Components that contained 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.**

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

Deteriorating-Major. 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 at least 21 points.**

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

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

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

4. Field Survey Conclusions.

The conditions of the total **56 buildings** within the **84th Street Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Twenty-Eight (28) structures were classified as structurally **sound**;
- Eighteen (18) structures were classified as **deteriorating** with minor defects.
- Five (5) structures were classified as **deteriorating** with major defects; and
- Five (5) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout the **84th Street Redevelopment Area**. Of the 56 total structures, 10 structures (17.8 percent) were either deteriorating or dilapidated to a substandard condition.

Conclusion.

The results of the structural condition survey indicate deteriorating structures are a reasonable presence throughout the **84th Street Redevelopment Area**. Table 4 identifies the results of the structural rating process per building type.

TABLE 4
EXTERIOR SURVEY FINDINGS
84TH STREET REDEVELOPMENT AREA
LA VISTA, NEBRASKA

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	0	0	3	4	7	7
Commercial	27	16	2	1	46	3
<u>Other</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>0</u>
Total	28	18	5	5	56	10
Percent	50.0%	32.1%	8.9%	8.9%	100.0%	17.8%

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

(2) Age of Obsolescence.

As per the results of the field survey and by confirmation from Sarpy County Assessor's Office property records, an estimated 14 (25 percent) of the total 56 structures in the Area are 40+ years of age, or built prior to 1971. Additionally, the estimated average age of residential structures in the 84th Street Redevelopment Area is 62 years of age, while the estimated average age of commercial buildings is 25 years.

Conclusion.

The age and obsolescence of the structures is a reasonable presence throughout the 84th Street 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 **84th Street Redevelopment Area**. **Factors** contributing to insanitary and unsafe conditions are discussed below.

As per the results of the field survey, an estimated 17.8 percent of the total 56 structures in the **84th Street Redevelopment Area** were rated as deteriorating or dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions pose safety and sanitary problems. Wood frame buildings and masonry buildings with wooden structural elements or combustible materials were found to be deteriorating or dilapidated and in need of structural repair and fire protection, or should be demolished.

The majority of the structures throughout the **Redevelopment Area** were identified to be in “sound” to “deteriorating-minor” condition. Site features, such as parking lots, privately owned frontage and access roads and above ground storm water drainage systems were deteriorating. **Approximately 44 percent of the total 63 parcels were identified as having “fair” or “poor” overall site conditions.**

The City of La Vista’s Public Works Staff estimated that the majority of municipal and private water and sewer mains throughout the **84th Street Redevelopment Area**, with the exception of 84th Street, are approximately 40+ years of age. Privately owned water and sewer mains connect to Municipal or Metropolitan Utilities District (MUD) mains beyond the individual properties. These privately owned utility mains are undersized and in substandard condition by current engineering standards utilized by the City of La Vista and MUD. As the underground mains continue to age, repeated maintenance and repair issues will become more prevalent.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in the **84th Street Redevelopment Area** is a reasonable presence to constitute a Substandard Factor.

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

1. **Building Elements that are Combustible.**

There are wood-framed buildings and masonry buildings containing combustible elements and fixtures, located throughout the **84th Street Redevelopment Area**. Several of these buildings have been vacant for an extended length of time and not adequately maintained. These vacant structures will require extensive rehabilitation to be able to support new commercial tenants. **Approximately 10 buildings, or 17.8 percent of the total 56 buildings, have been determined to be deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

The City of La Vista Public Works Staff estimated that the majority of water and sewer mains throughout the **84th Street Redevelopment Area**, with the exception of 84th Street, are approximately 40+ years of age. Privately owned and maintained water, sewer and storm water drainage systems connect to Municipal or MUD mains beyond the large shopping center properties. As the privately owned utility systems continue to age, repeated maintenance and repair issues are anticipated to become more frequent. Updates and ongoing maintenance of these utility systems is imperative to the continued economic viability of the **84th Street Redevelopment Area**.

Specific data relating to the **84th Street Redevelopment Area** is discussed in the following paragraphs.

Approximately 14 (25 percent) of the total 56 structures in the **84th Street Redevelopment Area** were built prior to 1971, thus 40+ years of age. The average age of the residential structures is estimated to be 62 years. Wood frame buildings and masonry buildings containing combustible elements and fixtures are located throughout the **Redevelopment Area**, many of which are deteriorated or dilapidated, are located throughout the **Area** and are in need of structural repair or fire protection.

Overall site conditions at properties throughout the **84th Street Redevelopment Area** were generally found to be in “fair” condition. The field survey determined that 22 parcels, or 34.9 percent of the total 63 parcels were found to be in “fair” condition and an additional six parcels, or 9.5 percent, were determined to be in “poor” condition. **This overall condition rating combines for a total of 444.4 percent of the parcels being in “fair” or “poor” condition.** Generally, conditions combining for this determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence throughout the 84th Street Redevelopment Area.



BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

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

This section summarizes the process used for assessing building conditions in the 84th **Street Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all **56 existing structures**, within the 84th **Street Redevelopment Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structures/Building Systems Evaluation.

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

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts, 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 includes 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, are individually rated utilizing the following criteria.

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

Minor Defect. Component that contained 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 contained 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 of systems by people skilled in the building trades.

Critical Defect. Components that contained 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.**

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

Deteriorating-Major. 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 at least 21 points.**

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

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

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

4. Field Survey Conclusions.

The conditions of the total **56 buildings** within the **84th Street Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Twenty-Eight (28) structures were classified as structurally **sound**;
- Eighteen (18) structures were classified as **deteriorating with minor defects**.
- Five (5) structures were classified as **deteriorating with major defects**; and
- Five (5) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout the **84th Street Redevelopment Area**. Approximately 10 (17.8 percent) of the total 56 structures were either deteriorating or dilapidated to a substandard condition.

Conclusion.

The results of the structural condition survey indicate deteriorating structures are a reasonable presence throughout the **84th Street Redevelopment Area**. Table 5 identifies the results of the structural rating process per building type.

TABLE 5
EXTERIOR SURVEY FINDINGS
84TH STREET REDEVELOPMENT AREA
LA VISTA, NEBRASKA

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	0	0	3	4	7	7
Commercial	27	16	2	1	46	3
<u>Other</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>0</u>
Total	28	18	5	5	56	10
Percent	50.0%	32.1%	8.9%	8.9%	100.0%	17.8%

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



*No pedestrian sidewalks between businesses
and 84th Street public sidewalk.*



Occupied storefront.

(2) Existence of Defective or Inadequate Street Layout.

The street pattern within the 84th Street Redevelopment Area consists of a standard rectilinear grid system. The Highway 85 (84th Street) Corridor runs through the center of the 84th Street Redevelopment Area. Major problem conditions that contribute to the Factor of existence of defective or inadequate street layout are discussed below.

1. **Poor Condition Frontage and Access Streets.**

The majority of privately owned and maintained frontage roads and access roads are in substandard condition. The field survey of property and structures revealed severely deteriorating asphalt and concrete surfaced frontage roads, such as the southern portion of 83rd Street, south of Summer Drive and the concrete surfaced access road behind the former Walmart shopping center. Large segments of privately owned asphalt and concrete surfaced access roads are severely impacted by “alligator cracking” and settling. Potholes have become such a problem that property owners have put lighted caution barriers in the worst sections to divert motor vehicle traffic. Long segments of these frontage roads lack concrete curbs and gutters to control and facilitate storm water drainage.

Conclusion.

The existence of defective or inadequate street layout in the 84th Street Redevelopment Area is a strong presence and constitutes a Blight Factor.



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

Building use and condition surveys, the review of property ownership and subdivision records and field surveys resulted in the identification of conditions associated with faulty lot layout in relation to size, adequacy and accessibility, or usefulness of land within the **84th Street Redevelopment Area**. The problem conditions include:

1. **Inadequate Lot Size and Adequacy Issues.**

Platted commercial subdivisions, such as Brentwood Crossing and Willow Brook, are located adjacent the 84th Street Corridor. These subdivisions are comprised of several individual parcels that have been replatted to the extent that it becomes difficult to identify which parcels and parts of smaller parcels are associated with one another. In several instances, small and oddly shaped parcels have been subdivided from larger parcels, but are listed jointly on one Sarpy County Assessor property information file.

2. **Accessibility or Usefulness.**

Access to individual properties and public facilities are limited within the **84th Street Redevelopment Area**. Although highly visible from the 84th Street Corridor, the two stone-surfaced commercial buildings along the west side of 84th Street are only accessed by a long cul-de-sac private access road. Also, the La Vista Municipal Swimming Pool that is part of Kelly McMahon Park, is only accessible off of Birch Drive. Vehicles and pedestrians from 84th Street have very limited access to these public facilities. Residents of the Shadow Ridge Apartment Complex, directly south of the Park, have no public sidewalk connection to the park without following 87th Street to Birch Drive around the west and north perimeter of the recreation facility.

Conclusion.

Faulty lot layout in relation to size, adequacy and usefulness is a strong presence throughout the 84th Street Redevelopment Area.

(4) Insanitary and Unsafe Conditions.

The results of the area-wide field survey, along with information retained from City Officials provided the basis for the identification of insanitary and unsafe conditions within the **84th Street Redevelopment Area**.

1. Age of Structures.

The analysis of all 56 structures in the **84th Street Redevelopment Area** identified 25 percent, or 14 structures as being 40+ years of age, built prior to 1971. Additionally, the estimated average age of residential buildings is 62 years, while the average age of commercial buildings is approximately 26 years. The advanced age of residential structures results in the potential for deteriorating buildings and other structures with deferred maintenance.

2. Deteriorating Buildings.

The deteriorating or dilapidated conditions documented in this **Study** were prevalent in an estimated 17.8 percent of the existing structures. Structures in this condition can result in hazards which endanger adjacent properties.

3. Lack of Adequate Utilities.

The City of La Vista Public Works Staff estimated that the majority of water and sewer mains throughout the **84th Street Redevelopment Area**, with the exception of 84th Street, are approximately 40+ years of age. Privately owned and maintained water, sewer and storm water drainage systems connect to Municipal or MUD mains beyond the large shopping center properties. As the privately owned utility systems continue to age, repeated maintenance and repair issues are anticipated to become more frequent. Updates and ongoing maintenance of these utility systems is imperative to the continued economic viability of the **84th Street Redevelopment Area**.

Conclusion.

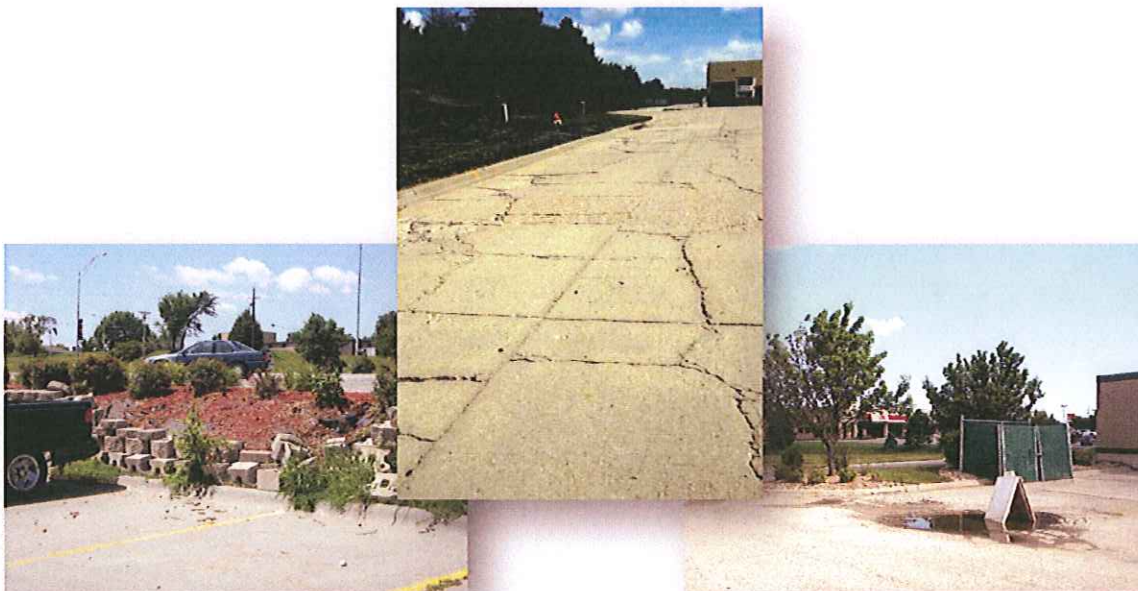
Insanitary and unsafe conditions are a strong presence throughout the 84th Street Redevelopment Area.

(5) Deterioration of Site or Other Improvements.

Field observations were conducted to determine the condition of site improvements within the **84th Street Redevelopment Area**, including arterial and local streets, storm water drainage ditches, traffic control devices and off-street parking. The **Appendix** documents the present condition of these site features. The primary problems in the **84th Street Redevelopment Area** are age and condition of public utilities, debris and inadequate public improvements.

A total of 22 parcels, or 34.9 percent of the total 63 parcels within the **84th Street Redevelopment Area** received an overall site condition rating of “fair”, while an additional six parcels (9.5 percent) received a “poor” rating. Combined, these parcels amount to an estimated 44 percent of the parcels in the **Area** having substandard site conditions. Conditions that lead to these findings included:

1. Many buildings and/or shopping facilities throughout the **Area** are accessed by asphalt or concrete surfaced streets. Several segments of privately owned “frontage streets” were observed to lack concrete curbs and gutters and thus have open storm water drainage ditches. These frontage roads were also observed to be severely deteriorated with large areas impacted by cracking and settling. Many of these street segments also have several potholes, some that are large enough to damage vehicles to the extent that they are barricaded to divert traffic. As a result, these roads can become impassable during inclement weather. Ponding water in the areas with settling, potholes and storm water drainage ditches can attract mosquitoes and other pests.



3. Parking lots throughout the **Redevelopment Area** lack designated pedestrian paths or sidewalks. If the parking lots would be fully occupied, pedestrians would need to walk up to a distance of approximately 300 to 400 feet from the rear of the lot to the front door of many retail establishments, through a deteriorated asphalt surfaced parking lot.



Brentwood Plaza



Brentwood Square

4. Approximately five (8.9 percent) of the total 56 structures were identified as deteriorating and five (8.9 percent) of the structures were found to be dilapidated. Together, these structures account for 17.8 percent of the buildings throughout the **84th Street Redevelopment Area** as being in need of rehabilitation, or potentially, if cost prohibitive to restore, should be considered for demolition and replacement.

Conclusion.

Deterioration of site improvements is a strong presence in the 84th Street Redevelopment Area.

(6) Diversity of Ownership.

The total number of unduplicated owners within the 84th Street Redevelopment Area is estimated to be **40 individuals, partnerships or corporations.** Publicly owned lands and local street public rights-of-way are located throughout the 84th Street Redevelopment Area.

The necessity to acquire numerous lots is a hindrance to redevelopment. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Public patronage is also required to repay such financial support. Such assemblage is difficult without public intervention.

Conclusion.

The Factor “diversity of ownership” is a strong presence in the 84th Street Redevelopment Area.



Former Walmart shopping center.

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

A thorough examination of public records was conducted to determine the status of taxation of properties located in the **84th Street Redevelopment Area**. It should be noted, real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. If a badly dilapidated property was assessed (or valued) too high, the public protest system is designed to give the owner appropriate relief and tax adjustment.

1. **Real estate Taxes.**

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **84th Street Redevelopment Area**. The records indicated that **three** of the parcels were classified as delinquent by the Sarpy County Treasurer's Office.

2. **Real Estate Taxes.**

The tax values within the **84th Street Redevelopment Area** generally appeared to be equal to or greater than the market value of the properties. The total estimated appraised valuation within the **84th Street Redevelopment Area** is **\$42,371,494**.

3. **Tax Exempt.**

Only **six** properties within the **84th Street Redevelopment Area** were identified by the Sarpy County Assessor and Treasurer's Offices as having full exemption from property taxes. An additional **24** dwellings along the south side of Park View Boulevard were purchased by the City of La Vista within the last nine months as part of the Floodplain Mitigation process. These properties will be demolished and become tax exempt as part of the Champion Park expansion.

Conclusion.

Taxes or special assessments delinquency were of no presence in the 84th Street Redevelopment Area.

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Conclusion.

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(8) Defective or Unusual Condition of Title.

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

Conclusion.

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few 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 large enough to constitute a Blight Factor in the 84th Street Redevelopment Area.



(9) Improper Subdivision or Obsolete Platting.

An in-depth analysis of the subdivision conditions in the **84th Street Redevelopment Area** revealed that improper subdivision and obsolete platting is prevalent throughout the **Area**. Individual parcels throughout the **84th Street Redevelopment Area** have a wide range of sizes and shapes. Several commercial subdivisions, including Brentwood Crossing, Wiltham Place and Willow Brook are large subdivisions with several individual parcels ranging from approximately 5,000 square feet to more than 13 acres in size. These very large buildings contain several individual stores/shops that are frequently identified as separate parcels of record that extend beyond the building and include similar sized portions of the parking lot. Additionally, the smaller “commercial pad” lots containing fast food restaurants or other businesses that front the 84th Street Corridor are separate lots of record, but ultimately owned by the same development company. For redevelopment of these outmoded shopping centers to occur, many of these individual parcels would need to be acquired to assemble lands of sufficient size to support modern retail centers. Remaining vacant, rural agricultural areas within the **84th Street Redevelopment Area** are identified by Section, Township and Range land survey methods, or metes and bounds descriptions.

Large tracts of land were incrementally subdivided within these now outmoded shopping center areas. In many instances the underlying parcel boundaries no longer support current or future uses. In order for redevelopment of these functionally obsolete commercial properties to occur, the assemblage of multiple parcels, individual buildings and vacant storefronts will need to be acquired. This process inhibits the acquisition of property and makes redevelopment efforts difficult to occur solely within the private sector.

Although several platted subdivisions currently exist within the **84th Street Redevelopment Area**, these subdivisions do not conform to the current municipal subdivision standards, or those of the City of La Vista. In order for the redevelopment of these commercial shopping areas to occur, large areas or even entire shopping centers will need to be acquired and redeveloped to modern commercial development standards.

Conclusion.

A strong presence of improper subdivision or obsolete platting exists throughout the 84th Street Redevelopment Area.

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

1. **Building Elements that are Combustible.**

There are wood-framed buildings and masonry buildings containing combustible elements and fixtures, located throughout the **84th Street Redevelopment Area**. Several of these buildings have been vacant for an extended length of time and not adequately maintained. These vacant structures will require extensive rehabilitation to be able to support new commercial tenants. **Approximately 10 buildings, or 17.8 percent of the total 56 buildings, have been determined to be deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

The City of La Vista Public Works Staff estimated that the majority of water and sewer mains throughout the **84th Street Redevelopment Area**, with the exception of 84th Street, are approximately 40+ years of age. Privately owned and maintained water, sewer and storm water drainage systems connect to Municipal or MUD mains beyond the large shopping center properties. As the privately owned utility systems continue to age, repeated maintenance and repair issues are anticipated to become more frequent. Updates and ongoing maintenance of these utility systems is imperative to the continued economic viability of the **84th Street Redevelopment Area**.

Specific data relating to the **84th Street Redevelopment Area** is discussed in the following paragraphs.

Approximately 14 (25 percent) of the total 56 structures in the **84th Street Redevelopment Area** were built prior to 1971, thus 40+ years of age. The average age of the residential structures is estimated to be 62 years. Wood frame buildings and masonry buildings containing combustible elements and fixtures are located throughout the **Redevelopment Area** and are in need of structural repair or fire protection.

Overall site conditions at properties throughout the **84th Street Redevelopment Area** were generally found to be in “fair” condition. The field survey determined that 22 parcels, or 34.9 percent of the total 63 parcels were found to be in “fair” condition and an additional six parcels, or 9.5 percent, were determined to be in “poor” condition. **This overall condition rating combines for a total of 44.4 percent of the parcels being in “fair” or “poor” condition.** Generally, conditions combining for this determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence throughout the 84th Street Redevelopment Area.



Located at 7405 S. 85th St.



Located along the south side of the telephone building parking lot.

(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.

Public improvements in the **84th Street Redevelopment Area** have generally been concentrated on maintenance and resurfacing municipal owned street systems. However, privately owned water and sewer mains, street and parking lots are in substandard condition throughout the Redevelopment Area. Privately owned access streets within Brentwood Village have deteriorated to the point where vehicles are avoiding the businesses adjacent these access streets. Lastly, functional and economic obsolescence is apparent in several commercial buildings within the **84th Street Redevelopment Area**. Many of these buildings have been vacant for an extended length of time, while not being adequately maintained.

Although some publically owned infrastructure improvements have occurred throughout the **84th Street Redevelopment Area**, additional efforts are needed. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector; problems that only public assistance programs can remedy. These include removal of substantially dilapidated structures and socially undesirable land uses, the improvement to publicly and privately owned water and sewer systems that are outdated and undersized, and the need for resurfacing of frontage/access roads, driveways and parking areas.

Conclusion.

Other Environmental, Blighted Factors are a strong presence throughout the **84th Street Redevelopment Area**, containing a significant amount of functionally and economically obsolete commercial properties and a variety of undevelopable narrow width lots.



Former Walmart



Former Baker's



Former Discount Store

(12) Additional Blighting Conditions.

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

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

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

The average age of the residential or commercial units in the area is at least forty (40) years.

The estimated average age of the residential structures in the **84th Street Redevelopment Area** is 62 years. Approximately 25 percent, or 14 of the total 56 structures throughout the **84th Street Redevelopment Area** are at least 40+ years of age.

Conclusion.

The criteria of average age of residential units is over 40 years of age as one of five additional blighting conditions is a strong presence throughout the 84th Street Redevelopment Area.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

The 84th Street Redevelopment Area meets the requirements of the Nebraska Community Development Law for designation as both a "Blighted and Substandard Area." There is at least a reasonable presence of all four Factors that constitute the Area as substandard. Of the 12 possible Factors that can constitute the Area blighted, 10 are at least a reasonable presence in the 84th Street Redevelopment Area. Factors present in each of the criteria are identified below.

Substandard Factors

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

Blight Factors

1. A substantial number of deteriorated or dilapidated structures.
2. Existence of defective or inadequate street layout.
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
4. Unsanitary 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 at least reasonably present throughout the **84th Street Redevelopment Area**, the conclusion is that the average age of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of the **84th Street Redevelopment Area** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in the **84th Street Redevelopment Area**, addressed in this document, is presented in **Tables 1** and **2**, located on **Pages 8** and **10** respectively. The eligibility findings indicate the **84th Street 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 La Vista and support any value added developments. 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.



The Municipal Pool and Kelly McMahon Park are located approximately 20 feet below the elevation of the 84th Street public sidewalk and the adjacent Shadow Ridge Apartments.

**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

84TH STREET REDEVELOPMENT AREA

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
AGE OF STRUCTURE							
1-5 Years	1	1.8%	0	1	0	N/A	0
5-10 Years	0	0.0%	0	0	0	N/A	0
10-20 Years	16	28.6%	0	16	0	N/A	0
20-40 Years	25	44.6%	0	22	0	N/A	3
40-100 Years	14	25.0%	7	7	0	N/A	0
100+ Years	0	0.0%	0	0	0	N/A	0
TOTAL	56	100.0%	7	46	0	N/A	3

FINAL STRUCTURAL RATING							
Sound	28	50.0%	0	27	0	N/A	1
Deteriorating-Minor	18	32.1%	0	16	0	N/A	2
Deteriorating-Major	5	8.9%	3	2	0	N/A	0
Dilapidated	5	8.9%	4	1	0	N/A	0
TOTAL	56	100.0%	7	46	0	N/A	3

STREET CONDITION							
None	0	0.0%	0	0	0	0	0
Excellent	24	38.1%	0	19	0	2	3
Good	28	44.4%	7	18	0	1	2
Fair	11	17.5%	0	10	0	1	0
Poor	0	0.0%	0	0	0	0	0
TOTAL	63	100.0%	7	47	0	4	5

SIDEWALK CONDITION							
None	5	7.9%	0	2	0	3	0
Excellent	1	1.6%	0	1	0	0	0
Good	52	82.5%	2	44	0	1	5
Fair	5	7.9%	5	0	0	0	0
Poor	0	0.0%	0	0	0	0	0
TOTAL	63	100.0%	7	47	0	4	5

DEBRIS							
None	61	96.8%	6	47	0	4	4
Major	1	1.6%	0	0	0	0	1
Minor	1	1.6%	1	0	0	0	0
TOTAL	63	100.0%	7	47	0	4	5

OVERALL SITE CONDITION							
Excellent	9	14.3%	0	7	0	0	2
Good	26	41.3%	0	23	0	3	0
Fair	22	34.9%	2	16	0	1	3
Poor	6	9.5%	5	1	0	0	0
TOTAL	63	100.0%	7	47	0	4	5

PARKING SPACES							
Ranges	0-300	0.0%	1-2	1-300	0-0	N/A	1-50
None	5	8.6%	0	0	0	4	1
Hard Surfaced	58	100.0%	7	47	0	0	4
Unimproved	0	0.0%	0	0	0	0	0
TOTAL	58	100.0%	7	47	0	0	4

84TH STREET REDEVELOPMENT AREA

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
None	1	1.8%	0	1	0	N/A	0
Sound	48	85.7%	1	44	0	N/A	3
Minor	2	3.6%	1	1	0	N/A	0
Substandard	5	8.9%	5	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	56	100.0%	7	46	0	N/A	3

WINDOWS							
None	5	8.9%	3	2	0	N/A	0
Sound	46	82.1%	1	42	0	N/A	3
Minor	4	7.1%	2	2	0	N/A	0
Substandard	0	0.0%	0		0	N/A	0
Critical	1	1.8%	1	0	0	N/A	0
TOTAL	56	100.0%	7	46	0	N/A	3

STREET TYPE							
None	0	0.0%	0	0	0	0	0
Concrete	21	33.3%	0	16	0	2	3
Asphalt	41	65.1%	7	30	0	2	2
Gravel	1	1.6%	0	1	0	0	0
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	63	100.0%	7	47	0	4	5

PORCHES...							
None	0	0.0%	0	0	0	N/A	0
Sound	28	50.0%	0	26	0	N/A	2
Minor	24	42.9%	3	20	0	N/A	1
Substandard	4	7.1%	4	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	56	100.0%	7	46	0	N/A	3

PAINT							
None	0	0.0%	0	0	0	N/A	0
Sound	33	58.9%	0	31	0	N/A	2
Minor	18	32.1%	3	14	0	N/A	1
Substandard	5	8.9%	4	1	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	56	100.0%	7	46	0	N/A	3

DRIVEWAY							
None	1	1.8%	0	1	0	N/A	0
Sound	16	28.6%	0	15	0	N/A	1
Minor	24	42.9%	3	19	0	N/A	2
Substandard	15	26.8%	4	11	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	56	100.0%	7	46	0	N/A	3

84TH STREET REDEVELOPMENT AREA

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
ROOF STRUCTURE							
None	0	0%	0	0	0	N/A	0
Sound	32	57%	0	31	0	N/A	1
Minor	21	38%	6	13	0	N/A	2
Substandard	3	5%	1	2	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	56	100%	7	46	0	N/A	3

WALL FOUNDATION							
None	0	0%	0	0	0	N/A	0
Sound	35	63%	0	35	0	N/A	0
Minor	18	32%	6	11	0	N/A	1
Substandard	3	5%	1	0	0	N/A	2
Critical	0	0%	0	0	0	N/A	0
TOTAL	56	100%	7	46	0	N/A	3

FOUNDATION							
None	0	0%	0	0	0	N/A	0
Sound	47	84%	1	44	0	N/A	2
Minor	7	13%	6	0	0	N/A	1
Substandard	1	2%	0	1	0	N/A	0
Critical	1	2%	0	1	0	N/A	0
TOTAL	56	100%	7	46	0	N/A	3

FOUNDATION TYPE							
Concrete	54	96%	7	44	0	N/A	3
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	0	0%	0	0	0	N/A	0
Brick	1	2%	0	1	0	N/A	0
Other/None	1	2%	0	1	0	N/A	0
TOTAL	56	100%	7	46	0	N/A	3

ROOF SURFACE							
None	1	2%	0	1	0	N/A	0
Sound	22	39%	0	21	0	N/A	1
Minor	30	54%	5	23	0	N/A	2
Substandard	2	4%	2	0	0	N/A	0
Critical	1	2%	0	1	0	N/A	0
TOTAL	56	100%	7	46	0	N/A	3

ROOF TYPE							
Asphalt Shingles	13	23%	7	5	0	N/A	1
Rolled Asphalt	39	70%	0	38	0	N/A	1
Cedar	1	2%	0	0	0	N/A	1
Combination	2	4%	0	2	0	N/A	0
Other	1	2%	0	1	0	N/A	0
TOTAL	56	100%	7	46	0	N/A	3

84TH STREET REDEVELOPMENT AREA

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
CHIMNEY							
None	55	98%	7	45	0	N/A	3
Sound	0	0%	0	0	0	N/A	0
Minor	1	2%	0	1	0	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	56	100%	7	46	0	N/A	3

GUTTER, DOWNSPOUTS

None	3	5%	1	2	0	N/A	0
Sound	42	75%	1	39	0	N/A	2
Minor	11	20%	5	5	0	N/A	1
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	56	100%	7	46	0	N/A	3

WALL SURFACE

None	0	0%	0	0	0	N/A	0
Sound	37	66%	1	33	0	N/A	3
Minor	15	27%	2	13	0	N/A	0
Substandard	3	5%	3	0	0	N/A	0
Critical	1	2%	1	0	0	N/A	0
TOTAL	56	100%	7	46	0	N/A	3

WALL SURFACE TYPE

Frame	4	7%	2	1	0	N/A	1
Masonry	16	29%	0	14	0	N/A	2
Siding	8	14%	5	3	0	N/A	0
Combination	25	45%	0	25	0	N/A	0
Stucco	3	5%	0	3	0	N/A	0
Other	0	0%	0	0	0	N/A	0
TOTAL	56	100%	7	46	0	N/A	3

PARKING SURFACE

None	1	2%	0	0	0	N/A	1
Concrete	15	26%	6	9	0	N/A	0
Asphalt	42	72%	1	38	0	N/A	3
Gravel	0	0%	0	0	0	N/A	0
Dirt	0	0%	0	0	0	N/A	0
Brick	0	0%	0	0	0	N/A	0
TOTAL	58	100%	7	47	0	N/A	4

PARKING SPACES

None	1	2%	0	0	0	N/A	1
1 to 2	9	16%	7	2	0	N/A	0
3 to 5	0	0%	0	0	0	N/A	0
6 to 10	3	5%	0	3	0	N/A	0
11 to 20	2	3%	0	2	0	N/A	0
21 or More	43	74%	0	40	0	N/A	3
TOTAL	58	100%	7	47	0	N/A	4