

Crete, Nebraska

Blight & Substandard Determination Study
Redevelopment Area #2.



Prepared for:

The City of Crete, Nebraska.



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

October, 2015

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CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

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Crete, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #2

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 **Crete Redevelopment Area #2** in Crete, Nebraska. The results of this **Study** will assist the City in declaring the **Crete Redevelopment Area #2** as both **blighted and substandard**.

Location

Beginning at the intersection of the north line of the Big Blue River with the west Corporate Limit Line, thence southeasterly and southerly along said north and east lines of the River to its intersection with the extended north line of 17th Street, thence east along said extended line and continuing to the east along said north line of 17th Street to its intersection with the east line of Oak Avenue, thence south along said east line to its intersection with the north line of the Burlington Northern Santa Fe Railway, thence southwesterly along said north railway line to its intersection with the east line of Quince Avenue, thence south along said east line to its intersection with the north line of 13th Street, thence east along said north line to its intersection with the west line of Norman Street, thence south along said west line to its intersection with the south line of 12th Street, thence west along said south line to its intersection with the east line of Sycamore Avenue, thence south along said east line to its intersection with the south Corporate Limit Line of the City of Crete, thence westerly to its intersection with the east line of Parcel #760050953, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the east line of the southern branch of the Burlington Northern Santa Fe Railway, thence southeasterly to its intersection with the north line of Parcel #76012298, thence east to its intersection with the east line of said Parcel, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the west line of the Highway 77 Corridor, thence north-northwesterly to its intersection with the south line of Parcel # 760051062, thence continuing along the south line of Parcel #760145013 to its intersection with the west line of said Parcel, thence north along said west line of Parcel and continuing north along the west line of Parcel # 760051062, then # 760145006 and #760144992 to its intersection of the west and south lines of the Corporate Limit Lines, thence continuing north along said Corporate Limit Line, (also known as the west line of the Westwood Estates Addition), thence continuing north along said Corporate Limit Line and thence the extended west Corporate Limit Line to its intersection with the extended north line of Parcel #760050422, thence east along extended north line and continuing east along the north line of parcel #s 760050422, 760050414 and 760050546 and thence continuing east along the platted north line of 15th Street to its intersection with the east line of Idaho

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Avenue, also known as the west Corporate Limit Line, thence north along said west Corporate Limit Line around the west and north lines of the Riverside Cemetery and continuing along the east along the north Corporate Limit Line and along the north side of County Fairgrounds and the north line of Tuxedo Park to its intersection of the west Corporate Limit Line and the north line of the Big Blue River, also known as the point of beginning.

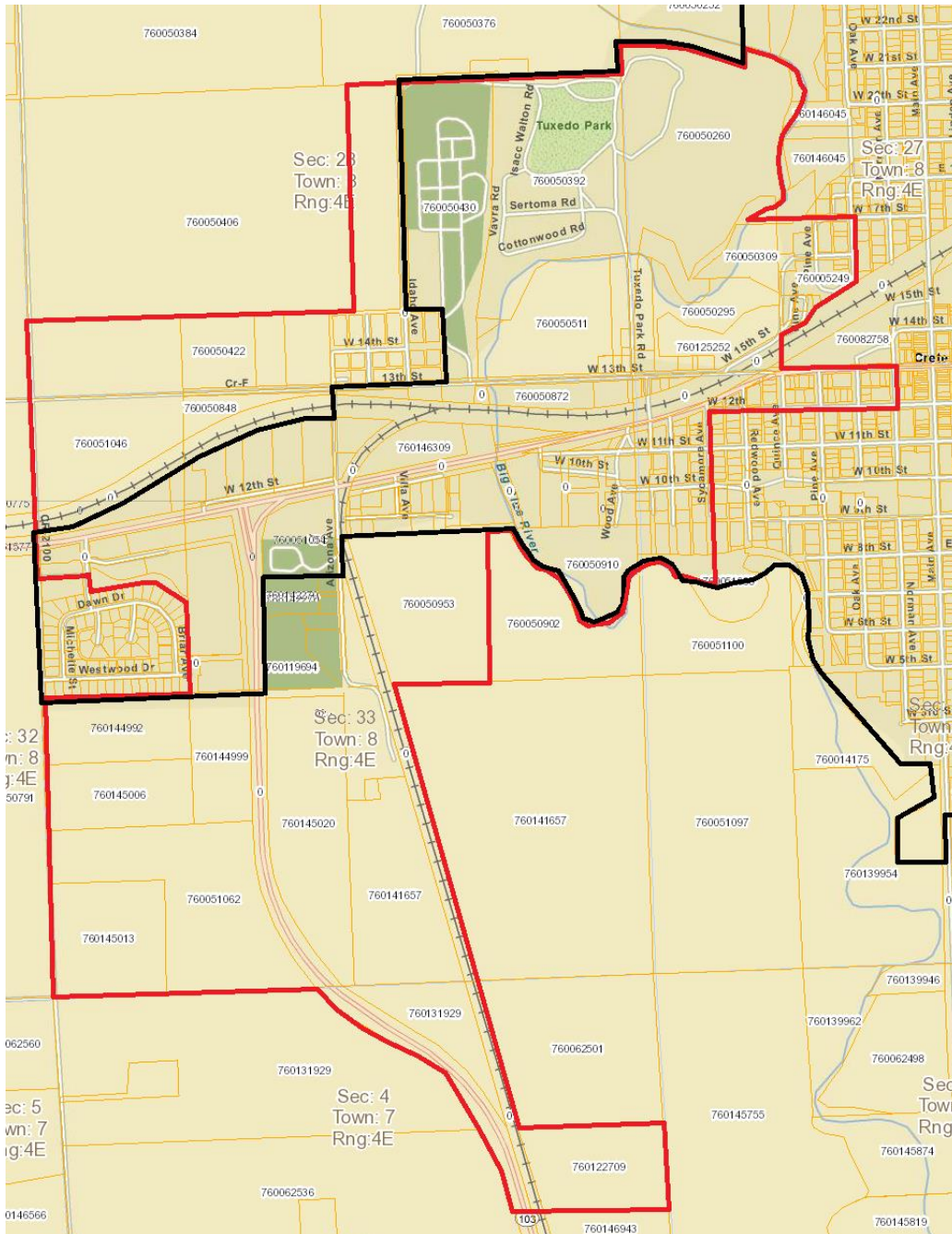
The referenced **Redevelopment Area #2**, in the City of Crete, Nebraska, includes the following 172 Parcel ID #s:

760000255	760000557	760009414	760019525	760050929	760125252
760000012	760000565	760009422	760019541	760050937	760129843
760000204	760000581	760009430	760019568	760050945	760129959
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760000360	760005141	760015384	760050295	760051062	760142270
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760000387	760005206	760015460	760050325	760052395	760144138
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760000441	760009260	760019436	760050481	760082723	760145195
760000468	760009279	760019444	760050538	760082731	760145774
760000476	760009309	760019452	760050546	760114234	760145788
760000484	760009309	760019460	760050848	760119414	760145849
760000492	760009317	760019479	760050856	760119503	760146446
760000514	760009325	760019487	760050864	760119694	760146736
760000522	760009333	760019495	760050880	760119694	760146737
760000530	760009341	760019509	760050899	760119694	
760000549	760009376	760019517	760050910	760122709	

Illustration 1, Context Map, identifies the location of **Redevelopment Area #2** in relation to the City of Crete. Portions of the **Redevelopment Area** are located adjacent, but outside the Corporate Limits of Crete. The primary streets within the **Redevelopment Area** are the Highway 33/103 Corridor and west 13th Street.

CONTEXT MAP

REDEVELOPMENT AREA #2
CRETE, NEBRASKA



LEGEND

- Redevelopment Area
- Boundary
- City of Crete
- Corporate Limits

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This **blight and substandard evaluation** included a detailed **exterior structural survey of 185 individual structures**, a parcel-by-parcel field inventory, conversations with City of Crete 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 **Redevelopment Area #2** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, Redevelopment Area #2 is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

Of the Four Substandard Factors, set forth in the Nebraska Community Development Law, all four Factors represent a “strong presence,” within Redevelopment Area #2. The Substandard Factors are reasonably distributed throughout the Redevelopment Area.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #2
CRETE, 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., 2015.

Strong Presence of Factor -

The results of the field survey identified 92 structures, or 49.7 percent of the 185 total structures in **Redevelopment Area #2** as being ***Deteriorating or Dilapidated***. This **Factor** is a **strong presence** throughout the **Area**.

Based on the results of a parcel-by-parcel field survey analysis, approximately 108, or 58.3 percent of the 185 total buildings are ***40+ years of age*** (built prior to 1975). Additionally, based on records available at the Saline County Assessor’s Office, the estimated average age of commercial structures in the **Redevelopment Area** is approximately 58.3 years and the average age of residential structures is 88 years. The **Factor of *Age or Obsolescence*** is a **strong presence** throughout the **Area**.

The conditions which result in *Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space* are a **strong presence** and distributed throughout the **Redevelopment Area**. Portions of municipal water distribution mains are undersized by current engineering standards and are 40+ years of age, thus prone to repeated maintenance and or replacement.

The parcel-by-parcel field analysis determined that the **Substandard Factor Existence of Conditions Which Endanger Life or Property** by fire and other causes is a **strong presence** throughout **Redevelopment Area #2**. The primary contributing elements include a significant number of deteriorating and dilapidated buildings and the existence of wood frame and masonry buildings containing combustible elements and fixtures. Additionally, residential areas within the **Redevelopment Area** have water mains that were constructed of obsolete materials, are 40+ years of age, with portions being undersized by current engineering standards.

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. “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 and commercial structures being in excess of 40+ years of age; and
6. Portions of **Redevelopment Area #2** having water mains that are under-sized by current engineering standards and are 40+ years of age.

BLIGHT FACTORS

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law, 10** represent a “strong presence” in the **Redevelopment Area**. The **Factor** “tax or special assessment exceeding 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 **Redevelopment Area #2**.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #2
CRETE, 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., 2015.	

Strong Presence of Factor –

Deteriorated or Dilapidated Structures are a **strong presence** in **Redevelopment Area #2**. A total of 92 structures, or 49.7 percent of the 185 total structures were documented as deteriorating, or are in a dilapidated condition.

Defective or Inadequate Street Layout is a **strong presence** in **Redevelopment Area #2**, due to a significant percentage of streets and driveways that are deteriorated. The assessment of street conditions revealed that approximately 94 parcels, or 54.6 percent of the total 172 parcels front on streets in fair to poor condition. Additionally, 75 parcels, or 43.6 percent of the total 172 parcels front on gravel surfaced streets.

Faulty Lot Layout is a **strong presence** throughout **Redevelopment Area #2**. Conditions contributing to the presence of this **Factor** include inadequate lot sizes, whereby irregular tracts of land were too large, encouraging piecemeal development through subsequent lot splits for individual development sites, and platted parcels no wider than 50' in residential areas that are undersized by current development standards.

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

Deterioration of Site or Other Improvements is a **strong presence** throughout the **Redevelopment Area**. Of the total 172 parcels examined, 84.9 percent, or 146 parcels have “fair” to “poor” overall site conditions.



The ***Diversity of Ownership*** is a **strong presence** throughout **Redevelopment Area #2**. Research of public records from the Saline County Assessor's office indicates that 126 individuals or corporations own property in the **Area**.

Improper Subdivision or Obsolete Platting is a **strong presence** throughout **Redevelopment Area #2**. Lot sizes throughout the **Area** are not supportive of today's residential, commercial or industrial development requirements. Several irregular tracts of land throughout the Area were oversized and incrementally subdivided to support individual uses. The locations of the Burlington Northern Santa Fe Railway Corridor and the Big Blue River do not support uniform platting and development. Large, vacant tracts of land also exist within the Area, but outside the corporate limits of Crete that are underutilized and do not support local utilities

The ***Existence of Conditions Which Endanger Life or Property*** by fire or other causes is a **strong presence** throughout **Redevelopment Area #2**. Conditions associated with this **Factor** include the existence of wood frame buildings and masonry buildings containing combustible elements and fixtures. Additionally, portions of the **Redevelopment Area** have water mains that are 40+ years of age and are undersized by current engineering standards.

In regards to ***Other Environmental and Blighting Factors***, economically and socially undesirable land uses and functional obsolescence is a **strong presence** throughout **Redevelopment Area #2**. The **Area** contains residential, commercial and industrial buildings in substandard condition, with outmoded infrastructure. Several buildings are too small, or poorly designed in order to be adapted for new uses. Additionally, the floodplains and floodway associated with the Big Blue River prohibit development on large, vacant tracts of land in the northern portion of the **Area**.

One of the Required Five Additional Blight Factors has a **strong presence** throughout the **Redevelopment Area**. Based on the field survey analysis, the estimated average age of residential buildings is approximately 83.4 years. Average age of commercial buildings is estimated to be 46.4 years.



Conclusion

It is the conclusion of the Consultant retained by the City of Crete 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 **Redevelopment Area #2** as "substandard" and "blighted."

The conclusions presented in this **Study**, are those of the Consultant, engaged by the City of Crete to examine whether conditions of **blight and substandard** exist. The Crete City Council 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 Crete 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 **Redevelopment Area #2** 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 Crete (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 **Redevelopment Area #2**. 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 **Crete Redevelopment Area #2** in Crete, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law**, Section 18-2103.

Location

Beginning at the intersection of the north line of the Big Blue River with the west Corporate Limit Line, thence southeasterly and southerly along said north and east lines of the River to its intersection with the extended north line of 17th Street, thence east along said extended line and continuing to the east along said north line of 17th Street to its intersection with the east line of Oak Avenue, thence south along said east line to its intersection with the north line of the Burlington Northern Santa Fe Railway, thence southwesterly along said north railway line to its intersection with the east line of Quince Avenue, thence south along said east line to its intersection with the north line of 13th Street, thence east along said north line to its intersection with the west line of Norman Street, thence south along said west line to its intersection with the south line of 12th Street, thence west along said south line to its intersection with the east line of Sycamore Avenue, thence south along said east line to its intersection with the south Corporate Limit Line of the City of Crete, thence westerly to its intersection with the east line of Parcel #760050953, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the east line of the southern branch of the Burlington Northern Santa Fe Railway, thence southeasterly to its intersection with the north line of Parcel #76012298, thence east to its intersection with the east line of said Parcel, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the west line of the Highway 77 Corridor, thence north-northwesterly to its intersection with the south line of Parcel # 760051062, thence continuing along the south line of Parcel #760145013 to its intersection with the west line of said Parcel, thence north along said west line of Parcel and continuing north along the west line of Parcel # 760051062, then # 760145006 and #760144992 to its intersection of the west and south lines of the Corporate Limit Lines, thence continuing north along said Corporate Limit Line, (also known as the west line of the Westwood Estates Addition), thence continuing north along said Corporate Limit Line and thence the extended west Corporate Limit Line to its intersection with the extended north line of Parcel #760050422, thence east along extended north line and continuing east along the north line of parcel #s 760050422, 760050414 and 760050546 and thence continuing east along the platted north line of 15th Street to its intersection with the east line of Idaho Avenue, also known as the west Corporate Limit Line, thence north along said west Corporate Limit Line around the west and north lines of the Riverside Cemetery and continuing along the east along the north Corporate Limit Line and along the north side of County Fairgrounds and the north line of Tuxedo Park to its

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intersection of the west Corporate Limit Line and the north line of the Big Blue River, also known as the point of beginning.

The referenced **Redevelopment Area #2**, in the City of Crete, Nebraska, includes the following 172 Parcel ID #s by the Saline County Assessor's Office:

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760000360	760005141	760015384	760050295	760051062	760142270
760000379	760005168	760015422	760050309	760052387	760143102
760000387	760005206	760015460	760050325	760052395	760144138
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760000425	760006407	760019401	760050430	760065527	760145020
760000433	760006415	760019428	760050465	760082707	760145065
760000441	760009260	760019436	760050481	760082723	760145195
760000468	760009279	760019444	760050538	760082731	760145774
760000476	760009309	760019452	760050546	760114234	760145788
760000484	760009309	760019460	760050848	760119414	760145849
760000492	760009317	760019479	760050856	760119503	760146446
760000514	760009325	760019487	760050864	760119694	760146736
760000522	760009333	760019495	760050880	760119694	760146737
760000530	760009341	760019509	760050899	760119694	
760000549	760009376	760019517	760050910	760122709	

Illustration 1, Context Map, identifies the location of **Redevelopment Area #2** in relation to the City of Crete. Portions of the **Redevelopment Area** are located adjacent, but outside the Corporate Limits of Crete. The primary streets within the **Redevelopment Area** are the Highway 33/103 Corridor and west 13th Street.

Redevelopment Area #2 is comprised of all modern land use types, including residential, commercial, industrial, public/quasi-public and vacant land. These land uses are identified in **Illustration 2**. The **Area** contains an estimated 867 acres, of which approximately 74 percent of the **Redevelopment Area** has been developed. Land adjacent the Big Blue River is considered undevelopable due to the existing floodplain and floodway.

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

**TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA #2
CRETE, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Public/Quasi-Public	46.8	5.4%
Park/Recreational	53.4	6.1%
Single Family	12.0	1.4%
Mobile Home	0.2	0.0%
Multiple Family	2.2	0.2%
Commercial	18.6	2.2%
Industrial	15.8	1.8%
Streets (Municipal/Priv.)	31.2	3.6%
Railway Corridor	46.8	5.4%
<u>Vacant</u>	<u>639.7</u>	<u>73.9%</u>
Total Acreage	866.7	100.0%

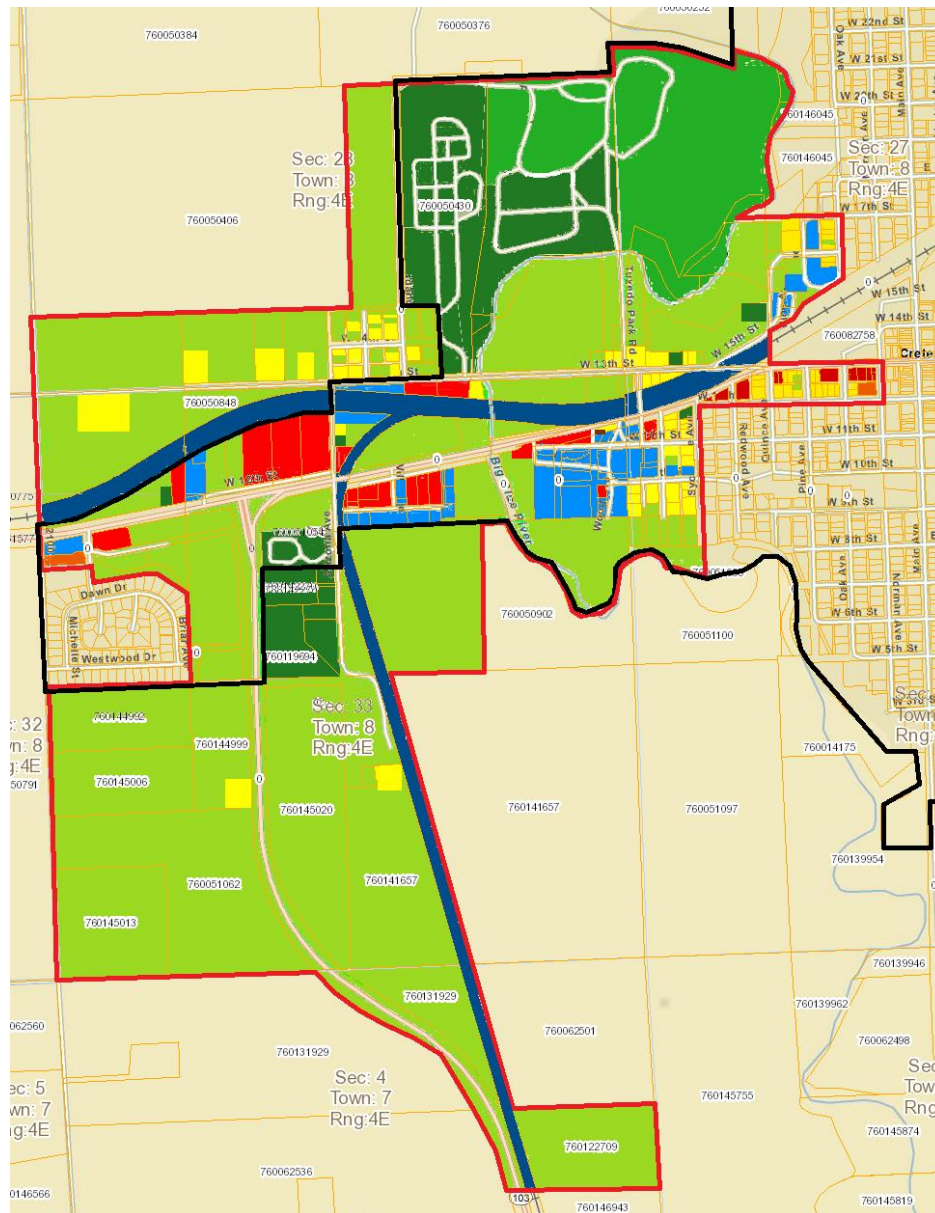
Source: Hanna:Keelan Associates, P.C., 2015.

Illustration 3 identifies the existing **Zoning Classifications** within **Redevelopment Area #2**, which includes lands that are both within and adjacent, but beyond the current Corporate Limits of the City of Crete. Zoning activities throughout **Redevelopment Area #2** are controlled by the City of Crete. All parcels within **Area** are either located within the current Corporate Limits of the City of Crete, Nebraska, or within the Two-Mile Planning Jurisdiction of the City.

EXISTING LAND USE MAP

REDEVELOPMENT AREA #2

CRETE, NEBRASKA



LEGEND

- VACANT
- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- BODY OF WATER
- CITY OF CRETE CORPORATE LIMITS
- REDEVELOPMENT AREA #2 BOUDARY

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COMMUNITY PLANNING & RESEARCH

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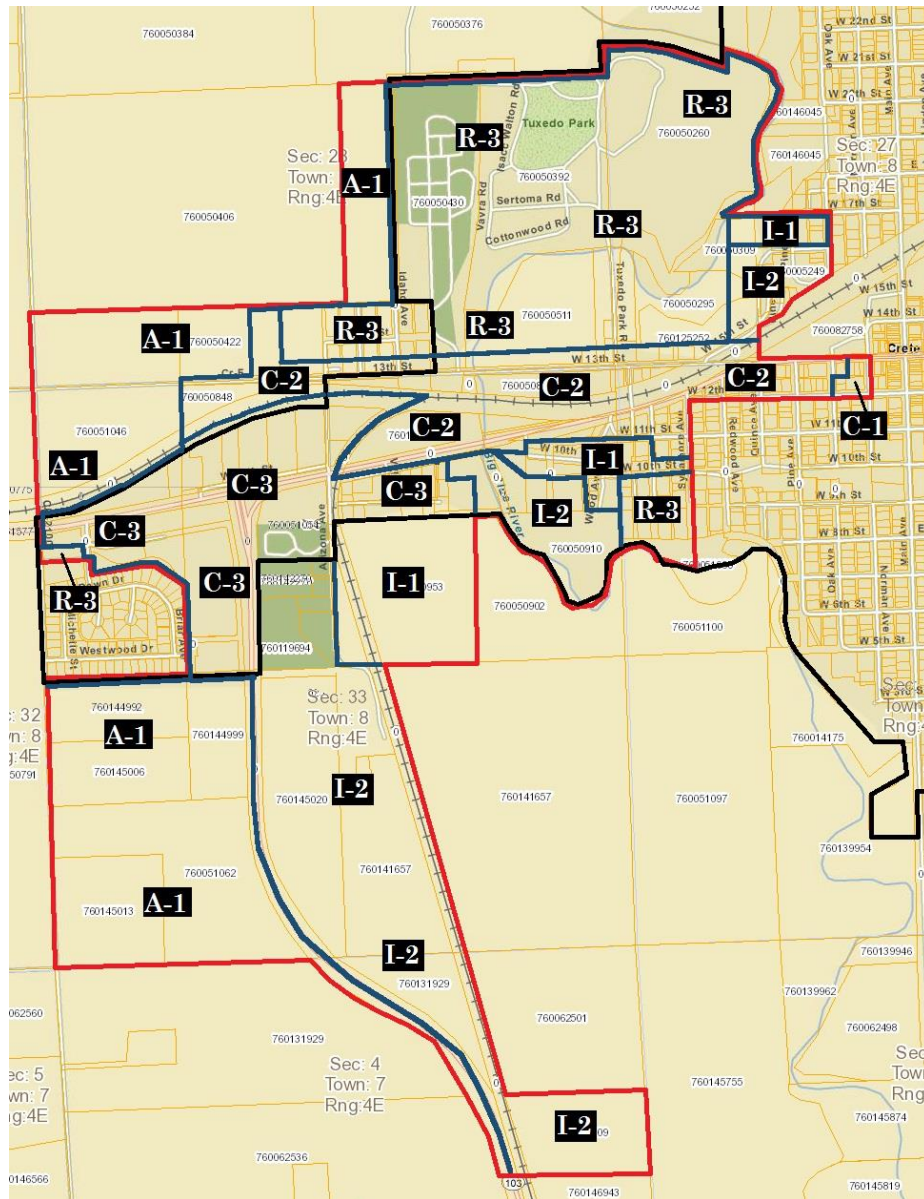
ILLUSTRATION 2

Crete, Nebraska
 Blight & Substandard Determination Study
 Redevelopment Area #2

EXISTING ZONING MAP

REDEVELOPMENT AREA #2

CRETE, NEBRASKA



LEGEND

- A-1 - AGRICULTURAL
- R-3 - MULTIPLE-FAMILY RESIDENTIAL
- C-1 - CENTRAL COMMERCIAL
- C-2 - GENERAL COMMERCIAL
- C-3 - HIGHWAY COMMERCIAL
- I-1 - LIGHT INDUSTRIAL
- I-2 - HEAVY INDUSTRIAL
- CITY OF CRETE CORPORATE LIMITS
- REDEVELOPMENT AREA #2 BOUDNARY
- ZONING DISTRICT BOUNDARY

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ILLUSTRATION 3

Crete, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #2

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for **Redevelopment Area #2** 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 August, 2015. A total of **185 structures** received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in **Redevelopment Area #2**. 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 August, 2015. A total of **172 separate legal parcels** were inspected for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. **A few parcels within Redevelopment Area #2 contained multiple structures**. 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 **Redevelopment Area #2** 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 **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 **Redevelopment Area #2** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of 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.

The following summarizes the process used for assessing building conditions in **Redevelopment Area #2**, 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 **185 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Redevelopment 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, railway 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 **185 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Fifty-four (54) structures were classified as structurally **sound**;
- Thirty-nine (39) structures were classified as **deteriorating** with **minor** defects.
- Fifty-six (56) structures were classified as **deteriorating** with **major** defects; and
- Thirty-six (36) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout **Redevelopment Area #2**. Of the 185 total structures, 92 structures (49.7 percent) are either deteriorating with major defects, or dilapidated to a substandard condition.

Conclusion.

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

**TABLE 4
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #2
CRETE, 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	13	11	40	24	88	64
Commercial	18	10	5	1	34	6
Industrial	9	16	4	7	36	11
<u>Other</u>	<u>14</u>	<u>2</u>	<u>7</u>	<u>4</u>	<u>27</u>	<u>11</u>
Totals	88	34	36	27	185	92
Percent	47.6%	18.4%	19.4%	14.6%	100.0%	49.7%

Source: Hanna:Keelan Associates, P.C., 2015.

(2) Age of Obsolescence.

As per the results of the field survey and by confirmation from Saline County Assessor's Office property records, an estimated 108 (58.3 percent) of the total 185 structures in the Area are 40+ years of age, or built prior to 1975. Additionally, the estimated average age of residential structures in **Redevelopment Area #2** is 83.4 years of age, while the estimated average age of commercial buildings is 46.4 years.

Conclusion.

The age and obsolescence of the structures is a strong presence throughout Redevelopment Area #2.

(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 **Redevelopment Area #2**. **Factors** contributing to insanitary and unsafe conditions are discussed below.

As per the results of the field survey, an estimated 49.7 percent of the total 185 structures in **Redevelopment Area #2** 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.

Site features, such as parking lots, privately owned driveways, yard and landscaping conditions are noticeably deteriorating. **Approximately 85 percent, or 146 of the total 172 parcels were identified as having “fair” or “poor” overall site conditions.**

The City of Crete Public Works Staff estimates that the water mains in the **Redevelopment Area** range from 4” to 12” in diameter. Portions of the **Area** located north of the Big Blue River, including north of West 13th Street and Tuxedo Park, have water mains 4” in diameter. Current standards recommend no smaller than 6” mains in residential areas and no smaller than 8” mains in commercial and industrial areas. Sewer mains in the **Area** also range from four to 12” in diameter. Four inch sanitary sewer mains are located on the Big Blue River bridge and in areas north of West 13th Street. No sanitary sewer exists west along 13th Street past the Big Blue River. **All development north of the Burlington Northern Santa Fe Railway Corridor and south of the Highway 33 Corridor, with the exception of Westwoods Addition and Schwann’s Food Company, is not on City water or City sewer.** Underground water and sewer mains are 40+ years of age. Repeated maintenance and repair issues will be more prevalent as these mains continue to age.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #2 is a strong 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 and masonry buildings containing combustible elements and fixtures, located throughout **Redevelopment Area #2**. 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 92 buildings, or 49.7 percent of the total 185 buildings are deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

The City of Crete Public Works Staff estimates that the water mains in the **Redevelopment Area** range from 4" to 12" in diameter. Portions of the **Area** located north of the Big Blue River, including north of West 13th Street and Tuxedo Park, have water mains 4" in diameter. Current standards recommend no smaller than 6" mains in residential areas and no smaller than 8" mains in commercial and industrial areas. Sewer mains in the **Area** also range from four to 12" in diameter. Four inch sanitary sewer mains are located on the Big Blue River bridge and in areas north of West 13th Street. No sanitary sewer exists west along 13th Street past the Big Blue River. **All development north of the Burlington Northern Santa Fe Railway Corridor and south of the Highway 33 Corridor, with the exception of Westwoods Addition and Schwann's Food Company, is not on City water or City sewer.** Underground water and sewer mains are 40+ years of age. Repeated maintenance and repair issues will be more prevalent as these mains continue to age.

Specific data relating to **Redevelopment Area #2** are discussed in the following paragraphs.

Approximately 108 (58.3 percent) of the total 185 structures in the **Redevelopment Area** were built prior to 1975, thus 40+ years of age. The average age of the residential structures is estimated to be 83.4 years. The estimated average age of commercial buildings is 46.4 years. Wood frame and masonry buildings containing combustible elements and fixtures are located throughout the **Area**, many of which are deteriorated or dilapidated. These buildings, located throughout the **Redevelopment Area**, are in need of structural repair or fire protection.

The field survey identified 112 parcels, or 65.1 percent of the total 172 parcels as being in “fair” condition and an additional 34 parcels, or 19.8 percent in “poor” condition. **Overall, a total of 85 percent of the parcels are 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 Redevelopment Area #2.



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 **Redevelopment Area #2**, 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 **185 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Redevelopment 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 included the following three types, **one Primary** and **two Secondary**.

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3. Final Structure/Building Rating.

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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 **185 buildings** within **Redevelopment Area #2** were determined based on the finding of the exterior survey. These surveys indicated the following:

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- Fifty-six (56) structures were classified as **deteriorating** with **major** defects; and
- Thirty-six (36) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout **Redevelopment Area #2**. Of the 185 total structures, 92 structures (49.7 percent) are either deteriorating or dilapidated to a substandard condition.

Conclusion.

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



**TABLE 5
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #2
CRETE, 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	13	11	40	24	88	64
Commercial	18	10	5	1	34	6
Industrial	9	16	4	7	36	11
<u>Other</u>	<u>14</u>	<u>2</u>	<u>7</u>	<u>4</u>	<u>27</u>	<u>11</u>
Totals	88	34	36	27	185	92
Percent	47.6%	18.4%	19.4%	14.6%	100.0%	49.7%

Source: Hanna:Keelan Associates, P.C., 2015.



(2) Existence of Defective or Inadequate Street Layout.

The street pattern within **Redevelopment Area #2** consists of a standard rectilinear grid system, combined with “service roads” through Tuxedo Park and the Saline County Fairgrounds. The Highway 33/103 Corridor travels through the **Area** in a northeast to southwest direction. A large portion of the **Area** also consists of the right-of-way for the Burlington Northern Santa Fe Railway Corridor. Major problem conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

1. Condition of Streets.

Street conditions throughout the **Redevelopment Area**, overall, were found to be in “good” condition. Several local streets were observed to be in deteriorating or dilapidated condition. A total of 64 front on streets in “fair” condition. An additional 30 parcels were observed to front on streets in poor condition.

Several privately owned concrete and gravel surfaced parking areas and driveways are severely impacted by “alligator cracking” and settling, or gravel surfaced surfaces in “fair” to “poor” condition.

2. Streets with inadequate speed control devices.

Vehicles traveling throughout **Redevelopment Area #2**, along the Highway 33/103 Corridor and West 13th Street, were observed to be moving at speeds in excess of posted limits. Additional traffic control devices are needed to reduce vehicle speeds that endanger pedestrians and other vehicles.

3. Grade-level railway crossings.

Several street segments, including the Highway 33/103 Corridor, intersect with the Burlington Northern Santa Fe Railway Corridor. The Community routinely experiences a medium to high number of trains utilizing this Corridor, which can cause delays in the flow of vehicular and pedestrian traffic. The City of Crete should monitor Railway crossings to ensure the highest level of safety is in place.

Conclusion.

The existence of defective or inadequate street layout in Redevelopment Area #2 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 **Redevelopment Area #2**. The problem conditions include:

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

Several platted residential lots in the eastern and southeastern portion of the **Redevelopment Area** are too small to support today's residential development standards. Examples exist where multiple platted lots would need to be purchased to support the development of residential housing units. Additionally, irregularly subdivided lots exist in the **Area**, due to the location of the Burlington Northern Santa Fe Railway Corridor and the flow of the Big Blue River. Platted lots of record exist that utilize the Railway Corridor as a line of demarcation. This has caused the underutilization of available, developable land.

2. **Accessibility or Usefulness.**

The Big Blue River Corridor flows through the middle of the **Redevelopment Area**. Floodplains and floodways associated with the River leave large tracts of vacant land undevelopable, especially in the northeastern portion of the **Area**.

Large, vacant tracts of land exist within the **Redevelopment Area**, but adjacent and outside the Corporate Limits of the City of Crete. These tracts are largely used for agricultural purposes. The existing vacant tracts of land will need to be subdivided, as per the City of Crete Subdivision Regulations, to support future growth that is consistent with the Land Use Plan of the City's Comprehensive Plan.

Conclusion.

Faulty lot layout in relation to size, adequacy and usefulness is a strong presence throughout Redevelopment Area #2.

(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 **Redevelopment Area #2**.

1. Age of Structures.

The analysis of all 185 structures in the **Redevelopment Area** identified 58.3 percent, or 108 structures as being 40+ years of age or built prior to 1975. Additionally, the estimated average age of residential buildings is 83.4 years. The average age of commercial buildings is approximately 46.4 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 49.7 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 Crete Public Works Staff estimates that the water mains in the **Redevelopment Area** range from 4" to 12" in diameter. Portions of the **Area** located north of the Big Blue River, including north of West 13th Street and Tuxedo Park, have water mains 4" in diameter. Current standards recommend no smaller than 6" mains in residential areas and no smaller than 8" mains in commercial and industrial areas. Sewer mains in the **Area** also range from four to 12" in diameter. Four inch sanitary sewer mains are located on the Big Blue River bridge and in areas north of West 13th Street. No sanitary sewer exists west along 13th Street past the Big Blue River. **All development north of the Burlington Northern Santa Fe Railway Corridor and south of the Highway 33 Corridor, with the exception of Westwoods Addition and Schwann's Food Company, is not on City water or City sewer.** Underground water and sewer mains are 40+ years of age. Repeated maintenance and repair issues will be more prevalent as these mains continue to age.

Conclusion.

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

(5) Deterioration of Site or Other Improvements.

Field observations were conducted to determine the condition of site improvements within **Redevelopment Area #2**, 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 **Redevelopment Area** are building and associated property conditions, as well as street and sidewalk conditions and private parking areas.

A total of 112 parcels, or 65.1 percent of the total 172 parcels within **Redevelopment Area #2** received an overall site condition rating of “fair”, while an additional 34 parcels, or 19.8 percent received a “poor” rating. Combined, these parcels amount to an estimated 85 percent of the parcels in the **Area** having substandard site conditions. Conditions that lead to these findings included:

1. A total of 121, or 70.3 percent of the parcels have no sidewalks. An additional 14 parcels, or 8.2 percent have sidewalks in “fair” to “poor” condition. The poor condition of sidewalks, or lack thereof puts the health, safety and well-being of pedestrians at risk.
2. A total of 64 parcels, 37.2 percent of the total 172 parcels front on streets that were identified to be in “fair” condition. An additional 30 parcels front on streets in “poor” condition. Thus, a total of 94 (54.6 percent) of the streets adjacent parcels in the **Redevelopment Area** are in need of repair/resurfacing.
3. Approximately 56, or 30.3 percent of the total 185 structures were identified as deteriorating with major defects. An additional 36, or 19.5 percent of the structures were observed to be dilapidated. Collectively, these structures account for 49.7 percent of the buildings throughout **Redevelopment Area #2** needing rehabilitation, or potentially, if cost prohibitive to be restored, should be targeted for demolition and replacement with a new structure. In general, the parcels that these structures are situated on, also, lack upkeep and maintenance and exhibit minimal landscaping or other improvements.
4. A total of 75 parking areas, or 43.6 percent of the 172 total parcels, are “unimproved,” or lacking a hard surface.

Conclusion.

Deterioration of site improvements is a strong presence in the Crete Redevelopment Area #2.

(6) Diversity of Ownership.

The total number of unduplicated owners within **Redevelopment Area #2** is estimated to be **126 individuals, partnerships or corporations.** Publicly owned lands and local street public rights-of-way are located throughout the **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 Redevelopment Area #2.



(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 **Redevelopment Area #2**. 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 **Redevelopment Area**. The records indicated that **six** of the parcels were classified as delinquent by the Saline County Treasurer's Office.

2. **Real Estate Values.**

The tax values within **Redevelopment Area #2** generally appeared to be equal to or greater than the market value of the properties. The total estimated appraised valuation within the **Redevelopment Area** is **\$16,442,255**.

3. **Tax Exempt.**

There are **11 properties** within the **Redevelopment Area**, identified by the Saline County Assessor and Treasurer's Offices, as having full exemption from property taxes.

Conclusion.

Taxes or special assessments delinquency were of no presence in Redevelopment Area #2.

(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 Redevelopment Area #2.



(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in **Redevelopment Area #2** revealed that improper subdivision and obsolete platting is prevalent throughout the **Area**. Individual parcels throughout the **Area** have a wide range of sizes and shapes. Land throughout the central and western portion of the **Area** were developed upon irregular tracts of land that were incrementally split off from larger lots. The subsequent lot splits were accomplished by metes and bounds descriptions to legally establish ownership, without officially platting and subdividing the lands to guide development of the larger area. In many instances the underlying parcel boundaries no longer support current or future uses.

Although several irregular tracts have developed, many include large areas of vacant land that could potentially be further split off to support future development. These irregular tracts are also large enough in area to be exempt from the Subdivision Regulation requirements of the City of Crete. These irregular tracts of land do not conform to current municipal subdivision standards, or specifically to those of the City of Crete. In order for the redevelopment of these parcels areas to occur, large areas should be replatted to support current and future development needs.

The individual lot sizes throughout the **Redevelopment Area** vary greatly in size and shape. Narrow lot sizes of 50' width parcels, or less, were intended to support early 20th Century residential development. Lots in the central portion of the Area consist of irregular boundaries due to the existence of the Burlington Northern Santa Fe Railway Corridor and the flow of the Big Blue River. The existing floodplain and floodway of the River prohibits the development of vacant land in the northern portion of the **Area**.

Large, undeveloped tracts of vacant land exist within the **Redevelopment Area**, but outside the current corporate limits of Crete. These tracts are largely used for agricultural purposes and are not serviced by any local water or sewer utilities. Before subdivision and development can occur, this land will need to be annexed into the Community and have the necessary utilities installed.

In order for redevelopment of these functionally obsolete properties to occur, the assemblage of multiple parcels would be necessary. This process inhibits the acquisition of property and makes redevelopment efforts difficult to occur solely within the private sector.

Conclusion.

A strong presence of improper subdivision or obsolete platting exists throughout Redevelopment Area #2.

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 and masonry buildings containing combustible elements and fixtures, located throughout **Redevelopment Area #2**. 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 92 buildings, or 49.7 percent of the total 185 buildings are deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

The City of Crete Public Works Staff estimates that the water mains in the **Redevelopment Area** range from 4" to 12" in diameter. Portions of the **Area** located north of the Big Blue River, including north of West 13th Street and Tuxedo Park, have water mains 4" in diameter. Current standards recommend no smaller than 6" mains in residential areas and no smaller than 8" mains in commercial and industrial areas. Sewer mains in the **Area** also range from four to 12" in diameter. Four inch sanitary sewer mains are located on the Big Blue River bridge and in areas north of West 13th Street. No sanitary sewer exists west along 13th Street past the Big Blue River. **All development north of the Burlington Northern Santa Fe Railway Corridor and south of the Highway 33 Corridor, with the exception of Westwoods Addition and Schwann's Food Company, is not on City water or City sewer.** Underground water and sewer mains are 40+ years of age. Repeated maintenance and repair issues will be more prevalent as these mains continue to age.

Specific data relating to **Redevelopment Area #2** are discussed in the following paragraphs.

Approximately 108 (58.3 percent) of the total 185 structures in the **Redevelopment Area** were built prior to 1975, thus 40+ years of age. The average age of the residential structures is estimated to be 83.4 years. The estimated average age of commercial buildings is 46.4 years. Wood frame and masonry buildings containing combustible elements and fixtures are located throughout the **Area**, many of which are deteriorated or dilapidated. These buildings, located throughout the **Redevelopment Area**, are in need of structural repair or fire protection.

The field survey identified 112 parcels, or 65.1 percent of the total 172 parcels as being in “fair” condition and an additional 34 parcels, or 19.8 percent in “poor” condition. **Overall, a total of 85 percent of the parcels are 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 Redevelopment Area #2.



(11) Other Environmental and Blighting Factors.

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

Functional and economic obsolescence is apparent in several residential structures within the **Redevelopment Area**. Originally built in the late 1800s to early 1900s, these residential buildings are approaching 120+ years of age. These older buildings are much smaller by current commercial and residential development standards, as they were constructed on narrow lots measuring 50' or less in width. Due to the lack of adequate maintenance and upkeep, several of these structures are also deteriorating or have become dilapidated. The size, age and condition of these structures are often incapable of being renovated for use by current businesses or residences and thus are functionally and economically obsolete.

Although infrastructure improvements have occurred throughout portions of the **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 of water and sewer systems that are outdated and undersized, and the need for addressing storm water drainage that periodically backs up on low-lying properties in the central and southern portions of **Redevelopment Area #2**.

Conclusion.

Other Environmental, Blighted Factors are a strong presence throughout Redevelopment Area #2, containing a significant amount of functionally and economically obsolete commercial properties and a variety of undevelopable narrow width lots.

(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 **Redevelopment Area #2** is 83.4 years. The average age of commercial structures is approximately 46.4 years. Approximately 58.3 percent, or 108 of the total 185 structures throughout the **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 Redevelopment Area #2.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

Redevelopment Area #2 meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" All **four Factors** that constitute the **Area** as substandard are present to a strong extent. Of the 12 possible **Factors** that can constitute the **Area blighted, 10** are at least a reasonable presence in the **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 **Redevelopment Area #2**, 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 **Redevelopment Area #2** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in **Redevelopment Area #2**, addressed in this Study, is presented in **Tables 1** and **2**, **Pages 6** and **8**. The eligibility findings indicate that **Redevelopment Area #2** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Crete 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.



**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. Railway 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

CRETE REDEVELOPMENT AREA #2							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
AGE OF STRUCTURE							
1-5 Years	2	1.1%	0	1	1	N/A	0
5-10 Years	0	0.0%	0	0	0	N/A	0
10-20 Years	11	5.9%	3	3	1	N/A	4
20-40 Years	64	34.6%	14	18	23	N/A	9
40-100 Years	75	40.5%	46	11	8	N/A	10
100+ Years	33	17.8%	25	1	3	N/A	4
TOTAL	185	100.0%	88	34	36	N/A	27
FINAL STRUCTURAL RATING							
Sound	54	29.2%	13	18	9	N/A	14
Deteriorating-Minor	39	21.1%	11	10	16	N/A	2
Deteriorating-Major	56	30.3%	40	5	4	N/A	7
Dilapidated	36	19.5%	24	1	7	N/A	4
TOTAL	185	100.0%	88	34	36	N/A	27
STREET CONDITION							
None	0	0.0%	0	0	0	0	0
Excellent	24	14.0%	11	0	1	10	2
Good	54	31.4%	22	18	5	8	1
Fair	64	37.2%	27	10	7	15	5
Poor	30	17.4%	15	0	8	6	1
TOTAL	172	100.0%	75	28	21	39	9
SIDEWALK CONDITION							
None	121	70.3%	39	21	19	36	6
Excellent	11	6.4%	7	0	1	1	2
Good	26	15.1%	17	7	1	1	0
Fair	12	7.0%	10	0	0	1	1
Poor	2	1.2%	2	0	0	0	0
TOTAL	172	100.0%	75	28	21	39	9
DEBRIS							
None	157	91.3%	67	26	18	37	9
Major	4	2.3%	1	0	1	2	0
Minor	11	6.4%	7	2	2	0	0
TOTAL	172	100.0%	75	28	21	39	9
OVERALL SITE CONDITION							
Excellent	3	1.7%	1	0	0	1	1
Good	23	13.4%	13	6	0	2	2
Fair	112	65.1%	44	19	15	32	2
Poor	34	19.8%	17	3	6	4	4
TOTAL	172	100.0%	75	28	21	39	9
PARKING SPACES							
Ranges	0-300	0.0%	0-2	0-500	0-350	N/A	1-200
None	0	0.0%	0	0	0	0	0
Hard Surfaced	97	56.4%	35	25	10	23	4
Unimproved	75	43.6%	40	3	11	16	5
TOTAL	172	100.0%	75	28	21	39	9

CRETE REDEVELOPMENT AREA #2							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
None	5	2.7%	0	2	0	N/A	3
Sound	86	46.5%	46	20	9	N/A	11
Minor	88	47.6%	40	12	25	N/A	11
Substandard	5	2.7%	1	0	2	N/A	2
Critical	1	0.5%	1	0	0	N/A	0
TOTAL	185	100.0%	88	34	36	N/A	27
WINDOWS							
None	29	15.7%	0	5	16	N/A	8
Sound	72	38.9%	37	19	9	N/A	7
Minor	78	42.2%	48	10	10	N/A	10
Substandard	5	2.7%	2	0	1	N/A	2
Critical	1	0.5%	1	0	0	N/A	0
TOTAL	185	100.0%	88	34	36	N/A	27
STREET TYPE							
None	0	0.0%	0	0	0	0	0
Concrete	91	52.9%	33	23	10	21	4
Asphalt	6	3.5%	2	2	0	2	0
Gravel	75	43.6%	40	3	11	16	5
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	172	100.0%	75	28	21	39	9
PORCHES...							
None	1	0.5%	0	1	0	N/A	0
Sound	36	19.5%	13	17	3	N/A	3
Minor	89	48.1%	40	13	20	N/A	16
Substandard	58	31.4%	34	3	13	N/A	8
Critical	1	0.5%	1	0	0	N/A	0
TOTAL	185	100.0%	88	34	36	N/A	27
PAINT							
None	21	11.4%	1	7	9	N/A	4
Sound	68	36.8%	22	18	17	N/A	11
Minor	52	28.1%	33	6	5	N/A	8
Substandard	41	22.2%	29	3	5	N/A	4
Critical	3	1.6%	3	0	0	N/A	0
TOTAL	185	100.0%	88	34	36	N/A	27
DRIVEWAY							
None	1	0.5%	1	0	0	N/A	0
Sound	23	12.4%	7	12	2	N/A	2
Minor	32	17.3%	16	11	4	N/A	1
Substandard	128	69.2%	63	11	30	N/A	24
Critical	1	0.5%	1	0	0	N/A	0
TOTAL	185	100.0%	88	34	36	N/A	27

CRETE REDEVELOPMENT AREA #2							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
ROOF STRUCTURE							
None	0	0%	0	0	0	N/A	0
Sound	50	27%	10	16	9	N/A	15
Minor	109	59%	62	17	21	N/A	9
Substandard	26	14%	16	1	6	N/A	3
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
WALL FOUNDATION							
None	0	0%	0	0	0	N/A	0
Sound	79	43%	16	22	24	N/A	17
Minor	98	53%	68	12	9	N/A	9
Substandard	8	4%	4	0	3	N/A	1
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
FOUNDATION							
None	10	5%	7	0	0	N/A	3
Sound	101	55%	30	26	27	N/A	18
Minor	69	37%	49	8	7	N/A	5
Substandard	5	3%	2	0	2	N/A	1
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
FOUNDATION TYPE							
Concrete	155	99%	80	28	32	N/A	15
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	0	0%	0	0	0	N/A	0
Brick	2	1%	1	0	1	N/A	0
Other/None	0	0%	0	0	0	N/A	0
TOTAL	157	100%	81	28	33	N/A	15
ROOF SURFACE							
None	0	0%	0	0	0	N/A	0
Sound	105	57%	48	24	15	N/A	18
Minor	56	30%	23	9	18	N/A	6
Substandard	23	12%	16	1	3	N/A	3
Critical	1	1%	1	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
ROOF TYPE							
Asphalt Shingles	94	51%	72	8	4	N/A	10
Rolled Asphalt	22	12%	9	8	2	N/A	3
Cedar	1	1%	1	0	0	N/A	0
Combination	2	1%	0	2	0	N/A	0
Other	66	36%	6	16	30	N/A	14
TOTAL	185	100%	88	34	36	N/A	27

CRETE REDEVELOPMENT AREA #2							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
CHIMNEY							
None	162	88%	72	33	33	N/A	24
Sound	4	2%	3	0	1	N/A	0
Minor	11	6%	10	0	1	N/A	0
Substandard	8	4%	3	1	1	N/A	3
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
GUTTER, DOWNSPOUTS							
None	62	34%	24	7	18	N/A	13
Sound	74	40%	29	23	13	N/A	9
Minor	45	24%	33	4	4	N/A	4
Substandard	4	2%	2	0	1	N/A	1
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
WALL SURFACE							
None	3	2%	0	0	0	N/A	3
Sound	102	55%	38	26	26	N/A	12
Minor	53	29%	31	8	4	N/A	10
Substandard	27	15%	19	0	6	N/A	2
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
WALL SURFACE TYPE							
Frame	34	18%	23	1	0	N/A	10
Masonry	17	9%	1	7	5	N/A	4
Siding	100	54%	47	15	29	N/A	9
Combination	22	12%	9	10	1	N/A	2
Stucco	1	1%	0	0	0	N/A	1
Other	11	6%	8	1	1	N/A	1
TOTAL	185	100%	88	34	36	N/A	27
PARKING SURFACE							
None	63	37%	15	4	4	36	4
Concrete	40	23%	20	16	4	2	0
Asphalt	3	2%	1	1	1	0	0
Gravel	57	33%	36	6	10	1	5
Dirt	6	3%	3	1	2	0	0
Brick	0	0%	0	0	0	0	0
TOTAL	172	100%	75	28	21	39	9
PARKING SPACES							
None	63	37%	15	4	4	36	4
1 to 2	54	31%	49	2	3	1	0
3 to 5	13	8%	5	5	3	1	0
6 to 10	16	9%	3	7	3	1	3
11 to 20	10	6%	1	3	5	0	1
21 or More	13	8%	2	7	3	0	1
TOTAL	172	100%	75	28	21	39	9