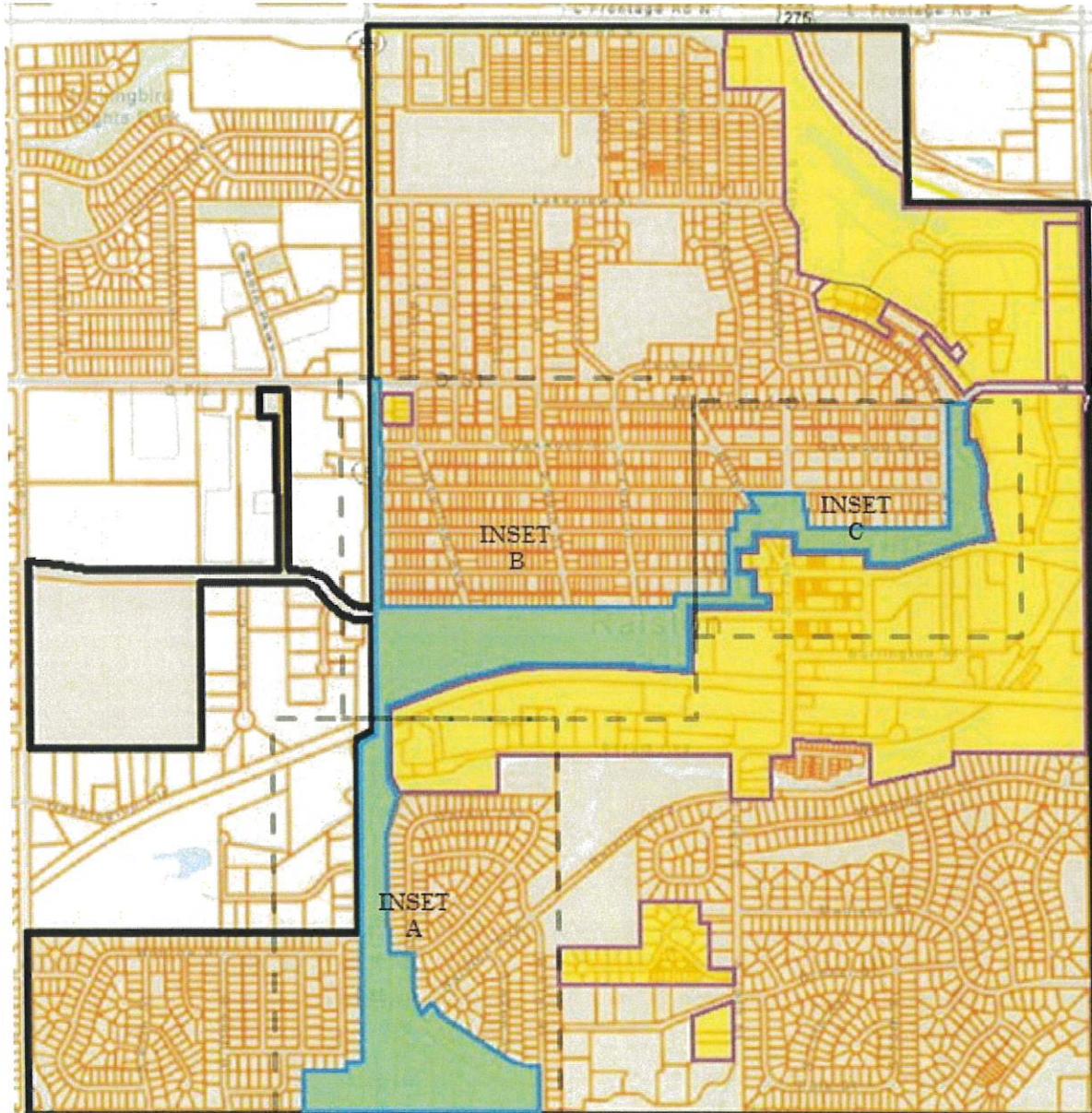


**ILLUSTRATION 1
CONTEXT MAP
REDEVELOPMENT AREA #2
RALSTON, NEBRASKA**



LEGEND

-  City of Ralston Corporate Limits
-  Redevelopment Area #2
-  Inset Maps
-  Existing Blight/ Redevelopment Areas

**HANNA-KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study

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

Location

Redevelopment Area #2 consists of an estimated 84.4 acres, located in the central areas of the City, including the southwest, northeast and Downtown areas of Ralston. **Illustration 1, Context Map, Page 2**, identifies the location of the **Redevelopment Area** in relation to the City of Ralston.

The **Appendix (Pages 57-63)** contains the ID Parcels of Record, for the **Redevelopment Area**, as on file with the Douglas County Assessor's Office, in addition to the "findings" of **blight and substandard data**, as per the **Structural/Site Conditions Survey**.

Redevelopment Area #2 is comprised of a variety of land uses, including single family/duplex and multifamily residential dwellings, commercial structures, public/quasi-public properties, and vacant lots/tracts of land. The primary land use is **Public**, occupying an estimated 23.3 acres, or 27.6 percent of the **Redevelopment Area**, the majority of which is Ralston Park. **Streets and alleys** comprise an estimated 36.3 acres, or 43 percent of the **Redevelopment Area**. **Single-Family** and **Multi-Family Residential** uses occupy the second and third largest land areas, with estimated acreages of 9.1 and 7.8, respectively. **Commercial** land uses occupy an estimated 5.4 acres, or 6.4 percent of the **Area**, with vacant/undeveloped land occupying an estimated 2.5 acres, or 3 percent of the **Redevelopment Area**.

