

TECHNICAL MEMORANDUM 1.0
IDENTIFICATION AND EVALUATION OF
THE EXPANDED LIST OF POTENTIALLY
VIABLE SITES (TASK 204A)

For

Metropolitan Area Planning Agency
Household Hazardous Waste Regional Collection Facility

JHC Project No. 465-01

January 2001

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SECTION 1.0

INTRODUCTION

The purpose of this Technical Memorandum (T.M.) is to formally present an expanded list of potentially viable sites for the Household Hazardous Waste (HHW) facility that has been compiled to date. The list was compiled based on a review of property currently owned by the City of Omaha, Douglas County, and Sarpy County. Additionally, a limited number of privately- owned properties were visited.

The original Scope of Services (Task 204) provided for JHC to identify a minimum of ten potential sites for consideration. However, during an initial screening, approximately 38 properties were found which met the initial screening criteria. The HHW Advisory Committee recommended that this expanded list of sites be reviewed and that JHC significantly reduce the number of sites recommended for further evaluation.

City and county property was sought first due to the fact that they do not generate tax revenue. Private land, if purchased for public use, would result in a decrease in tax revenue and would generate an additional tax burden on the public. If a suitable site for the HHW facility is not found on the current list of city or county real estate assets, the option of developing the facility on private property will be explored. Due to the projected cost of acquiring private land, this alternative is not the most desirable.

This document presents a description of the criteria used to generate the list of potentially viable sites and the evaluation process used to determine which sites will be recommended for further evaluation under the Task 201A Candidate Site Ranking System.

SECTION 2.0

PROPOSED LIST OF POTENTIALLY VIABLE SITES

2.1 Initial Screening Criteria

In compiling the list of potentially viable sites, a query of the City of Omaha Graphical Information System (GIS) database was executed. To be included on the list, each site was required to meet all three of the following initial criteria:

- Public-owned (City of Omaha or Douglas County)
- Zoned either industrial or commercial (all subclassifications)
- Greater than 3 acres

Sarpy County's GIS system was not operational at the time of the search. However, Sarpy County staff was able to provide JHC with a listing of its real estate assets that met the above initial criteria. Further screening of their list did not locate any property that could be proposed for further consideration mainly because Sarpy County policy dictates that real estate with development potential or excess to the county's needs is to be returned to private ownership.

2.2 Search Criteria Results

The GIS query generated a list of 33 sites. Five more sites (Site No. 34 through 38) were added to this list based on additional research. The list is located in Appendix A. An aerial map of each site is included in Appendix B. GIS summary information such as legal property descriptions, acreage, zip codes, etc. is included in Appendix C.

2.3 Dispersion of Sites within the Community

Sites were plotted and are included on the map shown as Figure 1 to illustrate the dispersion of potential sites throughout the city and the distance from each site to the population centroid (estimated to be 75th and Shirley).

SECTION 3.0

EVALUATION OF POTENTIALLY VIABLE SITES

3.1 Individual Site Evaluation Criteria

Upon review of the list, it was obvious that a number of sites were unsuitable and that a basis for eliminating several of them from any further analysis could be established. Individual site evaluations were therefore conducted to reduce the number of potential sites.

Sites were analyzed based on two general criteria. The first aimed to eliminate sites that are obviously unusable for a HHW facility. These included drainage ditches, lagoons, sites already fulfilling other city or county functions and sites where other uses are already planned.

For the second criteria, it was determined that an area of at least six acres would be best suited for the HHW facility. This was based on a previous study which concluded that six acres were required to allow sufficient space for facility construction, safe vehicle access and parking as well as provide room for future expansion.

3.2 Site Evaluation and Description

For a site to be recommended for further evaluation, it needed to meet both criteria described in Section 3.1. Sites were initially assessed by reviewing the GIS information and aerial maps. If a site appeared to meet the criteria, a site visit was conducted to confirm its potential suitability for the HHW facility. In some instances, the site visit resulted in a recommendation for elimination from consideration.

Table 3-1 lists the results of the individual site evaluations. Overall, 27 sites should be eliminated from consideration while 11 sites are recommended for further evaluation.

Table 3-1
Results of Individual Site Evaluations

Site No.	Eliminate from Consideration	Recommend for Further Evaluation
1	X	
2	X	
3	X	
4		X
5	X	
6	X	
7		X
8	X	
9	X	
10	X	
11	X	
12	X	
13	X	
14	X	
15	X	
16	X	
17	X	
18	X	
19	X	
20	X	
21	X	
22	X	
23		X
24	X	
25	X	
26		X
27	X	
28		X
29	X	
30	X	
31	X	
32	X	
33		X
34		X
35		X
36		X
37		X
38		X

Summaries of each evaluation are included below. An explanation is provided for all sites recommended to be eliminated from consideration. Photographs of sites recommended for further evaluation are included in Appendix D.

- **Site No. 1**

Description: This site is a 6.8-acre wastewater lagoon located just south of 217th and W. Center Road.

Result: Eliminate from consideration.

Explanation: A sewage lagoon is not a viable area for construction.

- **Site No. 2**

Description: This site is a 3.0-acre drainage ditch located along the Papio Creek just south of L Street.

Result: Eliminate from consideration.

Explanation: A drainage ditch is not a viable area for construction.

- **Site No. 3**

Description: This site is a 3.0-acre drainage ditch along the Little Papio Creek just south of I-80.

Result: Eliminate from consideration.

Explanation: A drainage ditch is not a viable area for construction.

- **Site No. 4**

Description: This site is a 5.3-acre Street Maintenance Facility located near 120th and I Street. Although slightly under the 6.0-acre size criteria, this site has strong potential due to the fact that no structures exist on the property, it is easily accessible, and it is shielded from local residential areas by the existing railroad tracks.

Result: Recommend for further evaluation.

- **Site No. 5**

Description: This site is a 3.0-acre area located on S. 84th Street near I-80 and currently houses an emergency response unit.

Result: Eliminate from consideration.

Explanation: The site is too small for the HHW facility and currently serves another city function.

- **Site No. 6**

Description: This site is a narrow 4.0-acre strip of abandoned railroad running parallel to 66th Street near I-80.

Result: Eliminate from consideration.

Explanation: The site is too small and not configured appropriately for the HHW facility.

- **Site No. 7**

Description: This site is a 12.0-acre property running along I-80 between the Papio Creek and 60th Street and is currently being used to stockpile aggregate materials. No paved access currently exists for this site but it offers the advantage of being isolated from residential areas by railroad tracks to the south and I-80 to the north.

Result: Recommend for further evaluation.

- **Site No. 8**

Description: This is a 3.6-acre site located south of I-80.

Result: Eliminate from consideration.

Explanation: The site is too small for the HHW facility.

- **Site No. 9**

Description: This site is a 10.0-acre property located on Vernon Street near Northwest High School and currently houses the Omaha Joint Use Maintenance Facility.

Result: Eliminate from consideration.

Explanation: The site already serves another city function.

- **Site No. 10**

Description: This site is a 3.8-acre area west of the tank farm on Abbott Drive.

Result: Eliminate from consideration.

Explanation: The site is too small for the HHW facility.

- **Site No. 11**

Description: This is the 8.0-acre Omaha Dock Properties site located on the west side of the Missouri River.

Result: Eliminate from consideration.

Explanation: The site is included in the Omaha riverfront redevelopment effort.

- **Site No. 12**

Description: This site is a 10.0-acre area located on the west side of the Missouri River and houses the existing Trifinery facility.

Result: Eliminate from consideration.

Explanation: The site is included in the Omaha riverfront redevelopment effort.

- **Site No. 13**

Description: This is the 21.0-acre Miller Properties Site located on the west side of the Missouri River.

Result: Eliminate from consideration.

Explanation: The site is included in the Omaha riverfront redevelopment effort.

- **Site No. 14**

Description: This site is a 3.52-acre narrow strip of property located north of Abbott Drive.

Result: Eliminate from consideration.

Explanation: The site is too small and is not configured properly for the HHW facility.

- **Site No. 15**

Description: This site is a 2.5-acre drainage ditch located on the southeast edge of Fillmore Park.

Result: Eliminate from consideration.

Explanation: A drainage ditch is not a viable area for construction.

- **Site No. 16**

Description: This site is an 8.0-acre area located near 9th Street and Arthur C. Storz Expressway.

Result: Eliminate from consideration.

Explanation: Approximately half of the land area serves as a drainage basin making it unsuitable for construction of the HHW facility.

- **Site No. 17**

Description: This site is the 9.0-acre area that houses the Omaha Civic Auditorium.

Result: Eliminate from consideration.

Explanation: The site already serves another city function.

- **Site No. 18**

Description: This site is a 3.0-acre parking area located near 7th and Jones Street.

Result: Eliminate from consideration.

Explanation: The site is too small for the HHW facility.

- **Site No. 19**

Description: This site is a 20.0-acre drainage area south of Eppley Airfield.

Result: Eliminate from consideration.

Explanation: A drainage area is not suitable for construction.

- **Site No. 20**

Description: This site is a 3.5-acre area located near 50th and G Streets and currently housing the Omaha Traffic Maintenance Facility.

Result: Eliminate from consideration.

Explanation: The site is too small for the HHW facility and currently serves another city function.

- **Site No. 21**

Description: This site is a 3.0-acre wooded area located near 17th Street East and Avenue H.

Result: Eliminate from consideration.

Explanation: The site is too small for the HHW facility.
- **Site No. 22**

Description: This site is a 3.0-acre wooded area located near 18th Street East and Avenue H.

Result: Eliminate from consideration.

Explanation: The site is too small for the HHW facility.
- **Site No. 23**

Description: This site is a fenced in 9.0-acre vacant property located near 20th Street East and Avenue H. The roads near this site are in questionable condition but it is relatively isolated from residential areas.

Result: Recommend for further evaluation.
- **Site No. 24**

Description: This site is the 11.0-acre area located just west of the Papio Creek on F Street and currently houses the Omaha Vehicle Impound Lot.

Result: Eliminate from consideration.

Explanation: The site already serves another city function.
- **Site No. 25**

Description: This site is a 6.0-acre area located near 17th and Leavenworth and currently houses the Douglas County Correctional Facility.

Result: Eliminate from consideration.

Explanation: The site already serves another county function.
- **Site No. 26**

Description: This site is a 56.3-acre area located near Hwy 75 and L Street and surrounds the Stockyards Building. Significant demolition activities are currently taking place that may provide enough space for the HHW facility.

Result: Recommend for further evaluation.

- **Site No. 27**

Description: This site is a 3.0-acre area located along the Papio Creek just south of West Center Road.

Result: Eliminate from consideration.

Explanation: The site is too small for the HHW facility.

- **Site No. 28**

Description: This site is a 10.0-acre vacant property located near 96th and F Streets across from the Kelloggs plant. The location is very accessible and separated from the nearest residential area by I-80.

Result: Recommend for further evaluation.

- **Site No. 29**

Description: This site is a 7.0-acre area located between 52nd and 57th and Dayton Street and currently houses the Southeast Joint Use Maintenance Facility.

Result: Eliminate from consideration.

Explanation: The site already serves a different city function.

- **Site No. 30**

Description: This site is a 7.0-acre area located off I-480 at Corby Street and currently houses an Omaha Street and Maintenance Facility.

Result: Eliminate from consideration.

Explanation: The site already serves a different city function.

- **Site No. 31**

Description: This site is a vacant 4.0-acre property located just northeast of 16th and John J. Pershing Drive.

Result: Eliminate from consideration.

Explanation: The site is too small for the HHW facility.

- **Site No. 32**

Description: This site is a vacant 3.0-acre property that intersects Arthur C. Storz Expressway and is located between 9th and 16th Streets.

Result: Eliminate from consideration.

Explanation: The site is too small for the HHW facility.

- **Site No. 33**

Description: This site is a 17.2-acre property located near 60th and Harrison Street next to Seymour Smith Park. The Omaha Recycling Center currently exists at this location making it very compatible with the operation of the HHW facility.

Result: Recommend for further evaluation.

- **Site No. 34**

Description: This site is the location of the former Paunch Plant near Hwy 75 and Gilmore Avenue. A small metal storage facility exists at the site but the majority of the land is vacant and presently being used for stockpiling materials.

Result: Recommend for further evaluation.

- **Site No. 35**

Description: This site is the active Sarpy County Landfill located just west of 156th and Fairview Road. Solid waste is already being managed at this location which makes it an attractive alternative. However, the required traveling distance detracts from its potential.

Result: Recommend for further evaluation.

- **Site No. 36**

Description: This site is the 160.0-acre Closed Douglas County State Street Landfill located near 126th and State Streets. As with Site No. 35, solid waste was previously managed at this location which is compatible with the HHW facility; however, the required traveling distance makes it a questionable option.

Result: Recommend for further evaluation.

- **Site No. 37**

Description: This site is a 10.0-acre property owned by Magnolia Metal Corporation and located on Abbott Drive. Using private property eliminates the benefits of using public land described in Section 1.0. However, it should be retained as a basis of comparison for other sites recommended for further evaluation.

Result: Recommend for further evaluation.

- **Site No. 38**

Description: This site is a 7.5-acre privately owned property located in the I-80 Industrial Parks near 137th Circle and Giles Road. As with Site No. 37, it should be retained as a basis of comparison for the other recommended sites.

Result: Recommend for further evaluation.

SECTION 4.0

CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

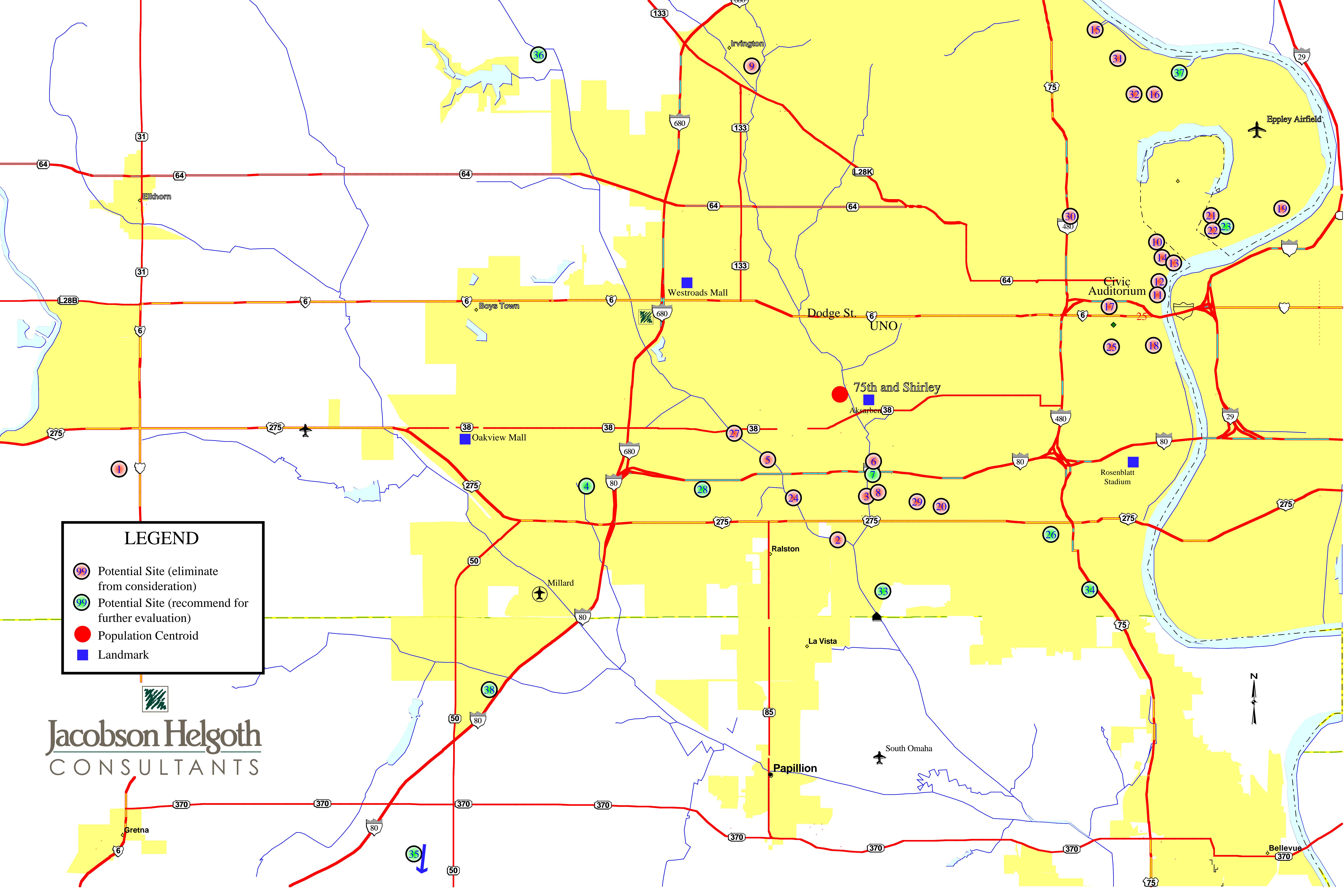
Based upon the data and analyses presented in this technical memorandum, the following conclusions are offered:

- Thirty-eight (38) properties qualified for the initial list of potentially viable sites. Thirty-three (33) were generated from the GIS information database using the initial screening criteria. Five (5) were added based on additional research.
- Twenty-seven (27) sites did not meet the individual site evaluation criteria necessary to be considered for further evaluation.
- Eleven (11) sites met the individual site evaluation criteria necessary to be recommended for further evaluation.
- Although Site No. 4 did not meet the minimum size criteria, it was recommended for further evaluation based on its central location, lack of existing improvements and observed suitability.

4.2 Recommendations

Based upon the above conclusions, the following recommendations are offered:

- It is recommended that the 27 sites not meeting the individual site evaluation criteria be eliminated from consideration.
- It is recommended that the 11 sites meeting the individual site evaluation criteria be retained and considered candidate sites. These sites are recommended to be subject to the Candidate Site Ranking System (Physical Criteria) developed under Task 201 A.



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APPENDIX A

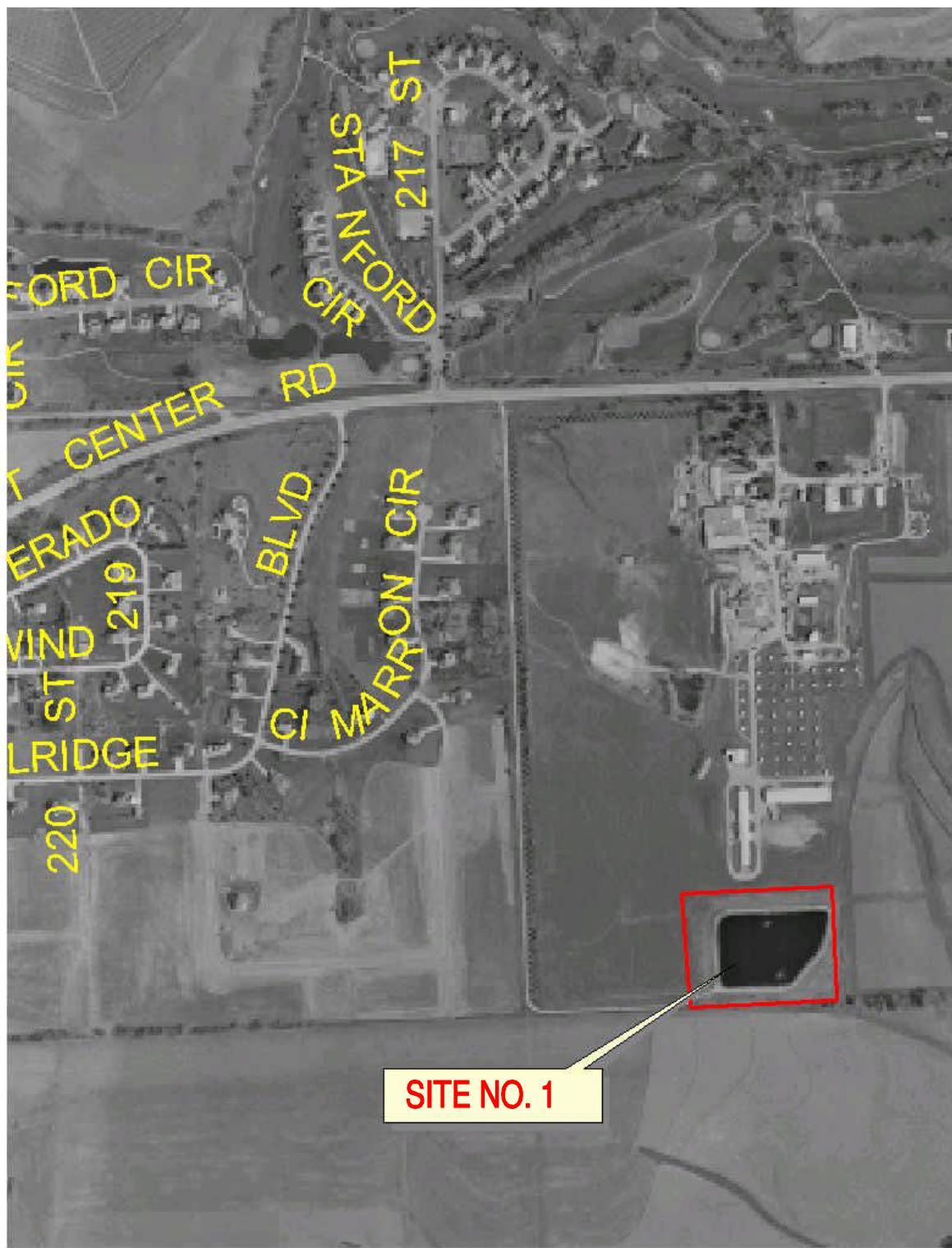
SITE TABLE

LIST OF POTENTIALLY Viable SITES

SITE NUMBER	GIS PIN	OWNER	ADDRESS (ACTUAL or GENERAL)	ACRES
1	0111200008	CITY OF OMAHA	217 AND WEST CENTER RD	7
2	0124340000	DOUGLAS COUNTY	72 AND US HWY 275	3
3	0124350006	DOUGLAS COUNTY	65 AND BUCKINGHAM	3
4	0135790003	CITY OF OMAHA	4001 S 120 ST	6
5	0136190001	CITY OF OMAHA	3434 S 84 ST	3
6	0136950008	DOUGLAS COUNTY	65 AND GROVER	4
7	0137140000	DOUGLAS COUNTY	3810 S 60 ST	12
8	0137150002	CITY OF OMAHA	6300 F ST	3
9	0142280004	CITY OF OMAHA	8750 VERNON AV	9
10	0213350000	CITY OF OMAHA	7 AND AVENUE H	5
11	0213570000	CITY OF OMAHA	6 AND ABBOTT DR	8
12	0213610000	CITY OF OMAHA	701 ABBOTT DR	10
13	0213640002	DOUGLAS COUNTY	1515 ABBOTT DR	19
14	0213660000	CITY OF OMAHA	5 AND SEWARD	5
15	0238900000	CITY OF OMAHA	24 AND JOHN J PERSHING	3
16	0243180002	CITY OF OMAHA	9 AND ARTHUR C. STORZ	8
17	0307570000	CITY OF OMAHA	1804 CAPITOL AV	9
18	0805105110	CITY OF OMAHA	777 JONES ST	3
19	1005570000	CITY OF OMAHA	33 AND LINDBERG PLAZA	20
20	1138470140	CITY OF OMAHA	4303 S 050 ST	3
21	1202510002	CITY OF OMAHA	E 17 AND AVENUE H	3
22	1202740004	CITY OF OMAHA	E 18 AND AVENUE H	3
23	1202960004	CITY OF OMAHA	E 20 AND AVENUE H	9
24	1416820506	CITY OF OMAHA	7809 F ST	11
25	1532120002	DOUGLAS COUNTY	710 S 017 ST	6
26	1631520125	CITY OF OMAHA	2900 O PA	52
27	1644780000	CITY OF OMAHA	90 AND WEST CENTER ROAD	3
28	1727200002	CITY OF OMAHA	96 AND F	10
29	2243102632	CITY OF OMAHA	5225 DAYTON ST	7
30	2329460000	CITY OF OMAHA	2606 N 026 ST	7
31	2339090010	CITY OF OMAHA	15 AND JOHN J PERSHING	4
32	2339310003	CITY OF OMAHA	9 AND ARTHUR C. STORZ	3
33	2532360027	CITY OF OMAHA	6030 S 060 ST	17
34	0503990000	CITY OF OMAHA	HWY 75 AND GILMORE AVE	7
35	UNAVAILABLE	SARPY COUNTY	156th AND FAIRVIEW RD	160
36	0139360000 and 0139360002	DOUGLAS COUNTY	126 AND STATE ST	160
37	2118615116	PRIVATE	6161 ABBOTT DR	10
38	UNAVAILABLE	PRIVATE	137 CIR AND GILES RD	8

APPENDIX B

AERIAL MAPS



LEGAL 1: E 620 W 1366.66 S 489FT NW 1/4

LEGAL 2:

LEGAL 3:

LEGAL 4:

ZIP CODE: 68022

AREA: 6.83 ACRES



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FILE NO.: 011120008.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-0111200008
MAPA / HHW
OMAHA, NE



LEGAL 1: PAPILLION DITCH IN

LEGAL 2: W 3/4 S 1/2

LEGAL 3:

LEGAL 4:

ZIP CODE: 68117

AREA: 3.0 ACRES



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FILE NO.: 0124340000.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

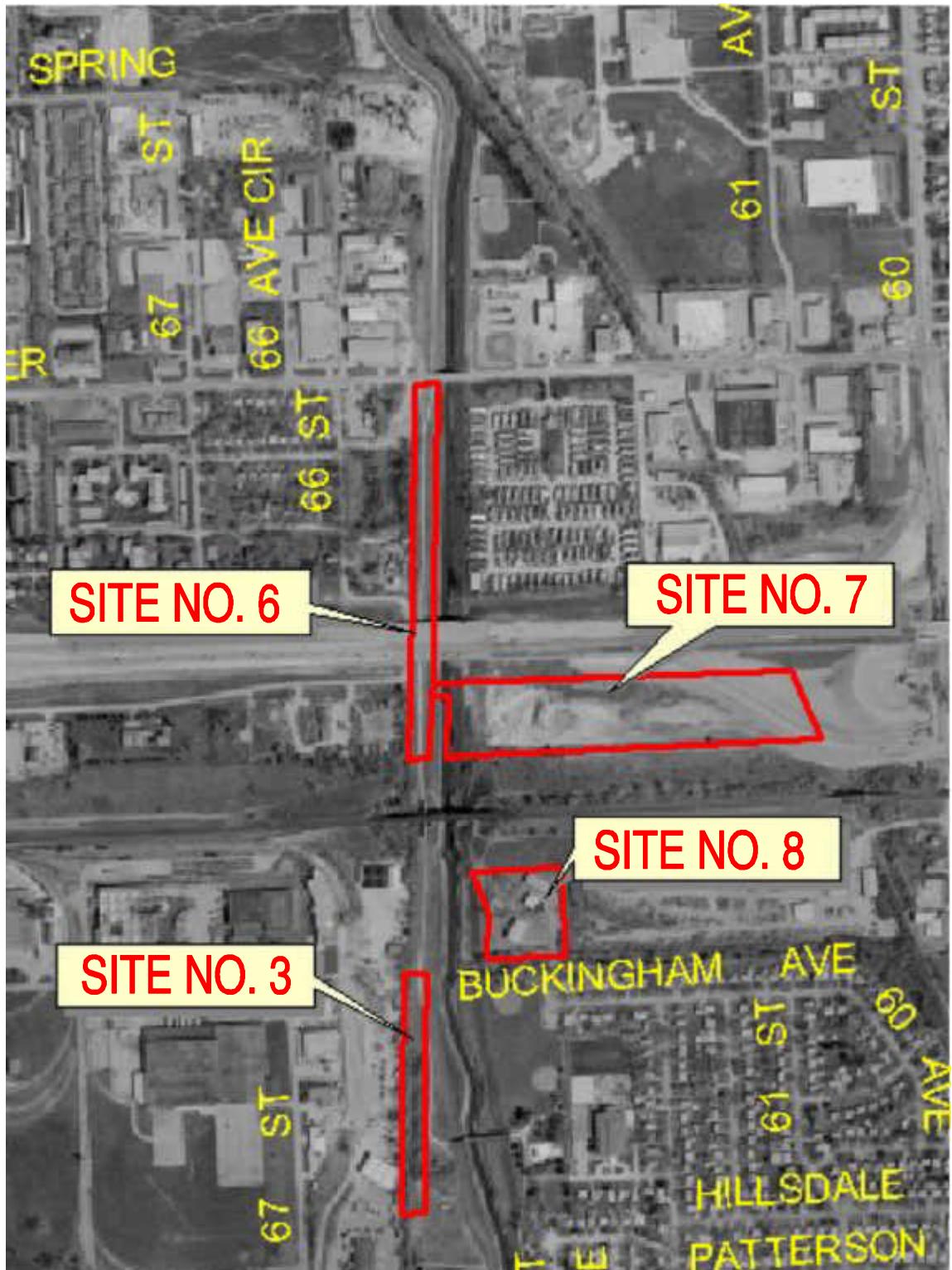
JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-0124340000
MAPA / HHW
OMAHA, NE



LEGAL 1: ABAND RR RWY IN PT T L 1 & BEING

LEGAL 2: W OF DRAINAGE DITCH & N OF LT 3

LEGAL 3: GRATTON-GORGES ADD

LEGAL 4: W 1/2 N 1/2 NE 1/4

ZIP CODE: 68117

AREA: 3.0 ACRES


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FILE NO.: 012435006.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-0124350006 (SITE NO. 3)
MAPA / HHW
OMAHA, NE



LEGAL 1: NW 5.3 AC S 1/2 SW 1/4

LEGAL 2:

LEGAL 3:

LEGAL 4:

ZIP CODE: 68144

AREA: 5.3 ACRES

SITE NO. 4 FACING NORTHEAST
(RAILROAD TRACKS)



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FILE NO.: 0135790003.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

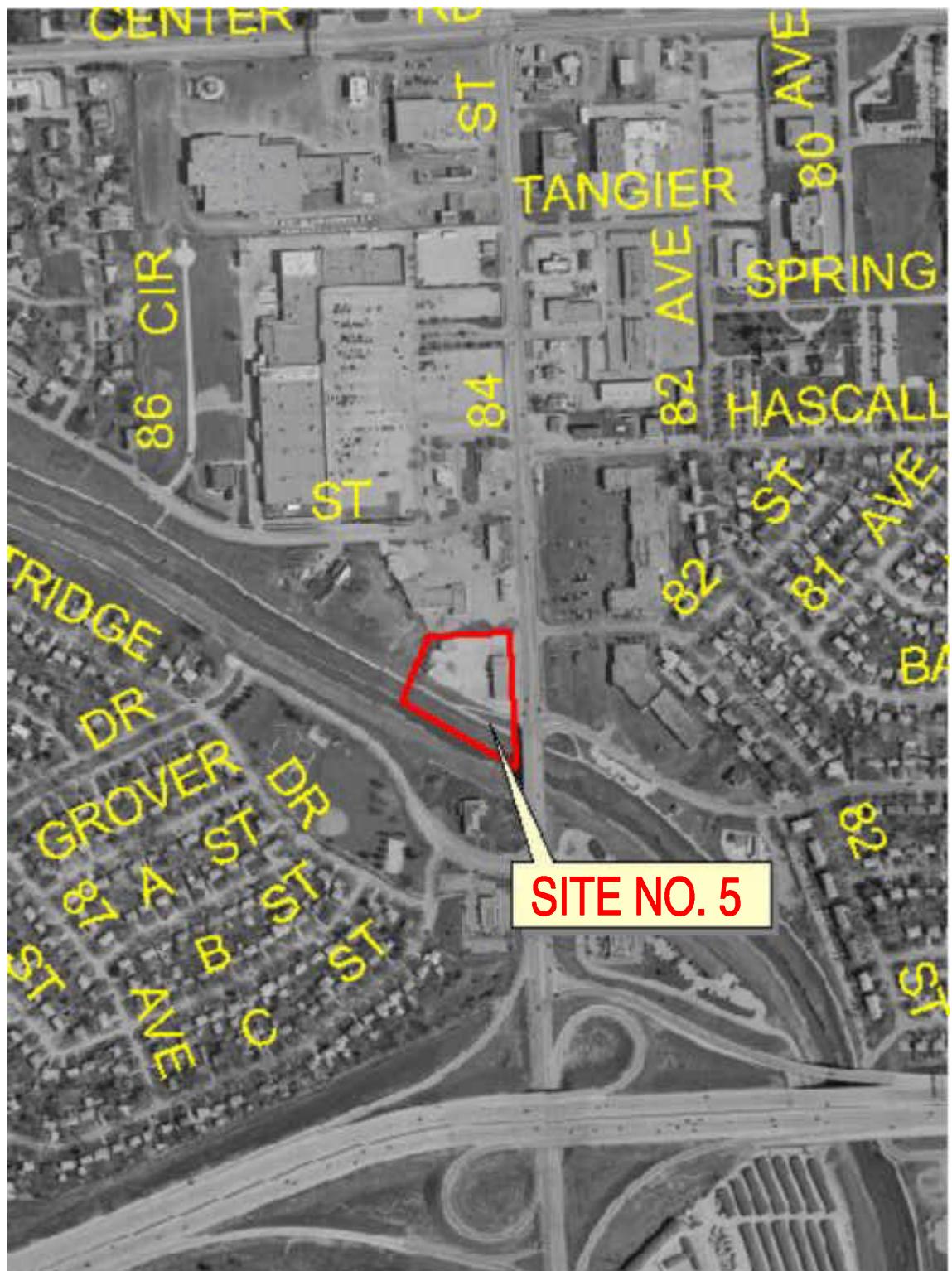
JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-0135790003
MAPA / HHW
OMAHA, NE



LEGAL 1: 3.0 AC PLUS FOR DISPOSAL PLAND N OF

LEGAL 2: CREEK E 1/2 NE 1/4

LEGAL 3:

LEGAL 4:

ZIP CODE: 68124

AREA: 3.0 ACRES


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FILE NO.: 0136190001.DWG

DATE: 12/12/00
SCALE: NOT TO SCALE
JHC PROJ. NO.: 465-01
DRAWN BY: PDR
CHECKED BY: FTS
FIGURE: 1

PIN-0136190001
MAPA / HHW
OMAHA, NE



LEGAL 1: ABANDONED RR RWY NO OF UPRR RWY

LEGAL 2: W 1/2 SE 1/4

LEGAL 3:

LEGAL 4:

ZIP CODE: 68106

AREA: 4.0 ACRES



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FILE NO.: 0136950008.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-0136950008 (SITE NO. 6)
MAPA / HHW
OMAHA, NE



LEGAL 1: IRR TRACT S OF I/S H/W & W OF C&NW

LEGAL 2: RR & E OF MP RR & N OF UPRR

LEGAL 3: S 1/2 SE 1/4

LEGAL 4:

ZIP CODE: 68106

AREA: 12.0 ACRES

SITE NO. 7 FACING WEST
(I-80 ON THE RIGHT)


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FILE NO.: 0137140000.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-0137140000 (SITE NO. 7)
MAPA / HHW
OMAHA, NE



LEGAL 1: IRREG W 350 E 768 FT S

LEGAL 2: OF UP RR SW 1/4 SE 1/4

LEGAL 3:

LEGAL 4:

ZIP CODE: 68117

AREA: 3.6 ACRES


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FILE NO.: 0137150002.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

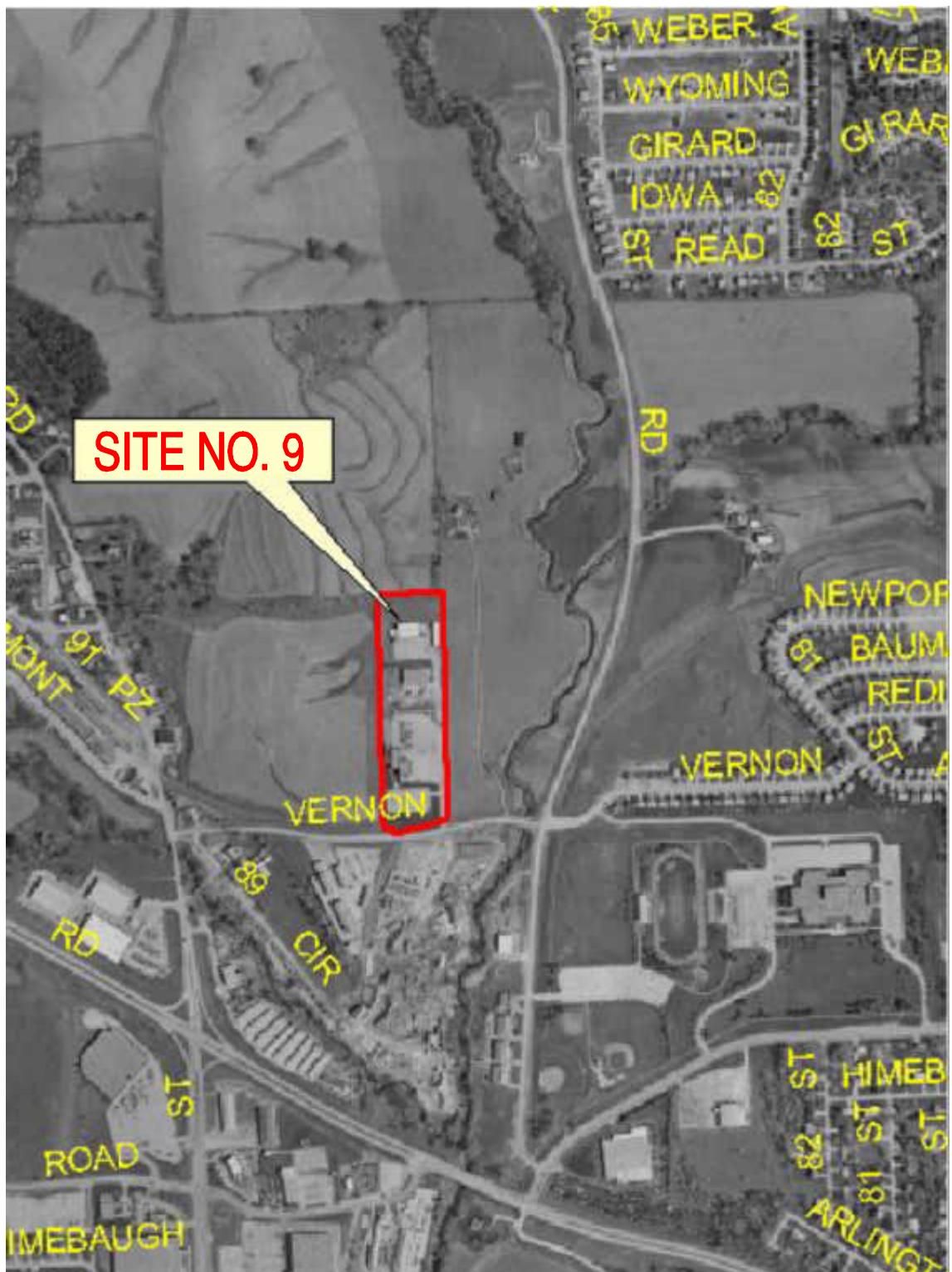
JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-0137150002 (SITE NO. 8)
MAPA / HHW
OMAHA, NE



LEGAL 1: EX N 702.24 FT - E 361.51 FT NL 23

LEGAL 2: & PT OF ABANDONED RR RWY ADJ & ALL

LEGAL 3: BEING N OF VERNON AVE NE 1/4

LEGAL 4:

ZIP CODE: 68134

AREA: 10.02 ACRES



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FILE NO.: 014228004.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-0142280004
MAPA / HHW
OMAHA, NE



LEGAL 1: EX SUB & ST & RR R/W & N

LEGAL 1: EX SUB & SW & RR R/W & P
LEGAL 2: 0.44 AC & SW TRIA 299.6 FT

LEGAL 2: E 4.11 AC & SW TRIA 200.0 ft
LEGAL 3: E 4.89 AC GOVT LOT 1 SEC

LEGAL 4:

ZIP CODE: 68110

AREA: 3.77 ACRES



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FILE NO.: 0213350000.DWG

DATE: 12/12/00
SCALE: NOT TO SCALE
JHC PROJ. NO.: 465-01
DRAWN BY: PDR
CHECKED BY: FTS
FIGURE: 1

PIN-0213350000 (SITE NO. 10)
MAPA / HHW
OMAHA, NE



LEGAL 1: EX IRREG N 72 FT & SUB LOTS

LEGAL 1: EX IRREG N 72 11 & SUB
LEGAL 2: GOV LOT 4 SEC 14-15-13

LEGAL 2:
LEGAL 3:

LEGAL 3:

LEGAL 4:
ZIP CODE: 68102

ZIP CODE: 33162



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DATE: 12/12/00

DATE: 12/12/00

JHC BPO 1 NO. 465 01

JTC FROJ. NO.

DRAWN BY: PDR

CHECKED

FILE NO.: 0213570000.DWG

PIN-0213570000 (SITE NO. 11)
MAPA / HHW
OMAHA, NE



LEGAL 1: S 725 FT GOV LOT 3 & N 72 FT

LEGAL 1: S 725 FT GOV LOT 3 & N 72 FT
LEGAL 2: GOV LOT 4 LYING E OF E LINE OF

LEGAL 2: COV EST + ETNS E CE E LINE OF
LEGAL 3: ABBOT DR & ALL ACCR THERE TO

LEGAL 3.
LEGAL 4.

LEGAL 4.
ZIP CODE: 68102

ZIP CODE: 38102
ARFA: 10.0 ACRES



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FILE NO.: 0213610000.DWG

DATE: 12/12/00
SCALE: NOT TO SCALE
JHC PROJ. NO.: 465-01
DRAWN BY: PDR
CHECKED BY: FTS
FIGURE: 1

PIN-0213610000 (SITE NO. 12)
MAPA / HHW
OMAHA, NE



LEGAL 1: EX DRAIN DIST RWY & 37935 SQ FT

LEGAL 1: EX BRAIN DIST RWY Q 3,000 SQ FT
LEGAL 2: ADDITIONAL ABBOTT DR WIDENING - TX

LEGAL 2: ADDITIONAL ABBOTT DR & INHERITANCE
LEGAL 3: LT 7 S & E ABBOTT DR & ACCRETIONS

LEGAL 4:

ZIP CODE: 68110

AREA: 20.49 ACRES



Jacobson Helgoth CONSULTANTS

DATE: 12/12/00

SCALE: NOT TO SCALE

IHC PROJ. NO : 465-01

FIG. NO. 100

CHECKED BY: ETS

FIGURE 1

FILE NO.: 0213640002.DWG

PIN-0213640002 (SITE NO. 13)
MAPA / HHW
OMAHA, NE



LEGAL 1: TRACT NO 2 T L 7

LEGAL 1:

LEGAL 2:

LEGAL 3:

LEGAL 3:

LEGAL 4:

LEGAL 4:
ZIP CODE: 68110

ZII CODE: 08110
AREA: 3.52 ACRES



Jacobson Helgoth CONSULTANTS

FILE NO.: 0213660000.DWG

DATE: 12/12/00
SCALE: NOT TO SCALE
JHC PROJ. NO.: 465-01
DRAWN BY: PDR
CHECKED BY: FTS
FIGURE: 1

PIN-0213660000 (SITE NO. 14)
MAPA / HHW
OMAHA, NE



LEGAL 1: IN NW 1/4 SW 1/4

LEGAL 1: IN NW 1/4 SW
LEGAL 2: DRAINAGE DITCH

LEGAL 2:
LEGAL 3:

LEGAL 4:

ZIP CODE: 68112

AREA: 2.5 ACRES



Jacobson Helgoth CONSULTANTS

FILE NO.: 0238900000.DWG

DATE: 12/12/00
SCALE: NOT TO SCALE
JHC PROJ. NO.: 465-01
DRAWN BY: PDR
CHECKED BY: FTS
FIGURE: 1

PIN-0238900000
MAPA / HHW
OMAHA, NE



LEGAL 1: N 260 S 660 FT S 1/2 NW 1/4 SW 1/4

LEGAL 2:

LEGAL 3:

LEGAL 4:

ZIP CODE: 68110

AREA: 8.0 ACRES


Jacobson Helgoth
CONSULTANTS

FILE NO.: 0243180002.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

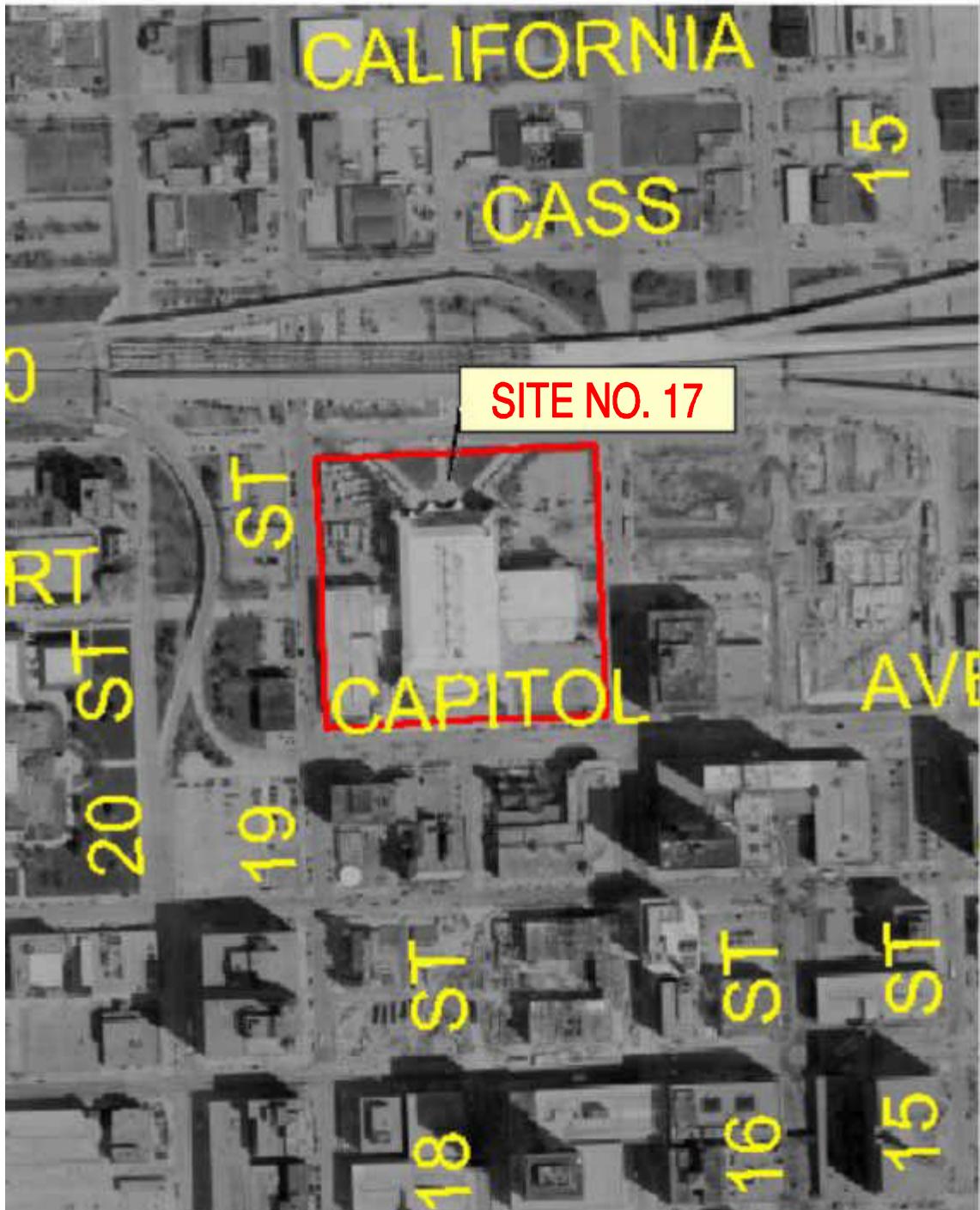
JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-0243180002
MAPA / HHW
OMAHA, NE



LEGAL 1: 14FT VAC 19 ST ADJ & VAC

LEGAL 2: DAVENPORT & 18 STS ADJ & ALL

LEGAL 3: BLKS 54-55- 78 & 79

LEGAL 4:

ZIP CODE: 68102

AREA: 9.0 ACRES


Jacobson Helgoth
CONSULTANTS

FILE NO.: 0307570000.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-0307570000
MAPA / HHW
OMAHA, NE



LEGAL 1: IRREG

LEGAL 2:

LEGAL 3:

LEGAL 4:

ZIP CODE: 68102

AREA: 3.0 ACRES



Jacobson Helgoth
CONSULTANTS

FILE NO.: 0805105110.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

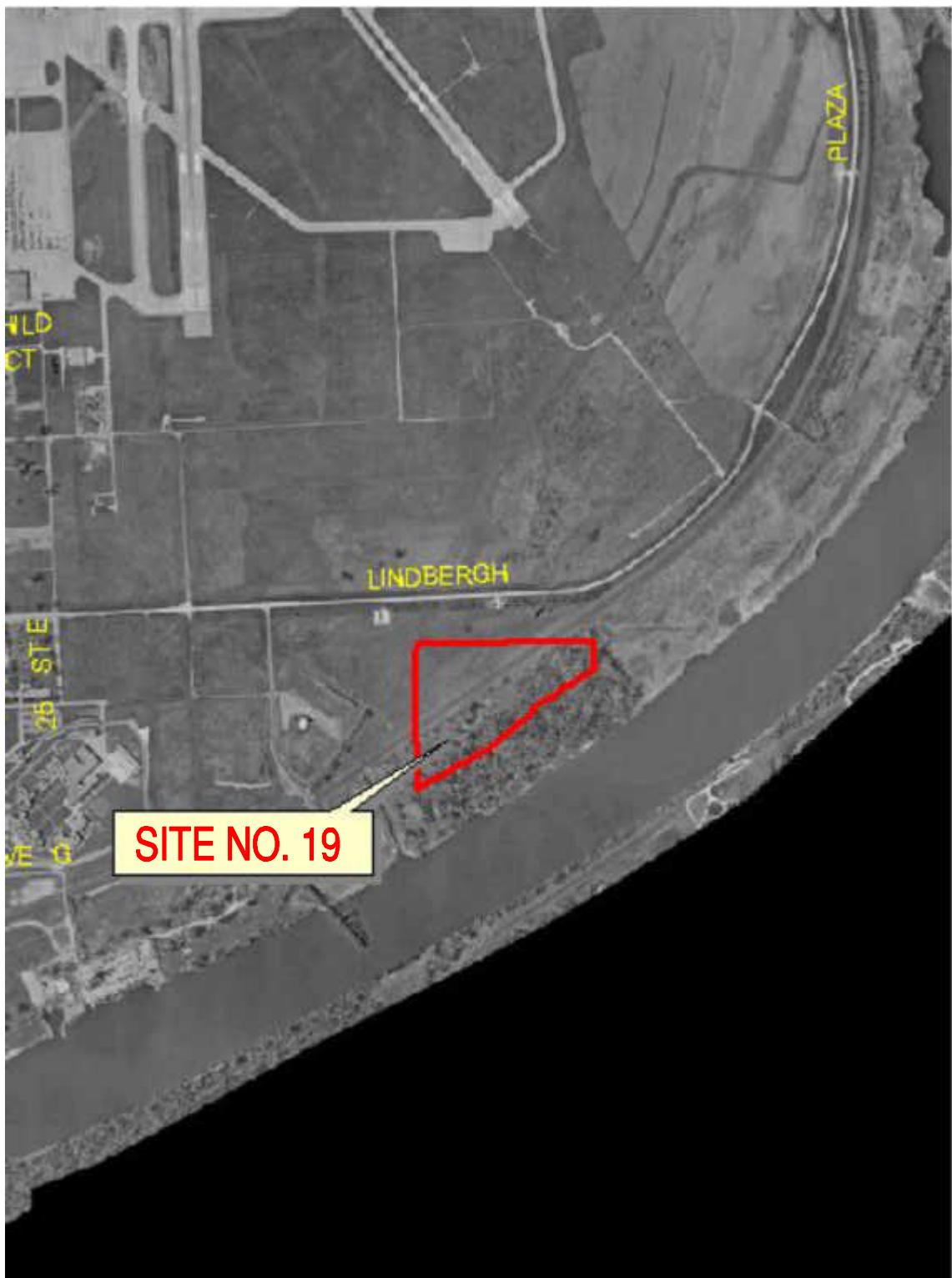
JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-0805105110
MAPA / HHW
OMAHA, NE



LEGAL 1: ALL LOT 12 & S 360 FT LOT 9

LEGAL 2: E OMAHA DRAIN DIST

LEGAL 3:

LEGAL 4:

ZIP CODE: 68110

AREA: 20.0 ACRES


Jacobson Helgoth
CONSULTANTS

FILE NO.: 1005570000.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-1005570000
MAPA / HHW
OMAHA, NE



LEGAL 1: IRREG W 401.32 FT BLK 3

LEGAL 2:

LEGAL 3:

LEGAL 4:

ZIP CODE: 68117

AREA: 3.5 ACRES



Jacobson Helgoth
CONSULTANTS

FILE NO.: 1138470140.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

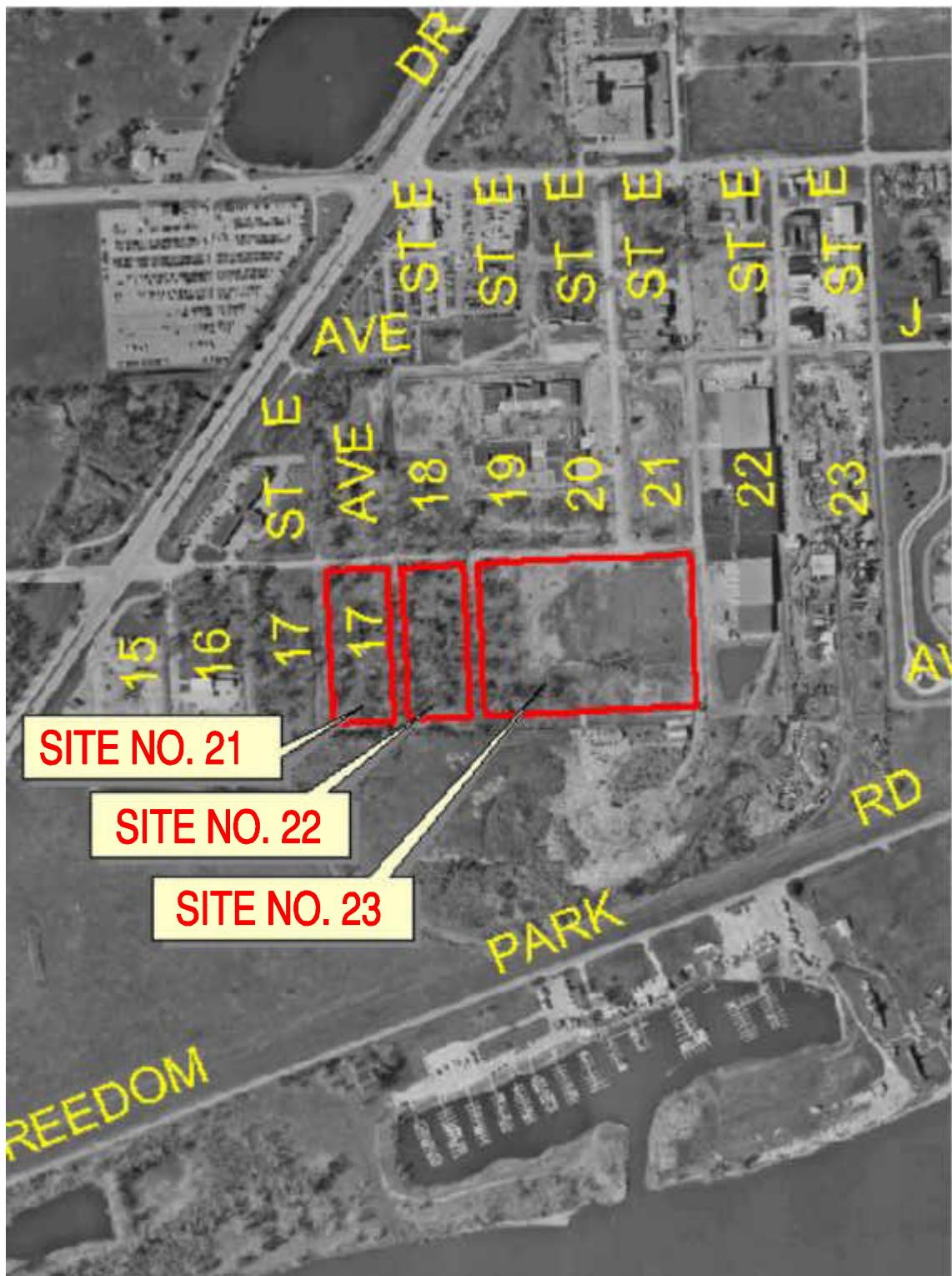
JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-1138470140
MAPA / HHW
OMAHA, NE



LEGAL 1: LOTS 1 TO & INC 22 BLK 10

LEGAL 2:

LEGAL 3:

LEGAL 4:

ZIP CODE: 68110

AREA: 3.0 ACRES


Jacobson Helgoth
CONSULTANTS

FILE NO.: 1202510002.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

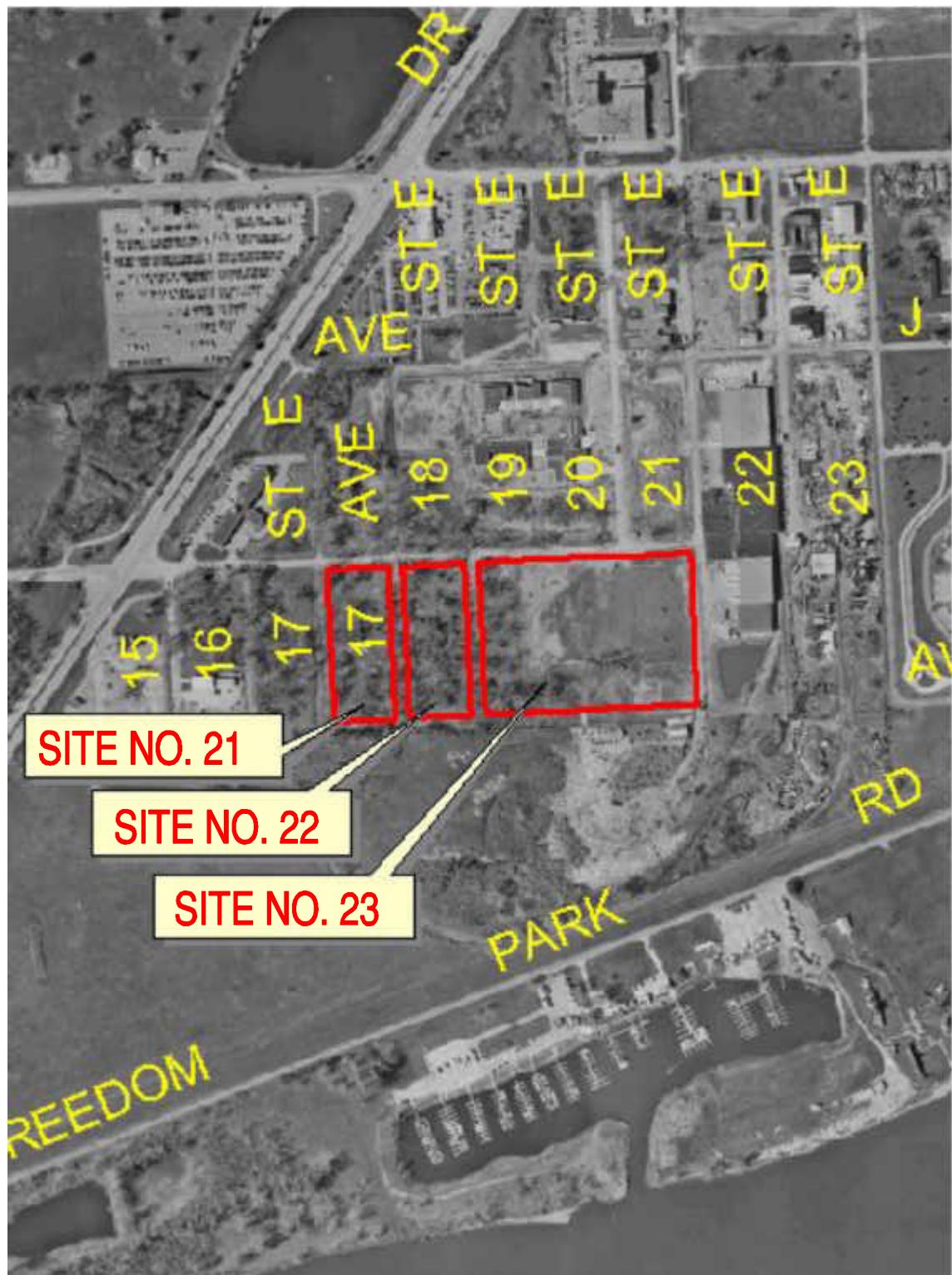
JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-1202510002 (SITE NO. 21)
MAPA / HHW
OMAHA, NE



LEGAL 1: LOTS 1 TO & INC 22 BLK 11

LEGAL 2:

LEGAL 3:

LEGAL 4:

ZIP CODE: 68110

AREA: 3.0 ACRES



Jacobson Helgoth
CONSULTANTS

FILE NO.: 1202740004.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

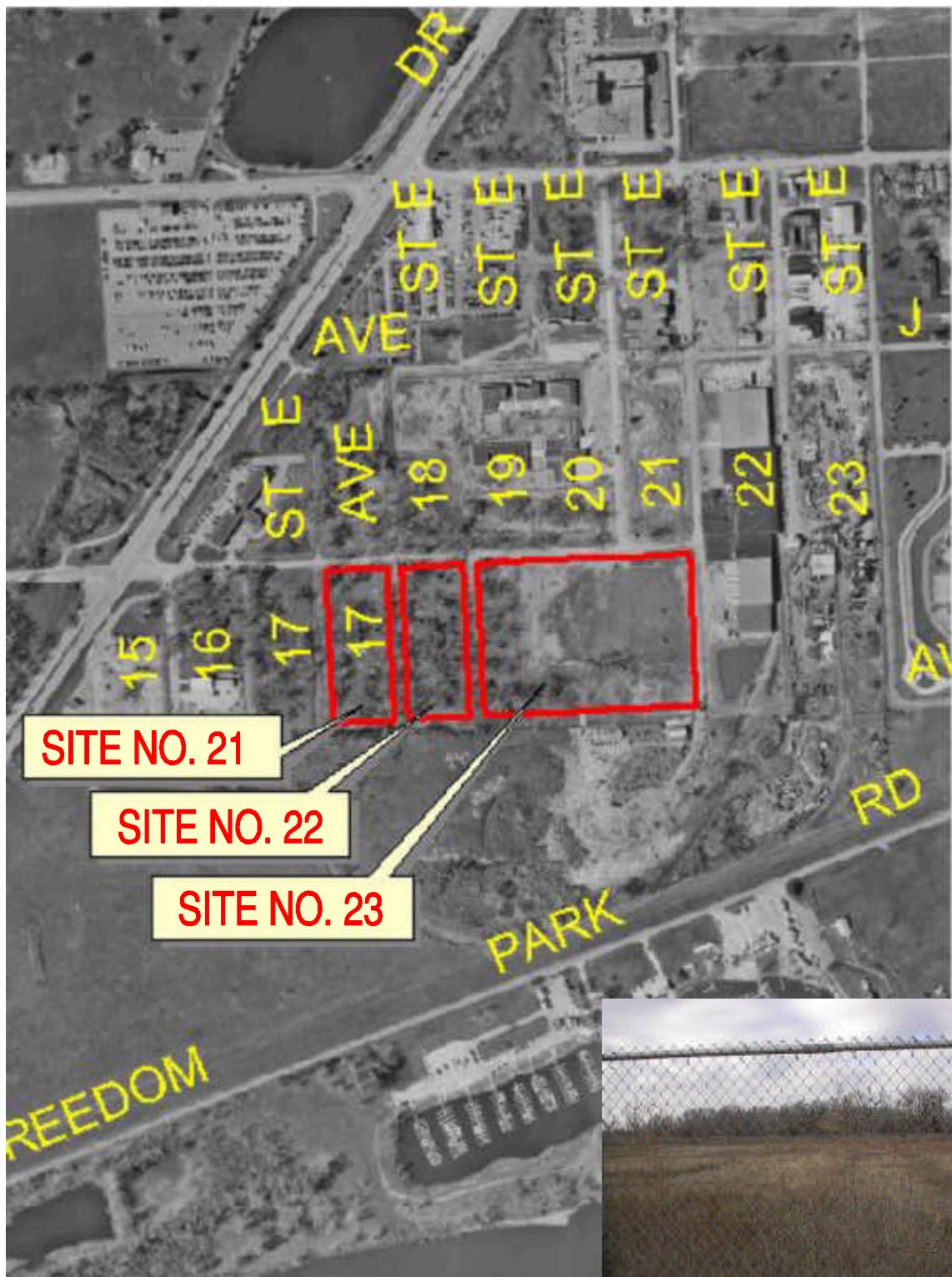
JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-1202740004 (SITE NO. 22)
MAPA / HHW
OMAHA, NE



LEGAL 1: ALL VAC 19 ST & 20 ST ADJ & ALL

LEGAL 2: BLKS 12 13 14

LEGAL 3:

LEGAL 4:

ZIP CODE: 68110

AREA: 9.0 ACRES

SITE NO. 23 FACING WEST


Jacobson Helgoth
CONSULTANTS

FILE NO.: 1202960004.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

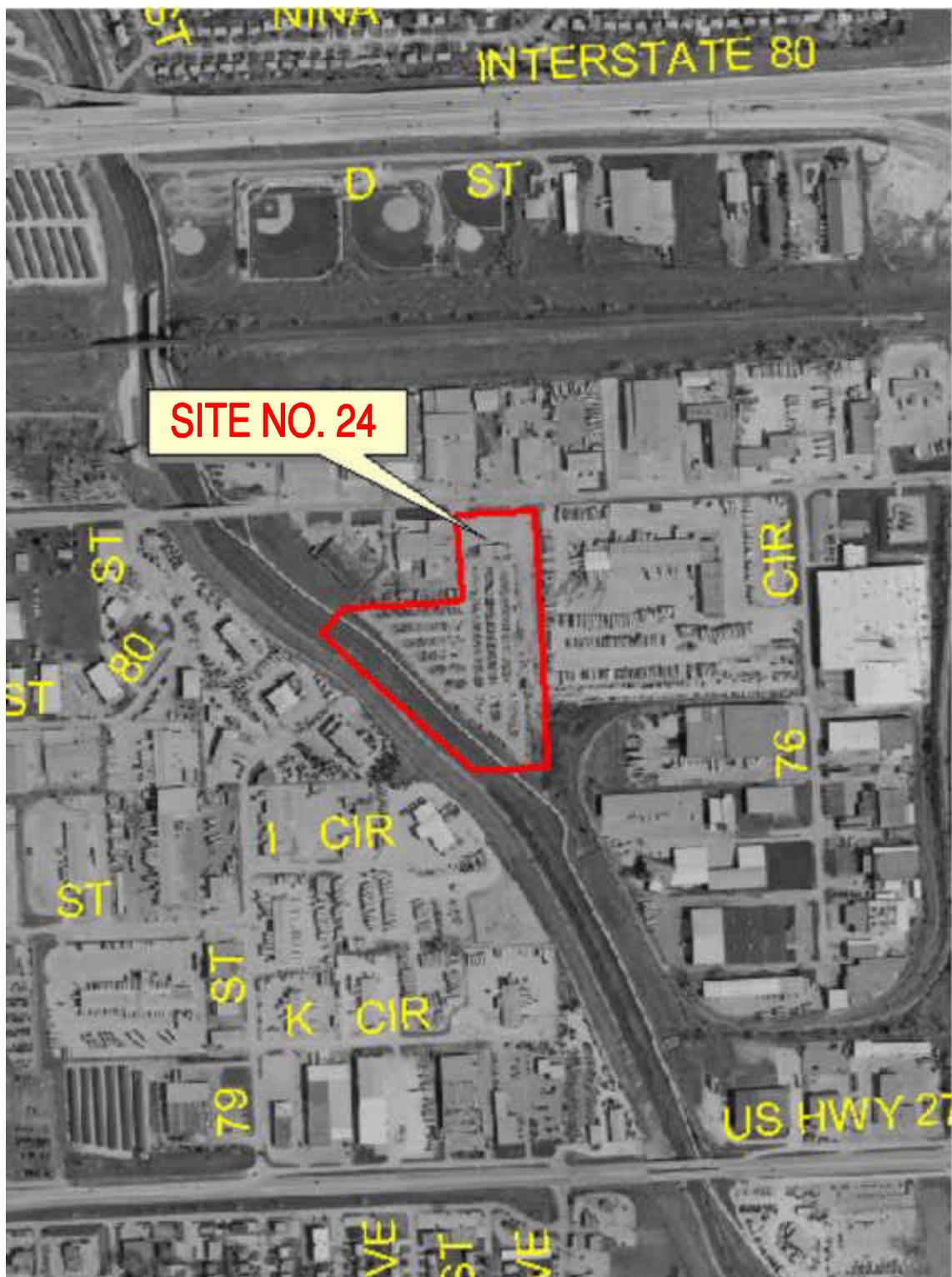
JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-1202960004 (SITE NO. 23)
MAPA / HHW
OMAHA, NE



LEGAL 1: IRR S 575.5 N 1069.74 FT LYING S
LEGAL 2: LTS 1 THRU 9 & N E OF CREEK & IRR
LEGAL 3: SESTLY 138.15 FT LT 1 & SESTLY

LEGAL 4: PT LT 3 & S 100 FT LTS 4-5 & 6

ZIP CODE: 68127

AREA: 11.0 ACRES


Jacobson Helgoth
CONSULTANTS

FILE NO.: 1416820506.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

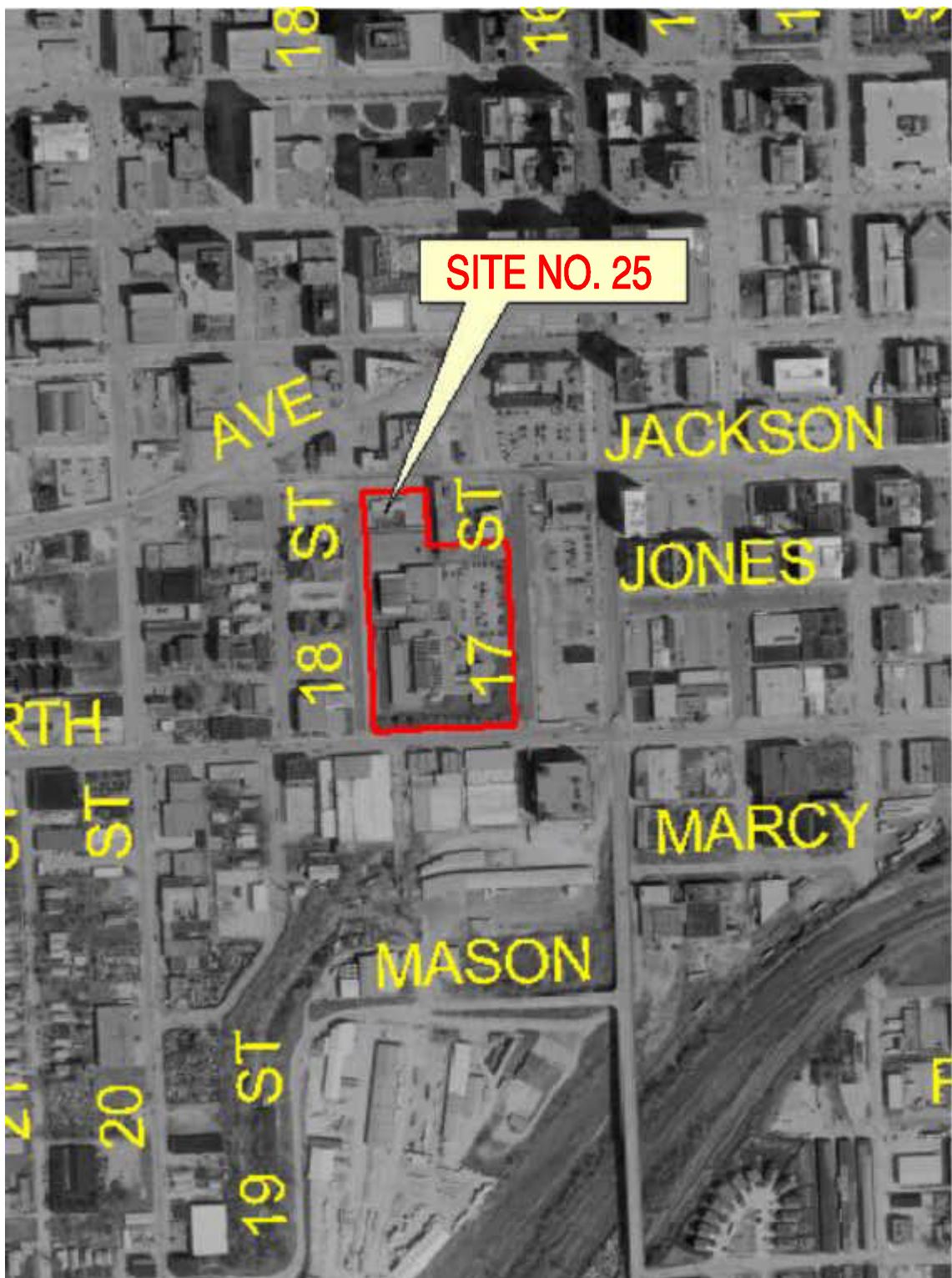
JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-1416820506
MAPA / HHW
OMAHA, NE



LEGAL 1: VAC 17 AVE ADJ & E 185 FT LTS 11

LEGAL 2: 14-15-18-19-22-23-26-27 & 30

LEGAL 3: W 185 FT LTS 9-12-13-16-17-20-21-24

LEGAL 4: 25-28 & 29

ZIP CODE: 68102

AREA: 6.0 ACRES


Jacobson Helgoth
CONSULTANTS

FILE NO.: 1532120002.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

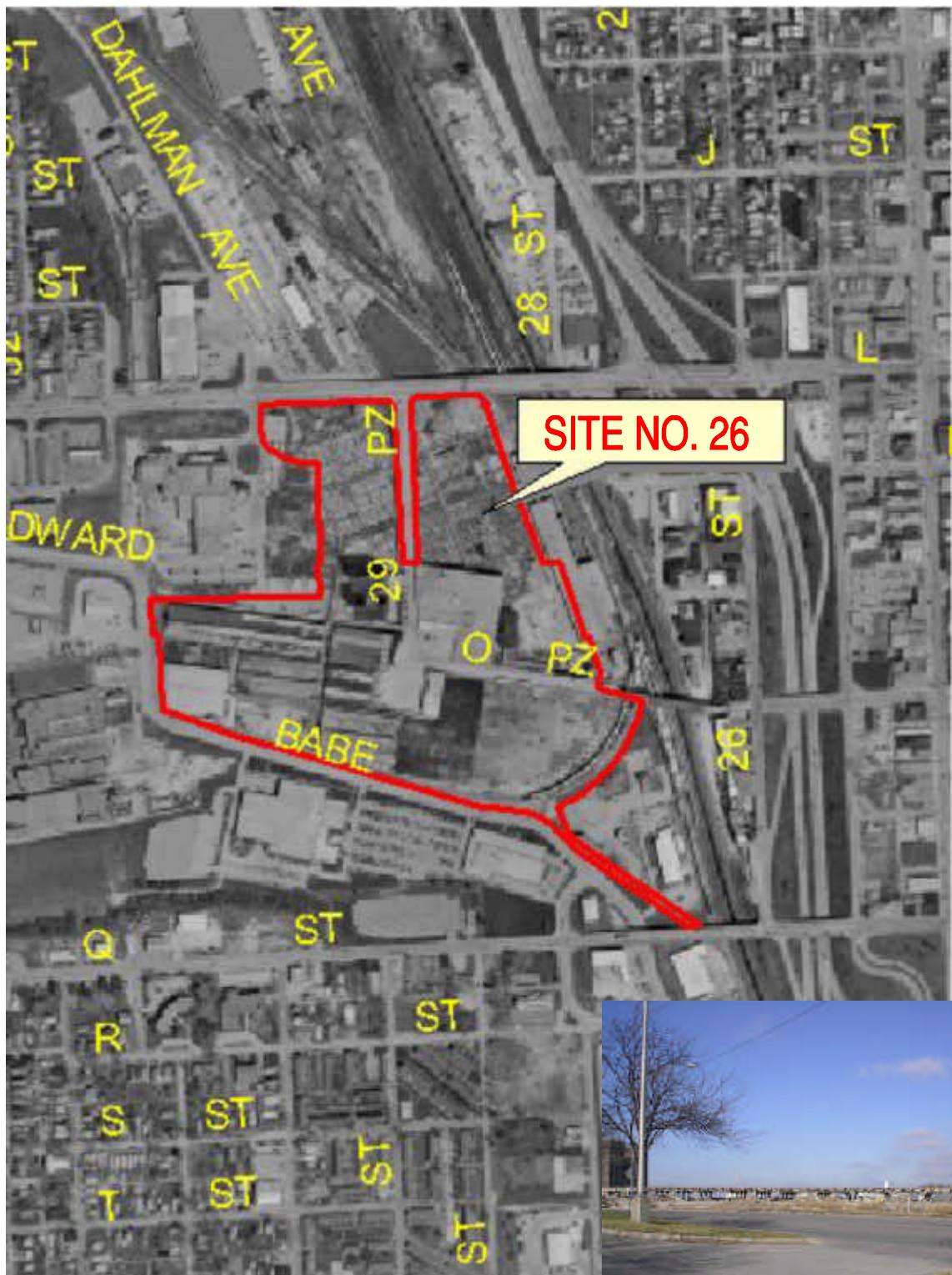
JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-1532120002
MAPA / HHW
OMAHA, NE



LEGAL 1: EX IRR WSTI Y 28.8 X 84.36 FT TRT

LEGAL 1: EX-IRR-WS1
LEGAL 2: LOT 1 IRRFG

LEGAL 2.
LEGAL 3.

LEGAL 3.

LEGAL 4.
ZIP CODE: 68107

ZIP CODE. 58107
ARFA. 56 28 ACRFS

SITE NO. 26 FACING NORTH
(STOCKYARDS BUILDING ON THE LEFT)

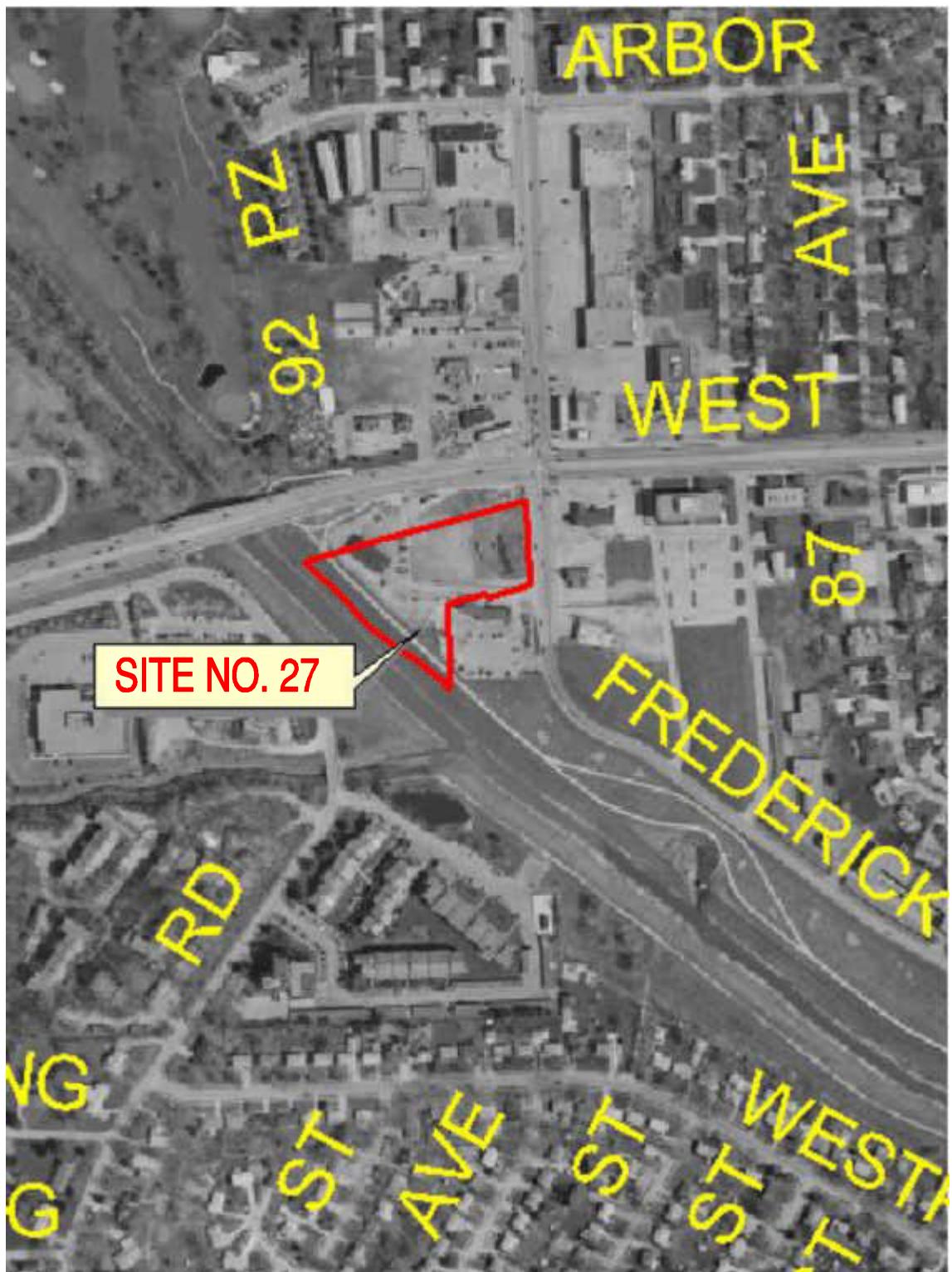


Jacobson Helgoth CONSULTANTS

FILE NO.: 1631520125.DWG

DATE: 12/12/00
SCALE: NOT TO SCALE
JHC PROJ. NO.: 465-01
DRAWN BY: PDR
CHECKED BY: FTS
FIGURE: 1

PIN-1631520125
MAPA / HHW
OMAHA, NE



LEGAL 1: IRREG ESTLY 33 FT

LEGAL 2:

LEGAL 3:

LEGAL 4:

ZIP CODE: 68132

AREA: 3.0 ACRES



Jacobson Helgoth
CONSULTANTS

FILE NO.: 1644780000.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-1644780000
MAPA / HHW
OMAHA, NE



LEGAL 1: IRREG

LEGAL 2:

LEGAL 3:

LEGAL 4:

ZIP CODE: 68127

AREA: 10.0 ACRES

SITE NO. 7 FACING EAST



Jacobson Helgoth
CONSULTANTS

FILE NO.: 172720002.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

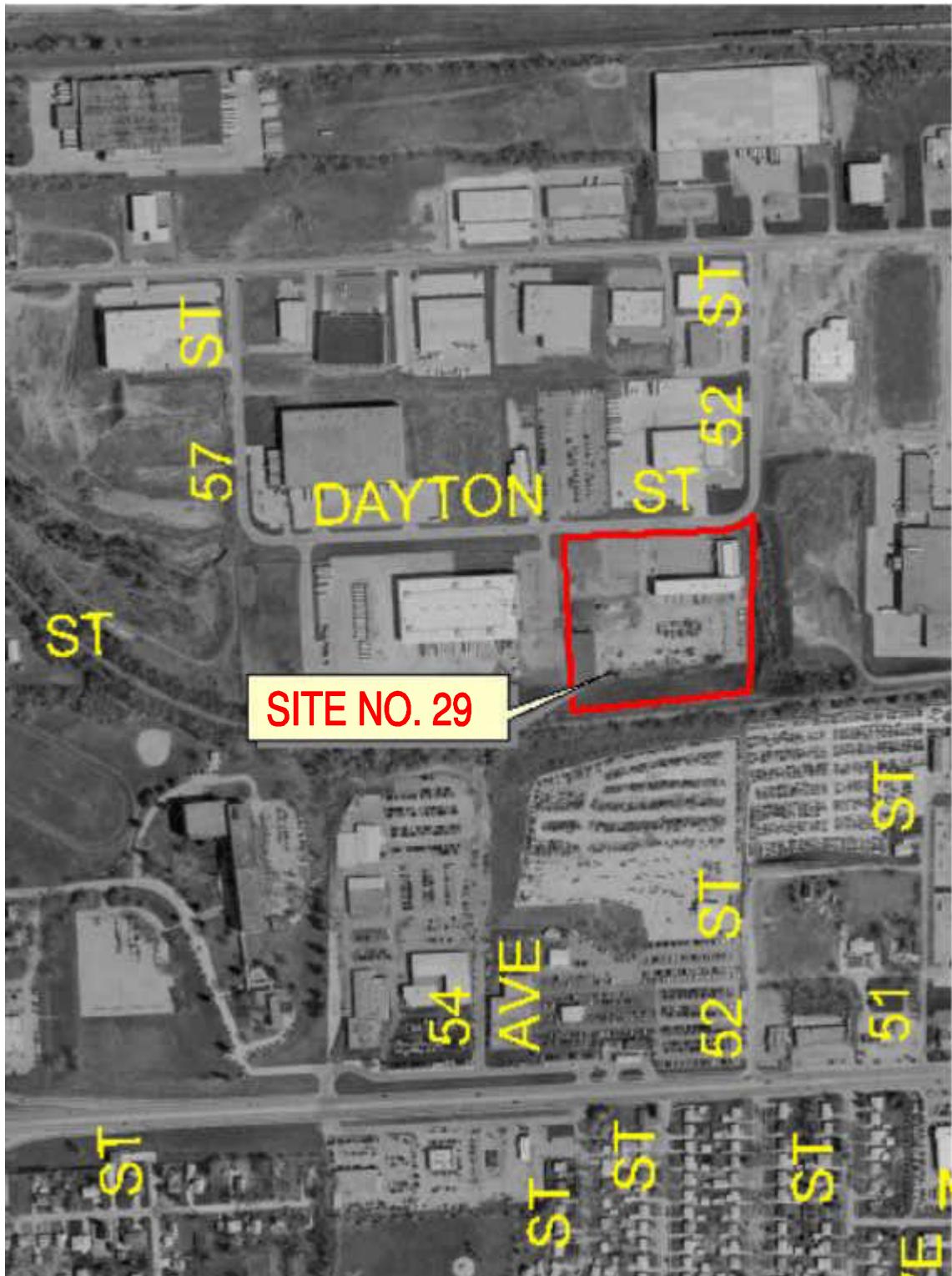
JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-1727200002
MAPA / HHW
OMAHA, NE



LEGAL 1: ALL LOT 26 &

LEGAL 2: E 65 FT LOT 27

LEGAL 3:

LEGAL 4:

ZIP CODE: 68117

AREA: 7.0 ACRES



Jacobson Helgoth
CONSULTANTS

FILE NO.: 2243102632.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-2243102632
MAPA / HHW
OMAHA, NE



LEGAL 1: EX ST - TX LT 32 & W OF 26 ST

LEGAL 2: TX LT 12 & VAC ALLEY ADJ &

LEGAL 3: LTS 1 THRU 11

LEGAL 4:

ZIP CODE: 68111

AREA: 7.0 ACRES


Jacobson Helgoth
CONSULTANTS

FILE NO.: 2329460000.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-2329460000
MAPA / HHW
OMAHA, NE



LEGAL 1: 1/2 VAC 14TH AVE ADJ & IRR N 866.1

LEGAL 2: E 291.8 FT BLK C

LEGAL 3:

LEGAL 4:

ZIP CODE: 68112

AREA: 4.0 ACRES


Jacobson Helgoth
CONSULTANTS

FILE NO.: 2339090010.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-2339090010
MAPA / HHW
OMAHA, NE



LEGAL 1: IRREG NTHLY 680.18 STHLY 960.18 FT

LEGAL 2: BLK L

LEGAL 3:

LEGAL 4:

ZIP CODE: 68110

AREA: 3.0 ACRES


Jacobson Helgoth
CONSULTANTS

FILE NO.: 233931003.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-233931003
MAPA / HHW
OMAHA, NE



LEGAL 1: IRREG

LEGAL 2:

LEGAL 3:

LEGAL 4:

ZIP CODE: 68117

AREA: 17.24 ACRES

SITE NO. 33 FACING NORHEAST
(EXISTING RECYCLING FACILITY)



Jacobson Helgoth
CONSULTANTS

FILE NO.: 2532360027.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-2532360027
MAPA / HHW
OMAHA, NE



LEGAL 1: ALL VAC ALLEY & VAC Z ST & 1/2 VAC
 LEGAL 2: 23RD ST & ARMOUR AV ADJ & ALL LTS 1
 LEGAL 3: THRU 10 BK 1 & LTS 1 THRU 20 BK2
 LEGAL 4: IRREG
 ZIP CODE: 68102
 AREA: 6.4 ACRES



SITE NO. 34 FACING NORTH
(FORMER PAUNCH PLANT)



Jacobson Helgoth
CONSULTANTS

FILE NO.: 0503990000.DWG

DATE: 12/12/00
SCALE: NOT TO SCALE
JHC PROJ. NO.: 465-01
DRAWN BY: PDR
CHECKED BY: FTS
FIGURE: 1

PIN-0503990000
MAPA / HHW
OMAHA, NE



LEGAL 1:
LEGAL 2:
LEGAL 3:
LEGAL 4:
ZIP CODE: 68059
AREA: 160 ACRES

SITE NO. 35 FACING WEST
(SARPY COUNTY LANDFILL)



Jacobson Helgoth
CONSULTANTS

FILE NO.: 35.DWG

DATE: 12/12/00
SCALE: NOT TO SCALE
JHC PROJ. NO.: 465-01
DRAWN BY: PDR
CHECKED BY: FTS
FIGURE: 1

PIN-UNAVAILABLE
MAPA / HHW
OMAHA, NE



LEGAL 1:
LEGAL 2:
LEGAL 3:
LEGAL 4:
ZIP CODE: 68142
AREA: 160 ACRES

SITE NO. 36 FACING SOUTH
(STATE STREET LANDFILL)



Jacobson Helgoth
CONSULTANTS

FILE NO.: 36.DWG

DATE: 12/12/00
SCALE: NOT TO SCALE
JHC PROJ. NO.: 465-01
DRAWN BY: PDR
CHECKED BY: FTS
FIGURE: 1

PIN-0139360000 & PIN-0139360002
MAPA / HHW
OMAHA, NE



LEGAL 1: IRREG NWSTLY 1107.52 FT LOT 11

LEGAL 2:

LEGAL 3:

LEGAL 4:

ZIP CODE: 68110

AREA: 10.0 ACRES

SITE NO. 37 FACING SOUTHEAST
(MAGNOLIA METAL FACILITY ON THE RIGHT)



Jacobson Helgoth
CONSULTANTS

FILE NO.: 2118615116.DWG

DATE: 12/12/00

SCALE: NOT TO SCALE

JHC PROJ. NO.: 465-01

DRAWN BY: PDR

CHECKED BY: FTS

FIGURE: 1

PIN-2118615116
MAPA / HHW
OMAHA, NE



LEGAL 1:
LEGAL 2:
LEGAL 3:
LEGAL 4:
ZIP CODE: 68138
AREA: 7.5 ACRES

SITE NO. 38 FACING EAST
(I-80 ON THE RIGHT)



Jacobson Helgoth
CONSULTANTS

FILE NO.: 38.DWG

DATE: 12/12/00
SCALE: NOT TO SCALE
JHC PROJ. NO.: 465-01
DRAWN BY: PDR
CHECKED BY: FTS
FIGURE: 1

PIN-UNAVAILABLE
MAPA / HHW
OMAHA, NE

APPENDIX C

GIS DATA

APPENDIX D

PHOTOGRAPHS OF SITES RECOMMENDED FOR FURTHER EVALUATION

#1



**SITE NO. 4 FACING NORTHEAST
(RAILROAD TRACKS IN THE BACKGROUND)**

#2



**SITE NO. 7 FACING WEST
(I-80 ON THE RIGHT)**

#3



**SITE NO. 7 FACING NORTH
(I-80 IN THE BACKGROUND)**

#4



**SITE NO. 7 FACING EAST
(RAILROAD TRACKS ON THE RIGHT)**

#5



SITE NO. 23 FACING SOUTH

#6



SITE NO. 23 FACING WEST

#7



**SITE NO. 26 FACING NORTH
(STOCKYARDS BUILDING IS ON THE LEFT)**

#8



SITE NO. 28 FACING EAST

#9



**SITE NO. 28 FACING WEST
(F STREET ON THE LEFT)**

#10



**WESTERN EDGE OF SITE NO. 28 FACING NORTHWEST
(RAILROAD TRACKS IN THE BACKGROUND)**

#11



**SITE NO. 33 FACING WEST
(ENTRANCE TO RECYCLING FACILITY)**

#12



**SITE NO. 33 FACING NORTHEAST
(EXISTING RECYCLING FACILITY)**

#13



**SITE NO. 34 FACING NORTH
(EXISTING METAL STORAGE FACILITY
IN THE BACKGROUND)**

#14



**SITE 35 FACING WEST
(SARPY COUNTY LANDFILL)**

#15



**SITE NO. 36 FACING SOUTH
(STATE STREET LANDFILL)**

#16



**SITE NO. 37 FACING SOUTHEAST
(MAGNOLIA METAL FACILITY ON THE RIGHT)**

#17



**SITE NO. 38 FACING EAST
(I-80 ON THE RIGHT)**