

Hall County Regional Planning Commission

Wednesday, April 4, 2018 Regular Meeting

Item F3

Blight Study and Redevelopment Plan for Part of Wood River

Staff Contact:

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 23, 2018

SUBJECT: Declaration of a portion of the City of Wood River as blighted and substandard. (C-18-2018WR)

PROPOSAL: This site is located within the City of Wood River a detailed map and legal description are included in the attached study.

OVERVIEW

The Statutory authority and direction to the Planning Commission is referenced below to explain the Planning Commission purpose in reviewing the study:

Section 18-2109

Redevelopment plan; preparation; requirements.

An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after a public hearing with notice provided as specified in section 18-2115, declared such area to be a substandard and blighted area in need of redevelopment. The governing body of the city shall submit the question of whether an area is substandard and blighted to the planning commission or board of the city for its review and recommendation prior to making its declaration. The planning commission or board shall submit its written recommendations within thirty days after receipt of the request. Upon receipt of the recommendations or after thirty days if no recommendation is received, the governing body may make its declaration.

~Reissue Revised Statutes of Nebraska

If this study is approved subsequent action will be necessary by both the Planning Commission and the Village Board prior to any action involving Tax Increment Financing or the expenditure of tax dollars from the CRA budget within this area.

It is appropriate for the planning commission in conducting its review and considering its recommendations regarding the substandard and blighted designation to:

- 1. review the study,
- 2. take testimony from interested parties,
- 3. make findings of fact, and
- 4. Include those findings of fact as part of its recommendation to Council.

Blighted and Substandard Defined

The terms blighted and substandard have very specific meanings within the context of the Community Redevelopment Statutes. Those terms as defined by Statute are included below:

Section 18-2103

Terms, defined.

For purposes of the Community Development Law, unless the context otherwise requires:

(10) **Substandard areas** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

(11) **Blighted area** shall mean an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size. adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinguency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or 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 is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is

designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;

~Reissue Revised Statutes of Nebraska

ANALYSIS-Blight and Substandard Study

The analysis of the substandard and blighted factors is conducted on pages 20 to 45 of the attached study. The following tables are summaries from the study found on pages 7 and 9.

SUBSTANDARD FACTORS

All four of the Substandard Factors set forth in the Nebraska Community Development Law have a "strong presence" in Redevelopment Area #1. Specific conditions supporting these Factors are described below.

TABLE 1 SUBSTANDARD FACTORS REDEVELOPMENT AREA #1 - REVISED WOOD RIVER, NEBRASKA

1.	Dilapidated/deterioration.	8
2.	Age or obsolescence.	8
3.	Inadequate provision for ventilation, light, air, sanitation or open spaces.	8
4.	Existence of conditions which endanger life or property by fire and other causes.	8
	Strong Presence of Factor	
	Reasonable Presence of Factor	
	No Presence of Factor O	
	Source: Hanna:Keelan Associates, P.C., 2018.	

BLIGHT FACTORS

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, 10 represent a "strong presence" within Redevelopment Area #1. The Factor, "tax or special assessment exceeding the fair value of land," was of "little or no presence." The Factor "defective or unusual condition of title," was not reviewed.

TABLE 2 BLIGHT FACTORS REDEVELOPMENT AREA #1 - REVISED WOOD RIVER, 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.	0
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.	8
11.	Other environmental and blighting factors.	
12.	One of the other five conditions.	
	Strong Presence of FactorImage: Constraint of FactorReasonable Presence of FactorImage: Constraint of FactorLittle or No Presence of FactorImage: Constraint of FactorNot ReviewedNRSource: Hanna:Keelan Associates, P.C., 2018	











ILLUSTRATION 1

RECOMMENDATION:

Blight and Substandard Designation

Planning Commission staff is recommending consideration of the following questions as a starting point in the analysis of this Study and in making a recommendation on the question of whether the property is blighted and substandard.

Recommend Questions for Planning Commission

- Does this property meet the statutory requirements to be considered blighted and substandard? (See the prior statutory references.)
- Are the blighted and substandard factors distributed throughout the Redevelopment Area. Good areas should not be arbitrarily found to be substandard and blighted simply because of proximity to areas which are substandard and blighted. Is development of adjacent property necessary to eliminate blighted and substandard conditions in the area?
- Is public intervention appropriate and/or necessary for the redevelopment of the area?
- Will a blight declaration increase the likelihood of development/redevelopment in the near future and is that in the best interest of the Village?
- What is the policy of the Village toward increasing development and redevelopment in this area of the Village?

Findings of fact must be based on the study and testimony presented including all written material and staff reports. The recommendation must be based on the declaration, not based on any proposed uses of the site. All of the testimony, a copy of the study and this memo along with any other information presented at the hearing should be entered into the record of the hearing.

If the Regional Planning Commission concludes that the area in question meets the definition of blighted and substandard and supports such conclusion with findings of fact they should move to recommend **approval** of the declaration as blighted and substandard based on the facts presented and identified at this meeting.

If the Regional Planning Commission concludes that the area in question does not meet the definition of blighted and substandard and supports such conclusions with findings of fact, they should move to recommend **denial** of the declaration as blighted and substandard based on the facts identified. Chad Nabity AICP, Planning Director

<u>Wood River, Nebraska</u>

Blight & Substandard Determination Study & General Redevelopment Plan. *Redevelopment Area #1 – Revised.*



Prepared for: The City of Wood River, Nebraska.

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

March, 2018

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REDEVELOPMENT AREA #1 – REVISED.

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REDEVELOPMENT AREA #1 – REVISED.

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BLIGHT & SUBSTANDARD DETERMINATION STUDY.

EXECUTIVE SUMMARY.

Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the **re-evaluation** and **revision** of the current **Redevelopment Area #1** in **Wood River**, **Nebraska**. The results of this **Study** will assist the City in redeclaring **Redevelopment Area #1** - **Revised** as both **blighted and substandard**.

Location

Redevelopment Area #1 is situated throughout the City of Wood River, Nebraska, generally bound by Wood River Road (north), and Elm Street or County Road 130th (east), Fifth Street (southeast), south Corporate Limits and County Road 150th (southwest) and Highway 11 (northwest). **Redevelopment Area #1** is comprised of mixed land uses, single family residential dwellings, commercial and industrial properties, public/quasi-public facilities and undeveloped tracts of land. Three important land use features in **Area #1** include the Wood River Downtown, industrial uses adjacent the Highway 30/Union Pacific Railroad Corridor and the Green Plains Inc. ethanol facility. Undeveloped tracts of land in the northern and southeastern portions of the City are targeted for future residential and industrial development.

Illustration 1, Context Map, identifies **Redevelopment Area #1** in the City of Wood River. The Thelen Subdivision, at this writing, is not located within the Corporate Limits of Wood River, but will be annexed at the time of official platting. All remaining portions of the **Redevelopment Area** are located within the Corporate Limits of Wood River. **All maps in this document present the entire Redevelopment Area within the Corporate Limits of Wood River.**

The primary streets within the **Redevelopment Area** are Nebraska Highway 11, U.S. Highway 30, Main Street and Ninth Street. The referenced **Wood River Redevelopment Area #1,** in the City of Wood River, Nebraska, includes the following parcels of record on file with the Hall County Assessor Office:

Original Town Plat: Block 20, lots 7-12; Block 21 lots 7-18; Block 22 all; Blocks 25-28 all.

Cargill Addition: Lot 1 All.

Cargill Second Addition: Lots 1 and 2 All.

REDEVELOPMENT AREA #1 – REVISED.

Clarks Addition: Blocks 1-7 all.

Clarks 2nd Addition: Lots 1-2.

Chamberlin's Addition: Blocks 1-4, Lots 1&2.

MacColl & Leflang's Addition: Blocks 1-2 and 4-6 All.

Dodd & Marshall's Addition: Block 7, Lots 7 to 10.

Dodd & Marshall's 2nd Addition: All of Lots 1, 2,

West North Lawn Second Addition: Block 3, Lots 1-4.

Thelen Subdivision First Addition: Lots 36 and 37.

Thelen Second Subdivision: Lot 1.

Thelen Fourth Subdivision: Lot 1.

Bond Subdivision: Lot 1.

F & H Opp Subdivision: Lots 1 and 2.

Brett Addition: Lots 1-15 All.

Brett & Johnson's Addition: Blocks 7 and 12 All.

Reeder Subdivision: Lots 1-3 All.

Hall County Irregular Tracts Of Land:

- Wood River Village County Sub 19-10-11 Lots 1 & 2.
- Wood River Village County Sub 19-10-11 Pt Lot 3.

REDEVELOPMENT AREA #1 – REVISED.

- Wood River TWP XC 2.63 Ac Hwy Pt N 1/2 NW 1/4 19-10-11 (27.83 Ac). (also known as the Thelen property).
- Wood River Village Miscellaneous Tracts 19-10-11 Pt NW Corner in SW 1/4 SE 1/4 (2.91 Ac).
- Jackson TWP Pt SE 1/4 SE 1/4 24-10-12 (0.23 Ac).
- Wood River Village Miscellaneous Tracts 19-10-11 To the City of Wood River PT SE 1/4 (45.90 Ac). These structures and uses of land are all included within the right-of-way of the Union Pacific Railroad and do not have individual parcel identifications.

Additionally, public right-of-ways of municipal streets and alleys, as well as State Highway 11 and U.S. Highway 30, are also included within the boundaries of **Redevelopment Area #1.**





REDEVELOPMENT AREA #1 – REVISED.

CONTEXT MAP REDEVELOPMENT AREA #1 - REVISED wood river, nebraska





LEGEND

 Redevelopment Area #1 -Revised Boundary.
Corporate Limits.

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ILLUSTRATION 1

REDEVELOPMENT AREA #1 – REVISED.

The blight and substandard evaluation for Wood River Redevelopment Area #1 included a detailed exterior structural survey of 146 individual buildings, a parcel-by-parcel Structural/Site Conditions Survey, conversations with City of Wood River administrative and utilities 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. 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;

REDEVELOPMENT AREA #1 – REVISED.

- 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 <u>public</u> <u>intervention</u> is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #1** 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**.

REDEVELOPMENT AREA #1 – REVISED.

On the basis of this approach, Wood River Redevelopment Area #1 is found to be eligible as both "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

All four of the Substandard Factors set forth in the Nebraska Community Development Law have a "strong presence" in Redevelopment Area #1. Specific conditions supporting these Factors are described below.

TABLE 1 SUBSTANDARD FACTORS REDEVELOPMENT AREA #1 - REVISED WOOD RIVER, NEBRASKA

1.	Dilapidated/deterioration.	O
2.	Age or obsolescence.	0
3.	Inadequate provision for ventilation, light, air, sanitation or open spaces.	٥
4.	Existence of conditions which endanger life or property by fire and other causes.	٥
	Strong Presence of Factor	
	Reasonable Presence of Factor	
	No Presence of Factor O	
	Source: Hanna:Keelan Associates, P.C., 2018.	

Strong Presence of Factor -

A Structural/Site Conditions Survey completed for the Area determined that the Factor, *Deterioration/Dilapidation* has a strong presence in **Redevelopment Area #1**. The Survey recorded 57 structures, or 39 percent of the 146 total structures as being *deteriorated with major defects*. An additional 30 structures, or 20.5 percent of the total structures in the **Redevelopment Area** were recorded as being *dilapidated*. Combined, 87 structures, or 60 percent of the 146 total structures were classified as deteriorating or dilapidated.

A total of 118, or 81 percent of the 146 total structures in the Area are 40+ years of age (built prior to 1978). According to the Hall County Assessor Office, the average age of residential structures in the Redevelopment Area is approximately 72 years and the average age of commercial structures is estimated to be 86 years. The Factor of Age or Obsolescence is a strong presence throughout the Area.

REDEVELOPMENT AREA #1 – REVISED.

The conditions which result in the *Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space* are a strong presence throughout the **Redevelopment Area**. Undeveloped tracts of land south of Wood River Road and east of Walnut Street are currently lacking public infrastructure. Water and sewer mains are adjacent these undeveloped tracts and will require extensions to promote new development. Additionally, water and sewer mains throughout the **Redevelopment Area** are inadequately sized, significantly aged and constructed of outmoded materials.



The Structural/Site Conditions Survey determined that the Factor, *Existence* of Conditions Which Endanger Life or Property, by fire and other causes, is a strong presence throughout Redevelopment Area #1. Primary contributing elements include deteriorating buildings and the existence of wood frame buildings containing combustible elements and fixtures. Additionally, water and sewer mains are approximately 50 to 60 years of age, undersized and constructed of outmoded materials.

The prevailing substandard conditions, evident in buildings and the public infrastructure, as determined by the Structural/Site Conditions Survey, include:

- 1. Aging structures;
- 2. Deteriorating structures;
- 3. Frame and masonry buildings with wooden structural elements that both contain combustible building components and materials are potential fire hazards;
- 4. Average age of both residential and commercial structures being 40+ years;
- 5. A portion of **Redevelopment Area #1** is serviced by water and sewer mains that range from 50 to 60 years of age, are undersized and constructed of outmoded materials; and
- 6. **Functionally** and **economically obsolete structures** and **land areas**, including the undeveloped tract of land south of Wood River Road and east of Walnut Street and the industrial tract in the southeastern portion of the City.

REDEVELOPMENT AREA #1 – REVISED.

BLIGHT FACTORS

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, 10 represent a "strong presence" within Redevelopment Area #1. The Factor, "tax or special assessment exceeding the fair value of land," was of "little or no presence." The Factor "defective or unusual condition of title," was not reviewed.

TABLE 2 BLIGHT FACTORS REDEVELOPMENT AREA #1 - REVISED WOOD RIVER, NEBRASKA

1.	A substantial number of deteriorated or dilapidated structures.	O
2.	Existence of defective or inadequate street layout.	O
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	Ø
4.	Insanitary or unsafe conditions.	O
5.	Deterioration of site or other improvements.	O
6.	Diversity of Ownership.	O
7.	Tax or special assessment delinquency exceeding the fair value of land.	0
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	O
10.	The existence of conditions which endanger life or property by fire or other causes.	O
11.	Other environmental and blighting factors.	O
12.	One of the other five conditions.	0
	Strong Presence of FactorImage: Constraint of FactorReasonable Presence of FactorImage: Constraint of FactorLittle or No Presence of FactorONot ReviewedNRSource: Hanna:Keelan Associates, P.C., 2018	

REDEVELOPMENT AREA #1 – REVISED.

Strong Presence of Factor -

Deteriorated and Dilapidated Structures are a strong presence in Redevelopment Area #1. A total of 57 structures, or 39 percent of the 146 total structures were recorded as deteriorating to a major extent. An additional 30 structures, or 21 percent of the total structures were recorded as dilapidated. Combined, 87, or 60 percent of the total 146 structures were in a deteriorating to dilapidated condition. Several structures are substantially dilapidated and not cost-effective to be rehabilitated and should be considered for demolition.

Defective or Inadequate Street Layout \mathbf{is} a strong presence in Redevelopment Area #1, due to a lack of platted and developed streets and existing streets being "fair" in condition. The assessment of street conditions revealed that 18 parcels, or 10 percent of the total 175 parcels front on streets in "fair" condition. The street layout in the Redevelopment Area consists of two major highways and local access streets. Undeveloped portions of the **Redevelopment Area** lack adequate street access. Streets and public infrastructure are needed to support future development on tracts of land south of Wood River Road and east of Walnut Street.

Faulty Lot Layout is a strong presence throughout the Redevelopment Area. Conditions contributing to the presence of this **Factor** include parcels that are undersized for development and/or redevelopment activities. The **Redevelopment Area** contains land that is both functionally and economically obsolescent. The undeveloped tract of land in the northern portion of the **Redevelopment Area** has not been platted, but is identified in the **Wood River Comprehensive Plan** as an ideal, future residential growth area.

Insanitary or Unsafe Conditions are a **strong presence** throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include water and sewer mains that range from 50 to 60 years of age, are constructed of outmoded materials and undersized to support modern uses. Sidewalk conditions and the overall lack of sidewalks also contribute to unsafe conditions. Of the 175 parcels evaluated, 120 parcels, or 69 percent were lacking sidewalks. This is a hindrance to pedestrians and makes it difficult if not possible for individuals with disabilities to move throughout the **Area**.

Deterioration of Site or Other Improvements is a **strong presence** throughout the **Redevelopment Area.** The **Structural/Site Conditions Survey** revealed 70 percent, or 122 parcels have "fair" to "poor" overall site conditions.

The *Diversity of Ownership* is a strong presence throughout Redevelopment Area #1. Research of public records from the Hall County Assessor office indicates that 103 individuals or corporations own property in the Area.

REDEVELOPMENT AREA #1 – REVISED.

Improper Subdivision or Obsolete Platting is a strong presence throughout **Redevelopment Area #1**. The undeveloped, irregular tract of land to the south of Wood River Road should be re-platted for future development, guided by the *City of Wood River Subdivision Regulations*. Also, many lots located within and adjacent the Downtown were platted as 25' and 50' wide and 100' to 140' long, substantially smaller than modern requirements.

The *Existence of Conditions Which Endanger Life or Property* by fire or other causes, are a **strong presence** throughout **Redevelopment Area #1**. Conditions associated with this **Factor** include the existence of wood frame buildings containing combustible elements and fixtures. Several buildings are in a state of deterioration and in need of repair or demolition. Additionally, portions of the **Redevelopment Area** are serviced by water and sewer mains that are 50 to 60 years of age, undersized and subject to breakage. Additionally, water and sewer mains south of the Union Pacific Railroad Corridor are less than 4" in diameter and constructed of outmoded materials.



Other Environmental and Blighting Factors including economically and socially undesirable land uses and functional obsolescence, is a strong presence throughout Redevelopment Area #1. Several commercial, industrial and residential buildings exist in the Area are primary examples of both functionally and economically obsolete real estate.

Area #1 contains several buildings that are deteriorating with major defects, or dilapidated and in substandard condition. A total of 60 percent, or 87 of the total 146 buildings are deteriorating with major defects or dilapidated. Much of the Area is serviced by outmoded infrastructure that is 50 to 60 years of age and undersized by today's development standards.

REDEVELOPMENT AREA #1 – REVISED.

One of the Required Five Additional Blight Factors has a strong presence throughout the Redevelopment Area. The estimated average age of residential buildings is an estimated 72 years, while the average age of commercial buildings is an estimated 86 years.



Conclusion

It is the conclusion of the Consultant retained by the City of Wood River 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 **Wood River Redevelopment Area #1** as "**substandard" and "blighted**."

The conclusions presented in this **Study** are those of the Consultant engaged by the City of Wood River to examine conditions of **blight and substandard**. The Wood River 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.

REDEVELOPMENT AREA #1 – REVISED.

BASIS FOR REDEVELOPMENT

For a project in the City of Wood River to be eligible for redevelopment under the **Nebraska Community Development Law**, for the use of Tax Increment Financing, the subject area or areas must first qualify as both a "substandard" and "blighted" area, within the definition set forth in the Nebraska Community **Development Law**. This Study has been undertaken to determine whether conditions exist which would warrant designation of the Redevelopment Area as a "blighted and substandard area" in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (Cumulative Supplement 1994), a **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

- 1. Dilapidation/deterioration;
- 2. Age or obsolescence;

4.

- 3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
 - (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 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;

REDEVELOPMENT AREA #1 – REVISED. 13

- 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 Wood River City Council (local governing body), acting as reasonable and prudent persons, could conclude <u>public intervention</u> is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout the **Wood River Redevelopment Area #1**. 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.

REDEVELOPMENT AREA #1 – REVISED.

THE STUDY AREA

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 **re-evaluation** and **revision** of the current **Redevelopment Area #1** in **Wood River**, **Nebraska**. The results of this **Study** will assist the City in redeclaring **Redevelopment Area #1** - **Revised** as both **blighted and substandard**.

Location

Redevelopment Area #1 is situated throughout the City of Wood River, Nebraska, generally bound by Wood River Road (north), and Elm Street or County Road 130th (east), Fifth Street (southeast), south Corporate Limits and County Road 150th (southwest) and Highway 11 (northwest). **Redevelopment Area #1** is comprised of mixed land uses, single family residential dwellings, commercial and industrial properties, public/quasi-public facilities and undeveloped tracts of land. Three important land use features in **Area #1** include the Wood River Downtown, industrial uses adjacent the Highway 30/Union Pacific Railroad Corridor and the Green Plains Inc. ethanol facility. Undeveloped tracts of land in the northern and southeastern portions of the City are targeted for future residential and industrial development.

Illustration 1, Context Map, identifies **Redevelopment Area #1** in the City of Wood River. The Thelen Subdivision, at this writing, is not located within the Corporate Limits of Wood River, but will be annexed at the time of official platting. All remaining portions of the **Redevelopment Area** are located within the Corporate Limits of Wood River. All maps in this document present the entire **Redevelopment Area** within the Corporate Limits of Wood River.

The primary streets within the **Redevelopment Area** are Nebraska Highway 11, U.S. Highway 30, Main Street and Ninth Street.



REDEVELOPMENT AREA #1 – REVISED. 15

Redevelopment Area #1 is comprised primarily of single family residential dwellings, mobile homes, commercial and industrial uses, parks/recreation, public/quasi-public and several undeveloped tracts of land. Existing land uses are identified in **Illustration 2**. **Area #1** contains an estimated 294 acres, of which an estimated 79 percent has been developed.

Table 3 identifies the estimated **existing land use** within the **RedevelopmentArea** in terms of number of acres and percentage of total for each existing land use.

TABLE 3 EXISTING LAND USE REDEVELOPMENT AREA #1 WOOD RIVER, NEBRASKA

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Parks/Recreation	5.1	1.7%
Public/Quasi Public	2.2	0.8%
Single Family	12.2	4.2%
Mobile Home	5.9	2.0%
Commercial	7.0	2.4%
Industrial	103.0	35.0%
Municipal Streets/Alleys	93.5	31.7%
Railroad Corridor	2.8	1.0%
<u>Undeveloped Land</u>	62.5	21.2%
Total Acreage	294.2	100.0%

Source: Hanna:Keelan Associates, P.C., 2018.

Illustration 3 identifies the existing **Zoning Classifications** in **Redevelopment Area #1.** Zoning activities throughout the **Redevelopment Area** are administered by the City of Wood River and the Hall County Regional Planning Commission. All portions of the **Area** are located within the Wood River Corporate Limits.







ILLUSTRATION 2

REDEVELOPMENT AREA #1 – REVISED. 17

2018

EXISTING ZONING MAI

REDEVELOPMENT AREA #1 - REVISED WOOD RIVER, NEBRASKA





LEGEND

ТА	TRANSITIONAL AGRICULTURAL DISTRICT
D A	MEDIUM DENGUNY DECIDENTAL DICEDICE

R-6	MEDIUM DENSITY RESIDENTIAL DISTRICT

- R-9 LOW DENSITY RESIDENTIAL DISTRICT
- BGC CENTRAL GENERAL BUSINESS DISTRICT
- BG GENERAL BUSINESS DISTRICT
- I-1 LIGHT INDUSTRIAL DISTRICT
- I-2 HEAVY INDUSTRIAL DISTRICT
 - CORPORATE LIMITS REDEVELOPMENT AREA BOUNDARY

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

Lincoln, Nebraska 402.464.5383 *

ILLUSTRATION 3

REDEVELOPMENT AREA #1 – REVISED. 18

THE RESEARCH APPROACH

The blight and substandard determination research approach implemented for Redevelopment Area #1 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/Site Conditions 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/Site Conditions Survey was conducted in April, 2017, and reevaluated in January, 2018. A total of 146 individual structures received an exterior evaluation. These structures were evaluated to document structural deficiencies and to identify related environmental deficiencies in Redevelopment Area #1. The "Structural/Site Conditions Survey Form" utilized in this process is provided in the Appendix.

The Structural/Site Conditions Survey process, also, included a parcel-byparcel evaluation, conducted in April, 2017, and re-evaluated in January, 2018. A total of 175 separate parcels or sites adjacent individual buildings were identified and evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The "Structural/Site Conditions Survey Form" is included in the Appendix, as well as the results of the Survey.

Research of Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in **Redevelopment Area #1** 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.

REDEVELOPMENT AREA #1 – REVISED.

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 #1** 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) <u>Dilapidation/Deterioration of Structures</u>

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 #1**, 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 146 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 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**.

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

REDEVELOPMENT AREA #1 – REVISED.

(Secondary Components)

<u>Building Systems.</u> These components include: roof surface condition, chimney, gutters/down spouts, and exterior wall surface.

<u>Architectural Systems.</u> 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.

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

<u>Minor Defect</u>. 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 occupant, 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.

<u>Major Defect</u>. 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.

REDEVELOPMENT AREA #1 – REVISED.

<u>**Critical Defect.</u>** 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.</u>

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:

<u>Sound</u>. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points**.

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

<u>Deteriorating-Major</u>. 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 *Structure/Site Conditions Survey 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.

REDEVELOPMENT AREA #1 – REVISED. 22

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. Structural/Site Conditions Survey Conclusions.

The conditions of the **146 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Thirty-Six (36) structures were classified as structurally **sound;**
- Twenty-Three (23) structures were classified as **deteriorating** with **minor** defects.
- Fifty-Seven (57) structures were classified as **deteriorating** with **major** defects; and
- Thirty (30) structures were classified as **dilapidated.**

The results of the Structural/Site Conditions Survey recorded the status of structures throughout Redevelopment Area #1. Of the 146 total structures, 57 (39 percent) are deteriorated with major defects, while an additional 30 (20.5 percent) are dilapidated. Combined, these buildings equate to 87 (60 percent) of the 146 structures as being deteriorating or dilapidated to a substandard condition.

Conclusion.

The results of the Structural/Site Conditions Survey documented that both deteriorated and dilapidated 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 #1 - REVISED WOOD RIVER, NEBRASKA

Structural Condition Rating

<u>Activity</u> Residential	Sound 12	Deteriorating (<u>Minor)</u> 16	Deteriorating (<u>Major)</u> 32	Dilapidated 22	Number of <u>Structures</u> 82	Deteriorating Major and/ or <u>Dilapidated</u> 54
Commercial	10	3	12	5	30	17
Industrial	11	2	11	2	26	13
<u>Other</u>	<u>3</u>	<u>2</u>	<u>2</u>	<u>1</u>	<u>8</u>	<u>3</u>
Totals	36	23	57	30	146	87
Percent	24.7%	15.8%	39.0%	20.5%	100.0%	59.5%

Source: Hanna:Keelan Associates, P.C., 2018.

(2) <u>Age or Obsolescence.</u>

As per the results of the Structural/Site Conditions Survey, with confirmation from the Hall County Assessor Office, a total of 118, or 81 percent of the total 146 structures in the Redevelopment Area were 40+ years of age, or built prior to 1978. Additionally, the estimated average age of residential structures in the Area was 72 years, while the estimated average age of commercial structures was 86 years.

Conclusion.

Both Age and Obsolescence of structures are a strong presence in Redevelopment Area #1.



REDEVELOPMENT AREA #1 – REVISED. 24

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(3) <u>Inadequate Provision for Ventilation, Light, Air, Sanitation or</u> <u>Open Spaces.</u>

The results of the **Structural/Site Conditions Survey**, in addition to other important, pertinent field data, provided the basis for the identification of structures and parcels that contribute to **the inadequate provision for ventilation**, **light**, **air**, **sanitation or open spaces in Redevelopment Area #1** Factors contributing to these conditions are discussed below.

There are wood framed buildings with combustible elements and fixtures located within Redevelopment Area #1. A total of 57 structures, or 39 percent of the total 146 buildings were identified as deteriorating with major defects and an additional 30 structures, or 21 percent as dilapidated.

Site features, such as private driveways, sidewalks and yard and landscaping conditions are noticeably deteriorating on properties in the **Redevelopment Area.** Approximately 44 percent, or 77 of the total 146 parcels were identified as having "fair" overall site conditions, while 45 additional parcels, or 26 percent, have "poor" overall site conditions. **Overall, an estimated 70 percent of the total 146 parcels have** "fair" to "poor" overall site conditions.

According to City personnel, portions of water and sanitary sewer mains within **Redevelopment Area #1** are substandard and will need to be replaced. Water and sewer mains within the **Area** range from $1 \frac{1}{2}$ " to 10" diameter and are an estimated 50 and 60 years of age. Privately owned and maintained service lines to properties are also estimated to be 60 years of age. Water mains generally located south of the Union Pacific Railroad Corridor are an estimated $1 \frac{1}{2}$ " to 4" in diameter. As these utility mains and service lines continue to age, substandard conditions will become more prohibitive to future development in the **Area**.

An estimated 69 percent of the total 175 parcels in **Redevelopment Area #1** lack sidewalks. Properties lacking sidewalks pose a hindrance to pedestrians. It also makes it difficult, if not impossible, for persons with disabilities to safely move throughout the **Area**.

Conclusion

The Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces in Redevelopment Area #1 is a strong presence.

REDEVELOPMENT AREA #1 – REVISED. 25
4) <u>The Existence of Conditions which Endanger Life or Property by Fire</u> and Other Causes.

1. Building Elements that are Combustible and Advanced Age of Structures.

There are wood framed buildings with combustible elements and fixtures located within **Redevelopment Area #1**. A total of 57 structures, or 39 percent of the total 146 buildings were rated as deteriorating with major defects and an additional 30 structures, or 21 percent as dilapidated.

A total of 118 structures, or 81 percent of the total 146 structures in the **Redevelopment Area** were built prior to 1978, thus 40+ years of age. The average age of the residential structures is estimated to be 72 years, while the average age of commercial structures is estimated to be 86 years.



2. Lack of Adequate Utilities.

According to City personnel, portions of water and sanitary sewer mains within **Redevelopment Area #1** are substandard and will need to be replaced. Water and sewer mains within the **Area** range from $1\frac{1}{2}$ " to 10" diameter and are an estimated 50 and 60 years of age. Privately owned and maintained service lines to properties are also estimated to be 60 years of age. Water mains generally located south of the Union Pacific Railroad Corridor are an estimated 1 $\frac{1}{2}$ " to 4" in diameter. As these utility mains and service lines continue to age, substandard conditions will become more prohibitive to future development in the **Area**.

3. Overall Site Conditions.

The Structural/Site Conditions Survey identified 77 parcels, or 44 percent of the total 175 parcels as being in "fair" condition and an additional 45 parcels, or 26 percent being in "poor" condition. These conditions combine for 70 percent of the total parcels having "fair" to "poor" overall site conditions. 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 #1.



BLIGHT FACTORS

(1) <u>Dilapidation/Deterioration of Structures.</u>

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 #1**, 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 **146 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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REDEVELOPMENT AREA #1 – REVISED.

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4. Structural/Site Conditions Survey Conclusions.

The conditions of the **146 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Thirty-Six (36) structures were classified as structurally **sound**;
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The results of the Structural/Site Conditions Survey recorded the status of structures throughout Redevelopment Area #1. Of the 146 total structures, 57 (39 percent) are deteriorated with major defects, while an additional 30 (20.5 percent) are dilapidated. Combined, these buildings equate to 87 (60 percent) of the 146 structures as being deteriorating or dilapidated to a substandard condition.

Conclusion.

The results of the Structural/Site Conditions Survey documented that both deteriorated and dilapidated structures are a strong presence throughout the Redevelopment Area. Table 4 identifies the results of the structural rating process per building type.

TABLE 5 EXTERIOR SURVEY FINDINGS REDEVELOPMENT AREA #1 - REVISED WOOD RIVER, NEBRASKA

Structural Condition Rating

<u>Activity</u> Residential	<u>Sound</u> 12	Deteriorating <u>(Minor)</u> 16	Deteriorating <u>(Major)</u> 32	Dilapidated 22	Number of <u>Structures</u> 82	Deteriorating Major and/ or <u>Dilapidated</u> 54
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<u>Other</u>	<u>3</u>	<u>2</u>	<u>2</u>	<u>1</u>	<u>8</u>	<u>3</u>
Totals	36	23	57	30	146	87
Percent	24.7%	15.8%	39.0%	20.5%	100.0%	59.5%

Source: Hanna:Keelan Associates, P.C., 2018.





2) <u>Existence of Defective or Inadequate Street Layout.</u>

Streets within **Redevelopment Area #1** are situated in north/south and east/west grid alignments. The primary streets within the **Redevelopment Area** are U.S. Highway 30, Nebraska Highway 11, Main Street and Ninth Street. Conditions that contribute to this **Factor** are discussed below.

1. Inadequate street layout.

Irregular tracts of undeveloped land lack adequate access to streets and associated infrastructure. New and improved roads are necessary to attract development opportunities to **Redevelopment Area #1**.

2. Condition of streets.

Street conditions throughout **Redevelopment Area #1**, overall, were found to be in "good" condition. The majority of the streets within the **Redevelopment Area** are concrete with curbs and gutters. Ninth Street has asphalt surfacing with curbs and gutters within the Downtown, but has open storm water drainage ditches to the west of Main Street. Highway 11, north of 13th Street, is asphalt surfaced with open storm water drainage ditches. Several privately owned driveways and parking areas are gravel or dirt surfaced. A total of 76 parcels, in the Area, or 52 percent of the total 146 parcels have gravel or dirt surfaced driveways and parking areas that are deteriorated and in substandard condition.



3. Streets with inadequate speed control devices.

Vehicles traveling within **Redevelopment Area #1**, specifically along Nebraska Highway 11 and U.S. Highway 30, were observed to be moving at speeds in excess of posted limits. Additional traffic control devices are recommended to reduce vehicle speeds that endanger pedestrians and other vehicles.

Conclusion.

The Existence of Defective or Inadequate Street Layout in Redevelopment Area #1 is a strong presence and constitutes a Blight Factor.

3) <u>Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or</u> <u>Usefulness.</u>

The review of property ownership and subdivision records and Structural/Site Conditions Surveys resulted in the recording of conditions associated with **faulty lot layout in relation to size, adequacy and accessibility, or usefulness** of land within **Redevelopment Area #1**. The problem conditions include:

1. Inadequate Lot Size and Adequacy Issues.

Several irregular, undeveloped tracts of land exist within **Redevelopment Area #1** that, in their present state, cannot support today's municipal development standards. These tracts of land would need to be subdivided and platted to support modern development. Additionally, irregularly subdivided lots exist in the **Area** that lack uniform width or depth within platted subdivisions, including those to the west of Downtown and south of the Union Pacific Railroad Corridor.

2. Accessibility or Usefulness.

Irregular tracts of land are either used for agricultural purposes or are undeveloped. These tracts of land are both functionally and economically obsolete and will need to be subdivided, as per guidance of the *City of Wood River Subdivision Regulations*, and provide modern infrastructure prior to supporting future growth consistent with the Land Use Plan in the City's *Comprehensive Plan*.

Conclusion.

Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness is a strong presence throughout Redevelopment Area #1.





(4) Insanitary and Unsafe Conditions.

The results of the Structural/Site Conditions Survey, along with information obtained from City Officials provided the basis for the identification of insanitary and unsafe conditions within the Wood River Redevelopment Area #1.

1. Age of Structures.

The evaluation of 146 structures in the **Redevelopment Area** identified 81 percent, or 118 structures as being 40+ years of age or built prior to 1978. Additionally, the estimated average age of residential buildings is 72 years, while the estimated average age of commercial structures is 86 years. The advanced age of these structures can result in the occurrence of deteriorated buildings and other structures with deferred maintenance and, thus, create insanitary and unsafe conditions.

2. Deteriorating/Dilapidated Buildings.

The deteriorated and dilapidated conditions of structures were prevalent in an estimated **60 percent, or 87 of the total 146 structures.** Structures in this condition can result in hazards that are detrimental to adjacent properties and, thus, create insanitary and unsafe conditions.

3. Lack of Adequate Utilities.

According to City personnel, portions of water and sanitary sewer mains within **Redevelopment Area #1** are substandard and will need to be replaced. Water and sewer mains within the **Area** range from $1\frac{1}{2}$ " to 10" diameter and are an estimated 50 and 60 years of age. Privately owned and maintained service lines to properties are also estimated to be 60 years of age. Water mains generally located south of the Union Pacific Railroad Corridor are an estimated $1\frac{1}{2}$ " to 4" in diameter. As these utility mains and service lines continue to age, substandard conditions will become more prohibitive to future development in the **Area**.

4. Functional and Economic Obsolescence.

Large irregular tracts of undeveloped land in the **Area**, located south of Wood River Road and east of Walnut Street, lack the necessary underground infrastructure to support modern development. City owned water and sewer mains are adjacent these undeveloped tracts of land. These tracts of land are considered **both functionally and economically obsolete**.

Conclusion.

Insanitary and Unsafe Conditions are a strong presence in Redevelopment Area #1.

(5) <u>Deterioration of Site or Other Improvements.</u>

The condition of site improvements within **Redevelopment Area #1**, were evaluated, 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 **Redevelopment Area #1** include the condition of buildings and associated property conditions, as well as street and sidewalk conditions and private parking areas.

A total of 77 parcels, or 44 percent of the total 175 parcels within **Redevelopment Area #1** received an overall site condition rating of "fair", while an additional 45 parcels, or 26 percent were rated as being in "poor" condition. A total of 122 parcels, or 70 percent have "fair" or "poor" overall site conditions. The conditions that lead to these findings included:

- 1. A total of 120, or 69 percent of the parcels lack sidewalks. The lack of adequate sidewalks puts the health, safety and well-being of pedestrians at risk.
- 2. A total of 48 parcels, or 27 percent of the total 146 parcels that are accessed by privately owned access roads or driveways that were identified as being in "fair" condition. These access roads or driveways within the **Redevelopment Area** are gravel surfaced and in need of resurfacing.
- 3. Approximately 39 percent of the total 146 structures in Area #1 were observed to be deteriorated with major defects. An additional 20.5 percent were identified as being dilapidated. Combined, 60 percent of the total 146 structures, in the Area, need rehabilitation or, in several cases, demolition. In general, several structures lack upkeep and maintenance and exhibit minimal landscaping or other modern improvements.
- 4. Irregular and undeveloped tracts of land in Area #1 lack adequate infrastructure and utility systems and are both functionally and economically obsolete. The tracts located south of Wood River Road and east of Walnut Street will require an extension of all infrastructure systems to make these areas viable for future development.

Conclusion.

Deterioration of Site Improvements is a strong presence in Redevelopment Area #1.

(6) <u>Diversity of Ownership.</u>

The total number of unduplicated owners within **Redevelopment Area #1** is estimated to be **103 private individuals, partnerships or corporations**. Publicly owned lands and local street public rights-of-way are also 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 #1.





(7) <u>Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.</u>

An examination of public records was conducted to determine the status of taxation of properties located in **Redevelopment Area #1**. It should be noted, real estate is taxed at approximately 98 percent of fair market 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 **four** of the **175 parcels** were classified as "delinquent" by the Hall County Treasurer Office.

2. Real Estate Values.

The tax values within **Redevelopment Area #1** generally appeared to be equal to or greater than the market value of the properties. The estimated appraised valuation of the properties in the **Redevelopment Area** is **\$39,021,526**.

3. Tax Exempt.

There are **12 properties** within the **Redevelopment Area**, identified by the Hall County Assessor and Treasurer Offices, as having full exemption from property taxes. An additional **five residences** have partial **Homestead Exemption**.

Conclusion.

Taxes or Special Assessments Delinquency were of little to no presence in Redevelopment Area #1.

(8) <u>Defective or Unusual Condition of Title.</u>

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 issued, 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 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 #1.





(9) <u>Improper Subdivision or Obsolete Platting.</u>

An analysis of the subdivision conditions in **Redevelopment Area #1** revealed that **improper subdivision** and **obsolete platting** is present. Several individual lots and parcels within **Area #1** have a range of sizes not in conformance with modern planning standards.

The individual lot sizes designed for single family dwellings vary in size and shape, due to development inconsistent with the original platting. The typical lot sizes in the older portions of the City range in size from 25' to 50' wide and 100' to 140' long. The inadequate small size of these lots is confirmed by homes constructed on multiple lots. Later subdivisions had lot sizes that were an estimated 75' to 107' wide and 104' to 197' long.

The **Photo** at the right depicts older homes fronting on both Eleventh and Twelfth Streets that despite being long and narrow, were not constructed on a single platted lot. The homes on the north side of the block, fronting on Twelfth Street show homes built on Two houses that two platted lots. Harrison Street front on are constructed on corner lots to front on the side street, needing multiple lots to reconfigure the platted lot.



Undeveloped tracts of land, such as the parcel located south of Wood River Road, in the **Redevelopment Area** are both **functionally** and **economically obsolete** and lack infrastructure needed to support development. These tracts of land should be properly subdivided as per the *City of Wood River Subdivision Regulations*.

For redevelopment/development of functionally and economically obsolete properties to occur, the platting or re-platting of the land areas would be necessary with the provision of modern infrastructure.

Conclusion.

A strong presence of Improper Subdivision or Obsolete Platting exists throughout Redevelopment Area #1.



10) <u>The Existence of Conditions which Endanger Life or Property by Fire</u> <u>and Other Causes.</u>

1. Building Elements that are Combustible and Advanced Age of Structures.

There are wood framed buildings with combustible elements and fixtures located within Redevelopment Area #1. A total of 57 structures, or 39 percent of the total 146 buildings were rated as deteriorating with major defects and an additional 30 structures, or 21 percent as dilapidated.

A total of 118 structures, or 81 percent of the total 146 structures in the **Redevelopment Area** were built prior to 1978, thus 40+ years of age. The average age of the residential structures is estimated to be 72 years, while the average age of commercial structures is estimated to be 86 years.



2. Lack of Adequate Utilities.

According to City personnel, portions of water and sanitary sewer mains within **Redevelopment Area #1** are substandard and will need to be replaced. Water and sewer mains within the **Area** range from $1 \frac{1}{2}$ " to 10" diameter and are an estimated 50 and 60 years of age. Privately owned and maintained service lines to properties are also estimated to be 60 years of age. Water mains generally located south of the Union Pacific Railroad Corridor are an estimated $1 \frac{1}{2}$ " to 4" in diameter. As these utility mains and service lines continue to age, substandard conditions will become more prohibitive to future development in the **Area**.

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3. Overall Site Conditions.

The Structural/Site Conditions Survey identified 77 parcels, or 44 percent of the total 175 parcels as being in "fair" condition and an additional 45 parcels, or 26 percent being in "poor" condition. These conditions combine for 70 percent of the total parcels having "fair" to "poor" overall site conditions. 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 #1.





(11) Other Environmental and Blighting Factors.

Included in the **Nebraska Community Development Law** is a statement of purpose that has an additional criterion for identifying blight, <u>viz.</u>, "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, <u>functional obsolescence</u> relates to the physical utility of a structure and <u>economic obsolescence</u> relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

Both functional and economic obsolescence is apparent in existing large, irregular tracts of undeveloped land, located south of Wood River Road and east of Walnut Street. These tracts of land currently lack the necessary infrastructure to attract development. City owned water and sewer mains exist adjacent these undeveloped properties. Much of the western portion of the **Redevelopment Area** has streets with open storm water drainage ditches in need of maintenance.



Infrastructure improvements are needed throughout **Redevelopment Area #1.** Numerous development activities exist to allow for the comprehensive development of the undeveloped portions of the **Redevelopment Area**, including the proper subdividing of properties and the installation or improvement of streets, sidewalks, water and sewer systems.

Conclusion.

Other Environmental Blighting Factors are a strong presence throughout Redevelopment Area #1, containing functionally and economically obsolete parcels.



(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 residential structures in Redevelopment Area #1 is 72 years, while the average age of commercial structures is estimated at 86 years. Approximately 81 percent, or 118 of the total 146 structures throughout the Redevelopment Area are at least 40+ years of age.

Conclusion.

The criteria of Average Age of both Residential and Commercial Units is over 40 years of age as one of five additional blighting conditions is a strong presence throughout Redevelopment Area #1.

REDEVELOPMENT AREA #1 – REVISED.

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DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

Redevelopment Area #1 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 a **strong 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. Insanitary 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 #1**, the conclusion is that the condition and age of 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 #1** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in **Redevelopment Area #1**, addressed in this **Study**, is presented in **Tables 1** and **2**, **Pages 7** and **9**. The eligibility findings indicate that **Redevelopment Area #1** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Wood River 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 <u>public intervention</u>.



	ructural/Site Co Irvey Form	nditions	6		Parcel # _ Address:_	
<u>Se</u>	ction I:					
1.	Type of Units:	SF	MF	Mixed Use	e Duplex	No. of Units
2.	Units:	_ Under	construct	ion/rehab	For Sale	Both
3.	Vacant Units:		Inhabitab	leU	ninhabitable	
4.	Vacant Parcel:		Developa	ableU	ndevelopable	
5.	Non-residential	Use:	Ċ	ommercial	Industrial	Public
			Ot	her/Specify:		

<u>Sec</u>	tion II: Structural Compor	nents				
	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
_	Concrete Stone	Rolled Aspha	alt Brick	Otł	ner	
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
_	Asphalt Shingles Rolle	ed Asphalt (Cedar <u></u> Cor	nbinatio	n 0	ther
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
_	Frame Masonry	Siding Co	mbination	_Stucco	o Ot	her
8	Paint					
9	Doors					
10	Windows					
11	Porches,Steps,Fire Escape					
12	Driveways, Side Condition					
	al Rating:					
		-MinorD			-	
Bui	Sound Deficient	-MinorD	eteriorating _ 1-5 years _ 40-100 years		-	years

Section III: Revitalization Area

1. Adjacent Land Usage:						
2. Street Surface Type:						
3. Street Condition:	Ε	_G	F _		P	
4. Sidewalk Condition:	NE		_G	F	P	
5. Parking (Off-Street):	_ N		# of Spac	es		
Surface						
6. Railway Track/Right-of Way Co	omposition:	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	

REDEVELOPMENT AREA #1 – REVISED.

Grand Island

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	WOOD F	RIVER REDI		AREA #1 - REVIS	SED 2018		
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
AGE OF STRUCTURE							
1-5 Years	5	3.4%	1	2	2	N/A	0
5-10 Years	4	2.7%	0	0	4	N/A	0
10-20 Years	7	4.8%	0	1	5	N/A	1
20-40 Years	12	8.2%	5	2	5	N/A	0
40-100 Years	71	48.6%	52	9	7	N/A	3
100+ Years	47	32.2%	24	16	3	N/A	4
TOTAL	146	100.0%	82	30	26	N/A	8
FINAL STRUCTURAL R	ATING						
Sound	36	24.7%	12	10	11	N/A	3
Deteriorating-Minor	23	15.8%	16	3	2	N/A	2
Deteriorating-Major	57	39.0%	32	12	11	N/A	2
Dilapidated	30	20.5%	22	5	2	N/A	1
TOTAL	146	100.0%	82	30	26	N/A	8
	140	100.070	02		20		0
STREET CONDITION							
None	11	6.3%	0	0	0	10	1
Excellent	62	35.4%	32	3	5	15	7
Good	54	30.9%	11	27	13	3	0
Fair	48	27.4%	39	0	9	0	0
Poor	0	0.0%	0	0	0	0	0
TOTAL	175	100.0%	82	30	27	28	8
SIDEWALK CONDITIO	N						
None	120	68.6%	63	8	27	20	2
Excellent	7	4.0%	1	2	0	3	1
Good	43	24.6%	16	19	0	4	4
Fair	5	2.9%	2	1	0	1	1
Poor	0	0.0%	0	0	0	0	0
TOTAL	175	100.0%	82	30	27	28	8
DEBRIS							
None	162	92.6%	78	30	19	28	7
Major	5	2.9%	1	0	4	0	0
Minor	8	4.6%	3	0	4	0	1
TOTAL	175	100.0%	82	30	27	28	8
OVERALL SITE CONDI							
Excellent	9	5.1%	2	1	0	3	3
Good	44	25.1%	12	14	6	8	4
Fair	77	44.0%	37	14	15	15	0
Poor	45	25.7%	31	5	6	2	1
TOTAL	175	100.0%	82	30	27	<u>2</u> 28	8
	1/3	100.0%	02	30	<u> </u>	20	0
PARKING SPACES							
Ranges	0-300	0.0%	0-2	0-45	0-55	N/A	1-80
None	32	20.8%	4	20	2	0	6
Hard Surfaced	44	28.6%	33	5	6	0	0
Unimproved	78	50.6%	53	5	18	0	2
TOTAL	154	100.0%	90	30	26	0	8

2018

	WOOD	D RIVER RE	DEVELOPMEN	r area #1 - Rev	ISED 2018		
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
None	2	1.4%	0	1	0	N/A	1
Sound	66	45.2%	37	13	13	N/A	3
Minor	70	47.9%	40	15	12	N/A	3
Substandard	6	4.1%	4	1	0	N/A	1
Critical	2	1.4%	1	0	1	N/A	0
TOTAL	146	100.0%	82	30	26	N/A	8
WINDOWS							
None	8	5.5%	0	2	5	N/A	1
Sound	56	38.4%	29	15	9	N/A	3
Minor	76	52.1%	48	13	11	N/A	4
Substandard	5	3.4%	5	0	0	N/A	0
Critical	1	0.7%	0	0	1	N/A	0
TOTAL	146	100.0%	82	30	26	N/A	8
STREET TYPE							
None	0	0.0%	0	0	0	0	0
	-		-		-	-	
Concrete	78	44.6%	39	6	14	17	2
Asphalt	55	31.4%	17	24	0	8	6
Gravel	41	23.4%	25	0	13	3	0
Dirt	1	0.6%	1	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	175	100.0%	82	30	27	28	8
PORCHES							
None	0	0.0%	0	0	0	N/A	0
Sound	29	19.9%	13	10	4	N/A	2
Minor	57	39.0%	24	15	12	N/A	6
Substandard	59	40.4%	45	5	9	N/A	0
Critical	1	0.7%	0	0	1	N/A	0
TOTAL	146	100.0%	82	30	26	N/A	8
PAINT							
None	9	6.2%	4	1	4	N/A	0
Sound	52	35.6%	22	11	12	N/A	7
Minor	55	37.7%	38	9	8	N/A	0
Substandard	29	19.9%	18	9	1	N/A	1
Critical	1	0.7%	0	0	1	N/A	0
TOTAL	146	100.0%	82	30	26	N/A	8
DRIVEWAY							
None	0	0.0%	0	0	0	N/A	0
Sound	29	19.9%	15	8	2	N/A	4
Minor	41	28.1%	19	14	6	N/A	2
Substandard	75	51.4%	48	8	17	N/A	2
Critical	1	0.7%	0	0	1	N/A	0
TOTAL	146	100.0%	82	30	26	N/A	8

	WOOD	RIVER RED	EVELOPMENT	AREA #1 - REV	SED 2018		
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
ROOF STRUCTURE							
None	0	0%	0	0	0	N/A	0
Sound	32	22%	10	8	11	N/A	3
Minor	85	58%	49	19	13	N/A	4
Substandard	28	19%	23	3	1	N/A	1
Critical	1	1%	0	0	1	N/A	0
TOTAL	146	100%	82	30	26	N/A	8
WALL FOUNDATION							
None	1	1%	0	1	0	N/A	0
Sound	38	26%	14	9	12	N/A	3
Minor	98	67%	63	18	13	N/A	4
Substandard	8	5%	5	2	0	N/A	1
Critical	1	1%	0	0	1	N/A	0
TOTAL	146	100%	82	30	26	N/A	8
FOUNDATION	25	24%	25	0	0		0
None	35		35	0	0	N/A	0
Sound	57	39%	23	10	20	N/A	4
Minor	49	34%	22	18	5	N/A	4
Substandard	2	1%	2	0	0	N/A	0
Critical	3	2%	0	2	1	N/A	0
TOTAL	146	100%	82	30	26	N/A	8
FOUNDATION TYPE							
Concrete	106	73%	46	27	26	N/A	7
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	2	1%	1	1	0	N/A	0
Brick	2	1%	0	1	0	N/A	1
Other/None	36	25%	35	1	0	N/A	0
TOTAL	146	100%	82	30	26	N/A	8
ROOF SURFACE							
None	0	0%	0	0	0	N/A	0
Sound	62	42%	33	11	13	N/A	5
Minor	56	38%	27	16	11	N/A	2
Substandard	25	17%	21	2	1	N/A	1
Critical	3	2%	1	1	1	N/A	0
TOTAL	146	100%	82	30	26	N/A	8
ROOF TYPE							
Asphalt Shingles	55	38%	45	5	2	N/A	3
Rolled Asphalt	53	36%	33	17	0	N/A	3
Cedar	0	0%	0	0	0	N/A	0
Combination	2	1%	0	2	0	N/A	0
Other	36	25%	4	6	24	N/A N/A	2
TOTAL			82 4	30	24		2 8
IUIAL	146	100%	02	50	20	N/A	õ

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL CHIMNEY None 126 86% 72 23 23 None 126 86% 72 23 23 Sound 6 4% 1 2 3 Minor 10 7% 5 5 0 Substandard 4 3% 4 0 0 Critical 0 0% 0 0 0 TOTAL 146 100% 82 30 26 GUTTER, DOWNSPOUTS None 62 42% 46 7 8 Sound 58 40% 26 11 17 Minor 21 14% 7 10 1	L VACANT N/A	OTHER 8 0 0 0 0 8 1 4 3 0 0 0
None 126 86% 72 23 23 Sound 6 4% 1 2 3 Minor 10 7% 5 5 0 Substandard 4 3% 4 0 0 Critical 0 0% 0 0 0 TOTAL 146 100% 82 30 26 GUTTER, DOWNSPOUTS None 62 42% 46 7 8 Sound 58 40% 26 11 17 Minor 21 14% 7 10 1	N/A N/A N/A N/A N/A N/A N/A N/A N/A	0 0 0 8 1 4 3 0
Sound 6 4% 1 2 3 Minor 10 7% 5 5 0 Substandard 4 3% 4 0 0 Substandard 4 3% 4 0 0 Critical 0 0% 0 0 0 TOTAL 146 100% 82 30 26 GUTTER, DOWNSPOUTS None 62 42% 46 7 8 Sound 58 40% 26 11 17 Minor 21 14% 7 10 1	N/A N/A N/A N/A N/A N/A N/A N/A N/A	0 0 0 8 1 4 3 0
Sound 6 4% 1 2 3 Minor 10 7% 5 5 0 Substandard 4 3% 4 0 0 Substandard 4 3% 4 0 0 Critical 0 0% 0 0 0 TOTAL 146 100% 82 30 26 GUTTER, DOWNSPOUTS None 62 42% 46 7 8 Sound 58 40% 26 11 17 Minor 21 14% 7 10 1	N/A N/A N/A N/A N/A N/A N/A N/A N/A	0 0 8 1 4 3 0
Minor 10 7% 5 5 0 Substandard 4 3% 4 0 0 Critical 0 0% 0 0 0 TOTAL 146 100% 82 30 26 GUTTER, DOWNSPOUTS None 62 42% 46 7 8 Sound 58 40% 26 11 17 Minor 21 14% 7 10 1	N/A N/A N/A N/A N/A N/A N/A N/A	0 0 8 1 4 3 0
Substandard 4 3% 4 0 0 Critical 0 0% 0 0 0 TOTAL 146 100% 82 30 26 GUTTER, DOWNSPOUTS None 62 42% 46 7 8 Sound 58 40% 26 11 17 Minor 21 14% 7 10 1	N/A N/A N/A N/A N/A N/A N/A N/A	0 0 8 1 4 3 0
Critical 0 0% 0 0 0 TOTAL 146 100% 82 30 26 GUTTER, DOWNSPOUTS	N/A N/A N/A N/A N/A N/A N/A	0 8 1 4 3 0
TOTAL 146 100% 82 30 26 GUTTER, DOWNSPOUTS	N/A N/A N/A N/A N/A N/A	8 1 4 3 0
None6242%4678Sound5840%261117Minor2114%7101	N/A N/A N/A N/A	4 3 0
None6242%4678Sound5840%261117Minor2114%7101	N/A N/A N/A N/A	4 3 0
Sound5840%261117Minor2114%7101	N/A N/A N/A N/A	4 3 0
Minor 21 14% 7 10 1	N/A N/A N/A	3 0
	N/A N/A	0
Substandard 5 3% 3 2 0	N/A	
Substantiand S S 2 0 Critical 0 0% 0 0 0		0
TOTAL 146 100% 82 30 26		8
WALL SURFACE		
None 0 0% 0 0 0	N/A	0
None 0 0% 0 0 0 0 Sound 64 44% 32 13 15	N/A N/A	4
Sound 04 44% 32 13 15 Minor 74 51% 46 15 9	N/A N/A	4
	N/A N/A	4
		0
	N/A	
TOTAL 146 100% 82 30 26	N/A	8
WALL SURFACE TYPE		
Frame 5 3% 3 1 1	N/A	0
Masonry 22 15% 0 16 0	N/A	6
Siding 103 71% 72 6 24	N/A	1
Combination 11 8% 4 6 1	N/A	0
Stucco 3 2% 1 1 0	N/A	1
Other 2 1% 2 0 0	N/A	0
TOTAL 146 100% 82 30 26	N/A	8
PARKING SURFACE		
None 30 21% 3 20 1	N/A	6
Concrete 36 25% 27 4 5	N/A	0
Asphalt 4 3% 2 1 1	N/A	0
Gravel 55 38% 33 4 18	N/A	0
Dirt 21 14% 17 1 1	N/A	2
Brick 0 0% 0 0 0	N/A	0
TOTAL 146 100% 82 30 26	N/A	8
PARKING SPACES		
None 30 21% 3 20 1	N/A	6
1 to 2 94 64% 78 4 11	N/A	1
3 to 5 6 4% 1 2 3	N/A	0
6 to 10 9 6% 0 1 8	N/A	0
11 to 20 4 3% 0 2 2	N/A	0
21 or More 3 2% 0 1 1	N/A	1
TOTAL 146 100% 82 30 26	N/A	8

GENERAL REDEVELOPMENT PLAN.

Purpose of Plan/Conclusion.

The purpose of this **General Redevelopment Plan** is to serve as a comprehensive guide for implementation of development and redevelopment activities within **Redevelopment Area #1 - Revised** in the City of Wood River, Nebraska. Redevelopment and development activities associated with the **Nebraska Community Development Law**, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote economic and social well-being of the Community.

A **General Redevelopment Plan** prepared for the Wood River Community Development Agency (CDA) must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 2012 items (1) through (6). A description of these items is as follows:

(1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the **General Redevelopment Plan** must further address the items required under Section 18-2113, "Plan; considerations", which the CDA must consider prior to recommending a redevelopment plan to the Hall County Regional Planning Commission and Wood River City Council for adoption. These "considerations" are defined as follows:

"...whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewage, and

REDEVELOPMENT AREA #1 – REVISED. 52

Grand Island

other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight."

Location

Redevelopment Area #1 is situated throughout the City of Wood River, Nebraska, generally bound by Wood River Road (north), and Elm Street or County Road 130th (east), Fifth Street (southeast), south Corporate Limits and County Road 150th (southwest) and Highway 11 (northwest). **Redevelopment Area #1** is comprised of mixed land uses, single family residential dwellings, commercial and industrial properties, public/quasi-public facilities and undeveloped tracts of land. Three important land use features in **Area #1** include the Wood River Downtown, industrial uses adjacent the Highway 30/Union Pacific Railroad Corridor and the Green Plains Inc. ethanol facility. Undeveloped tracts of land in the northern and southeastern portions of the City are targeted for future residential and industrial development.

Illustration 1, Context Map, identifies **Redevelopment Area #1** in the City of Wood River. The Thelen Subdivision, at this writing, is not located within the Corporate Limits of Wood River, but will be annexed at the time of official platting. All remaining portions of the **Redevelopment Area** are located within the Corporate Limits of Wood River. **All maps in this document present the entire Redevelopment Area within the Corporate Limits of Wood River.**

The primary streets within the **Redevelopment Area** are Nebraska Highway 11, U.S. Highway 30, Main Street and Ninth Street. The referenced **Wood River Redevelopment Area #1**, in the City of Wood River, Nebraska, includes the following parcels of record on file with the Hall County Assessor Office:

Original Town Plat:

Block 20, lots 7-12; Block 21 lots 7-18; Block 22 all; Blocks 25-28 all.

Cargill Addition: Lot 1 All.

Cargill Second Addition: Lots 1 and 2 All.

Clarks Addition: Blocks 1-7 all.

Clarks 2nd Addition: Lots 1-2.

Chamberlin's Addition: Blocks 1-4, Lots 1&2.

MacColl & Leflang's Addition: Blocks 1-2 and 4-6 All.

Dodd & Marshall's Addition: Block 7, Lots 7 to 10.

Dodd & Marshall's 2nd Addition: All of Lots 1, 2,

West North Lawn Second Addition: Block 3, Lots 1-4.

Thelen Subdivision First Addition: Lots 36 and 37.

Thelen Second Subdivision: Lot 1.

Thelen Fourth Subdivision: Lot 1.

Bond Subdivision: Lot 1.

F & H Opp Subdivision: Lots 1 and 2.

Brett Addition:

Lots 1-15 All.

Brett & Johnson's Addition: Blocks 7 and 12 All.

Reeder Subdivision:

Lots 1-3 All.

Hall County Irregular Tracts Of Land:

- Wood River Village County Sub 19-10-11 Lots 1 & 2.
- Wood River Village County Sub 19-10-11 Pt Lot 3.
- Wood River TWP XC 2.63 Ac Hwy Pt N 1/2 NW 1/4 19-10-11 (27.83 Ac). (also known as the Thelen property).
- Wood River Village Miscellaneous Tracts 19-10-11 Pt NW Corner in SW 1/4 SE 1/4 (2.91 Ac).
- Jackson TWP Pt SE 1/4 SE 1/4 24-10-12 (0.23 Ac).
- Wood River Village Miscellaneous Tracts 19-10-11 To the City of Wood River PT SE 1/4 (45.90 Ac). These structures and uses of land are all included within the right-of-way of the Union Pacific Railroad and do not have individual parcel identifications.

Additionally, public rights-of-way of municipal streets and alleys, as well as State Highway 11 and U.S. Highway 30 are also included within the boundaries of **Redevelopment Area #1**.



NORTH

2018

WOOD RIVER, NEBRASKA



LEGEND Redevelopment Area #1 – Revised Boundary. Corporate Limits.

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

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 4

The planning process for **Redevelopment Area #1** – **Revised** has resulted in a listing of **general planning and implementation recommendations**. As discussed in the **Blight and Substandard Determination Study**, the average age of the structures, 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 #1** as **blighted** and **substandard**.

Project Planning and Implementation Recommendations.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities within **Redevelopment Area #1**, the City of Wood River will need to consider the following general development and redevelopment initiatives. Tax Increment Financing (TIF) will need to be considered as a tool to assist in financing both development and redevelopment projects.

General Development/Redevelopment Initiatives.

- Create an **"Economic Development Initiative"** for **Redevelopment Area #1** directed at increasing the property tax base. Utilize **TIF** and other available sources of economic development funding, including State and Federal and private foundation grants, as well as private investment, for the expansion of existing and the development of new residential, commercial and industrial uses in the **Area** in conformance with the City's recently completed **Comprehensive Development Plan** and current **Zoning Regulations,** pending changes or amendments to both documents.
- Develop **public** and **private partnerships** with funding entities and property developers to attract residential, commercial and industrial development to **Redevelopment Area #1.** Partnerships can include, but are not limited to the Wood River CDA, Wood River Area Economic Development Corporation, Wood River Housing Authority, South Central Economic Development District and Community Action Partnership of Mid-Nebraska. Utilize the *Wood River Comprehensive Plan, Wood River Community Housing Study* and other local, **relevant planning documents** to provide direction for Community development projects.
- Promote the development of undeveloped land areas within the Redevelopment Area, targeting tracts of land that are currently both functionally and economically obsolete. Large, undeveloped tracts of land in Redevelopment Area #1 should be planned for selected mixed uses of commercial and residential development. Modern street and water/sewer systems should be in place to allow for development to occur. This includes the development of the Thelen Subdivision, in the northern portion of the Redevelopment Area, to allow for new housing programs of varying densities to be developed.

• Create new commercial development opportunities in and around the Downtown; first step, conduct a Downtown Revitalization Planning and Implementation Program. This will also enhance the attractiveness of the Area and create vibrant commercial nodes in the City of Wood River.

To maintain the Downtown's historic characteristics and designation as the Community's Downtown, commercial building and property rehabilitation is a requirement. This includes the continued rehabilitation of structures with minor defects (paint, doors, windows, awnings, etc.) or major defects (foundations, roofs and other structural elements), or razing and replacing structures that are dilapidated and not cost effective to rehabilitate.

Additional commercial development could include new retail bays for small and large-scale commercial entities along the Highway 30 Corridor.

- The City of Wood River and/or the Wood River CDA could designate an **Enhanced Employment Area** within the **Redevelopment Area** in accordance with Nebraska State Statutes 18-2142.02 through 18-2142.04. These Statutes allow for the City to levy a "general business occupation tax" to pay for any or all costs and expenses of a redevelopment project within the designated **Area**.
- Promote development within the new industrial park with rail-served business and industries in the **Redevelopment Area**. Future industrial development is recommended to be completed in conformance with the *City of Wood River Comprehensive Plan*. Include an industrial business park streetscape, infrastructure and landscape design plan to enhance future development within the industrial park.
- Consider the addition of recreational opportunities with new developments in **Redevelopment Area #1.** The new Wood River Aquatic Center, in the northern portion of the **Redevelopment Area**, will benefit both the surrounding neighborhood and the Community as a whole.
- Acquire dilapidated and functionally and economically obsolescent buildings/properties within the Redevelopment Area and retain or "land bank" these tracts for future development. The proposed LB854 would allow for any municipality in the State of Nebraska to establish a Land Bank Program as a means to promote development of vacant land within a community's corporate limits/
- Build and utilize alternative energy systems throughout Redevelopment Area #1 in conformance with Nebraska State Statutes regarding "Net Metering." This would include the potential use of one or combinations of wind, solar, biomass, geothermal, hydropower and methane energy systems in both existing and new development areas and buildings.

Infrastructure & Utility Systems Initiatives.

- Replace, as needed, deteriorated and dilapidated municipal water, sewer and storm sewer mains throughout Redevelopment Area #1, to support both existing residential, commercial and industrial development.
- Install modern water, storm sewer, sanitary sewer and transportation systems in undeveloped tracts of land in Redevelopment Area #1 to support future development opportunities.
- Establish a **program** to **improve** the existing sidewalks, streets, street lighting, landscaping, private driveways, access roads and parking areas in the **Area**, identified as being in a state of deterioration and in substandard condition. This includes gravel surfaced streets that need to be hard surfaced.

Implementation.

Both a time line and budget should be developed for the implementation of this **General Redevelopment Plan.** Each of these processes should be designed in conformance with the resources and time available by the City. A reasonable time-line to complete the redevelopment activities identified in the **Plan** would be 10 to 15 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for development and redevelopment projects in **Redevelopment Area #1** is deemed to be an essential and integral element. The use of TIF in connection with such projects is contemplated by this **General Redevelopment Plan** and such designation and use of TIF will not constitute a substantial modification to the **Plan**.

The City agrees, when approving this **General Redevelopment Plan**, to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project receiving TIF is subject to a Cost Benefit Analysis. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of Wood River and Hall County. Proposed projects using TIF must meet the Cost Benefit Analysis and the "But for" test. Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in the Community.

1. <u>Future Land Use Patterns.</u>

The existing land use patterns in **Redevelopment Area #1** are described in detail in the **Blight and Substandard Determination Study (Pages 16 and 17).** In general, the **Redevelopment Area** consists of public/quasipublic, parks/recreation, residential, commercial, industrial and undeveloped land use types. The Structural/Site Conditions Survey identified properties and structures classified as being in deteriorating condition or dilapidated. The irregular tracts of undeveloped land are ideally suited for future residential, commercial and industrial development.

Illustration 5, Future Land Use Map, represents the land use density and coverage, as well as a general site plan for Redevelopment Area #1. The recommendations in this General Redevelopment Plan are consistent with the Wood River Comprehensive Plan and the Wood River Zoning Regulations. The future land use patterns within Redevelopment Area #1 support a mix of residential, commercial and industrial development. This General Redevelopment Plan recommends that future commercial be concentrated within the Downtown and along the Highway 30 corridor and single family residential land uses be buffered with triplex and four-plex higher density residential uses from the commercial/industrial corridor.

The undeveloped tracts of land in the north portion of **Area #1** are planned as future residential subdivisions to include a variety of residential types. Manufacturing and agricultural related industrial uses are recommended to be located to the south of the Union Pacific Railroad Corridor.

2. <u>Future Zoning Districts.</u>

The recommended Future Zoning Map for Redevelopment Area #1 is identified in Illustration 6. This also represents the land development densities, land coverage and potential building intensities of Area #1. Two changes are recommended to the existing zoning designations, including:

- 1. The "TA Traditional Agriculture" District in the eastern portion of Wood River being changed to "BG General Commercial District;" and
- 2. "TA Traditional Agriculture" District in the southern portion of Wood River being changed to "I-1 – Industrial." The remaining zoning districts will remain as such as per the Hall County Assessor website.

FUTURE LAND USE MAP

REDEVELOPMENT AREA #1 - REVISED WOOD RIVER, NEBRASKA





ILLUSTRATION 5

FUTURE ZONING MAP

REDEVELOPMENT AREA #1 - REVISED WOOD RIVER, NEBRASKA







LEGEND

R-6	MEDIUM DENSITY RESIDENTIAL DISTRICT
R-9	LOW DENSITY RESIDENTIAL DISTRICT
BGC	CENTRAL GENERAL BUSINESS DISTRICT
BG	GENERAL BUSINESS DISTRICT
I-1	LIGHT INDUSTRIAL DISTRICT
I-2	HEAVY INDUSTRIAL DISTRICT
	CORPORATE LIMITS
	REDEVELOPMENT AREA BOUNDARY

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ILLUSTRATION 6

3. <u>Recommended Public Improvements.</u>

The primary purpose of a **General Redevelopment Plan** is to allow for the use of public financing in a specific area. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the **Redevelopment Area.** The most common form of public improvements occurs with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the **Redevelopment Area** are the need to monitor utility and infrastructure systems in order to make repairs or replacement as these systems continue to age, as well as by expansion of modern infrastructure to undeveloped and agricultural land areas.

The **Blight and Substandard Determination Study** focused on the condition of existing structures and sites, as well as improvement needs for deteriorated and dilapidated infrastructure systems to service developed and undeveloped land throughout the **Redevelopment Area**. It is recommended that the City of Wood River work closely with developers to ensure that future public roads and private driveways and parking areas within **Redevelopment Area #1** are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, municipal water and sewer mains and privately owned service lines should be designed to meet the provisions of the Subdivision Regulations of Wood River.

4. <u>Alternative Energy Considerations.</u>

Development within **Redevelopment Area #1** is recommended to supplement the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and larger industrial business are strongly recommended to access these alternative energy sources in combination with *"green building"* techniques.

"LEED" building certification also guides the use of energy conservation methods to reduce the consumption of energy by HVAC systems in new and rehabilitated buildings. In the United States, LEED certification is recognized as a standard for measuring building sustainability. Achieving this certification demonstrates that the building meets the ideals of being "green."

2018

Conclusions.

A successful **General Redevelopment Plan** for **Redevelopment Area #1** should guide redevelopment and development opportunities, while supporting adjacent industrial uses. New construction should be compatible with similar materials exhibited by existing structures within, and adjacent the **Redevelopment Area**.

The Wood River CDA and the City of Wood River should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in **Redevelopment Area #1**. The demolition of substantially dilapidated existing buildings will enhance the visual appearance of the **Area**, making it more attractive for future development. Prior to transportation network improvements, the City and the CDA should develop a plan to accommodate efficient infrastructure development and improvements.

The following identifies estimated costs for the improvement of various infrastructure features in Redevelopment Area #1.

Normal Street Replacement

Costs are dependent on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated \$52 per square yard. Asphalt overlay has a cost of \$3.45 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$170 per linear foot. The cost to construct a 6" thick, 60' wide concrete street is \$345 per linear foot.

The cost to construct a 2" thick, 30' wide asphalt overlay is \$25 per linear foot. The cost to construct a 2" thick, 60' wide asphalt overlay is \$50 per linear foot.

Ramped Curb Cuts \$1,400 each

<u>Sanitary Sewer</u> \$60 to \$70 per linear foot

Water Valves \$850 each

<u>Fire Hydrants</u> \$2,800 each

Overlay of Parking Lots

Asphalt overlay costs \$3 per square yard per inch of thickness of asphalt overlay. Therefore, the cost of a 2" overlay of a 150 x 150 foot parking lot is \$17,000.

Storm Sewers

The cost of Storm Sewers is dependent upon the size of the storm sewer pipe and on the number of inlets required. A breakdown of approximate unit prices is as follows:

15" RCP costs \$25 per linear foot 18" RCP costs \$30 per linear foot 24" RCP costs \$40 per linear foot 30" RCP costs \$50 per linear foot 36" RCP costs \$57 per linear foot 42" RCP costs \$65 per linear foot 48" RCP costs \$75 per linear foot

Inlets cost an estimated \$2,800 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost \$35,100.

Public and Private Foundations.

This **General Redevelopment Plan** addresses numerous community and economic development activities for **Redevelopment Area #1**, in Wood River, Nebraska. The major components of this **General Redevelopment Plan** will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this **General Redevelopment Plan**. Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

Building Improvement District Tax Increment Financing LB 840 or LB 1240 Historic Preservation Tax Credits (State & Federal) Low Income Housing Tax Credits Sales Tax Community Development Block Grants - Re-Use Funds Local Lender Financing Owner Equity Small Business Administration-Micro Loans Community Assistance Act Donations and Contributions Intermodal Surface Transportation Efficiency Act

Private Foundations

American Express Foundation Kellogg Corporate Giving Program Marietta Philanthropic Trust Monroe Auto Equipment Company Foundation Norwest Foundation Piper, Jaffray & Hopwood Corporate Giving **Target Stores Corporate Giving Pitney Bowes Corporate Contributions Burlington Northern Santa Fe Foundation US West Foundation** Woods Charitable Fund. Inc. Abel Foundation ConAgra Charitable Fund, Inc. Frank M. and Alice M. Farr Trust Hazel R. Keene Trust **IBP** Foundation. Inc. Mid-Nebraska Community Foundations, Inc. Northwestern Bell Foundation **Omaha World-Herald Foundation** Peter Kiewit and Sons Inc. Foundation Thomas D. Buckley Trust Valmont Foundation Quivey-Bay State Foundation

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GENERAL REDEVELOPMENT PLAN AMENDMENTS

PROJECT NAME / LOCATION AND COST	RESOLUTION #
1	
2.	
\$ 3	
\$	
4	
5	
6	
7	
8	
9	
10	

REDEVELOPMENT AREA #1 – REVISED. 66

RESOLUTION NO. 2018-124

WHEREAS, The City Council of The City of Wood River, Hall County, Nebraska requested and has received a Blight and Substandard Determination Study and General Redevelopment Plan from Hannah:Keelan Associates, P.C.; and

WHEREAS, The City of Wood River wishes the Blight and Substandard Determination Study and General Redevelopment Plan to be referred to the Regional Planning Commission for public hearing, review, and approval.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA AS FOLLOWS:

- The City Council of The City of Wood River, Hall County, Nebraska hereby refers the Blight and Substandard Determination Study and General Redevelopment Plan prepared by Hanna:Keelan Associates, P.C; to the Grand Island Hall County Regional Planning Commission for its approval; and
- Request that the Grand Island Hall County Regional Planning Commission hold a Public Hearing on the proposed Blight and Substandard Determination Study, and General Redevelopment Plan and provide its advice and recommendations regarding the Plan to the City to Wood River.

PASSED AND APPROVED.

THE ABOVE AND FOREGOING RESOLUTION WAS PASSED AND APPROVED by the Wood River City Council the <u>20th</u> day of <u>March</u> 2018.

Greg Cramer, Mayor

ATTEST:

Resolution Number 2018-07

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF A SUBSTANDARD AND BLIGHTED AREA STUDY AND A GENERAL REDEVELOPMENT PLAN FOR THE CITY OF WOOD RIVER NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Mayor and City Council of Wood River, Nebraska, referred Substandard and Blighted Study and Generalized Redevelopment Plan the City of Wood River. to the Hall County Regional Planning Commission, (the "Commission") for review and recommendation as to its conformity with the general plan for the development of the City of Wood River, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"); and

WHEREAS, the Commission has reviewed said Substandard and Blight Study and Redevelopment Plan as to its conformity with the general plan for the development of the City of Wood River, Hall County finding;

The proposed use as described in this plan is in compliance with the Comprehensive Plan for the City of Wood River.

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: April 4, 2018

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____ Chair

By: ____

Secretary