



City of Grand Island

Tuesday, October 09, 2007

Council Session

Item E3

**Public Hearing on Declaration of Site Known as Redevelopment
Area #6, Five Points Area as Blighted and Substandard**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: October 9, 2007

Subject: CRA Blight Study (Proposed CRA Area #6)
(C-25-2007GI)

Item #'s: E-3 & I-3

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

The Grand Island Area Community Redevelopment Authority (CRA) commissioned a Blight/Substandard Study for Redevelopment Area No. 6 to be prepared by RDG Planning and Design of Omaha, Nebraska. The study area includes approximately 412 acres referred to as CRA Area #6. The study focused on 4 sub-areas described as Five Points, Eddy Street, Broadwell Avenue and Second Street West in central and north central Grand Island. See Figure 1 for a map of the area. Council has referred the attached study to the Planning Commission for its review and recommendation.

Discussion

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.

A flow chart of the blight declaration process is shown in Figure 2.

At this time, the Planning Commission and Council are only concerned with determining if the property is blighted and substandard. Figure 3 is an overview of the differences between the blight and substandard declaration and the redevelopment plan. If a declaration as blighted and substandard is made by Council then the Community Redevelopment Authority (CRA) can consider appropriate redevelopment plans. The redevelopment plans must also be reviewed by the Planning Commission and approved by Council prior to final approval.

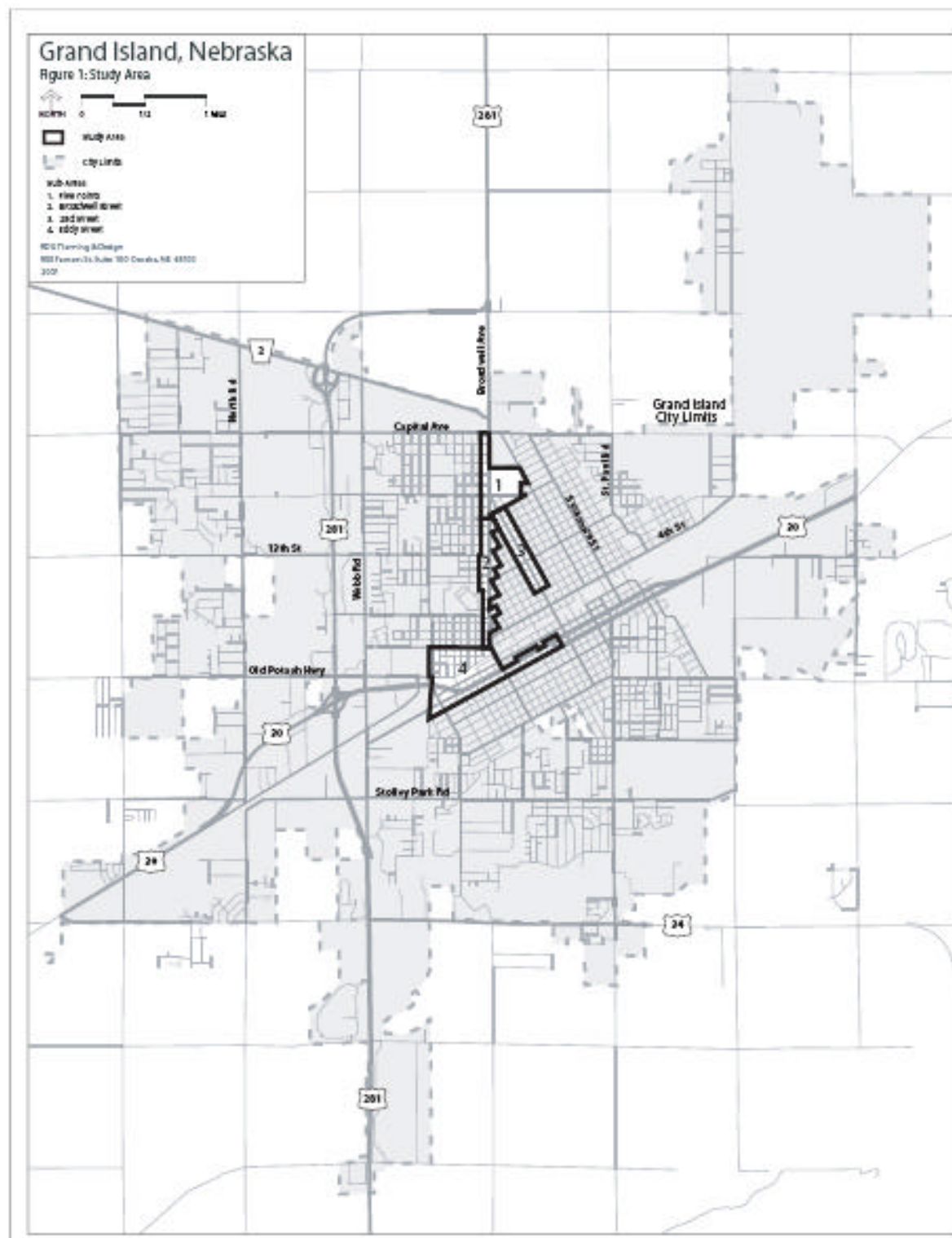


Figure 1 Redevelopment Area 6 includes all properties within the dark outline.

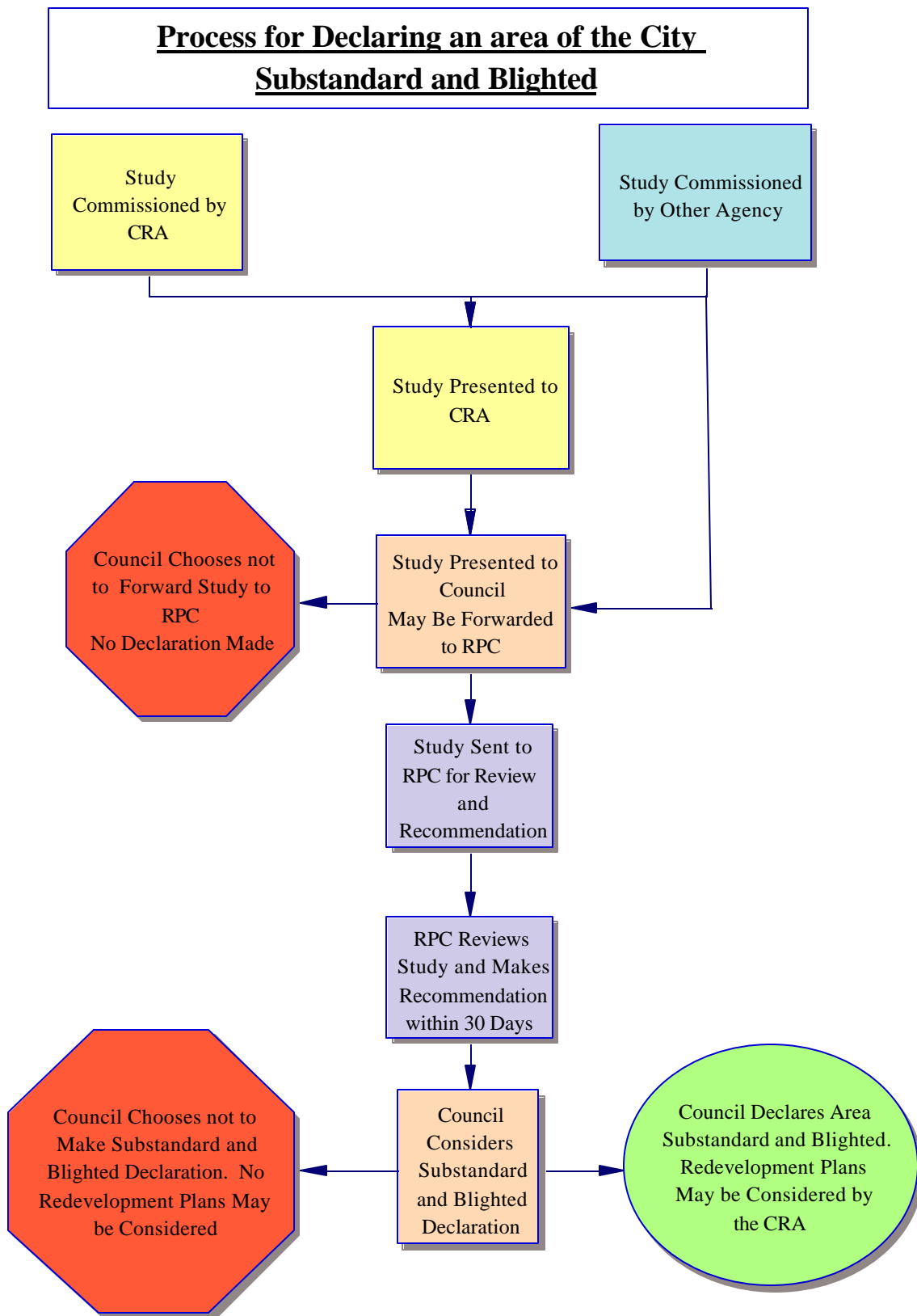


Figure 2 Blight Declaration Process (Planning Commission Recommendation is the second purple box).

Substandard and Blighted Declaration vs. Redevelopment Plan



- **Substandard and Blighted Declaration**
 - A Study of the Existing Conditions of the Property in Question
 - Does the property meet one or more Statutory Conditions of Blight?
 - Does the Property meet one or more Statutory Conditions of Substandard Property?
 - Is the declaration in the best interest of the City?
- **Redevelopment Plan**
 - What kinds of activities and improvements are necessary to alleviate the conditions that make the property blighted and substandard?
 - How should those activities and improvements be paid for?
 - Will those activities and improvements further the implementation of the general plan for the City?

Figure 3 Blight and Substandard Declaration compared to a Redevelopment Plan

OVERVIEW Continued

It is appropriate for the planning commission in conducting its review and considering its recommendation 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 delinquency 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

The following tables are copied directly from the Study. The analysis of the substandard and blighted factors is conducted on pages 6 to 17 of the study. Specifically tables One, Two and Three.

Based on the study these areas meet the thresholds to qualify as blighted based on unemployment, age of units and per capita income. Table two deals with the more subjective qualities of a blighted area and the consultants have identified the area as having 7 of those 11 qualities of a blighted area. Table 3 specifically identifies the qualities of a substandard area. All four sub-areas qualify on 3 of the 11 qualities. A number of the sub-areas also display other substandard qualities according to the study.

All of this property is located inside the Grand Island City Limits and has been for at least 40 years. Tax increment financing would potentially be available for redevelopment projects on any of the property included in the study.

RECOMMENDATION:

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 in question is blighted and substandard.

Recommend Questions for Planning Commission

- Does this property meet the statutory requirements to be considered blighted and substandard? (See Page 5 for requirements)
- Are the blighted and substandard factors distributed throughout the Redevelopment Area, so basically good areas are not arbitrarily found to be substandard and blighted simply because of proximity to areas which are substandard and blighted?
- Is public intervention appropriate and/or necessary for the redevelopment of the area?

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.

The Regional Planning Commission concluded that the area in question meets the definition of blighted and substandard and supports such conclusion with findings of fact. They recommend **approval** of the declaration as blighted and substandard based on the facts presented and identified at their meeting.

The Planning Commission held a hearing on this proposal at their meeting on September 25, 2007. No members of the public spoke in reference to this item.

City Administration recommended approval.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

A motion was made by Amick and seconded by Hayes to recommend approval of the Substandard and Blighted Area Designation For Redevelopment Area #6 in Grand Island, Nebraska Study as presented.

Findings of Fact included entering the Blight Area Designation For Redevelopment Area #6 in Grand Island City of Grand Island, Nebraska as prepared by RDG Planning & Design into record; the declaration that this area meets all the definitions as outlined in State Statutes; street layout is such that the blighted and substandard factors are distributed throughout the redevelopment area; and, public intervention is appropriate and/or necessary for the redevelopment of the area.

A roll call vote was taken and the motion passed with members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Heineman, Snodgrass) voting in favor.

Sample Motion

Move to approve of the Substandard and Blight Designation For Redevelopment Area #6 in Grand Island, Hall County, Nebraska finding the following to be facts in the case: List facts from evidence received.

BLIGHT AREA DESIGNATION

For Redevelopment Area #6 in Grand Island

City of Grand Island, Nebraska



**Prepared by
RDG Planning & Design
Omaha and Des Moines,
June, 2007**

This study considers the presence of blighted or substandard conditions in the study area located in the City of Grand Island, pursuant to the requirements of Section 18-2103 of the Nebraska Revised Statutes.

GEOGRAPHY OF THE REDEVELOPMENT SITE

The site is defined as follows:

Beginning at the southeast corner of lot 1 blk 118 Railroad Addition thence southerly to the south line of first street being the northeast corner lot 1 blk 121 Koenig and Wiebe's Addition. And is compliment lot 1 blk 121 railroad Addition. Thence southwesterly on the southerly line of first street to the west line of Ada Street thence north on a line to the southwest corner of lot 3 Packer and Barr's annex thence continuing north on the west line of Packer and Barr's annex and Packer and Barr's Second Subdivision. To the north line of North Front Street being the southwest corner lot 243 Belmont Addition. Thence east on the north line of north front street to the west line of White Avenue being the southeast corner lot 1 block 15 Packer and Barr's Addition. Thence north on the west line of White Avenue to the south line of 9th street being the northeast corner blk 4 Golden Age Subdivision. Thence west on the south line of 9th Street and an extension thereof to a point on an extension of the west line of White Avenue thence north on the west line of White Avenue to the north line of 13th Street thence east on the north line of 13th Street to the west line of Huston Avenue. Being the southeast corner lot 266 West Lawn Addition. Thence north on the west line of Huston Avenue to the north line of Capital Avenue thence east on the north line of Capital Avenue to the east line of Broadwell Avenue thence south on the east line of Broadwell Avenue to the southwest corner Lot 4 Home Subdivision. Thence east on the south line of lots 4 and 7 Home Subdivision. And an extension thereof to the east line of Wheeler Avenue thence southeasterly on the easterly line of Wheeler Avenue to a point where the extension of the south line of lot 9 Home Subdivision. Intersects thence west on said south line of lot 9 Home Subdivision. To the east line of Walnut Street thence south on the east line of Walnut Street to the north line of State Street thence east on the north line of State Street and an extension thereof to the southerly line of 17th Street thence southwesterly on the southerly line of 17th Street to the east line of Cleburn Street being the northwest corner lot 5 Abrahamson's Subdivision. No 3 thence south on the east line of Cleburn Street to the south line of 6th Street thence southwesterly on the southerly line of 6th Street to the west line of Clark Street being the northeast corner lot 1 block 10 Rollins Addition. Thence northwesterly on the west line of Clark Street to the south line of 15th Street being the northeast corner lot 1 blk 7 Gilbert's Second Addition. Thence southwesterly on the south line of 15th Street to the east line of Greenwich Street being the northwest corner lot 5 blk 7 Gilbert's Second Addition. Thence southeasterly on the east line of Greenwich Street to the south line of 13th Street being the northwest corner lot 5 blk 13 Gilbert's Addition. Thence southwesterly on the south line of 13th Street to the east line of Lincoln Avenue being the northwest corner lot 5 blk 1 Gilberts Addition. Thence

southeasterly on the east line of Lincoln Avenue to the south line of 11th Street being the northwest corner lot 5 blk 10 Gilberts Addition. Thence southwesterly on the south line of 11th Street to the east line of Washington Street being the northwest corner lot 5 blk 11 Gilberts Addition. Thence southeasterly on the east line of Washington street to the south line of 10th Street being the northwest corner lot 5 blk 15 Fairview Park Addition. Thence southwesterly on the south line of 10th Street to the east line of Adams street being the northwest corner lot 5 blk 14 Fairview Park Addition. Thence southeasterly on the east line of Adams Street to the south line of 8th Street being the northwest corner lot 5 blk 9 Wallichs Addition. Thence southwesterly on the south line of 8th St. to the east line of Broadwell Avenue thence south on the east line of Broadwell Avenue to the north line of 7th Street thence northeasterly on the north line of 7th Street to the east line of Jefferson Street being the southwest corner lot 6 blk 10 Wallichs Addition. Thence southeasterly on the east line of Jefferson Street to the south line of 6th Street being the northwest corner lot 5 blk 20 Wallichs Addition. Thence southwesterly on the south line of 6th street to the east line of Madison Street being the northwest corner lot 5 blk 3 Bonnie Brae Addition. Thence southeasterly on the east line of Madison Street to the northwest corner lot 6 blk 7 Bonnie Brae Addition. Thence southwesterly on the south line of the alley in blocks 8 & 9 Bonnie Brae Addition. And an extension thereof to the east line of Broadwell Avenue thence southerly and southeasterly on the east line of Broadwell Avenue to the north line of 2nd Street thence northeasterly on the north line of Second Street to the west line of Madison Street being the southeast corner lot 8 blk 11 Kernohan and Decker's Addition. Thence northwesterly on the west line of Madison Street to the southeast corner lot 1 blk 11 Kernohan and Decker's Addition. Thence northeasterly on the north line of the alley in block 10 Kernohan and Decker's Addition. And its complement block 4 Spaulding and Gregg's Addition, and blocks 3 and 2 Spaulding and Gregg's Addition. To the west line of vacated Washington Street thence south on west line of vacated Washington Street to the north line of Second Street thence northeasterly on the north line of Second Street to the west line of Lincoln Avenue thence northwesterly on the west line of Lincoln Avenue to the southeast corner lot 1 blk 17 Arnold and Abbott's Addition. Thence northeasterly on a line to the point of beginning. (Source: The City of Grand Island)

Figure 1 depicts the location of the site and supersedes the above description.

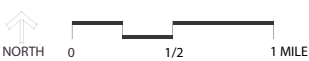
DESIGNATION OF BLIGHT

In order to qualify as a blighted and substandard area in accordance with the requirements of Section 18-2103, a parcel or district must comply with certain quantitative and qualitative evaluative criteria, set forth by state statute.

Quantitative Criteria

Grand Island, Nebraska

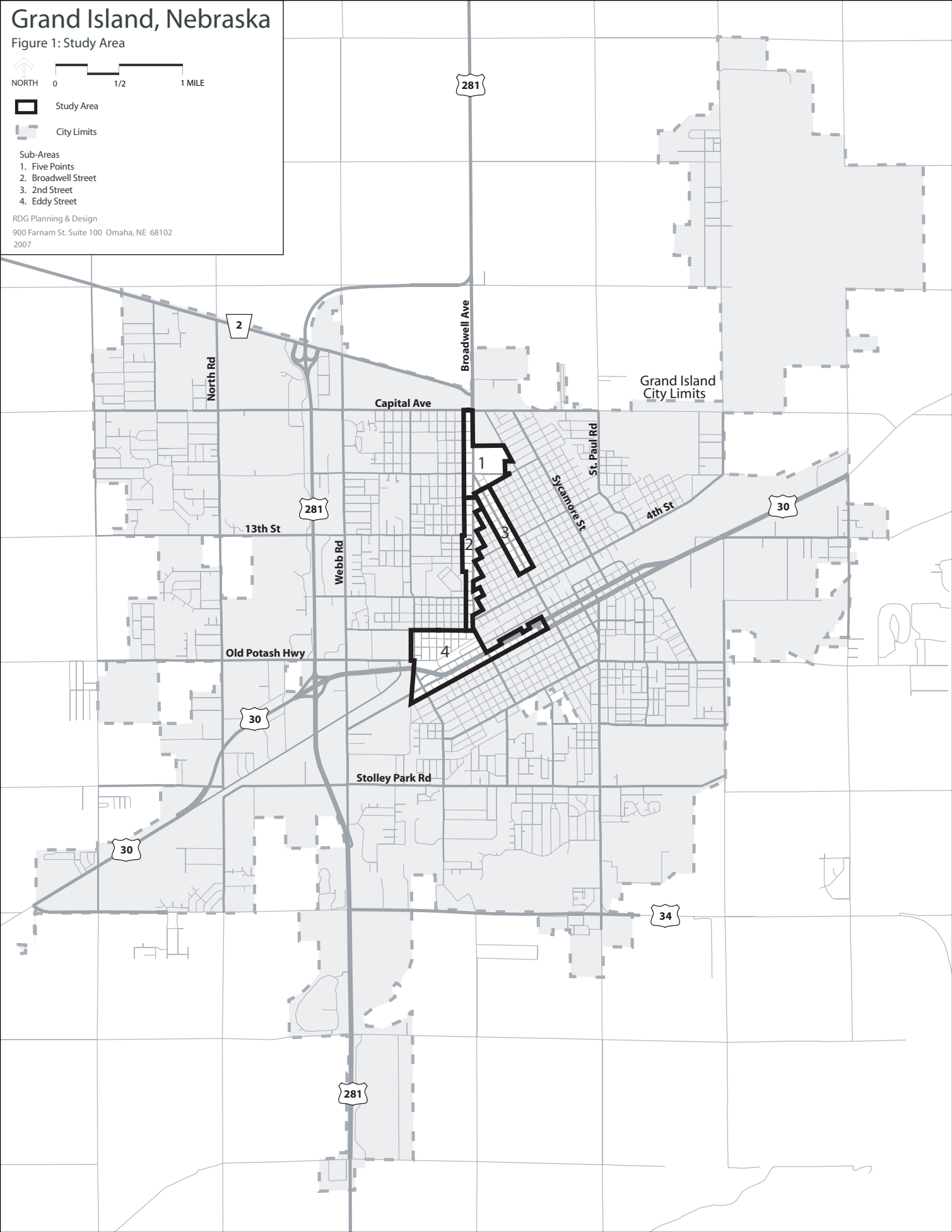
Figure 1: Study Area



- Study Area
- City Limits

- Sub-Areas
1. Five Points
 2. Broadwell Street
 3. 2nd Street
 4. Eddy Street

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900 Farnam St. Suite 100 Omaha, NE 68102
2007



In order to qualify as “blighted,” a site must comply with at least one of five quantitative criteria. These criteria include:

1. *Unemployment.* The qualifying criterion is an unemployment rate in the designated area that is at least 120% of the state or national average. 2000 Census block group data are utilized to determine the site’s performance with respect to this criterion.
2. *Average age of residential or commercial units in the area.* The qualifying criterion is that structures in the proposed blighted area have an average age of at least 40 years.
3. *Per capita income.* The qualifying criterion is a per capita income for the area that is lower than the average per capita income of the municipality in which the area is located. Block group data from the 2000 Census were utilized to assess the presence of this condition.
4. *Population.* The qualifying criterion is that the area has had either a stable or decreasing population based on the last two decennial censuses. Census block level data from 1990 and 2000 were examined to determine the presence of this condition.
5. *Unimproved land.* This criterion applies to blight designation of predominately vacant areas. Such an area qualifies as “blighted” if more than half of the plotted and subdivided property in the area has been within the city for 40 years and has remained unimproved during that time.

Qualitative Criteria

In addition to meeting at least one of the quantitative requirements described above, a potentially blighted area must exhibit the presence of at least one of several qualitative criteria. These evaluative criteria include:

1. *Presence of a substantial number of deteriorated or deteriorating structures.*
2. *The existence of defective or inadequate street layout.*
3. *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.*
4. *Unsanitary or unsafe conditions.*
5. *Deterioration of site or other improvements.*
6. *Diversity of ownership.*
7. *Tax or special delinquency exceeding the fair value of the land.*

8. *Defective or unusual conditions of title.*
9. *Improper subdivision or obsolete platting.*
10. *The existence of conditions which endanger life or property by fire and other causes.*
11. *Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present conditions and use.*

Documentation of Qualifying Conditions, Quantitative Criteria

The primary data source to evaluate the redevelopment site's blight status is the U.S. Bureau of the Census. To expedite the Census data collection process and provide more fine-grained information, the Census Bureau divides counties and places into several enumeration levels. The basic reporting level is the census tract, which is divided into blocks that are then aggregated into block groups. Because the study area includes portions of block groups, data at the block level provides the most accurate evaluation of information. However, in order to preserve the privacy of individuals, the Census Bureau suppresses some block level data. Therefore, the population evaluation utilizes 1990 and 2000 Census block data, while the other objective criteria are evaluated using 2000 Census data for Block Groups 1, 2, 3, 4, and 5 of Tract 3, Block Groups 2 and 4 of Tract 4, Block Groups 1, 2, and 3 of Tract 7, Block Group 1 of Tract 8 and Block Groups 1 of tract 9 all in Hall County, Nebraska.

Figure 2 illustrates study area boundary and the constituent Block Groups and Census Tracts.

Analysis of Census data indicates that the study area meets the statutory requirements for the first level of evaluation for the presence of blighting condition, as required by Section 18-2103 (11). Table 1 illustrates the study area's performance with respect to each of these criteria. The area meets Quantitative Criteria 1, 2, and 3. It does not meet Criteria 4 and 5.

Grand Island, Nebraska

Figure 2: Census Boundaries



- Study Area
- Block Group Boundary
- Census Tract Boundary

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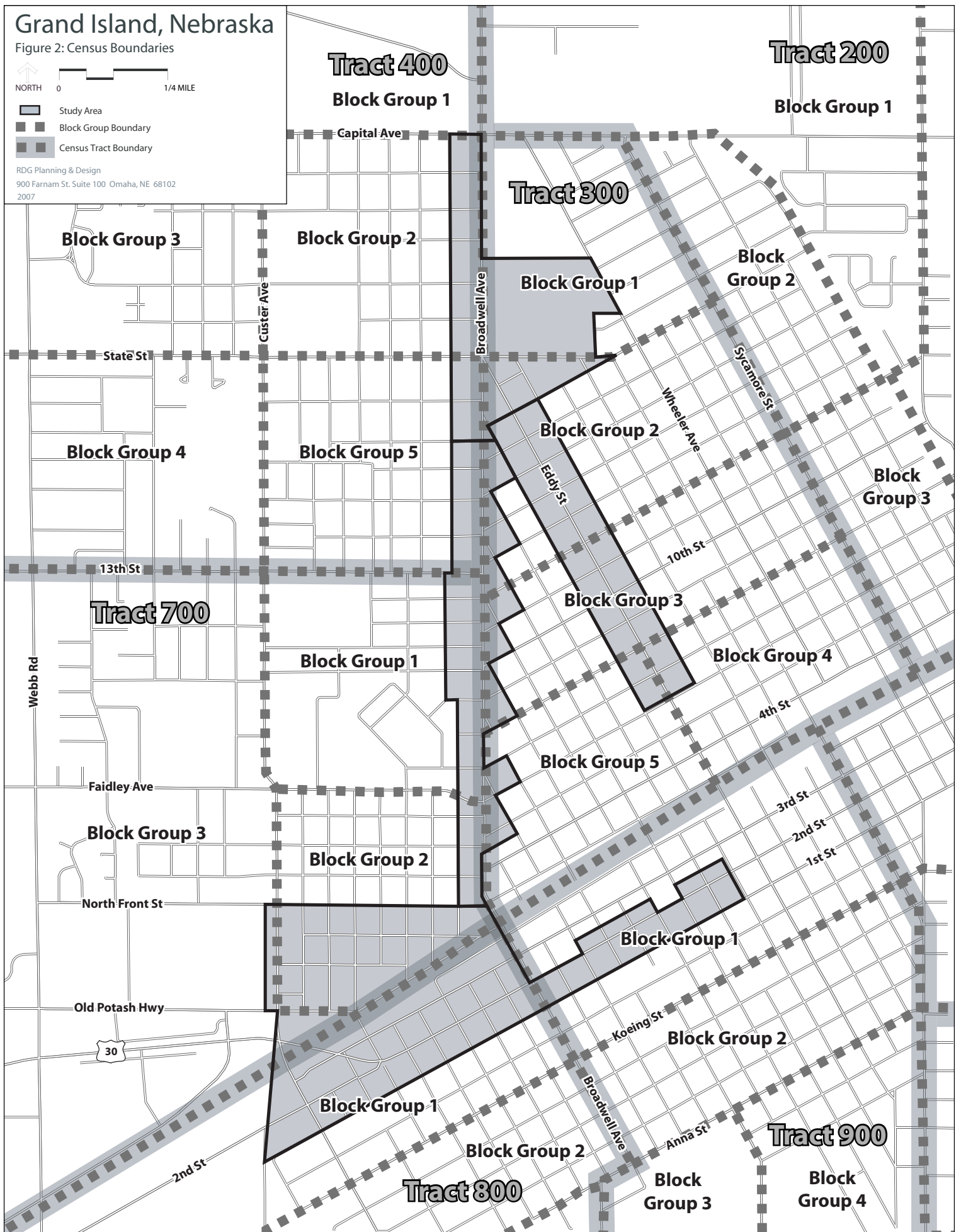


Table One

Study Area Compliance with Quantitative Criteria for Blight Determination

Criterion	Qualifying Condition	Compliance
1. Unemployment	Unemployment rate in the designated area at least 120% of the state or national average	Yes
2. Age of Units	Structures in the proposed blighted area have an average age of at least 40 years	Yes
3. Per Capita Income	Per capita income lower than the citywide average per capita income.	Yes
4. Population	Stable or decreasing population based on the last two decennial censuses	No
5. Unimproved Land	More than half of the plotted and subdivided property in the area has been within the city for 40 years and has remained unimproved during that time.	No

1. Unemployment. The block groups within the Grand Island Redevelopment Area had 7,378 residents over the age of 16 in the workforce, of which 405 were unemployed resulting in an unemployment rate of 5.5%. This rate is more than 120% of the statewide figure of 3.5%. Therefore, the study area meets the unemployment qualifying criterion.

2. Age of Units. The redevelopment site meets the average age of residential structures criterion. The 2000 Census indicates that 60% of the units are in structures built prior to 1960. As a result, the median age of residential structures is greater than 40 years. The median construction year for housing units in the study area is 1953, interpolating from the distribution of dates of construction.

3. Per Capita Income. The average per capita income in this study area was \$14,457 in 2000, compared to the citywide per capita income of \$17,071. Therefore, the study area meets the per capita income criteria.

4. Population. Based on a comparison of 1990 and 2000 block data the study area increased in population from 2,398 in 1990 to 2,483 in 2000. Therefore, the study area does not comply with the population requirement.

5. Unimproved Land. The redevelopment site does not meet the unimproved land criterion as over half of its platted or subdivided land is improved.

Documentation of Qualifying Conditions, Qualitative Criteria

Because the area satisfies at least one of the quantitative criteria for the presence of blighted conditions, this study then proceeded into an investigation of the presence of one or more of the qualitative criteria. This evaluation indicates that the presence of at least one qualifying factor for the presence of blighting condition, as required by Section 18-2103 (11) of the Nebraska Revised Statutes. Table 2 reviews the study area's compliance with the possible qualitative criteria for blight designation. The redevelopment area was divided into the four sub-areas identified in Figure 1. Table 3 identifies the presence of the qualitative criteria within each sub-area.

Table Two

Study Area Compliance with Qualitative Criteria for Blight Determination

Qualitative Criterion	Presence in Study Area
1. Presence of a substantial number of deteriorated or deteriorating structures	No
2. The existence of defective or inadequate street layout	Yes
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	Yes
4. Unsanitary or unsafe conditions	Yes
5. Deterioration of site or other improvements	Yes
6. Diversity of ownership	Yes
7. Tax or special delinquency exceeding the fair value of the land	Unknown
8. Defective or unusual conditions of title	Unknown
9. Improper subdivision or obsolete platting	Yes
10. The existence of conditions which endanger life or property by fire and other causes	No
11. Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present conditions and use	Yes

Table Three

Presence of Qualitative Criteria for Blight Determination by Sub-Area

Criterion	Five Points	Broadwell Avenue	Eddy Street	2 nd Street West
1. Deteriorated or deteriorating structures				
2. Defective or inadequate street layout	X	X		X
3. Faulty lot layout	X	X		X
4. Unsanitary or unsafe conditions				X
5. Deterioration of site or other improvements	X	X	X	X
6. Diversity of ownership	X	X	X	X
7. Tax or special delinquency				
8. Defective or unusual conditions of title				
9. Improper subdivision or obsolete platting	X	X		X
10. Conditions which endanger life or property				
11. Any combination of such factors	X	X	X	X

The specific results of this analysis follow:

1. A substantial number of deteriorated or deteriorating structures

No. Based on visual observation, the study area does contain some deteriorated structures. However, as a whole, most residential and commercial structures in the study area are in fair or better condition, and either provide or can provide reasonable accommodations to their residents.

2. The existence of defective or inadequate street layout

Yes. The study area presents three specific situations of an inadequate street layout leading to poor and sometimes hazardous traffic circulation. These situations include colliding grids, the Five Points area, and the Broadwell/Union Pacific grade crossing.

Colliding Grids. The city of Grand Island has two intersecting street grids systems, one paralleling the section line grid of nominal directions, while the other is rotated to parallel the Union Pacific Railroad. These grids “collide” along Broadwell Avenue, creating awkward and sometimes hazardous intersections and inhibiting through traffic circulation. These intersecting grids create the well-known Five Points intersection at the crossing of Broadwell, Eddy, and State. Local streets that create difficult or offset intersections along Broadwell include 18th Street, 17th Street, 16th Street, 15th Street, 14th Street, 13th Street, 12th Street, 11th Street, 10th Street, 5th Street, and 4th Street. The Five Points intersection, where three arterial streets meet, forms a particularly confusing and sometimes congested situation. This intersection, at a key neighborhood commercial node, is difficult for both motor vehicles and pedestrians to negotiate.

Five Points Circulation. The overall street layout and land configuration in the northern part of the study area channels considerable traffic through the complex Five Points intersection and inhibits local connectivity. No east-west streets link Broadwell and Wheeler Avenues between State Street and Capital Avenue, limiting access between neighborhoods east and west of the Broadwell corridor. As a result, most traffic headed for destinations on either side of Broadwell (including Grand Island High School) must negotiate either Five Points or the Capital/Broadwell intersection, a busy highway junction. Pedestrian access through and between these residential districts is equally difficult, a particular problems because of the presence of such neighborhood-oriented destinations as Skagway, Grace Abbott Park, Blessed Sacrament Church, and the high school.

The Broadwell/Union Pacific Grade Crossing. This grade crossing of a principal arterial and the nation's busiest freight railroad is generally considered Grand Island's leading traffic problem. This unacceptable situation produces frequent traffic queues on Broadwell Avenue and is a major challenge for both travelers and businesses. Old Lincoln Highway and North Front Street, major collector routes that intersect Broadwell close to the crossing and serve neighborhoods adjacent to the Broadwell corridor, are frequently blocked by queuing traffic and provide poor local continuity.



The Broadwell grade crossing of the Union Pacific Railroad mainline.



Old Lincoln Highway parallel to the Union Pacific tracks. Broadwell traffic lined up waiting for a train to pass frequently backs traffic up on this intersecting collector street.

3. Faulty lot layout in relation to size adequacy, accessibility, or usefulness

Yes. The study area's current lot layout contains several deficiencies, including:

- *Lots that lack street access*, including a site northeast of the intersection of State, Broadwell, and Eddy Streets.
- *Triangular lots of inadequate size and/or surrounded on all sides by streets.* These include the intersection of 17th Street, 15th Street, 13th Street, 12th Street, 11th Street, 7th Street, 6th Street, and 5th Street. There are also several inadequately sized triangle shaped lots along Old Lincoln Highway, 3rd Street and 2nd Street.

4. Unsanitary or unsafe conditions

Yes. Outdoor storage in several locations between Old Lincoln Highway and North Front Street create unsafe conditions that can create attract casual access. Some of these sites accommodate light industries that store materials related to business. Other sites are used to store abandoned vehicles, barrels, and other materials. The following pictures illustrate some of these conditions.



Outdoor storage in the 2nd Street area north of the railroad.



Outdoor storage in the 2nd Street area south of the railroad.



Outdoor storage in the Broadwell Area. .

5. Deterioration of site or other improvements

Yes. The study area contains both deteriorated structures and numerous lots with site deficiencies. While only a few houses have serious apparent structural problems, many units present such deficiencies as missing windows, damaged or missing siding, and peeling paint. Other site problems include unpaved driveways and outdoor storage of household goods.



Outdoor storage and deteriorating siding in the 2nd Street Area



Unpaved parking area and outdoor storage in the 2nd Street area.



Peeling paint and gravel yard along Broadwell Street.



Inadequately sized and deteriorating housing structure in the Broadwell Street area.



Housing unit with apparent structural problems in the Eddy Street area.



Graffiti and deteriorated screening in the Five Points Area.

6. *Diversity of ownership*

Yes. The study area includes many individual property owners. In some cases, the ability to assist with the assembly of several parcels could further overall neighborhood development objectives, including better access, more viable development, and expanded commercial sites.

7. *Tax or special delinquency exceeding the fair value of the land*

Unknown. Evaluation of this criterion requires detailed title analysis of individual properties. The presence of other qualifying conditions makes an investigation of tax delinquency unnecessary to demonstrate blighting conditions.

8. *Defective or unusual conditions of title*

Unknown. Evaluation of this criterion requires detailed title analysis of individual properties. The presence of other qualifying conditions makes an investigation of tax delinquency unnecessary to demonstrate blighting conditions.

9. *Improper subdivision or obsolete platting*

Yes. The intersection of Grand Island's two street grids at Broadwell Street creates a number of triangular and eccentrically-shaped sites, some of which are completely surrounded by streets. Many of these lots are unable to accommodate contemporary residential development. Platting north of State Street between Broadwell and Wheeler combines large and small sites, and currently prevents good commercial access to Broadwell and effective inter-neighborhood circulation.

10. *The existence of conditions which endanger life or property by fire and other causes*

No. While several properties contain environmental deficiencies, this condition does not endanger to life or property, and is unlikely to endanger members of the public who are appropriately using public streets or properties.

11. *Any combination of such factors that 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.*

Yes. The current spotty quality of development in the study area, including poor site maintenance, unsanitary conditions, and intermittent building deterioration, discourages investment in some parts of the study area. Poor platting and circulation reduces the economic potential of the area, complicates the growth of important

neighborhood businesses, and results in underutilized property. These obsolete and blighted conditions are likely to deteriorate further, and have an impact on the economic base of adjacent neighborhoods. Redevelopment of certain areas would eliminate deficiencies in platting, provide sites for new housing, commercial, and industrial development, and create an environment that both stabilizes important neighborhood assets and stimulates further economic growth.

Conclusions

This study substantiates the presence of at least one of both the quantitative and qualitative criteria for designation as a blighted area set forth by Section 18-2103 of Nebraska Revised Statutes. The designated area is hereby determined to be eligible for a declaration of blight, pursuant to the requirements of Section 18-2103 of Nebraska Revised Statutes.