

City of Scottsbluff, Nebraska

Monday, September 12, 2016

Regular Meeting

Item NewBiz1

Public Hearing to Consider Designating East Overland Corridor as Blighted and Substandard

City Staff has developed a Blight and Substandard study for the East Overland Corridor.

Staff Contact: Annie Folck



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Staff Development Services
Date: September 12, 2016
Subject: Blight and Substandard Study- E. Overland Corridor

One of the main goals set forth in the newly adopted Comprehensive Plan is redevelopment. Throughout the process of developing the Comprehensive Plan, residents made it clear that they believe the City should focus on improvements in the southeast area of town. Staff has taken the first step to pursue this goal by developing a Blight and Substandard Study for the East Overland Corridor.

Once the East Overland Corridor is designated Blighted and Substandard, all properties within that area will have the ability to use Tax Increment Financing (TIF) in order to help finance redevelopment. TIF funds can be used to purchase property, demolish existing structures, and make any other site improvements necessary for development, such as utility improvements, paving, landscaping, etc. This is a valuable tool that the City is hoping will generate some interest with private developers to invest in the East Overland Corridor.

To inform residents and business owners in this area of the proposed Blight and Substandard designation, the City held a redevelopment workshop at the Guadalupe Center on August 25th. Translators were available for Spanish speakers. About 20 people were in attendance, and City staff was able to answer their questions about the designation and how it affects property owners.

Blight and Substandard Study
East Overland Corridor
City of Scottsbluff, Nebraska

August 1, 2016

Introduction

Background

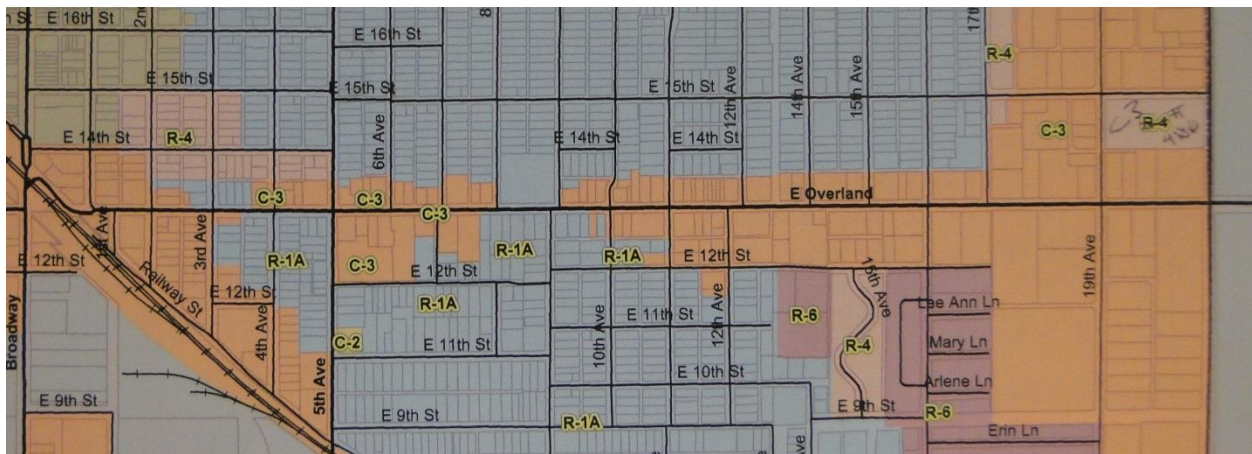
The term “blighted and substandard” is a legal definition not a label placed on a neighborhood. For example the entire downtown in Scottsbluff is a Blighted and Substandard area. Why these terms were used is unclear. What is clear is that the designation opens the door for stimulating new development and allowing developers, in fact all citizens, the ability to make significant public improvements related to their project. The mechanism allows property owners the use of real estate property taxes (normally paid to other government agencies) for improvements including land acquisition and site preparation. Tax money can be used up to 15 years for this purpose.

This designation allows use of most of the new taxes generated by way of redevelopment. An owner pays the property tax but it is “refunded” for the purpose of land acquisition, site preparation and placing public improvements on the site. The program has worked well for our downtown and most recently the Reganis Auto Dealership, hotel adjoining the dealership and the Monument Mall. So while the term may seem objectionable the results can be very positive for the entire community.

The Nebraska Unicameral enacted legislation which addressed the existence of areas within communities that needed incentives to redevelop. These areas tended to be older and out of date. Often spotty improvements had been made but the general condition was not attracting expansion of existing business’ nor new development and investment. On its face this appeared to be true of the East Overland commercial corridor so a decision was made to give the area a closer look.

Like other areas designated as Blighted and Substandard certain parts of the Study Area have not kept pace with overall community standards. Portions of the area have declined to a point where some added incentives are needed to recover. The Community Development Law enables cities to take steps to address these forms of decline through acquisition, clearance and disposition of property for redevelopment or through the conservation and rehabilitation of property.

This study examines existing conditions of land use, buildings, infrastructure, development patterns and general health, safety welfare aspects within the designated study area in the City of Scottsbluff. This has been done in an effort to determine its eligibility for redevelopment activities. The area for analysis is the Proposed Study Area which is generally in the southeast quadrant of the city along the E. Overland Road corridor. A number of opportunities for redevelopment exist along and adjacent to this corridor allowing the community to overcome some of the challenges in the Proposed Study Area.



VICINITY MAP

Generally the corridor has some long standing successful business as well as recently developed locally owned enterprises and national chain commercial growth. However reinvestment has been scattered and extremely slow. It is not on par with the overall community's growth and level of private investment. Much of the corridor is dominated by older buildings and structures in need of rehabilitation or demolition. The corridor is surrounded by single family neighborhoods which over the past decade have seen limited new investment and rehabilitation however even in these already improved areas structures remain in need of upgrading and redevelopment. There appears to be an excellent opportunity to provide incentives triggering new activity where adequate market forces are not present to move development in a positive direction.

Nebraska Revised State Statutes

Nebraska's Community Development Law clearly provide guidelines for communities to address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas as well as the prevention and elimination of substandard and blighted areas. This tool is provided in Neb Rev Stat §§18-2101 to 18-2154.

The law states that there are a number of reasons an area goes beyond remedy and control *solely by the regulatory process and cannot be dealt with effectively by ordinary police powers or ordinary operation of private enterprise* without aid. Such things as overcrowding, unsafe, unsanitary conditions, inadequate planning, lack of proper light, air and open space, defective design and arrangement of buildings, faulty street layout and economically undesirable land uses are among the reasons.

The law goes on to provide the city with the ability to declare an area blighted and substandard then create a workable program to utilize private and public resources to address specific conditions to be improved. The statute provides a means for the governing body to address and develop strategies for rehabilitation and redevelopment of the community. The main substance of a workable program is an adopted redevelopment plan for the defined area based in part on an adopted comprehensive plan.

The statute is contained in Appendix "A" of this report.

Purpose of the Study

Implementing this strategy for Designated Study Area is intended to give the Community Redevelopment Authority and City Council a basis for determining the existence of blight and substandard conditions within the delineated Study Area. The general area considered for inclusion in the Study Area is shown on the VICINITY MAP on page 3 of this report. The area can generally be described to include land bounded by E. 16th Street on the north, E. 11 Street on the south, 21st Avenue on the east and the north ROW line of the BNSF Railroad on the west.

The study looks at existing land-uses, platting, structures and infrastructure systems to determine whether the study area or a part of it meets the statutory requirements for the designation as a Blighted and Substandard Area. With the growing interest and use of this valuable tool the State has taken an increased interest in assuring all using the tool use it in accordance with the statutes. For this reason it is imperative the City of Scottsbluff closely adhere to the provisions set forth in the Nebraska Revised State Statutes.

The findings of this study will serve to guide the general redevelopment. The approved Comprehensive Plan and the companion Blighted and Substandard Study will present appropriate land uses, strategies for improved traffic circulation, economic development activities, utilities and other improvement in accordance with the law. The requirements for detailed planning beyond the Comprehensive Plan treatment include but should not be limited to:

1. Boundaries of the area, existing land use and condition of improvements
2. A land-use plan
3. A map showing population density, land coverage and building concentrations
4. An outline of proposed changes in ordinance, layout or other related ordinances
5. A site plan of the area

6. A statement outlining any additional public facilities or utilities required to support new land uses after redevelopment.

The Blighted and Substandard study highlights locations and opportunities for improvement and revitalization.

Once the area is designated the city can guide future development in this area and provide financial incentive for development. Using the Nebraska Community Development Law the city can reduce or eliminate factors impeding redevelopment and implement programs or projects to improve conditions and minimize the negative impacts of blight and substandard conditions.

Substandard and Blight Eligibility Analysis

Scottsbluff Designated Study Area

The City selected the Designated Study Area for evaluation to be within the corporate limits. The area is primarily commercial with mixed residential densities, a variety of commercial uses and light industrial activities. This particular area was selected for several reasons.

1. The area once was an active commercial corridor
2. There is a need to improve infrastructure due to substandard existing conditions
3. There is obvious economic decline and functionally obsolete uses within the area
4. There was the presence of blighted and substandard characteristics within the area
5. A need was apparent for public intervention to stimulate the development and redevelopment of vital infrastructure systems to support private redevelopment efforts.

The City is in a position to remove negative factors and implement programs and projects to improve conditions thereby removing the blighted and substandard conditions. This not only benefits the corridor/study area but the entire community through private reinvestment and enhanced quality of life.

Substandard and blight Conditions Definition and Explanation

Blighted and Substandard are statutorily defined in §18-2103, set out below:

(10) Substandard areas means 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 means 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. A redevelopment project involving a formerly used defense site as authorized under section [18-2123.01](#) shall not count towards the percentage limitations contained in this subdivision;

By statute a substandard area means one where a predominance of building or improvements (residential or nonresidential) having one or more of the following characteristics:

1. Dilapidating or deteriorated
 - a. Unacceptable standard for walls, foundation, roof, gutters, roof, surface, chimney, fire escapes, weatherizing, steps, exterior paint and site conditions. Chipping, cracks, loose components, missing pieces, sags and other signs of substandard condition all qualify for this condition.
2. Age (obsolescence)
 - a. A 40 plus year criteria was used for estimate

3. Inadequate ventilation, light, air, sanitation, or open spaces
 - a. Things like junked cars and other accumulated debris, antiquated infrastructure, unpaved parking, outdoor storage
4. Other conditions
 - a. High density population or overcrowding (census)
 - b. Other conditions which could be unsafe or unsanitary endangering life or property.
 - c. Any combination of factors conducive to poor health, disease, mortality, delinquency or crime. Any combination that is detrimental to public health, safety, morals or welfare. This may include inadequate infrastructure as well as statistical data.

Blighted Area Designation Criteria

The area designation is based on a number of criteria or indicators of substandard conditions. These are specified in the law and outlined here.

1. The presence of a substantial number of deteriorated or deteriorating structures. This takes the form of structural problems, exterior paint, cracks, chimney, site conditions, roof and similar problems with the building.
2. Existence of a defective or inadequate street layout. This includes dead ends, railroad crossings, linear downtown, narrow alleys and blind crossings.
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness. Such things as landlocked parcels, odd shaped lots, undersized lots and accessibility problems.
4. Unsanitary or unsafe conditions. Examples here include age and physical condition of structures, flood plain, lack of public infrastructure, unsanitary conditions and ventilation.
5. Deterioration of site or other improvements. Such things as off street parking, storm drainage, junk cars, dilapidated structures, debris and on-site storage are examples.
6. Diversity of ownership. This condition exists when numerous lots are needed to develop to up to date standards. Assemblage is difficult without some form of public assistance.
7. Tax or special assessment delinquency exceeding the fair value of the land.
8. Defective or unusual conditions of title. Liens, improper filings
9. Improper subdivision or obsolete platting. Examples include undersized lots, improper zoning, lot configuration, easements and accessibility are problems that often are present.
10. The existence of conditions which endanger life or property by fire or other causes. Such things as inoperative infrastructure, site access, on-site storage, secluded areas for pests to thrive, poor surface drainage, poor street and poor sidewalk condition are examples.
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. Here incompatible land uses, obsolescence and inability for a property to compete in the market place.
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:
 - a. Unemployment in the area at least 100% of state or national average census data
 - b. The average age of residential and commercial units is over 40 years as determined by field observations

- c. More than half of the plotted/subdivided property has been unimproved for 40 years using public record
- d. Per capita income of the area is lower than the average of the city from census data.
- e. The area has a stable or declining population based on the last two decennial censuses.

Structural Condition

Structural conditions were evaluated using the U.S. Department of Housing and Urban Development standard definitions:

No Problem

- No structural or aesthetic problems are visible

Adequate Condition

- Slight damage to porches, steps, roofs
- Slight wearing of mortar between bricks/stone/block
- Small cracks in walls or chimneys
- Cracked windows
- Lack of paint
- Slight wear on steps, doors and frames

Deteriorating Conditions

- Holes, open cracks, rotted, loose, or missing material in parts of the foundation, walls (1/2 of the wall) or roof (1/4 of the roof)
- Shaky, broken, or missing steps or railings
- Numerous missing and cracked window panes
- Rotted or loose windows or doors no longer water-proof

Dilapidated Condition

- Holes, open cracks, rotted, loose or missing material over a large area of the foundation, on wall or on roof
- Substantial sagging of roof, floors, or walls
- Extensive fire, flood, or storm damage
- Inadequate original construction such as building elements made of scrap materials or conversion of structures not adequate for housing.

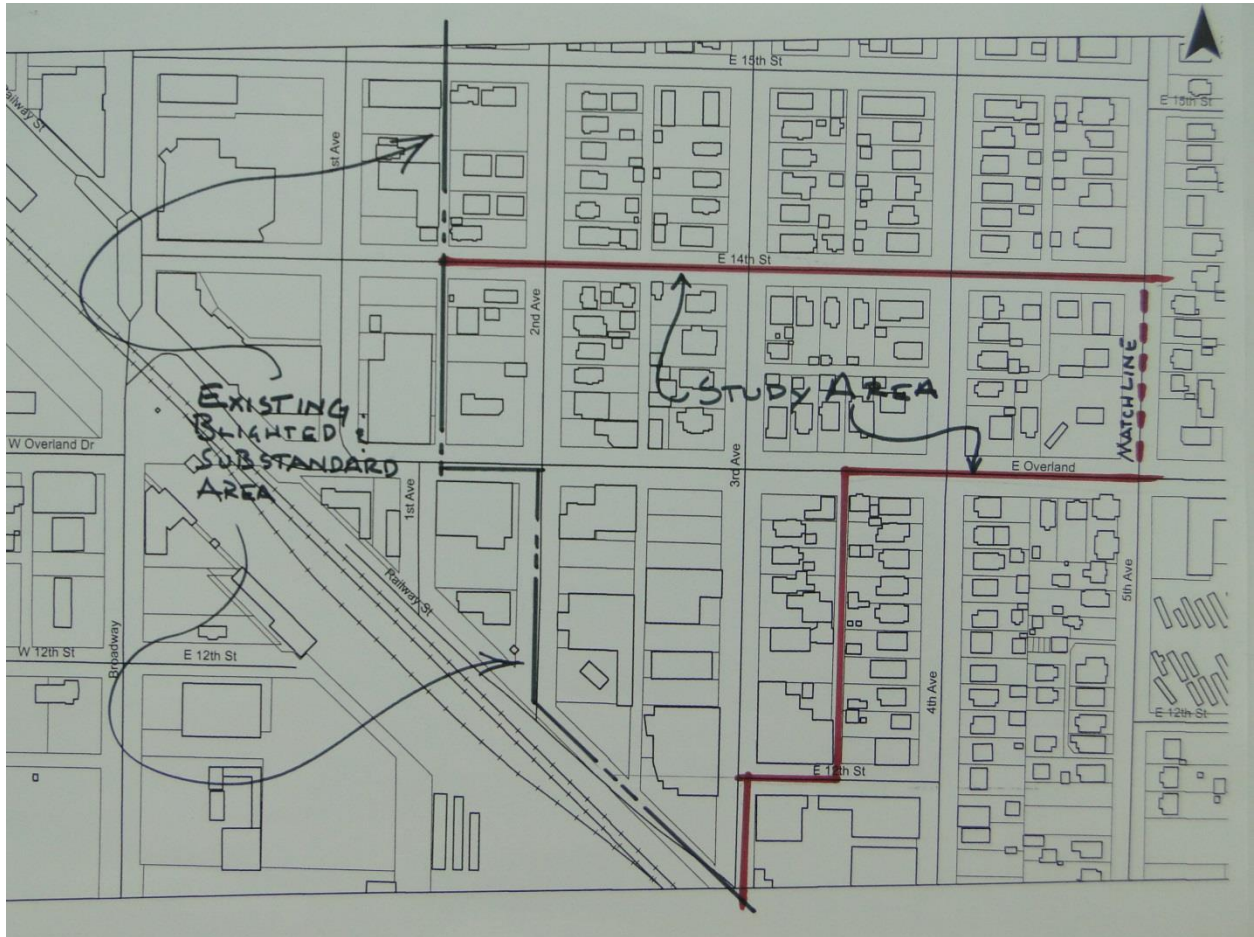
Analysis of Study Area

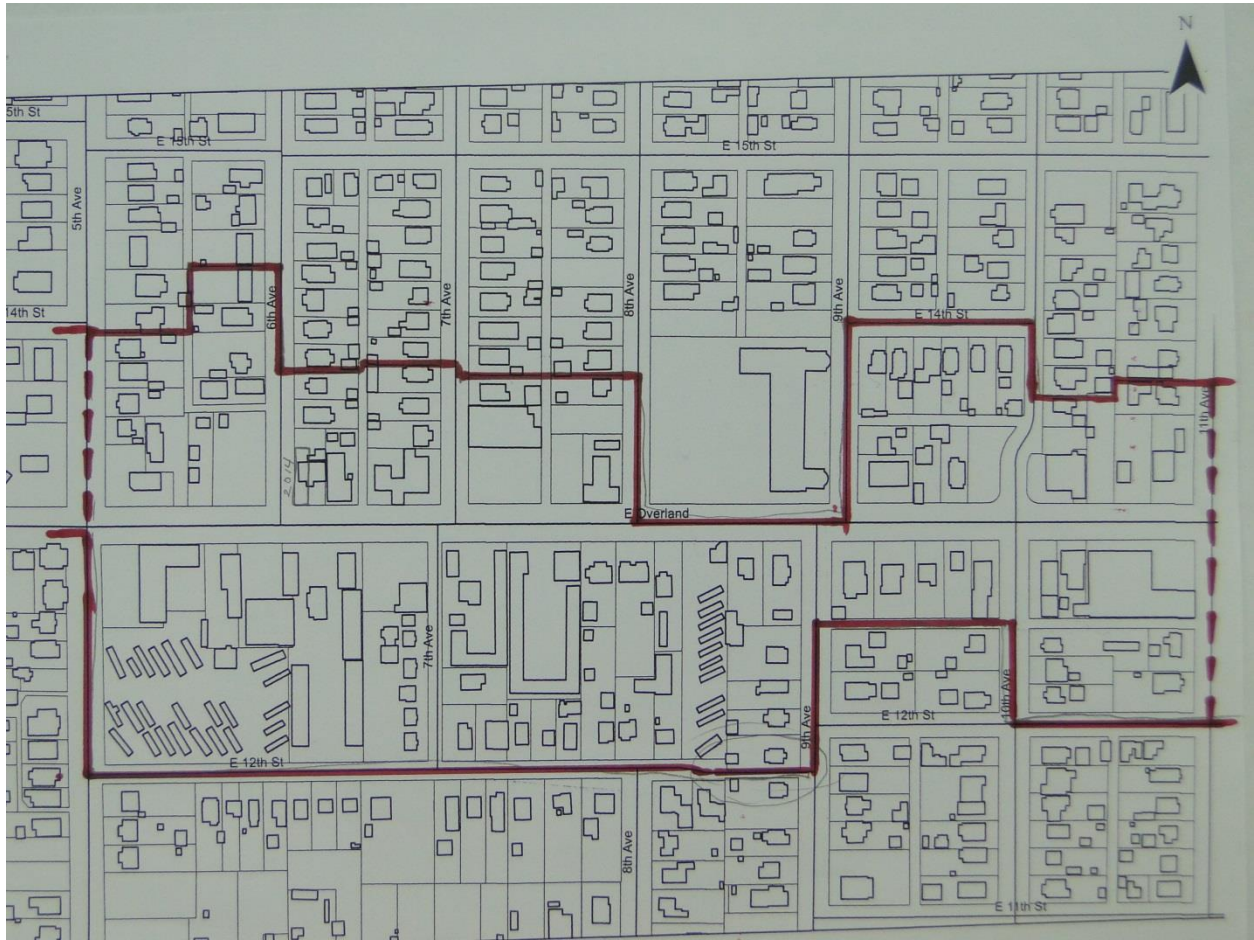
Designated Study Area

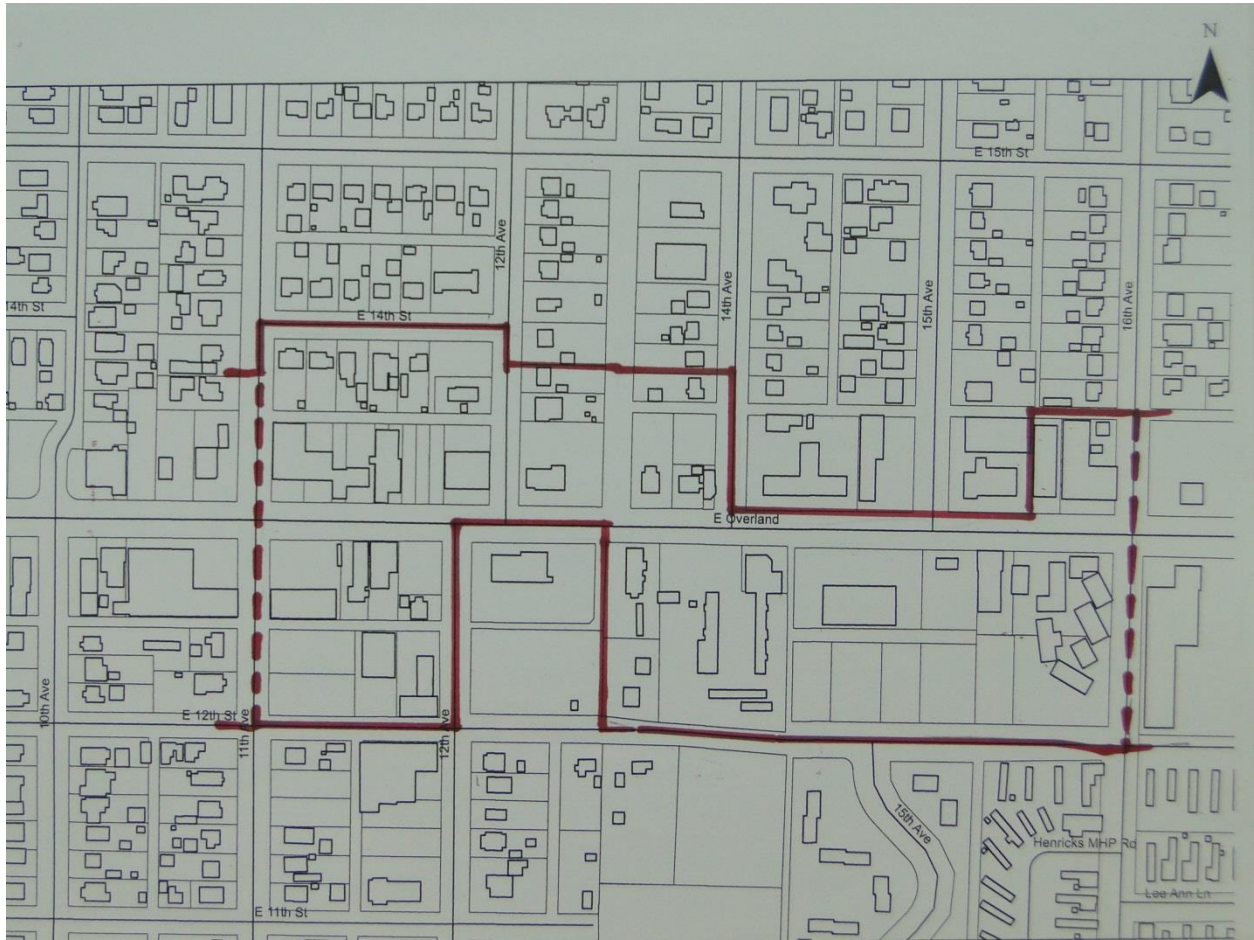
Proposed Blighted Area

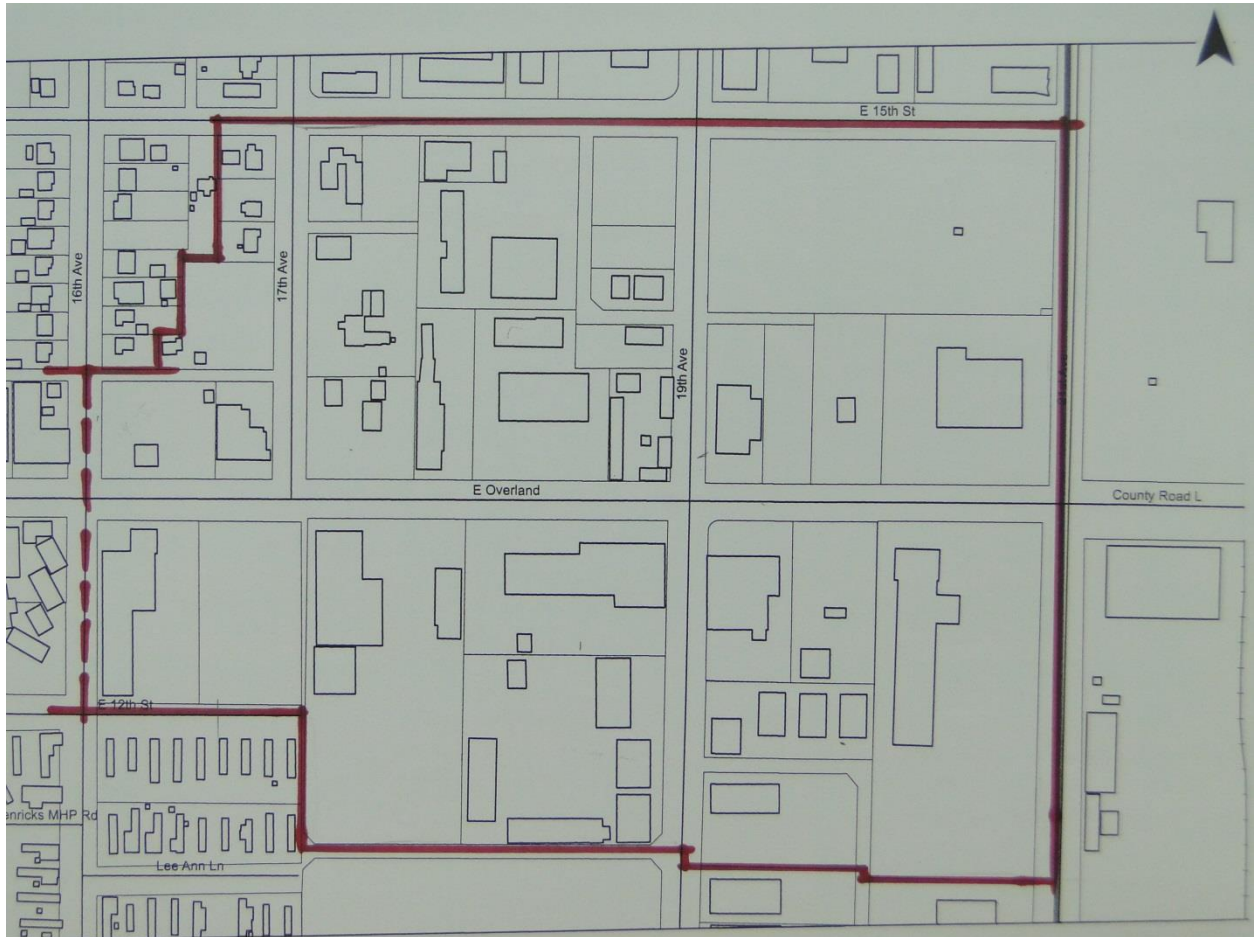
The following four maps delineate the Study Area and by reference apply to this entire report. The mapping starts at the west end of the Study Area and extends the Area east. Solid red lines are the Study Area boundary. Dashed red are match lines from one page to the next. This Study Area's west boarder co-terminates with an existing Blighted and Substandard area (the Broadway business district). A portion of that area is illustrated in black solid/double dash lines on the first map on the following page .

The total acreage with the City of Scottsbluff city limits is 4,038 acres. Currently the city has 810 acres designated as "Blighted and Substandard" slightly more than 20% of the City's total acreage. The proposed additional "Blighted and Substandard" area consists of 99 acres. Adding this proposed area to the existing "Blighted and Substandard" area brings the total Blighted and Substandard area to 909 acres or 22.5% of the total area of the City of Scottsbluff. This remains well within the allowed 30% providing future opportunity to add more.









Findings and Contributing Factors

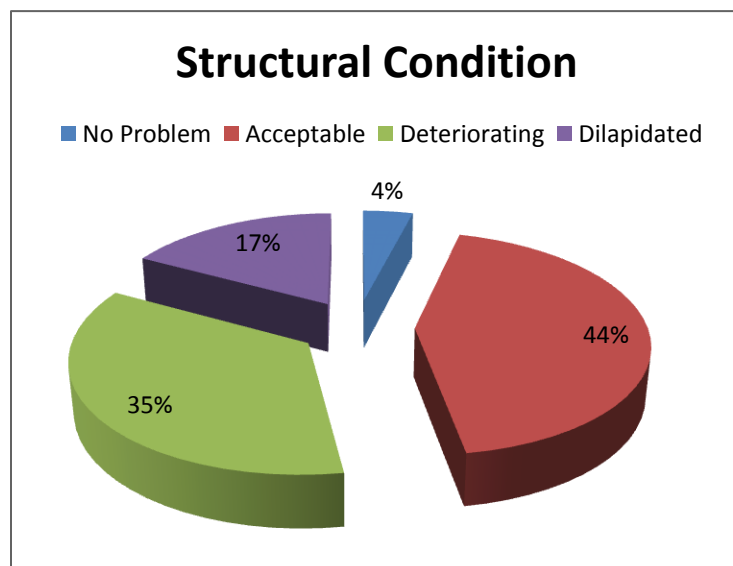
The intent of this study is to determine if the subject area has experienced structural and site deterioration or if there are other negative factors which are decreasing the potential to develop. The field survey work was done in June of 2016 and strongly supported initial impressions that the area had in generally declined below community standards. What follows are the factors evaluated to determine if there is a reasonable presence of blight and substandard conditions within the designated area. This section reviews the building and structure conditions, infrastructure and land use found in the area based on statutory definitions, observations and explains the identified contributing factors.

As set forth in Nebraska legislation a blighted area means an area which by reason of the presence of :

Substantial Number of Deteriorated or Deteriorating Structures

Exterior Inspection of Buildings

There were a total of 381 structures evaluated using the Blighted and Substandard criteria as described on page 8 of this report. An additional 116 were subject to field investigation in determining the Study Area limits. Only the primary structures were evaluated under the Blighted and Substandard definition. If outbuildings or other structures were present they were not included in the survey. Thus the boundary for the Blighted and Substandard designation includes 381 buildings and structures. Field surveys concluded that 4% of the total structures had no problems, 43% were acceptable, 35% were deteriorating and 17% were dilapidated.



Defective or Inadequate Street Layout

Street Conditions and Accessibility

Inadequate infrastructure, street conditions and accessibility as well as inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions.

The surface condition of roads in the study area is good. All the surfaces have been maintained to community standards. Much of the study area is serviced with gravel alleys as secondary service access. This was customary in the day development occurred and still is in some new commercial development.

The entire length of E. Overland from 1st Avenue to 21st Avenue exhibits several traffic safety issues that need be addressed.

1. There is an excessive number and linear feet of curb cuts. Numerous parking spaces servicing private property depend on the public street (an arterial) to pull in and out of private parking stalls.
2. The width of the street is excessive given the daily traffic counts. While redevelopment will add to these counts, consideration should be given to enhancing the pedestrian experience with landscaping as well as providing lanes for alternative transportation like bicycles. Medians may become an increasingly important additional enhancement in certain segments of East Overland. Medians promote pedestrian safety and comfort, enhance the visual appearance and improve the overall environment of the streetscape. They also serve to improve traffic flows at intersections providing exclusive lane use for turning movements.
3. Circulation around Roosevelt School is tight and parking is minimal. Pick up/drop off enhancements should be considered to include a median in East Overland along the school frontage.
4. Gravel and dead end alleys are present
5. Street widths are not consistent with the community's overall standard development pattern.
6. As redevelopment occurs consideration should be given to the possibility of adding angle parking on East Overland as well as the addition of landscaped bulb-outs. Bike lanes are another feature adding to accessibility and further enhancing the pedestrian oriented experience. While it may not be possible to include all of these features further planning and design must keep these elements in mind. Numerous examples have proven they promote a more vital economic precinct. This is particularly true where private development has favored commercial uses in more intensely developed areas most often found at streets intersecting with East Overland. Unorthodox street geometry is causing less than acceptable safety and limiting a smooth flow of traffic.



Side street "S" curve at intersection with East Overland



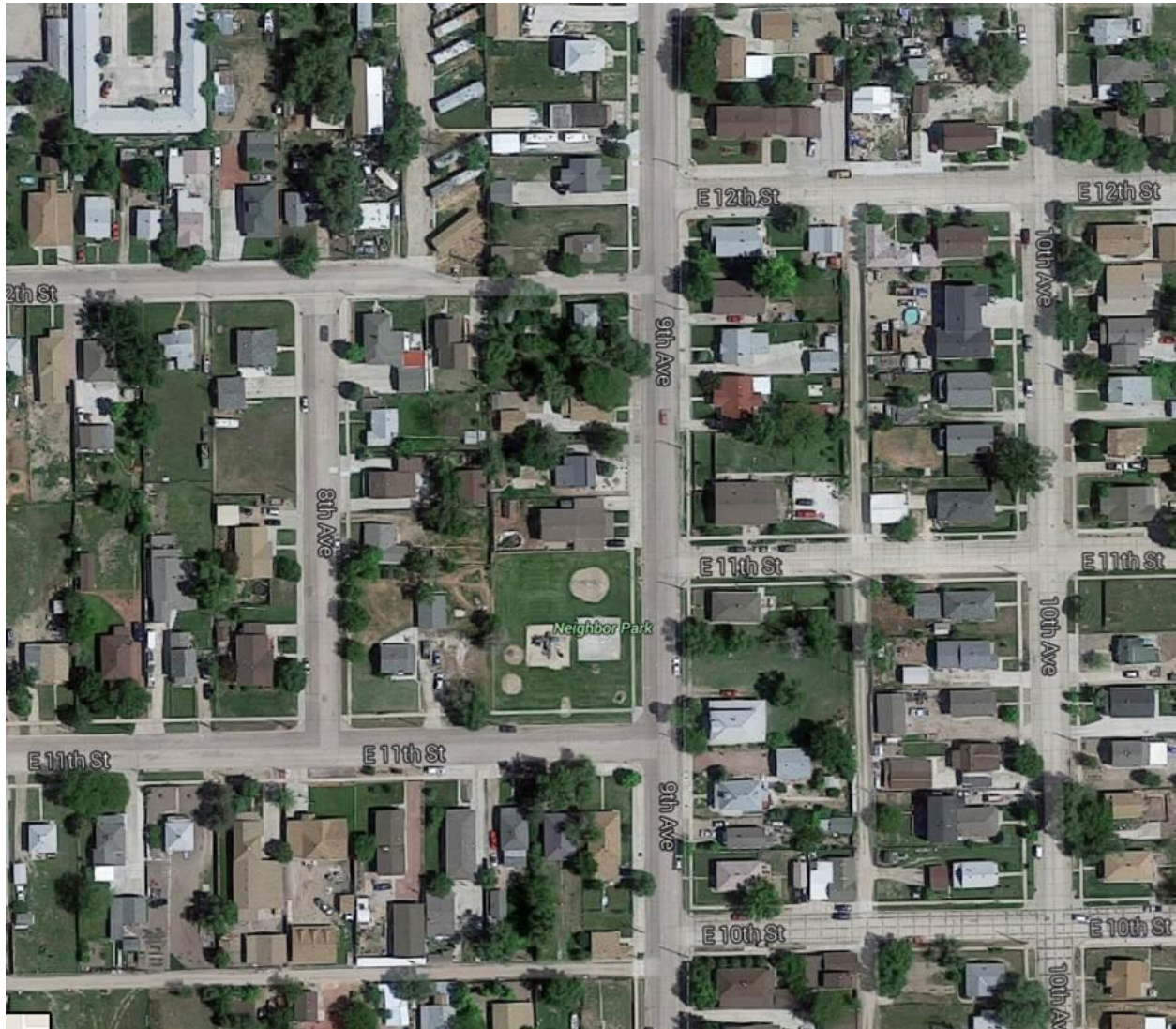
Street narrows from two lanes to one



Commercial parking uses sidewalk and East Overland for maneuvering to stalls



Offset intersections, 9th Avenue and East Overland Drive



Offset intersection at East 11th Street and 9th Avenue

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

From 16th Avenue west single family residential lots restrict customary commercial development along E. Overland. Commercial uses along E. Overland typically have lot depths that will not serve standard commercial development. Any redevelopment along E. Overland will likely require acquisition of multiple parcels particularly residential structures behind existing commercial uses fronting on E. Overland. Most of the homes in these residential areas are in “Acceptable” condition making the redevelopment process that much more challenging.

Residential lot sizes are substandard depth and width in most of the blocks within the study area. This was an acceptable standard at the time development occurred but over the years has proven to cause crowded conditions with the ills that accompany that pattern.

Deterioration of site or other improvements

Debris

Due to numerous out buildings lots are crowded limiting air and light. In addition the structures are closer to one another than current standards. The risk of the spread of fire is amplified. While out-buildings like sheds and garages do not significantly add to poor or declining conditions the related accumulation of clutter is a threat.

Debris accumulates in and adjacent to alleys and in rear yards as well. A total of 42 significant examples of debris were noted in field observation. This debris included everything from construction materials, on-site storage to junked vehicles. Numerous (somewhat less severe) additional instances are present as well suggesting the problem is growing.



Abandon vehicles and debris on residential lot one block off East Overland



Vehicle storage and debris one block off East Overland



Debris at building on East Overland



Junk vehicles stored in fenced lot fronting on East Overland



Vehicle storage on lot on East Overland



Fence buffering vehicle storage on East Overland

Dilapidated structures

17% of the structures were dilapidated and pose a threat as well as 35% deteriorating. These present a challenge to redevelopment as well as an opportunity as a means to redevelop.



Abandoned dilapidated structure on East Overland



Vehicle storage and burnt out building (storage) on East Overland



Dilapidated structures on East Overland



Dilapidated commercial structures on East Overland



Dilapidated homes and commercial structures on East Overland



Abandoned dilapidated commercial structure one block off East Overland



Abandoned hotel office structure with hotel units demolished on East Overland



Dilapidated and abandon hotel units on East Overland



Dilapidated and abandoned hotel structures on East Overland



Second photo of above hotel cluster



Dilapidating hotel structures on East Overland

Diversity of Owership

Looking at the property ownership records underscores the fact that numerous owners would need to participate in a meaningful redevelopment plan. A new business will be faced with accumulating enough land area, specifically lot depth, to build an up to date enterprise along much of the E. Overland corridor.

From 16th Avenue west single family residential lots restrict customary commercial development along E. Overland. The reason is that the commercial parcels were not platted deep enough for current standard commercial development. Commercial uses along E. Overland typically have lot depths that will not serve customary commercial development. Any redevelopment along E. Overland will likely require acquisition of multiple parcels particularly residential structures behind them. Most of the homes in these residential areas are in "Acceptable" condition making the redevelopment process that much more challenging from an economic perspective.

Improper subdivision or obsolete platting

Obsolete platting

Many lots in the area were platted in the 1940's according to records available at the City of Scottsbluff. While these plats were based on standards at that time they do not meet current standards which tend to be larger. Thus lot sizes are substandard in platted residential developments within the study area and along the corridor. Platting was in a grid pattern with alleys paralleling frontages. While the relatively flat topography lends itself to this pattern, storm drainage is often inadequate and puddling in street gutters is common. Heavy rains cause some street flooding with inadequate pipe sizing and engineering that did not anticipate growth nor design for certain storm events because the technology and political control was not in place.



Residential structures crowding rear lot lines of commercial structures on East Overland preventing redevelopment of commercial sites. Lot geometry is substandard, lot size inadequate and multiple parcels would have to be purchased.



Commercial buildings on East Overland exhibiting poor lot configuration and development with building placement and access poorly designed for further/expanded development or multi-lot purchase.

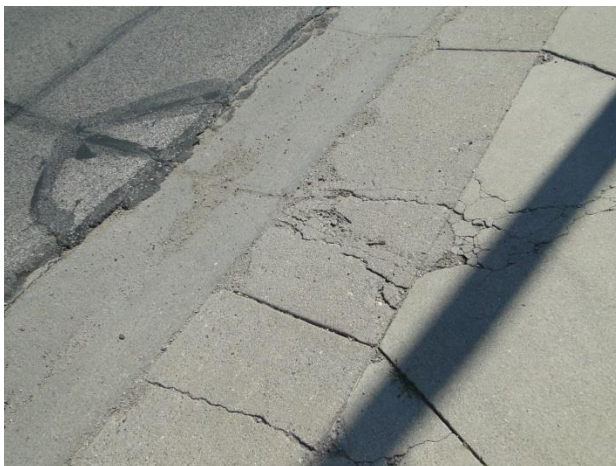


Residential uses behind commercial development fronting on East Overland prevents commercial expansion, requires multi-parcel purchase to accommodate current standard, commercial development .

The existence of conditions which endanger life or property

Sidewalk Conditions

The majority of the Study Area is serviced with sidewalks however the condition of the paving shows signs of age with cracks, root heaving, gaps and missing pieces. The following five examples illustrate the problem. Street curb and gutters also show signs of ageing with settling, cracks and missing pieces. These conditions are wide-spread. In addition roughly 5 blocks of development in the Study Area do not have sidewalks.







On Site Storage

The Study Area has numerous sites of outdoor storage both in the residential and commercial districts. These locations range from junked cars on lots along E. Overland to excessive storage of outdated or abandoned items and materials. These findings point to an impediment for development or upgrades in the neighborhood and should be evaluated for removal.



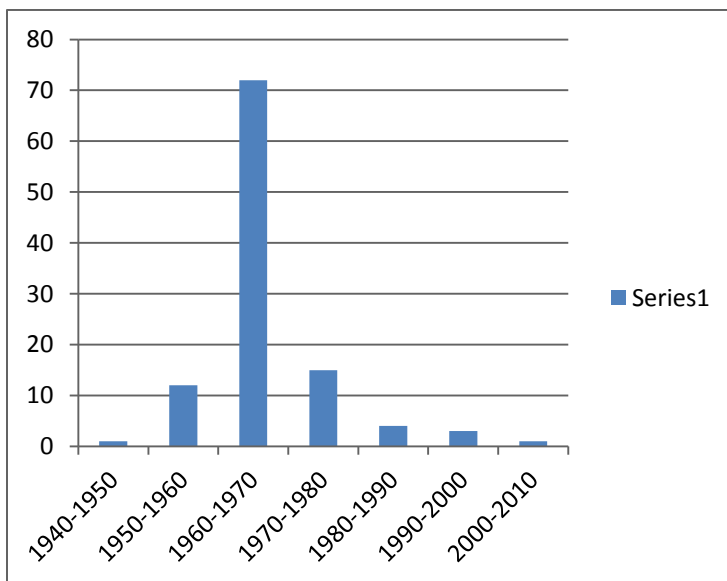
Trailers used for storage one block off East Overland



Trailer used for storage fronting on East Overland

Structure Age

The predominate age of the residential or commercial structures in the area exceeds 40 years. Age of the structures within the Designated Study Area is provided through the Scotts Bluff County Assessor's Office, City of Scottsbluff Development Services Records and field verification. While it was not possible to verify every structure there was an adequate sample of known ages to determine age through comparison and proximity to other like structures and appearance. Those structures built before 1976 qualify for the 40 years and older structures designation in the State of Nebraska laws.



Analysis is based on City of Scottsbluff Development Services permit tracking information. In all but 5 buildings the actual building permit issuance and completion dates were not available. Other permits like plumbing, electrical or construction permit dates were used. Hence the buildings would have been

in place when such permits were issued. The charted ages reflect a minimum age of structure not the actual age.

Decreasing Population

The study area is located in census tracts in which the census data reports population from both the 2000 and 2010 decennial census. The following maps describe in xxxxx in the 2000 decennial census to xxxxx in the 2010 decennial census for each of the census tracts in the Study Area. Based on the data described on the maps the Study Area has displayed a stable or decreasing population between the last two decennial censuses.

Income Level

The median income of the census tract is lower than the average median income of Scotts Bluff County and the average of the census tracts within the City. The following describes the Median Household income (MHI) and the unemployment (UNPL) for each census tract in the Study Area.

Conclusion of Blighted and Substandard Analysis

Based on this analysis the Study Area meets the criteria of both blighted and substandard conditions. The area displays the presence of criteria required for a finding of a blighted and substandard condition as defined by the State of Nebraska Legislature.

The primary conditions leading to this conclusion include:

Blighted and substandard conditions

- 133 of the total 381 buildings evaluated for the Study Area were deteriorating or dilapidated.
- The street system does not meet acceptable engineering standards.
- The area has numerous lot layout faults in relation to size, adequacy, accessibility or usefulness.
- Obsolete platting exists in the entire area.
- Conditions exist which endanger life or property by fire and other causes.
- Conditions exist which are detrimental to the public health, safety, morals and welfare in the present condition with a majority of structures in excess of 40 years old and the population is either stable or declining.
- Diversity of ownership is present with nearly all parcels independently owned. Accumulation of parcels is not occurring.
- Unemployment in the study area is at least 120% of the state or national average.
- The per capita income of the area is lower than the average per capita income of the city in the study area.

Blighted conditions that do not appear to be present

- There are not more than half of the platted and subdivided property that is unimproved, within the city for forty years and has remained unimproved during that time.

Blighted conditions not evaluated:

- Tax or special assessment delinquency exceeding the fair value of the land
- Defective or unusual conditions of title

Substandard conditions not present

- There did not appear to be areas of excessively high density of population and overcrowding

Comprehensive Plan

A declaration of blighted and substandard conditions in the Study Area conforms to the City of Scottsbluff Comprehensive Plan. The Study Area is located in an area that qualifies for this declaration. The Comprehensive Plan identifies this area as an employment focused corridor, supporting commercial activity, and an area served by existing infrastructure. While identified as a commercial strip there are numerous residential developments fronting on E. Overland as well as a park and public school. Additional opportunities will exist to add housing units in the Study Area. However the value of existing housing will limit the size of new housing/investment. While identified as a commercial corridor in the Comprehensive Plan a sub-area plan will be undertaken following completion of this Study Area analysis.

Blighted and Substandard Area Declaration

Based on the findings in this report the Study Area may be declared blighted and substandard in keeping with and conforming to the Nebraska Community Development Law. This finding will make this area available for redevelopment activities. The General Redevelopment Plan, when prepared, shall be composed in a manner consistent with the City of Scottsbluff Comprehensive Plan.