

City of Scottsbluff, Nebraska

Monday, November 6, 2017

Regular Meeting

Item Pub. Hear.1

Council to conduct a public hearing to determine whether real estate described in this notice should be declared to be substandard and blighted, pursuant to the Nebraska Community Development Law.

Minutes:

The property affected by this notice are properties and tracts of land within the general vicinity north and east of Burlington Northern Santa Fe (BNSF) Railroad, South of Highway 26, and west of Ave I in the northwestern portion of the community. The site contains approximately 121.79 acres.

Staff Contact: Nathan Johnson, City Manager

ANALYSIS AREA #11

BLIGHT & SUBSTANDARD DETERMINATION STUDY

City of Scottsbluff, NE



PRESENTED TO
City of Scottsbluff

PREPARED BY
MC Schaff & Associates, Inc.
818 South Beltline Highway East
Scottsbluff, NE 69361

PROJECT
RS100094-00

August 4, 2017



M.C. SCHAFF
AND ASSOCIATES, INC.

PGE PANHANDLE
GEOTECHNICAL &
ENVIRONMENTAL

(e) ENVIRONMENTAL SERVICE

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Purpose of this Analysis

The purpose of this analysis is to identify and determine if an area within the City of Scottsbluff, Nebraska should be considered blighted and substandard under the criteria for such areas as set forth in the Nebraska Community Development Law, Section §18-2103. This Scottsbluff Blight and Substandard Study is intended to provide the Scottsbluff City Council the basis for determining the existence of blighted and substandard conditions within Scottsbluff's corporate limits. Through this process, the City attempts to eliminate economic and/or social concerns that are detrimental to the future public health, safety, morals, and general welfare of the entire community. This study examines conditions relating to buildings, land use, and infrastructure within the study area to determine areas eligible for redevelopment under Nebraska Community Development Law.



Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of sections 18-2101 to 18-2144, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under sections 18-2101 to 18-2144, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements."

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community.

Nebraska Revised Statute §18-2105 grants authority to the governing body to formulate a redevelopment program. The statute reads,

"The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof."

Redevelopment Study Area (Site 1): The redevelopment study area consists of properties and tracts of land within the general vicinity north and east of Burlington Northern Sante Fe (BNSF) Railroad, south of US Highway 26, and west of Avenue I in the northwestern portion of the community. The site contains approximately **121.79 acres** and is more particularly described as:

Beginning at the northwestern corner of Parcel 010303294, otherwise known as the unplatted triangular sliver of land of unknown ownership located between the southern right-of-way (ROW) line of City Route/West 27th Street, the northeastern ROW line of Burlington Northern Sante Fe (BNSF) Railroad, and the northern ROW line of the easterly extension of County Road K;

thence northeasterly, and perpendicular to the BNSF main track centerline, to the northern ROW line of City Route/West 27th Street;

thence southeasterly on the northern ROW of City Route/West 27th Street to the west ROW line of Avenue O;

thence north on west ROW of Avenue O to the northeast corner of Block 1, Case Subdivision;

thence continuing west on the north line of Block 1, Case Subdivision to the north-south centerline of Section 15, Township 22 North, Range 55 West (15-22-55), also known as the west corporate limits line of the City of Scottsbluff;

thence north on the north-south centerline of Section 15-22-55, to the south ROW line of US Highway 26;

thence east on the south ROW line of US Highway 26 to the northwest corner of Lot 7A, Block 1, Frank Friedlan Addition Replat;

thence south on the west line of said Lot 7A, Block 1, Frank Friedlan Addition Replat to the southwest corner of said Lot 7A, Block 1, Frank Friedlan Addition Replat;

thence east on the south line of said Lot 7A, Block 1, Frank Friedlan Addition Replat to its intersection with the northerly extension of the west ROW of Avenue K;

thence south on the northerly extension of the west ROW of Avenue K and continuing on the west ROW of Avenue K to the south ROW of West 29th Street;

thence east on the south ROW of West 29th Street to the northwest corner of Lot 1, Bjorling Addition;

thence south on the west line of Lot 1, Bjorling Addition to the southwest corner of said Lot 1;

thence continuing on the southerly extension of the west line of Lot 1, Bjorling Addition to its intersection with the westerly extension of the south line of Lot A, Replat of Baltes Addition;

thence westerly on the westerly extension of the south line of Lot A, Replat of Baltes Addition to the northerly extension of the east line of Lot 1, Block 5, Baltes Second Addition;

thence south on the northerly extension of the east line of Lot 1, Block 5, Baltes Second Addition to the northeast corner of said Lot 1, Block 5 Baltes Second Addition;

thence west on the north line of Baltes Second Addition to the northeast corner of Block 1, Alf Addition;

thence south on the east line of Block 1, Alf Addition to the southeast corner of said Block 1, Alf Addition;

thence south to the intersection of the centerlines of West 27th Street and Avenue K;

thence south on centerline of Avenue K to the intersection of the centerlines of Avenue K and West 26th Street;

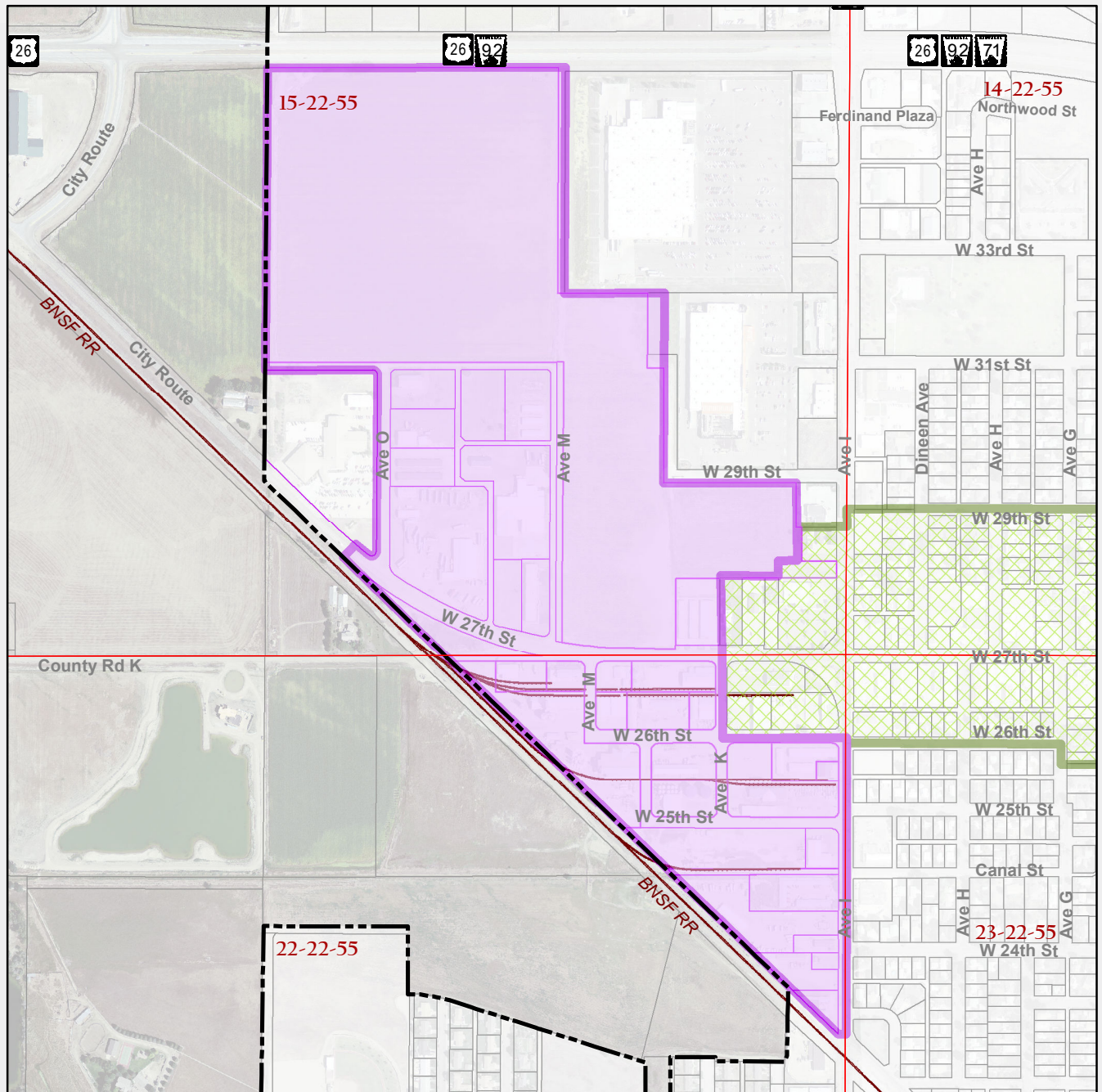
thence east on the centerline of West 26th Street to the intersection of the centerlines of West 26th Street and Avenue I;

thence south on the centerline of Avenue I to a point perpendicular to the southeast corner of Parcel Number 010159754, also known as PT SE NE TL 1, Unplatted Lands 22-22-55 (.37 acres);

thence west on the this said perpendicular line to the southeast corner of said Parcel Number 010159754, said point also being on the northeastern ROW line of BNSF Railroad;

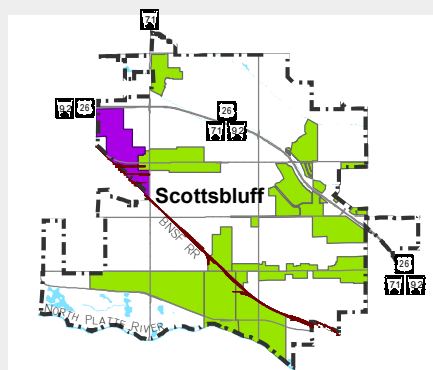
thence northwesterly on the northeastern ROW line of BNSF Railroad to the **Point of Beginning**.

Please refer to the Redevelopment Study Area included in this study depicted in **Figure 1** on the following page.



Blight Analysis Area

- Corporate Limits
- Blight Analysis Area Parcels
- Proposed Blight Analysis Area
- Existing Redevelopment Areas
- Railroad Tracks
- Section



City of Scottsbluff
Scotts Bluff County, NE

Data Sources:
Parcels: Scotts Bluff County, 2016
Aerial: US Army Corps of Engineers, 2011



A field survey of an area within the City was conducted in April-July, 2017 to determine if this area, in fact, has experienced structure and site deterioration or if the area is experiencing other negative influences that decrease the potential for redevelopment or new development. The boundaries of this area, which is located completely within the Scottsbluff corporate limits are indicated in **Figure 1** and described on **Page 3**. The following report describes this Analysis Area in detail, as well as, specifying the methods and procedures used to determine if this Area should be declared blighted and substandard under the Nebraska Community Development Law.



At the present time, the City has approximately **4122.98 acres** within its corporate boundary. If the City declares this redevelopment area to be blighted and substandard, **1047.91 acres** will fall within the designation, which equates to **25.42 %** of the area within the municipal boundary being declared blighted and substandard.

Definitions

Substandard areas are defined by State Statute §18-2103.10, as the following:

“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;”

Blighted areas are defined by State Statute §18-2103.11, as the following:

“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 platted 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;”

The following are the specific definitions of “substandard” and “blighted” according to Nebraska State Law. These definitions serve to be the basis of this entire analysis and each portion of the definitions are examined individually throughout this document.

Substandard Area Definition

Under the above referenced Nebraska Statute, a substandard area is an area in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which by reason of:

1. dilapidation / deterioration;
2. age or obsolescence;
3. inadequate provision for ventilation, light, air, sanitation or open spaces;
4. (a) high density of population or overcrowding;
- (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 of the residents of the community.



Blighted Area Definition

Section 18-2103 of the Nebraska Revised Statutes indicates that a blighted area shall mean an area, which by reason of the presence of:

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. unsanitary 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;
9. improper subdivision or obsolete platting;
10. the existence of conditions with endanger the life or property by fire and other causes;
11. any combination of such factors which 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 of the following present:
 - unemployment in the designated area is at least one hundred twenty percent of the State of National average,
 - the average age of the structures in the area is at least forty years old or older,
 - more than one-half of the platted 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,
 - the per capita income of the area is lower than the average per capita income of the municipality in which the area is designated, or
 - the area has had either a stable or decreasing population based on the last two decennial censuses.



Analysis Approach

The approach and methodology utilized by M.C. Schaff & Associates, Inc. in conducting the Blighted and Substandard Area Determination Analysis included an assessment of all factors listed in the Nebraska Community Development Law as factors that indicate or contribute to making an area blighted and substandard. Data relating to factors such as building condition, building age, site conditions, adequacy of building sites, condition of public improvements, and unsanitary or unsafe conditions were developed through detailed exterior structural field surveys on a structure by structure basis and through collection of data on a unit by unit basis available from public records at the Scotts Bluff County Courthouse and via their online databases. Data relating to other factors such as the adequateness of street layouts, lot layouts and overall subdivision design were investigated on an area-wide basis.



Assessment of potential blighting factors stemming from diversity of ownership and tax or special assessment delinquencies were conducted through evaluation of courthouse and online county records for all property within the analysis area, now referred to as the Blight Analysis Area. The valuation, tax amount and any delinquent amount was examined for each of the properties. Public records were examined to determine the number of property owners in the Analysis Area.

Additional Public Intervention Necessary

Although the presence of one or more of these substandard or blighting conditions may make it appropriate to declare an area substandard and blighted under the Statue, this analysis was conducted on the basis that additional public intervention over and above the exercise of the police power is necessary to overcome the problems that exist in any substandard and blighted area.

Existing Land Use

The land uses that now exist within the Blight Analysis Area are depicted on Figure 2 on the following page (Page 8), and consist of land uses which can be placed in five categories, including:

- Agricultural
- Commercial
- Industrial
- Public streets and alleys
- Vacant / undeveloped land

The land uses indicated for the Analysis Area on *Figure 2, (page 8)*, are analyzed further in Table 1, below. The data detail the breakdown of land uses within this Analysis Area, as well as the total acreage within this Analysis Area.



Table 1Existing Land use - Scottsbluff Blight Analysis Area
Scottsbluff, Nebraska

Land Use Category	Scottsbluff Blight Study Area	
	Area (Acres)	Percent of Total Area
Agricultural	60.947	50.4%
Commercial	26.295	21.7%
Industrial	13.601	11.2%
Public Streets & Alleys	16.555	13.7%
Vacant / Undeveloped Land	3.556	2.9%
TOTAL	120.954	

Source: M.C. Schaff & Associates, Inc., Field Survey, August, 2017

As indicated in *Table 1*, the **largest land use** in this Analysis Area is that of **agricultural** (undeveloped) and vacant/undeveloped land. These two uses combined comprise a total of over **64 acres**, or over **half** of the Blight Analysis Area. The agricultural land is currently farmed open space, while the **3.556 acres** comprises vacant land including an irregularly shaped lot of unknown ownership. The agricultural undeveloped land occurs in the northern three fifths of the Blight Analysis Area; the vacant/undeveloped lot of unknown ownership is located along City Route /West 27th Street on the western edge of the Blight Analysis Area.

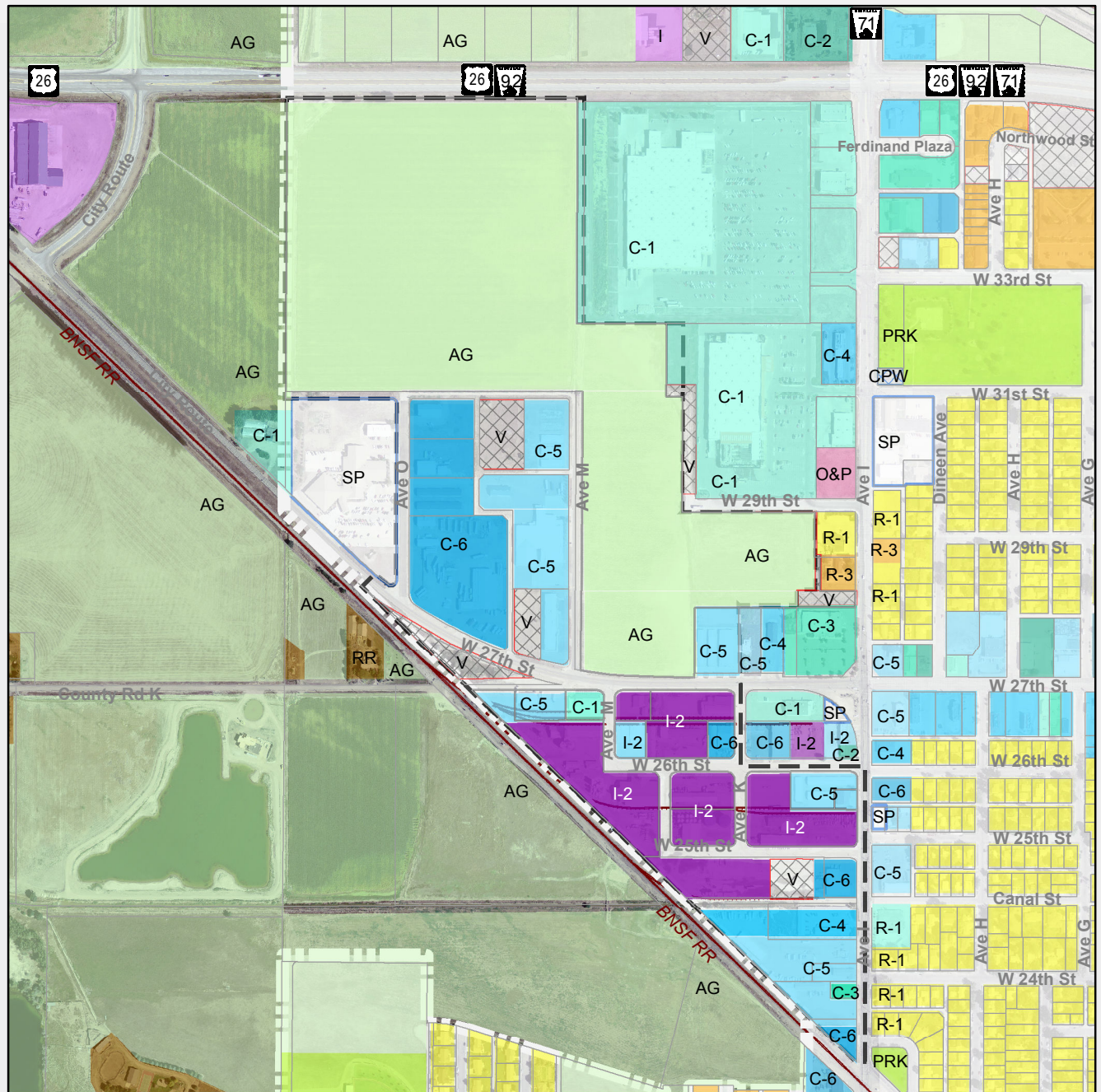


The **second largest land use** in this Blight Analysis Area is that occupied by **commercial** uses. This land use comprises a total of **26.295 acres**, or **21.7%** of the Blight Analysis Area. Adjacent commercial land uses occur all along the east, west, and south sides of the Blight Analysis Area concentrated in the southern one-fourth as well as west central portions.

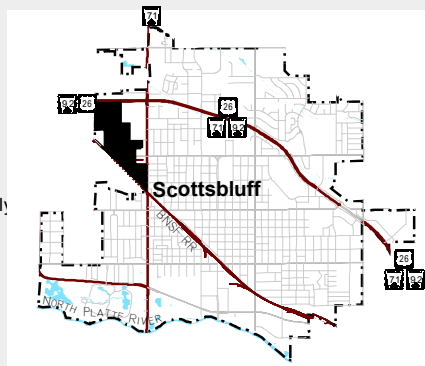
The **third largest land use** within this Blight Analysis Area is the **public streets and alley right-of-ways** land use. It comprises over **16.5 acres** and is **13.7%** of the Analysis Area. The facilities included in this use category include many unpaved (gravel) local streets, streets that are partially paved and partially gravel or part of a ditch bank, and portions of arterial streets (Avenue I and West 27th Street/City Route).

Industrial land uses occupy the **fourth largest amount of land** in this Blight Analysis Area. The **13.601 acres** of land used for industrial purposes comprises **11.2%** of the Blight Analysis Area. The industrial uses are concentrated in the southern portion of the Blight Analysis Area.

figure 2



- | | |
|--|--|
| <ul style="list-style-type: none"> □ Blight Analysis Area Parcels Land Use ■ Agricultural ■ Central Business District ■ Neighborhood Commercial ■ Heavy Commercial ■ Commercial—Traveler Serv ■ Light Commercial ■ Heavy Commercial ■ Public Water Facility | <ul style="list-style-type: none"> ■ Light Mfg & Industrial ■ Heavy Mfg & Industrial ■ O&P ■ Park ■ Single Family Residential ■ Heavy Density Multi-Family ■ Rural Residential ■ Semi-Public ■ Undeveloped ■ Blight Study Area ■ Corporate Limits |
|--|--|



Existing Land Use

City of Scottsbluff Scotts Bluff County, NE

Data Sources:
Land Use: City, 2005 with field updates
Parcels: Scotts Bluff County, 2016
Aerial: US Army Corps of Engineers, 2011



Analysis of Substandard Factors

1. Dilapidation/Deterioration of Structures

The determination and rating of building structure conditions is a critical part of any substandard area determination. Therefore the system utilized for classifying the conditions is a major part of any substandard area determination. The system utilized for classifying the conditions of buildings and structures must be based upon established and consistent criteria. M.C. Schaff & Associates, Inc. utilized a field survey method for evaluating the exterior conditions and to identify and classify building sites and other localized environmental conditions or deficiencies of all structures within the Analysis Area.

All data regarding each structure was dated and recorded on a Structure / Site / Infrastructure Survey Form. This form was utilized not only to record the data collected for later evaluation, but to assure that similar data for each structure was evaluated. (*See Structure / Site / Infrastructure Survey Form, appendix b.*)

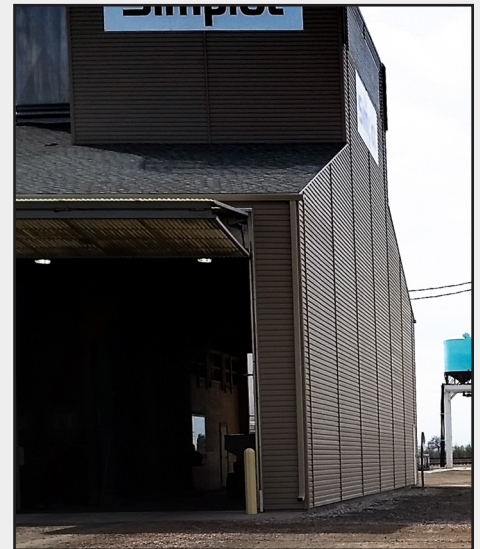
During the field survey, each component of each structure in the Analysis Area was examined to determine whether it is in sound condition or has minor, major, or critical defects. Two types of building components were evaluated. These included:

- **Major Components**

These components include the basic structural elements of any building; the foundation walls, load bearing walls and columns and roof structure.

- **Minor Components**

These components include the necessary secondary elements of any building; the wall surfaces and condition, paint or wall covering condition, the roof condition, windows, doors, porches, steps and stairways, fire escapes, chimneys and vents, gutters and downspouts, etc.



*A **Sound** structure has been and can be kept in good condition with normal maintenance.*

*A **Minor Deficient** structure requires only minor repairs.*



*A **Major Deficient** structure is considered deteriorating, requiring major repairs.*



*A **Substandard** structure may not be economically repairable.*



*A **Dilapidated** structure (example, left) is uninhabitable and should be razed. **Few buildings** in the analysis area fall into this category at this time.*

Both the major and minor components were evaluated and ranked in one of four categories and each category was assigned a numerical value as follows:

<u>Ranking Category</u>	<u>Numerical Value</u>
No Problems	1
Minor Problems	2
Major Problems	3
Critical Problems	4

The numerical rankings of each major and minor component were then combined to generate an overall building condition evaluation comprised of five categories as follows:

Major Component Numerical Ranking	Minor Component Numerical Ranking	Combined Numerical Ranking	Overall Building Condition
2 or less	6 or less	8 or less	Sound
3 to 5	7 to 8	10 to 13	Minor Deficiencies
6 to 7	9 to 17	14 to 24	Major Deficiencies
7 to 9	18 to 19	25 to 29	Substandard
10 or more	20 or more	30 or more	Dilapidated

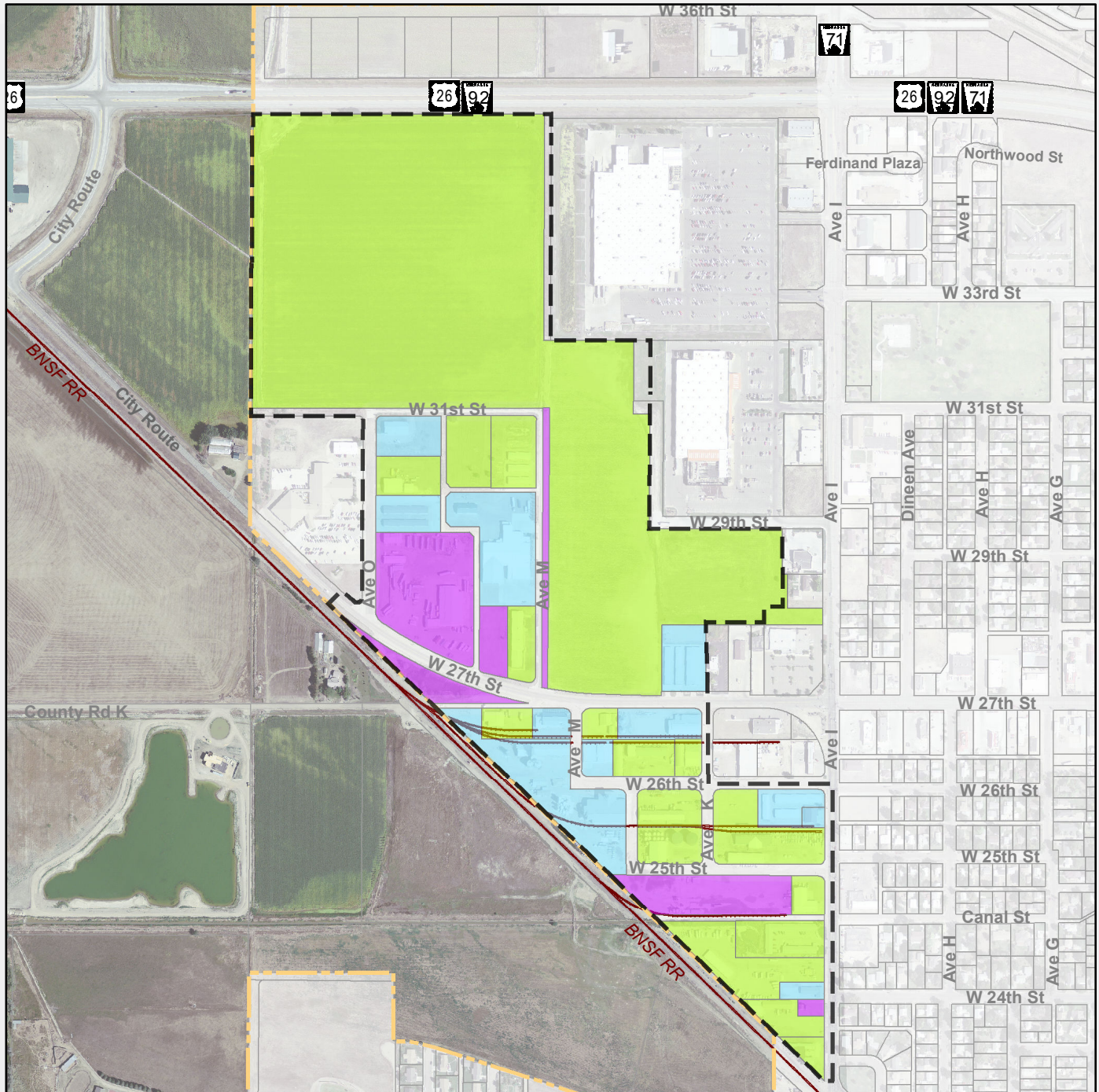
The overall building conditions are defined as follows:

SOUND: A sound building is one that has been and can be kept in good condition with normal maintenance. A sound building has no major component defects, no minor component defects ranked as major or critical or with major deficiencies, but may have up to three minor components ranked as having minor defects.

MINOR DEFICIENT: Buildings ranked as minor deficient are those that require only minor repairs, which have not more than one major component defect that is minor in nature, which has not more than one minor component defect that is ranked as major in nature, nor more than three minor component defects ranked as minor in nature.

MAJOR DEFICIENT (DETERIORATING): Buildings ranked as major deficient are buildings that require major repairs, which have not more than one major component ranked as critical or not more than two ranked as having deficiencies that are major in nature, nor more than five minor component defects ranked as major in nature.

figure 3



Overall Condition Rating

City of Scottsbluff
Scotts Bluff County, NE

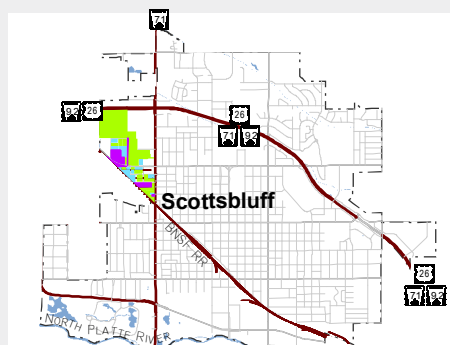
Data Sources:
Land Use: City, 2005 with field updates
Parcels: Scotts Bluff County, 2016



Condition: Overall Rating

- 1—Good
- 2—Fair
- 3—Poor
- Blight Study Area
- Corporate Limits
- Railroad Tracks

Overall condition ratings obtained during physical site survey completed in April, May, July, 2017 by M.C. Schaff



SUBSTANDARD: A structurally substandard building contains defects which are so serious and so extensive that the building may not be economically repairable. Buildings classified as substandard have not more than two major component defects ranked as critical or major in nature, nor more than four minor component defects ranked as critical.

DILAPIDATED: A dilapidated building contains such a combination of serious defects that there is no question that the building is uninhabitable and should be razed. All major components of a dilapidated building have defects that are major or critical in nature or a combination of less serious major component defects together with at least four minor component defects that are ranked as critical in nature.

Field Survey Results

As indicated in **Table 2**, the field survey of exterior building conditions in this Analysis Area indicates the following:

Table 2

Exterior Building Conditions - Scottsbluff Blight Analysis Area
Scottsbluff, Nebraska

Building Type	Sound	Deficient (Minor)	Deficient (Major)	Sub-standard	Dilapidated	Total Buildings	Total Sub-standard Buildings	% of Total
Agricultural	0	0	0	0	0	0	0	0%
Commercial	7	44	2	4	1	58	5	5%
Industrial	11	22	3	5	1	42	6	6%
Public Streets & Alleys	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Vacant / Undeveloped Land	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TOTAL	18	66	5	9	2	100	11	11%

Source: M.C. Schaff & Associates, Inc., Field Survey, April-July, 2017

- **84** out of **100** (84%) primary structures in the Blight Analysis Area are classified as being in sound condition or as having only minor defects.
- Combined, **16** of the total **100** structures, or **16%** of all structures in this Blight Analysis Area, are classified, in accordance with the Nebraska Community Development Law, as being deteriorated, substandard or dilapidated.

As indicated in **Table 3 (page 13)**, the structures with major deficiencies or in worse condition are distributed throughout the Analysis Area. This distribution of substandard / obsolete structures is an indication that a majority of the Redevelopment Analysis Area is experiencing deterioration. The location of older and deteriorating structures within this Area significantly diminishes the marketability of property, as well as, redevelopment potential throughout the Area and, as a result, is a factor contributing to the substandard conditions within the Redevelopment Analysis Area.

Conclusion

The results of the field survey of exterior building conditions indicate that there are a number of structures that have major deficiencies or are in substandard condition and probably cannot be economically rehabilitated. One in every ten structures within this Analysis Area can be classified by the Nebraska Community Development Law as being substandard. The existence of this level of substandard structures constitutes a reasonable presence of substandard conditions in this Redevelopment Analysis Area.

2. Age or Obsolescence

As presented in *Table 3*, observations made and data collected with regard to age of structures indicates the following *Table 3*. A map displaying structure age is provided in *appendix c (page 36)*.



Table 3

Age of Structures - Scottsbluff Blight Analysis Area
Scottsbluff, Nebraska

Source: M.C. Schaff & Associates, Inc., Field Survey, April/May 2017

Building Type	New to 1 Year	1-5 Years	6-10 Years	11-20 Years	21-40 Years	41 Years or Older	Total Structures	Percent over 40 Years Old
Agricultural	0	0	0	0	0	0	0	0%
Commercial	1	2	4	18	13	20	58	34%
Industrial	0	3	4	9	7	19	42	45%
Public Streets & Alleys	0	0	0	0	0	0	0	0%
Vacant / Undeveloped Land	0	0	0	0	0	0	0	0%
TOTAL	1	5	8	27	20	39	100	39%

Conclusion

The findings of the field survey and analysis and interpretation of the resulting data indicates that over **39%** of all the structures in the Redevelopment Analysis Area are in excess of 40 years old. In order for an area to be designated substandard, the law specifies that there must be a predominance of older structures. In this analysis the word predominance is defined as meaning “most frequent” or “a majority”. In accordance with this definition, structures which are in excess of 40 years old are not in the majority of this Area, thus this Area should not, at this time, be considered to be substandard by reasons of structure age and / or obsolescence.

3. Inadequate Provisions for Ventilation, Light, Air, Sanitation or Open Space

During the field survey conducted to determine building conditions, building and lot conditions were also evaluated with regard to factors that present on-going negative conditions or impacts and thus contribute to the physical decline of any developed urban area. The lack of adequate ventilation, sun light, clean air, proper sanitation facilities and open space can be a contributing factor to the decline of any urban area and the presence of any or all of these in reasonable numbers or intensity is considered, under Nebraska Community Development Law, to contribute to the substandard character of any urban area.



A few small, structures (perhaps used for storage) did not appear to have any ventilation, located in close proximity to one another (right); and another lot's land use contributes to a lack of open space, with vehicles parked in the public right of way. However, the survey did not reveal many appreciable problems with ventilation of structures, or where the size of the building on the lot and / or the small lot size itself contributes to situations where there is a lack of sunlight and lack of open space. There was adequate front and side yards according to adopted zoning regulations.

Conclusion

The field investigation documented that there are few properties within the Redevelopment Analysis Area where the lack of adequate provisions for ventilation, light, air or open space contribute to the substandard factors of the Redevelopment Analysis Area. However, there is an existing sanitary sewer line which crosses through the middle of Parcel 010327274, which could be detrimental to the development of said parcel. As underground mains and service lines continue to age, recurrent maintenance and repairs become more widespread.



4. Existence of Conditions which Endanger Life or Property by Fire or other Causes

The field survey indicated that there are several conditions which endanger life or property to varying degrees within the Analysis Areas. There are **eleven (11)** sites in the Redevelopment Analysis Area where various amounts of combustible items are stored or where there are junk, debris or waste tires stored very near or against the walls of the primary building on the lot. The presence of this combustible material, junk and debris constitutes a substantial fire hazard which could endanger both life and property.

The analysis of the average age of structures within the Analysis Area indicate that over 39% of such structures in the Area are **in excess of 40 years old**. The age of these structures implies that the wiring within these structures may be outdated and in many instances potentially reaching a point of being overloaded. This combination of old and potentially overloaded wiring combined with wood frame construction or combustible contents also presents a substantial potential for endangerment of life and property.



An existing sanitary sewer line crosses through Parcel 010327274 (below).

The substandard determination addresses predominance of buildings or improvements. Almost 100% of the sites in the analysis area are not served by sidewalks (*see Figure 4, page 22*). The non-existence of sidewalks and the condition of some existing sidewalks contributes to generating traffic hazards for children and other pedestrians in this Area as pedestrians are forced to walk along the side of streets—their safety, well-being and health at risk. Sixteen (16) developed blocks in the Redevelopment Analysis Area are served by unimproved streets with gravel surfaces ranging in condition from fair to poor. This lack of paved streets creates dust issues in this Area and can result in limitations of access during period of heavy rain.

Conclusion

A number of conditions which endanger life or property through fire or other causes, do now exist in this Redevelopment Analysis Area. These conditions are sufficient in number and distribution to be a contributing factor to a blighted designation.



5. Any Combination of Factors which are Conducive to Ill Health, Transmission of Disease, Infant Mortality, Juvenile Delinquency and Crime, and is Detrimental to the Public Health, Safety, Morals or Welfare

The above listed factors indicate substandard conditions that do exist in the Redevelopment Analysis Area. These conditions also present potentials for detrimental effects on the safety and health of the citizens residing within the Analysis Area when two or more of the substandard conditions occur in the Area. An evaluation of the various combinations of substandard conditions listed above produced the following findings.

The combination of older structures, type of structures and a high percentage of junk or debris and overgrown vegetation present within the Area (all factors listed above), combine to create negative factors that are detrimental to the public health, safety, morals and welfare of the citizens residing within this Analysis Area:

- The combination of the presence of flammable junk and debris create a fire-spreading hazard resulting in possible property loss and endangerment of life.
- The presence of junk and debris on several lots not only create potential fire hazards, but also create unsanitary conditions, as well as, diminishes the overall physical appearance of the Area. In addition, this combined with the fact that mosquitos and rats and other vermin frequently utilize these areas for breeding grounds; all conditions that are detrimental to the health and welfare of the citizens.

Conclusion

The combination of these types of substandard factors throughout the Redevelopment Analysis Area can affect the local population working and residing in this Area. The level of impacted population is sufficient to conclude that this combination of negative factors is a contributing factor to a blighted and substandard designation.



Analysis of Blight Factors

1. Presence of a Substantial Number of Deteriorated or Deteriorating Structures

As presented in the previous evaluation of the “Substandard Factors”, a total of 11 of the 72 primary structures in the Analysis Area are judged to be in deteriorating or worse condition. These deteriorating buildings represent 10% of all structures in the Redevelopment Analysis Area.

Conclusion

The presence of one (1) substandard structure for every ten (10) structures in the Redevelopment Analysis Area indicates that deteriorating and deteriorated structures represent a reasonable number of the total structures in the Analysis Area. This level of substandard structures is a contributing condition of blight.



2. Existence of Defective or Inadequate Street Layout

The street pattern in the Redevelopment Analysis Area consists primarily of a network of arterials, and local streets that provide access to locations throughout the area. The street system in the Analysis Area, for the most part, is a typical grid pattern that provides reasonable access to individual properties. The southern half of the Analysis Area is bordered on the west by railroad tracks. There appears to be no public access ROW between the railroad ROW and the properties, with a few structures built to the property line that abuts the railroad ROW. Also, 18 parcels, or approximately 44% of the properties are accessed using unpaved streets.

Conclusion

The Analysis Area has some inadequacies in the form of traffic movement capabilities and real property access. Several streets, off-street parking areas and driveways are gravel surfaced or unimproved and deteriorating. Defective or inadequate street layout thus may be considered a factor contributing to blighted conditions in this Area.



3. Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness

The field survey, combined with investigations of property ownership and plat maps indicate that one problem lot exists relative to lot layout, lot size, adequacy, accessibility and usefulness within the Analysis Area.

Conclusion

Faulty lot layout and usefulness within this Analysis Area is therefore considered a factor contributing to blighted conditions in this Analysis Area.



4. Unsanitary and Unsafe Conditions

As stated previously in the analysis of “substandard” factors, there are several instances within the Analysis Areas where unsanitary and unsafe conditions exist. These include:

- The 14 instances in the Blight Analysis Area where various amounts of combustible items are stored or where there are junk, debris or waste tires stored very near or against the walls of the primary building on the lot. The presence of this combustible material, junk and debris constitutes a substantial fire hazard, which creates unsafe conditions within the Area.
- The average age of commercial/industrial structures within the Analysis Area indicate that 35% of such structures in the Area are in excess of 40 years old. These types of structures are by nature highly flammable.
- Nearly all of the block fronts within the Analysis Area do not have sidewalks (example, lower right). The lack of quality sidewalks contributes to the increased risk for pedestrians throughout the Analysis Area, as pedestrians must use the streets/roads to move from one portion of the Area to another.

Conclusion

There are numerous instances in the Redevelopment Analysis Area where unsanitary and unsafe conditions exist. These conditions do contribute to the unattractiveness of the Area and can thus be considered a major contributing factor to a blighted condition.



5. Deterioration of Site and Other Improvements

The field survey also included an evaluation of the condition of site improvements including street surface conditions, curbs and gutters, street width adequacy, sidewalks, driveways, and off-street parking facilities, sanitary sewer facilities, and drainage facilities. The data presented in **Table 4** document the present conditions of these improvements in the Analysis Area. The lack of or deterioration of site improvements include:

- Sixteen (16) developed blocks in this Redevelopment Analysis Area are served by unimproved streets which have gravel surfaces which range in condition from fair to poor. This lack of paved streets creates dust issues in this Area and can result in limitations of access during period of heavy rain.
- Two (2) of the unimproved streets are of inadequate width and do not allow for off-street parking. A few unpaved streets in the central portion of the Analysis Area afford no discernable difference between street ROW and parcel and appear to have inadequate drainage.
- **Almost 100% of the sites are not served by a sidewalk system.** In addition, there are two (4) developed sites where sidewalks exist, but two are in poor condition. The non-existence of sidewalks and the condition of some existing sidewalks contributes to generating traffic hazards for children and other pedestrians in this Area as pedestrians are forced to walk along the side of streets—their safety, well-being and health at risk.
- Nearly 38% of the developed sites presently have driveways or off-street parking areas which are not surfaced, or which are surfaced only with gravel or crushed rock. These driveways and parking areas, particularly those associated with commercial uses and higher traffic volumes, result in dust production which impacts uses in proximity of the Area.
- Over 45% of the lots in this Area are unkept and / or contain substantial amounts of junk and debris. This relatively high level of poorly maintained properties within this Redevelopment Analysis Area represents a considerable blighting factor.



Conclusion

A combined rating of overall site improvements, as indicated on **Table 4 (page 19)**, indicates that more than one third of overall site improvements are in good condition. Over **60%** of the existing lots contain deteriorating site improvements creating a fair or poor rating, which implies that the Area is experiencing deterioration thus strongly contributing to the blighted conditions already present. In addition, the lack of site improvements in locations throughout the Redevelopment Analysis Area also serves to be a limiting factor to future development in the Area and thus is an additional factor contributing to blight.

Table 4
Site Component Conditions - Scottsbluff Area Corridor
Scottsbluff, Nebraska

	Total	Industrial	Commercial	Public ROW
Street Construction				
Concrete/Asphalt	23	4	19	0
Gravel/Dirt	18	7	11	0
Street Width				
Adequate	29	8	21	0
Inadequate	2	0	2	0
Street/Curb and Gutter Condition				
Good	10	1	9	0
Fair	14	2	11	1
Poor	22	14	6	2
Sidewalk Condition				
Good	1	0	1	0
Fair	1	0	1	0
Poor	2	0	2	0
No Sidewalk	32	8	23	1
Driveway/Off-Street Parking				
Concrete/Asphalt	14	5	9	0
Gravel/Dirt	23	8	14	0
None	4	0	3	1
Appearance				
Good	12	2	10	0
Fair	12	5	7	0
Poor	8	1	7	1
Surface Drainage				
Adequate	15	1	14	0
Minor Problems	14	5	9	0
Major Problems	3	2	1	0
Overall Site Condition				
Good	11	2	9	0
Fair	13	5	8	0
Poor	6	1	3	2

Source: M.C. Schaff & Associates, Inc., Field Survey, August 2017



6. Diversity of Ownership

Stability and the livelihood of any urban area are dependent to a large extent on slow, but consistent, renewal of the area through maintenance and modernization or replacement of the existing development. The ability to renew an area is thus partially dependent on the ability of the private and public sectors to acquire land of sufficient size to develop new housing or other land uses. The existence of smaller than optimal lots, under separate ownership make it difficult and expensive, if not impossible, to consolidate a sufficient amount of land to facilitate such renewal or redevelopment. Analysis of assessment records and online maps of the Redevelopment Analysis Area indicate that, although the majority of platted lots are individually owned, the vast majority of the platted lots are of sufficient size to respond to the markets. Research of public records from the Scotts Bluff County office indicates that 25 individuals or corporations own property in the Study Area.

Conclusion

While present, diversity of ownership is not a significant factor contributing to blight in the Analysis Areas.

7. Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land

A complete review of the online databases for the Scotts Bluff County Treasurer's Office, as well as, the Scotts Bluff County Assessor's Office indicated that there are no tax or special assessment delinquencies in excess of the fair value of the property within this Analysis Area. Two properties are identified as having full exemption from property taxes, while one vacant property is of unknown ownership (*see the following item, 8. Defective or Unusual Conditions of Title*).

Conclusion

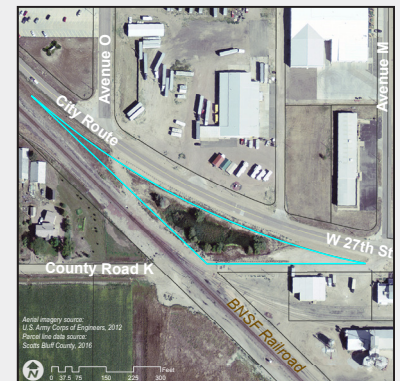
Tax or special assessment delinquencies exceeding the fair value of the land are not found to be a significant factor contributing to blight in the Analysis Areas.

8. Defective or Unusual Conditions of Title

A complete examination of deeds and encumbrances on properties within the Analysis Areas was conducted as part of this Blighted and Substandard Area Determination Analysis. The examination indicated that one defective or unusual condition of title exists within this Blight Analysis Area. This irregularly shaped lot (*outlined at right*) is not only prohibitive for development, but is also of unknown ownership according to Scotts Bluff County. No records exist for the property bound by the BNSF Railroad ROW on the west, County Road K ROW on the south and West 27th/City Route ROW on the northeast.

Conclusion

One defective or unusual conditions of title was found to be a significant factor contributing to blight in the Analysis Area.



9. Improper Subdivision and Obsolete Platting

The field surveys, combined with investigations of property ownership and plat maps, indicate that no problems exist in the Analysis Areas with regard to improper subdivision or obsolete platting.

Conclusion

Improper subdivision is not a factor contributing to blight in the Analysis Areas. There are no areas where platting has occurred that appears to be obsolete in nature. The parcel mentioned in **Section 8. Defective or Unusual Conditions of Title** (above) will most likely never develop in a method designed by the platting. Development has not taken place in this area and it is used frequently for no purpose other than allowing vegetation to grow unchecked and trash and debris to accumulate.



10. Existence of Conditions with Endanger Life or Property by Fire and other Causes

The same factors listed in the “substandard factor” analysis that endangers life or property by fire and other causes can directly be correlated to conditions that cause blight. Therefore, those factors also contribute to the blighted character within the Areas. These factors include:

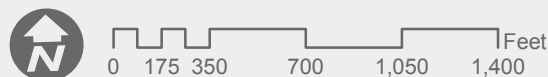
- The **14 instances** in the Blight Analysis Area where various amounts of combustible items are stored or where there are **junk, debris or waste tires** stored very near or against the walls of the primary building on the lot. The presence of this combustible material, junk and debris constitutes a substantial fire hazard which could endanger both life and property.
- The analysis of the average age of commercial/industrial structures within the Blight Analysis Area indicate that **35%** of such **structures** in the Area are **in excess of 40 years old** and the field survey indicates that a majority of these structures are of steel frame or other nonflammable material construction. The age of these structures implies that the wiring within these structures is outdated and in many instances probably reaching a point of being overloaded. This combination of old and potentially overloaded wiring presents a potential for endangerment of life and property.
- **Almost 100% of the sites are not served by a sidewalk system.** (See **Figure 4, page 22** for a graphical depiction of sidewalk availability and condition.) In addition, there are two (2) developed sites where sidewalks exist, but are in poor condition. The non-existence of a sidewalks and the condition of some existing sidewalks contributes to generating traffic hazards for children and other pedestrians in this Area.



Conclusion

A number of conditions which endanger life or property through fire or other causes now exist in this Analysis Area. These conditions, listed above, are sufficient in number and distribution in this Analysis Area to qualify as a blighting factor.

figure 4



Blight Study Area

Sidewalk Type—Condition

Concrete/Asphalt—Good

Concrete/Asphalt—Fair

Concrete/Asphalt—Poor

Gravel/Dirt—Poor

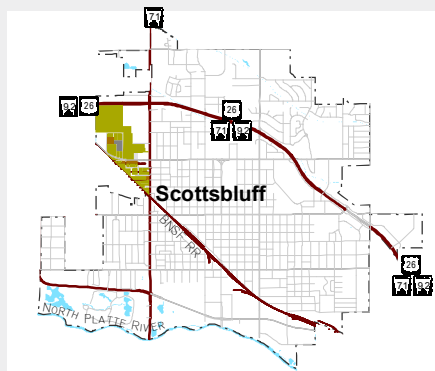
No Sidewalk

Railroad Tracks

Parcels

Corporate Limits

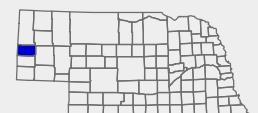
Observed sidewalk condition during physical site survey completed in April—July, 2017 by M.C. Schaff & Associates.



Overall Sidewalk Condition Rating

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:
Land Use: City, 2005 with field updates
Parcels: Scotts Bluff County, 2016



11. Any Combination of Blighting Factors

Section 18-2103 of the Nebraska Community Development Law, in its definition of blighted area, indicates that an area may be considered blighted if there exists any combination of the above factors which substantially impairs or arrests the sound growth of the community, retards the provisions of housing accommodations or constitutes an economic or social liability.

The combination of the above factors throughout the Analysis Area is sufficient to conclude that the older commercial and industrial structures, high percentage of junk and debris present in the area, nearly 100% lack of sidewalks, and high percentage of unimproved streets and parking areas with resulting dust are detrimental to the public health, safety, morals and welfare of the citizens residing within the Analysis Area:

- The combination of the presence of flammable junk and debris create a fire-spreading hazard with the result of possible property loss and endangerment of life.
- The presence of junk and debris on the lots not only creates potential fire hazards, but also creates unsanitary conditions, diminishes the overall physical appearance of the Area. Rats and other vermin frequently utilize these areas for breeding grounds, creating conditions that are detrimental to the health and welfare of the citizens.
- The existence of an inadequate surface system in the central unpaved portion of the Area presents additional threats to health. The lack of sufficient drainage structures allows water to pond and stagnate, creating not only a physical hazard, but also increased potential for multiplying mosquito production, an additional health hazard to area residents.

Conclusion

The combination of these types of substandard factors throughout the Analysis Area significantly effects the local population working and living in this Area. The level of population is sufficient to conclude that this combination of negative factors is in and of itself a contributing factor to the blight and substandard designation.

12. 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 present:

- *Unemployment in the designated area is at least one hundred twenty percent (120%) of the state or national average;*
- *The average age of the residential or commercial units in the area is at least forty (40) years;*
- *More than half of the platted and subdivided property in the area is unimproved land that has been within the City for forty (40) years and has remained unimproved during that time;*
- *The per capita income of the area is lower than the average per capita income of the City in which the area is designated; or*
- *The area has had either stable or decreasing population in the last two decennial censuses.*

The **average age of the commercial units** in the area is **35 years**. Examination of U. S. Census data completed as part of this Analysis indicates the existence of the following conditions which impede the sound growth of the Redevelopment Analysis Area:

- There is one **residential** unit in the area, which was built in 1963, with an age of **54 years**;
- The area has had either stable or decreasing population in the last two decennial censuses with reference to the 1990, 2000, and 2010 U.S. Census data. (*See Appendix c.*)

Conclusion

The combination of the above factors which limit sound development of the City, impede development and redevelopment and produce an ongoing economic liability, are sufficient to be considered blighting factors in the Redevelopment Analysis Area. In addition, in accordance with the requirements of this Section of the law, while the average age of the commercial structures is under 40 years, the average age of residential structures is well over 40 years (56 years), and the Area has had a stable or decreasing population during the last two decennial censuses, see Appendices 3-5.



13. Other Blighting Factors

In Section 18-2102, the Legislative Findings and Declarations (Introduction) of the Community Development Law, states in part some additional criteria for identifying blighting conditions including “economically or socially undesirable land uses”. Factors which are commonly used to evaluate undesirable land uses include:

- 1) poorly designed and implemented sanitary sewer main in need of relocation;
 - 2) economic obsolescence of the land uses or the land uses ability to compete in the market place; and
 - 3) functional obsolescence of the land uses or the physical utility of the land and structures.
- This Redevelopment Analysis Area has a number of properties where the unsecured storage of junk and other debris constitutes a fire hazard and potential health hazards and where poor surface drainage results in problems with access to property and mosquito health hazards. Considerable amounts of junk and debris and poor drainage are “unattractive” environmental factors which contribute to undesirable land usage.
 - Existing public sanitary sewer mains and public water mains cross the middle of a parcel, impeding the development of said parcel.

Also documented in this report, there is a predominance of the factors regarding the characteristics of buildings and improvements, as set forth in the Nebraska Community Development Law. In fact, **6 of the 12 factors** set forth in the law are present in the Analysis Area and thus the Area can be considered blighted in accordance with the Law.

Present to a Reasonable Degree

- Defective or unusual conditions of title;
- Existence of defective or inadequate street layout;
- A substantial number of deteriorated or deteriorating structures;
- Unsanitary and unsafe conditions;
- Deterioration of site and other improvements; and
- Existence of conditions which endanger the life or property by fire and other causes.

Not Present

- Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- Tax or special assessment delinquency exceeding the fair value of the land;
- Improper subdivision or obsolete platting;
- The average age of commercial structures is at least 40 years; and
- Diversity of ownership. (Present, but determined to not be a factor in this study.)

analysis of blight factors

Combinations of these blighting factors which substantially impair or arrest the sound growth of the community, retards the provisions for housing accommodations and constitute an economic and social liability and which area detrimental to the public health, safety and welfare are present to a reasonable degree. In addition, two of the five **critical factors** for blight determination are present as follows:

Present

- The average age of residential is at least 40 years.
- The area has had either stable or decreasing population in the last two decennial censuses.

The land area contained within the Analysis Area, as set forth in **Figure 1**, meets the requirements of the Nebraska Community Development Law for designation as both a “substandard” and “blighted” area. As documented in this report, there is a varying, but reasonable distribution of 5 of the 6 factors that indicate that Analysis Area is substandard. These substandard factors and the intensity of occurrence are as follows:

Present to a Reasonable Degree

- Age and obsolescence of buildings and improvements; and
- Existence of conditions which endanger life or property by fire and other causes; and
- Dilapidation and deterioration of buildings and improvements; and
- Combinations of these factors which are conducive to ill health and detrimental to the public health, safety and welfare; and
- Inadequate Provisions for Ventilation, Light, Air, Sanitation or Open Space.

Not Present

- High density of population or overcrowding.



DETERMINATION OF NEED FOR PUBLIC INTERVENTION

Section 18-2102 of the Nebraska Community Development Law requires that in determining whether or not any area is blighted or substandard, the conditions of the area must be such that arresting of the blight and substandard conditions within the area be beyond the remedy and control of the City solely by regulatory control and exercise of the police power and cannot be effectively dealt with by the ordinary operations of private enterprise without the aids provided under this law.

Evaluation of the conditions of the Redevelopment Analysis Area, as determined by the analysis of each substandard or blight factor, indicate that although Scottsbluff can encourage long-term improvement of conditions within the Redevelopment Analysis Area through implementation of zoning districts and zoning regulations, through replacement or improvement of streets, sidewalks, alleys, and utilities, and through improved overall law enforcement, it cannot overcome these problems without substantially increasing property taxes or creating property assessment districts to finance the improvements needed. Increasing taxes or assessments over the existing levels will only serve to reduce spendable incomes in the City resulting in a further decline in the maintenance and thus the quality of structures and infrastructure within the area.

In summary, if the blighting and substandard conditions in the Redevelopment Analysis Area are to be effectively arrested within a timeframe that will minimize further deterioration of the Area, the City of Scottsbluff and private enterprise working together through actions of local investors, government officials, the aids provided through Tax Increment Financing (TIF), and the use of other grant funds targeted to arrest the causes of the blighted and substandard conditions, identified herein, are necessary, essential and warranted.



appendix

**LEGAL DESCRIPTION
SCOTTSLUFF ANALYSIS AREA
Scottsbluff, Nebraska**

***Beginning** at the northwestern corner of Parcel 010303294, otherwise known as the unplatted triangular sliver of land of unknown ownership located between the southern right-of-way (ROW) line of City Route/West 27th Street, the northeastern ROW line of Burlington Northern Sante Fe (BNSF) Railroad, and the northern ROW line of the easterly extension of County Road K;*

***thence** northeasterly, and perpendicular to the BNSF main track centerline, to the northern ROW line of City Route/West 27th Street;*

***thence** southeasterly on the northern ROW of City Route/West 27th Street to the west ROW line of Avenue O;*

***thence** north on west ROW of Avenue O to the northeast corner of Block 1, Case Subdivision;*

***thence** continuing west on the north line of Block 1, Case Subdivision to the north-south centerline of Section 15, Township 22 North, Range 55 West (15-22-55), also known as the west corporate limits line of the City of Scottsbluff;*

***thence** north on the north-south centerline of Section 15-22-55, to the south ROW line of US Highway 26;*

***thence** east on the south ROW line of US Highway 26 to the northwest corner of Lot 7A, Block 1, Frank Friedlan Addition Replat;*

***thence** south on the west line of said Lot 7A, Block 1, Frank Friedlan Addition Replat to the southwest corner of said Lot 7A, Block 1, Frank Friedlan Addition Replat;*

***thence** east on the south line of said Lot 7A, Block 1, Frank Friedlan Addition Replat to its intersection with the northerly extension of the west ROW of Avenue K;*

***thence** south on the northerly extension of the west ROW of Avenue K and continuing on the west ROW of Avenue K to the south ROW of West 29th Street;*

***thence** east on the south ROW of West 29th Street to the northwest corner of Lot 1, Bjorling Addition;*

***thence** south on the west line of Lot 1, Bjorling Addition to the southwest corner of said Lot 1;*

***thence** continuing on the southerly extension of the west line of Lot 1, Bjorling Addition to its intersection with the westerly extension of the south line of Lot A, Replat of Baltes Addition;*

***thence** westerly on the westerly extension of the south line of Lot A, Replat of Baltes Addition to the northerly extension of the east line of Lot 1, Block 5, Baltes Second Addition;*

***thence** south on the northerly extension of the east line of Lot 1, Block 5, Baltes Second Addition to the northeast corner of said Lot 1, Block 5 Baltes Second Addition;*

***thence** west on the north line of Baltes Second Addition to the northeast corner of Block 1, Alf Addition;*

***thence** south on the east line of Block 1, Alf Addition to the southeast corner of said Block 1, Alf Addition;*

***thence** south to the intersection of the centerlines of West 27th Street and Avenue K;*

***thence** south on centerline of Avenue K to the intersection of the centerlines of Avenue K and West 26th Street;*

***thence** east on the centerline of West 26th Street to the intersection of the centerlines of West 26th Street and Avenue I;*

***thence** south on the centerline of Avenue I to a point perpendicular to the southeast corner of Parcel Number 010159754, also known as PT SE NE TL 1, Unplatted Lands 22-22-55 (.37 acres);*

***thence** west on the this said perpendicular line to the southeast corner of said Parcel Number 010159754, said point also being on the northeastern ROW line of BNSF Railroad;*

***thence** northwesterly on the northeastern ROW line of BNSF Railroad to the **Point of Beginning**.*

No parcels shall be excepted from the above described boundary, as none of the parcels within the described boundary are owned by members of the Scottsbluff City Council.

The referenced Analysis Area, in the city of Scottsbluff, Nebraska, includes the following identified Additions, Blocks and/or Lots, and unplatted lands:

Alf Subdivision

Block 1

Burlington Northern Subdivision:

Block 2: Lots 1, 2, 3, 4, 5 (amended plat of Blk 2)

Block 3: Lots 1-6, 7-12

Block 4: Lots A, 3A, 4A, 7-20

Block 5: Lots 1-3, E23' Lot 4, W27' Lot 4, Lots 5-8; Lot 19 (replat)

Block 6: Lot 1A (replat of Lots 1-2-3); Lots 4-16

Case Subdivision

Block 2: Lot 1A (replat), Lot 2A, Lot 3B (amended plat of Lots 3A & 5), Lot 6, Lot 7 & 8, Lot 9, Lot 10, Lot 11

Sumner Addition Replat

Block 1: Lot A, Lot B1

Westside Addition Replat

Block A

Unplatted lands

West 30 feet of SE SE 15-22-55 unplatted lands (.89)

Part SE SE (between BN RR & Business US Highway 26 & North of 27th Street) 15-22-55

Part North 1/2 SE, Part SE SE 15-22-55 (61.05)

Part SE NE Tax Lot 1, unplatted lands 22-22-55 (.37)

Part SE NE Tax Lot 2, unplatted lands 22-22-55 (1.06)

Part SE NE Tax Lot 3 (73.35"X120") unplatted lands 22-22-55 (.20)

Winter Creek Canal north of Lot 1A Sumner Addition in the NE 22-22-55

The **parcel numbers** for the 33 identified lots and/or blocks and unplatted lands in this Analysis Area are:

010000105, 010108106, 010150269, 010150277, 010156143, 010159746, 010159754,
010226664, 010230424, 010245219, 010246207, 010246223, 010246266, 010246282,
010246290, 010246304, 010246312, 010274391, 010296956, 010297200, 010297243,
010297367, 010297391, 010297405, 010297421, 010297642, 010303294, 010306382,
010327274, 010333886, 010341501, 010341803, 010361125

The **primary streets and roads** within the Analysis Area include:

E—W: W 25th Street, W 26th Street, W 27th Street, City Route, W 29th Street, W 31st Street;
N—S: Avenue I, Avenue K, Avenue L, Avenue M, Avenue O.

Date	
Project No.	RM130258-00
Parcel No.	
Address	

• **Structure** •
• **Site** •
• **Infrastructure** •
Data Sheet

Description of Parcel

Type of Use	<input type="radio"/> Residential	<input type="radio"/> Commercial	<input type="radio"/> Industrial	<input type="radio"/> Public/Semi-Public	<input type="radio"/> Other
Type of Unit	<input type="radio"/> Single Family	<input type="radio"/> Duplex	<input type="radio"/> Multi-Family	<input type="radio"/> Mobile Home	<input type="radio"/> Manufactured Home
Unit Status	<input type="radio"/> Occupied	<input type="radio"/> Vacant <input type="radio"/> Habitable <input type="radio"/> Uninhabitable	<input type="radio"/> Under Construction	<input type="radio"/> Being Rehabilitated	<input type="radio"/> For Sale
Vacant Parcel	<input type="radio"/> Developable	<input type="radio"/> Undevelopable	<input type="radio"/> Flood Hazard		

Building / Structure Components

Major Components	Type	Critical Problems	Major Problems	Minor Problems	No Problems
Roof (Structural)					
Foundation					
Walls (Structural)					

Minor Components	Type	Critical Problems	Major Problems	Minor Problems	No Problems
Wall Surface					
Roofing					
Windows					
Doors					
Porches/Steps/Fire Escapes					
Chimney/Vents					
Paint					
Gutter/Spouts					
Driveway					

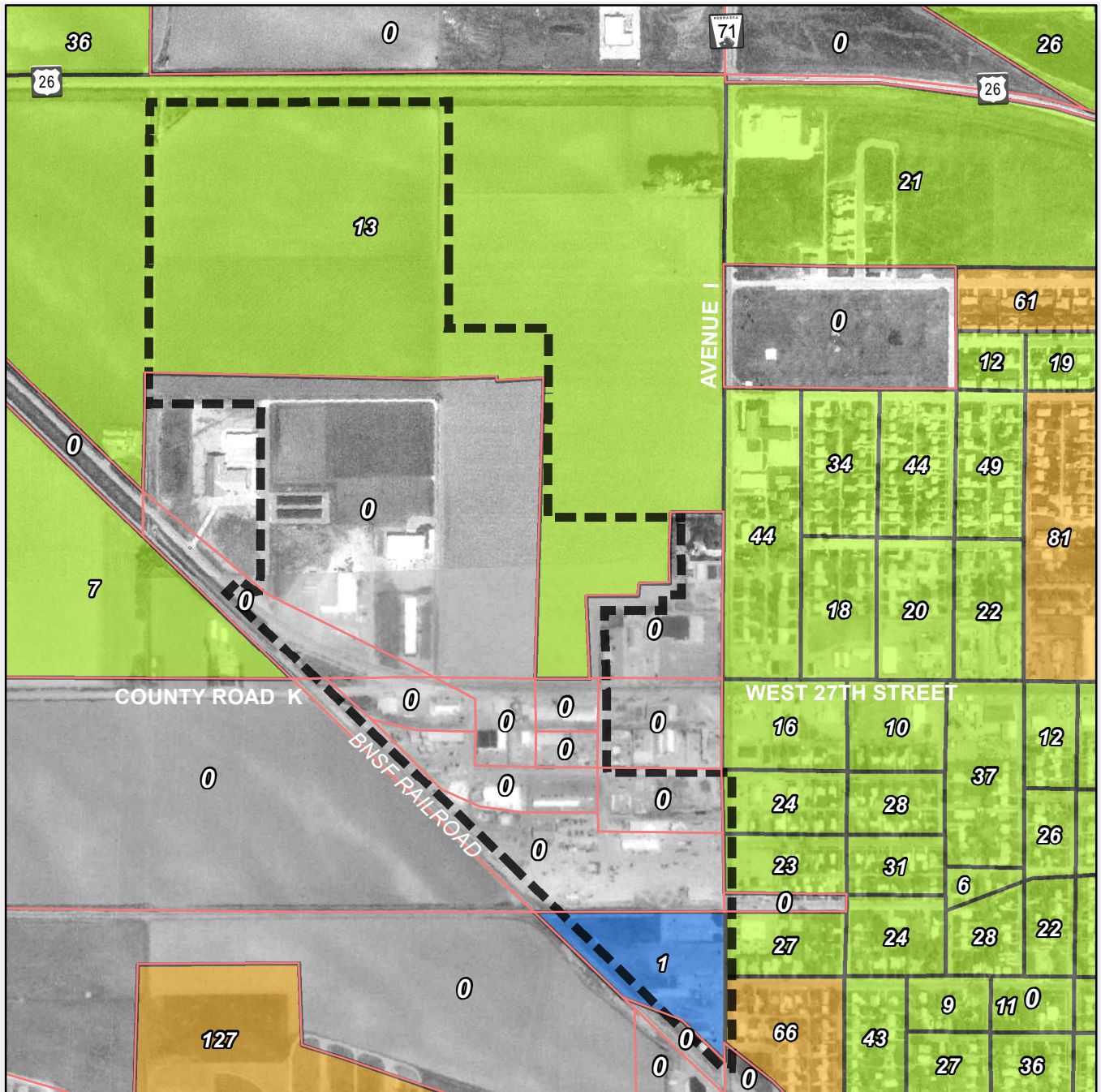
Building/Structure Combined Rating	<input type="radio"/> Sound	<input type="radio"/> Minor Deficiencies	<input type="radio"/> Major Deficiencies	<input type="radio"/> Substandard	<input type="radio"/> Dilapidated
Building/Structure Age	<input type="radio"/> New-1 year <input type="radio"/> 40+ years	<input type="radio"/> 1-5 Years <input type="radio"/> Unknown	<input type="radio"/> 6-10 Years	<input type="radio"/> 11-20 Years	<input type="radio"/> 20-40 Years

Site Conditions		G	F	P
Street Condition	<input type="radio"/> Concrete/Asphalt <input type="radio"/> Gravel/Dirt			
Street Width	<input type="radio"/> Adequate <input type="radio"/> Inadequate			
Alley Condition	<input type="radio"/> None <input type="radio"/> Concrete/Asphalt <input type="radio"/> Gravel/Dirt			
Sidewalks	<input type="radio"/> Concrete/Asphalt <input type="radio"/> Gravel/Dirt <input type="radio"/> Brick <input type="radio"/> None			
Sidewalks on all Frontages	<input type="radio"/> Yes <input type="radio"/> No			
Off-Street Parking	<input type="radio"/> Concrete/Asphalt <input type="radio"/> Gravel/Dirt <input type="radio"/> None			
On-Street Parking	<input type="radio"/> None Permitted <input type="radio"/> One-Side <input type="radio"/> Both Sides			
Lot/Site Condition	<input type="radio"/> Unkept <input type="radio"/> Junk/Debris			
Fencing Condition	<input type="radio"/> None			
Sign Condition	<input type="radio"/> None			
Outbuilding Condition/Age	Number of Outbuildings _____ <input type="radio"/> New-1 Yr <input type="radio"/> 2-5 Yrs <input type="radio"/> 6-10 Yrs <input type="radio"/> 11-20 Yrs <input type="radio"/> 20-40 Yrs <input type="radio"/> 40+ yrs <input type="radio"/> Unk			
Surface Drainage	<input type="radio"/> Adequate <input type="radio"/> Minor Problems <input type="radio"/> Major Problems			
Adjoining Railroad	<input type="radio"/> Yes <input type="radio"/> No			
Front Yard Set-Back	<input type="radio"/> Very Limited <input type="radio"/> Adequate			
Side/Rear Yard Set-Back	<input type="radio"/> Very Limited <input type="radio"/> Adequate			
Public Utility Impacts	<input type="radio"/> None <input type="radio"/> Minor Negative Impact <input type="radio"/> Major Negative Impact			
Adjacent Land Use Compatibility	<input type="radio"/> Compatible <input type="radio"/> Minor Land Use Conflicts <input type="radio"/> Major Land Use Conflicts			

Overall Site Condition Rating **GOOD** **FAIR** **POOR**

Comments


Reviewer _____



1990 US Census Population

City of Scottsbluff
Scotts Bluff County, NE

**1990 US Census
Block
Population**

	0		6 - 50
	1		51 - 127
	2 - 5		Blight Study Area

Data Sources:

1990 Census shapefile and population data:
Minnesota Population Center. National Historical Geographic Information System: Version 11.0 [Database]. Minneapolis:
University of Minnesota. 2016. <http://doi.org/10.18128/D050.V11.0>. <https://data2.nhgis.org>

Imagery: NAIP, 1993 <ftp://dnrftp.dnr.ne.gov/pub/data/CoqArea/1993SPCOQQs/41103/>





2000 US Census
Block Population

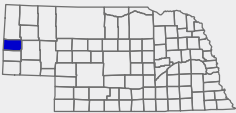
BLIGHT_AREA  Blight Study Area

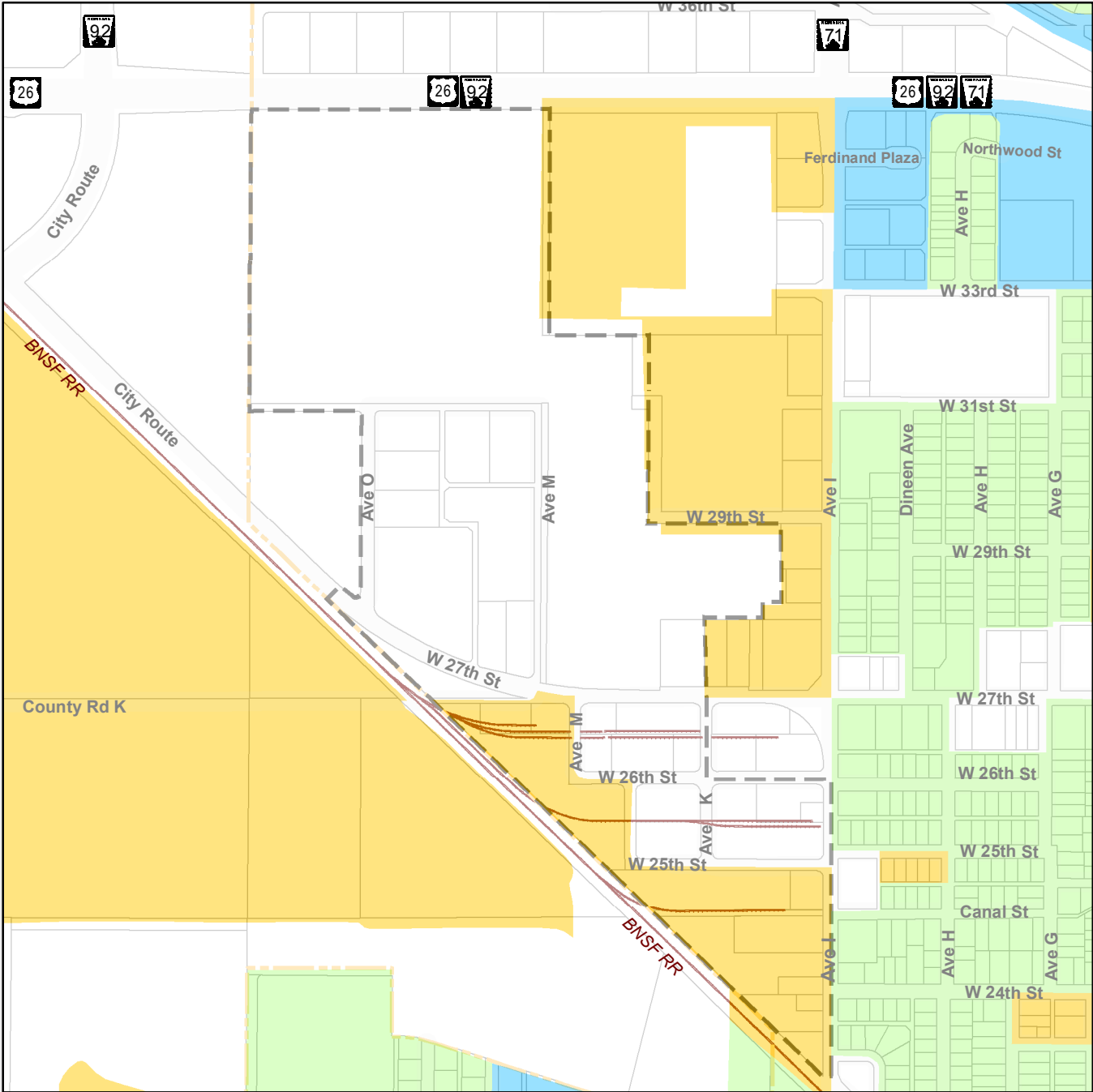
**2000 US
Census
Population**

0 2-5 51-273
1 6-50

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:
Population: 2000 US Census Blocks
www2.census.gov/plmap/pl_blk/st31_Nebraska/c31157_ScottsBluff/PB31157_031.pdf and
www2.census.gov/plmap/pl_blk/st31_Nebraska/c31157_ScottsBluff/PB31157_043.pdf
Population block level data sourced from the DEC_00_SF1_P002 table, www2.census.gov
Aerial: FSA, USGS Digital Orthophoto Quarter-Quadrangles, 1999





2010 US Census
Population

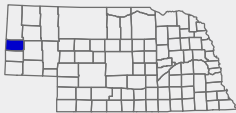
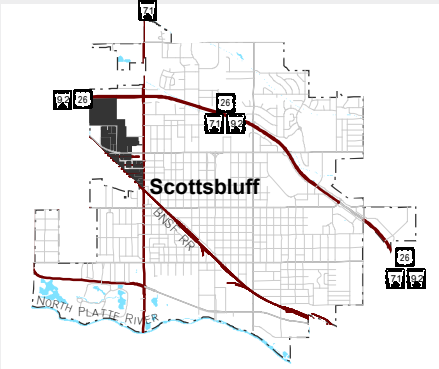
City of Scottsbluff
Scotts Bluff County, NE

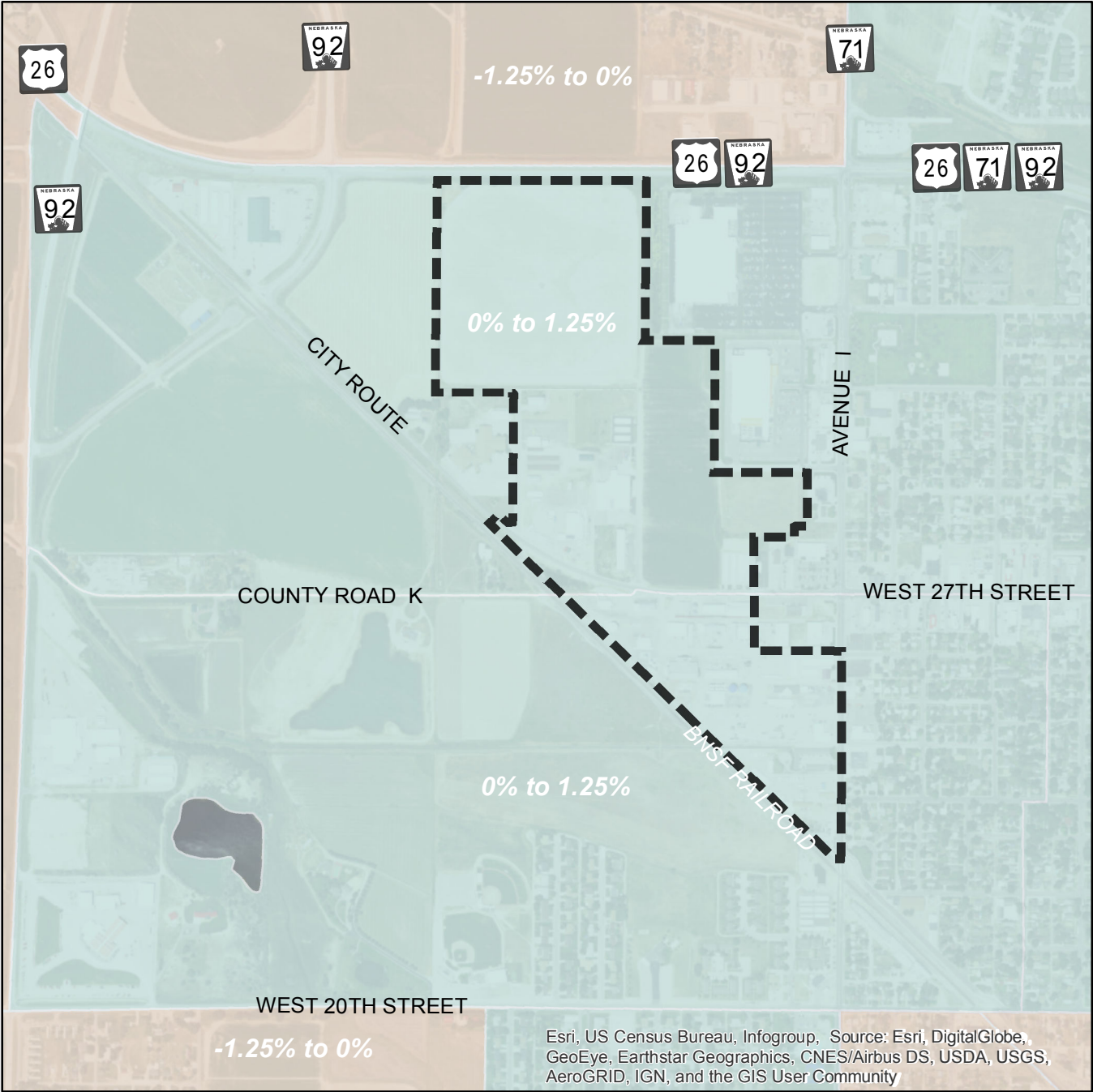
Data Sources:
Land Use: City, 2005 with field updates
Parcels: Scotts Bluff County, 2016



US Census Blocks 2010
Population

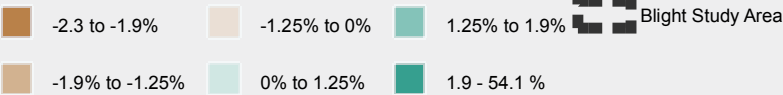
- 0
- 1-5
- 6-50
- 51-100
- 101-251
- Blight Study Area
- Corporate Limits
- Railroad Tracks
- Parcels





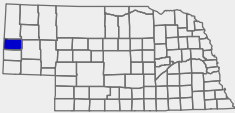
Projected 2016-2021
USA Population Growth

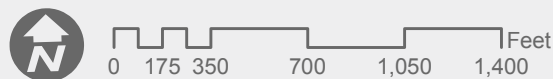
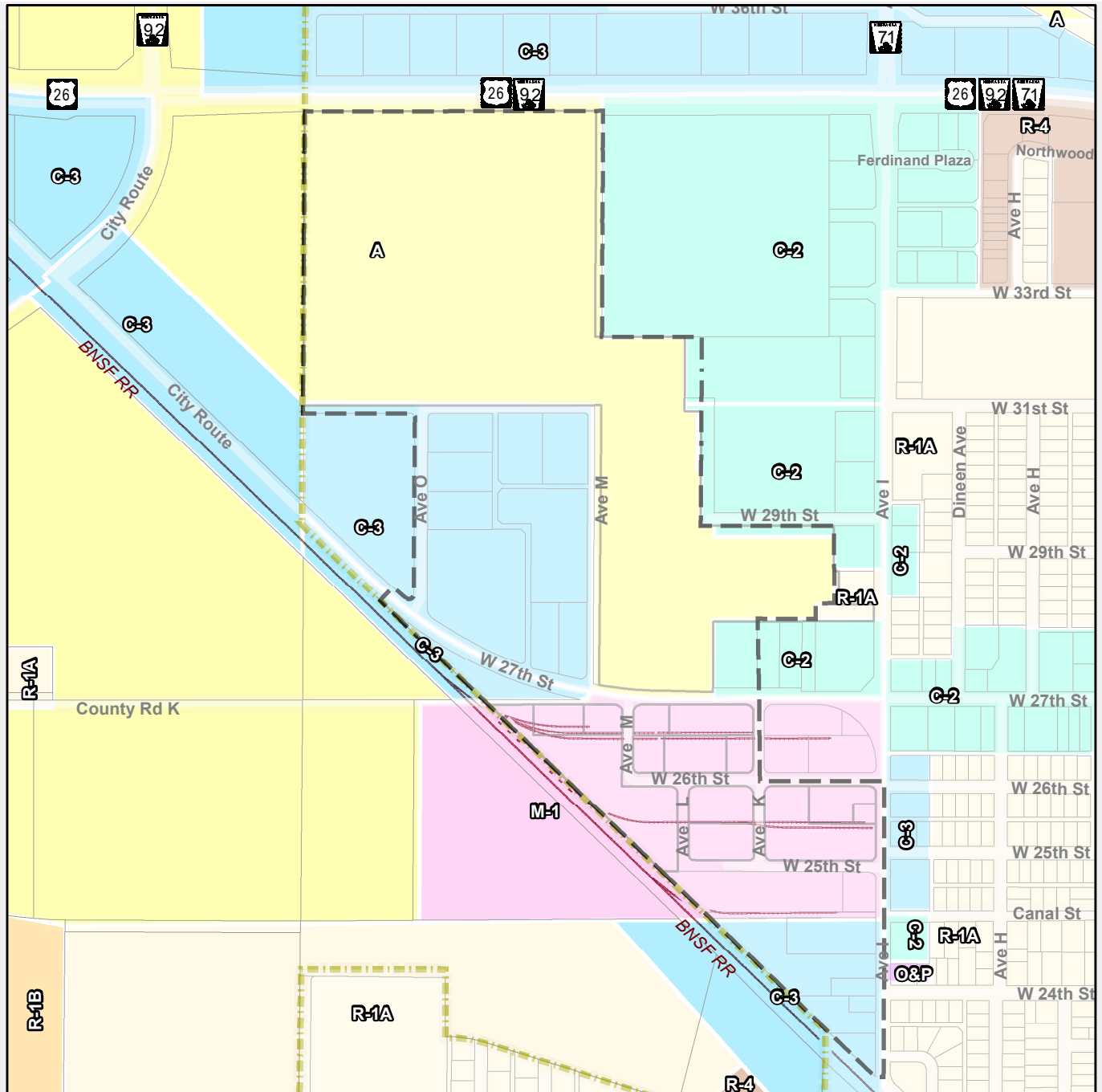
Projected 2016-2021 Pop Growth



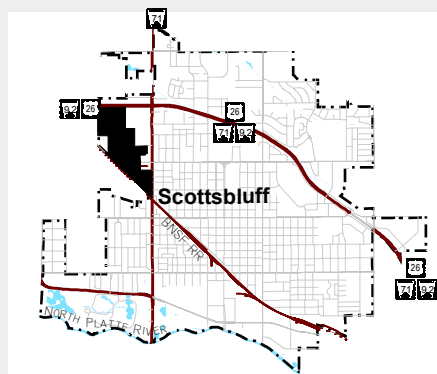
City of Scottsbluff
Scotts Bluff County, NE

Data Sources:
Esri's Updated Demographics, Census Data, Tapestry Segmentation, and Business Summary data for the United States. http://goto.arcgisonline.com/demographics6/USA_Demographics_and_Boundaries_2016.
Imagery: Esri, USDA NAIP, July 2014





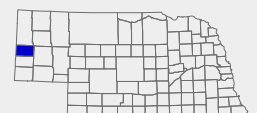
- Zoning**
- A
 - C-2
 - C-3
 - M-1
 - R-1A
 - R-1B
 - R-4
 - R-4A
 - O&P
- Blight Study Area
- Corporate Limits

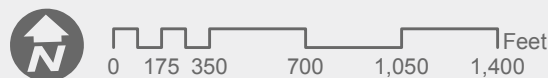
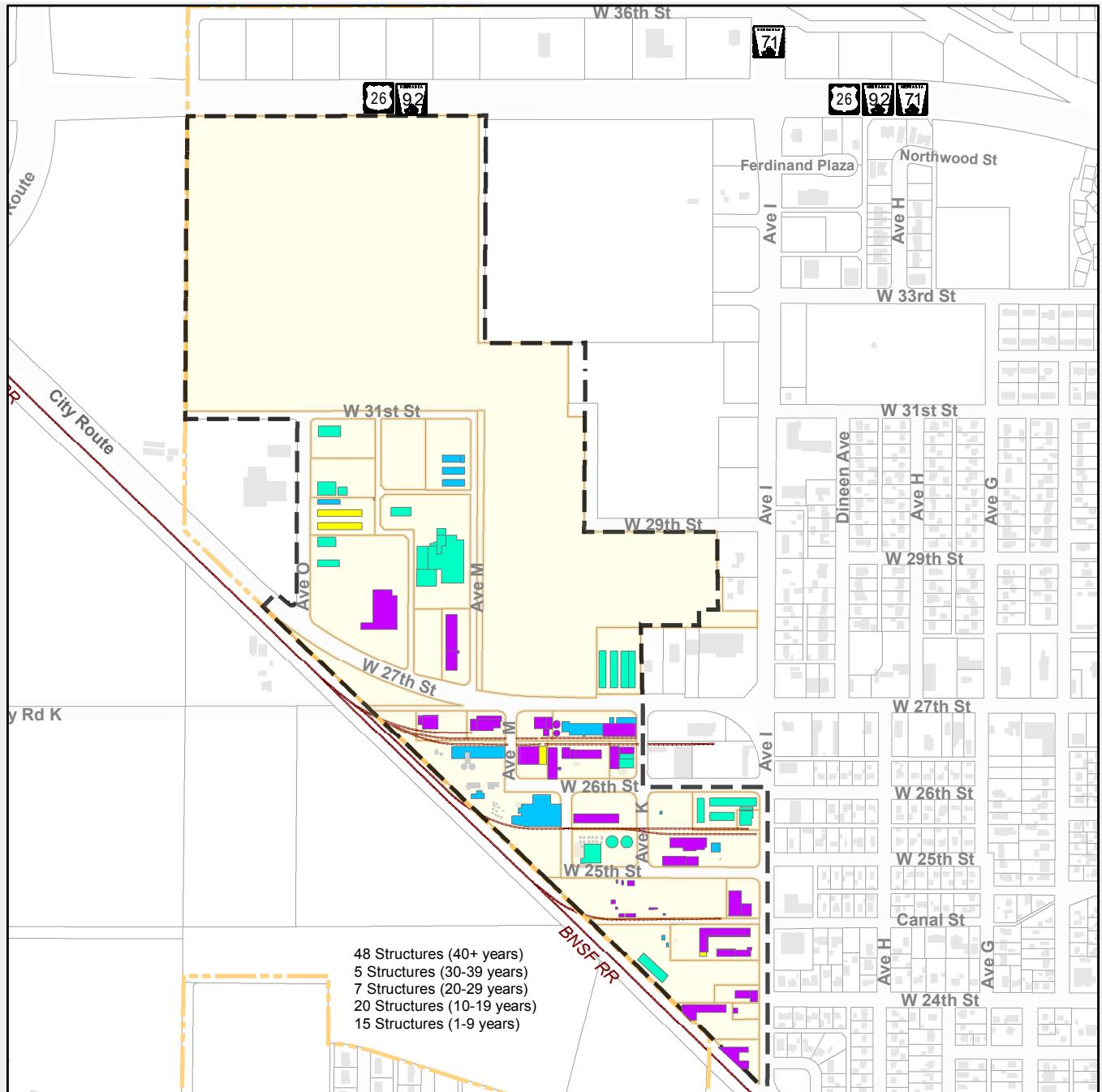


Existing Zoning

City of Scottsbluff Scotts Bluff County, NE

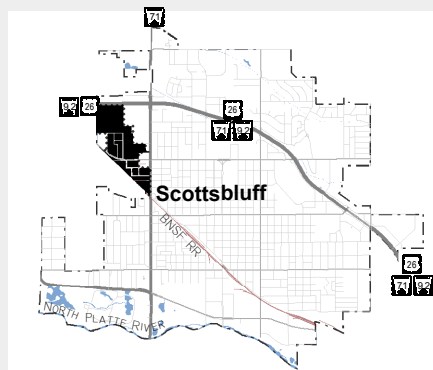
Data Sources:
Land Use: City, 2005 with field updates
Parcels: Scotts Bluff County, 2016
Aerial: US Army Corps of Engineers, 2011





- Structure Age (Year Built)**
- Unknown
 - 40+ Years (1926-1977)
 - 30-39 Years (1978-1987)
 - 10-29 Years (1988 - 2007)
 - 1-9 Years (2008 - 2016)
 - Blight Study Area
 - BlightStudyParcels
 - Corporate Limits

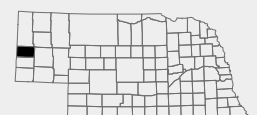
Data Sources:
 Parcels: Scotts
 Bluff County, 2016



Structure Age

City of Scottsbluff
 Scotts Bluff County, NE

Structure age obtained from
 Scotts Bluff County Assessor
 online data sheets, July, 2017.



WEST SCOTTSBLUFF REDEVELOPMENT AREA							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
STREET SURFACE TYPE							
None	0	0%					
Concrete	3	6%		1			2
Asphalt	28	53%	1	19	4	3	1
Gravel	21	40%		10	7	3	1
Dirt	1	2%		1			
Brick	0	0%					
TOTAL	53						
STREET CONDITION							
None	0	0%					
Excellent	1	2%					1
Good	13	30%	1	9	1	1	1
Fair	18	42%		10	6	1	1
Poor	11	26%		7	1	2	1
TOTAL	43						
PARKING SURFACE							
None	7	14%		6			1
Concrete	16	31%	1	8	7		
Asphalt	3	6%		3			
Gravel	17	33%		11	6		
Dirt	8	16%		2	3	3	
Brick	0	0%					
TOTAL	51						
PARKING SPACES							
Ranges	0	0%					
None	1	2%					1
Hard Surfaced	15	37%	1	9	5		
Unimproved	25	61%		14	8	3	
TOTAL	41						
PARKING SPACES							
None	10	26%		6		3	1
1 to 2	3	8%			3		
3 to 5	5	13%		4	1		
6 to 10	3	8%		2	1		
11 to 20	8	21%		6	2		
21 or More	9	24%	1	6	2		
TOTAL	38						
DRIVEWAY CONDITION							
None	25	27%		8	13	3	1
Sound	17	19%		9	8		
Minor	32	35%	1	25	6		
Substandard	13	14%		12	1		
Critical	4	4%		1	3		
TOTAL	91						
RR Track/ROW COMPOSITION							
None	20		1	16		2	1
Excellent	0						
Good	6			3	3		
Fair	6			2	4		
Poor	5			3	1	1	
TOTAL	37						

WEST SCOTTSBLUFF REDEVELOPMENT AREA							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
SIDEWALK CONDITION							
None	64	93%		34	20	5	5
Excellent	0	0%					
Good	2	3%		2			
Fair	1	1%	1				
Poor	2	3%		2			
TOTAL	69						
SIGN CONDITION							
Good	19	46%	1	14	3		1
Poor	7	17%		5	2		
None	15	37%		9	3	3	
TOTAL	41						
AGE OF STRUCTURE							
1-5 Years	1			1			
6-10 Years	5			2	3		
11-20 Years	8			4	4		
21-40 Years	38			18	20		
41-100 Years	40		1	20	19		
100+ Years	0						
ROOF STRUCTURE CONDITION							
None	1	1%		1			
Sound	14	16%			14		
Minor	61	69%	1	50	10		
Substandard	10	11%		6	4		
Critical	2	2%		1	1		
TOTAL	88						
ROOF TYPE							
Asphalt Shingles	19	22%	1	11	7		
Rolled Asphalt	2	2%		1	1		
Steel	66	75%		46	20		
Cedar	0	0%					
Combination	1	1%			1		
Other	0	0%					
TOTAL	88						
ROOF SURFACE							
None	2	2%		2			
Sound	13	15%		1	12		
Minor	66	74%	1	53	12		
Substandard	7	8%		2	5		
Critical	1	1%			1		
TOTAL	89						
CHIMNEY/VENTS							
None	22	8%	1	11	10		
Sound	34	13%		12	22		
Minor	193	73%		167	26		
Substandard	14	5%		7	7		
Critical	0	0%					
TOTAL	263						

WEST SCOTTSBLUFF REDEVELOPMENT AREA							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
GUTTER, DOWNSPOUTS							
None	32	16%		15	17		
Sound	36	18%		27	9		
Minor	113	57%	1	106	6		
Substandard	16	8%		15	1		
Critical	0	0%					
TOTAL	197						
PORCHES / STEPS / FIRE ESCAPES							
None	51	68%		37	14		
Sound	7	9%		6	1		
Minor	12	16%	1	7	4		
Substandard	5	7%		2	3		
Critical	0	0%					
TOTAL	75						
FOUNDATION TYPE							
Concrete	70	81%	1	43	26		
Stone	0	0%					
Rolled Asphalt	0	0%					
Brick	12	14%		9	3		
Other/None	4	5%		4			
TOTAL	86						
FOUNDATION							
None	1	1%		1			
Sound	13	15%		1	12		
Minor	58	66%	1	50	7		
Substandard	15	17%		5	10		
Critical	1	1%		1			
TOTAL	88						
WALL FOUNDATION							
None	1	1%		1			
Sound	12	14%			12		
Minor	58	67%	1	50	7		
Substandard	15	17%		5	10		
Critical	1	1%		1			
TOTAL	87						
DOORS							
None	4	1%		1	3		
Sound	297	45%		242	55		
Minor	306	47%	1	279	26		
Substandard	34	5%		22	12		
Critical	17	3%		14	3		
TOTAL	658						
WINDOWS							
None	40	16%		30	10		
Sound	74	29%		50	24		
Minor	118	46%	1	113	4		
Substandard	23	9%		7	16		
Critical	0	0%					
TOTAL	255						

WEST SCOTTSBLUFF REDEVELOPMENT AREA							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
WALL SURFACE TYPE							
Frame	1	1%		1			
Masonry	17	18%		10	7		
Siding	11	12%		7	4		
Combination	8	9%	1	6	1		
Stucco	3	3%		2	1		
Metal	51	55%		31	20		
Other	1	1%		1			
TOTAL	92						
WALL SURFACE							
None	1	1%		1			
Sound	25	27%		13	12		
Minor	51	55%	1	39	11		
Substandard	13	14%		4	9		
Critical	2	2%		1	1		
TOTAL	92						
PAINT							
None	28	36%		21	7		
Sound	14	18%		8	6		
Minor	22	28%	1	15	6		
Substandard	11	14%		4	7		
Critical	3	4%		1	2		
TOTAL	78						
FINAL STRUCTURAL RATING							
Sound	7	12%		7			
Deteriorating-Minor	45	78%	1	44			
Deteriorating-Major	2	3%		2			
Dilapidated	4	7%		4			
TOTAL	58			1			
FENCE CONDITION							
Good	9	26%	1	7	1		
Poor	4	12%		4			
None	21	62%		13	7		1
TOTAL	34						
DEBRIS							
None	9	24%		6	3		
Major	16	43%	1	9	4	2	
Minor	12	32%		8	2	1	1
TOTAL	37						
EXISTENCE OF VAGRANTS							
None	18	51%		13	5		
Major	4	11%		2	1	1	
Minor	13	37%	1	7	2	2	1
TOTAL	35						
OVERALL SITE CONDITION							
Excellent	0	0%					
Good	12	32%		10	2		
Fair	15	41%	1	7	5	1	1
Poor	10	27%		7	1	2	
TOTAL	37						

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