

City of Scottsbluff, Nebraska

Tuesday, February 19, 2019

Regular Meeting

Item Pub. Hear.1

Council to conduct a public hearing at 6:05 p.m. to submit question of whether property generally described as land bounded by US Highway 26 on the northeast, East Overland Drive on the south, and 21st Avenue on the west is blighted and substandard.

Staff Contact: Nathan Johnson, City Manager

Memorandum

To: Kimberley Wright, City Clerk
From: Gary Batt, Planning Commission Secretary
Date: February 13, 2019
Re: Planning Commission Recommendation re Blighted and Substandard Study

Kim,

The Planning Commission held a public hearing at their regular meeting on February 11, 2019 regarding whether the property generally described as land bounded by US Highway 26 on the northeast, East Overland Drive on the south and 21st Avenue on the west is blighted and substandard as that term is used in the Community Development Law.

After the Public Hearing, the Planning Commission made a positive recommendation to the City Council to declare the area as blighted and substandard as that term is used in the Community Development Law. Attached are the minutes from the Planning Commission meeting.

Please provide this memorandum and the attached minutes to the City Council as the Planning Commission's written recommendations on the issue of whether the property is blighted and substandard.

For the Scottsbluff Planning Commission,
/s/ Gary Batt, Secretary

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
February 11, 2019
6:00 PM
SCOTTSBLUFF, NEBRASKA

The Planning Commission of the City of Scottsbluff, Nebraska met at regular scheduled meeting on February 11, 2019, at 6:00 PM in the Scottsbluff Council Chambers, at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the city, on January 25, 2019 and February 1, 2019. The notice stated the date, time, and location of the meeting, that the meeting was open to the public, anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided; the city Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

Item 1: At 6:01 PM, Chairman Angie Aguallo called the meeting to order. Roll call consisted of the following members. Linda Redfern, Anita Chadwick, Jim Zitterkopf, Becky Estrada, Callan Wayman, Dave Gompert, Angie Aguallo.

Absent: Mark Westphal, Henry Huber, Dana Weber. City officials present were Anthony Murphy, City Fire Marshal and Gary Batt, Code Administrator II.

Item 2: Chairman Aguallo informed those present of the Nebraska Open Meetings Act and that a copy was posted in back of the council chambers in the west corner.

Item 3: Acknowledgement of any changes on the agenda; None.

Item 4: Business not on the agenda; None.

Item 5: Citizens with business not on the regular agenda: None.

Item 6: The minutes from the January 14, 2019 meeting were reviewed.

Conclusion: A motion was made by Wayman and second by Gompert to approve the minutes from the January 14, 2019 meeting. "Yeas": Zitterkopf, Estrada, Wayman, Gompert, Aguallo. "Nays": None, "Abstained": Redfern, Chadwick, "Absent": Westphal, Huber, Weber. Motion Carried.

Item 7: The Planning Commission opened a public hearing to consider designating an area bounded by US Highway 26 on the northeast, East Overland Drive on the south and 21st Avenue on the west as blighted and substandard.

Batt reported that a study has been done and submitted to the Planning Commission for review of the above location containing 37.79 acres. The 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. There are a numbers of opportunities for redevelopment existing along and adjacent to this corridor in this Proposed Study Area. The corridors surrounding this area have some long standing successful business as well as recently developed local owned business and a National chain commercial growth. This study shows that the area considered for blighted and substandard has non-existent development.

Batt also informed the Planning Commission members that the City is allowed to designate up to 35% of its area within the corporate limits as blighted and substandard. Currently the total acreage within the City of Scottsbluff is 4,275.95 acres. Currently the city has just under 1048 acres designated as blighted and substandard slightly more than 24% of the City's total acreage. The proposed additional blighted and substandard area consists of 37.79 acres. Adding this proposed area to the existing blighted and substandard area brings the total blighted and substandard area to 185.7 acres or 25.4% of the total area of the City of Scottsbluff, remaining well within the 35% providing future opportunity to add more.

With the area designated as blighted and substandard developers will be able to apply for TIF funds to aid in infrastructure, extending utilities, and street within the area for development. This area is excellent for triggering new activity where adequate market forces are not present to move development in a positive direction. Batt stated the current zoning is M-1. Batt said the City staff gave a positive recommendation that City Council approve the blighted and substandard survey for area #12 be approved.

Dave Schaff, City Engineer spoke to the Planning Commission explaining the purpose of the study and what potential benefits for the location could be and the area would be eligible for TIF to be used as an incentive for development. Schaff explained that it is important to look at the study area and the adjacent East Overland Corridor area that was recently declared blighted and substandard. This is extension of that determination which was made possible by the City recently annexing the study area. Schaff stated that City Fire Marshal Anthony Murphy had expressed the concern that any redevelopment would require hydrants. Schaff explained that any redevelopment plan presented would have to address that concern and TIF grant funds may be eligible for those type of expenses.

Commissioner Jim Zitterkopf asked about drainage of the acreage. Schaff explained the drainage is located at the southeast corner and the State of Nebraska appears to have cleaned or attempted to clean that location.

Commissioner Callen Wayman asked about reaching the 35% limit of being substandard. Schaff explained there is a process to remove blighted and substandard areas.

Deputy City Attorney John L. Selzer explained to the Commission that the statutory requirements for notice for the public hearing were met including mailing notice to North Platte NRD, Scottsbluff Public Schools, ESU 13, WNCC, and Scottsbluff County.

The public hearing then closed with no further comment.

Conclusion: A motion was made by Wayman and second by Estrada for a positive recommendation to be sent to the City Council to declare as blighted and substandard the area of the City bounded by US Highway 26 on the northeast, East Overland Drive on the south and 21st Avenue on the west. "Yeas": Redfern, Chadwick, Zitterkopf, Estrada, Wayman, Gompert, Aguallo. "Nays": None. "Abstained": None. "Absent": Westphal, Huber, Weber.
Motion Carried.

Item 8: No further business, a motion was made to adjourn at 6:20 PM. By Zitterkopf and second by Estrada. "Yeas": Redfern, Chadwick, Zitterkopf, Estrada, Wayman, Gompert, Aguallo. "Nays": None "Abstained": None "Absent": Westphal, Huber, Weber. Motion Carried.

Angie Aguallo

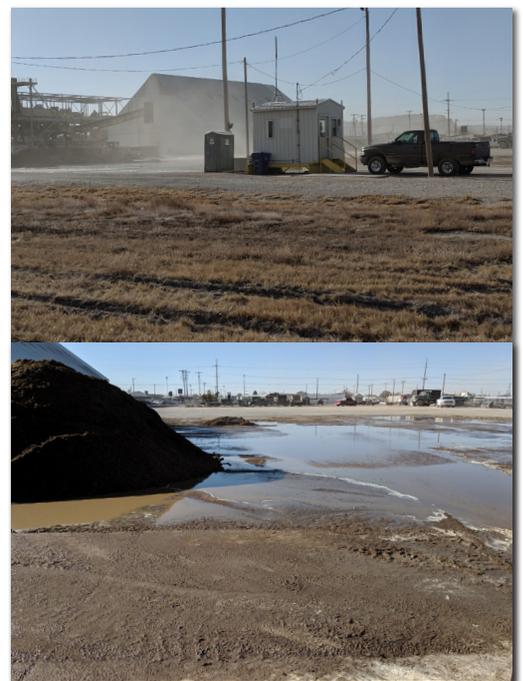
Attest: _____
Gary Batt



STUDY AREA #12

BLIGHT & SUBSTANDARD DETERMINATION STUDY

City of Scottsbluff, NE



PRESENTED TO
City of Scottsbluff
Community Redevelopment Authority

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

PROJECT
RS100094-00

January 21, 2019

providing **Simply Smart Solutions**

Purpose of this Analysis

The Blighted and Substandard 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 Scottsbluff’s downtown and more 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 Study Area shown in Figure 1, so a decision was made to give the area a closer look.

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.

Like other areas designated as Blighted and Substandard, much of the Study Area has not kept pace with overall community standards while other areas along the US Highway 26 corridor have seen steady growth and development. Development around the study area have caused hardships based on grade, land use, and utility locations. 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 between E. Overland Drive, US Highway 26, and 21st Avenue. 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.



Headquarters
818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

Blight Study | City of Scottsbluff, NE

page 1

Generally, the corridors surrounding the study area have some long-standing successful businesses as well as recently developed locally-owned enterprises and national chain commercial growth. However, reinvestment in the Study Area is almost non-existent—not on par with the overall community’s growth and level of private investment. The Study Area has remained undeveloped for the most part, due to a number of challenges. The Study Area is adjacent to areas on the west which have been previously designated as blighted and substandard, where single family neighborhoods over the past decade have seen limited new investment and rehabilitation to improved structures remain in need of upgrading and redevelopment. The Study Area 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 provides 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.

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 the Community Development Law, 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 the Community Development Law, 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.”

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.



Headquarters

818 South Beltline Highway East, Scottsbluff, Nebraska 69361

Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

Blight Study | City of Scottsbluff, NE

page 2

The law goes on to provide the city with the ability to declare an area blighted and substandard followed by creating 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.

Implementing this strategy for a 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 in *Figure 1. Blight Analysis Area* on page 4 of this report, with the area boundary described on page 5 and provided in the appendix. The Study Area can generally be described to include land bounded by US Highway 26 on the northeast, East Overland Drive on the south, and 21st Avenue 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 previously approved Comprehensive Plan and this Blighted and Substandard Study will present appropriate land uses, strategies for improved traffic circulation, economic development activities, and utilities and other improvement in accordance with the law.

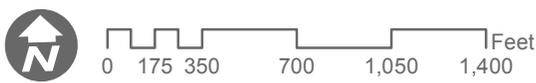
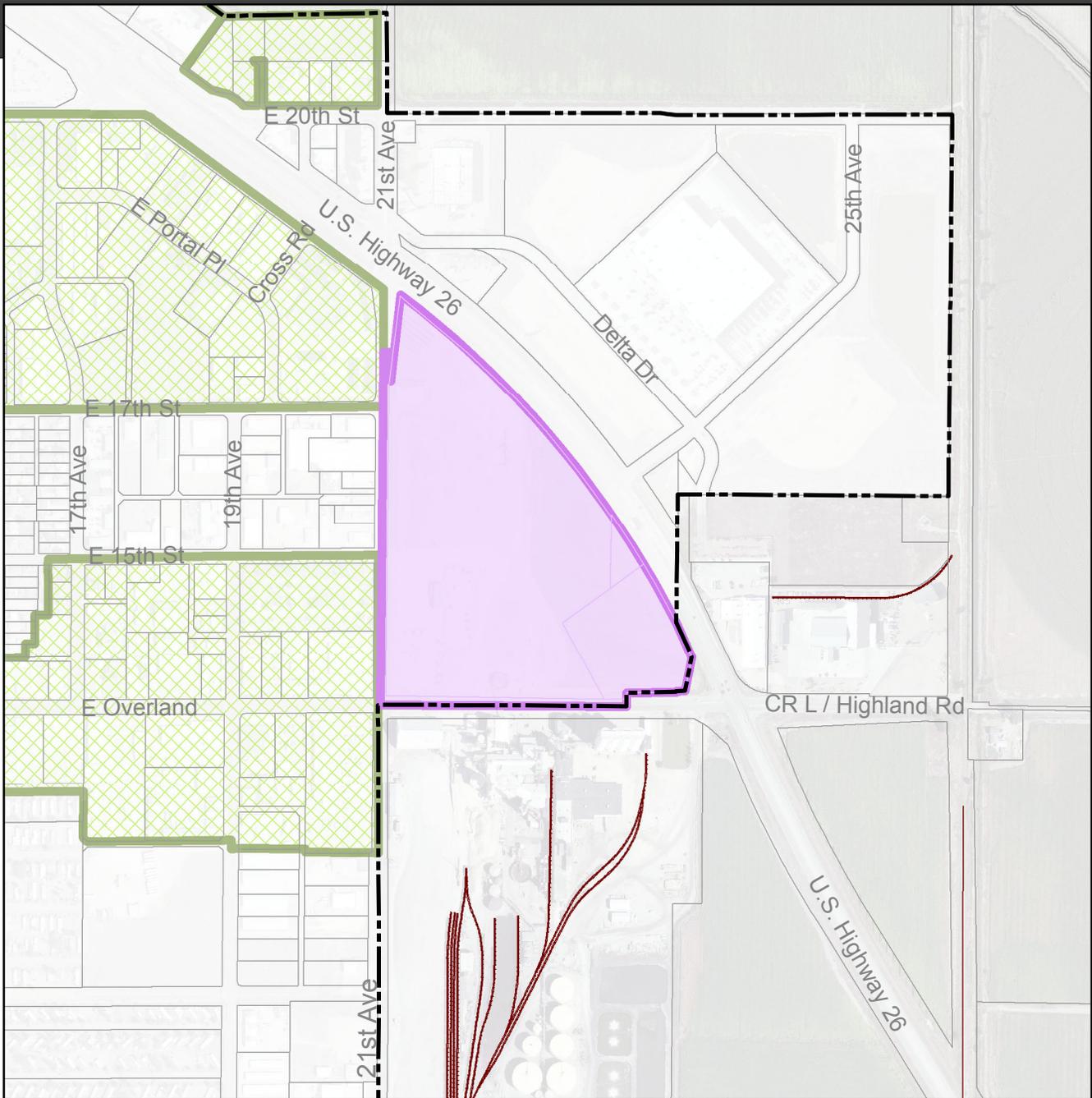


MCS
FAMILY OF COMPANIES

Headquarters
818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

Blight Study | City of Scottsbluff, NE

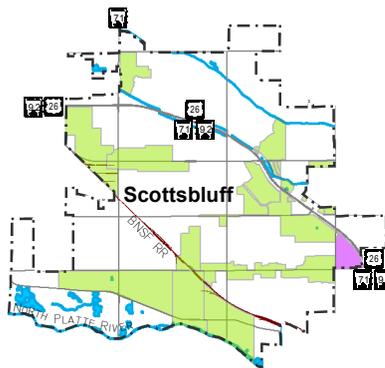
page 3



Blight Analysis Area

City of Scottsbluff
Scotts Bluff County, NE

- Corporate Limits
- Study Area
- Existing Redevelopment Areas
- Railroad Tracks
- Parcel
- Blight Analysis Area Parcel



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



Headquarters
818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

Blight Study | City of Scottsbluff, NE

Redevelopment Study Area (Site 1): The redevelopment study area consists of properties and tracts of land within the general vicinity north of East Overland, south of US Highway 26, and east of 21st Avenue in the southeastern portion of the community. The site contains approximately 37.79 acres and is more particularly described as:

Situated in the Southwest Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Beginning at the Southwest Corner of Section 19,

thence northerly on the west line of the Southwest Quarter of Section 19 on an assumed bearing of $N02^{\circ}11'37''E$, a distance of 1579.26 feet,

thence bearing $S87^{\circ}48'23''E$, a distance of 33.00 feet to the point of intersection with the east 33 foot right of way line of 21st Avenue,

thence southerly on said right of way line, bearing $S02^{\circ}11'37''W$, a distance of 129.34 feet, to the point of intersection with the east line of a tract of land reserved for additional highway right of way as described in Deed Book 209, Page 114,

thence northeasterly on said east line, bearing $N08^{\circ}33'45''E$, a distance of 386.38 feet measured (386.30 feet record), to the point of intersection with the south right of way line of U.S. Highway 26, as described in Deed Book 108, Page 328, and the point of intersection with a non-tangent curve to the right, said curve having a central angle of $25^{\circ}43'59''E$, radius of 4317.37 feet, a chord bearing of $S38^{\circ}32'58''E$ and a chord length of 1922.79 feet,

thence southeasterly on the arc of said curve and said right of way line, a distance of 1939.04 feet, to the point of intersection with the east line of the west half of the Southwest Quarter Section 19, and a point being 373.50 feet (Record and Measured) north of the sixteenth section corner as described in Deed Book 108, Page 328,

thence southerly on said sixteenth section line, bearing $S01^{\circ}57'46''W$, a distance of 1.90 feet, to the point of intersection with a tract of land as described in Deed Book 192, Page 85, said line also being the south right of way line of U.S. Highway 26,

thence southeasterly on the north line of said tract and said south right of way line, bearing $S22^{\circ}55'32''E$, a distance of 164.92 feet,

thence southwesterly on the east line of said tract and U.S. Highway 26 right of way, bearing $S13^{\circ}18'40''W$, a distance of 154.27 feet, (record and measured), to the point of intersection with the north line of highway right of way as described in Deed Book 108, Page 328,

thence bearing $S89^{\circ}36'29''W$, a distance of 39.08 feet, to the point of intersection with the east line of the west half of the Southwest Quarter of Section 19,

thence southerly on said sixteenth section line, bearing $S01^{\circ}57'46''W$, a distance of 4.13 feet, and the point of intersection with the north right of way line of U.S. Highway 26 Right of Way as described in Deed Book 108, Page 328,

thence northwesterly on said right of way line, bearing $N89^{\circ}14'02''W$, a distance of 225.37 feet measured (225.6 feet record),

thence southerly on said right of way line, bearing $S02^{\circ}02'14''W$, a distance of 60.00 feet record and measured, to the point of intersection with the south line of the Southwest Quarter of Section 19,

thence westerly on said section line, bearing $N87^{\circ}57'46''W$, a distance of 1106.91 feet, to the Point of Beginning, said tract containing an area of 37.79 Acres, more or less.



MCS
FAMILY OF COMPANIES

Headquarters
818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

Blight Study | City of Scottsbluff, NE

page 5

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

Substandard and Blight Definitions and Explanation

Substandard areas are defined by State Statute **§18-2103(31)**, 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(3)**, 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 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;”



MCS
FAMILY OF COMPANIES

Headquarters
818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

Blight Study | City of Scottsbluff, NE

page 6

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

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.

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.



Blighted Area Definition

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

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.



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 Study (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 Study 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 Statute, 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.



Analysis of the Study Area

Scottsbluff Designated Study Area

The City selected the Designated Study Area for evaluation to be within the corporate limits. The area is part vacant/agricultural and industrial/commercial, while a variety of commercial uses and light industrial activities surround the Study Area. This particular area was selected for several reasons.

1. The area is within 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.
6. The proximity of the Study Area to two other blighted and substandard areas.

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.

The field survey of of the Study Area within the City was conducted in January 2019 to determine if this area, in fact, has experienced structure and/or site deterioration or if the area is experiencing other negative influences that decrease the potential for redevelopment or new development. The following report describes this Study Area in

detail, as well as, specifying the methods and procedures used to determine if this Study Area should be declared blighted and substandard under the Nebraska Community Development Law.

The majority of the Study Area’s west border co-terminates with two existing Blighted and Substandard areas (the East Overland business district as well as the business district between East 17th and East 20th Streets).

The total acreage with the City of Scottsbluff city limits is 4275.95 acres. Currently, the city has just under 1048 acres designated as “Blighted and Substandard” slightly more than 24% of the City’s total acreage. The proposed additional “Blighted and Substandard” area consists of 37.79 acres. Adding this proposed area to the existing “Blighted and Substandard” area brings the total Blighted and Substandard area to 1085.7 acres or 25.4% of the total area of the City of Scottsbluff. This remains well within the allowed 35% providing future opportunity to add more.

Existing Land Use

The land uses that now exist within the Study Area are depicted on Figure 2 (Page 11), and consist of land uses which can be placed in five categories, including:

- Agricultural
- Office & Professional
- Industrial
- Public Streets
- Vacant / Undeveloped Land

The land uses indicated for the Study Area on Figure 2, (page 11), are analyzed further in Table 1, below. The data detail the breakdown of land uses within this Study Area, as well as the total acreage within this Study Area.

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

Land Use Category	Scottsbluff Blight Study Area	
	Area (Acres)	Percent of Total Area
Agricultural	10.36	27.4%
Office & Professional	0.70	1.8%
Industrial	12.28	32.5%
Public Streets & Alleys	1.86	4.9%
Vacant / Undeveloped Land	12.58	33.3%
TOTAL	37.79	

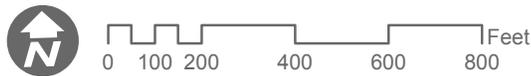
Source: M.C. Schaff & Associates, Inc., Field Survey, January, 2019

As indicated in Table 1, the largest land use in this Study Area is that of vacant/undeveloped land. This use comprises a total of over 12.58 acres, or 33.3% of the Study Area.

The second largest land use in this Study Area is that occupied by parking areas for industrial uses to the south. This land use comprises a total of 12.28 acres, or 32.5% of the Study Area. Adjacent commercial land uses occur all along the east, north, and west sides of the Study Area with industrial land uses along the southern portion.

Another land use within this Study Area is the public streets and alley right-of-ways land use. It comprises over 1.86 acres and is 4.9% of the Study Area. The facilities included in this use category include a paved highway and paved arterial streets. No alleys are present within this Study Area.





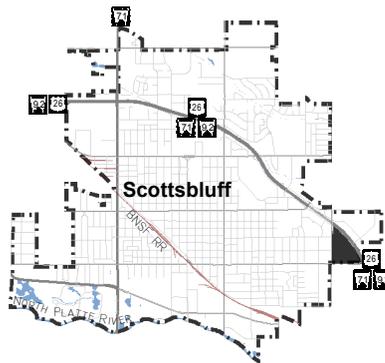
Existing Land Use

City of Scottsbluff
Scotts Bluff County, NE

Structure age obtained from
Scotts Bluff County Assessor
online data sheets, Jan. 2019.

Land Use

- Agriculture
- Office & Professional
- Industrial
- Public Streets
- Vacant / Undeveloped
- Study Area



Headquarters
818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

Office & Professional land use occupies 0.70 acres of land or 1.8% of the Study Area.

Adjacent heavy industrial/manufacturing uses are concentrated along the southern portion of the Study Area. The Study Area is directly adjacent to two previously blighted study areas along its western boundary, 21st Avenue.

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 January, 2019 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:

Deteriorated or Deteriorating Structures Exterior Inspection of Buildings

There were a total of 2 structures evaluated using the Blighted and Substandard criteria as described on page 7 of this report. Only the primary structures were evaluated under the Blighted and Substandard definition. Three outbuildings/other structures were present but were not included in the survey. Thus the boundary for the Blighted and Substandard designation includes 2 buildings, both built approximately 19 years ago. Field surveys concluded that 100% were acceptable, 0% were deteriorating and 0% were dilapidated.

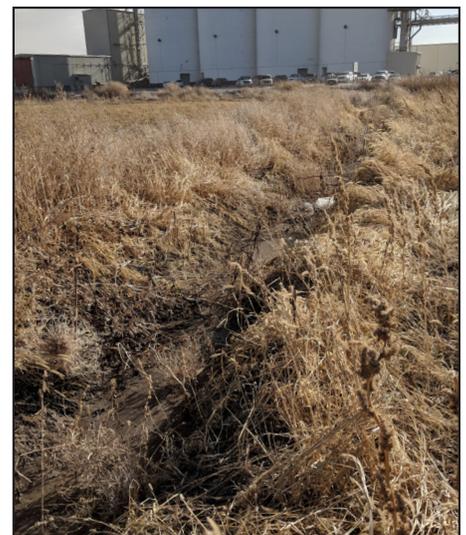
Defective or Inadequate Street Layout—Street Conditions and Accessibility

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.

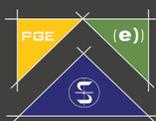
The surface condition of public roads in the Study Area is good. All the surfaces have been maintained to community standards. The study area lacks an alley and has no ingress/egress along US Highway 26.

The entire length of E. Overland from US Highway 26 to 21st Avenue exhibits several traffic safety issues that need be addressed.

1. There are excessively long curb cuts along East Overland accessing the properties. East Overland provides access to the sugar factory and numerous paved and unpaved parking areas along the north side of this important four-lane arterial public street.
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.



An existing irrigation drain crosses through the center of the Study Area.



3. Circulation around Western Sugar is tight and parking is minimal. Industrial parking ingress/egress and maneuvering uses the area that would be served by sidewalks.
4. Gravel and unimproved surface parking; no alleys are present.
5. Street access is not consistent with the community's overall standard development pattern along US Highway 26. There are no interior streets within the Study Area. US Highway 26, the northeastern border of the triangular Study Area, has no direct commercial or residential access throughout the corporate limits, but rather is buffered by parallel local side streets. However, in the Study Area, there is no parallel side street providing access to potential development, effectively rendering over 40% of the street unavailable for access to the property.
6. No public sidewalks existing in the Study Area, while sidewalks are present along the west side of 21st Avenue.

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

The entire US Highway 26 corridor through Scottsbluff is buffered by parallel adjacent roadways and drainage areas, while commercial, residential and industrial destinations are not accessed directly from US Highway 26, providing a buffer of safety allowing the free flow of traffic at higher speeds. US Highway 26 is only accessed by intersecting arterials and collectors that lead to local streets from which commercial businesses are accessed. The layout and size of the Study Area is not optimal for the continuation of East 20th Place, which terminates at its intersection with 21st Avenue at the northwest corner of the Study Area. Property accessibility is therefore quite limited with no internal street infrastructure.

Deterioration of site or other improvements

Debris

Industrial buildings to the south of the Study Area limit light and heavy truck traffic on unpaved surfaces degrades air quality conditions. The risk of the spread of fire is amplified across the eastern section of vegetation.

Debris accumulates in ditches, along the irrigation ditch, and fences. Several significant examples of debris were noted in field observation. This debris included everything from construction materials, and on-site storage to excessive discarded debris accumulating along fencing. Numerous (somewhat less severe) additional instances are present as well suggesting the problem is growing.



Dilapidated Structures

Findings of the study show 0% of the structures were dilapidated and pose a threat as well as 0% deteriorating. There are no structures which are in excess of 40 years in the Study Area—both structures are 19 years old. Thus, structure age and obsolescence *within the Study Area* **is not** a contributing condition of blight and substandard.

Diversity of Ownership

Not a factor.

Improper Subdivision or Obsolete Platting

The lack of proper platting has caused a hardship with utility extensions, road networks and grading.

The entire Study Area is lower in elevation than its perimeter road network. While much of the area is now either unpaved or under cover of vegetation, the area does not have sufficient drainage. Inadequate drainage on the southeast corner of the Study Area is historically backed up onto the Study Area property rather than properly draining to the southeast of the Study Area through a culvert pipe under E. Overland.

Heavy rains cause some street flooding particularly along E. Overland and 21st Avenue 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.

**The existence of conditions which endanger life or property****Sidewalk and Street Conditions**

The entirety of the Study Area is not serviced with sidewalks. The condition of the street paving shows signs of age with cracks, gaps and missing pieces. Street curb and gutters also show signs of aging with settling, cracks and missing pieces. These conditions are wide-spread.

On Site Storage

The Study Area has sites of outdoor storage. These findings point to an impediment for development or upgrades in the neighborhood and should be evaluated for removal.

Structure Age

The predominant age of main commercial structures in the area is **19** years. Age of the structures within the Designated Study Area is provided through the Scotts Bluff County Assessor's Office and field verification. Only those structures built before 1979 qualify for the 40 years and older structures designation in the State of Nebraska laws. The Study Area contains no structures built before 1979.



Decreasing Population

While the Study Area contains no residential property, the Study Area is located in census tracts in which the census data reports population from both the 2000 and 2010 decennial census. Maps provided in the Appendix illustrate the 1990, 2000, and 2010 decennial census as well as the projected population for census tracts covering and surrounding the Study Area. Based on the data illustrated on the maps the Study Area and adjacent populated areas display a stable or decreasing population between the last two decennial censuses.

Income Level

The median income of the adjacent residential census tracts is lower than the average median income of Scotts Bluff County and the average of the census tracts within the City.

Conclusion of Blighted and Substandard Analysis

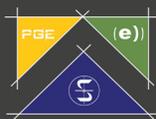
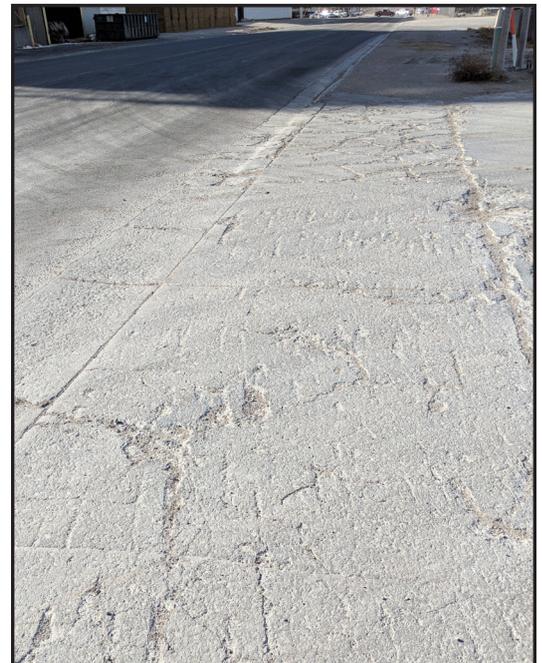
Based on this analysis the Study Area meets the criteria of both blighted and substandard conditions. The area displays the presence of criteria required for a finding of a blighted and substandard condition as defined by the State of Nebraska Legislature.

The primary conditions leading to this conclusion include: Blighted and substandard conditions

- The Study Area has some inadequacies in the form of traffic movement capabilities and real property access. While a few off-street paved parking areas exist, the remaining interior private roads, off-street parking areas and driveways are deteriorating gravel surfaced or unimproved. Defective or inadequate street layout thus **may be** considered a factor contributing to blighted conditions in this Study Area.
- Storm water drainage along the southeast corner of the Study Area is inadequate and backs up on the property. The Study Area is generally lower in elevation than the surrounding developments.
- 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 lack of or deterioration of site improvements include:
 - The Study Area has no internal streets and is accessed on the south by unimproved surfaces which range in condition from fair to poor. This lack of paved streets and paved parking creates excessive dust issues in this Area and can result in limitations of access during periods of heavy rain.
 - An irrigation lateral cuts through the center of the Area. The Study Area is lower in elevation than the surrounding developments. Surface water backs up in the southeast corner of the Study Area where a drainage pipe is located to carry drainage out of the area to the southeast.
 - Street and curb and gutter paving shows signs of age with wide-spread conditions of cracks, gaps, and missing pieces.



- There is no sidewalk system serving any of the Study Area. Two developed structures are not served by public sidewalks. The non-existence of 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.
- There are no accesses along the northeast side of the Study Area. Sites along the southern side of the Study Area have driveways or off-street parking areas which are not surfaced, or which are surfaced only with native material or sparse gravel. 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. Curb cut accesses are excessively long.
- Over half of the Study Area appears unkept and / or contains substantial amounts of weeds, examples of debris, and large unsurfaced ground causing poor air quality due to heavy traffic and industrial operations. This relatively high level of poorly maintained properties within this Study Area represents a considerable blighting factor. the lack of site improvements in locations throughout the Study Area also serves to be a limiting factor to future development in the Study Area and thus is an additional factor contributing to blight.
- The Study Area has numerous lot layout faults in relation to size, adequacy, accessibility or usefulness. The field survey, combined with investigations of property ownership and plat maps do not indicate that any problem lots exist relative to lot layout, lot size, adequacy, and usefulness within the Study Area. However, as discussed in item 2. above, accessibility may be considered a contributing factor. Faulty lot layout in relation to accessibility or usefulness within this Study Area **may be** considered a factor contributing to blighted conditions in this Study 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 the existence of no public sidewalks. The existence of an inadequate surface drainage system 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.
- Unemployment in the residential area immediately adjacent to 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 and the immediately adjacent blighted and substandard areas.
- The lack of proper platting has caused a hardship with utility extensions, road networks and grading.



MCS
FAMILY OF COMPANIES

Headquarters
818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

Blight Study | City of Scottsbluff, NE

page 16

Blighted conditions that do not appear to be present

- There are not more than half of the plotted and subdivided property that is unimproved, within the city for forty years and has remained unimproved during that time. The vast majority of the Study Area has remained unimproved but Study Area has only recently been annexed within the corporate limits.

Blighted conditions not evaluated

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

Comprehensive Plan / Surrounding Property

According to the City's 2016 Comprehensive Plan, the Study Area is located in the Southeast Industrial and Commercial District. The Comprehensive Plan provides the following principles for sustainable development in this area:

- Plans and investments to increase economic viability of business corridor in East Overland.
- Encourage infill development through mitigation of blighted properties and incentives.
- Economic industrial growth on City periphery along high Highway 26 and South 21st Avenue.

The development potential of property is determined by the property conditions themselves, and the conditions of surrounding property. This is particularly true for the Study Area. The Study Area abuts to two other blighted and substandard areas (the East Overland business district as well as the business district between East 17th and East 20th Streets) and the Western Sugar factory.

Being adjacent to the sugar factory presents challenges. Traffic circulation is tight and parking is minimal. The sugar factory structures and activities present the appearance of limited space to the south. Heavy truck traffic on unpaved surfaces degrades air quality conditions.

The blighted and substandard factors from the adjacent blighted and substandard areas and in particular the findings of the 2016 East Overland Corridor Blight and Substandard Study, which have not yet been completely addressed, are incorporated into this study by this reference.

Adjoining the Study Area with the current adjacent blighted and substandard areas is necessary to accomplish the sound redevelopment planning and program of the City. In order to achieve the above principles of sustainable development from the City's Comprehensive Plan, it is vitally important to adjoin the Study Area with the adjacent blighted and substandard areas. This will enhance the development potential of the Study Area and the current adjacent blighted and substandard areas and create a continuous, harmonious redevelopment area from the current areas to Highway 26.

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.



appendix



MCS
FAMILY OF COMPANIES

Headquarters
818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

Blight Study | City of Scottsbluff, NE

page 18

**LEGAL DESCRIPTION
SCOTTSBLUFF STUDY AREA
Scottsbluff, Nebraska**

Situated in the Southwest Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Beginning at the Southwest Corner of Section 19,

thence northerly on the west line of the Southwest Quarter of Section 19 on an assumed bearing of $N02^{\circ}11'37''E$, a distance of 1579.26 feet,

thence bearing $S87^{\circ}48'23''E$, a distance of 33.00 feet to the point of intersection with the east 33 foot right of way line of 21st Avenue,

thence southerly on said right of way line, bearing $S02^{\circ}11'37''W$, a distance of 129.34 feet, to the point of intersection with the east line of a tract of land reserved for additional highway right of way as described in Deed Book 209, Page 114,

thence northeasterly on said east line, bearing $N08^{\circ}33'45''E$, a distance of 386.38 feet measured (386.30 feet record), to the point of intersection with the south right of way line of U.S. Highway 26, as described in Deed Book 108, Page 328, and the point of intersection with a non-tangent curve to the right, said curve having a central angle of $25^{\circ}43'59''E$, radius of 4317.37 feet, a chord bearing of $S38^{\circ}32'58''E$ and a chord length of 1922.79 feet,

thence southeasterly on the arc of said curve and said right of way line, a distance of 1939.04 feet, to the point of intersection with the east line of the west half of the Southwest Quarter Section 19, and a point being 373.50 feet (Record and Measured) north of the sixteenth section corner as described in Deed Book 108, Page 328,

thence southerly on said sixteenth section line, bearing $S01^{\circ}57'46''W$, a distance of 1.90 feet, to the point of intersection with a tract of land as described in Deed Book 192, Page 85, said line also being the south right of way line of U.S. Highway 26,

thence southeasterly on the north line of said tract and said south right of way line, bearing $S22^{\circ}55'32''E$, a distance of 164.92 feet,

thence southwesterly on the east line of said tract and U.S. Highway 26 right of way, bearing $S13^{\circ}18'40''W$, a distance of 154.27 feet, (record and measured), to the point of intersection with the north line of highway right of way as described in Deed Book 108, Page 328,

thence bearing $S89^{\circ}36'29''W$, a distance of 39.08 feet, to the point of intersection with the east line of the west half of the Southwest Quarter of Section 19,

thence southerly on said sixteenth section line, bearing $S01^{\circ}57'46''W$, a distance of 4.13 feet, and the point of intersection with the north right of way line of U.S. Highway 26 Right of Way as described in Deed Book 108, Page 328,

thence northwesterly on said right of way line, bearing $N89^{\circ}14'02''W$, a distance of 225.37 feet measured (225.6 feet record),

thence southerly on said right of way line, bearing $S02^{\circ}02'14''W$, a distance of 60.00 feet record and measured, to the point of intersection with the south line of the Southwest Quarter of Section 19,

thence westerly on said section line, bearing $N87^{\circ}57'46''W$, a distance of 1106.91 feet, to the Point of Beginning, said tract containing an area of 37.79 Acres, more or less.

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.



MCS
FAMILY OF COMPANIES

Headquarters
818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

Blight Study | City of Scottsbluff, NE

page 19

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

Block 1, Western Addition

Part of the West 1/2 of the Southwest Quarter of Section 19, Township 22 North, Range 54 West

Tract in the West 1/2 of the Southwest Quarter of Section 19, Township 22 North, Range 54 West

The **parcel numbers** for the xxx identified lots and/or blocks and unplatted lands in this Study Area are:
010000446, 010266062, 010297456,

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

E—W: East Overland;

N—S: 21st Avenue, US Highway 26.



MCS
FAMILY OF COMPANIES

Headquarters
818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

Blight Study | City of Scottsbluff, NE

page 20

providing **Simply Smart Solutions**

Date	
Project No.	
Parcel No.	
Address	

**•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="checkbox"/> Habitable <input type="checkbox"/> 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 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

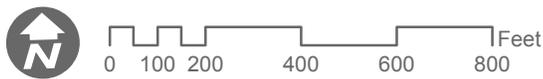
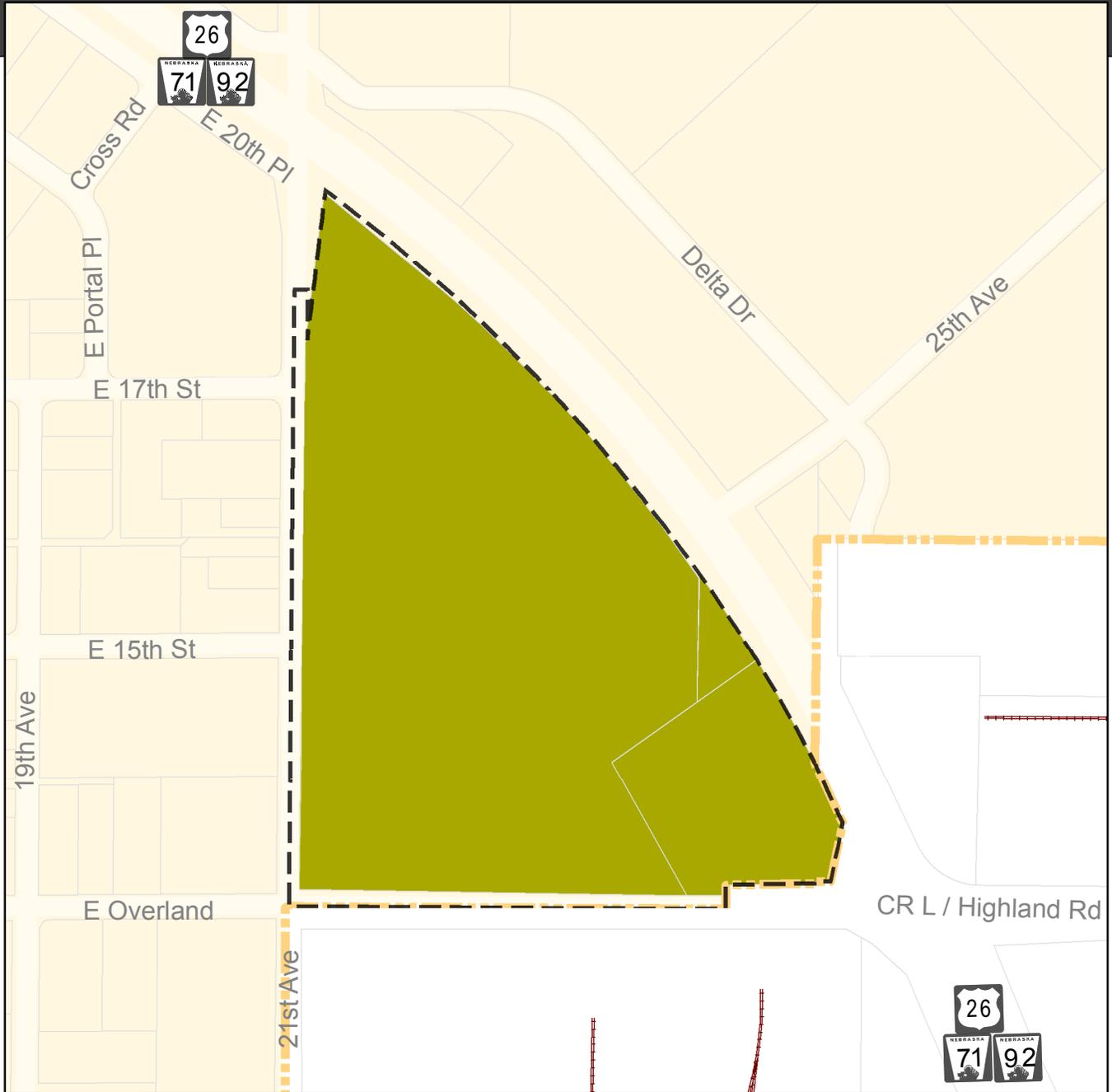
Reviewer _____



MCS
FAMILY OF COMPANIES

Headquarters
818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

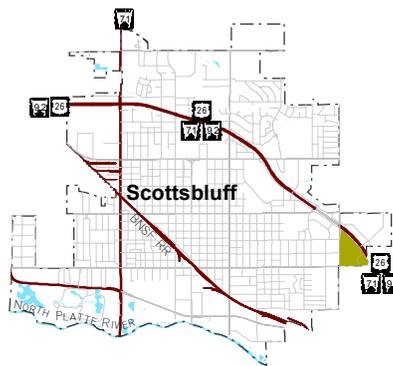
Blight Study | City of Scottsbluff, NE



Sidewalk Type—Condition

- Concrete/Asphalt—Good
- Concrete/Asphalt—Fair
- Concrete/Asphalt—Poor
- Gravel/Dirt—Poor
- No Sidewalk
- Railroad Tracks
- Parcels
- Blight Study Area
- Corporate Limits

Observed sidewalk condition during physical site survey completed in January 2019, 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, 2017



Headquarters
818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com



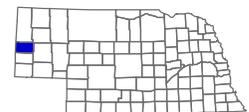
1990 US Census Population

1990 US Census Block Population	 0	 6 - 50	 Study Area
	 1	 51 - 127	
	 2 - 5		

City of Scottsbluff
Scotts Bluff County, NE

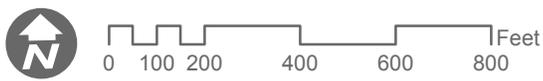
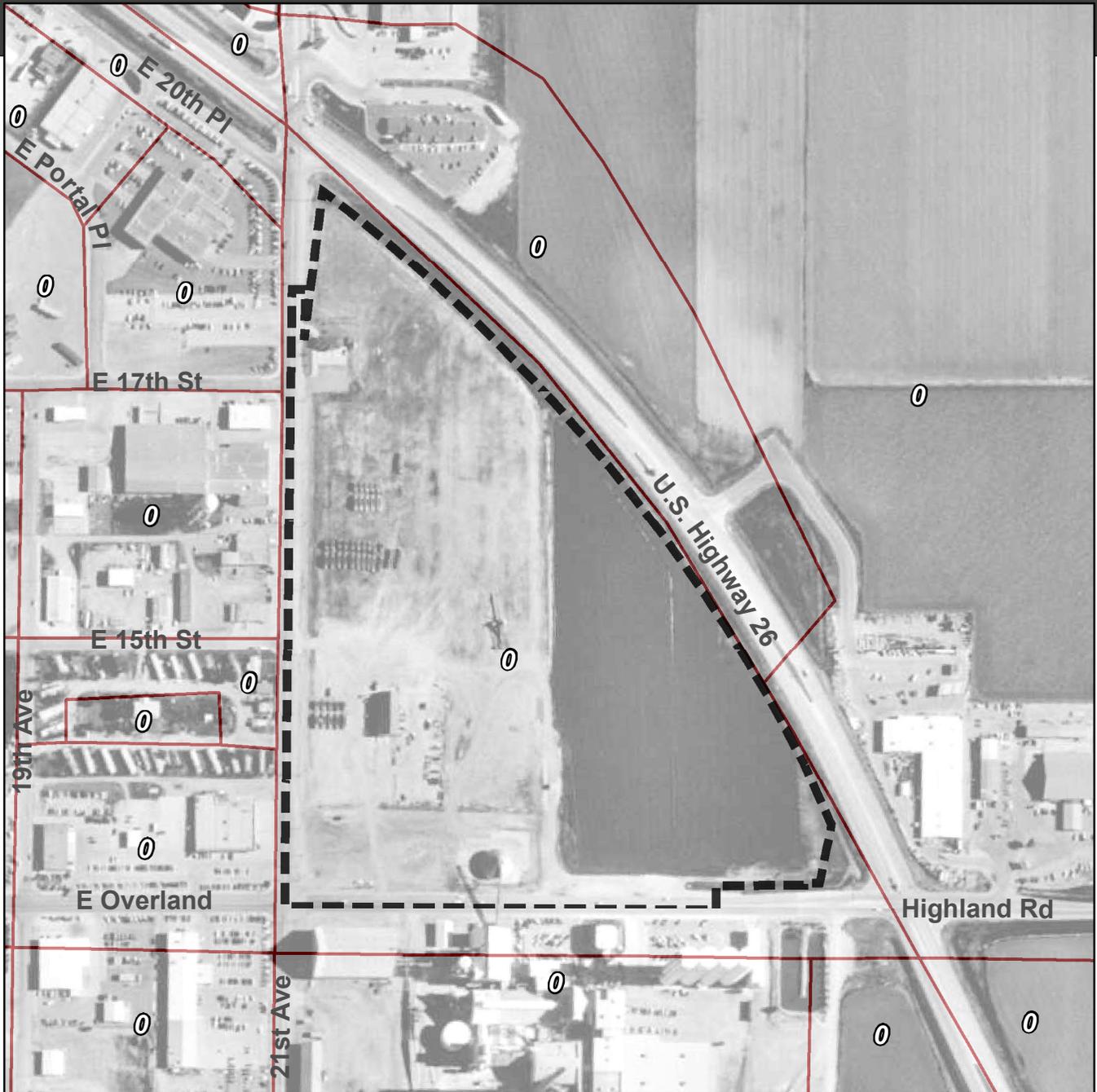
Data Sources:

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/1993SPCOQs/41103/>



Headquarters
818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

Blight Study | City of Scottsbluff, NE



2000 US Census Block Population

2000 US Census Population

0	2-5	51-273
1	6-50	Study Area

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



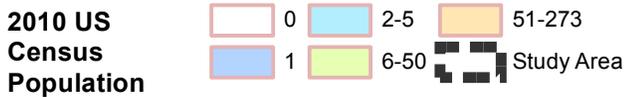
Headquarters
818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

Blight Study | City of Scottsbluff, NE



2010 US Census Block Population

City of Scottsbluff
Scotts Bluff County, NE



Data Sources:

Population: 2010 US Census Blocks and Block Level Population Data from www2.census.gov

Imagery: Farm Service Agency (FSA) 2010 Imagery, Acquired on June 15-16, 2010
[ftp://dnrftp.dnr.ne.gov/pub/data/CoqArea/Band4_NE_1m_2010/41103/](http://dnrftp.dnr.ne.gov/pub/data/CoqArea/Band4_NE_1m_2010/41103/)

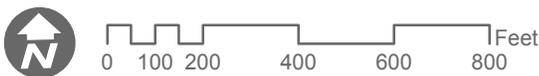


Headquarters
818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

Blight Study | City of Scottsbluff, NE



Esri, US Census Bureau, Infogroup, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Projected 2019-2024 USA Population Growth

Projected 2016-2021 Pop Growth



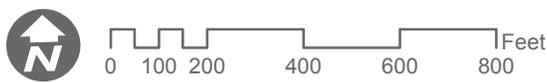
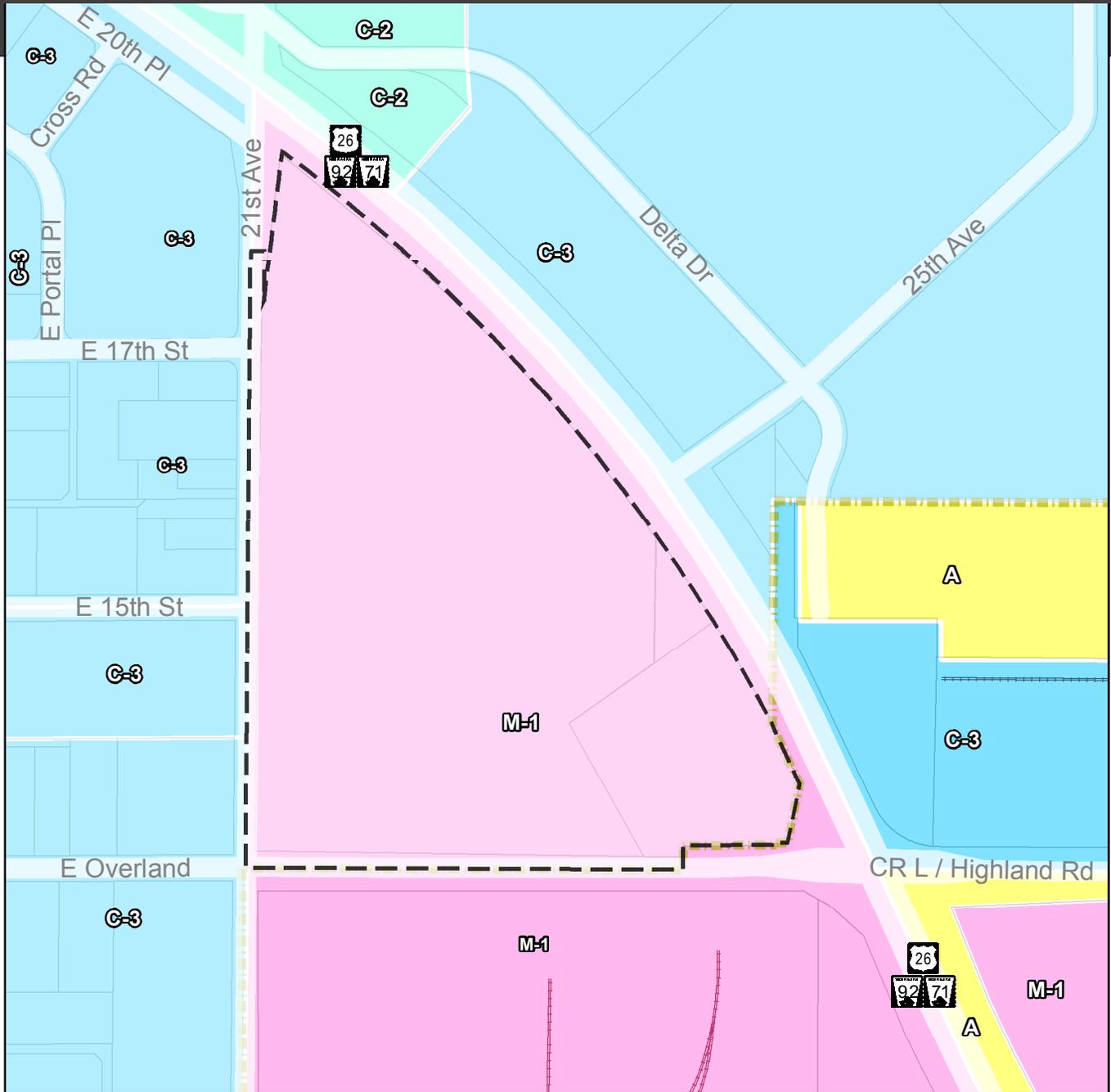
City of Scottsbluff
Scotts Bluff County, NE

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

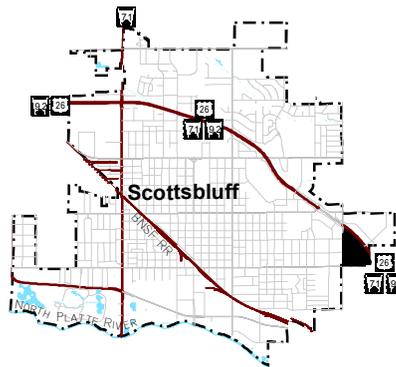


Headquarters
818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

Blight Study | City of Scottsbluff, NE



- Study Area
- Corporate Limits
- Zoning**
- A
- C-2
- C-3
- M-1
- R-4



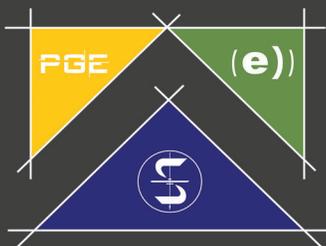
Existing Zoning
 City of Scottsbluff
 Scotts Bluff County, NE

Data Sources:
 Land Use: City, 2005 with field updates
 Parcels: Scotts Bluff County, 2017



Headquarters
 818 South Beltline Highway East, Scottsbluff, Nebraska 69361
 Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

PROVIDING SIMPLY SMART SOLUTIONS



MCS

FAMILY OF COMPANIES

Engeneering Firm | Environmental Consulting Group

www.MCSfamilyofcompanies.com

Headquarters

818 South Beltline Highway East, Scottsbluff, Nebraska 69361
Phone (308) 635-1926 Fax (308) 635-7807

2116 Pioneer Avenue, Cheyenne, Wyoming 82001
Phone (307) 635-2828 Fax (307) 635-9902