

# **City of Scottsbluff, Nebraska**

**Monday, May 17, 2021**

**Regular Meeting**

## **Item Pub. Hear.2**

**Council to conduct a public hearing set for this date at 6:00 p.m. to submit question of whether Study Area #14 which is generally described as properties and tracts of land**

*north of East 15th Street and south of East 17th Street, beginning at 21st Avenue on the east and running west for a distance of two blocks, in the southeastern portion of the City of Scottsbluff is blighted and substandard.*

**Staff Contact: City Council**



# STUDY AREA #14

## BLIGHT & SUBSTANDARD DETERMINATION STUDY City of Scottsbluff, NE



**PRESENTED TO**  
City of Scottsbluff  
Community Redevelopment

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

**PROJECT**  
RS100094-2102

March 9, 2021







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Headquarters  
818 South Bellline Highway East, Scottsbluff, Nebraska 69361  
Phone (308) 635-1926 Fax (308) 635-7807 [www.MCSfamilyofcompanies.com](http://www.MCSfamilyofcompanies.com)

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## Purpose of this Analysis

The Blighted and Substandard designation opens the door for stimulating new development and allowing developers—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 These areas tended to be older and out of date.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 in the community have seen steady growth and development. Developments around the study area have seen 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 proposed Study Area #14 analyzed in this report is generally described as being in the southeast quadrant of the city between East 17th and East 15th Streets on the north and south respectively, 21st Avenue on the east, and the alley east of 17th Avenue on the west. A number of opportunities for redevelopment exist along and adjacent to the 21st Avenue Arterial allowing the community to overcome some of the challenges in the Proposed Study Area #14.

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 saw growth between 1965-1980 but has seen much fewer improvements over the past 40 years, due to a number of challenges. The Study Area is bordered on the west by multi-family housing units, while its complete northern, eastern, and southern borders have all been previously designated as blighted and substandard, having seen limited new investment and rehabilitation to improved structures that remain in need of upgrading and redevelopment. Study Area #14 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.



Headquarters

818 South Beltline Highway East, Scottsbluff, Nebraska 69361

Phone (308) 635-1926 Fax (308) 635-7807 [www.MCSfamilyofcompanies.com](http://www.MCSfamilyofcompanies.com)

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## 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

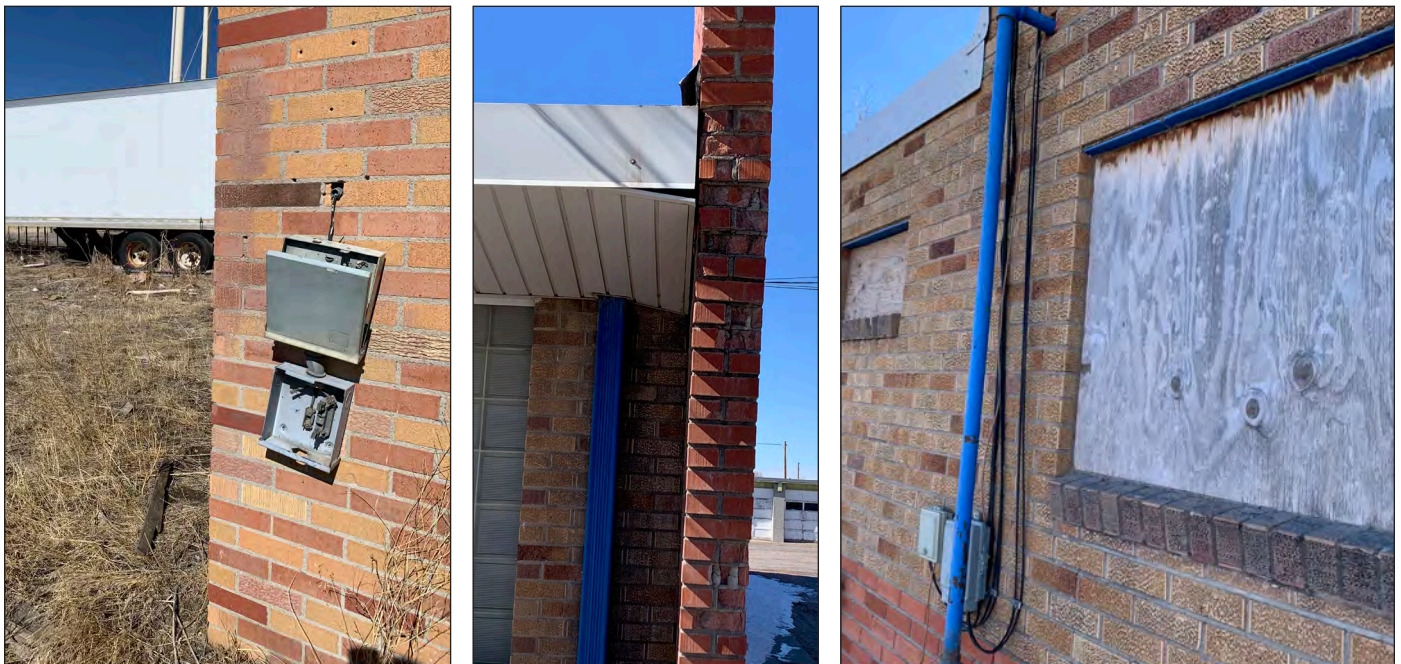
private enterprise without aid. Such things as overcrowding, unsafe, unsanitary conditions, inadequate planning, lack of proper light, air and open space, defective design and arrangement of buildings, faulty street layout and economically undesirable land uses are among the reasons.

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. Study Area #14** on page 4 of this report, with the area boundary described on page 5 and parcels list provided in **Table 2** in the **appendix**. The Study Area can generally be described to include land bounded by 17th Street on the north, 15th Street on the south, the alley east of 17th Avenue on the west, and 21st Avenue on the east.

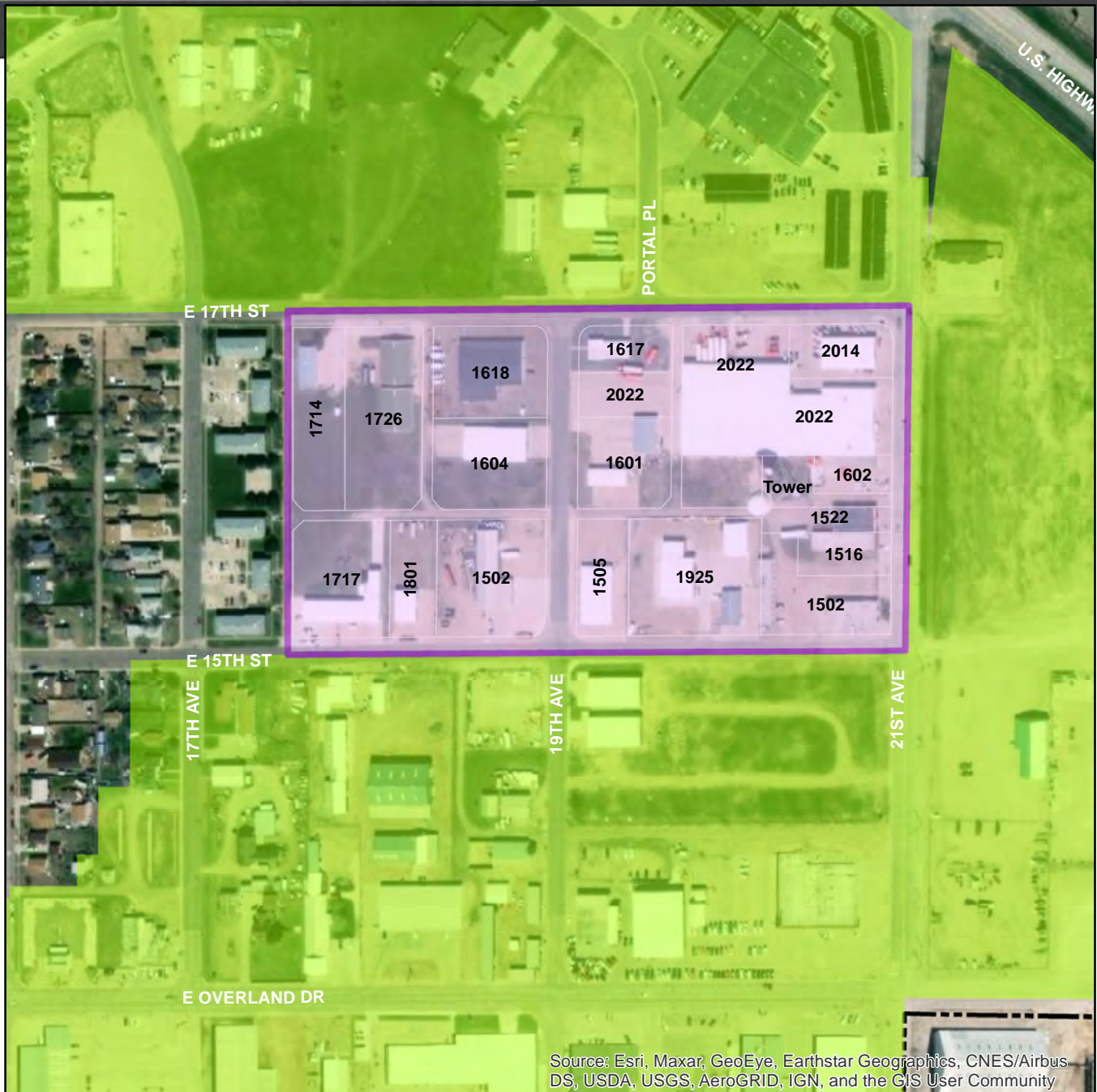
The study looks at existing land-uses, platting, structures and infrastructure systems to determine whether Study Area #14 or a part of it meets the statutory requirements for the designation as a Blighted and Substandard Area. With the growing interest and use of this valuable tool the State has taken 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 2016 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.



*Examples of Structural Conditions within the Study Area*

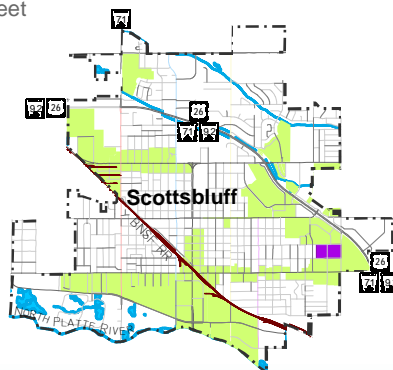




### Redevelopment Areas

- Existing Redevelopment Areas
- Study Area #14
- Parcel Address
- Corporate Limits

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



## Study Area #14

City of Scottsbluff  
 Scotts Bluff County, NE



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

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**Redevelopment Study Area (Site 14):** The redevelopment study area consists of properties and tracts of land north of East 15th Street and south of East 17th Street, beginning at 21st Avenue on the east and running west for a distance of two blocks, in the southeastern portion of the community. The site contains approximately 18.156 acres and is more particularly described as:

*Situated in the North Half of the Southeast Quarter of the Southeast 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 northerly-southerly 21st Avenue right-of-way centerline's intersection with the easterly-westerly right-of-way centerline of East 15th Street;*

*Thence, westerly on said East 15th Street right-of-way centerline to its intersection with the southerly extension of the northerly-southerly alley right-of-way between LT 5, BLK 5, EAST PORTAL ADD (Parcel #010245065) and LTS 7-13, BLK 5, REPL LTS 7-13, BLK 5, EAST PORTAL ADD (Parcel #010245081);*

*Thence, northerly on said southerly extension of right-of-way centerline of alley between said Parcel #010245065 and said Parcel #010245081, and continuing northerly on said right-of-way centerline of alley between Parcel #010245065 and said Parcel #010245081 and continuing northerly to its intersection with the easterly-westerly centerline of the East 17th Street right-of-way;*

*Thence easterly on said East 17th Street right-of-way centerline to its intersection with the northerly-southerly centerline of the 21st Avenue right-of-way;*

*Thence southerly on said 21st Avenue right-of-way centerline to the Point of Beginning, said redevelopment study area containing an area of **18.156 acres**, more or less.*

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.



Headquarters

818 South Beltline Highway East, Scottsbluff, Nebraska 69361

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

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## 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;”*

On pages 7 and 8 are provided 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.



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Headquarters

818 South Beltline Highway East, Scottsbluff, Nebraska 69361

Phone (308) 635-1926 Fax (308) 635-7807 [www.MCSfamilyofcompanies.com](http://www.MCSfamilyofcompanies.com)

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**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 years or more 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.



**MCS**  
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Headquarters

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Phone (308) 635-1926 Fax (308) 635-7807 [www.MCSfamilyofcompanies.com](http://www.MCSfamilyofcompanies.com)

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**Blighted Area Definition**

The blighted 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, as well as poor vehicular access and/or internal circulation, substandard parking definition and parking layout (lack of curb cuts, awkward entrance/exit points), offset or irregular intersections, substandard or nonexistent pedestrian circulation.
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness. Such things as landlocked parcels, odd shaped lots, undersized lots, and poor accessibility.
4. Unsanitary or unsafe conditions. Examples here include age and physical condition of structures, buildings located within the flood plain, lack of public infrastructure, unsanitary conditions and ventilation. Additional examples include graffiti or other forms of vandalism or vagrant activity, poorly lit and unlit areas, the existence of trash or debris or weeds, abandoned vehicles, uneven grading or steep slopes, environmental contamination, cracked or uneven sidewalks, a high incidence of reported crime.
5. Deterioration of site or other improvements. Such things as off-street parking, poor storm drainage, junk cars, dilapidated structures, neglected properties, debris, on-site storage, unscreened trash or mechanical storage areas, deterioration of parking surfaces, lack of landscaping, general site maintenance problems 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 are examples.
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.



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

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## 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, referred to as the Study Area. The valuation, tax amount and any delinquent amount was examined for each of the properties, and 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 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.



## Analysis of the Study Area

### Scottsbluff Designated Study Area #14

The City selected the Designated Study Area for evaluation to be within the corporate limits. The area is primarily warehouse/storage and light industrial in nature and also includes commercial service and restaurant uses, semi-public and public uses, and vacant/undeveloped areas. Surrounding the Study Area are similar uses, while the western edge is bordered by multi-family residential units. This particular area was selected for several reasons.

1. The area borders a very active commercial/industrial 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 is 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 other blighted and substandard areas—it is surrounded by blighted and substandard areas with the exception of the multi-family housing units on the west.

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 the Study Area within the City was conducted in February 2021 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 information 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 Study Area's north, east, and south borders co-terminate with existing Blighted and Substandard areas (the East Overland business district, and eastern community gateway areas along the south side of US Highway 26).

The total acreage with the City of Scottsbluff city limits is 4275.95 acres. Currently, the city has approximately 1085.7 acres designated as "Blighted and Substandard", approximately 25.4% of the City's total acreage. The proposed additional "Blighted and Substandard" area consists of 18.157 acres, or 0.42% of the city. Adding this proposed area to the existing "Blighted and Substandard" area brings the total Blighted and Substandard area to 1103.86 acres or 25.8% 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 summarized in the following six categories:

- Office & Professional
- Commercial—Service, Restaurant
- Public & Semi-Public
- Industrial (includes Warehouse, Storage)
- Public Streets
- Vacant / Undeveloped Land



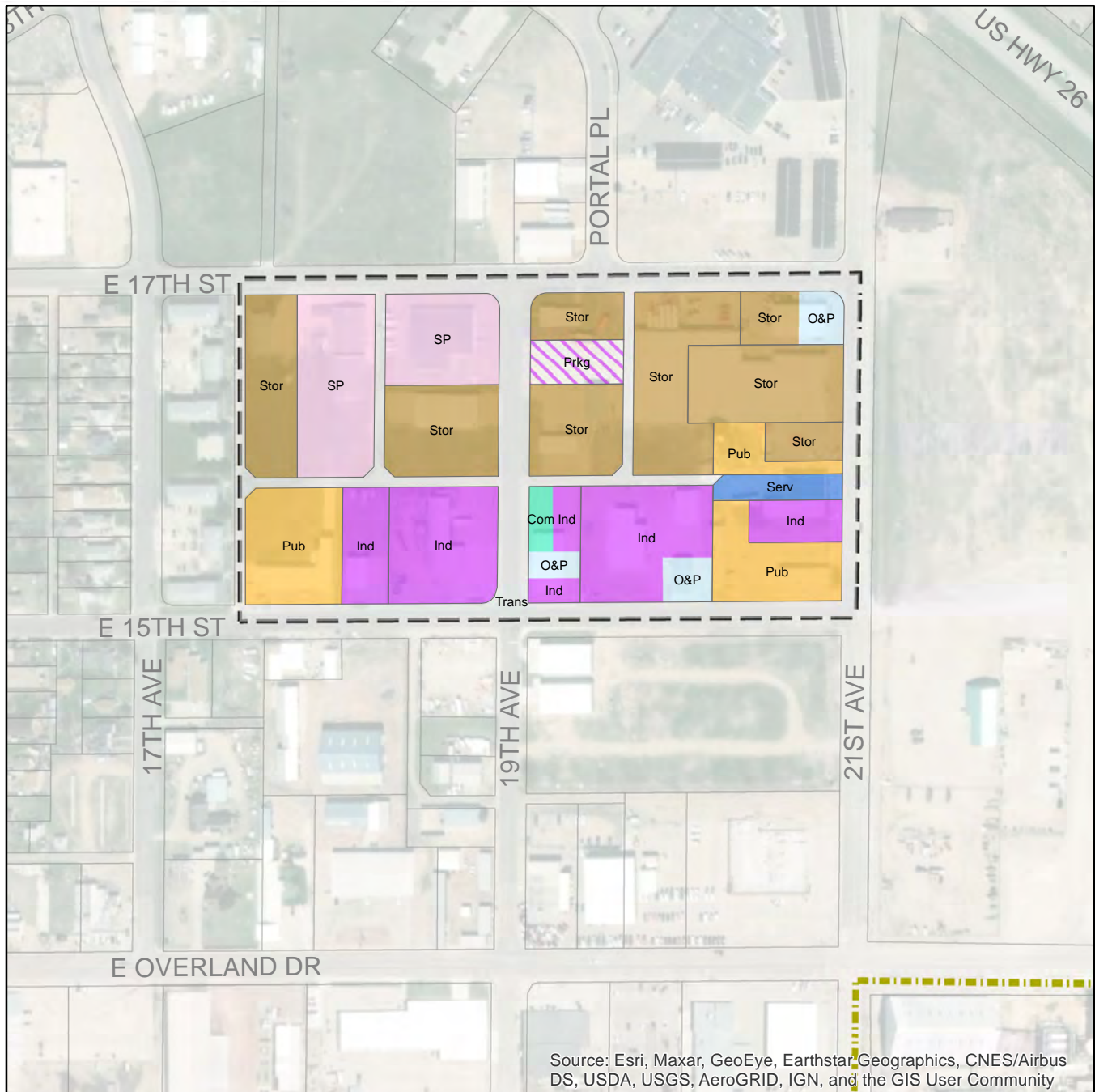
Headquarters

818 South Beltline Highway East, Scottsbluff, Nebraska 69361

Phone (308) 635-1926 Fax (308) 635-7807 [www.MCSfamilyofcompanies.com](http://www.MCSfamilyofcompanies.com)

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providing **Simply Smart Solutions**

0 75 150 300 450 600 Feet

- |                       |             |                      |
|-----------------------|-------------|----------------------|
| Corporate Limits      | Restaurant  | Industrial           |
| Blight Study Area     | Service     | Industrial Parking   |
| Parcel                | Semi-Public | Warehouse/Storage    |
| Office & Professional | Public      | Vacant / Undeveloped |
|                       |             | Roads                |

## Existing Land Use

City of Scottsbluff  
Scotts Bluff County, NE

Data Sources:  
Land Use: MCS Field Survey, 2021  
Parcels: Scotts Bluff County, 2019  
Aerial: ESRI Basemap



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

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**Table 1**  
**Existing Land use - Scottsbluff Blight Study Area #14**  
**Scottsbluff, Nebraska**

Land Use Category	Blight Study Area 14	
	Area(Acres)	Percent of Total Area
Office & Professional	0.500	3%
Industrial (Includes Storage)	7.920	44%
Commercial	0.419	2%
<i>Service</i>	0.282	2%
<i>Restaurant</i>	0.137	1%
Public / Semi-Public	3.620	20%
Public Streets & Alleys	3.907	22%
Vacant / Undeveloped Land	1.791	10%

Source: M.C. Schaff & Associates, Inc., Field Survey, February 2021

The land uses indicated in Study Area 14 are analyzed further in Table 1 (at left). The data detail the breakdown of land uses within this Study Area, as well as the total acreage within this Study Area.

As indicated in Table 1, the largest land use in this Study Area is that of industrial uses, including storage. This use comprises a total of over 7.9 acres, or 44% of the Study Area.

The second largest land use in this Study Area is that occupied by public right of ways—streets and alleys. This land use comprises 3.9 acres, or 22% of the Study Area.

The third largest land use in the area includes public/semi-public parcels, comprising over 3.6 acres or one fifth of the Study Area.

Vacant and undeveloped uses make up one tenth of the Study Area and are the fourth largest use, with nearly 1.8 acres. Office & Professional and Commercial land uses occupy the remaining acre, each totalling 3% of the Study Area.

The Study Area is completely bordered on the north, east and west by previously declared blighted and substandard areas situated along US Highway 26, 21st Avenue, and East Overland.



*Examples of Site Conditions within the Study Area*

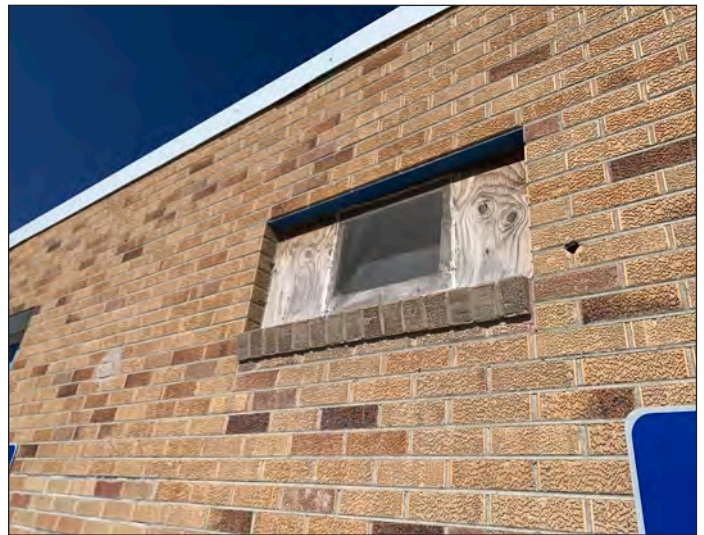
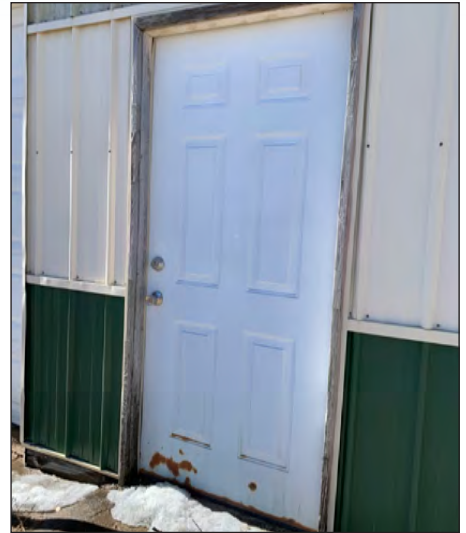


Headquarters  
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*Examples of Structural Conditions within the Study Area*



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Headquarters  
818 South Bellline Highway East, Scottsbluff, Nebraska 69361  
Phone (308) 635-1926 Fax (308) 635-7807 [www.MCSfamilyofcompanies.com](http://www.MCSfamilyofcompanies.com)

Blight Study | City of Scottsbluff, NE

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**Examples of Sidewalk, Curb & Gutter, and Street Conditions within the Study Area**

## Findings and Contributing Factors

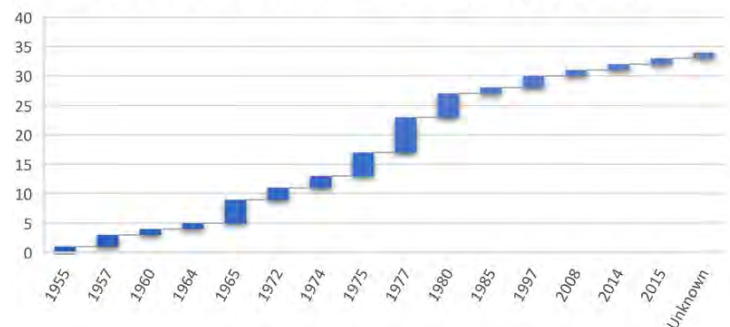
The intent of this study is to determine whether the subject area has experienced structural and site deterioration and if there are additional negative factors that are decreasing the potential to develop. The field survey work was completed in February 2021 and supports initial impressions that the area had in general 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:

### 1. Deteriorated or Deteriorating Structures Exterior Inspection of Buildings

There were a total of 34 buildings evaluated using the Blighted and Substandard criteria as described on page 7 of this report. Only primary structures were evaluated under the Blighted and Substandard definition. Any outbuildings/ other structures present were not included in the survey. One public facility in addition to a municipal water tower are found within the Study Area. The boundary for the Blighted and Substandard designation includes 33 buildings of known age, with a combined average age of 44.9 years. For structure age see chart below, as well as **figure 3** on the following page, and **Table 3** (in **appendix b**). Structure condition is summarized in **figure 4** (page 16). Field surveys confirming Scotts Bluff County Assessor's data concluded that 3% (1 structure) was good, 94% were deteriorating (25 average, 4 fair, 7 badly worn), and 3% (1 structure) was dilapidated (worn out).

**Structures built in Scottsbluff Study Area #14**



Source: Scotts Bluff County Assessor online database, verified by M.C. Schaff & Associates, Inc., Field Survey, February 2021



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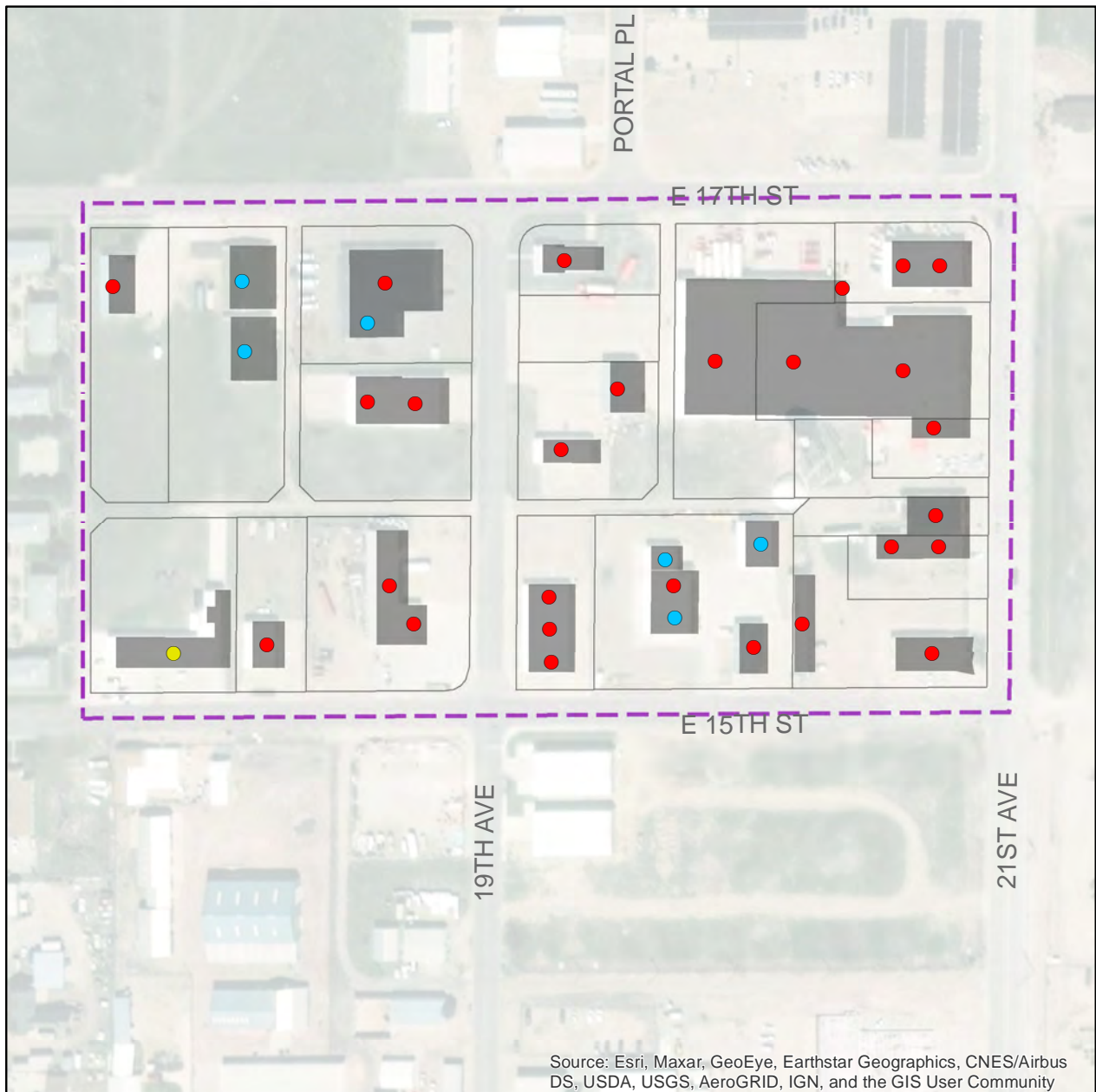
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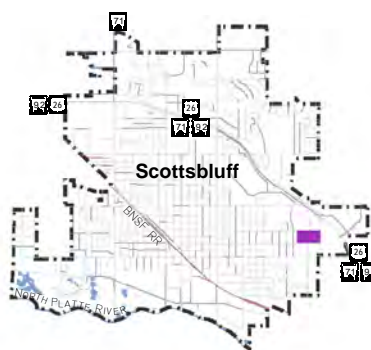
Blight Study | City of Scottsbluff, NE

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**Study Area Structure Year**

- 1910-1981 (27 Structures)  
- Built 40 or More Years Ago
- 1982-2021 (6 Structures)  
- Built Less Than 40 Years Ago
- Public Building/Unknown (1 Structure)  
- Age Unknown
- Study Area Building Footprint
- Study Area
- Study Area Boundary

**Structure Age**

City of Scottsbluff  
Scotts Bluff County, NE

Structure age obtained from  
Scotts Bluff County Assessor  
online data sheets, Feb. 2021.



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Blight Study | City of Scottsbluff, NE

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0 50 100 200 300 400 Feet

**Structure Condition**

- Good (1)
- Average (21)
- Fair (4)
- Badly Worn (7)
- Worn Out (1)

- Vacant/Undev (2)
- Storage/Warehouse (16)
- Study Area Building
- Study Area Parcel
- Study Area

**Structure Condition****City of Scottsbluff, NE**

Structure condition obtained from Scotts Bluff County Assessor online data sheets, and adjusted following field verification, Feb. 2021.



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**2. 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.

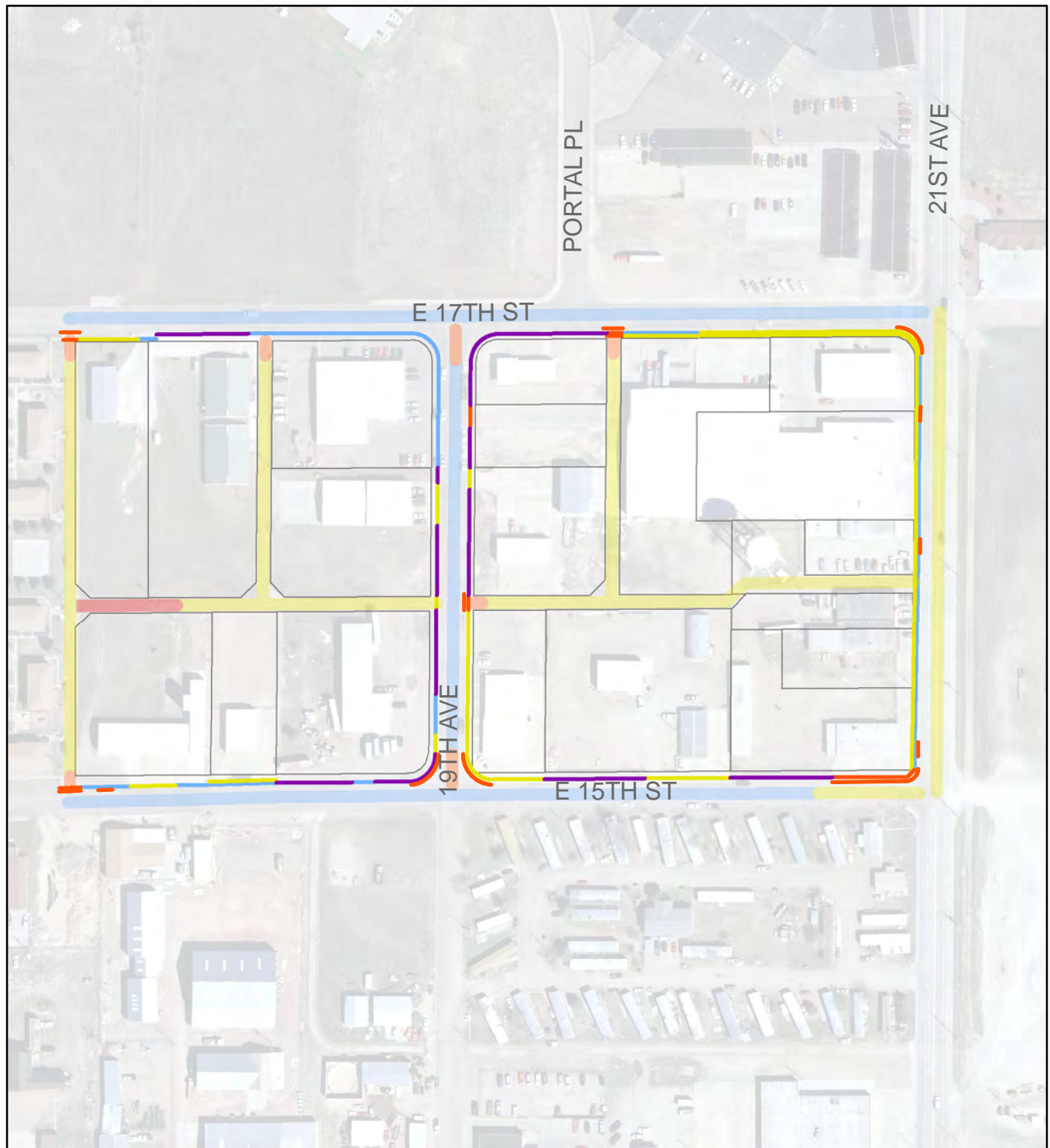
The surface condition of public roads including streets and alleys in the Study Area, displayed in **figure 5**, is fair to good. All bituminous surfaces have been recently chipsealed (either in 2016 or 2020) and maintained to community standards. The study area has alleys with gravel surfaces.

- a. Street concrete pavement, curb, and gutter display a significant amount of cracking, breaks and missing areas.
- b. Gravel and unimproved surface parking.
- c. Gravel alleys with poor drainage in need of resurfacing.
- d. Street access not consistent with the community's overall standard development pattern along other arterials in the community. Several curb cuts allow access to shallow paved areas along 21st Avenue where the sidewalk is less defined from the parking surface rather than providing defined parking areas separate from pedestrian travelways.
- e. Sidewalks are present along the west side of 21st Avenue, however, throughout the remaining blocks within the Study Area, some properties have public sidewalks, while others lack public sidewalks.



*Examples of Site Conditions within the Study Area*





**Street Surface**

- Good
- Deteriorating
- Dilapidated
- None

**Sidewalk / Curb /  
Gutter Condition**

- Good
- Fair
- Poor
- None



0 50 100 200 300 400 Feet

**Surface Condition**

City of Scottsbluff  
Scotts Bluff County, NE

Conditions observed during  
MCS field survey, Feb. 2021.



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

The Study Area contains some odd shaped lots, and buildings with a single use are built over and across parcel lines. As mentioned in the previous paragraph, property accessibility is limited along 21st Avenue, a busy four lane arterial. The east-west alley entrance from 21st Avenue is narrow, and the alley is platted with a narrow 14 foot wide bend as it passes the water tower heading west. In the block to the west side of 19th Avenue, this same east-west alley dead-ends behind the Rural Fire Hall rather than continuing (as-platted) to meet the north-south alley running on the east edge of the multi-family housing area that borders the Study Area on the west. The remaining alleys are platted 20 feet in width, standard in the community.



### 4. Unsanitary or Unsafe Conditions

Within this category, age of Structure is a contributing factor to the blighted and substandard conditions in the Study Area with 91% of the structures over 40 years of age. The statute allows the inclusion of this factor, regardless of structure condition, where there is a predominance of structures 40 years of age or older. See **Appendix B—Table 3** for a summary of structure ages.



### 5. Deterioration of site or other improvements

#### Debris

Debris accumulates in vacant properties, and along fences throughout the Study Area. 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 and tumbleweeds accumulating along fencing. Numerous (somewhat less severe) additional instances are present across the entire Study Area as well, suggesting the problem is growing.

Light and heavy truck traffic on unpaved surfaces degrades air quality conditions.



#### Dilapidated Structures

Structure conditions were examined both using Scotts Bluff County Assessor's online database of building appraisal and confirmed/adjusted through field evaluation. The data and rating system from the Scotts Bluff County Assessor's database was used to evaluate properties in the area, rating structures as either: Excellent, Good, Average, Fair, Badly Worn, and Worn Out. Rating terms are defined as follows:

**Excellent:** Typically newer construction or property that has been completely upgraded.

**Good:** Typically no major defects or aging conditions in field analysis.

**Average:** Typically minor defects showing up, 25% or less of the



*Examples of Site Conditions within the Study Area*





following— degrading roofing materials, masonry joints in need of tuck-pointing, or small cracks in foundation, broken glass, painted surfaces beginning to peel.

**Fair:** Similar to Average, conditions are worsening and cover a larger portion of structure.

**Badly Worn:** Structure is showing many of the conditions mentioned, and extent of aging and deterioration may require demolition to eliminate the conditions.

**Worn Out:** Aging, deterioration and conditions point toward demolition to eliminate the conditions.

Based on these ratings, it is assumed that Average condition and less would constitute less than desirable conditions due to age and structure status. It is common for older structures to require considerable maintenance and upkeep to maintain good and excellent condition, while an Average structure can show signs of deterioration that can more quickly become a dilapidated structure if not addressed.



Findings of the study show 3% of the structures were dilapidated and pose a threat as well as 94% deteriorating. There are 27 structures which are in excess of 40 years in the Study Area, built between 1910-1981, while one public building is of unknown age and only 6 buildings have been constructed after 1981. Thus, structure age and obsolescence *within the Study Area* **is** a contributing condition of blight and substandard.

**6. Diversity of Ownership**—20 properties with 14 owners.

**7. Tax or Special Assessment Delinquency**—None identified.

**8. Defective or Unusual Conditions of Title**—None identified.

**9. Improper Subdivision or Obsolete Platting**—Buildings in the northeast section of the Study Area are built over lot lines. This feature alone is not substantial, but this does contribute to the blighting factor. See *appendix d—figure 11* for a current zoning map of the area.

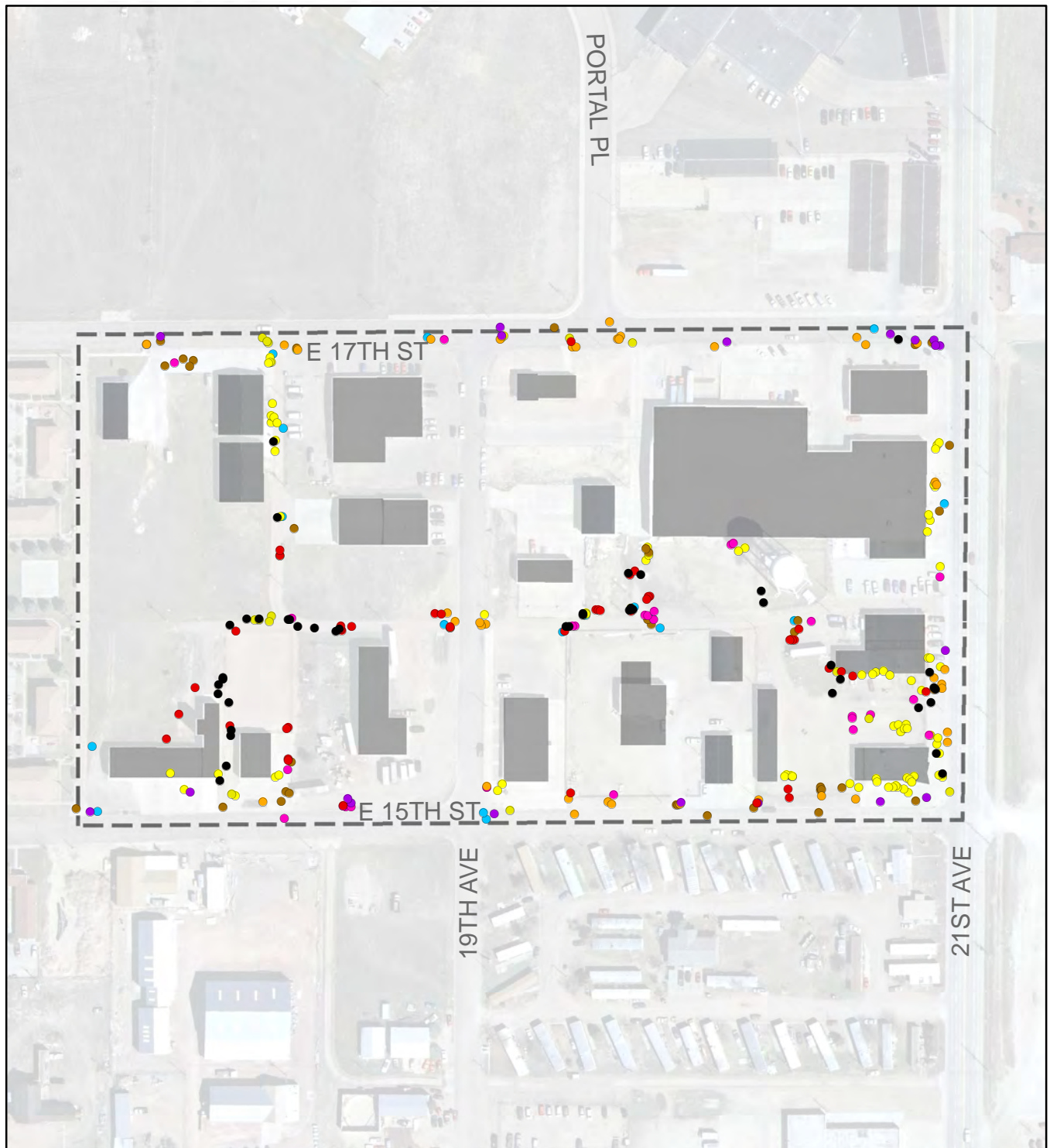
**10. The Existence of Conditions That Endanger Life or Property by Fire or Other Causes**

*figure 6*, on the following page, provides an overview of the blighted and substandard conditions located and photographed during field observations.

### Poor Sidewalk and Street Conditions

Part of the Study Area is not serviced with sidewalks. The condition of the existing sidewalks ranges from good to deteriorating. While the road travel surface has been recently chipsealed (2016-2020), the condition of the street concrete paving (intersections, curb & gutter) shows signs of age with considerable cracking, settling, gaps and missing pieces. These conditions are wide-spread.





## Blighted and Substandard Conditions Locations

- |                          |                  |                  |
|--------------------------|------------------|------------------|
| • Debris and/or Graffiti | • Sidewalk       | • Parking        |
| • On Site Storage        | • Infrastructure | • Structure      |
| • Curb/Gutter            | • Drainage       | • Roads/Concrete |

City of Scottsbluff, NE

Conditions observed during  
MCS field survey, Feb. 2021



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### On Site Storage

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

**11. Any Combination of Such Factors**—The combination of all blight and substandard conditions found within the Study Area could be considered a factor in substantially arresting sound growth in the area and obsolescence contributes toward an inability of property within the area to compete in the market place.

### 12. Detrimental to Public Health, Safety, Morals, Welfare in Present Condition

While a minimum of at least one of the following factors is required for this condition to be met, at least two of the factors are confirmed to be present in the Study Area.

**a. Unemployment Rate At Least 100% of State or National Average**—was not considered a factor and was not researched as part of this study beyond determining that the unemployment rate in Scotts Bluff County, NE was 4.208% in 2020, while the US had an unemployment average of 8.1%, and Nebraska averaged 4.242% for the year.

**b. Average Residential and Commercial Structure Age Over 40 Years**—is a factor. There are no residential buildings in Study Area #14. The median age of primary commercial structures in the area is **43.62** years. Age of the structures within the Designated Study Area is provided through the Scotts Bluff County Assessor's online database and field verification. Only those structures built before 1982 qualify for the 40 years and older structures designation in the State of Nebraska laws. Of the 33 buildings within the Study Area all but six structures were built before 1982.

**c. Subdivided/Platted Property Unimproved for 40 Years**—not considered as a factor.

**d. Per Capita Income Level**—not researched as part of this study.

**e. Decreasing Population**—is a factor. The Study Area contains no residential properties, and is located in census tracts all of which the census data reports population from 1990, 2000, and 2010 decennial census. Map **figures 7-10** provided in **appendix c** illustrate the 1990, 2000, and 2010 decennial census as well as the projected 2020-2025 population change 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 based on the last two decennial census; and a stable or decreasing population is also projected for 2020-2025 according to ESRI demographics data, which is based on the decennial census, Infogroup business data, other public and proprietary data sources, and proprietary models.



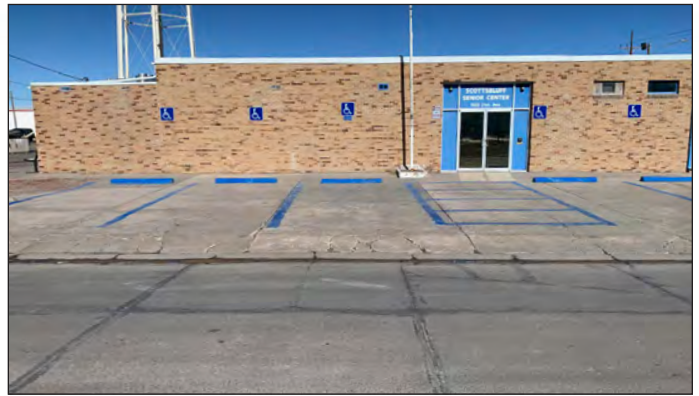
## Conclusion of Blighted and Substandard Analysis

Based on this analysis, the Study Area meets the criteria of both blighted and substandard conditions—the Study 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 the following Blighted and Substandard Conditions:

- The Study Area has some inadequacies in the form of traffic movement capabilities and real property access. Numerous off-street private and semi-public paved and unpaved parking areas exist, along with a few interior private drives. While some off-street parking areas and drives are well maintained, many parking areas, driveways, alley entrances, and private entrances crossing sidewalk travel ways are deteriorating or dilapidated pavement, 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 is inadequate and backs up on properties with unpaved parking as well as on undeveloped sites, which are lower in elevation—various sites throughout the Study Area. Alleys are in need of additional gravel surfacing and lack proper drainage.
- The field survey 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, and review of the city's GIS database pertaining to water distribution, hydrants, and storm water conveyance. In 2016 and 2020, the city undertook citywide chipseal projects to resurface bituminous streets. However, concrete street sections as well as curb and gutter concrete paving shows signs of age with wide-spread conditions of cracks, gaps, settling, and missing pieces.
- There are sidewalks in the Study Area, but not a continuous system, therefore, the Study Area is lacking a complete sidewalk system. Deteriorating and dilapidated sidewalks and driveway entrances contribute to generating traffic hazards for children and other pedestrians in the Study Area as pedestrians are forced to navigate broken pavement and potholes—their safety, well-being and health at risk.
- The Study Area contains many private driveways and off-street parking areas. Private drives and private parking lots are surfaced with concrete, native material or sparse gravel. Many driveways and parking areas, particularly those associated with commercial/industrial uses and higher traffic volumes are deteriorating or dilapidated.
- Over half of the Study Area appears unkept and/or contains substantial examples of debris. While there are well maintained properties, these are contrasted with a relatively high level of poorly maintained properties within this Study Area—which represent a considerable blighting factor. The lack of site improvements in various 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. One of the keys in creating a positive image within an area is exterior maintenance of lots. Perfectly maintained structures can still be seen as deteriorating parts of the community when the exterior and/or curb appeal is less





than desirable. Site improvements such as parking areas range from good to deteriorating to dilapidated. Public alleys, while not directly impacting curb appeal, contribute greatly to one's sense of well being. Alley surfaces are unpaved and lack proper drainage. Neglect can be seen on the vacant building exteriors—dilapidating surfaces, broken and/or boarded windows, and graffiti.

- The Study Area has lot layout faults in relation to size, adequacy, accessibility or usefulness—including an alley with inadequate width, an alley that dead-ends rather than connecting as platted, and a common land use complex of buildings built over three separate lots, indicated both through field survey as well as investigations of property ownership and plat maps via the Scotts Bluff County online map and database. Therefore, 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. Poor sidewalk system condition, on-site storage, secluded areas for pests to thrive, and poor surface drainage are conditions found in the Study Area.
- Conditions exist which are detrimental to the public health, safety, morals and welfare in the present condition with the existence of graffiti, debris, junk cars, on-site storage, poor sidewalk conditions—lack of sidewalk, and inadequate drainage. Structure age averages over 40 years, and the census shows decreasing population trends over the past two decentennial census. The existence of an inadequate surface drainage system of the Study Area presents additional threats to health. The lack of sufficient drainage leads to ponding and stagnating surface water, creating not only a physical hazard, but also increased potential for multiplying mosquito production, an additional health hazard to area residents.

#### **Blighted conditions that do not appear to be present**

- There are not more than half of the plotted and subdivided property that are unimproved, within the city for forty years and that have remained unimproved during that time. A large amount of the Study Area has remained unimproved but this amount does not exceed half of the area.
- Diversity of ownership does not appear to be a substantial factor.

#### **Blighted conditions not evaluated**

- Tax or special assessment delinquency exceeding the fair value of the land was not identified.
- Defective or unusual conditions of title was not identified as a factor.
- Unemployment Rate At Least 100% of State or National Average was not considered a factor.
- With no residential property, the Per Capita Income of the area was not investigated as a part of this study.





## Comprehensive Plan / Surrounding Property

According to the City's 2016 Comprehensive Plan, the Study Area is located in the Southeast Industrial and Commercial District with C-3, M-1, and M-2 appropriate zones. Following are some principles for sustainable development in this area provided in the current Comprehensive Plan:

### Interconnection of Neighborhoods and amenities

Walkable connections of neighborhoods to neighborhood services along East Overland.

Connection to other services and areas of the city through multiple modes of safe transportation.

Formalized bicycle and pedestrian facilities.



### Sustainable development

Scottsbluff Drain—There is an opportunity to make changes to the drain that would improve storm water drainage, improve water quality, and provide green space for recreation and wildlife habitat.

Socially responsible economic development that fulfills the community's definition of success.

Encourage creative community development and entrepreneurship projects that take care of a social need for the neighborhood.

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 Highway 26, South 21st Avenue, and South Beltline.



### Access to culture and recreation

Access to greenways and walking paths.

### Strong neighborhoods and places, rooted in our unique character

Promote cultural hub of the community through design standards.

Placemaking components to increase safety, wellness, social gathering, attractiveness of East Overland area.

Beautification along community gateways.

Housing rehabilitation and increase in quality of rental and other available housing.

Maintain availability of low income housing options.

Facilitate and support neighborhood involvement in plans, studies, and community events.







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 three other areas declared as blighted and substandard: East Overland business district, and eastern community gateway areas along the south side of US Highway 26 and east side of 21st Avenue).

The Study Area will benefit greatly from implementation of the 2016 Comprehensive Plan's sustainable development principles.

Adjoining the Study Area with the 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 as well as the adjacent blighted and substandard areas and create a continuous, harmonious redevelopment area in the Scottsbluff Southeast Industrial and Commercial District.

## 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



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

Blight Study | City of Scottsbluff, NE

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

Parcel	Legal Description
10119574	LT 1, BLK 1, EAST PORTAL ADD
10119582	LT 2, BLK 1, EAST PORTAL ADD
10119590	LT A, SUB LT 3, BLK 1, EAST PORTAL ADD
10119604	LT 4, BLK 1, EAST PORTAL ADD
10119779	LT 1, BLK 5, EAST PORTAL ADD
10119787	LT 2, BLK 5, EAST PORTAL ADD
10119795	LT 3, BLK 5, EAST PORTAL ADD
10146458	LT 1, SECOND WILDY & LANA INDUSTRIAL TRACTS
10146466	LT 2, SECOND WILDY & LANA IND TR
10146474	LT 3, SECOND WILDY & LANA IND TR
10156364	TR 2, TR 3, & TR 4, EX N 20', WILDY & LANA INDUSTRIAL TR
10156372	TR 5 EX N 20', 24-22-55, WILDY & LANA INDUSTRIAL TRACTS
10231986	TRACTS A & C WIEDEMAN SUB REPLAT TR 1 WILDY & LANA IND. TRACTS
10231994	TR B, WIEDEMAN SUB, REPLAT OF TR 1, WILDY & LANA INDUSTRIAL TRACTS
10232001	TR D, WIEDEMAN SUB, REPLAT OF TR 1, WILDY & LANA INDUSTRIAL TRACTS
10245057	LT 4, BLK 5, EAST PORTAL ADD
10245065	LT 5, BLK 5, EAST PORTAL ADD
10245073	LT 6B, BLK 5, REPL SUB LT 6, BLK 5, EAST PORTAL ADD
10253688	LT B, SUB OF LT 3, BLK 1, EAST PORTAL ADD
10266801	LT 6A, BLK 5, REPL SUB LT 6, BLK 5, EAST PORTAL ADD

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

E—W: East 15th Street, East 17th Street

N—S: 21st Avenue, 19th Avenue



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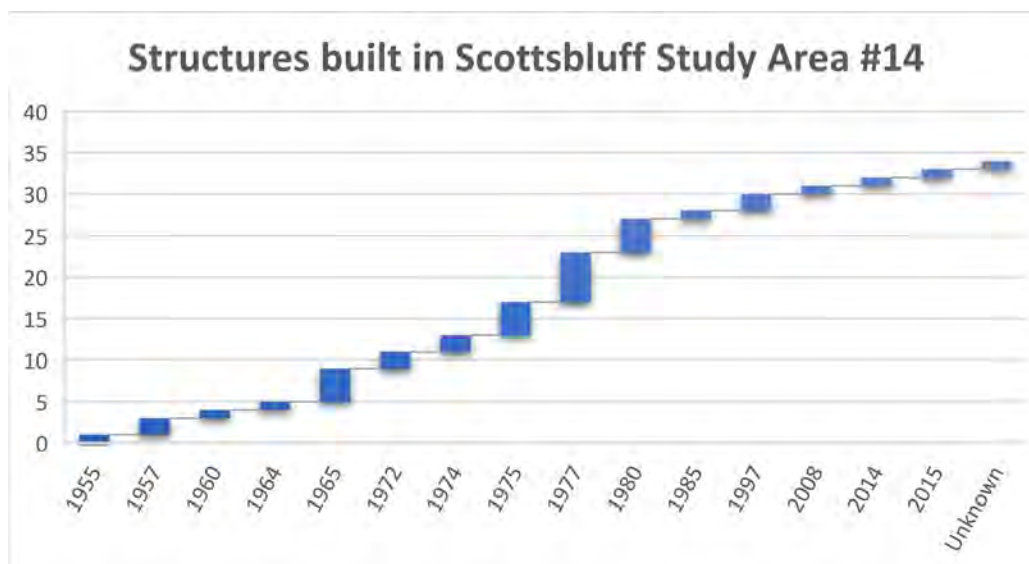
Blight Study | City of Scottsbluff, NE

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**Table 3**  
**Structure Effective and Cumulative Ages - Blight Study Area #14**  
**Scottsbluff, Nebraska**

Year Built	Effective Age	No of Units	Cumulative Age
1955	67	1	67
1957	65	2	130
1960	62	1	62
1964	58	1	58
1965	57	4	228
1972	50	2	100
1974	48	2	96
1975	47	4	188
1977	45	6	270
1980	42	4	168
1985	37	1	37
1997	25	2	50
2008	14	1	14
2014	8	1	8
2015	7	1	7
Unknown	—	1	—
<b>Total Cumulative</b>		<b>34</b>	<b>1483</b>
<b>Average Age</b>			<b>43.62</b>

Source: Scotts Bluff County Assessor online database  
 confirmed by M.C. Schaff & Associates, Inc., Field Survey, February 2021



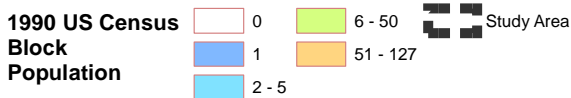
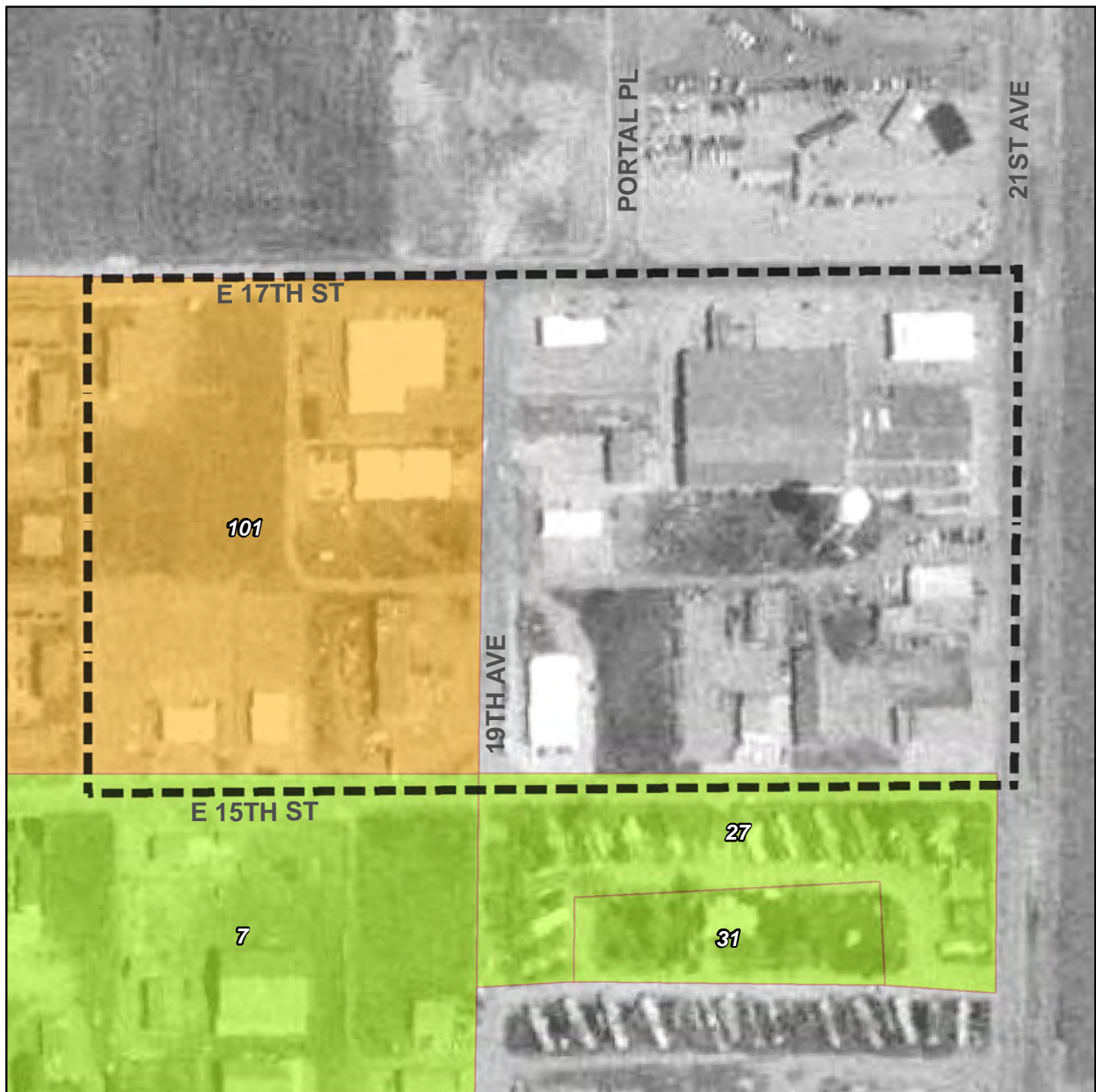
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**1990 US Census Population**

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/>



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#### 1990-2000 Population Change

Great Increase (More than 1.5%)

Moderate Increase (0.75% to 1.5%)

Slight Increase (0% to 0.75%)

Slight Decrease (-0.25% to 0%)

Moderate Decrease (-1.5% to -0.25%)

Great Decrease (Less than -1.5%)

Study Area

## 1990-2010 US Census Population Change

City of Scottsbluff  
Scotts Bluff County, NE

#### Data Sources:

Population: 2000 US Census Block Groups. This layer shows past population change from 1990 to 2000 in the U.S., by block group. The data shown is from the U.S. Census Bureau's SF1 and TIGER data sets for 2010. Population block group level data sourced from ESRI ArcGIS Online.

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](http://www.MCSfamilyofcompanies.com)

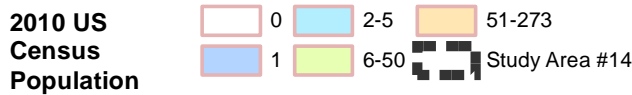
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## 2010 US Census Block Population



City of Scottsbluff  
Scotts Bluff County, NE

Data Sources:  
Population: 2010 US Census Blocks and Block Level Population Data from [www2.census.gov](http://www2.census.gov)  
Imagery: Farm Service Agency (FSA) 2010 Imagery, Acquired on June 15-16, 2010  
[http://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](http://www.MCSfamilyofcompanies.com)

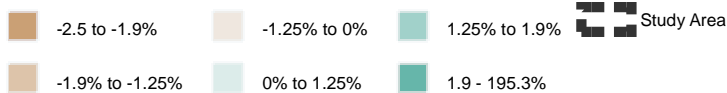
Blight Study | City of Scottsbluff, NE

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## Estimated 2015-2020 USA Population Growth

### Estimated 2020-2025 USA 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.  
Server: [https://demographics5.arcgis.com/arcgis/rest/services;Name: USA\\_Demographics\\_and\\_Boundaries\\_2020](https://demographics5.arcgis.com/arcgis/rest/services;Name:USA_Demographics_and_Boundaries_2020).

Imagery: Esri, Maxar Vivid, April 28, 2018



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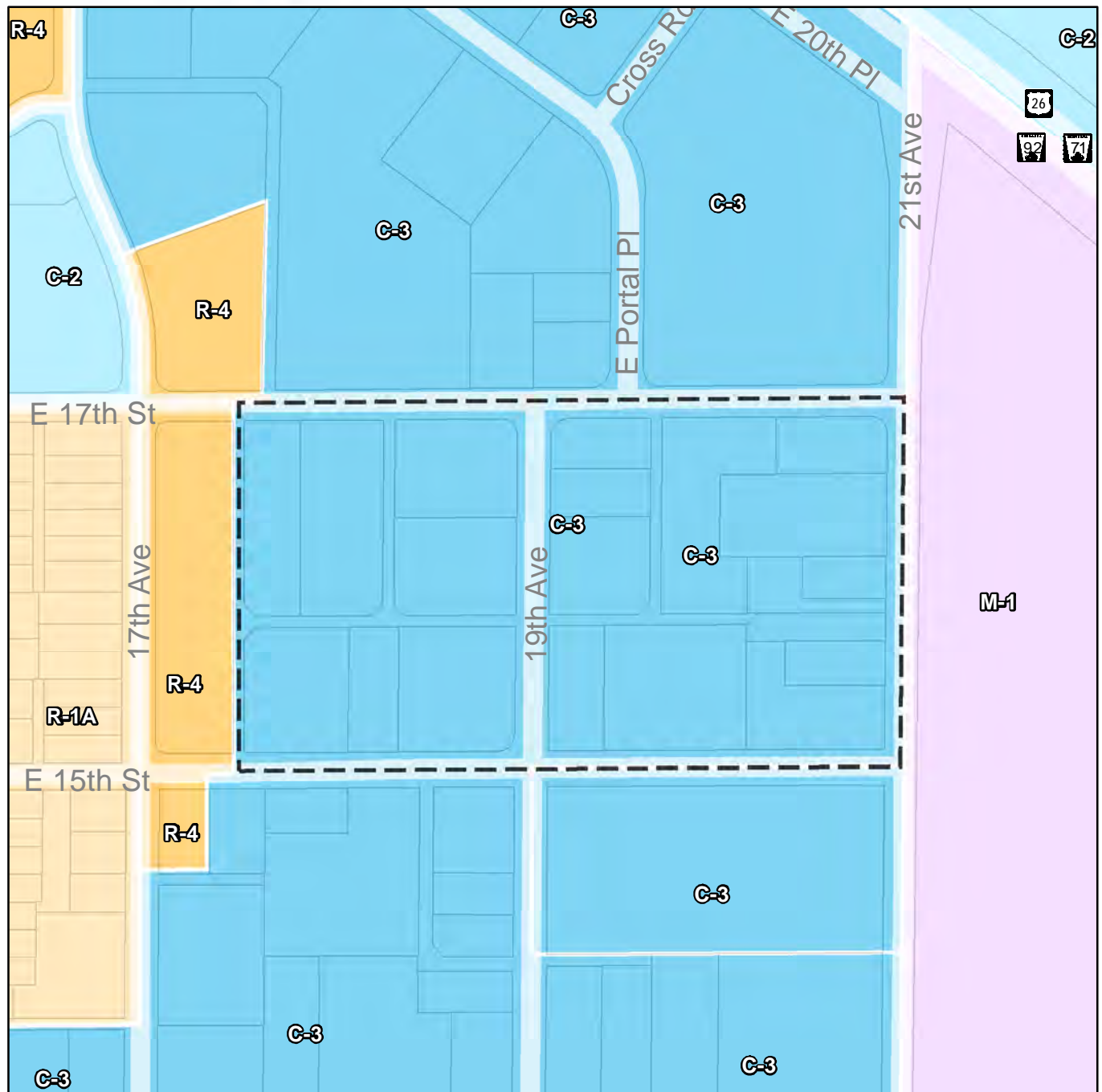
Headquarters  
818 South Bellline Highway East, Scottsbluff, Nebraska 69361  
Phone (308) 635-1926 Fax (308) 635-7807 [www.MCSfamilyofcompanies.com](http://www.MCSfamilyofcompanies.com)

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providing **Simply Smart Solutions**



0 70 140 280 420 560 Feet

- Neighborhood Commercial (C-2)
- Heavy Commercial (C-3)
- Light Manufacturing & Industrial (M-1)
- Single Family Residential (R-1A)
- Heavy Density Multiple Family (R-4)

- Study Area
- Corporate Limits

## Existing Zoning

City of Scottsbluff  
Scotts Bluff County, NE

Data Sources:  
Zoning: City, 2020  
Parcels: Scotts Bluff County, 2017



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**PROVIDING SIMPLY SMART SOLUTIONS**



**MCS**  
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Engineering Firm | Environmental Consulting Group  
[www.MCSfamilyofcompanies.com](http://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





**PASSED and APPROVED** on May 10, 2021

**PLANNING COMMISSION OF THE CITY  
OF SCOTTSBLUFF, NEBRASKA**

By:   
Chair

ATTEST:

By:   
Recording Secretary



**Exhibit A**  
**Redevelopment Area (Area 14)**

Properties and tracts of land north of East 15th Street and south of East 17th Street, beginning at 21st Avenue on the east and running west for a distance of two blocks, in the southeastern portion of the community. The area contains approximately 18.156 acres and is more particularly described as:

*Situated in the North Half of the Southeast Quarter of the Southeast 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 northerly-southerly 21st Avenue right-of-way centerline's intersection with the easterly-westerly right-of-way centerline of East 15th Street;*

*Thence, westerly on said East 15th Street right-of-way centerline to its intersection with the southerly extension of the northerly-southerly alley right-of-way between LT 5, BLK 5, EAST PORTAL ADD (Parcel #010245065) and LTS 7-13, BLK 5, REPL LTS 7-13, BLK 5, EAST PORTAL ADD (Parcel #010245081);*

*Thence, northerly on said southerly extension of right-of-way centerline of alley between said Parcel #010245065 and said Parcel #010245081, and continuing northerly on said right-of-way centerline of alley between Parcel #010245065 and said Parcel #010245081 and continuing northerly to its intersection with the easterly-westerly centerline of the East 17th Street right-of-way;*

*Thence easterly on said East 17th Street right-of-way centerline to its intersection with the northerly-southerly centerline of the 21st Avenue right-of-way;*

*Thence southerly on said 21st Avenue right-of-way centerline to the Point of Beginning, said redevelopment study area containing an area of **18.156 acres**, more or less.*