

# **City of Seward, NE**

**Tuesday, July 21, 2015**

**Regular Session**

## **Item G5**

### **PUBLIC HEARING - 7:00 P.M. - CONSIDERATION OF AMENDING THE AREA WITHIN THE CITY TO BE SUBSTANDARD AND BLIGHTED AND IN NEED OF REDEVELOPMENT - Ed Gonzalez**

*Consideration of a Resolution amending the area within the City to be substandard and in need of redevelopment*

**Administrative Report:** The Planning Commission conducted a public hearing on July 13, 2015 to consider the amended blighted area. The Planning Commission recommended approval, contingent that the total amount of acres being added is verified in the report and map. This verification was conducted by RDG Planning and Design with the assistance of City staff.

**Following review and discussion, a motion to approve the resolution would be in order.**

**Staff Contact:**

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearings will be held by the Planning Commission at 7:30 pm on July 13, 2015 and City Council at 7:00 pm., on July 21, 2015 in the Council Chambers at the Municipal Building at 142 North 7th Street, Seward, Nebraska. Said Public Hearing will be to review the City's amended Blight Study, adding tracts, Seward 29-11-3 in SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , also W  $\frac{1}{2}$  SE  $\frac{1}{4}$ , also SW  $\frac{1}{4}$ , And NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  with boundaries on the east by Highway 15, the north by Walker Road, the west by 294<sup>th</sup> Road, and the south by the Section line of 32-11-3, and for the purpose of adopting said Blight Study by the City of Seward, Nebraska. All persons interested may appear and be heard.

### Legal Description of Blighted Area – Seward, NE

Beginning at the NE corner of Lot 1, Block 85, Cloyds Addition, and heading west to the NW corner of Block 85 Cloyds Addition, then south to the NW corner of Lot 12, Block 85 Cloyds Addition, then west to the NW corner of Lot 12, Block 84, Cloyds Addition, then south to the SW corner of Block 41, Cloyds Addition, then west to the NW corner of Lot 1, Block 39, Cloyds Addition, then south to the NW corner of Lot 10, Block 39, Cloyds Addition, then west to the NW corner of Lot 7, Block 39, Cloyds Addition, then south to the NW corner of Block 8, Seward Original Town, then west to the NW corner of Block 57, Seward HM & R Addition, then south to the SW corner of Block 55, Seward HM & R Addition, then west to the SW corner of Block 52, Seward HM & R Addition, then south to the SW corner of Block 45, Seward HM & R Addition, then west to the SW corner Block 46, Seward HM & R Addition, then North to the NE corner of Block 47, Seward Miers Subdivision, then west to the NW corner of Block 47, Seward HM & R Addition, then north to the NE corner of Block 49, Seward HM & R Addition, then west to the NW corner of Lot 4, Block 49, Seward HM & R Addition, then south to the NW corner of Lot 4, Block 48, Seward HM & R Addition, then east to the NW corner of Lot 3, Block 48, Seward HM & R Addition, then south to the SW corner of Lot 10, Block 33, Seward HM & R Addition, then west to the SW corner of Block 33, Seward HM & R Addition, then south to the SW corner of Block 16, Seward HM & R Addition, then east to the SE corner of Lot 9, Block 16, Seward HM & R Addition, then north to the NE corner of Lot 4, Block 16, Seward HM & R Addition, then east to the NE corner of Block 15, Seward HM & R Addition, then south to the SW corner of Block 14, Seward HM & R Addition, then east to the SE corner of Block 12, Seward HM & R Addition, then north to the NW corner of Block 27, Seward HM & R Addition, then east to the NW corner of Lot 5, Block 27, Seward HM & R Addition, then north to the NW corner of Lot 8, Block 38, Seward HM & R Addition, then east to the NW corner of Lot 10, Block 38, Seward HM & R Addition, then north to the SW corner of Lot 10, Block 43, Seward HM & R Addition, then east to the SW corner of Block 23, Seward Original Town Addition, then south to the SW corner of Block 12, Burlington Addition, then east to the SW corner of Block 11, Missouri Addition, then east to the SE corner of Block 11, Missouri Addition, then south to the SW corner of Block 10, Missouri Addition, then east to the SE corner of Block 10, Missouri Addition, follow Highway 15 south to Walker Rd, then west to the SW corner of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  SEC 29 T11N R3E, then north to the NE corner of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  SEC 29 T11N R3E, then west to the NW corner of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  SEC 29 T11N R3E, then south to the SW corner of the SW  $\frac{1}{4}$  SEC 29 T11N R3E, then east to 280<sup>th</sup> Street, then south to the NE corner of the South Crest 4<sup>th</sup> Addition, then west to the NW corner of the South crest 4<sup>th</sup> Addition, then south to the SW corner of the South Crest 2<sup>nd</sup> Addition, then east to the SE corner of the South Crest 2<sup>nd</sup> Addition, then south to the SW corner of South Crest 3<sup>rd</sup> Addition, then east to Highway 15, then north to the SW corner of the NPPD SUB, then east to the SE corner of the NPPD SUB, then north to the NE corner of the NPPD SUB, then west to the NW corner of the NPPD SUB, then north to Lot 1, Plaza South Subdivision, then west to the NW corner of the Twin Oaks 1<sup>st</sup> Addition, then north to NW corner of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  SEC 29 T11N R3E, then east to Highway 15, then follow Highway 15 north to the SW corner of Block 7, Railroad Addition, then east to the SE corner of Block 4, Boyes Addition, then north to the NW corner of Lot 7, Block 18, Seward Original Town, then east to the NE corner of Lot 8, Block 16, Seward Original Town, then south to South St, then east to Highway 34, then follow Highway 34 to the SE corner of Block 15, Seward Original Town, then north to the NE corner of Lot 8, Block 15, Seward Original Town, then west to the SE corner of Lot 5, Block 13, Seward Original Town, then north to the NE corner of Block 34, Seward Cloyd's Addition, then west to the SW corner of Lot 6, Block 43, Seward Cloyd's Addition, then north to the NW corner of Lot 2, Block 43, Seward Cloyd's Addition, then east to the NE corner of Lot 2, Block 43, Seward Cloyd's Addition, then north to the NE corner of Block 43, Seward Cloyd's Addition, then west to the SE corner of

Block 85, Seward Cloyd's Addition, then north to the NE corner of Block 85, Seward Cloyd's Addition, arriving back to the point of beginning.

Dated July 1, 2015

John M. Hughes  
Public Properties,  
Capital Improvements  
GIS Director

PUBLISH 1 TIME	July 1, 2015
PROVIDE PROOF	(1)

RESOLUTION NO.

WHEREAS, the Mayor and City Council of the City of Seward, Nebraska, have by ordinance created the Community Redevelopment Authority of the City of Seward as authorized by the Community Development Act; and

WHEREAS, the Mayor and City Council of the City of Seward, Nebraska have identified an area within the City to be substandard and blighted and in need of redevelopment, such area described as follows:

Legal Description of Blighted Area - Seward, NE

Beginning at the NE corner of Lot 1, Block 85, Cloyds Addition, and heading west to the NW corner of Block 85 Cloyds Addition, then south to the NW corner of Lot 12, Block 85 Cloyds Addition, then west to the NW corner of Lot 12, Block 84, Cloyds Addition, then south to the SW corner of Block 41, Cloyds Addition, then west to the NW corner of Lot 1, Block 39, Cloyds Addition, then south to the NW corner of Lot 10, Block 39, Cloyds Addition, then west to the NW corner of Lot 7, Block 39, Cloyds Addition, then south to the NW corner of Block 8, Seward Original Town, then west to the NW corner of Block 57, Seward HM & R Addition, then south to the SW corner of Block 55, Seward HM & R Addition, then west to the SW corner of Block 52, Seward HM & R Addition, then south to the SW corner of Block 45, Seward HM & R Addition, then west to the SW corner Block 46, Seward HM & R Addition, then North to the NE corner of Block 47, Seward Miers Subdivision, then west to the NW corner of Block 47, Seward HM& R Addition, then north to the NE corner of Block 49, Seward HM & R Addition, then west to the NW corner of Lot 4, Block 49, Seward HM & R Addition, then south to the NW corner of Lot 4, Block 48, Seward HM & R Addition, then east to the NW corner of Lot 3, Block 48, Seward HM & R Addition, then south to the SW corner of Lot 10, Block 33, Seward HM & R Addition, then west to the SW corner of Block 33, Seward HM & R Addition, then south to the SW corner of Block 16, Seward HM & R Addition, then east to the SE corner of Lot 9, Block 16, Seward HM & R Addition, then north to the NE corner of Lot 4, Block 16, Seward HM & R Addition, then east to the NE corner of Block 15, Seward HM & R Addition, then south to the SW corner of Block 14, Seward HM & R Addition, then east to the SE corner of Block 12, Seward HM & R Addition, then north to the NW corner of Block 27, Seward HM & R Addition, then east to the NW corner of Lot 5, Block 27, Seward HM & R Addition, then north to the NW corner of Lot 8, Block 38, Seward HM & R Addition, then east to the NW corner of Lot 10, Block 38, Seward HM & R Addition, then north to the SW corner of Lot 10, Block 43, Seward HM & R Addition, then east to the SW corner of Block 23, Seward Original Town Addition, then south to the SW corner of

Block 12, Burlington Addition, then east to the SW corner of Block 11, Missouri Addition, then east to the SE corner of Block 11, Missouri Addition, then south to the SW corner of Block 10, Missouri Addition, then east to the SE corner of Block 10, Missouri Addition, follow Highway 15 south to Walker Rd, then west to the SW corner of the SE ¼ NE ¼ SEC 29 T11N R3E, then north to the NE corner of the SE ¼ NE ¼ SEC 29 T11N R3E, then west to the NW corner of the SW ¼ NW ¼ SEC 29 T11N R3E, then south to the SW corner of the SW ¼ SEC 29 T11N R3E, then east to 280<sup>th</sup> Street, then south to the NE corner of the South Crest 4<sup>th</sup> Addition, then west to the NW corner of the South Crest 4<sup>th</sup> Addition, then south to the SW corner of the South Crest 2<sup>nd</sup> Addition, then east to the SE corner of the South Crest 2<sup>nd</sup> Addition, then south to the SW corner of South Crest 3<sup>rd</sup> Addition, then east to Highway 15, then north to the SW corner of the NPPD SUB, then east to the SE corner of the NPPD SUB, then north to the NE corner of the NPPD SUB, then west to the NW corner of the NPPD SUB, then north to Lot 1, Plaza South Subdivision, then west to the NW corner of the Twin Oaks 1<sup>st</sup> Addition, then north to NW corner of the SW ¼ SE ¼ SEC 29 T11N R3E, then east to Highway 15, then follow Highway 15 north to the SW corner of Block 7, Railroad Addition, then east to the SE corner of Block 4, Boyes Addition, then north to the NW corner of Lot 7, Block 18, Seward Original Town, then east to the NE corner of Lot 8, Block 16, Seward Original Town, then south to South St, then east to Highway 34, then follow Highway 34 to the SE corner of Block 15, Seward Original Town, then north to the NE corner of Lot 8, Block 15, Seward Original Town, then west to the SE corner of Lot 5, Block 13, Seward Original Town, then north to the NE corner of Block 34, Seward Cloyd's Addition, then west to the SW corner of Lot 6, Block 43, Seward Cloyd's Addition, then north to the NW corner of Lot 2, Block 43, Seward Cloyd's Addition, then east to the NE corner of Lot 2, Block 43, Seward Cloyd's Addition, then north to the NE corner of Block 43, Seward Cloyd's Addition, then west to the SE corner of Block 85, Seward Cloyd's Addition, then north to the NE corner of Block 85, Seward Cloyd's Addition, arriving back to the point of beginning.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA as follows:

1. The City Council of the City of Seward hereby declares the afore-described area to be a substandard and blighted area in need of redevelopment.

All previous resolutions in conflict with this resolution are hereby revoked.

The Mayor declared the resolution adopted.

This \_\_\_\_\_ day of July, 2015.

THE CITY OF SEWARD, NEBRASKA

ATTEST:

\_\_\_\_\_  
Joshua Eickmeier, Mayor

\_\_\_\_\_  
Bonnie Otte  
Administrator Assistant  
Clerk-Treasurer

(SEAL)



2015

# Blight Area Designation

For The City of Seward, Nebraska

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

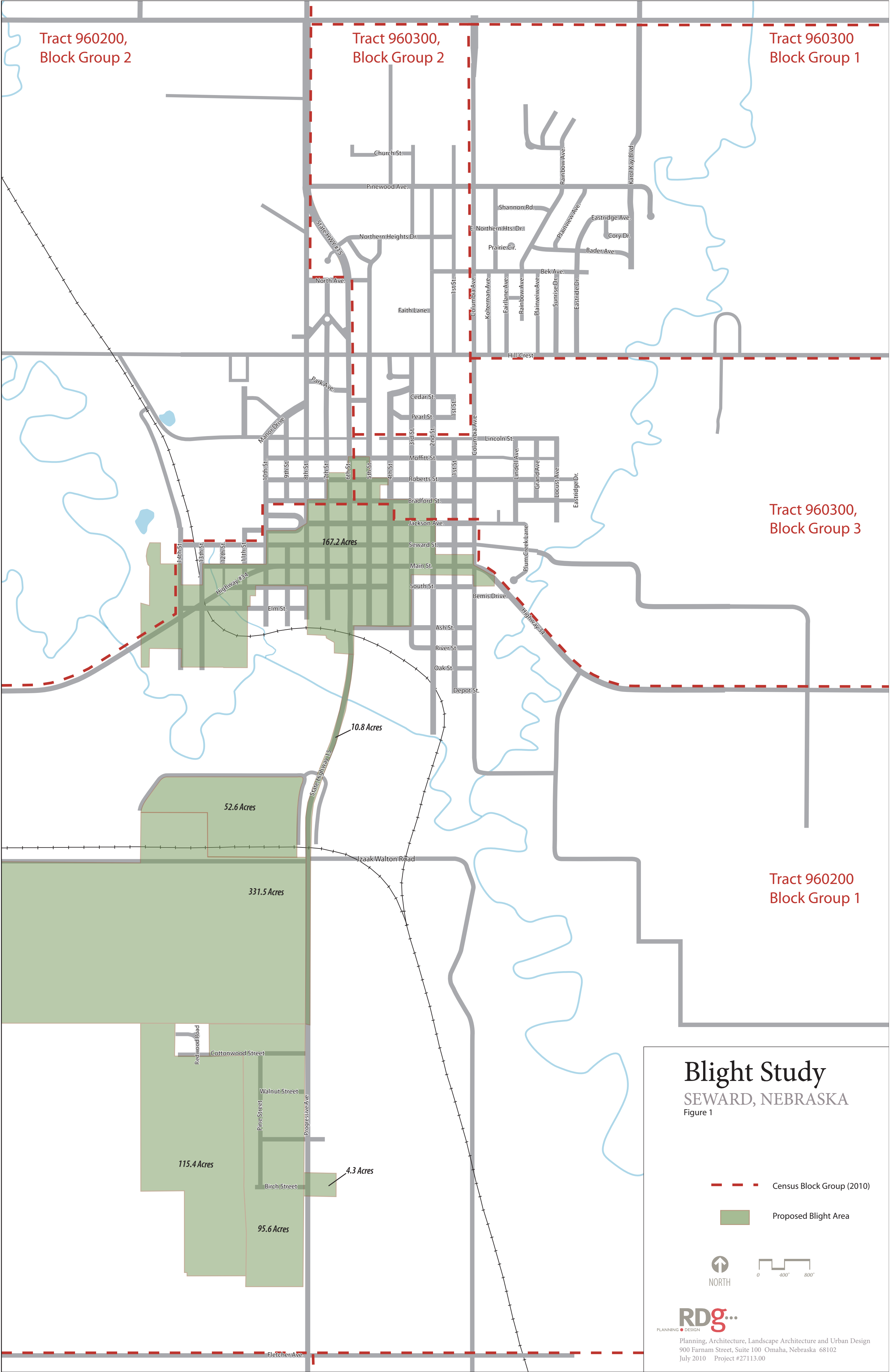




## Geography of the Redevelopment Area

The study considers the presence of blighted or substandard condition in the City of Seward, Nebraska, pursuant to the requirements of §18-2103 of the Nebraska Revised Statutes. A total of 777.4 acres is being recommended for designation within this study as shown in the accompanying map (Figure 1). The site is defined as follows:

Beginning at the NE corner of Lot 1, Block 85, Cloyds Addition, and heading west to the NW corner of Block 85 Cloyds Addition, then south to the NW corner of Lot 12, Block 85 Cloyds Addition, then west to the NW corner of Lot 12, Block 84, Cloyds Addition, then south to the SW corner of Block 41, Cloyds Addition, then west to the NW corner of Lot 1, Block 39, Cloyds Addition, then south to the NW corner of Lot 10, Block 39, Cloyds Addition, then west to the NW corner of Lot 7, Block 39, Cloyds Addition, then south to the NW corner of Block 8, Seward Original Town, then west to the NW corner of Block 57, Seward HM & R Addition, then south to the SW corner of Block 55, Seward HM & R Addition, then west to the SW corner of Block 52, Seward HM & R Addition, then south to the SW corner of Block 45, Seward HM & R Addition, then west to the SW corner Block 46, Seward HM & R Addition, then North to the NE corner of Block 47, Seward Miers Subdivision, then west to the NW corner of Block 47, Seward HM& R Addition, then north to the NE corner of Block 49, Seward HM & R Addition, then west to the NW corner of Lot 4, Block 49, Seward HM & R Addition, then south to the NW corner of Lot 4, Block 48, Seward HM & R Addition, then east to the NW corner of Lot 3, Block 48, Seward HM & R Addition, then south to the SW corner of Lot 10, Block 33, Seward HM & R Addition, then west to the SW corner of Block 33, Seward HM & R Addition, then south to the SW corner of Block 16, Seward HM & R Addition, then east to the SE corner of Lot 9, Block 16, Seward HM & R Addition, then north to the NE corner of Lot 4, Block 16, Seward HM & R Addition, then east to the NE corner of Block 15, Seward HM & R Addition, then south to the SW corner of Block 14, Seward HM & R Addition, then east to the SE corner of Block 12, Seward HM & R Addition, then north to the NW corner of Block 27, Seward HM & R Addition, then east to the NW corner of Lot 5, Block 27, Seward HM & R Addition, then north to the NW corner of Lot 8, Block 38, Seward HM & R Addition, then east to the NW corner of Lot 10, Block 38, Seward HM & R Addition, then north to the SW corner of Lot 10, Block 43, Seward HM & R Addition, then east to the SW corner of Block 23, Seward Original Town Addition, then south to the SW corner of Block 12, Burlington Addition, then east to the SW corner of Block 11, Missouri Addition, then east to the SE corner of Block 11, Missouri Addition, then south to the SW corner of Block 10, Missouri Addition, then east to the SE corner of Block 10, Missouri Addition, follow Highway 15 south to Walker Rd, then west to the SW corner of the SE 3 NE 3 SEC 29 T11N R3E, then north to the NE corner of the SE 3 NE 3 SEC 29 T11N R3E, then west to the NW corner of the SW 3 NW 3 SEC 29 T11N R3E, then south to the SW corner of the SW ¼ SEC 29T11NR3E, then east to 280th Street, then south to the NE corner of the South Crest 4th Addition, then west to the NW corner of the South crest 4th Addition, then south to the SW corner of the South Crest 2nd Addition, then east to the SE corner of the South Crest 2nd Addition, then south to the SW corner of South Crest 3rd Addition, then east to Highway 15, then north to the SW corner of the NPPD SUB, then east to the SE corner of the NPPD SUB, then north to the NE corner of the NPPD SUB, then west to the NW corner of the NPPD SUB, then north to Lot 1, Plaza South Subdivision,



then west to the NW corner of the Twin Oaks 1st Addition, then north to NW corner of the SW 3 SE 3 SEC 29 T11N R3E, then east to Highway 15, then follow Highway 15 north to the SW corner of Block 7, Railroad Addition, then east to the SE corner of Block 4, Boyes Addition, then north to the NW corner of Lot 7, Block 18, Seward Original Town, then east to the NE corner of Lot 8, Block 16, Seward Original Town, then south to South St, then east to Highway 34, then follow Highway 34 to the SE corner of Block 15, Seward Original Town, then north to the NE corner of Lot 8, Block 15, Seward Original Town, then west to the SE corner of Lot 5, Block 13, Seward Original Town, then north to the NE corner of Block 34, Seward Cloyds Addition, then west to the SW corner of Lot 6, Block 43, Seward Cloyds Addition, then north to the NW corner of Lot 2, Block 43, Seward Cloyds Addition, then east to the NE corner of Lot 2, Block 43, Seward Cloyds Addition, then north to the NE corner of Block 43, Seward Cloyds Addition, then west to the SE corner of Block 85, Seward Cloyds Addition, then north to the NE corner of Block 85, Seward Cloyds Addition, arriving back to the point of beginning.

### **Designation of Blight**

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

### **Objective Criteria**

1. *Unemployment.* The qualifying criterion is an unemployment rate in the designated area that is at least 120% of the state or national average. 2013 American Community Survey census block group data are utilized to determine the site's performance with respect to this criterion.
2. *Average age of residential and commercial units in the area.* The qualifying criterion is that structures in the proposed blighted area have an average age of at least 40 years.
3. *Per capita income.* The qualifying criterion is a per capita income figure for the area that is lower than the average per capita income of the municipality in which the area is located. Block group data from the 2000 Census were utilized to assess the presence of this condition.
4. *Population.* The qualifying criterion is that the area has had either a stable or decreasing population based on the last two decennial censuses. Census block group level data from 2000 and 2010 were examined to determine the presence of this condition.
5. *Unimproved land.* This criterion applies to blight designation of predominately vacant areas. Such an area qualifies as "blighted" if more than half of the plotted and subdivided property in the area has been within the city for 40 years and has remained unimproved during that time.

**Subjective Criteria**

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

1. *Presence of a substantial number of deteriorated or deteriorating structures.*
2. *The existence of defective or inadequate street layout.*
3. *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.*
4. *Unsanitary or unsafe conditions.*
5. *Deterioration of site or other improvements.*
6. *Diversity of ownership.*
7. *Tax or special delinquency exceeding the fair value of the land.*
8. *Defective or unusual conditions of title.*
9. *Improper subdivision or obsolete platting.*
10. *The existence of conditions which endanger life or property by fire and other causes.*
11. *Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present conditions and use.*

**Documentation of Qualifying Conditions, Objective Criteria**

The data used to evaluate the redevelopment site's blight status is primarily derived from the U.S. Bureau of the Census. To expedite the Census data collection process and provide more fine-grained information, the Census Bureau divides counties and places into several enumeration levels. These include tracts, which are subdivided into block groups and finally into individual blocks. Because the study area includes portions of a block group, examining data at the block level would provide the most accurate evaluation. However, in order to preserve the privacy of individuals, the Census Bureau does not report all types of data at the block level.

Additionally, some data previously available from the decennial census will no longer be released at the block group level. For these types of data and this level of geography five-year estimates (2009-2013) from the American Community Survey will be used instead. Therefore, the population evaluation utilizes 2010 Census block data, while the other objective criteria are evaluated using a combination of 2010, and 2000 Census data, along with 5-year estimates from the American Community Survey.

For the purposes of this study the following block groups were analyzed:

- Block Group 1, Census Tract 9602 (note: the overwhelming majority of the study area falls within this Block Group)
- Block Group 2, Census Tract 9602
- Block Group 3, Census Tract 9603

Analysis of US Census and American Community Survey data indicates that the study area meets the statutory requirements for the first level of evaluation for the presence of blighting conditions, as required Section 18-2103 (11) of the Nebraska Revised Statutes. Figure 2 illustrates the study area's performance with respect to each of the objective criteria. The area currently meets Objective Criteria 2, 3 and 4, and does not meet Criteria 1 and 5.

Figure 2: Objective Criteria for Blight Determination	
1. Unemployment	No
2. Age of Units	Yes
3. Per Capita Income	Yes
4. Population	Yes
5. Unimproved Land	No

**Unemployment.** In 2013 only Block Group 3, Tract 9603 had an unemployment rate of 120% or greater than the statewide average.

**Figure 3: Unemployment – 2013**

	Civilian Labor Force	Unemployed	% Unemployed
State of Nebraska	1,006,226	57,525	5.7%
Block Group 1, Census Tract 9602	647	37	5.7%
Block Group 2, Census Tract 9602	590	24	4.1%
Block Group 3, Census Tract 9603	871	63	7.2%
Total	2,108	124	5.9%

**Age of Units.** The redevelopment site meets the criterion concerning the average age of residential structures. American Community Survey 2013 data indicates that 58% of the units are in structures built prior to 1969 and 67% of the units were built prior to 1979, therefore it is concluded that the average age of a residential structure would be greater than 40 years (1975). The median years of construction, as reported for the study area by the Census Bureau were 1961, 1963, and 1969.

**Figure4: Units Constructed Prior to 1970**

	BG 1, Tract 9602	BG 2, Tract 9602	BG 3, Tract 9603	Total
Total Structures	662	391	502	1,555
Built Prior to 1970	411	234	256	901
Percent Built Prior to 1960	62%	60%	51%	58%

**Per Capita Income.** The American Community Survey five year average for the city's per capita income was \$24,993. The vast majority of the study area is located in Block Group 1, Census Tract 9602 and had a per capita income below that of the city. Block Group 2, Census Tract 9602 has only a very small portion of the study area and has a much higher per capita income. However, the average of the three block groups comes in just below the city wide number.

**Figure 5: Per Capita Income - 2013**

Seward	\$24,993
Block Group 1, Census Tract 9602	\$22,677
Block Group 2, Census Tract 9602	\$34,505
Block Group 3, Census Tract 9603	\$15,274
Total	\$24,152

**Population.** In 2000 the study area population was 4,219, by 2010 this dropped slightly to 4,172.

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

### **Documentation of Qualifying Conditions, Subjective Criteria**

#### **Documentation of Qualifying Conditions, Subjective Criteria**

Because the area meets at least one of the objective criteria, it was further examined for the presence of subjective qualifying criteria. Analysis of these criteria indicates that the study area meets at least one criterion, which is the statutory requirements for the presence of blighting condition, as required by Section 18-2103 (11). Table 2 presents the performance of the study area relative to the subjective criteria.

**Figure 6: Subjective Criteria for Blight Determination**

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

The specific results of this analysis are as follows:

#### **1. A substantial number of deteriorated or deteriorating structures**

Yes. Based on a visual observation, the Seward Study area contains a number of deteriorating structures. Several residential and commercial properties have serious deficiencies, including some significant structural deficiencies. These include commercial, residential, and accessory buildings throughout the study area. Significant areas of concern include commercial buildings along South Street, residential units south of Walnut Street and along West Highway 34, and accessory buildings along South Street.





*2. The existence of defective or inadequate street layout*

Yes. This study area lacks a complete street system that expedites efficient traffic circulation. There are a number of points along Highway 34 with limited access to surrounding development. These include the intersections of:

- 16<sup>th</sup> Street
- 15<sup>th</sup> Street
- Elm Street
- 13<sup>th</sup> Street
- South Street
- 10<sup>th</sup> Street



With the construction and improvements made to Highway 34 over the years, access has been limited to and from the surrounding side streets. There is also limited access between the northern and southern portions of the study area. West of Highway 15 there is no access between the center of the city and developments south of the Blue River. Both the river and the railroad limit north and south access through the city. In addition, development west of Pine Street, and north of Cottonwood Street will require significant infrastructure development including additional street access. Furthermore, on the south side additional street platting will be required to create properly accessed and useful development parcels.



*No outlet from South Street to Highway 34.*



*Limited one-way access to Highway 34 from S 10<sup>th</sup> Street on the south side of Highway 34.*



*No access to Highway 34 from S 10<sup>th</sup> Street on the north side of Highway 34.*

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

Yes. The study area contains several deficiencies in lot layout. South of Elm Street and Highway 34 there are a number of platted lots that lack street access. Many streets have been vacated both north and south of West Highway 34. Highway 34's divergence from the grid system on both the east and west sides of the city resulted in several odd shaped and small lots. In addition, the average lot size in the study area is less than 45-feet in width, making them too narrow for modern single-family detached houses.

On the south side, most parcels have access to a public right of way and are reasonably laid out in relationship to one another; however, there are a few that lack proper access to a public right of way. Additionally, the large size of some of the parcels will require subdivision and platting before they can be put to new economically productive use.

*4. Insanitary or unsafe conditions*

Yes. There are areas of limited sidewalk access throughout the redevelopment area, as well as areas where sidewalk conditions have been allowed to deteriorate over the years. In addition the storage of industrial equipment and salvaged materials in vacant lots and alleyways, and the placement of utility services, creates further unsafe and unsanitary conditions.



Unscreened storage of equipment and materials.



Lack of sidewalks between businesses.



Unscreened storage of equipment and materials





*5. Deterioration of site or other improvements*

Yes. Parking surfaces and curbs show significant cracking and deterioration. Additionally, the effects of poorly managed site storm water are creating adverse erosion on nearby properties, in turn threatening the integrity of the study area.



Evidence of degrading site improvements within the study area.

*6. Diversity of ownership*

Yes. The study area is spread across a number of parcels held by a wide range of different owners, both public and private. Redevelopment of even a small portion of the study area will require acquisition and assembly of several parcels.

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

Unknown. Evaluation of this criterion requires detailed title analysis of individual properties.

*8. Defective or unusual conditions of title*

Unknown. Evaluation of this criterion requires detailed title analysis of individual properties.

*9. Improper subdivision or obsolete platting*

Yes. A number of platted lots within the Seward study area lack street access, including the areas north and south of West Highway 34 and parcels West of Pine Street. In addition, several properties on the south side are not properly subdivided for industrial or commercial development.

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

No. Parcels within the study area appear to be adequately protected from unusual threat to life and property.

*11. Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use.*

Yes. The current intermittent quality of development in the study area, including the inaccessibility of some areas, insanitary conditions, and deficiencies of buildings, hinders investment in several areas. As time passes, it is expected that these areas will further deteriorate, resulting in an economic liability for the city. The maintenance and improvement to these areas will aid in the improvement of the overall

quality of life for many of the city's residents. The improvement of US Highway 34 and State Highway 15 will allow for the improved movement of traffic and commerce through the community, contributing substantially to the area's economic sustainability. Redevelopment of certain areas would eliminate deficiencies in platting, provide sites for new housing, commercial, and industrial development, and create an environment that stimulates further economic growth in the community.

**Substandard Declaration**

The above findings, including the platting deficiencies, lack of streets, and storage of deteriorated materials demonstrate the existence of conditions which endanger life or property by fire and other causes and create conditions that are detrimental to the public health, safety, morals or welfare.

**Conclusions**

This study indicates that population in the study area has declined over the past 10 years, the structures in the study area have an average age of greater than 40 years, and the per capita income in the heart of the study area is below that of the city. This meets three of the required objective criteria.

Furthermore, this study indicates the presence of deteriorating structures, the existence of a defective/inadequate street layout, faulty lot layout as it relates to size, accessibility and usefulness, insanitary or unsafe conditions, the deterioration of site improvements, a diversity of property ownership, improper or obsolete platting, and the presence of such factors that substantially impair or arrest the sound growth of the community, retard the provision of housing accommodations, or constitute economic or social liability and are detrimental to the public health, safety, morals, or welfare in its present conditions and use. This meets eight of the required subjective criteria.

The requirement for the designation of an area as blighted and substandard, as set forth by Section 18-2103 of Nebraska Revised Statutes is the presence of one of each of the objective and subjective criteria. Having demonstrated the presence of three of the objective criteria and eight of the subjective criteria, the designated area is hereby determined to be eligible to be declared blighted and substandard, pursuant to the requirements of Section 18-2103 of Nebraska Revised Statutes.