

City of Grand Island, NE
Blight and Substandard Study
Area #29
March 2019



PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within a specific part of Grand Island. Station 31, LLC commissioned the study to analyze the possibility of declaring the area as blighted and substandard.

The City of Grand Island, when considering conditions of Blight and Substandard, look at those issues and definitions provided for in the Nebraska Community Redevelopment Law as found in Chapter 18, Section 2104 of the Revised Nebraska State Statutes, as follows:

"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 the 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 of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements."

The Nebraska Revised Statutes §18-2105 continues by granting authority to the governing body for the formulation of a workable program; disaster assistance; effect. 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."

"Notwithstanding any other provisions of the Community Development Law, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the Governor of the state has certified the need for disaster assistance under federal law, the local governing body may approve a redevelopment plan and a redevelopment project with respect to such area without regard to the provisions of the Community Development Law requiring a general plan for the municipality and notice and public hearing or findings other than herein set forth."

Based on the Nebraska Revised Statutes §18-2103 the following definitions shall apply:

"Blighted area means an area (a) which, 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;"

"Extremely blighted area means a substandard and blighted area in which: (a) The average rate of unemployment in the area during the period covered by the most recent federal decennial census is at least two hundred percent of the average rate of unemployment in the state during the same period; and (b) the average poverty rate in the area exceeds twenty percent for the total federal census tract or tracts or federal census block group or block groups in the area;"


"Substandard area 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; and"



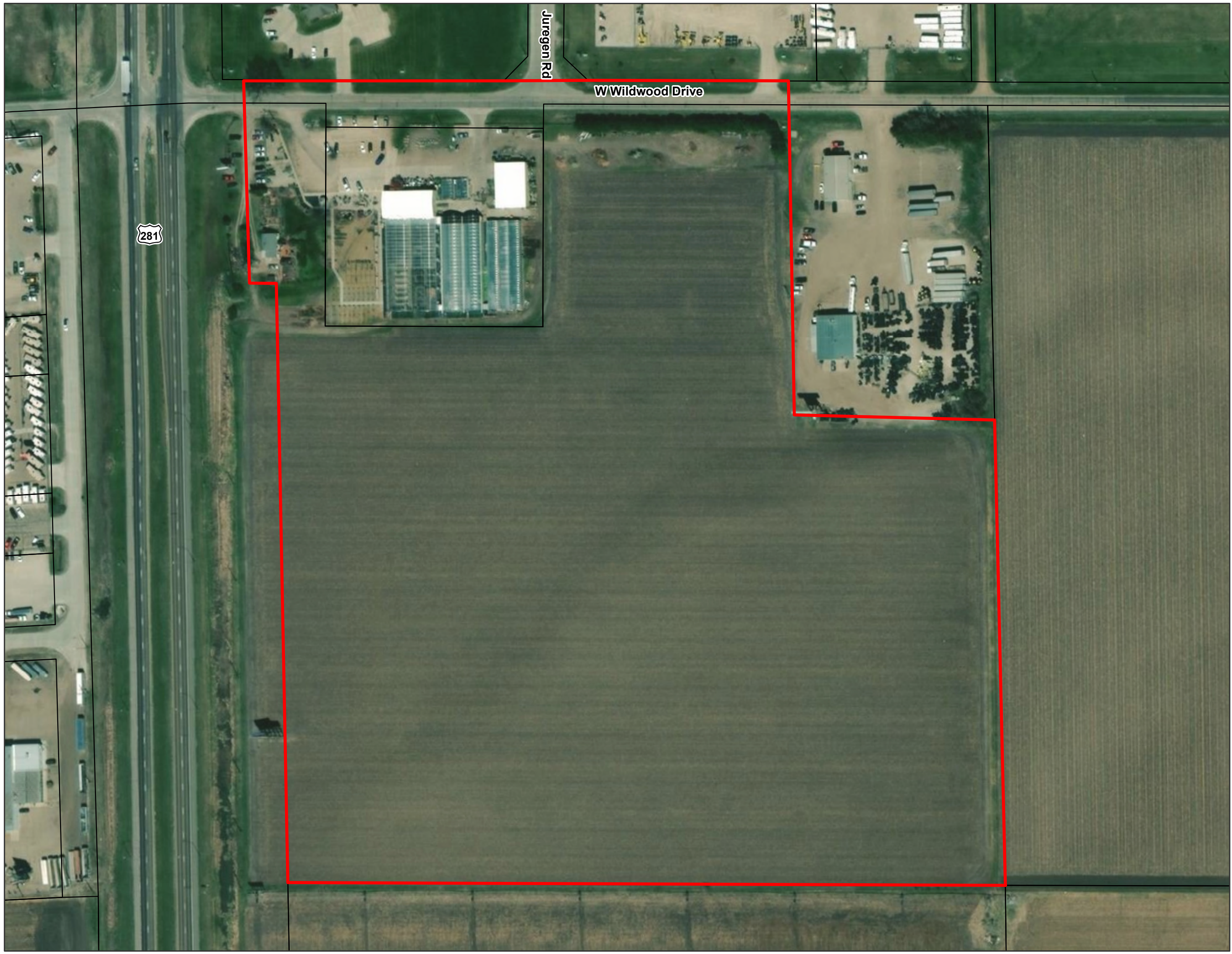
"Workforce housing means:

- (a) Housing that meets the needs of today's working families;
- (b) Housing that is attractive to new residents considering relocation to a rural community;
- (c) Owner-occupied housing units that cost not more than two hundred seventy-five thousand dollars to construct or rental housing units that cost not more than two hundred thousand dollars per unit to construct. For purposes of this subdivision (c), housing unit costs shall be updated annually by the Department of Economic Development based upon the most recent increase or decrease in the Producer Price Index for all commodities, published by the United States Department of Labor, Bureau of Labor Statistics;
- (d) Owner-occupied and rental housing units for which the cost to substantially rehabilitate exceeds fifty percent of a unit's assessed value; and
- (e) Upper-story housing."

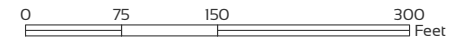
This Blight and Substandard Study is Blighted and Substandard Area 28. The Study is intended to give the Grand Island Community Redevelopment Authority, Hall County Regional Planning Commission and Grand Island City Council the basis for identifying and declaring Blighted and Substandard conditions are existing within the City's jurisdiction and as allowed under Chapter 18. Through this process, the City and property owners will attempt to address economic and/or social liabilities which are harmful to the well-being of the entire community.

CITY OF GRAND ISLAND, NEBRASKA
AREA 29 BLIGHT STUDY
STUDY AREA MAP
FIGURE 1

LEGEND
 Blight Study Area

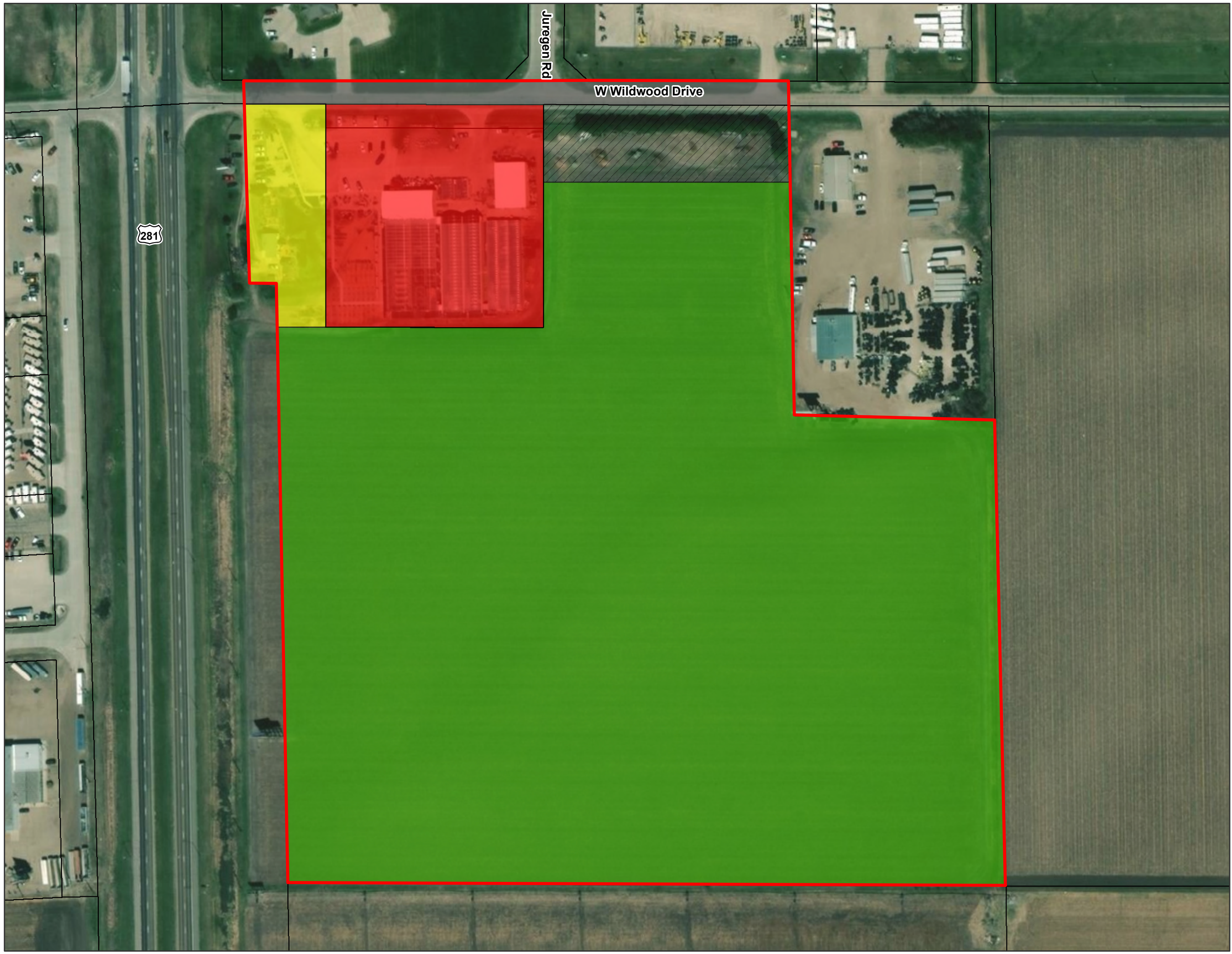


PROJECTION: NE State Plane (Ft.)
DATUM: NAD 83
DATE: 02.18.2019



1" = 150 feet






CITY OF GRAND ISLAND, NEBRASKA
AREA 29 BLIGHT STUDY
EXISTING LAND USE MAP
FIGURE 2



LEGEND

 Blight Study Area

Existing Land Use

-  Agricultural
-  Single Family Residential
-  Commercial
-  Vacant
-  Transportation



PROJECTION: NE State Plane (Ft.)
DATUM: NAD 83
DATE: 02.18.2019

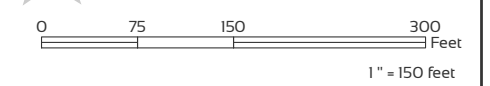


Figure 1 shows the study area of this report. A Redevelopment Plan to be submitted in the future containing, by law, definite local objectives regarding appropriate land uses, improved traffic, public transportation, public utilities, and other public improvements, and the proposed land uses and building requirements in the redevelopment area and shall include:

- The boundaries defining the blighted and substandard areas in question (including existing uses and conditions of the property within the area), and
- A list of the conditions present, which qualify the area as blighted and substandard.

Through the redevelopment process, the City of Grand Island can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City of Grand Island is intended to redevelop and improve the area. Using the Community Redevelopment Act, the City of Grand Island can assist in the elimination of negative conditions and implement different programs/projects identified for the City.

The study area can be seen in Figure 1 of this report. The Redevelopment Plan portion of this report will contain, in accordance with the law, definite local objectives regarding appropriate land uses, improved traffic, public transportation, public utilities and other public improvements, and the proposed land uses and building requirements in the redevelopment area and shall include:

- The boundaries defining the blighted and substandard areas in question (including existing uses and conditions of the property within the area), and
- A list of the conditions present, which qualify the area as blighted and substandard.

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study targets a specific area within an established part of the community for evaluation. The area is indicated in Figure 1 of this report. The existing uses in this area include agricultural, residential, and commercial uses. The study area is bounded on the west by US Highway 281.

Through the redevelopment process the developer and City of Grand Island can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City of Grand Island is intended to redevelop and improve the area. Using the Community Redevelopment Act, the City of Grand Island can assist in the elimination of negative conditions and implement different programs/projects identified for the City.

The following is the description of the designated area within Grand Island.

Study Area

Entire NW1/4 NW1/4 of 8-10-9 excluding the tract referred to as Washington TWP PT NW 1/4 NW 1/4 327' X 539' 8-10-9 4.05 AC and 2.27 AC dedicated to highway right-of-way; plus, the corresponding right-of-way along Wildwood Drive West.

EXISTING LAND USES

The term "Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community and produce a number of impacts that either benefit or detract from the community. Because of this, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the City faces during the course of the planning period. Existing patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

Existing Land Use Analysis within Study Area

As part of the planning process, a survey was conducted through both in-field observations, as well as data collection online using the Hall County Assessors website. This survey noted the use of each parcel of land within the study area. These data from the survey are analyzed in the following paragraphs.

Table 1 includes the existing land uses for the entire study area. The table contains the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; and finally, the third set of data compare the all land uses to the total area within the Study Area.

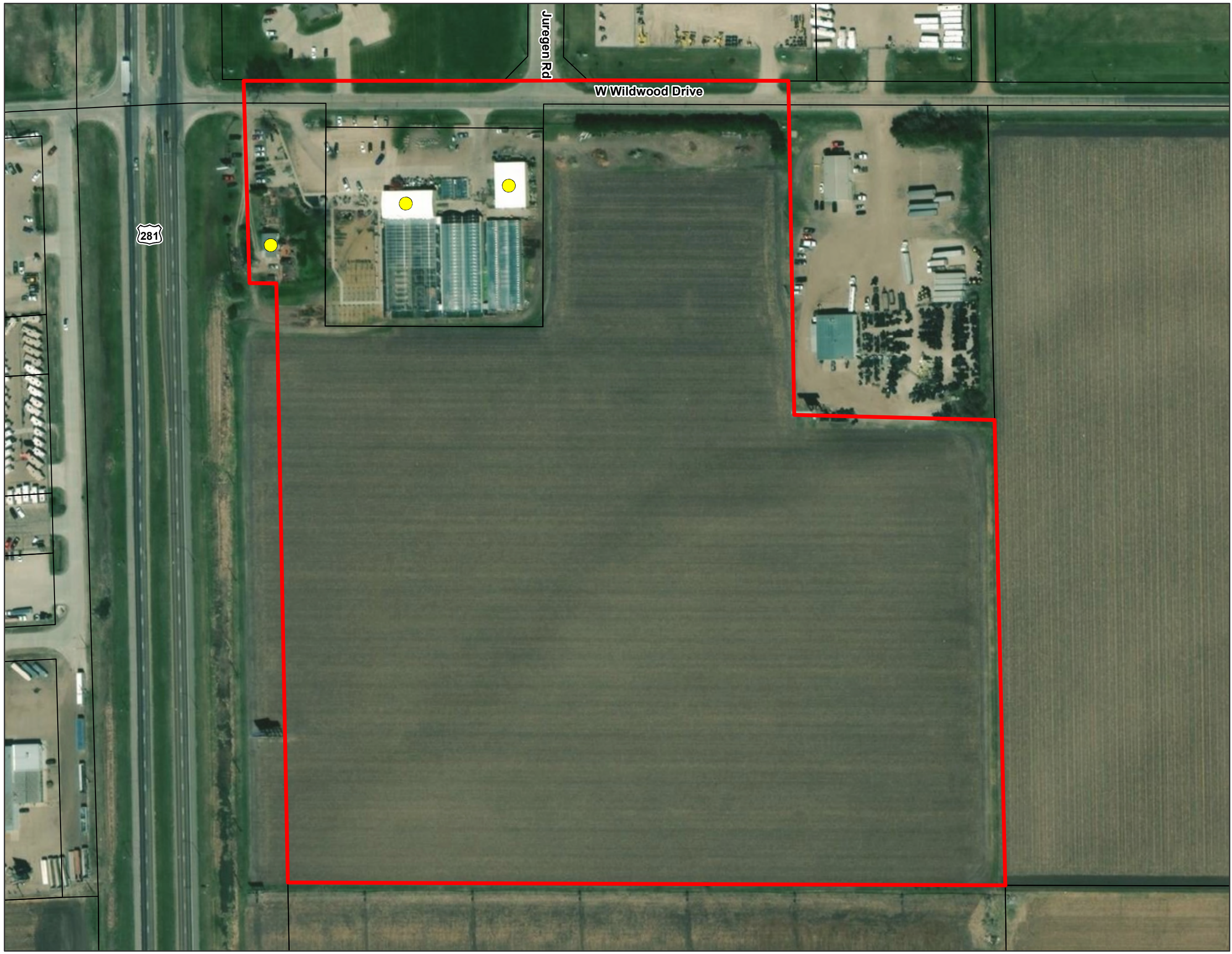
The Study Area is predominately undeveloped, including agricultural ground (needing to be annexed). Residential ground made up 21.0% of the developed area and 3.2% of the total study area. However, vacant/agricultural land made up 85.0% of the total study area. Transportation related uses were 16.2% of the developed area and 2.4% of the total study area.



TABLE 1: EXISTING LAND USE, GRAND ISLAND - 2019


Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	1.05	21.0%	3.2%
Single-family	1.05	21.0%	3.2%
Multi-family	0	0.0%	0.0%
Manufactured Housing	0	0.0%	0.0%
Commercial	3.13	62.7%	9.4%
Industrial	0.00	0.0%	0.0%
Quasi-Public/Public	0	0.0%	0.0%
Parks/Recreation	0	0.0%	0.0%
Transportation	0.81	16.2%	2.4%
Total Developed Land	4.99	100.0%	
Vacant/Agriculture	28.19		85.0%
Total Area	33.18		100.0%

Source: 2019 Grand Island Blight Study Area 29, Marvin Planning Consultants

CITY OF GRAND ISLAND, NEBRASKA
AREA 29 BLIGHT STUDY
STRUCTURE
CONDITIONS MAP
FIGURE 3

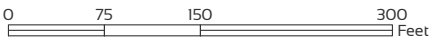


- LEGEND**
-  Blight Study Area
 - Structure Condition**
 -  Average




MPC
MARVIN PLANNING CONSULTANTS
Specializing in Municipal, County and Transportation Planning

PROJECTION: NE State Plane (Ft.)
DATUM: NAD 83
DATE: 03.11.2019



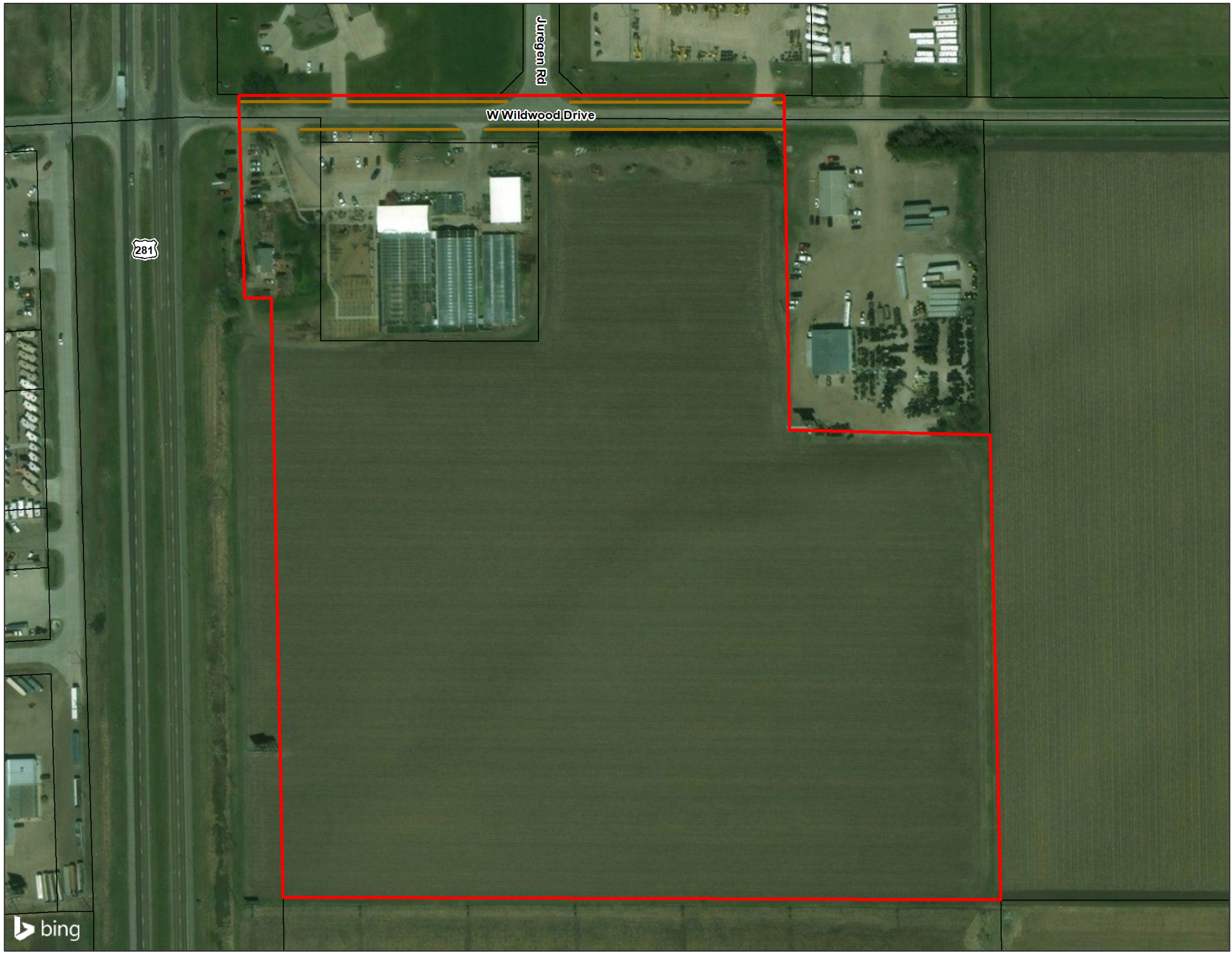
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1" = 150 feet

LEGEND

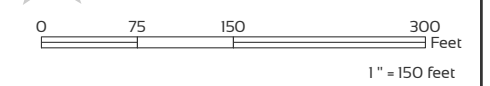
 Blight Study Area

Sidewalk Conditions

 Missing



PROJECTION: NE State Plane (Ft.)
DATUM: NAD 83
DATE: 03.11.2019



FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

This section of the Eligibility Report examines the conditions found in the study area. The Findings Section will review the conditions based upon the statutory definitions.

CONTRIBUTING FACTORS

There are a number of conditions that were examined and evaluated in the field and online. There are a number of conditions that will be reviewed in detail, on the following pages, while some of the statutory conditions are present, others are not.

Structural Conditions

Where structural conditions were evaluated, structures were either rated as: Good, Average, Fair, or badly worn. The data and rating system come from the Hall County Assessor's database and is the same database used to value properties in the area. There is a total of three structures located in the study area.

Based upon the data, the following is the breakdown for structures in the study area:

- 0 (0.0%) structures rated as good
- 3 (100.0%) structures rated as average
- 0 (0.0%) structure rated as badly worn
- 0 (0.0%)

Based upon these data, an assumption has been made that average condition and less would constitute less than desirable conditions due to age and conditions. It is common that that older a structure gets the more maintenance and upkeep are required in order to maintain a good or higher condition. Even an average structure will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time.



Due to the stated conditions found in the Hall County Assessor's data, the condition of the structure is a contributing factor.



Sidewalk Conditions

The sidewalk conditions were analyzed in the Study Area. The sidewalks are rated on four categories; adequate, deteriorating, dilapidating, and missing completely.

Within the study area there is approximately 1,790 lineal feet of sidewalk possible along Wildwood Drive West. After reviewing the conditions in the field, the following is how the sidewalk conditions breakdown within the study area:

- 0 (0.0%) lineal feet of good sidewalk
- 0 (0.0%) lineal feet of adequate sidewalk
- 0 (0.0%) lineal feet of deteriorating sidewalk
- 1,790 (100%) lineal feet of no sidewalk.

Overall, there is no sidewalk in the study area; plus, sidewalk to is not anywhere within the surrounding area.

Due to the large amount of deteriorating and missing sidewalk, the sidewalk conditions would be a direct contributing factor.

Curb and Gutter

Curb and Gutters have a number of direct and indirect roles in neighborhoods. Their primary functions is to be a barrier to collect and direct water to be drained away. On a secondary level, they can help define where the streets start and stop, and they act as a physical barrier between pedestrian and vehicular traffic.

Curb and gutter for the Study Area were examined similarly to sidewalks. Curb and gutter are graded as either adequate, deteriorating, dilapidated, or missing.

Within the study area there is approximately 1,790 lineal feet of curb and gutter possible. After reviewing the conditions in the field, no curb and gutter was found. The drainage system in place is referred to rural section. Rural section is considered adequate in some rural applications but not typically in more urban settings.

- 0 (0.0%) lineal feet of good curb and gutter
- 0 (0.0%) lineal feet of adequate curb and gutter
- 0 (0.0%) lineal feet of deteriorating curb and gutter
- 1,790 (100.0%) lineal feet of no curb and gutter or rural section.

In total, 100.0% of drainage was rural section and there is no curb and gutters present.

Due to the large amount of rural section drainage and a lack of curb and gutter, this would be a direct contributing factor.

Improper Platting or Obsolete Platting

The area has actually had minimal platting in the past. Two of the three tracts, the residential tract and the larger agricultural tract do not have right-of-way platted along Wildwood Drive West. Therefore, only ½ of the required right-of-way is present along the north edge of the study area.

Figure 5
Improper Platting or Obsolete Platting







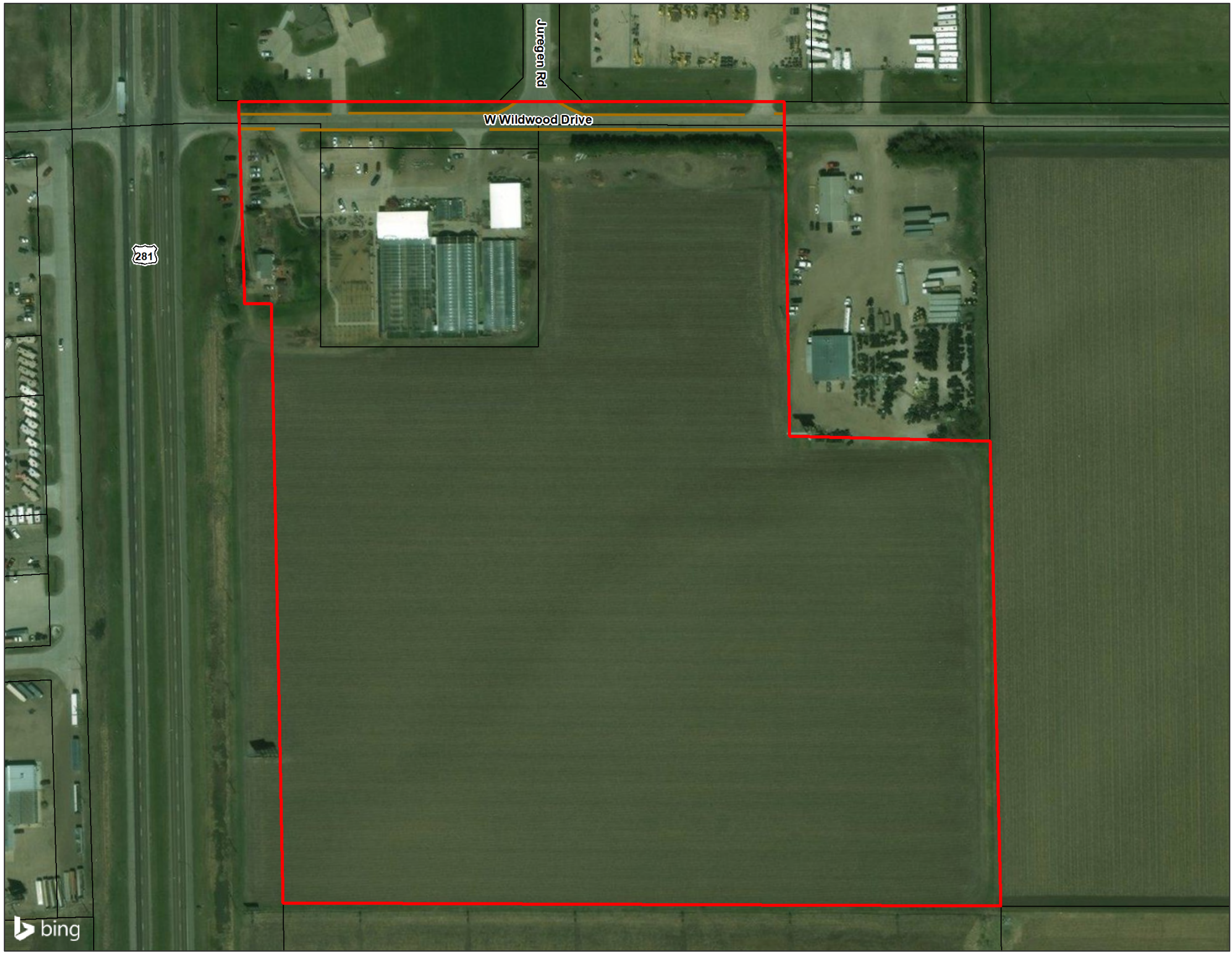
Source: Marvin Planning Consultants, 2019

Based upon the review of the plat of the area, there are sufficient elements present to meet the definition of improper platting or obsolete platting within the Study Area.

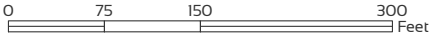
CITY OF GRAND ISLAND, NEBRASKA
AREA 29 BLIGHT STUDY
CURB & GUTTER
CONDITION MAP
FIGURE 6

LEGEND

-  Blight Study Area
- Curb & Gutter Conditions**
-  Missing








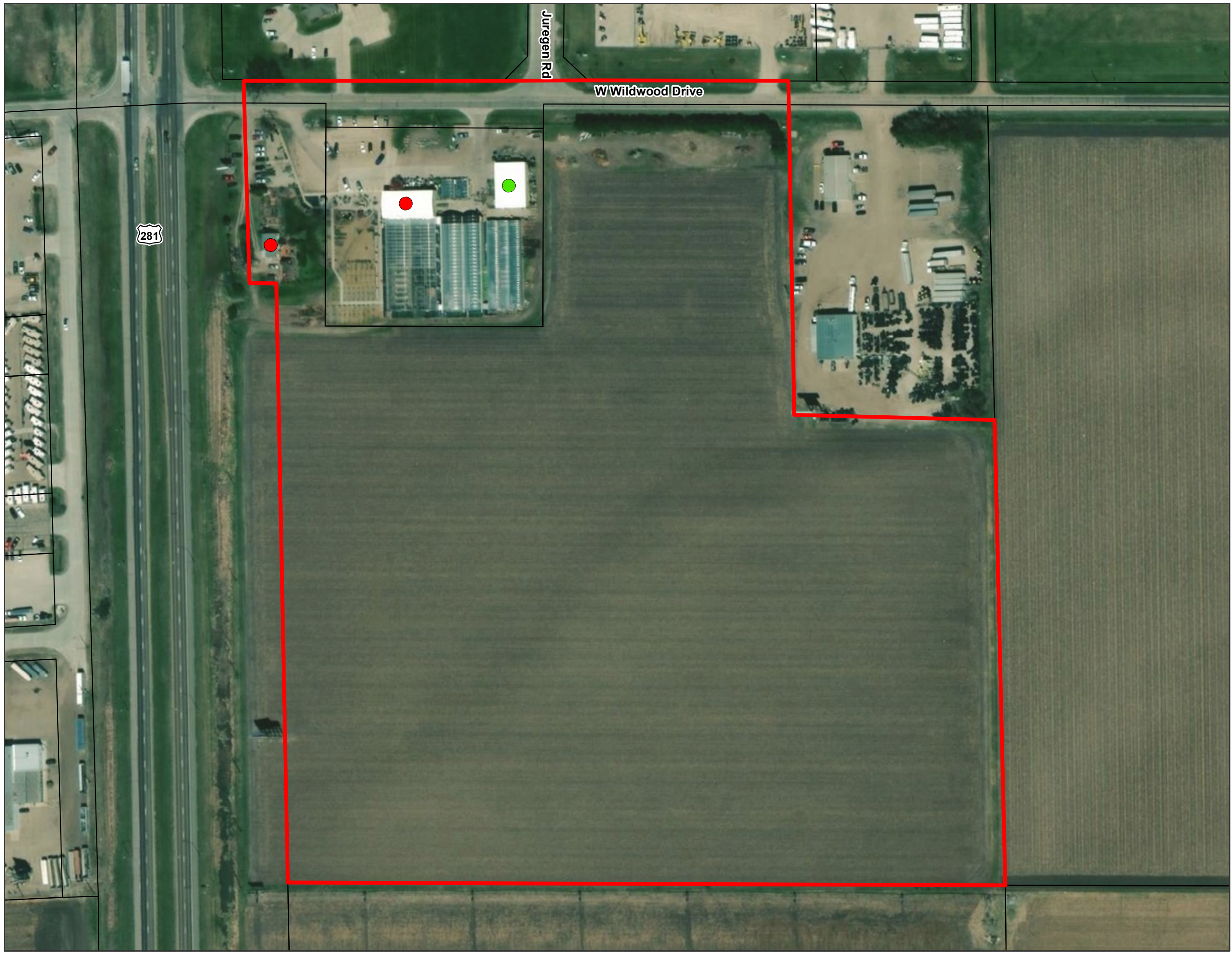
PROJECTION: NE State Plane (Ft.)
DATUM: NAD 83
DATE: 03.11.2019



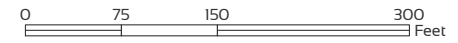
1" = 150 feet

CITY OF GRAND ISLAND, NEBRASKA
AREA 29 BLIGHT STUDY
STRUCTURE AGE MAP
FIGURE 7

- LEGEND**
-  Blight Study Area
 - Structure Age**
 -  Less than 40 Years
 -  40 Years or Older



PROJECTION: NE State Plane (Ft.)
DATUM: NAD 83
DATE: 03.11.2019



1" = 150 feet

TABLE 2: AVERAGE STRUCTURAL AGE, BY METHOD - 2019

Year Built	Number of Structures	Age	Cumulative Age
1950	1	68	68
1972	1	47	115
1993	1	26	141
Totals	3	141	141
Average Age/Structure			47.0 years

Source: Hall County Assessor's Office/MPC 2019

Age of Structure

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the structures within the Study Area. Note the age of structure was determined from the Appraisal data within the Hall County Assessor's website data. Table 2 indicates the cumulative approach to average age. Based upon Table 2, there are three primary structures which have a cumulative age of 141 years, or an average of 47.0 years.

Within the study area there is a total of three primary structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 2 (66.7%) units were determined to be 40 years of age or older
- 1 (33.3%) units were determined to be less than 40 years in age

The age of the structures would be a direct contributing factor.

Criteria under Part A of the Blight Definition

- **Substantial number of deteriorating structures**
 - Within the study are 100.0% of the structures were deemed to be in either average, badly worn or worn out condition.
- **Deterioration of site or other improvements**
 - There is no public sidewalk in the study area.
 - 100.0% of the area is rural section (drainage ditches and no curb and gutter)
 - Several properties in the study area have deteriorating parking lots, and/or deteriorating driveways.
- **Improper Subdivision or Obsolete Platting**
 - Two of the three properties still extend to the northside of Wildwood Drive West and the roadway is within an easement versus being dedicated right-of-way.

Criteria under Part B of the Blight Definition

- **The average age of the residential or commercial units in the area is at least forty years**
 - 2 (66.7%) buildings or improvements were determined to be 40 years of age or older
 - 1 (33.3%) buildings or improvements were determined to be less than 40 years of age
 - The average age based upon a cumulative age calculation is 47.0 years.

The other criteria for Blight were not present in the area

- Dangerous conditions to life or property due to fire or other causes
- Diversity of Ownership
- Unsanitary / Unsafe conditions
- Combination of factors which are impairing and/or arresting sound growth
- Defective/Inadequate street layouts,
- Faulty lot layout,
- Defective or unusual condition of title,

- Economic or social liability detrimental to health, safety and welfare,
- Conditions provision of housing accommodations,
- One-half of unimproved property is over 40 years old,
- Inadequate provisions for ventilation, light, air, open spaces or sanitation

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

Substandard Conditions

Average age of the residential or commercial units in the area is at least forty years

Average age of residential and commercial units can be a contributing factor to the substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the average age of residential and commercial units within the Study Area. Note the age of structure was determined from the Appraisal data within the Hall County Assessor's website data. Table 3 indicates the cumulative approach to average age. Based upon Table 3, there are three primary structures which have a cumulative age of 141 years, or an average of 47.0 years.

TABLE 3: AVERAGE STRUCTURAL AGE, BY METHOD - 2019

Year Built	Number of Structures	Age	Cumulative Age
1950	1	68	68
1972	1	47	115
1993	1	16	131
Totals	3	141	141
Average Age/Structure			47.0 years

Source: Hall County Assessor's Office/MPC 2019

Within the study area there is a total of three primary structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 2 (66.7%) units were determined to be 40 years of age or older
- 1 (33.3%) units were determined to be less than 40 years in age

The age of the structures would be a direct contributing factor.

Substandard Summary

Nebraska State Statute requires "...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;"

This Study Area in Grand Island meets the definition with the average age of the residential and commercial units being more than 40 years of age. In addition, the area meets the criteria for the existence of conditions which endanger life or property by fire and other causes.

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #29

Blight Study Area #29 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

Criteria under Part A of the Blight Definition

- Substantial number of deteriorating structures
- Deterioration of site or other improvements
- Improper Subdivision or Obsolete Platting

Criteria under Part B of the Blight Definition

- The average age of the residential or commercial units in the area is at least forty years

Substandard Conditions

- Average age of the structures in the area is at least forty years.