

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

Building use and condition analysis and the review of subdivision plats and field surveys data resulted in the identification of conditions associated with faulty lot layout in relation to size, adequacy and accessibility, or usefulness of land within the Redevelopment Area. The problem conditions include:

1. Inadequate Lot Size

Areas with undersized individual lot sizes of 26' x 80' (2,080 square feet) adjacent and south of Capital Avenue. The region south of Capital Avenue remains undeveloped with the south half of the three block long area not being accessible, as the properties directly front on an existing storm water channel. A second area with undersized lots, 55' x 140' (7,700 square feet), is located in the area between Raborn Street and 7th Street East.

The majority of the central portion of the Redevelopment Area contains individual parcels of 165' x 264', or one acre sized lots. These lots are approximately the size of half a City block, and the majority have remained undeveloped.

2. Abandoned and Unutilized Structures and Property

Several residential buildings in the Redevelopment Area are abandoned and severely deteriorated and dilapidated. The condition of these dwellings presents a potential health hazard to vagrants and adjacent properties. There are also large vacant land parcels within the Area. Underutilized buildings, also, negatively impact the economic viability of a neighborhood.

Conclusion

Faulty lot layout in relation to size is present to a strong extent in the Redevelopment Area.

(4) **Insanitary and Unsafe Conditions**

The results of the field survey (structural condition analysis, along with other information) provided the basis for the identification of insanitary and unsafe conditions throughout the Redevelopment Area. Factors contributing to insanitary and unsafe conditions are as follows:

1. Age of Structure

The field survey estimated 32, or 71.1 percent of the 45 existing structures are more than 40 years old. This results in antiquated conditions in many buildings, thus needing rehabilitation, or removal.

2. Deteriorated Buildings

Many deteriorating or dilapidated conditions cited in this Study are prevalent in existing structures throughout the Redevelopment Area. Several of these structures present hazards that endanger adjacent properties, such as dwellings with substandard and dilapidated roofs, walls and foundations that are not cost effective to rehabilitate, on properties that are overgrown with weeds and vegetation.

3. Inadequate Municipal Utility Systems

The municipal water main system exists only along Capital Avenue, Sky Park Road and 4th Street East, with an 18 inch water main, constructed in 1979. The majority of parcels throughout the remainder of the Redevelopment Area, are comprised of individual water wells serving residential dwellings and horse corrals. The presence of abandoned and junked oil drums and fuel storage tanks, as well as a salvage yard in close proximity to individual water wells, is a potential threat to domestic drinking water systems. Fires that could occur at properties within the interior of the Redevelopment Area would need to rely upon the pumping capacity of local fire vehicles.

Conclusion

Insanitary and unsafe conditions are a strong presence throughout the Redevelopment Area.

(5) Deterioration of Site Improvements

Field observations were conducted to determine the condition of site improvements within the Redevelopment Area, including streets, alleys, sidewalks, curbs and gutters, traffic control devices and off-street parking. **Appendix II** documents the present condition of these improvements.

A total of 78 (98.7%) of the parcels within the Redevelopment Area do not have sidewalks.

The field survey identified 64 (80.5 percent) of the total 79 parcels as having gravel or dirt surfaced parking areas/lots. Additionally, 64 (80.5 percent) of the total parcels, front on, or are accessed by gravel surfaced streets. These un-surfaced roads and parking spaces create excessively dusty conditions throughout the Redevelopment Area. Times of inclement weather also create public road systems that can become impassable with excess rain or snow conditions. Standing water in road side ditches can also harbor pests and insects detrimental to the health, safety and welfare of area residents.

A total of 33 (41.8 percent) of the total 79 parcels within the Redevelopment Area received an overall site condition rating of fair, while 21 parcels (26.6 percent), were rated poor, as per the results of the field survey.

The presence of excessive debris at 20 (25.3 percent) of the total 79 parcels throughout Redevelopment Area #5, in combination with a large salvage/junk operation, are not only detrimental to the character of the neighborhood, but also hinder future development opportunities in the neighborhood.

Lastly, several properties located throughout the Redevelopment Area contain horses on vacant fenced in property, within developed horse corrals. Parcels with donkeys, sheep and goats are also present in the Redevelopment Area, in over-grown weeded areas. Additional over-grown weeded areas partially conceal abandoned oil drums and large fuel storage tanks that potentially may have leaked constrainments into the ground water and eventually into individual domesticated drinking water systems.

Conclusion

Deterioration of site improvements is present to a strong extent in the Redevelopment Area and constitutes as a blighting factor.

(6) Diversity of Ownership

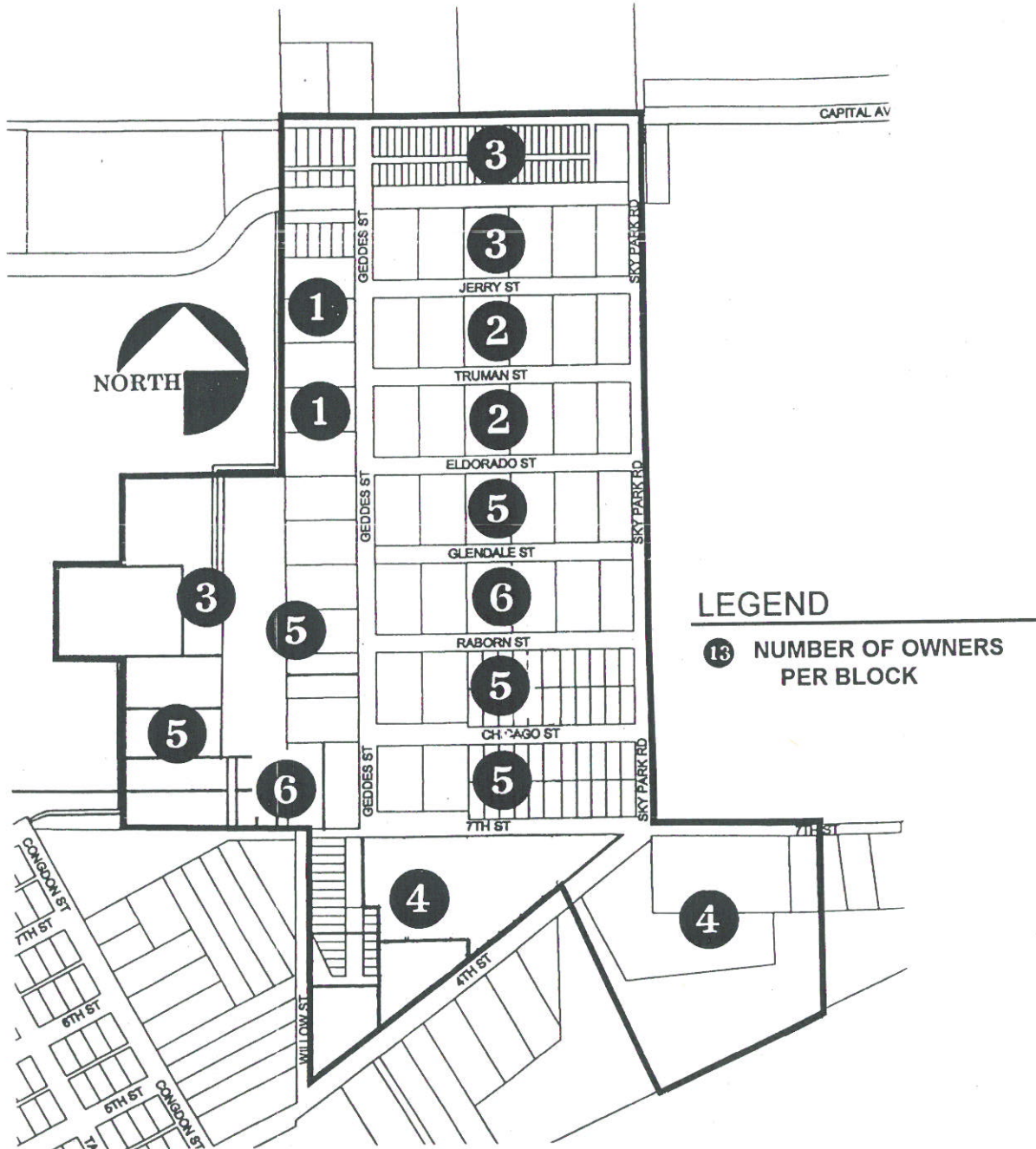
The necessity to acquire numerous lots is a hindrance to redevelopment. Land assemblage of larger proportions is necessary for major developments. Such assemblage is difficult and usually not possible, or economically feasible without public intervention.

There are at least **61 individual land owners** in Redevelopment Area#5. This diversity is established on a block-by-block, or parcel by parcel basis. The highest concentration of individual property ownership is located in the central portion of the Redevelopment Area, between Eldorado and 7th Street East, where five to six owners per block, or tract, is evident. Areas south of 7th Street East have two areas with four owners each. The region north of Eldorado Street contains block sized areas or tracts with from one to three individual owners. The number of owners within a designated block ranges from one to six. **Illustration 5** indicates the number of owners in each block area. An estimated 60 percent of all the blocks, or tracts, have five or more owners. This level of diversity of ownership makes redevelopment efforts difficult.

Conclusion

Diversity of ownership in the Redevelopment Area is present to a strong extent as a blight factor.

DIVERSITY OF OWNERSHIP REDEVELOPMENT AREA GRAND ISLAND, NEBRASKA



HANNA:KEELAN ASSOCIATES, P.C.

ILLUSTRATION 4

Redevelopment Area #5
Blight/Substandard Determination Study

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

An examination of public records was undertaken to determine the status of real estate taxes of properties located within the Redevelopment Area.

1. Delinquent Taxes.

Public records were examined for the purpose of determining the extent of delinquent taxes currently outstanding on parcels within the Redevelopment Area. The records indicated that **seven parcels** are presently classified as delinquent on taxes associated with Hall County.

2. Real Estate Taxes.

The estimated tax values within the Redevelopment Area appear to be equal to actual market values of the properties.

3. Tax Exemption.

Homestead Exemption properties, either partially or totally exempt, amount to **20 properties** within Redevelopment Area #5 with reduced property tax assessments.

Conclusion

Financial burdens associated with properties in Redevelopment Area is sufficient to constitute a reasonable blighting factor.

(8) Defective or Unusual Condition of Title

Whenever land is sold, mortgaged or both, a title insurance policy is typically issued, at which time any title defects corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

Conclusion

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level nearly large enough to constitute a blighted factor in Redevelopment Area #5.

(9) Improper Subdivision or Obsolete Platting

Land parcels adjacent Capital Avenue, in the Sunny Side Addition, contain individual lots of 26' in width and 114 feet in length. All of these exceptionally small parcels remain vacant and are primarily owned by a single company. These small individual tracts of land are detrimental to future development. Additionally the row of small lots on the south side of the block are inaccessible, due to fronting on what is currently a major storm water drainage channel.

An additional area containing small, inefficient lots is located between Raborn Street and 7th Street East, officially referred to as the East Park Addition. The 44 individual parcels are all 44' x 140', or 6,160 square foot lots, considered too small by today's development standards for a residential lot.

The majority of Redevelopment Area #5 contains 165' x 264' parcels, or approximately one acre parcels. These lots are considered too large by municipal development standards for single family residential lots and are more appropriately sized for multifamily residential and industrial development. All parcels located south of 7th Street East are odd shaped irregular tracts of land that are included in industrial subdivisions, which are either triangular shaped due to the diagonal direction of 4th Street East intersecting with the true east/west 7th Street East, or irregular shaped to rectify the interaction of square lots with diagonal lots. Several parcels are undersized for industrial uses and tend to be abandoned or underutilized properties.

Lastly, an "addition" behind and west of the 264 foot depth lots that fronts on the west side of Geddes Street is comprised of irregular tracts of land described by a "meets and bounds description," as opposed to a platted subdivision with individual lots and blocks. Individual parcels are accessed by a private street that is not identified on the City Platt Map, nor by a posted street sign. This "addition" can only be accessed by a single point of entry, as opposed to the preferred development standard of at least two points of entry for emergency equipment access.

Conclusion

A strong presence of improper subdivision or obsolete platting exist in the Redevelopment Area.

(10) The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes

The results of the parcel-by-parcel field survey, along with information obtained from pertinent City departments, assisted in determining the existence of conditions which endanger life or property by fire and other causes. Information described below is the accumulation of support data and other information secured from interviews with Grand Island public works personnel and additional utility department staff. For more detailed information and specific maps and illustrations, please refer to the appropriate utility departments.

1. Inadequate Provisions for a Lack of Means of Egress

Potential life-threatening conditions exist in some residential, commercial and industrial buildings in the Redevelopment Area, by lacking an adequate means of egress. The field survey identified approximately 24 (53.3%) of the 45 structures as having substandard porches, steps and fire escapes.

2. Excessive Debris and Wood Framed Buildings

Debris located on 20 (25.3%) sites in the Redevelopment Area pose a fire hazard, as well as an area to harbor pests, which would be detrimental to the public's safety. There are wood-framed and masonry buildings with wooden structural elements, throughout the Redevelopment Area, in need of structural repair or fire protection.

3. Limited Municipal Water System

The municipal water main system exists only along Capital Avenue, Sky Park Road and 4th Street East, with an 18 inch water main constructed in 1979. The majority of parcels throughout the remainder of the Redevelopment Area, are comprised of individual water wells serving residential dwellings and horse corrals. The presence of abandoned and junked oil drums and fuel storage tanks, as well as a vehicular salvage yard in close proximity to these individual water wells is a potential threat to these domestic drinking water systems. Fires that could occur at properties within the interior of the Redevelopment Area would need to rely upon the pumping capacity of local fire vehicles

Conclusion

The conditions which endanger life or property by fire and other causes are strongly present throughout the Redevelopment Area.

(11) Other Environmental and Blighting Factors

The Nebraska Community Development Law includes in its statement of purpose an additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and (c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure and economic obsolescence relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

Unsafe and incompatible and mixed land uses exist throughout the northern two thirds of Redevelopment Area #5. Residential and industrial uses are located in close proximity to one another. Land use conflicts exist within the Area, due to the lack of proper separation or buffering. The contamination of private residential water wells could occur, due to the existence of abandoned oil drums, large fuel storage tanks and a large salvage / junk yard in the Area.

Functional and economic obsolescence is present in large one acre tracts of land, utilized to store abandoned machinery equipment within chain link fencing. These same parcels are extensively overgrown with weeds that partially obscure the abandoned and junked machinery components. These conditions can result in the harboring of pests and rodents, which would be detrimental to the environment of the neighborhood.

Although some limited public improvements have occurred throughout the Redevelopment Area, in the past years, additional efforts are needed. Without some type of public assistance and coordination of efforts, a difficult challenge will be rendered for future private projects to be successful ventures. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector in the Redevelopment Area; problems that only public assistance programs can help to financially remedy. These include removal of dilapidated structures and socially undesirable land uses, upgrading of streets and sidewalks, and improvement of underground utilities. These types of programs are proven stimulants to the creation of successful private developments.

Conclusion

Other Environmental, Blighted Factors are present to a strong extent throughout the Redevelopment Area to warrant a blighted condition. The Redevelopment Area contains a fair amount of functionally obsolete structures.

(12) Additional Blighting Conditions

According to the definition set forth in the Nebraska Community Development Law, Section 18-2102, in order for a redevelopment area to be determined "blighted" it must (1) meet the majority of the 11 criteria by reason of presence and (2) contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. The average age of the residential or commercial units in the area is at least forty years;
3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the City or Village in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

One of the aforementioned criteria is prevalent throughout the designated blighted area.

- A. The average age of the residential units in the area was at least forty (40) years.

According to the field survey, the average estimated age of the residential or commercial structures, within the Redevelopment Area, is 73.2 years, for residential properties.

Conclusion

One of the five blight determination criteria is strongly present throughout the Redevelopment Area.

5. DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

There is a reasonable distribution of at least **11** of the **12 factors** present in the approximately **113.8 acre Redevelopment Area**, to constitute a blighted area and a predominance of **all four factors** to constitute a substandard area.

Substandard Factors

1. Dilapidated/deterioration
2. Age or obsolescence.
3. Inadequate provisions for ventilation, light, air, sanitation, or open space.
4. Existence of conditions which endanger life or property by fire and other causes.

Blighted Factors

1. A substantial number of deteriorated or deteriorating structures;
2. Existing of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair market value of the land;
8. Improper subdivision or obsolete platting;
9. The existence of conditions which endanger life or property by fire or other causes;
10. Other environmental and blighting factors;
11. The average age of the residential and commercial units in the area is at least forty years.

Although all of the previously listed factors are reasonably present throughout the Redevelopment Area, the average age of the structures and the existence of conditions which endanger life or property by fire or other causes documented in this Study could be sufficient basis for designation of the Area as a blighted and substandard area.

The Grand Island Community Redevelopment Authority, Hall County Regional Planning Commission and Grand Island City Council is encouraged to have legal representation review the findings of this blight and substandard determination study, to compare these findings to the requirements set forth in the Nebraska Community Development Law and, in turn advise as to the declaration of the Redevelopment Area as to blighted and substandard. The finding of blight and substandard would indicate the Redevelopment Area is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of Grand Island. Indications are, the Area, on the whole, has not been subject to comprehensive, sufficient growth and development through investment by the private sector, nor would the areas be reasonably anticipated to be developed without public action or public intervention.

APPENDIX I

**Structural/Site Conditions
Survey Form**

Parcel # _____
Address: _____

Section I:

1. Type of Units: ___ SF ___ MF ___ Mixed Use ___ Duplex ___ No. of Units
2. Units: _____ Under construction/rehab _____ For Sale _____ Both
3. Vacant Units: _____ Inhabitable _____ Uninhabitable
4. Vacant Parcel: _____ Developable _____ Undevelopable
5. Non-residential Use: _____ Commercial _____ Industrial _____ Public
_____ Other/Specify: _____

Section II: Structural Components

	Primary Components	(Substandard) Critical	(Major) Substandard	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
___ Concrete ___ Stone ___ Rolled Asphalt ___ Brick ___ Other						
	Secondary Components	(Substandard) Critical	(Major) Substandard	Minor	None	Sound
4	Roof					
___ Asphalt Shingles ___ Rolled Asphalt ___ Cedar ___ Combination ___ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
___ Frame ___ Masonry ___ Siding ___ Combination ___ Stucco ___ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

Final Rating:

_____ Sound _____ Deficient-Minor _____ Deficient-Major _____ Substandard
Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years
 _____ 10-20 years _____ 20-40 years _____ 40-100 years _____ 100+ years

Section III: Revitalization Area

1. Adjacent Land Usage: _____
2. Street Surface Type: _____
3. Street Condition: _____ E _____ G _____ F _____ P
4. Sidewalk Condition: _____ N _____ E _____ G _____ F _____ P
5. Parking (Off-Street): _____ N _____ # of Spaces _____ Surface
6. Railroad Track/Right-of Way Composition: _____ N _____ E _____ G _____ F _____ P
7. Existence of Debris: _____ MA _____ MI _____ N
8. Existence of Vagrants: _____ MA _____ MI _____ N
9. Overall Site Condition: _____ E _____ G _____ F _____ P

APPENDIX II

CITY OF GRAND ISLAND

TOTAL PERCENT RESIDENTIAL INDUSTRIAL VACANT OTHER

AGE OF STRUCTURE

1-5 years	2	4.4%	2	0	NA	0
5-10 years	1	2.2%	0	1	NA	0
10-20 years	3	6.7%	1	1	NA	1
20-40 years	7	15.6%	1	4	NA	2
40-100 years	30	66.7%	27	0	NA	3
100+ years	2	4.4%	2	0	NA	0
TOTAL	45	100.0%	33	6	NA	6

FINAL STRUCTURAL RATING

sound	19	42.2%	12	4	NA	3
deficient minor	10	22.2%	8	2	NA	0
deficient major	6	13.3%	4	0	NA	2
substandard	10	22.2%	9	0	NA	1
TOTAL	45	100.0%	33	6	NA	6

STREET CONDITION

none	0	0.0%	0	0	0	0
excellent	14	18.2%	4	6	1	2
good	1	1.3%	1	0	0	0
fair	43	55.8%	19	0	18	6
poor	19	24.7%	9	1	8	1
TOTAL	77	100.0%	33	7	27	9

SIDEWALK CONDITION

none	78	98.7%	32	7	29	9
excellent	0	0.0%	0	0	0	0
good	0	0.0%	0	0	0	0
fair	0	0.0%	0	0	0	0
poor	1	1.3%	1	0	0	0
TOTAL	79	100.0%	33	7	29	9

DEBRIS

major	12	15.2%	7	2	2	1
minor	8	10.1%	4	0	4	0
none	59	74.7%	22	5	23	8
TOTAL	79	100.0%	33	7	29	9

OVERALL SITE CONDITION

excellent	2	2.5%	1	1	0	0
good	23	29.1%	10	2	9	2
fair	33	41.8%	11	2	15	4
poor	21	26.6%	11	2	5	3
TOTAL	79	100.0%	33	7	29	9

PARKING SPACES

none	36	50.7%	1	2	28	5
1-2	29	40.8%	26	0	0	3
3-9	6	8.5%	6	0	0	0
10-19	3	4.2%	0	1	1	1
20-49	2	2.8%	0	2	0	0
50+	2	2.8%	0	2	0	0
TOTAL	71	100.0%	33	7	29	9

CITY OF GRAND ISLAND

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

ROOF STRUCTURE

sound	20	44.4%	14	0	4	N/A	2
none	0	0.0%	0	0	0	N/A	0
minor	13	28.9%	8	0	2	N/A	3
substandard	11	24.4%	10	0	0	N/A	1
critical	1	2.2%	1	0	0	N/A	0
TOTAL	45	100.0%	33	0	6		6

WALL FOUNDATION

sound	25	58.1%	18	0	4	N/A	3
none	2	4.7%	0	0	2	N/A	0
minor	14	32.6%	12	0	0	N/A	2
substandard	2	4.7%	1	0	0	N/A	1
critical	0	0.0%	0	0	0	N/A	0
TOTAL	43	100.0%	31	0	6		6

FOUNDATION

sound	25	58.1%	14	0	6	N/A	5
none	1	2.3%	1	0	0	N/A	0
minor	15	34.9%	15	0	0	N/A	0
substandard	2	4.7%	1	0	0	N/A	1
critical	0	0.0%	0	0	0	N/A	0
TOTAL	43	100.0%	31	0	6		6

FOUNDATION TYPE

Concrete	1	2.3%	1	0	0	N/A	0
Stone	1	2.3%	1	0	0	N/A	0
Rolled Asphalt	1	2.3%	1	0	0	N/A	0
Brick	0	0.0%	0	0	0	N/A	0
Other	39	90.7%	27	0	6		6
TOTAL	42	97.7%	30	0	6		6

ROOF SURFACE

sound	22	51.2%	15	1	4	N/A	2
none	0	0.0%	0	0	0	N/A	0
minor	13	30.2%	9	1	2	N/A	1
substandard	10	23.3%	6	1	0	N/A	3
critical	2	4.7%	2	0	0	N/A	0
TOTAL	47	109.3%	32	3	6		6

ROOF TYPE

Asphalt Shingles	32	74.4%	29	0	0	N/A	3
Rolled Asphalt	2	4.7%	2	0	0	N/A	0
Cedar	1	2.3%	1	0	0	N/A	0
Combination	0	0.0%	0	0	0	N/A	0
Other	9	20.9%	0	0	6		3
TOTAL	44	102.3%	32	0	6		6

CITY OF GRAND ISLAND

TOTAL PERCENT RESIDENTIAL INDUSTRIAL VACANT OTHER

PARKING SURFACE

hard surface	5	71.4%	2	3	0	0
unimproved	36	514.3%	29	1	2	4
none	2	28.6%	1	1	0	0
TOTAL	43	614.3%	32	5	2	4

DOORS

sound	21	46.7%	17	4	N/A	0
none	2	4.4%	0	1	N/A	1
minor	14	31.1%	11	0	N/A	3
substandard	7	15.6%	4	1	N/A	2
critical	1	2.2%	1	0	N/A	0
TOTAL	45	100.0%	33	6		6

WINDOWS

sound	21	46.7%	17	3	N/A	1
none	3	6.7%	0	2	N/A	1
minor	15	33.3%	12	0	N/A	3
substandard	4	8.9%	3	0	N/A	1
critical	2	4.4%	1	1	N/A	0
TOTAL	45	100.0%	33	6		6

STREET TYPE

none	1	1.3%	1	0	0	0
concrete	1	1.3%	1	0	0	0
asphalt	14	17.5%	3	5	3	2
gravel	64	80.0%	28	2	27	7
dirt	0	0.0%	0	0	0	0
brick	0	0.0%	0	0	0	0
TOTAL	80	100.0%	33	7	30	9

PORCHES...

sound	10	22.2%	7	3	N/A	0
none	0	0.0%	0	0	N/A	0
minor	11	24.4%	7	3	N/A	1
substandard	23	51.1%	18	0	N/A	5
critical	1	2.2%	1	0	N/A	0
TOTAL	45	100.0%	33	6		6

PAINT

sound	9	20.0%	8	1	N/A	0
none	9	20.0%	2	5	N/A	2
minor	11	24.4%	9	0	N/A	2
substandard	15	33.3%	13	0	N/A	2
critical	1	2.2%	1	0	N/A	0
TOTAL	45	100.0%	33	6		6

DRIVEWAY

sound	6	13.3%	3	3	N/A	0
none	0	0.0%	0	0	N/A	0
minor	7	15.6%	4	1	N/A	2
substandard	32	71.1%	26	2	N/A	4
critical	0	0.0%	0	0	N/A	0
TOTAL	45	100.0%	33	6		6

CITY OF GRAND ISLAND

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

CHIMNEY

sound	0	0.0%	0	0	0	N/A	0
none	37	84.1%	26	0	6	N/A	5
minor	6	13.6%	5	0	0	N/A	1
substandard	1	2.3%	1	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
TOTAL	44	100.0%	32	0	6		6

GUTTER, DOWNSPOUTS

sound	6	14.0%	3	0	3	N/A	0
none	28	65.1%	22	0	1	N/A	5
minor	7	16.3%	4	0	2	N/A	1
substandard	2	4.7%	2	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
TOTAL	43	100.0%	31	0	6		6

WALL SURFACE

sound	20	48.8%	13	0	4	N/A	3
none	1	2.4%	1	0	0	N/A	0
minor	16	39.0%	14	0	0	N/A	2
substandard	3	7.3%	3	0	0	N/A	0
critical	1	2.4%	0	0	0	N/A	1
TOTAL	41	100.0%	31	0	4		6

WALL SURFACE TYPE

Frame	1	2.4%	0	0	0	N/A	1
Masonry	15	36.6%	12	0	0	N/A	3
Siding	8	19.5%	1	0	6	N/A	1
Combination	13	31.7%	13	0	0	N/A	0
Stucco	5	12.2%	4	0	0	N/A	1
Other	2	4.9%	2	0	0		0
TOTAL	44	107.3%	32	0	6		6

B. REDEVELOPMENT PLAN

REDEVELOPMENT PLAN

EXECUTIVE SUMMARY

Purpose of Plan/Conclusion

The purpose of this Redevelopment Plan is to serve as a guide for implementation of redevelopment activities within Redevelopment Area #5, in Grand Island, Nebraska. Redevelopment activities associated with the Community Development Law, State Statutes, 18-2101 through 18-2154 should be utilized to promote the general welfare, the enhancement of the tax base, the economic and social well being, the development of any public activities and promotion of public events in the Area, along with any and all other purposes, as outlined in the Community Development Law.

A Redevelopment Plan prepared for a Community Development Authority (CRA) must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 1991 items (1) through (6). A description of these items are as follows:

- (1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the CRA Redevelopment Plan must further address the items required under Section 18-2113, "Plan; considerations", which the CRA must consider prior to recommending a redevelopment plan to the Planning Commission and City Council for adoption. These "considerations" are defined as follows:

"...whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the

promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewage, and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight."

Redevelopment Area #5 of the City of Grand Island, Nebraska, is described as follows: Beginning at the intersection of the north line of Capital Avenue and the east line of Sky Park Road, thence south along the said east line to its intersection with the north line of 7th Street East, thence east along said north line to its intersection with the extended line east line of Lot 1, of the Sanitarian Subdivision, thence south across 7th Street East Right-of-Way and continuing south along said east line of Lot 2, to its intersection with the north line of Lot 2 of the Schmader 2nd Subdivision, thence continuing south along an extended east line of Lot 2 of the Sanitarian Subdivision to its intersection with the south line of Lot 2 of the Schmader 2nd Subdivision (also the north line of the Union Pacific Railroad Right-of-Way), thence continuing southwesterly along said south line to its intersection with west line of Lot 2 of the Schmader 2nd Subdivision, thence northwesterly along said west line to its intersection with the north line of said Lot 2, thence continuing northwesterly along an extended line of the west line of Lot 2 of the Schmader 2nd Subdivision and continuing northwesterly across 4th Street East Right-of-Way to its intersection with the north line of 4th Street East, thence southwesterly along the north line of 4th Street East to its intersection with the east line of Willow Street Right-of-Way, thence north along said east line to its intersection with the south line of 7th Street East and continuing north across the 7th Street East Right-of-Way to its intersection with the north line of 7th Street East, thence west along said north line to its intersection with west line of a miscellaneous tract of land identified as 10-11-9 PT. E1/2 SW 1/4 NE 1/4 (containing 0.91 acres), thence north along said west line and continuing north along three additional miscellaneous tracts of land with identical west lines to their intersection with a south line of a large miscellaneous tract of land (containing 3.48 acres) located at 10-11-9 PT. E1/2 SW 1/4 NE 1/4, thence west along said south line to its intersection with the west line of same said miscellaneous tract, thence north along said west line to its intersection with the north line of same said miscellaneous tract, thence east along said north line of said miscellaneous tract, to its intersection with the west line of a flag shaped miscellaneous tract located at 10-11-9 PT. E1/2 SW 1/4 NE 1/4 (containing 2.08 acres), thence north along said miscellaneous tract to its intersection with the north line of same said tract, thence east along said north line of same said miscellaneous tract and continuing north along the north line of an adjacent miscellaneous tract to its intersection with the west line of an miscellaneous tract of land whose east line fronts of Geddes Street, thence north along said west line and continuing north along the west line of several miscellaneous tracts of land to its eventual intersection with the north line of Capital Avenue, thence east along said

north line of Capital Avenue to its intersection with the extended east line of Sky Park Road, also the eastern corporate limit line of the City of Grand Island, and the point of beginning, located in the **City of Grand Island, Hall County, Nebraska**.

Illustration 1 identifies the Redevelopment Area, in relation to the City of Grand Island. The Redevelopment Area is an estimated 113.8 acres, all located within the corporate limits of the City.

Conclusion

The redevelopment planning process of Redevelopment Area #5 includes a comprehensive listing of general planning and implementation recommendations. As previously discussed in the Blight and Substandard Determination Study, there are several existing land uses and structural and substandard conditions that are nonconforming in nature, detrimental to the health, safety and general welfare of the community and generally obsolete in respect to the development and living environmental norms of today's Nebraska communities, including the City of Grand Island. To eliminate these conditions and enhance private development activities within the Redevelopment Area, the City of Grand Island will need to consider the following general planning and redevelopment actions:

1. **Infill of Vacant Parcels:** Many vacant parcels exist throughout the Redevelopment Area. The planned use of these parcels could stimulate new industrial and/or residential development. A number of development opportunities for the development of vacant parcels exist throughout Redevelopment Area #5.
2. **Parking Areas:** Many private parking areas exist throughout the Redevelopment Area, having a grass or gravel surface, in need of paving. Screening should also be implemented with shrubbery and trees to soften the appearance of solid concrete walls in the industrialized area south of 7th Street East.
3. **Infrastructure Improvements/Expansions:** Redevelopment Area #5 contains land uses that utilize individual water wells. These individual systems in close proximity to one another, and adjacent industrial uses where contamination is probable, due to oil and fuel storage tanks and a salvage/junk yard, eventually need to be connected to the municipal water system to remain viable for future development.
4. **Extend Infrastructure to Areas for Future Development:** Areas in the western portion of the Redevelopment Area will need all appropriate water, sanitary sewer, storm water sewer, electrical and natural gas service, and streets and sidewalks, in order to stimulate future development.

5. **Streets, curbs, gutters:** With the exception of Capital Avenue, Sky Park Road and 4th Street East, gravel surfaced roads with open storm water ditches are prevalent throughout Redevelopment Area #5. Overall, gravel surfaced streets were found to be in fair condition, but detrimental to future development due to ambient dust clouds generated by vehicular traffic. Curbs and gutters are lacking in areas with asphalt surfaced streets that also have open storm water drainage ditches.
6. **Systematic removal** of “*substantially*” dilapidated and substandard structures, throughout the Redevelopment Area. This is especially needed for abandoned residential dwellings.
7. **Rehabilitate** residential and industrial properties that are cost effective to renovate.
8. **Develop a plan for screening and/or buffering** of industrial areas, having outside storage or materials, from adjacent residential and public land uses.
9. **Removal of excessive debris** from industrial and residential properties. There are several examples throughout the Redevelopment Area.
10. **Plan for the eventual removal of livestock** Several areas within the Redevelopment Area contain farm animals, horses, sheep, goats and donkeys. Livestock is not compatible with the plans for future development of the Area.

Implementation

Both a time-line and budget should be developed for the implementation of the Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available to the City. A reasonable time-line to complete the redevelopment activities identified in the Plan would be 8 to 12 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed redevelopment activities. These include city and federal funds commonly utilized to finance street improvement funds, ie. Community Development Block Grants, special assessments, general obligation bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in the Redevelopment Area is deemed to be an essential and integral element of the Redevelopment Area and use of TIF in connection with such projects is contemplated by the Plan and such designation and use of TIF will not constitute a substantial modification to the Plan. The City agrees, when approving the Plan, to the utilization of TIF by the Grand Island CRA for redevelopment projects and agrees to pledge the taxes generated in redevelopment projects for such purposes in accordance with the Act.

Any redevelopment program receiving TIF is subject to a Cost Benefit Analysis. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of Grand Island and Hall County. Proposed redevelopment projects using TIF must meet the Cost Benefit Analysis and the "But For" test. Accordingly, "But for TIF" a redevelopment project utilizing TIF could not be fully executed and constructed in the community.

1. Future Land Use Patterns

The existing land use patterns within Redevelopment Area were depicted in **Illustration 3** and described in detail in the Blight and Substandard Determination Study. In general, the Redevelopment Area consists of four land use types. The primary land uses are vacant/agriculture, industrial and residential. The field survey revealed incompatible land uses in the estimated 113.8 acre Redevelopment Area, primarily between commercial and industrial uses.

Illustration 5, of this Redevelopment Plan, the Future Land Use Map, represents an effort to encourage land uses that stimulate future growth opportunities in the Redevelopment Area, while creating compatible land uses resulting in the efficient use of the physical features of the landscape. The recommended future land use classifications are generally in conformance with the Grand Island Comprehensive Plan.

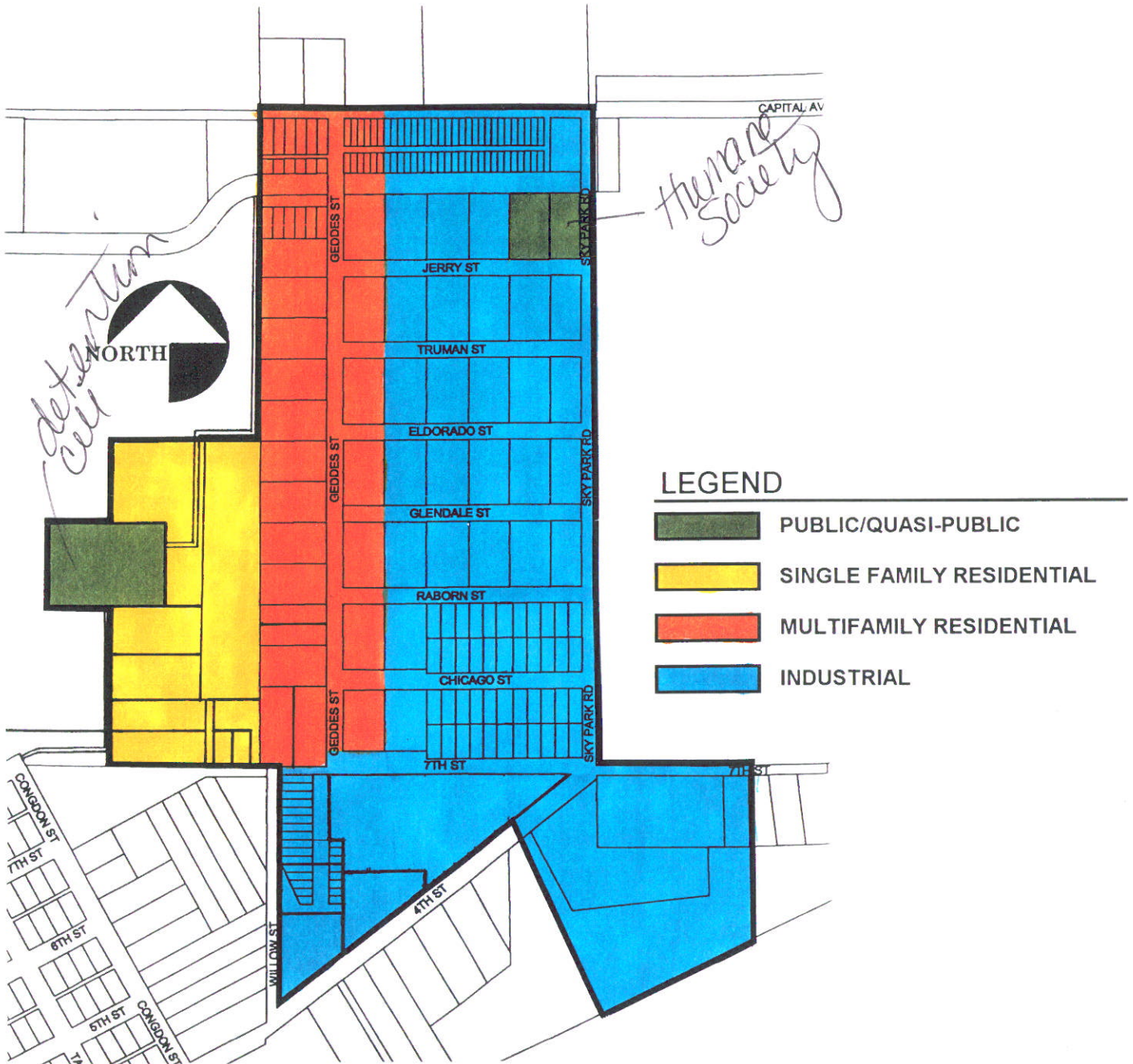
In **Illustration 5** of this Redevelopment Plan, industrial land uses are planned to remain in their current locations throughout the majority of the Redevelopment Area. Residential uses are recommended to buffer industrial areas from view of the Geddes Street corridor. Heavy Industrial areas are recommended to be concentrated in the eastern and southern portions of the Redevelopment Area.

It is recommended that substantially deteriorated structures, throughout the Redevelopment Area, too deteriorated to rehabilitate, be replaced with new commercial, residential or public uses, in conformance with the Future Land Use Map.

2. Future Zoning Districts

The recommended future Zoning Districts Map for Redevelopment Area #5 is identified in **Illustration 6** of this Redevelopment Plan. Districts are generally in conformance with the current City Official Zoning Map and proposed future land uses, as depicted in **Illustration 5**.

FUTURE LAND USE MAP REDEVELOPMENT AREA #5 GRAND ISLAND, NEBRASKA

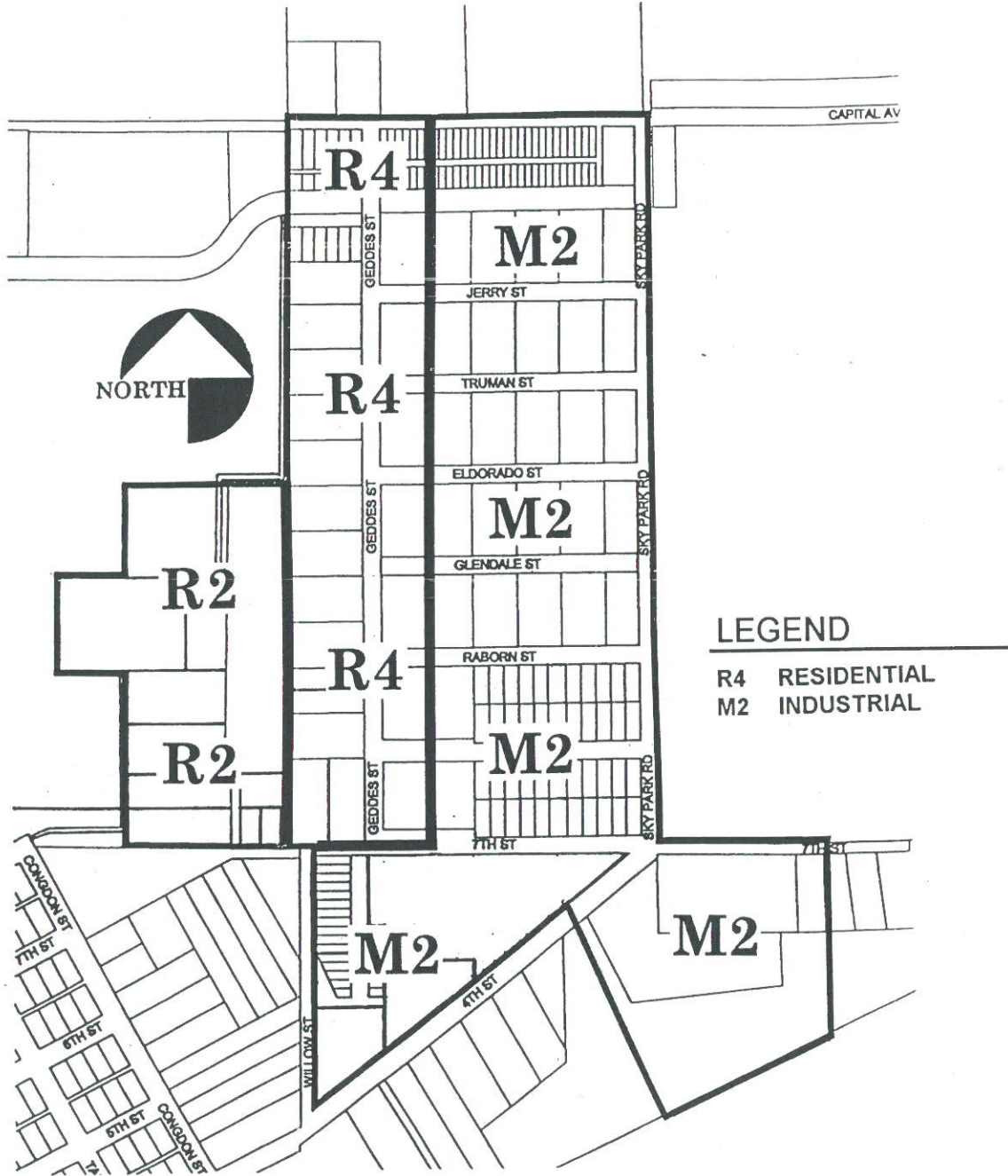


HANNA:KEELAN ASSOCIATES, P.C.

ILLUSTRATION 5

Redevelopment Plan
Redevelopment Area #5

FUTURE ZONING DISTRICTS REDEVELOPMENT AREA #5 GRAND ISLAND, NEBRASKA



HANNA:KEELAN ASSOCIATES, P.C.

ILLUSTRATION 6

Redevelopment Area #5
Blight/Substandard Determination Study

3. Recommended Public Improvements

The primary purpose for a Redevelopment Plan, accompanied with the Blight and Substandard Determination Study, is to allow for the use of public financing in a specific area. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the Redevelopment Area. The most common form of public improvements occur for infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure issues in the Redevelopment Area are street and sidewalk improvements, the need for improvements to underground water, storm water and sanitary sewer systems and more planned municipal parking areas, landscaped right-of-ways and open spaces.

Asphalt surfaced streets throughout the Redevelopment Area, along Capital Avenue, Sky Park Road and 4th Street East, are generally in good to excellent condition. However, the roads throughout the remainder of Redevelopment Area #5 are gravel surfaced streets in fair condition. A planned program of street improvements should be established throughout the Redevelopment Area and coordinated with improvements identified in the City's One- and Six Year Road Plan and the City's Capital Improvement Program. This process would allow Community Development Block Grants and Tax Increment Financing to be utilized in the financing of public improvements.

Tax Increment Financing can serve as a valuable source of additional monies to defer the cost of reconstruction projects within Redevelopment Area #5. Community Development Block Grants are one example of State and Federal programs that become economically viable in designated blighted and substandard areas. Pooling of local private and public monies, with sources of State and Federal funding programs, can reduce the costs associated with expensive infrastructure repairs and or replacement.

The Grand Island CRA and City of Grand Island should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in the Redevelopment Area. The rehabilitation of buildings would prolong the life of structures and enhance the visual appearance of the Community. To prevent further decay, the Consultant recommends investment in all mechanical infrastructure systems, throughout the entire Redevelopment Area. Prior to the transportation network improvements, the City and the CRA should develop a plan in conjunction with the City's Capital Improvement Plan and the One- and Six Year Street Plan, to accommodate efficient infrastructure development and improvements.

The following identifies estimated costs for the improvement of various infrastructure features in Redevelopment Area.

Normal Street Replacement

Costs are dependent on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated \$45 per square yard. Asphalt overlay has a cost of \$3 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$150 per linear foot
The cost to construct a 6" thick, 60' wide concrete street is \$300 per linear foot

The cost to construct a 2" thick, 30' wide asphalt overlay is \$20 per linear foot
The cost to construct a 2" thick, 60' wide asphalt overlay is \$40 per linear foot

Ramped Curb Cuts
\$1,250 each

Sanitary Sewer
\$50 to \$60 per linear foot

Water Valves
\$750 each

Fire Hydrants
\$2,500 each

Overlay of Parking Lots

Asphalt overlay costs \$3 per square yard per inch of thickness of asphalt overlay. Therefore the cost of a 2" overlay of a 150' x 150' parking lot is \$15,000.

Paved Alleys

The cost for paved alleys is dependent on alley width and pavement thickness. A 6" thick concrete alley would cost \$45 per square yard.

The cost of a 6" thick, 16' wide concrete alley is \$80 per linear foot.
The cost of a 6" thick, 20' wide concrete alley is \$100 per linear foot.

Storm Sewers

The cost of Storm Sewers is dependent upon the size of the storm sewer pipe and on the number of inlets required. A breakdown of approximate unit prices is as follows:

15" RCP costs \$22 per linear foot	18" RCP costs \$26 per linear foot
24" RCP costs \$35 per linear foot	30" RCP costs \$44 per linear foot
36" RCP costs \$52 per linear foot	42" RCP costs \$61 per linear foot
48" RCP costs \$70 per linear foot	Inlets cost and estimated \$2,500 each

Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost approximately \$30,000 to \$35,000..

This Redevelopment Plan addresses numerous community and economic development activities for the entire Redevelopment Area in Grand Island, Nebraska. The major components of this Redevelopment Plan will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this Redevelopment Plan. Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

- Building Improvement District
- Tax Increment Financing
- LB 840 or LB 1240
- Historic Preservation Tax Credits
- Low Income Housing Tax Credits
- Sales Tax
- Community Development Block Grants - Re-Use Funds
- Local Lender Financing
- Owner Equity
- Small Business Association-Micro Loans
- Community Assistance Act
- Donations and Contributions
- Intermodal Surface Transportation Efficiency Act

Private Foundations

Abel Foundation	US West Foundation
Norwest Foundation	Union Pacific Foundation
American Express Foundation	Woods Charitable Fund, Inc
Hazel R. Keene Trust	IBP Foundation, Inc.
Quivey-Bay State Foundation	Valmont Foundation
Marietta Philanthropic Trust	Thomas D. Buckley Trust
Kellogg Corporate Giving Program	
Northwestern Bell Foundation	
Monroe Auto Equipment Company Foundation	
Piper, Jaffray & Hopwood Corporate Giving	
Target Stores Corporate Giving	
Pitney Bowes Corporate Contributions	
ConAgra Charitable Fund, Inc.	
Frank M. and Alice M. Farr Trust	
Mid-Nebraska Community Foundations, Inc.	
Omaha World-Herald Foundation	
Peter Kiewit and Sons Inc. Foundation	

