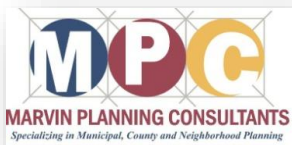




City of Neligh, NE
Blight and Substandard Study
January 2014



PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within the city of Neligh. This study has been commissioned by the Neligh Economic Development Department for potential future redevelopment activity. The area is within the heart of the community and contains the downtown district.

The City of Neligh, when considering conditions of Blight and Substandard, will be looking 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 Sections 18-2101 to 18-2144, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under sections 18-2101 to 18-2144, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements”.

The Nebraska Revised Statutes §18-2105 continues by granting authority to the governing body for formulation of a workable program. The statute reads,

“The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof.”

Blight and Substandard are defined as the following:

“Substandard areas means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;”

“Blighted area means an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility,

or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the platted 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 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 shall not designate an area larger than one hundred percent of the as blighted;"

This Blight and Substandard Study is intended to give the Neligh Planning Commission and Neligh City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City's jurisdiction. Through this process, the City and property owners will be attempting to address economic and/or social liabilities which are harmful to the well-being of the entire community.

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 residential, commercial, commercial/office, public and industrial.

Through the redevelopment process the City of Neligh can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City of Neligh is intended to redevelop and improve the area. Using the Community Redevelopment Act, the City of Neligh 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 Neligh.

Study Area

POINT OF BEGINNING IS THE INTERSECTION OF THE CENTERLINES OF WEST 10TH STREET AND "N" STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF "N" STREET TO THE INTERSECTION OF THE CENTERLINES OF "N" STREET AND US HIGHWAY 275; THENCE EASTERLY ALONG THE CENTERLINE OF US HIGHWAY 275 TO THE SOUTHERLY EXTENSION OF THE EAST PROPERTY LINE OF THE PROPERTY DESCRIBED AS LOTS 1-6 BLOCK 33 AND ALL VACATED STREET N BLOCK 12 AND BLOCK 33 NELIGH CITY; THENCE NORTHERLY ALONG SAID EAST PROPERTY LINE TO THE NORTHEAST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE NORTH PROPERTY LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT; THENCE CONTINUING WESTERLY ALONG THE NORTH PROPERTY LINE OF A LOT DESCRIBED AS THE NORTH 24 FEET LOT 11 LOT 12 BLOCK 33 NELIGH CITY AND CONTINUING TO THE CENTERLINE OF "O" STREET; THENCE SOUTHERLY ALONG THE CENTERLINE OF "O" STREET TO THE INTERSECTION OF THE CENTERLINES OF "O" STREET AND WEST 9TH STREET; THENCE EASTERLY ALONG THE CENTERLINE OF WEST 9TH STREET TO THE INTERSECTION OF THE NORTHERLY EXTENDED CENTERLINE OF THE ALLEY LOCATED BETWEEN "N" STREET AND "O" STREET; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID ALLEY AND CONTINUING SOUTHERLY TO THE INTERSECTION WITH THE CENTERLINE OF WEST 7TH STREET; THENCE EASTERLY TO THE INTERSECTION OF THE CENTERLINES OF WEST 7TH STREET AND "N" STREET; THENCE SOUTHERLY ALONG THE CENTERLINE OF "N" STREET TO THE INTERSECTION OF THE CENTERLINES OF "N" STREET AND WEST 4TH STREET; THENCE WESTERLY ALONG THE CENTERLINE OF WEST 4TH STREET TO THE INTERSECTION OF THE CENTERLINES OF WEST 4TH STREET AND WEST 3RD STREET; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF WEST 3RD STREET TO THE INTERSECTION OF THE CENTERLINES WEST 3RD STREET AND "P" STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF "P" STREET TO THE INTERSECTION OF THE CENTERLINES OF "P" STREET AND WEST 6TH STREET; THENCE WESTERLY ALONG THE CENTERLINE OF WEST 6TH STREET TO THE INTERSECTION OF THE CENTERLINES OF WEST 6TH STREET AND NEBRASKA HIGHWAY 14; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF NEBRASKA HIGHWAY 14 TO THE INTERSECTION OF THE CENTERLINES OF NEBRASKA HIGHWAY 14 AND WYLIE DRIVE; THENCE EASTERLY ALONG THE CENTERLINE OF WYLIE DRIVE TO THE SOUTHERLY EXTENDED CENTERLINE OF THE ALLEY LOCATED BETWEEN "N" STREET AND MAIN STREET; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE WESTERLY EXTENDED NORTH PROPERTY LINE OF A LOT DESCRIBED AS LOTS 6-7 BLOCK 21 NELIGH CITY; THENCE EASTERLY ALONG THE NORTH PROPERTY LINE OF SAID LOT TO THE INTERSECTION OF THE EASTERLY EXTENDED NORTH PROPERTY LINE AND THE CENTERLINE OF MAIN STREET; THENCE SOUTHERLY TO THE INTERSECTION OF THE CENTERLINES OF MAIN STREET AND EAST 2ND STREET; THENCE EASTERLY ALONG THE CENTERLINE TO THE INTERSECTION OF THE CENTERLINES OF EAST 2ND STREET AND US HIGHWAY 275; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF US HIGHWAY 275 TO THE INTERSECTION OF THE CENTERLINES OF US HIGHWAY 275 AND "D" STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF "D" STREET TO THE WESTERLY EXTENDED SOUTH PROPERTY LINE OF A LOT DESCRIBED AS COUNTRYSIDE ACRES ADDITION LOT 7 BLOCK E; THENCE EASTERLY ALONG SAID SOUTH LINE AND CONTINUING TO SOUTHEAST CORNER OF A TRACT DESCRIBED AS 21-25-6 WEST BAILEY'S SUBDIVISION IRREGULAR TRACT LOT 3 AND 4 NELIGH TWP; THENCE NORTHLY ALONG THE EAST PROPERTY LINE OF SAID TRACT TO THE EASTERLY EXTENDED NORTH PROPERTY LINE OF A LOT DESCRIBED AS COUNTRYSIDE ACRES ADDITION LOT 1 BLOCK D; THENCE WESTERLY ALONG SAID EASTERLY EXTENDED NORTH PROPERTY LINE TO THE NORTHWEST CORNER OF SAID LOT; THENCE CONTINUING WESTERLY ALONG THE NORTH PROPERTY LINES TO THE CENTERLINE OF "D" STREET; THENCE NORTHERLY ALONG "D" STREET TO THE EASTERLY EXTENDED SOUTH PROPERTY LINE OF A LOT DESCRIBED AS BAILEY'S RESUBDIVISION LOTS 6 AND 15, BAILEY'S SUBDIVISION SW4 N2SE4 21-25-6 WEST TRACT 94 FEET BY 192 FEET KNOWN AS TRACT E NELIGH CITY; THENCE WESTERLY ALONG SAID SOUTH PROPERTY LINE AND CONTINUING ALONG THE SOUTHERN PROPERTY LINES OF ADJACENT PROPERTIES FORMING THE NORTHERN BANK OF A DRAINAGEWAY UNTIL THE SOUTHWEST CORNER OF A LOT DESCRIBED AS WHITES SUBDIVISION BAILEY SUBDIVISION EXCLUDING N 5 ½ FEET LOT 3 NELIGH CITY; THENCE NORTHERLY THE WEST PROPERTY LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE SOUTH PROPERTY LINE OF A LOT DESCRIBED AS WHITES SUBDIVISION BAILEYS SUBDIVISION LOT 2; N 5 ½ FEET LOT 3; TRACT LYING W OF LOT 2 55 FEET BY 64 FEET NELIGH CITY TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WEST PROPERTY LINE OF SAID LOT TO THE NORTHWEST CORNER OF A LOT DESCRIBED AS WHITES SUBDIVISION BAILEY SUBDIVISION LOT 1 &

TRACT 52.4 FEET BY 100 FEET LOT 6 NELIGH CITY; THENCE WESTERLY ALONG THE SOUTH PROPERTY LINE OF SAID LOT AND EXTENDING TO THE CENTERLINE OF "G" STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF "G" STREET TO THE EASTERLY EXTENDED NORTH PROPERTY LINE OF A LOT DESCRIBED AS BAILEYS SUBDIVISION SW4 N2SE4 21-25-6 WEST TRACT 230 FEET BY 154.6 FEET LOT 8 .77 AC NELIGH CITY; THENCE WESTERLY ALONG SAID EASTERLY EXTENDED NORTH PROPERTY LINE TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WEST PROPERTY LINE OF SAID LOT TO THE INTERSECTION WITH THE SOUTHEAST CORNER OF A LOT DESCRIBED AS BAILEYS SUBDIVISION LOT 3 OF LOT 9 NELIGH CITY; THENCE WESTERLY ALONG THE SOUTH PROPERTY LINE OF SAID LOT TO CENTERLINE OF "H" STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF "H" STREET TO THE INTERSECTION OF THE CENTERLINE OF "H" STREET AND EAST 2ND STREET; THENCE WESTERLY ALONG THE CENTERLINE OF EAST 2ND STREET TO THE INTERSECTION OF THE CENTERLINES OF EAST 2ND STREET AND "K" STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF "K" STREET TO THE INTERSECTION OF THE CENTERLINES OF "K" STREET AND EAST 4TH STREET; THENCE WESTERLY ALONG THE CENTERLINE OF EAST 4TH STREET TO THE SOUTHERLY EXTENDED CENTERLINE OF THE ALLEY BETWEEN "K" STREET AND US HIGHWAY 275; THENCE NORTHERLY ALONG SAID ALLEY CENTERLINE AND EXTENDING ALONG ALLEY CENTERLINES TO THE INTERSECTION WITH THE CENTERLINE OF EAST 7TH STREET; THENCE WESTERLY ALONG THE CENTERLINE LINE OF EAST 7TH STREET TO THE INTERSECTION OF THE CENTERLINES OF EAST 7TH STREET AND MAIN STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF MAIN STREET TO THE EASTERLY EXTENDED CENTERLINE OF THE ALLEY LOCATED BETWEEN EAST MAIN STREET AND "N" STREET; THENCE WESTERLY ALONG SAID EXTENDED ALLEY CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE ON "N" STREET; THENCE NORTHERLY ALONG THE CENTELINE OF "N" STREET TO THE EASTERLY EXTENDED NORTH PROPERTY LINE OF A LOT DESCRIBED AS LOT 4-6 BLOCK 31 NELIGH CITY; THENCE WESTERLY ALONG THE NORTH PROPERTY LINE OF SAID LOT TO THE INTERSECTION WITH THE CENTERLINE OF AN ALLEY LOCATED BETWEEN "N" STREET AND "O" STREET; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WEST 10TH STREET; THENCE EASTERLY TO THE POINT OF BEGINNING.

The total area in the blight and substandard are is 165.52 acres. At present the total area within the corporate limits of Neligh is 733.76 acres; therefore the area within the blight and substandard area equals 22.6%, well within the statutory limitation of 50.0%.

Figure 1
Study Area Map



Source: Olsson Associates 2013

EXISTING LAND USES

The term "Land Use" refers to the 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 Antelope 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.

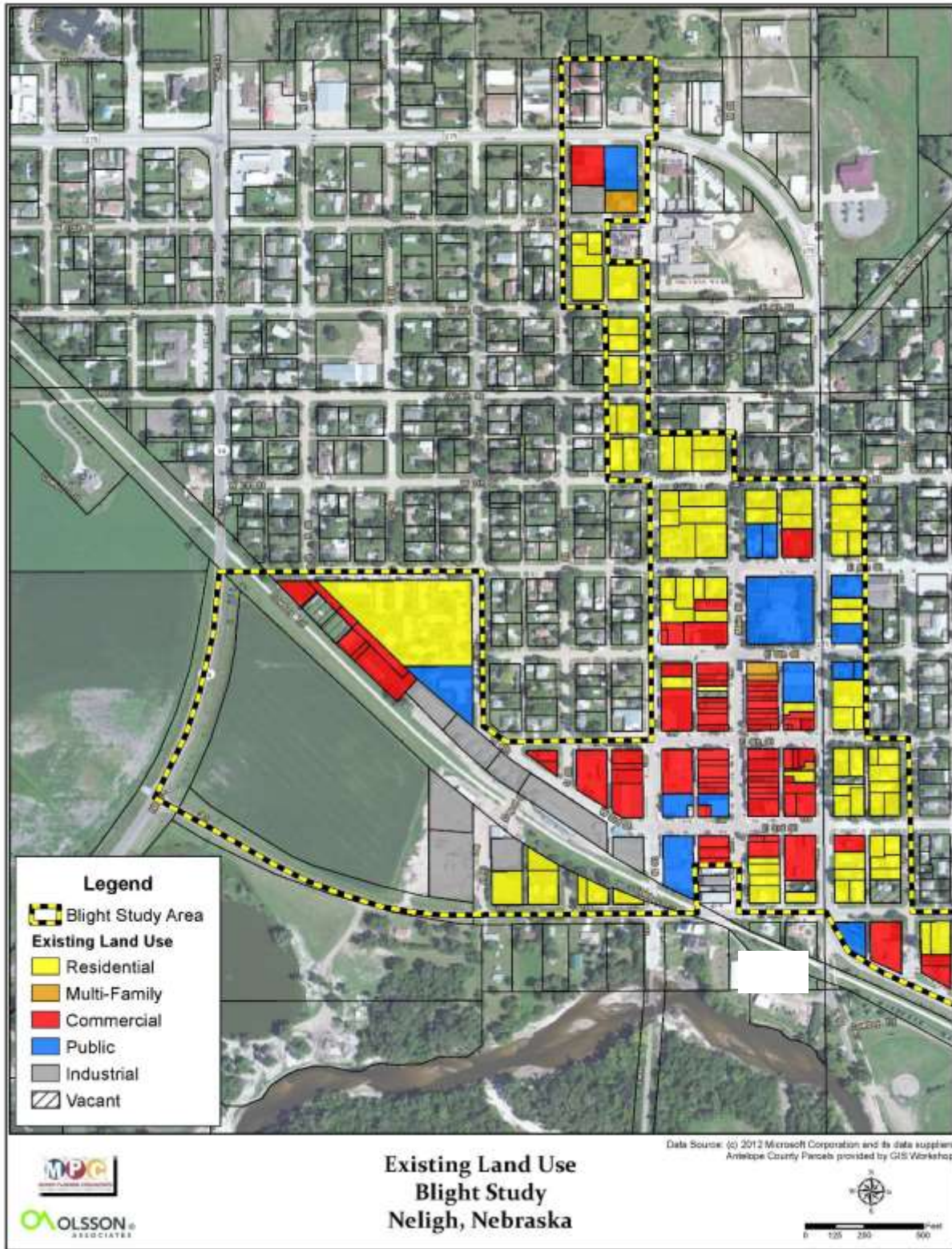
The Study Area is predominately residential and commercial. Residential uses account for 22.8% of the total study area. Commercial uses made up 14.7% of the area. Besides these two uses the use that actually made the majority of the area was transportation and R.O.W. with 46.9% of the area.

TABLE 1: EXISTING LAND USE, NELIGH - 2013

Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	34.45	22.8%	20.8%
Single-family	33.86	22.4%	20.5%
Multi-family	0.59	0.4%	0.4%
Manufactured Housing	0	0.0%	0.0%
Commercial	22.29	14.7%	13.5%
Industrial	14.74	9.8%	8.9%
Quasi-Public/Public	8.72	5.8%	5.3%
Parks/Recreation	0	0.0%	0.0%
Transportation/ROW	70.92	46.9%	42.8%
Total Developed Land	151.12	100.0%	
Vacant/Agriculture	14.4		8.7%
Total Area	165.52		100.0%

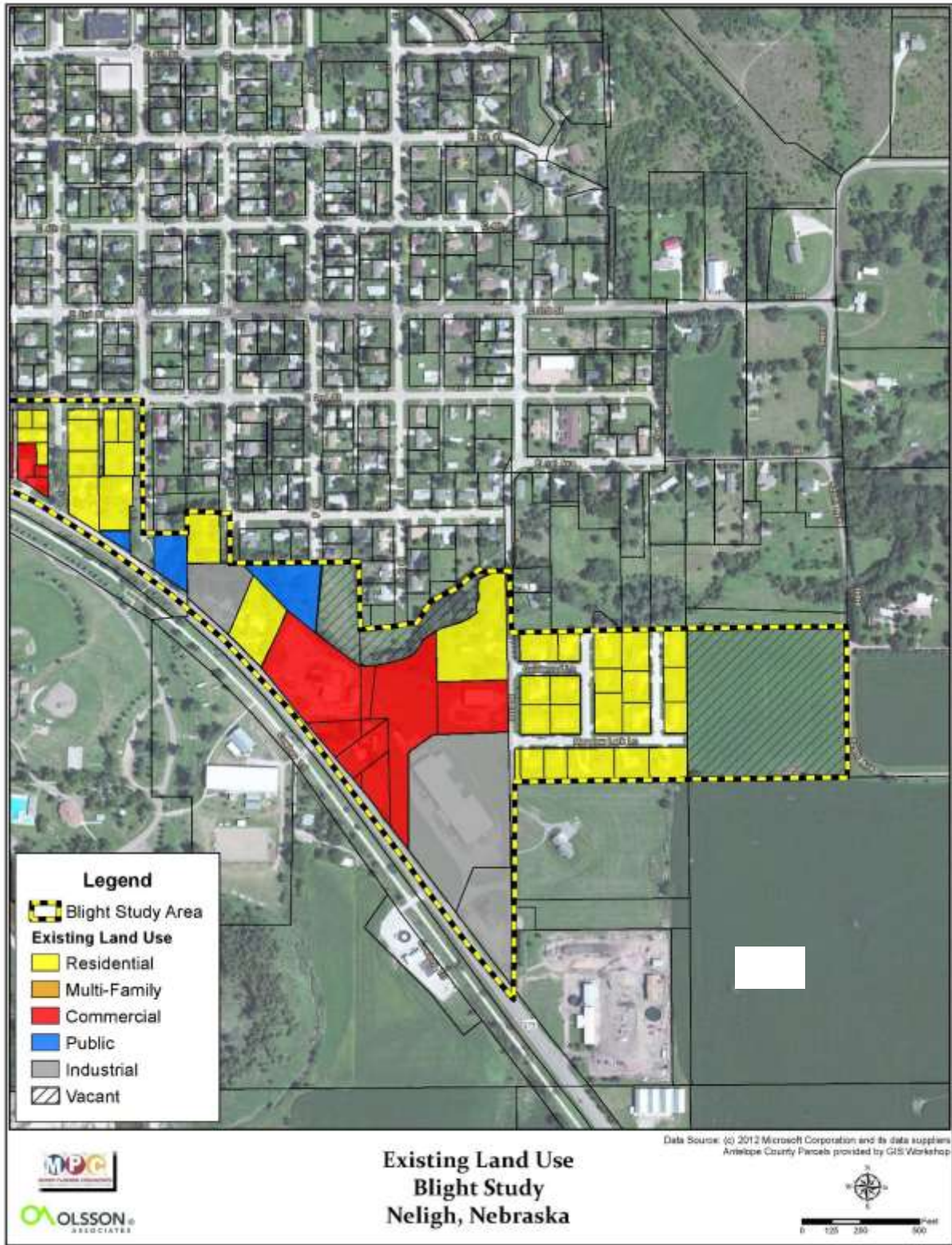
Source: 2013 Neligh Blight Study Area, Marvin Planning Consultants and Olsson Associates

Figure 2A
Existing Land Use Map



Source: Marvin Planning Consultants and Olsson Associates, 2013

Figure 2B
Existing Land Use Map



FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

This section of the 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 examined and evaluated in the field and online. After review several factors discussed in the Revised Statutes of Nebraska were found to be present in this specific study area. In addition, there were some of the statutory conditions that were either not present or not evaluated due to the small area in the report.

Average Age of the Residential or Commercial Units

Age of Structure

Age of structures can be one of the contributing factors to blighted and substandard conditions in an area. Statutes allow for a predominance of units that are 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 that the age of structures was determined from the data within the Antelope County Assessor's website data.

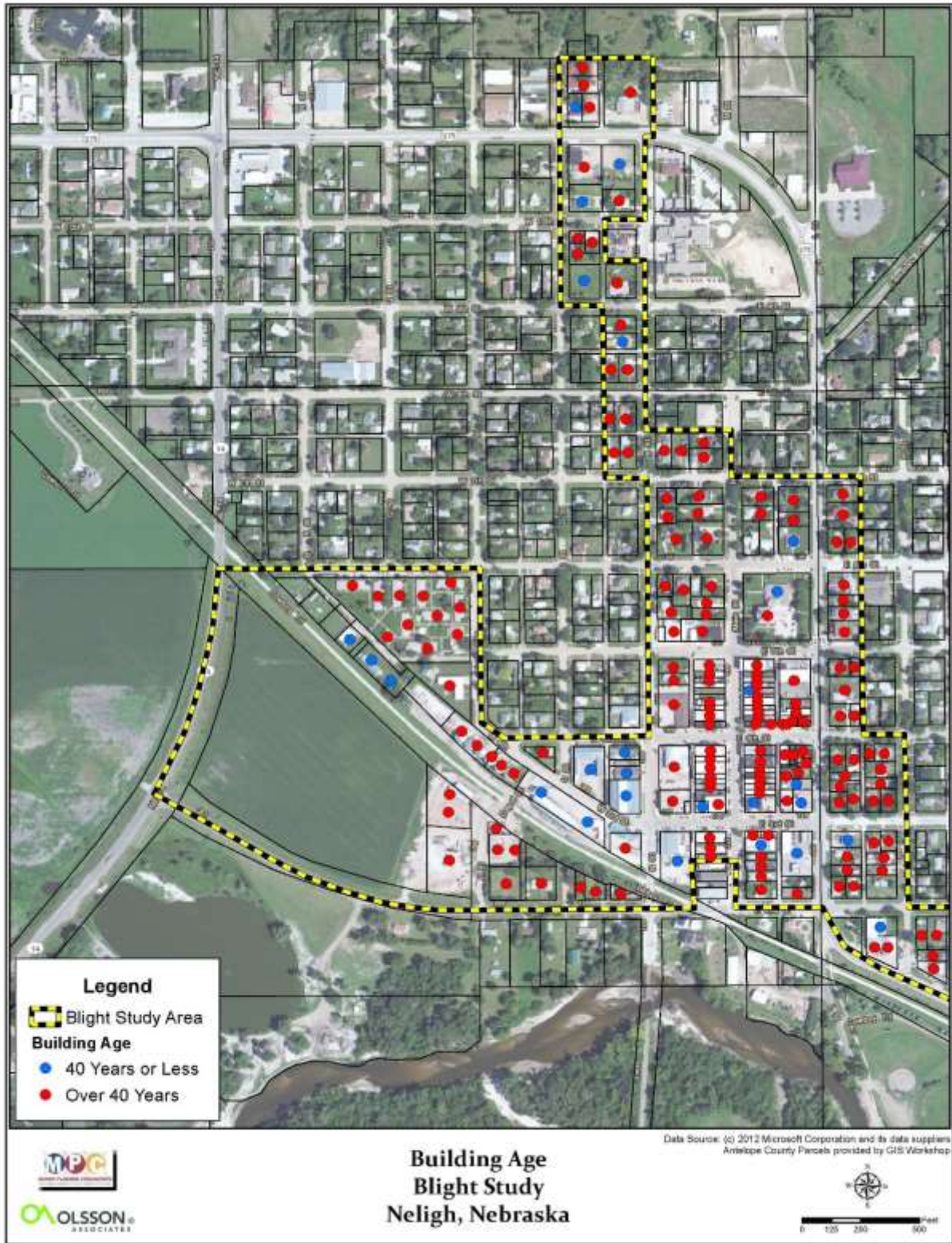
Within the study area there is a total of 227 structures. After researching the structural age on the Antelope County Assessor's and Treasurer's websites, the following breakdown was determined:

- 184 (81.1%) units were determined to be 40 years of age or older
- 43 (18.9%) were newer than 40 years.

Based upon this data, the age of the structures is a direct contributing factor.



Figure 3A
Unit Age Map



Source: Marvin Planning Consultants and Olsson Associates, 2013

Figure 3B
Unit Age Map



Source: Marvin Planning Consultants and Olsson Associates, 2013

Deterioration of Site or Other Improvements

Sidewalk Conditions

Sidewalks, regardless of the area and uses within a community, should provide a safe means of movement for pedestrians. Sidewalks become increasingly more important along transportation routes considered to be arterials and highways. A sidewalk allows for pedestrian movement while keeping people off of heavily traveled streets.

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

Adequate is defined as being new or with little or no vertical heaving, the walking surface may be contain surface/expansion cracks and it does not contain any spawling of the walking surface.

Deteriorating is defined as any vertical heaving, concrete break up, and spawling of the walking surface.

Missing is defined as not present or unseen due to long-term sediment build-up.

Within the study area there is approximately 40,605 lineal feet of area where sidewalk could or should be located. After reviewing the conditions in the field, the following is how the sidewalk conditions breakdown within the study area:

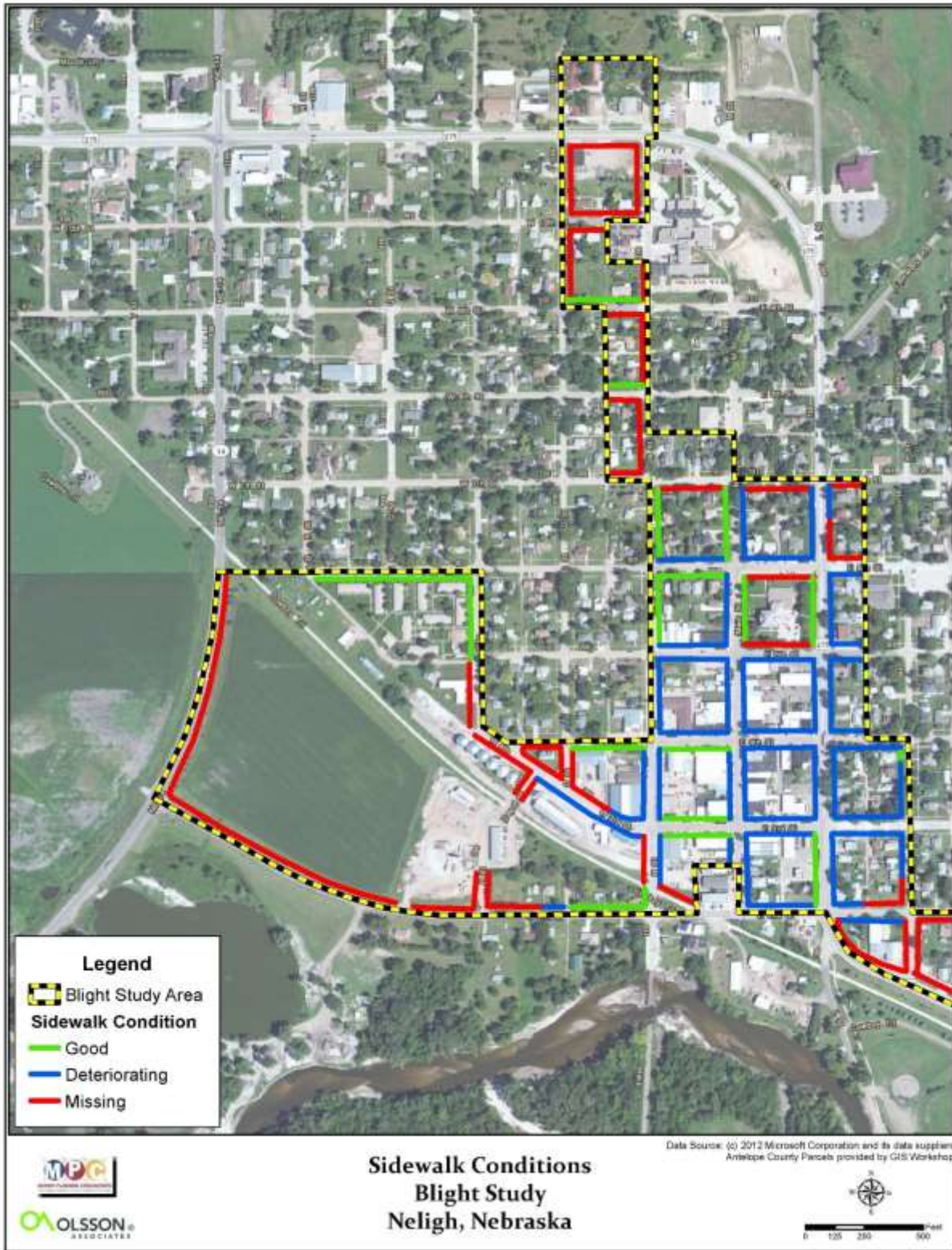
- 5,621 (13.8%) lineal feet of adequate sidewalk
- 12,568 (30.9%) lineal feet of deteriorating sidewalk
- 22,416 (55.3%) lineal feet of no sidewalk.

Overall, there is over 85% of the area that either has deteriorating or no sidewalk to allow for safe pedestrian movement. There is no sidewalk present in over 55% of the study area does not have safe accessibility to pedestrian traffic.

Due to the large amount of missing sidewalk, the lack of and condition of the sidewalk is a direct contributing factor.



Figure 4A
Sidewalk Conditions



Source: Marvin Planning Consultants and Olsson Associates, 2013

Figure 4B
Sidewalk Conditions



Source: Marvin Planning Consultants and Olsson Associates, 2013

Curb and Gutter

Curb and Gutters have direct and indirect roles in communities. Their primary functions is to be a barrier that collects and directs water, drainage. 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.

The curb and gutter conditions were analyzed similar to the sidewalks. The curb and gutter were rated on three categories; adequate, deteriorating, and missing completely.

Adequate is defined as being new or with little or no issues.

Deteriorating is defined as any evidence of breakage/chipping away at joints and horizontal surfaces. In addition, any heaving or breakage along the gutter portion of the system.

Missing is defined as not present.

Within the study area there is approximately 41,600 lineal feet of curb and gutter possible. After reviewing the conditions in the field, the following is how the curb and gutter conditions breakdown within the study area:

- 13,460 (32.4%) lineal feet of adequate curb and gutter
- 15,500 (37.3%) lineal feet of deteriorating curb and gutter
- 12,630 (30.3%) lineal feet of no curb and gutter or rural section.

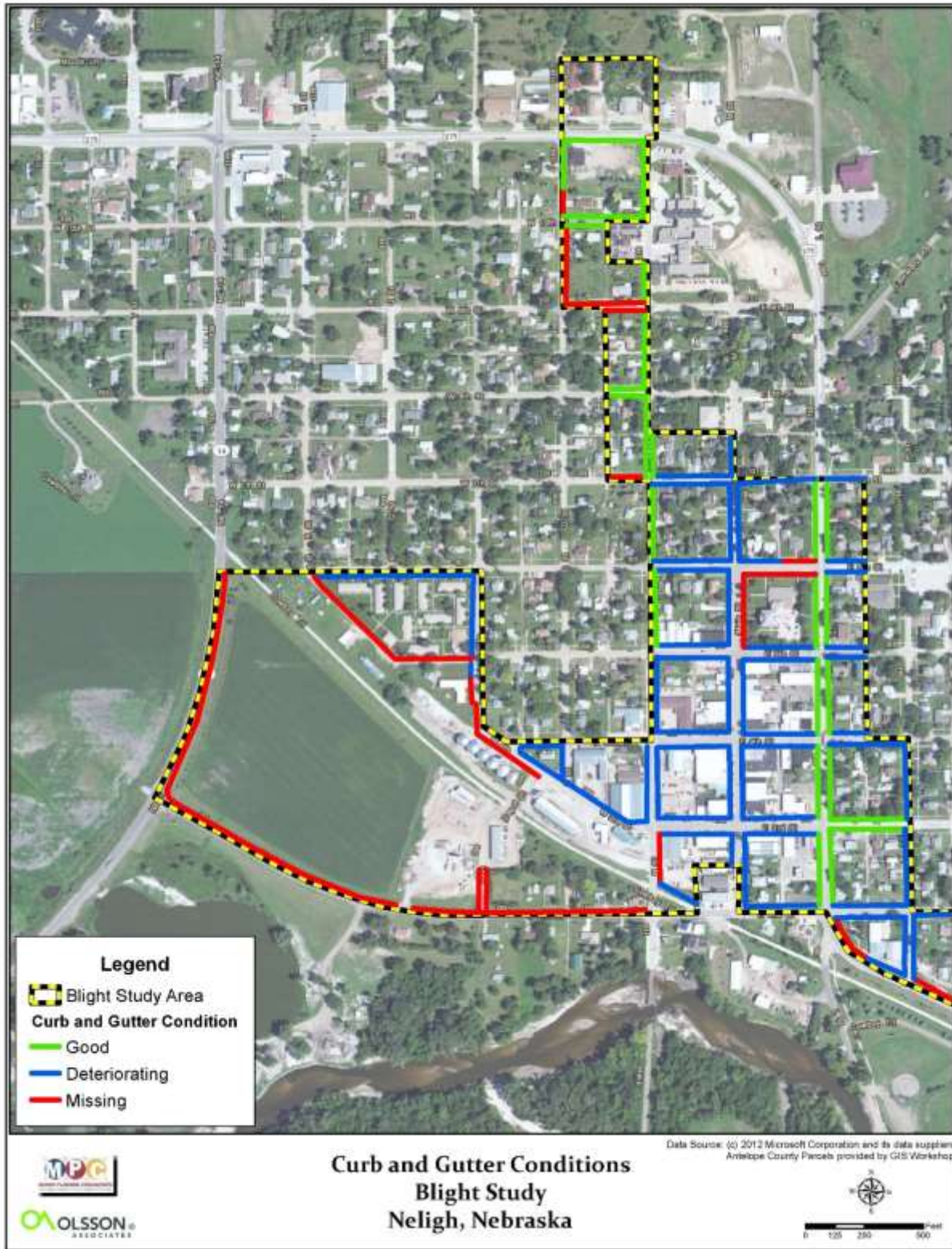
The study area has 67.6% of the curb and gutters in either a deteriorating state or not constructed and the streets are designed as rural section streets. See Figures 5A and 5B for the locations of these curb and gutter.

The photos to the immediate right show some of the deteriorating conditions found within the study area.

Due to the large amount of deteriorating and missing curb and gutter, the curb and gutter condition would be a direct contributing factor.



Figure 5A
Curb and Gutter Conditions



Source: Marvin Planning Consultants and Olsson Associates, 2013

Figure 5B
Curb and Gutter Conditions



Source: Marvin Planning Consultants and Olsson Associates, 2013

Streets

The streets within the study area are in varying conditions. Streets are the fundamental means for people to get around in a community like Neligh. The condition of a street can have a bearing on a persons desire to purchase, build new or redevelop a given property.

The street conditions were analyzed similar to the sidewalks. The streets were rated on three categories; adequate, deteriorating, and missing completely.

Adequate is defined as being new or with little or no issues.

Deteriorating is defined as any evidence of breakage/chipping, heaving, major potholes, spawling finished surface, and materials lose at joints.

Gravel/non paved is defined as anything not hard surfaced with concrete or asphalt.

Within the study area there is **approximately** 31,000 lineal feet of street. After reviewing the conditions in the field, the following is how the street conditions breakdown within the study area:

- 13,340 (43.0%) lineal feet of adequate street
- 16,130 (52.0%) lineal feet of deteriorating street
- 1,590 (5.0%) lineal feet of gravel street.

The majority of the adequate street conditions are due to the recent work completed by the State of Nebraska on US Highway 275 through the community.

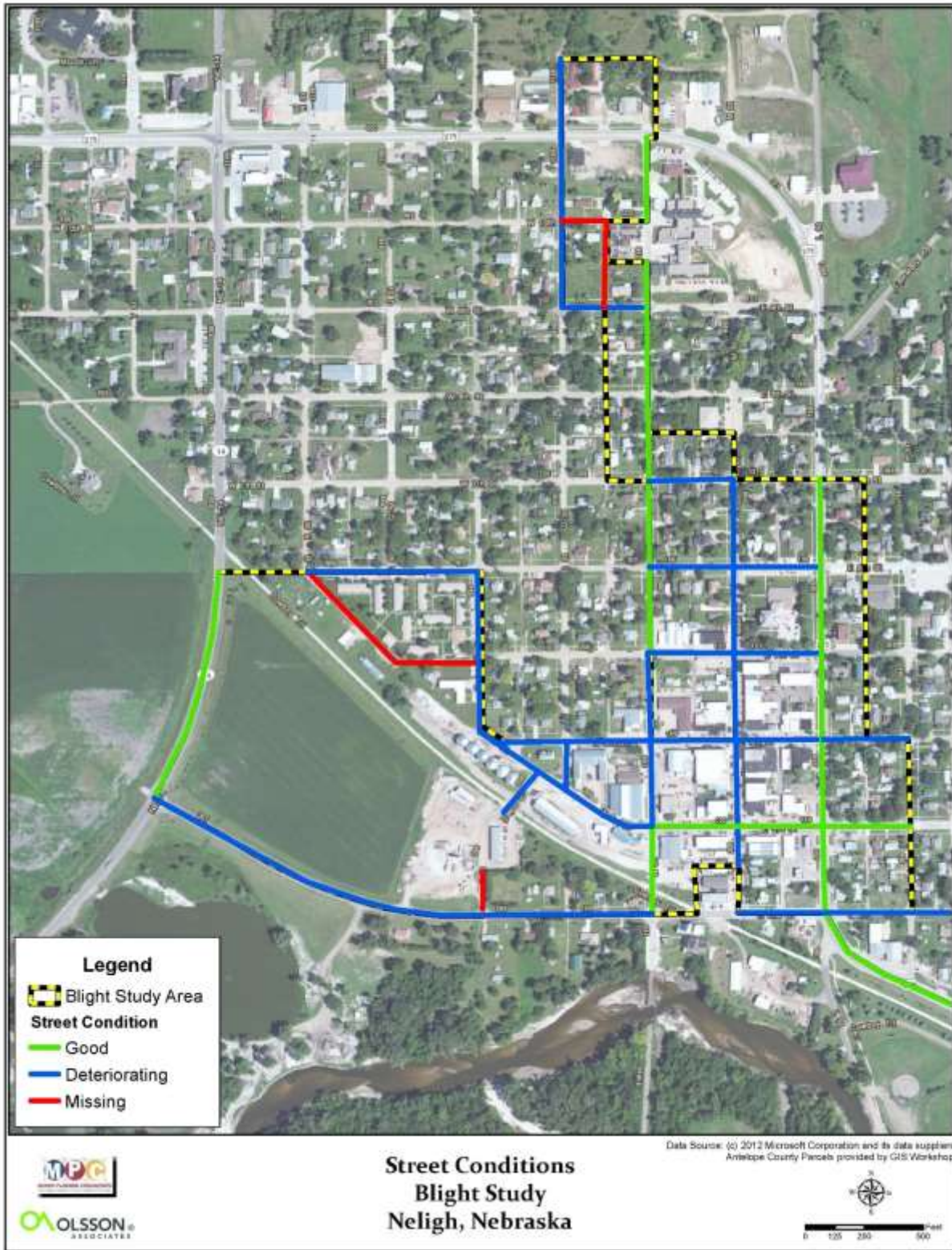
The study area has 57.0% of the streets are in either a deteriorating state or they are surfaced with gravel or dirt. See Figures 6A and 6B for the locations of these streets.

The photos to the immediate right shows some of the deteriorating conditions found within the study area.

Due to the large amount of deteriorating or gravel surfacing, the street conditions are a direct contributing factor.



Figure 6A
Street Conditions



Source: Marvin Planning Consultants and Olsson Associates, 2013

Figure 6B
Street Conditions



Source: Marvin Planning Consultants and Olsson Associates, 2013

Site Improvements Conditions

The several of the properties in the study area have less than average site improvements. The majority of these properties, however, are located in areas affecting the overall image of the specific part of the community. In addition, some of these properties are located at the southern entrance to the community and have a major impact on how the community is viewed by outsiders passing through the community.

A large portion of the properties have gravel/dirt drives and parking lots. These properties create several issues within a community including:

- Dust conditions during dry periods
- Ruts from heavy equipment
- Water holes during wet periods

All of these conditions not only visually impact the property but they harm the overall image of the community.

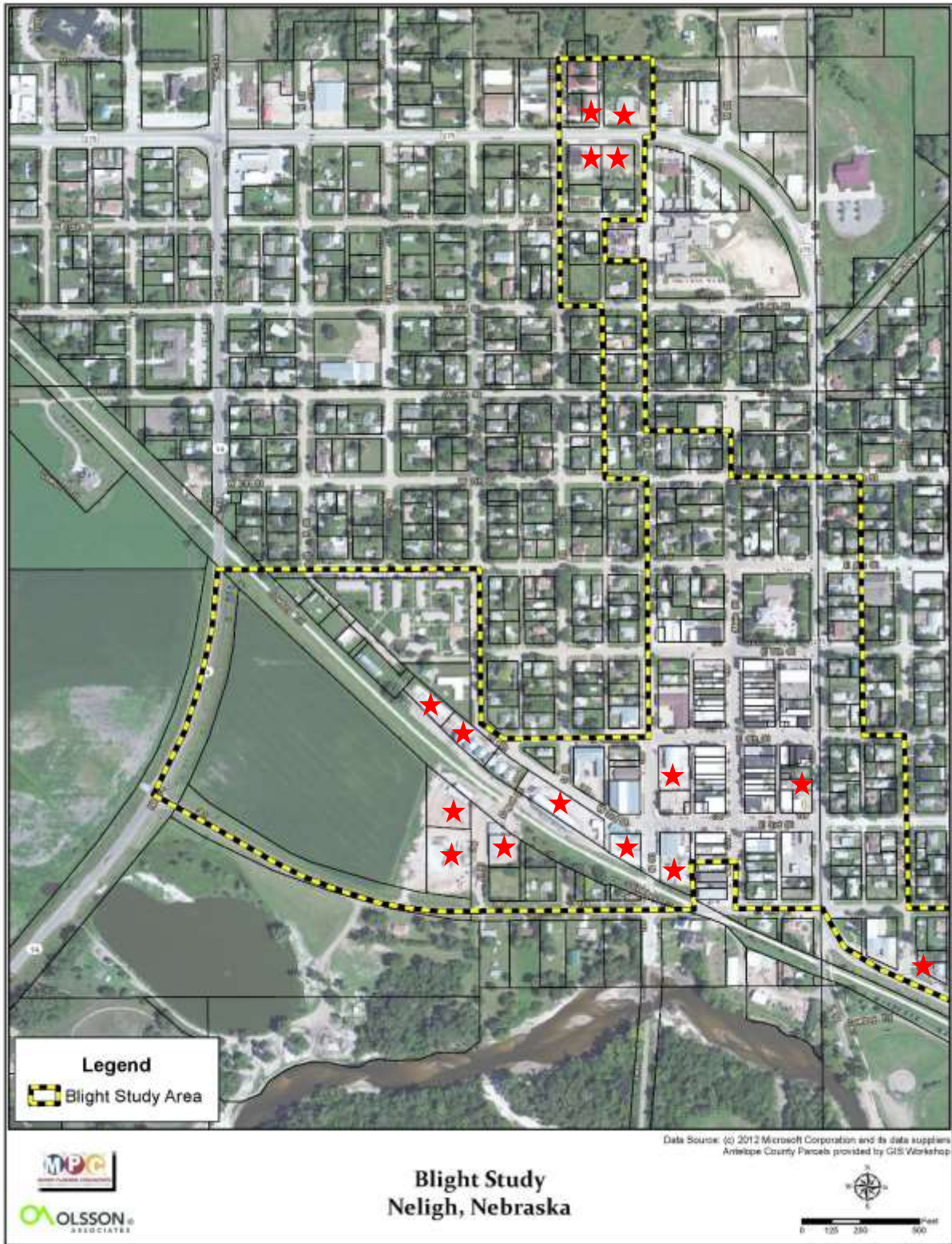
Some properties have paved/improved parking areas and drives were found to be in a state of deterioration. Several of the hard surfaced lots, as seen on the right are in considerably poor condition.

Figures 7A and 7B identify the different properties in the study area that have deteriorating parking areas and drives, as well as those properties that have been hard surfaced and are showing signs of deteriorating and in need of repair/rehabilitation. Even though most of the land uses in this area are heavier commercial to industrial uses, the lack of hard surfacing or the deterioration of the existing hard surfacing has a major impact on the perception of the area as well as the value of the area.

Based upon the field analysis, there are sufficient elements present to meet the definition of deterioration of site and other improvements in the Study Area.



Figure 7A
Site Improvement Conditions



Source: Marvin Planning Consultants and Olsson Associates 2013

Figure 7B
Site Improvement Conditions



Source: Marvin Planning Consultants and Olsson Associates 2013

Faulty Lot Layout

Faulty lot layout can lead to a number of issues including size of a lot, adequacy of the lot for the use, accessibility to the lot and/or the usefulness of the lot. There are a number of factors to examine within this particular study area.

Size of Lot

Throughout the study area there are lots that are too small for the use and buildings located on the site. This is specifically true on the south edge of downtown along the abandoned railroad right of way (Cowboy Trail). In addition the properties along the north edge of the Cowboy Trail are small and appear to have improvements constructed that are too large for the site. This is typical along older abandoned railroad right of way but it is still in need of redevelopment.

In addition, along US Highway 275 on the south edge of the community, there are some lots that are too small for the intensity of the uses. In many cases these smaller lots appear to have uses overlapping onto other adjacent lots.

Aside from the more prominent lots along the downtown and highway, there are several lots within the neighborhoods of the study areas. All of these lots were from the original platting of the community or were allowed to split off a larger piece at some point in time. These smaller lots create crowding conditions for the structures on site and neighboring properties.

Figures 8A and 8B identify the lots in the study area deemed to be either too narrow, too shallow, or both (resulting in an overall small lot). Considering the current land use plan and zoning for this area, these lots have the potential to be undesirable or overcrowded with building in the future; in some cases these lots are already overcrowded.

Adequacy of the Lots

Based upon the discussion regarding lot size and shape above, the lots in Figures 8A and 8B are not adequate for the type of land use and zoning designated for this area. Parking and deliveries opportunities are somewhat limited on these lots. In some cases, the actual shape and layout of the lot can create issues with future construction and redevelopment of the site.

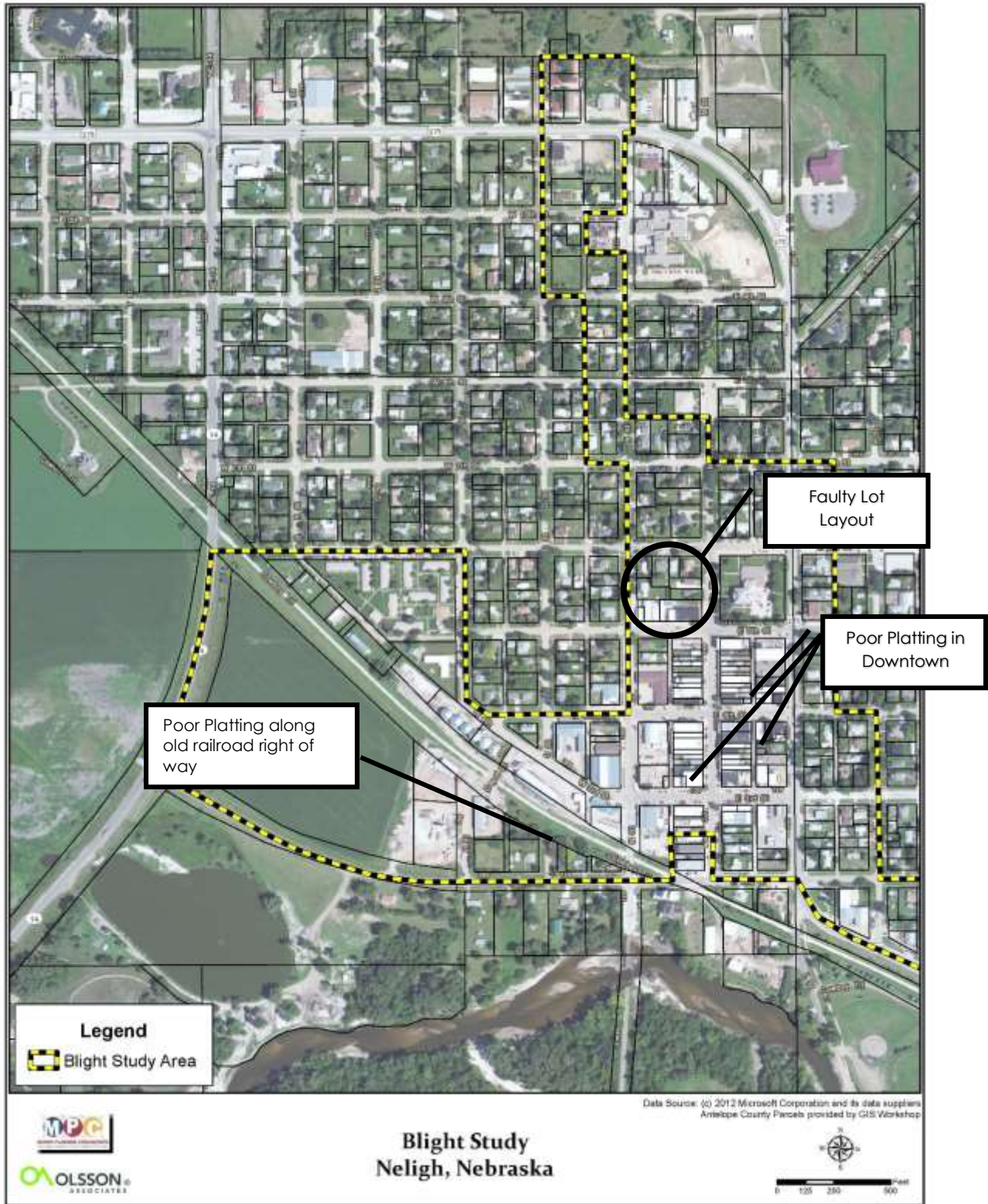
In one specific case there is a lot on the south portion of the study area that has a long narrow access point to the highway and goes toward the north and then opens up to a full lot. This is far from an ideally platted lot and may eventually create problems for the city in regard to the use of the lot.

In the downtown area there are individual lots that have been chopped off of larger parcels. This is not an uncommon practice in downtown areas but it is not necessary a good planning approach.

Accessibility of the Lots

Accessibility of some lots in the southern portion of the study is impossible without crossing another lot/tract of ground. The lots are land locked and without direct access to any public street.

Figure 8A
Faulty Lot Layout Conditions



Source: Marvin Planning Consultants and Olsson Associates 2013

Figure 8B
Faulty Lot Layout Conditions



Source: Marvin Planning Consultants and Olsson Associates 2013

Insanitary or Unsafe Conditions

There are a number of factors tending to fall under this category. The study area was found to have several factors falling into insanitary and unsafe. The following will outline the conditions found.

Junk and junk vehicles

There are locations where property owners have junk and/or junk vehicles located on their property within the study area.

The most specific location for this condition is shown at the right. In one case, the property owner has some of the junk and junk vehicles without any security around the items. In addition to people being capable of directly access these vehicles and materials these conditions are also very attractive places for vermin to congregate.



Floodplain

The southern portion of the study area is in close proximity to the Elkhorn River. The lower portions of the study area have been known to be under water.

In addition, the study area contains a drainageway that is in need of being cleaned. The current condition of the drainageway is overgrown and any hard rain similar to a 10-year event or greater could create potential flooding on property immediately adjacent.



Barbed Wire Fencing

There are a couple of locations on the south side of the study area where barbed wire fencing is in place. Granted this is a necessary situation depending upon the business. However, it does create a situation that is unsafe under the wrong conditions. Barbed wire is specifically harmful when it is not being properly maintained, as is the case in one location within the study area.

Based upon the field analysis, there are sufficient elements present to meet the definition of insanitary and unsafe conditions within the Study Area.



Diversity of Ownership

After reviewing the information on the Antelope County Assessor's website, the study area was found to have 100's of different property owners. In order for future redevelopment to occur it may require some of these tracts to get into common ownership.

Based upon the fact that a multitude of different individuals, corporations, etc. own property in this area, it is determined that the high diversity of property ownership could easily be a barrier to redevelopment.

Existence of Conditions endangering life or property due to fire or other causes

Located within the study area there are factors present that are a danger to life or property due to fire or other causes. A number of these factors have been previously discussed in this report. These factors include:

- The junk vehicles and other junk laying around on a number of properties
- The existing floodplain on the south edge of the study area.
- Amount of deteriorating or missing sidewalk in the area.

Based upon the field analysis, there are sufficient elements present to meet the definition of dangerous conditions within the Study Area.

Improper Subdivision or obsolete platting

This criteria is present along the southern edge of the study area along US Highway 275 and along the Cowboy Trail. These conditions can be seen in Figures 8A and 8B.

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

Blighting Summary

These conditions are contributing to the blighted conditions of the study area.

- **Average age of structures is over 40 years of age**
 - Within the Study Area 81.1% of the structures meet the criteria of 40 years of age or older.
- **Deterioration of site or other improvements**
 - There is a considerable amount of deteriorating or missing sidewalks located along the public streets in the area.
 - Within the study area, 67.6% of the curb and gutter was either deteriorating or missing.
 - Several properties within the study area have deteriorated or substandard site improvements including parking lots, fencing, etc.
 - 57.0% of the streets within study area were either in a deteriorating state or were covered in gravel or dirt.
- **Faulty Lot Layout**
 - Size of certain lots is an issue
 - Adequacy of some lots is a concern
 - Accessibility to some lots could be a problem since these lots are or could become land locked in the future
- **Insanitary or Unsafe Conditions**
 - Lack of sidewalk in the Study Area
 - Junk and junk vehicles are present throughout the study area
 - Elkhorn River and its floodplain
 - Drainageway in the south portion of the study area.
 - Deteriorating barbed wire fencing
- **Diversity of Ownership**
 - Within the Study Area there are hundreds of different property owners.
- **Dangerous conditions to life or property due to fire or other causes**
 - Junk and junk vehicles
 - Lack of sidewalk within the Study Area
- **Improper Subdivision or Obsolete Platting**
 - The platting of the lots along US Highway 275 and Cowboy Trail

The other criteria for Blight were not present in the area, these included:

- Combination of factors which are impairing and/or arresting sound growth
- Stable or decreasing population based on the last two decennial censuses
- Substantial number of deteriorated or deteriorating structure
- Defective/Inadequate street layouts,
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
- One-half of unimproved property is over 40 years old.
- 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.

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 40 years

Age of structures can be one of the contributing factors to blighted and substandard conditions in an area. Statutes allow for a predominance of units that are 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 that the age of structures was determined from the data within the Antelope County Assessor's website data.

Within the study area there is a total of 227 structures. After researching the structural age on the Antelope County Assessor's and Treasurer's websites, the following breakdown was determined:

- 184 (81.1%) units were determined to be 40 years of age or older
- 43 (18.9%) were newer than 40 years.

There is a predominance of units 40 years of age or older.

Existence of Conditions endangering life or property due to fire or other causes

Located within the study area there are factors present that are a danger to life or property due to fire or other causes. A number of these factors have been previously discussed in this report. These factors include:

- The junk vehicles and other junk laying around on a number of properties
- The existing floodplain on the south edge of the study area.
- Amount of deteriorating or missing sidewalk in the area.

Based upon the field analysis, there are sufficient elements present to meet the definition of dangerous conditions within the Study Area.

Substandard Summary

Nebraska State Statute requires that "...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 Neligh meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

CONCLUSIONS/FINDINGS FOR NELIGH BLIGHT STUDY AREA

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

Blighted Conditions

- **Average age of structures is over 40 years of age**
- **Deterioration of site or other improvements**
- **Faulty Lot Layout**
- **Insanitary and Unsafe Conditions**
- **Diversity of Ownership**
- **Dangerous conditions to life or property due to fire or other causes**
- **Improper Subdivision or Obsolete Platting**

Substandard Conditions

- **Average age of the structures in the area is at least forty years**
- **Dangerous conditions to life or property due to fire or other causes**

Based upon the identified items found within and throughout the study area, it is the opinion of this study that the area qualifies as blighted and substandard as defined in the Nebraska Community Redevelopment Law as found in Chapter 18, Section 2104 of the Revised Nebraska State Statutes.