

2024

City of Gretna West Collaboration Area Blight Study



JEO Consulting Group, Inc.

Introduction

Purpose of the Study

This Gretna West Collaboration Area blight and substandard study of the designated study area is intended to give the Community Development Agency and City Council the basis for considering the existence of blight and substandard conditions within the delineated study area. Through this process, the City of Gretna's Community Development Agency may employ and exercise the power authorized in Nebraska Community Development Law to eliminate and prevent blighted and substandard conditions that are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region. If the City of Gretna finds and determines, based on substantial evidence in the record before it, that the recommended Blight and Substandard Area (detailed below and referred to herein as "Gretna West Collaboration Area Blight Study Area") meets the statutory conditions for an area that is blighted, substandard, and in need of redevelopment, the designated study area will become a Redevelopment Area under the Community Development Law (Neb. Rev. Stat. §§ 18-2101 to 18-2155).

This blight and substandard study examines the existing conditions of land use, physical and other constraints, buildings, and structures within the designated study area in the City of Gretna to determine its eligibility for redevelopment activities. Potential opportunities for redevelopment exist throughout the designated study area, which would allow the City of Gretna to overcome blighted and substandard conditions and avoid issues that could lead to blight and substandard conditions. When evaluating blight and substandard conditions, the City of Gretna must adhere to Nebraska Community Development Law.

Nebraska Revised State Statutes

The Community Development Law provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating area, as well as the prevention and elimination of substandard and blighted area. The Legislature has declared, in pertinent part:

It is hereby found and declared that there exist in cities of all classes and villages of this state area which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses...These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided...It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by area which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. §18-2102

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any number of means, 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.” Neb. Rev. Stat. §18-2104.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions, shall afford maximum opportunity, consistent with sound needs of the city, 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, 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 process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions to be improved. Such workable programs may include “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 area or portions thereof by re-planning, 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 area or portions thereof.” Neb. Rev. Stat. §18-2105.

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community. Nebraska Revised Statute §18-2105 also grants authority to the governing body to formulate a redevelopment program. The statute reads:

The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted area, 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 area 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 or blighted area 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 area or portions thereof. §18-2105

Prior to the adoption of a redevelopment plan, a municipality must have an adopted comprehensive plan (§18-2110) and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (§18-2109).

The important community development terms are defined in Nebraska Revised Statute §18-2103, several of which are shown below (organization and emphasis added):

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;

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, unsanitary 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.

Substandard and Blight Eligibility Analysis

Designated Study Area

The designated study area is property within the corporate limits for evaluation pursuant to the Community Development Law. The area is a commercial and residential district. The designated study area was selected for a number of reasons, including:

1. The presence of blighted and substandard characteristics within the study area.
2. The potential for private development and redevelopment activities within the study area.
3. The need for improvements in infrastructure due to specific existing conditions.
4. The economical and functional obsolescence of certain properties within the study area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

Once declared substandard and blighted, the City of Gretna can stimulate and manage future development in this area by creation and use of the redevelopment plan and its statutory authority to provide financial incentives for private development.

Through the redevelopment process, the City of Gretna can guide future development in the community and provide financial incentives for development. The use of the Nebraska Community Redevelopment Law by the City of Gretna is intended to improve the community and enhance the quality of life for all residents by eliminating conditions that contribute to the spread of blight and hinder private reinvestment in the area due to these factors. Using the Nebraska Community Development Law, Gretna can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing, or preventing blight and substandard conditions.

Substandard and Blight Conditions

As set forth in section 18-2103(31), **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. **Dilapidation/deterioration***
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
 - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. **Age or obsolescence**
Estimate age of structures (40+ years criteria)
3. **Inadequate provision for ventilation, light, air, sanitation, or open spaces**
Overall sight conditions
 - Examples include junked cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.
4. **Other substandard conditions**
 - (a) High density of population and overcrowding (census); or
 - (b) The existence of conditions which endanger life or property by fire and other causes or unsanitary and unsafe conditions ; or
 - (c) Any combination of such factors which is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health, safety, morals, or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

As set forth in the Community Development Law, a **blighted area** shall mean an area, which by reason of the presence of:

1. **A substantial number of deteriorated or deteriorating structures***
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
 - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. **Existence of defective or inadequate street layout**
Condition of streets/inadequate access including sidewalks
 - Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings, and sidewalk condition.
3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**
Conditions associated with accessibility/usefulness of the lots
 - Examples include land locked parcels, odd shaped lots, undersized lots, lots with accessibility concerns.
4. **Unsanitary or unsafe conditions**
Conditions which pose a threat to public health and safety
 - Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.
5. **Deterioration of site or other improvements**
Field observation of age and condition of public utilities, debris, and inadequate public improvements
 - Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.
6. **Diversity of ownership**
The total number of unduplicated owners
 - Examples include the necessity to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.
7. **Tax or special assessment delinquency exceeding the fair value of the land**
Examination of public records to determine the status of taxation of properties
 - Examples include delinquent taxes, real estate taxes or special assessments exceeding the fair market value.
8. **Defective or unusual conditions of title**
Examine public records to determine any defective or unusual title defects
 - Examples include improper filings, liens, defective titles, etc.
9. **Improper subdivision or obsolete platting**
Examine public records to determine improper subdivision and obsolete platting
 - Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.
10. **The existence of conditions which endanger life or property by fire or other causes**
Examine conditions which endanger life or property

- Examples include inadequate, undersized, or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded area for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.
- 11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, hinders the provision of housing accommodations, or constitutes an economic or social liability**
- Economic and/or socially undesirable land uses
- Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the marketplace.
- 12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:**
- (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);
 - (b) The average age of the residential or commercial units in the area is at least 40 years (Public Records);
 - (c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);
 - (d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or
 - (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

*Where structural conditions are evaluated, individual structures are rated in accordance with the following rating schedule as defined by the U.S. Department of Housing and Urban Development: no problem, adequate condition, deteriorating condition, or dilapidated condition. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

No Problem

No structural or aesthetic problems are visible.

Adequate Condition

- Slight damage to porches, steps, roofs, etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window frames.

Deteriorating Condition

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls (up to one-quarter of the wall), or roof (up to one-quarter of roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked windowpanes,
- Some rotted or loose windows or doors (no longer wind or waterproof),
- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

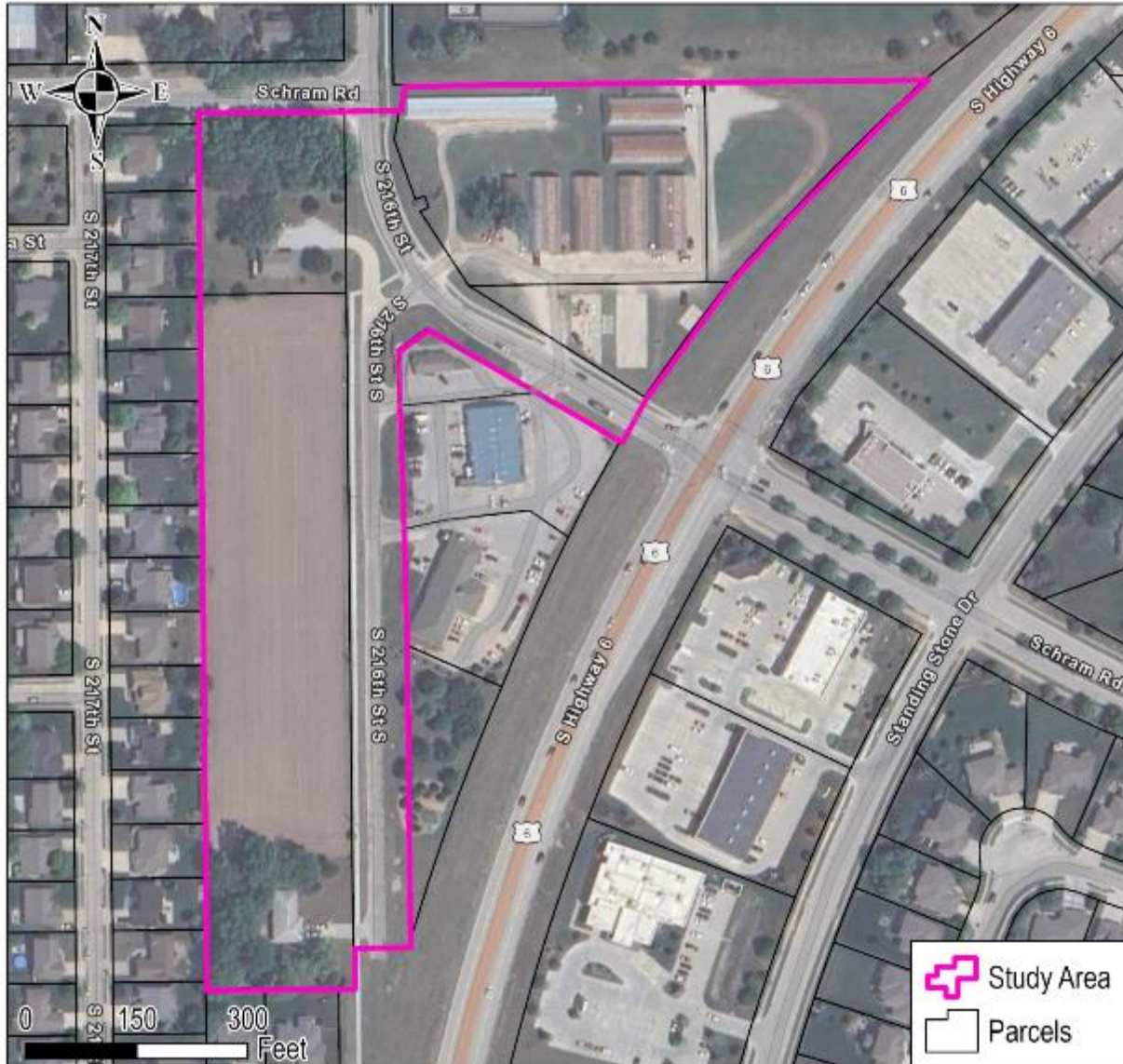
Dilapidated Condition


- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large area of foundation, on walls or on roof,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood, or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

Designated Study Area

The study area as identified can be found in Figure 1. For this study, the study area will be known as the “Designated Study Area” which was reviewed for substandard and blight characteristics.

Figure 1: Designated Study Area





City of Gretna, NE

Gretna Blight Study Area

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Date: May 2024
Software: ArcGIS Pro 3.3.0
File: R241444.00

Recommended Blight and Substandard Area

Based upon the review of the designated study area, and its context with the community, JEO Consulting Group recommends the designated study area be recommended as a Blight and Substandard Area. This area consists of approximately 12.13 acres. The following boundary description delineates the Recommended Area:

AN AREA OF LAND LOCATED IN THE CITY OF GRETNA, SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 1 AND PART OF THE NORTHEAST QUARTER OF SECTION 2 ALL IN TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., CITY OF GRETNA, SARPY COUNTY, NEBRASKA BEING MOR PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF TAX LOT 1B2 OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE EAST ALONG THE NORTH LINE OF SAID TAX LOT 1B2, A DISTANCE OF 200 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID TAX LOT 1B2; THENCE EAST ON THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1B2, A DISTANCE OF 74 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF SOUTH 216TH STREET; THENCE NORTHEASTERLY ON THE EAST RIGHT OF WAY LINE OF SOUTH 216TH STREET, A DISTANCE OF 35 FEET MORE OR LESS TO NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE EAST ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 708 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 6; THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 6 ALONG A CURVE TO THE LEFT, A DISTANCE OF 573 FEET MORE OR LESS TO THE SOUTHERLY CORNER OF TAX LOT 1B2 OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTHWESTERLY, A DISTANCE OF 66 FEET MORE OR LESS TO THE EASTERLY CORNER OF SOUTH POINT SOUTH REPLAT 1; THENCE NORTHWESTERLY ON THE NORTH LINE OF SAID SOUTH POINT SOUTH REPLAT 1, A DISTANCE OF 302 FEET MORE OR LESS TO THE NORTHERLY CORNER OF SAID SOUTH POINT SOUTH REPLAT 1; THENCE SOUTHWESTERLY ON THE NORTHERLY LINE OF SAID SOUTH POINT SOUTH REPLAT 1, A DISTANCE OF 51 FEET MORE OR LESS TO THE NORTHWESTERLY CORNER OF SAID SOUTH POINT SOUTH REPLAT 1 AND THE EAST RIGHT OF WAY LINE OF SOUTH 216TH STREET; THENCE SOUTH ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 805 FEET MORE OR LESS TO THE SOUTHERLY CORNER OF TAX LOT 1B4 OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE WEST PERPENDICULAR TO THE WEST LINE OF THE NORTHEAST OF SAID SECTION 1, A DISTANCE OF 66 FEET MORE OR LESS TO THE EAST LINE OF TAX LOT 1B1 AND THE WEST RIGHT OF WAY LINE OF SOUTH 216TH STREET; THENCE SOUTH ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 55 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID TAX LOT 1B1; THENCE WEST ON THE SOUTH LINE OF SAID TAX LOT 1B1, A DISTANCE OF 200 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID TAX LOT 1B1; THENCE NORTH ON THE WEST LINE OF TAX LOTS 1B1 AND 1B2, A DISTANCE OF 1185 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID TAX LOT 1B2 AND THE POINT OF BEGINNING.

Findings and Contributing Factors

The intent of this study is to determine whether the Gretna West Collaboration Area Blight Study Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the development potential for the area. The field survey conducted on Friday, May 24, 2024, indicated the study area has such, thus the study area warrants further examination regarding blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the Gretna West Collaboration Area Blight Study Area.

This section reviews the building and structure conditions, infrastructure, site conditions, county assessor's records and land use found within the Gretna West Collaboration Area Blight Study Area based upon the statutory definitions, planning team observations during the field survey, and explains the identified contributing factors. *Appendix A* provides a visual description and documents examples of the different conditions that led to each factor's determination. See *Appendix A* for a visual description of the site conditions, debris, condition of public infrastructure, deteriorating structures and other observed conditions within the Gretna West Collaboration Area Blight Study Area.

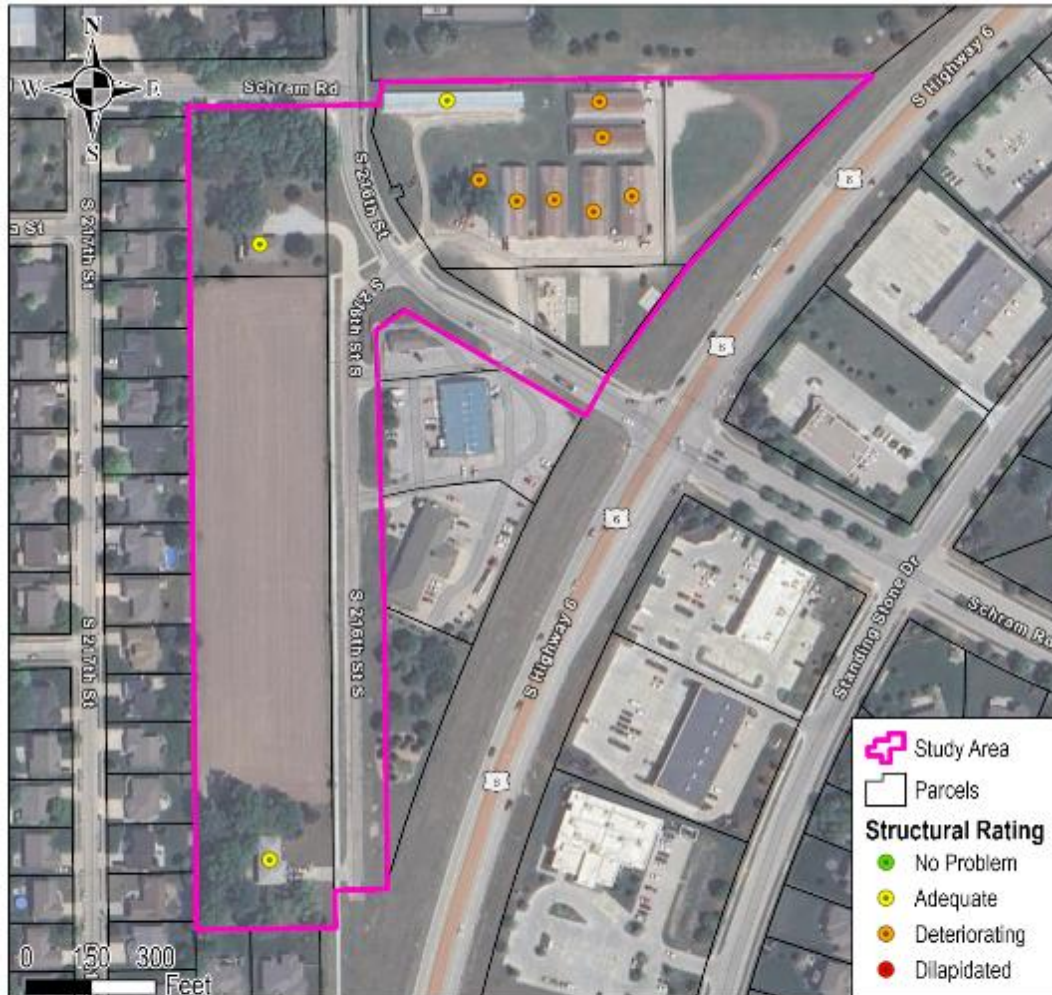
BLIGHTED CRITERIA CONDITIONS


As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of the following.

Substantial Number of Deteriorated or Deteriorating Structures

As a rule, the primary structure for each parcel within the Gretna West Collaboration Area Blight Study Area was examined. A total of 7 of 10 structures or 70% of the structures within the designated study area were graded as deteriorating. Figure 2 illustrates the distribution of the structural ratings within the study area. This is considered a significant contributing factor.

Figure 2, Structural Rating





JEO CONSULTING GROUP

Created By: J. Ray; N. Schroeder
Date: May 2024
Software: ArcGIS Pro 3.3.0
File: R241444.00

City of Gretna, NE

Gretna Blight Study: Structural Rating

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Defective or Inadequate Street Layout

Street Conditions and Accessibility

Street and sidewalk conditions within the Gretna West Collaboration Area Blight Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and with regard to ease of travel and appearance. The transportation infrastructure conditions are illustrated on Figure 3.

Figure 3, Transportation





City of Gretna, NE

**Gretna Blight Study:
Transportation**

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More than half of the streets and sidewalks were graded as poor due to deteriorating materials, uneven surface, substandard drainage with ponding, the lack of curb and gutter or hard surface.



The majority of the streets and the sidewalks of the transportation infrastructure are considered defective and/or inadequate. This is considered a contributing factor.

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

Throughout the Gretna West Collaboration Area Blight Study Area, the lot sizes and shapes vary. The commercial lots in the area are odd shaped, contain acute angles, and a land locked lot. These characteristics diminish the usefulness to adequately accommodate modern commercial building standards. In addition, one residential/agricultural lot (4.3 acres) is too large for urban residential development and too small for feasible agricultural use.

Overall, this factor is considered to be a contributing factor.



Unsanitary or unsafe conditions

Conditions which pose a threat to public health and safety

Drainage

The majority of 216th Street does not meet the city’s street standards and lacks proper drainage. Standing water was documented in the shallow ditches and ponding on the roadway. This condition can pose unsafe conditions to motorists and may be an area that attracts breeding mosquitoes that carry disease to humans.

Sidewalks

The lack of sidewalks through a portion of the study area and broken and displaced pavement pose hazards to pedestrians via tripping hazards or conflicts with vehicles by walking in the roadway.

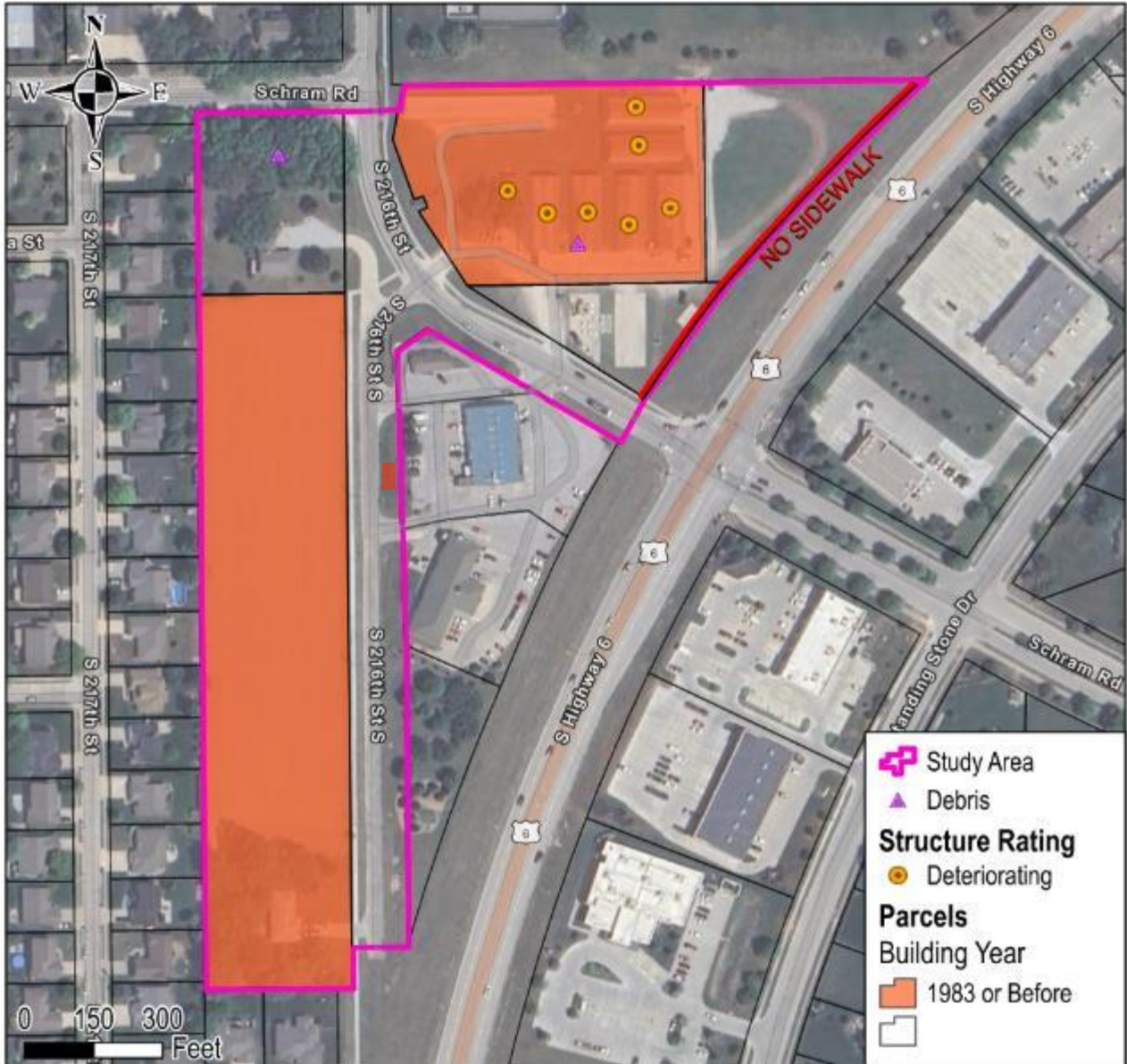
Age of Structure


Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The majority of the commercial structures and one residential structure may contain this potential hazard.

As a result, this factor is considered to be contributing the recommended blight designation.



Figure 4: Potentially Hazardous Conditions



**City of Gretna, NE**
**Gretna Blight Study:
Potential Hazards**

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Date: June 2024
Software: ArcGIS Pro 3.3.0
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Deterioration of site or other improvements

The age of the structures and condition of public utilities, debris, and inadequate public improvements.

Parking and driveways

The field analysis noted parking areas, driveways and outdoor storage areas that lacked hard surfaces or were in poor condition.

Drainage

Standing water was documented as ponding on the parking and drive areas. This condition can pose unsafe conditions to motorists and may be an area that attracts breeding mosquitoes that carry disease to humans. In addition, eroded ruts were noted on deteriorated driveways.

Sidewalks

The lack of sidewalks through a portion of the study area and broken and displaced pavement pose hazards to pedestrians via tripping hazards or conflicts with vehicles by walking in the roadway.

As a result, this factor is considered to be contributing the recommended blight designation.



Diversity of ownership

The diversity of ownership is evident in the Gretna West Collaboration Area Blight Study Area. There are four unique private property owners for the five properties in the Gretna West Collaboration Area Blight Study Area. As a result, this factor is considered to be contributing to the recommended blight designation.

Tax or special assessment delinquency exceeding the fair value of the land

There was no evidence identified of taxes or special assessments exceeding the fair market value of the parcels in the study area.

Defective or unusual conditions of title

There was no evidence identified of defective or unusual conditions of title of the parcels in the study area.

As a result, this factor is not considered to be contributing to the recommended blight designation.

Improper subdivision or obsolete platting

Obsolete platting

One residential/agricultural lot (4.3 acres) is too large for urban residential development and too small for feasible agricultural use. All of the parcels are remaining tax lots and lack urban platting. Thus they are considered obsolete platting.

Improper Subdivision

A review of the Sarpy County Assessor's records revealed one commercial lot in the area which is land locked due to the restricted access to Highway 6.

As a result, this factor is considered to be contributing to the recommended blight designation.

The existence of conditions which endanger life or property

Conditions which pose a threat to public health and safety

Drainage

The majority of 216th Street does not meet the city's street standards and lacks proper drainage. Standing water was documented in the shallow ditches and ponding on the roadway. This condition can pose unsafe conditions to motorists and may be an area that attracts breeding mosquitoes that carry disease to humans.

Debris

Piles of debris were noted during the visual analysis as well as a heavily overgrown area near a residential structure. These conditions can create a potential fire threat as well as an area to harbor vermin and rodents.

Sidewalks

The lack of sidewalks through a portion of the study area and broken and displaced pavement pose hazards to pedestrians via tripping hazards or conflicts with vehicles by walking in the roadway.

Age of Structure

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The majority of the commercial structures and one residential structure may contain this potential hazard.

Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability.

The combination of deterioration of the structures, site improvements and debris are factors observed in the field analysis that could impair sound growth or redevelopment of the community, but it is not a significant factor impacting growth.

As a result, it is not considered a substantial contributor to the Gretna West Collaboration Area Blight Study Area to be considered blighted.

Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:

The average age of the residential structures in the area is 45 years. While the Sarpy County Assessor's records do not reflect the age of the commercial Quonset Huts, the structures are visible in the assessor's aerial photography. Seven of the eight structures are present in the 1955 photography and the other one appears in the 2001 version. Utilizing those dates the average age of the commercial structures is at least 64 years (1960).

This is considered a substantial contributor to the Gretna West Collaboration Area Blight Study Area to be considered blighted.

SUBSTANDARD CRITERIA

A **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

Dilapidation/deterioration

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land-use patterns in the Gretna West Collaboration Area Blight Study Area.

A total of 7 of 10 structures or 70% of the structures within the designated study area were graded as deteriorating. Figure 2 illustrates the distribution of the structural ratings within the study area. This is considered a significant contributing factor.

Age or obsolescence

Information regarding the age of the permanent structures within the Gretna West Collaboration Area Blight Study Area was provided by the Sarpy County Assessor's Office.

The average age of the residential structures in the area is 45 years. While the Sarpy County Assessor's records do not reflect the age of the commercial Quonset Huts, the structures are visible in the assessor's aerial photography. Seven of the eight structures are present in the 1955 photography and the other one appears in the 2001 version. Utilizing those dates, the average age of the commercial structures is at least 64 years (1960). See Figure 5

Inadequate provision for ventilation, light, air, sanitation, or open spaces

Poor Drainage and Sanitation

The Gretna West Collaboration Area Blight Study Area contains areas of trash and debris as well as some inadequate drainage. However, this alone is not considered significant to be considered a contributing factor.

Other Substandard Conditions

The existence of conditions which endanger life or property by fire or other unsanitary conditions.

Drainage

The majority of 216th Street does not meet the city's street standards and lacks proper drainage. Standing water was documented in the shallow ditches and ponding on the roadway. This condition can pose unsafe conditions to motorists and may be an area that attracts breeding mosquitoes that carry disease to humans.

Debris


Piles of debris were noted during the visual analysis as well as a heavily overgrown area near a residential structure. These conditions can create a potential fire threat as well as an area to harbor vermin and rodents.

Sidewalks

The lack of sidewalks through a portion of the study area and broken and displaced pavement pose hazards to pedestrians via tripping hazards or conflicts with vehicles by walking in the roadway.

Figure 5: Age of Structures





City of Gretna, NE

Gretna Blight Study: Age of Structures

Created By: J. Ray; N. Schroeder
 Date: June 2024
 Software: ArcGIS Pro 3.3.0
 File: R241444.00

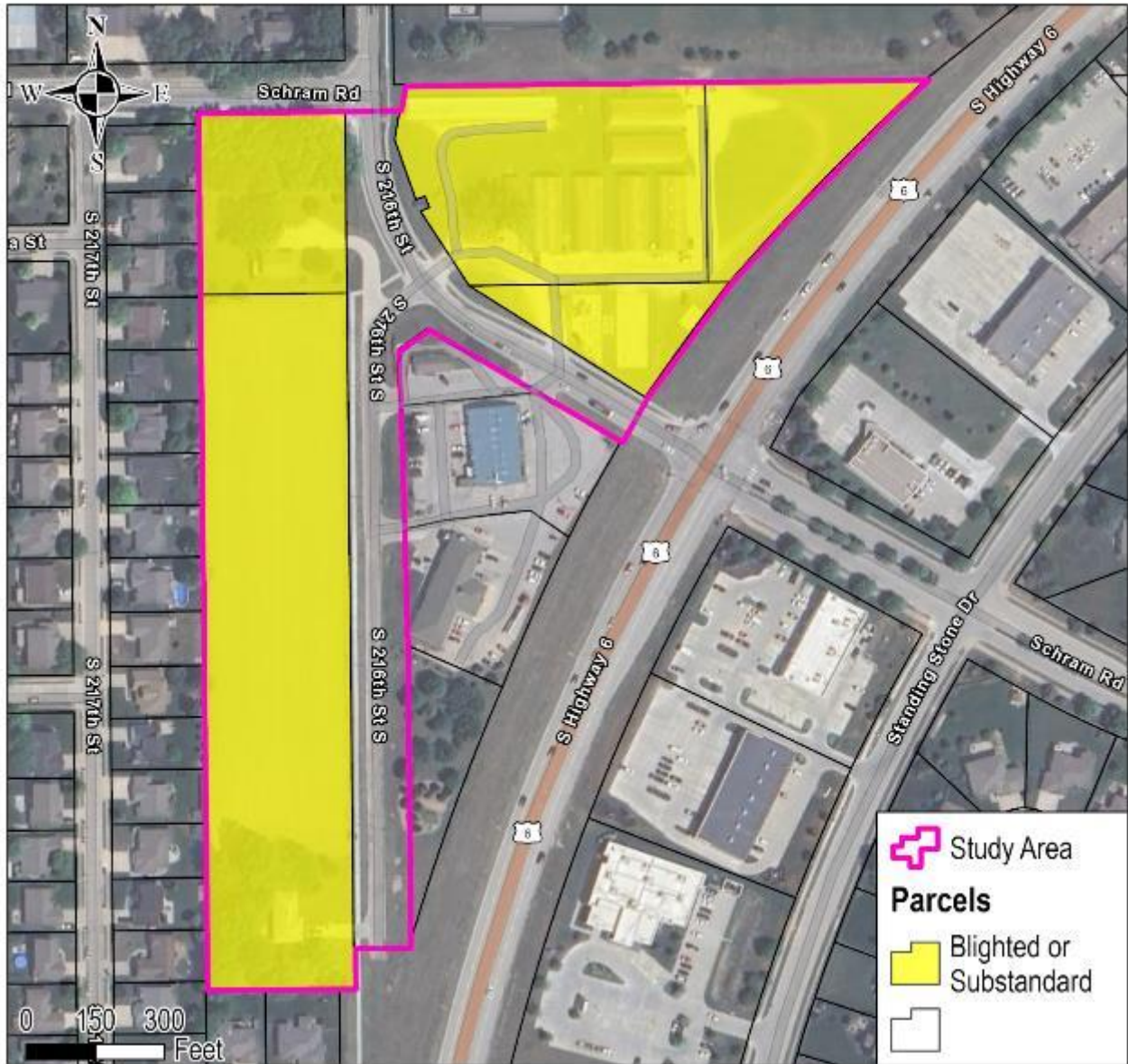
This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.


Age of Structure

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The majority of the commercial structures and one residential structure may contain this potential hazard.

The existence of conditions which endanger life or property are considered a contributing factor.

Figure 5: Parcels Showing Blight and Substandard Criteria



**City of Gretna, NE**

**Gretna Blight Study:
Characteristics of Blight
& Substandard Area**

Created By: J. Ray; N. Schroeder
Date: June 2024
Software: ArcGIS Pro 3.3.0
File: R241444.00

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Blighted and Substandard Findings

The Gretna West Collaboration Area Blight Study Area has many items contributing to the blight and substandard conditions. Based on the information collected and analyzed pursuant to Nebraska Revised Statutes, the area has a myriad of items that were considered beyond the remedy and control of the normal regulatory process of the City of Gretna or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Table 1: Summary Matrix

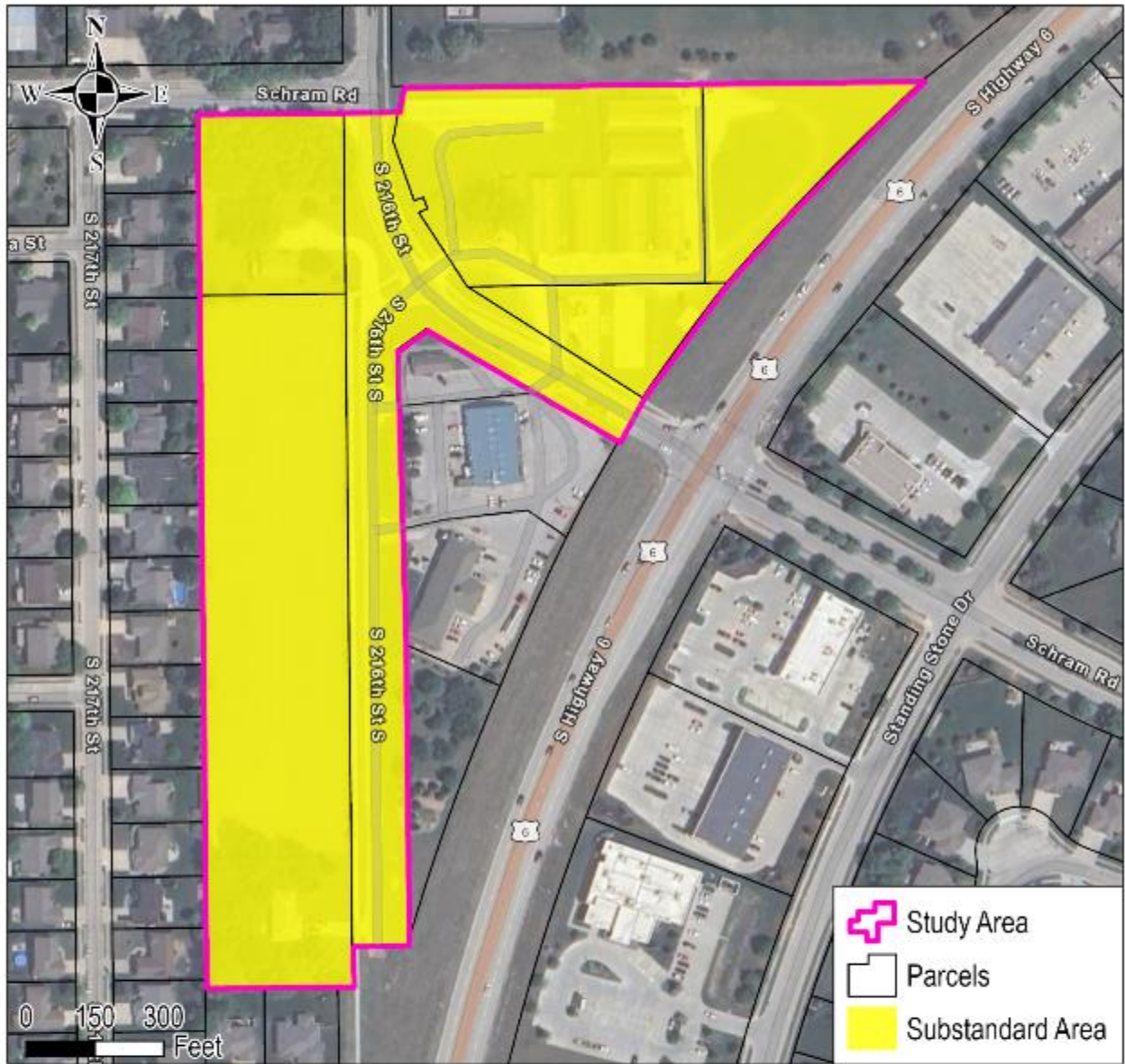
Criteria	
Structure condition	Yes
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles conditions	No
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	No
Age of structure	Yes
BLIGHT TOTALS	9/12
Exterior inspection of structures	Yes
Age of structures	Yes
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
SUBSTANDARD TOTALS	3/4
TOTALS	12/16

Conclusion

Several conditions within the Gretna West Collaboration Area were observed during the field survey which warrant a designation as blighted and substandard. The conditions showing evidence of blight are interspersed throughout the Gretna West Collaboration Area Blight Study Area, and as such, parcels within the boundaries of the Gretna West Collaboration Area Blight Study Area are recommended for further action.

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised Statutes, that the Gretna West Collaboration Area Blight Study Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Gretna and the Community Development Agency. The City of Gretna should review this Blight and Substandard Study, and if satisfied with the findings contained in this study, may, by resolution, designate the Gretna West Collaboration Area Blight Study Area as “Blighted and Substandard” as provided for in the Community Development Law.

Figure 6 Recommended Blight and Substandard Designation



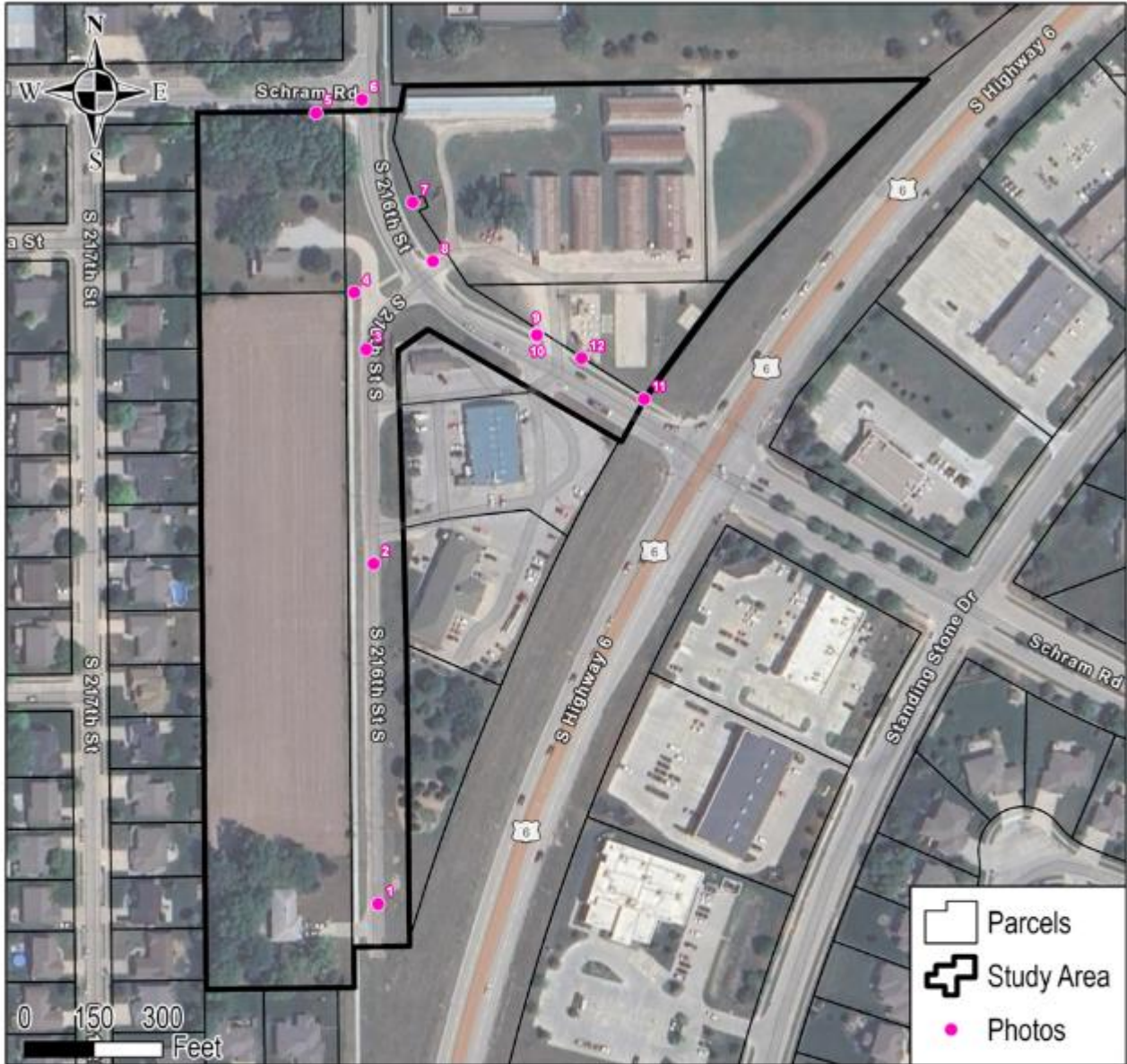
City of Gretna, NE

Gretna Blight Study: Recommended Blight & Substandard Area

Created By: J. Ray; N. Schroeder
Date: May 2024
Software: ArcGIS Pro 3.3.0
File: R241444.00

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Appendix A
Photo Exhibit



Created By: J. Ray; N. Schroeder
Date: May 2024
Software: ArcGIS Pro 3.3.0
File: R241444.00

City of Gretna, NE

Gretna Blight Study: Photo Guide

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Location 1



Location 2



Location 3



Location 3



Location 4



Location 5



Location 6



Location 7



Location 7



Location 8



Location 9



Location 10



Location 11



Location 11



Location 12

