

PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within a specific part of Adams County. Westbrook Village/Star homes commissioned the study to analyze the possibility of declaring the area as blighted and substandard.

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

"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with the sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements."

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

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

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

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

"Blighted area" means an area (a) which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one

hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;"

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

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

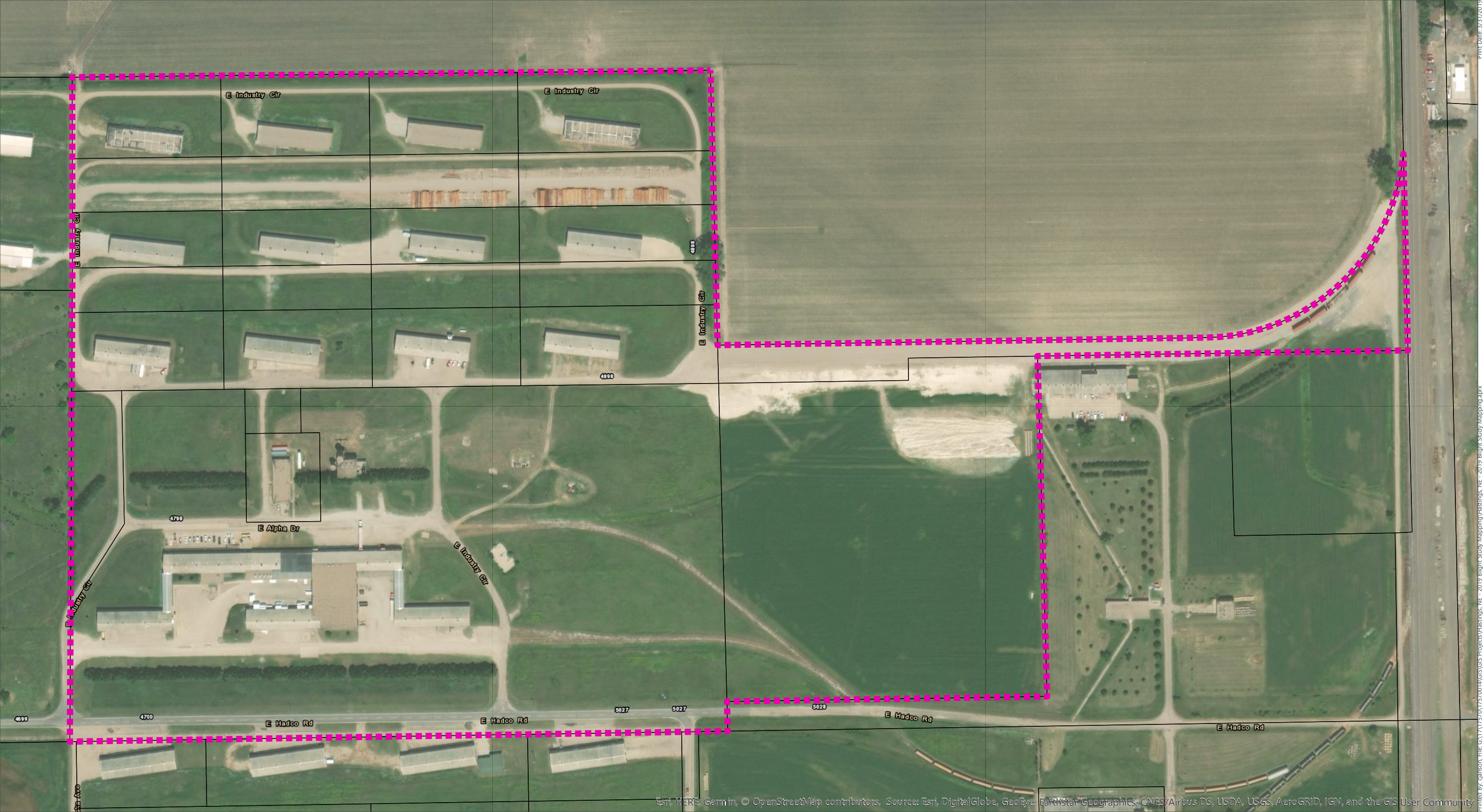
"Workforce housing means:

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

Furthermore, Chapter 18, Section 2123.01 of the Revised Nebraska State Statutes:

Redevelopment project with property outside corporate limits; formerly used defense site; agreement with county authorized.

- (1) Notwithstanding any other provisions of the Community Development Law to the contrary, a city may undertake a redevelopment project that includes real property located outside the corporate limits of such city if the following requirements have been met:



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Data Sources: Adams County, City of Hastings
and MPC



2019 Blight Study Area



Parcels

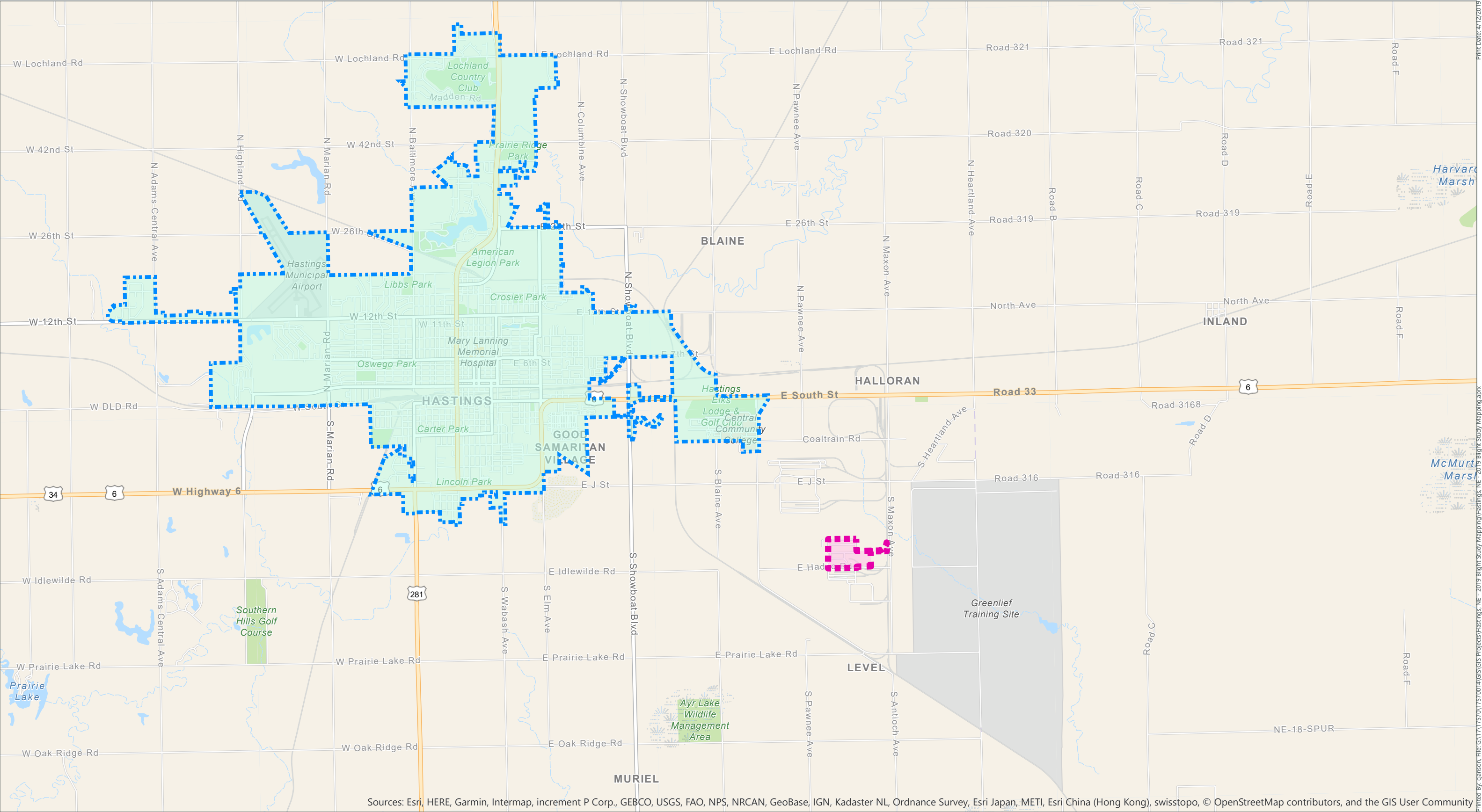


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HASTINGS, NE - 2019 BLIGHT STUDY

BASE MAP
CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



Data Sources: Adams County, City of Hastings and MPC



- Hastings City Limits
- 2019 Blight Study Area

HASTINGS, NE - 2019 BLIGHT STUDY

REGIONAL CONTEXT MAP

CITY OF HASTINGS

ADAMS COUNTY, NEBRASKA

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- (a) The real property located outside the corporate limits of the city is a formerly used defense site;
 - (b) The formerly used defense site is located within the same county as the city approving such redevelopment project;
 - (c) The formerly used defense site is located within a sanitary and improvement district;
 - (d) The governing body of the city approving such redevelopment project passes an ordinance stating such city's intent to annex the formerly used defense site in the future; and
 - (e) The redevelopment project has been consented to by any city exercising extraterritorial jurisdiction over the formerly used defense site.
- (2) For purposes of this section, formerly used defense site means real property that was formerly owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the United States Secretary of Defense. Formerly used defense site does not include missile silos.
- (3) The inclusion of a formerly used defense site in any redevelopment project under this section shall not result in:
- (a) Any change in the service area of any electric utility or natural gas utility unless such change has been agreed to by the electric utility or natural gas utility serving the formerly used defense site at the time of approval of such redevelopment project; or
 - (b) Any change in the service area of any communications company as defined in section [77-2734.04](#) unless (i) such change has been agreed to by the communications company serving the formerly used defense site at the time of approval of such redevelopment project or (ii) such change occurs pursuant to sections [86-135](#) to [86-138](#).
- (4) A city approving a redevelopment project under this section and the county in which the formerly used defense site is located may enter into an agreement pursuant to the Interlocal Cooperation Act in which the county agrees to reimburse such city for any services the city provides to the formerly used defense site after approval of the redevelopment project.

This Blight and Substandard Study is intended to give the Community Redevelopment Authority, Hastings Planning Commission and Hastings City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City's jurisdiction and as allowed under Chapter 18, Section 2123.01. 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. A Redevelopment Plan to be submitted in the future 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.

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

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study targets a specific area within an established part of the Hastings area. The area is indicated in Figure 1 of this report. The existing uses in this area include commercial and industrial uses and open space. The study area is part of the old Hastings Naval Ammunition Depot (NAD).

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

Study Area

A TRACT OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 23, THENCE N89°45'38"W (ASSUMED BEARING ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23 A DISTANCE OF 1193.00, THENCE N00°40'54"E A DISTANCE OF 320.76 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF GOLDEN TRIANGLE SUBDIVISION, THENCE N00°07'36"E ON THE WEST LINE OF SAID LOT 1 A DISTANCE OF 663.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE N84°06'51"E ON THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 24.99 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID GOLDEN TRIANGLE SUBDIVISION, THENCE N00°15'26"E ON THE WEST LINE OF SAID LOT 2 AND ALSO BEING THE WEST LINE OF LOTS 9,10 AND 17 OF SAID GOLDEN TRIANGLE SUBDIVISION A DISTANCE OF 570.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 17, THENCE S89°38'18"E ON THE NORTH LINE OF SAID LOT 17 AND ALSO BEING THE NORTH LINE OF LOTS 16,15 AND 14 OF SAID GOLDEN TRIANGLE SUBDIVISION A DISTANCE OF 1681.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 14, THENCE S00°38'29"W ON THE EAST LINE OF SAID LOT 14 AND ALSO BEING THE EAST LINE OF LOTS 13,6 AND 5 OF SAID GOLDEN TRIANGLE SUBDIVISION A DISTANCE OF 519.80 FEET TO THE NORTHWEST CORNER OF GOLDEN TRIANGLE 2ND SUBDIVISION, THENCE ON THE NORTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING, S89°44'34"E A DISTANCE OF 1310.03 FEET TO THE BEGINNING OF CURVE THAT IS CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 560.60 FEET, A CHORD BEARING OF N49°26'01"E, A CHORD DISTANCE OF 732.76 FEET AND AN ARC LENGTH OF 798.59 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION THENCE S00°09'02"W ON THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 531.60 FEET TO THE SOUTH LINE OF SAID SUBDIVISION, THENCE N89°34'26"W ON SAID SOUTH LINE A DISTANCE OF 974.39 FEET, THENCE S00°14'36"W A DISTANCE OF 903.69 FEET TO THE NORTH LINE OF A PUBLIC ACCESS EASEMENT BEING 80.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23, THENCE N89°45'06"W ON SAID NORTH LINE A DISTANCE OF 889.18 FEET, THENCE S00°07'15"W A DISTANCE OF 80.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4, THENCE N89°44'10"W ON SAID SOUTH LINE A DISTANCE OF 513.00 FEET TO THE POINT OF BEGINNING, CONTAINING 82.61 ACRES AND IS SUBJECT TO ANY EXISTING EASEMENT, INTERIOR SUBDIVISIONS OR RIGHT OF WAY BY RECORD.

STUDY AREA HISTORY

The Study Area "The Naval Ammunition Depot Hastings (NAD Hastings) near Hastings, Nebraska was the largest United States World War II naval munitions plant operating from 1942 to 1946 and produced over 40% of the U.S. Navy's munitions.

World War II and accidents

The former Naval Ammunition Depot (NAD) is one of Nebraska's former four major ammunition plants: the Cornhusker Ordnance Plant, the Nebraska Ordnance Plant and the Martin Bomber Plant. Its construction began in July 1942 on 49,000 acres (200 km²) and was completed in early 1943 with over 2000 buildings, bunkers, and various other types of structures. The cost of construction was over \$71 million.

The navy built in this location due the proximity to the area's three railroads, the abundance of underground water, cheap natural gas and electricity, the stable work force and the distance from either coast (being beyond the range of Japanese or German bombers). At one point during World War II the facility was producing over 40% of the U.S. Navy's munitions. It manufactured 40mm shells, 16-inch projectiles, rockets, bombs, depth charges, mines and torpedoes. Production peaked in June–July 1945, when the depot employed 125 officers, 1,800 enlisted men, and 6,692 civilians.

The impact on the city of Hastings was a 40% population increase from just over 15,000 in 1940 to 22,252 at its peak during the war. By 1944, workers base wages at the depot were 74-cents an hour with time-and-a-half for overtime beyond 54 to 64 hour workweeks and thus considerably higher than the 40- to 50-cents per hour in town and maybe a dollar-a-day for a hired man on the farm.^[1] Farmers experienced a severe labor shortage, schools were overcrowded with 50-60 children, new homes were scarce.

Four accidental explosions took place during the war, of which two were officially reported. All occurred in 1944, and together resulted in the deaths of 22 people. The first accident left a crater 550 feet long, 220 feet wide, and 50 feet deep. The most severe accidental blast killed nine people and injured fifty-three on September 15, 1944. It was caused by human error while a train was being loaded. The loading depot and the train were totally destroyed. Part of the roof at a high school in Harvard, about 15 miles (24 km) east of Hastings, collapsed as a result of the explosion; injuring 10 children.

After World War II

In April 1945, the work week was reduced from 60 to 54 hours, in August 1945 to 40 hours and the number of employees was reduced to 3,000. By 1949, personnel numbered 1,189. the depot was reactivated in August 1950 for the Korean War. Employment peaked in January 1954 with 2,946 civilians.

Air Force presence

During the Vietnam War, a portion of the NAD was turned over to the U.S. Air Force. This became a radar bomb scoring detachment that helped train pilots in electronic bombing techniques that were used in southeast Asia.

Closure and transfer

Closure of the site was ordered in December 1958 to be concluded no later than June 1966. As of 2015, the land was occupied by Central Community College, which uses some of the former buildings, Hastings East Industrial Park (HEIP), a golf course, the Greenlief Training Facility for national guardsmen and reservists, and the United States Department of Agriculture Meat Animal Research Center, which was granted part of the site in 1964.

Source: *Wikipedia*

During the 2013-2014 Legislative sessions, the Nebraska Legislature passed LB 66 and LB 1012 which provided for a means to use Tax Increment Financing on projects located in a former defense site. LB 66 gave Cities of the First Class (5,000 to 100,000 population) the authority to approve Redevelopment Plans and use Ad Valorem Taxes (TIF) generated by the project(s) approved in the plan to pay for eligible expenses under certain proscribed conditions on formerly used defense sites outside of the corporate limits of and within the same **County as the City**. LB 1012 states that "A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision." (which is 35%).

LB 66 and LB 1012 did not remove the need for a Blight and Substandard designation.

This specific study includes a portion of the old NAD.



EXISTING LAND USES

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

Existing Land Use Analysis within Study Area

As part of the planning process, a survey was conducted through both in-field observations, as well as data collection online using the Adams 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. The Study Area's existing land uses are industrial in nature.





MSA

Data Sources: Adams County, City of Hastings
and MPC



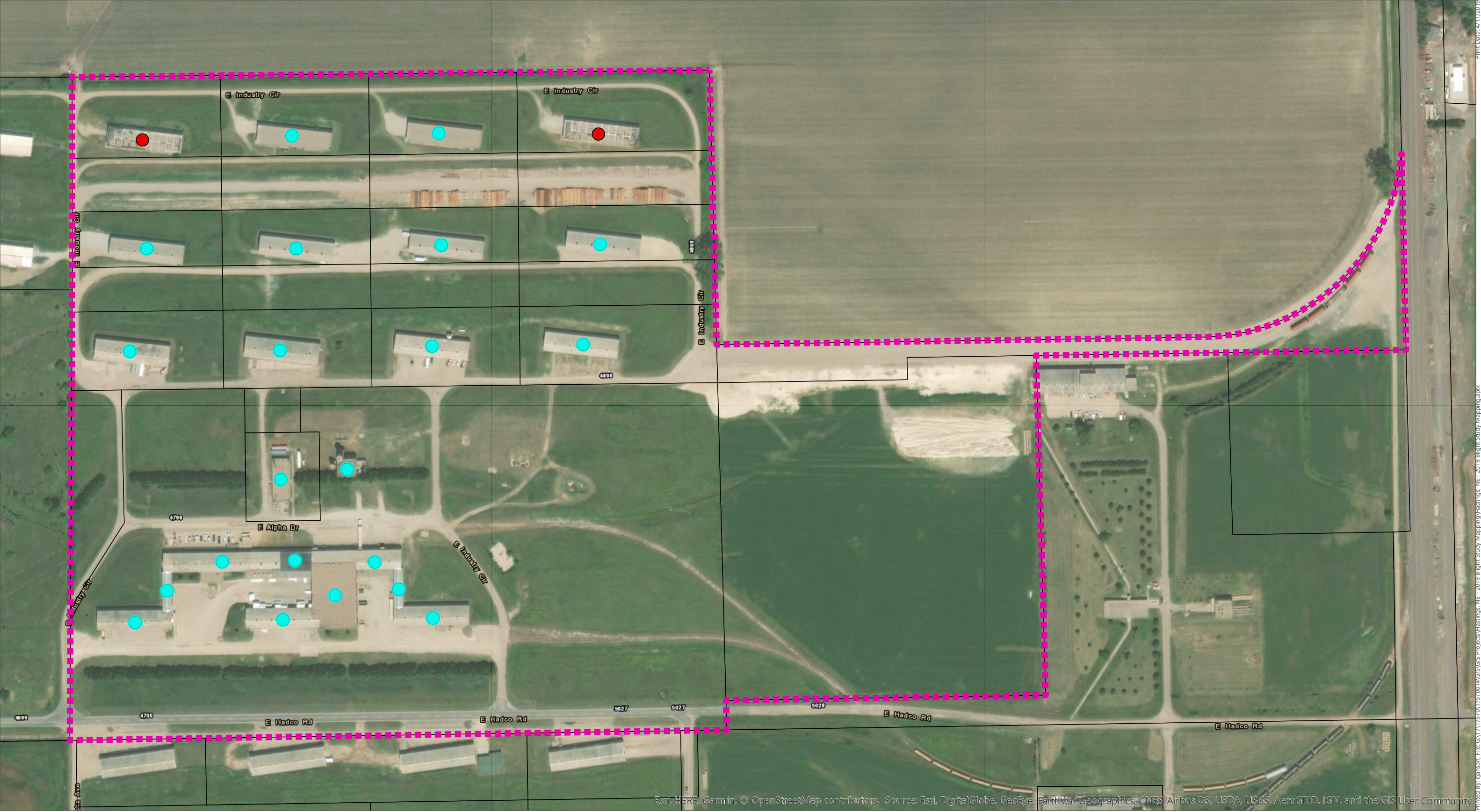
- 2019 Blight Study Area
- Parcels
- Vacant - 61 Acres
- Industrial - 33 Acres

HASTINGS, NE - 2019 BLIGHT STUDY

EXISTING LAND USE MAP
CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

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MSA
Data Sources: Adams County, City of Hastings
and MPC

- Excellent Condition - 0 Structures
- Good Condition - 0 Structures
- Average Condition - 0 Structures
- Fair Condition - 21 Structures
- Poor Condition - 2 Structures
- 2019 Blight Study Area
- Parcels

0 250 500 Feet

HASTINGS, NE - 2019 BLIGHT STUDY

STRUCTURE CONDITION MAP

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

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

FORMER DEFENSE SITE

Based on Chapter 18, Sections 18-2103 and 2123.01 of the Revised Nebraska State Statutes, this study area is eligible to be deemed to be Blighted and Substandard. The area meets all of the necessary eligibility criteria identified in the §§18-2103 and 18-2123.01:

1. The real property located outside the corporate limits of the city is a formerly used defense site;
2. The formerly used defense site is located within the same county as the city approving such redevelopment project;
3. Formerly used defense site means real property that was formerly owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the United States Secretary of Defense. Formerly used defense site does not include missile silos.

Based on the site meeting the criteria found in §§18-2103 and 18-2123.01, this area is eligible for declaring it Blighted and Substandard.

However, the study will show the study area meets the criterion for Blighted and Substandard either as a former defense site or if it were a part of the corporate limits of Hastings.

OTHER CONTRIBUTING FACTORS

There were many other conditions examined and evaluated in the field and online. There are several conditions that will be reviewed in detail, on the following pages, which add to the overall condition of Blight and Substandard on the proposed site.

Deterioration of Site or Other Improvements

Substantial Number of Deteriorating Structures

MPC conducted an on-site evaluation of the structures; the rating system was either Excellent, Good, Average, Fair, or Poor. The data was a result of a field survey conducted by Marvin Planning Consultants. There is a total of 22 structures located in the study area.

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

- 0 (0.0%) structures rated as excellent
- 0 (0.0%) structures rated as good
- 0 (0.0%) structures rated as average
- 20 (90.9%) structure rated as fair
- 2 (9.1%) structures rated as poor

The assumption, regarding conditions of structures, is any structure given an average condition or less constitutes less than desirable conditions due to age and conditions. It is common for older structures to require more maintenance and upkeep to maintain a good or higher condition. Even an average structure shows some sign of deteriorating which in turn can become a dilapidated structure in the future if it left alone.

Due to the stated conditions found in the field, the condition of the structure is a contributing factor.



Paving Conditions

The paving conditions, in the Study Area, were identified and rated on five categories; excellent, good, average, fair and poor.

Within the study area, there are approximately 17,152 lineal feet of streets. Typically, any dirt or gravel roadways are considered to be in a fair to poor condition since asphaltic concrete or concrete are common paving materials. After reviewing the conditions in the field, the following is how the sidewalk conditions breakdown within the study area:

- 0 (0.0%) lineal feet of excellent paving
- 0 (0.0%) lineal feet of good paving
- 0 (0.0%) lineal feet of average paving
- 4,451 (26.0%) lineal feet of fair paving
- 11,527 (67.2%) lineal feet of poor paving
- 1,174 (6.8%) lineal feet of worn out paving

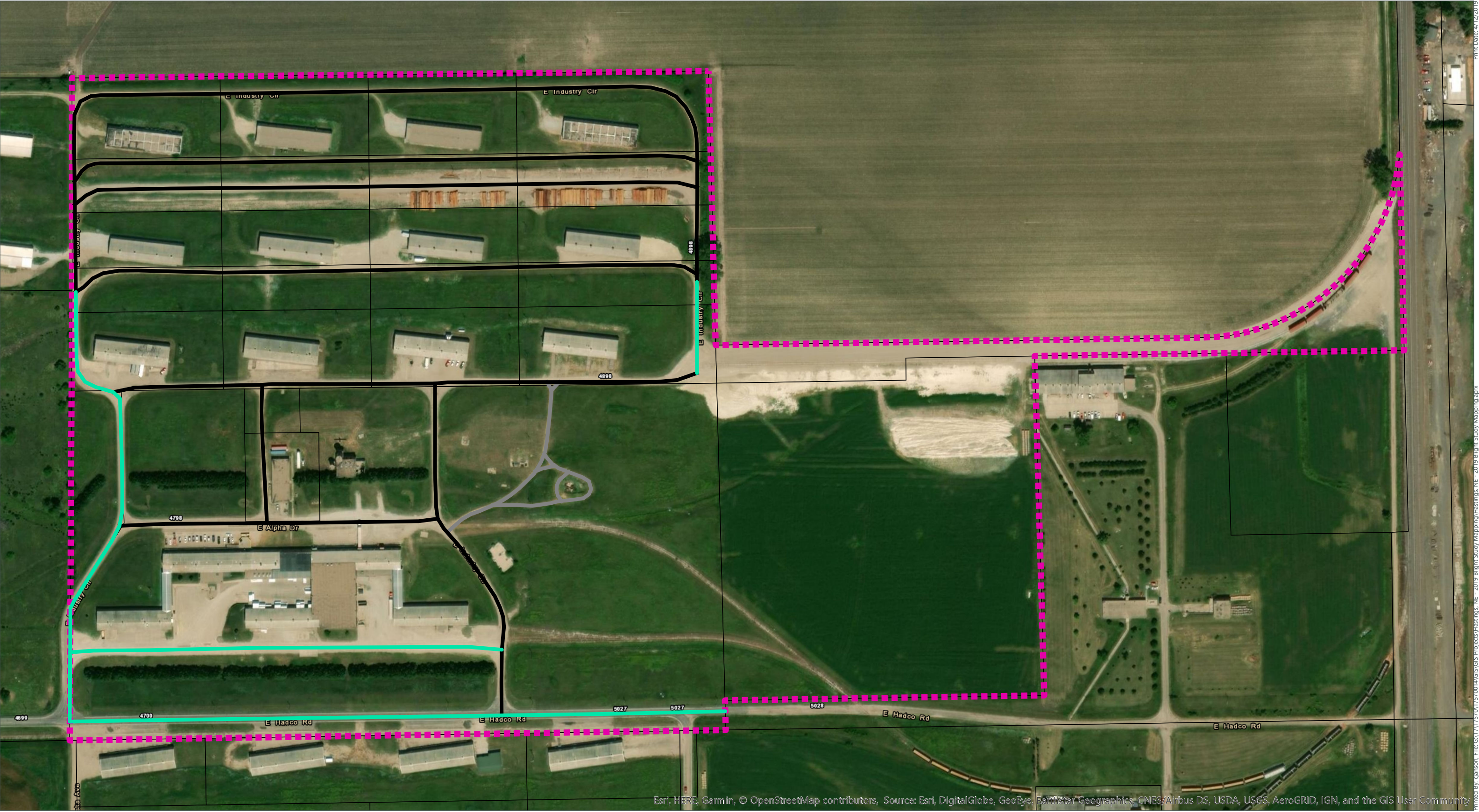
Due to the condition of the paving within the study area, the streets are a contributing factor.



Paving Condition Examples



Rail Condition Examples



Data Sources: Adams County,
City of Hastings and MPC



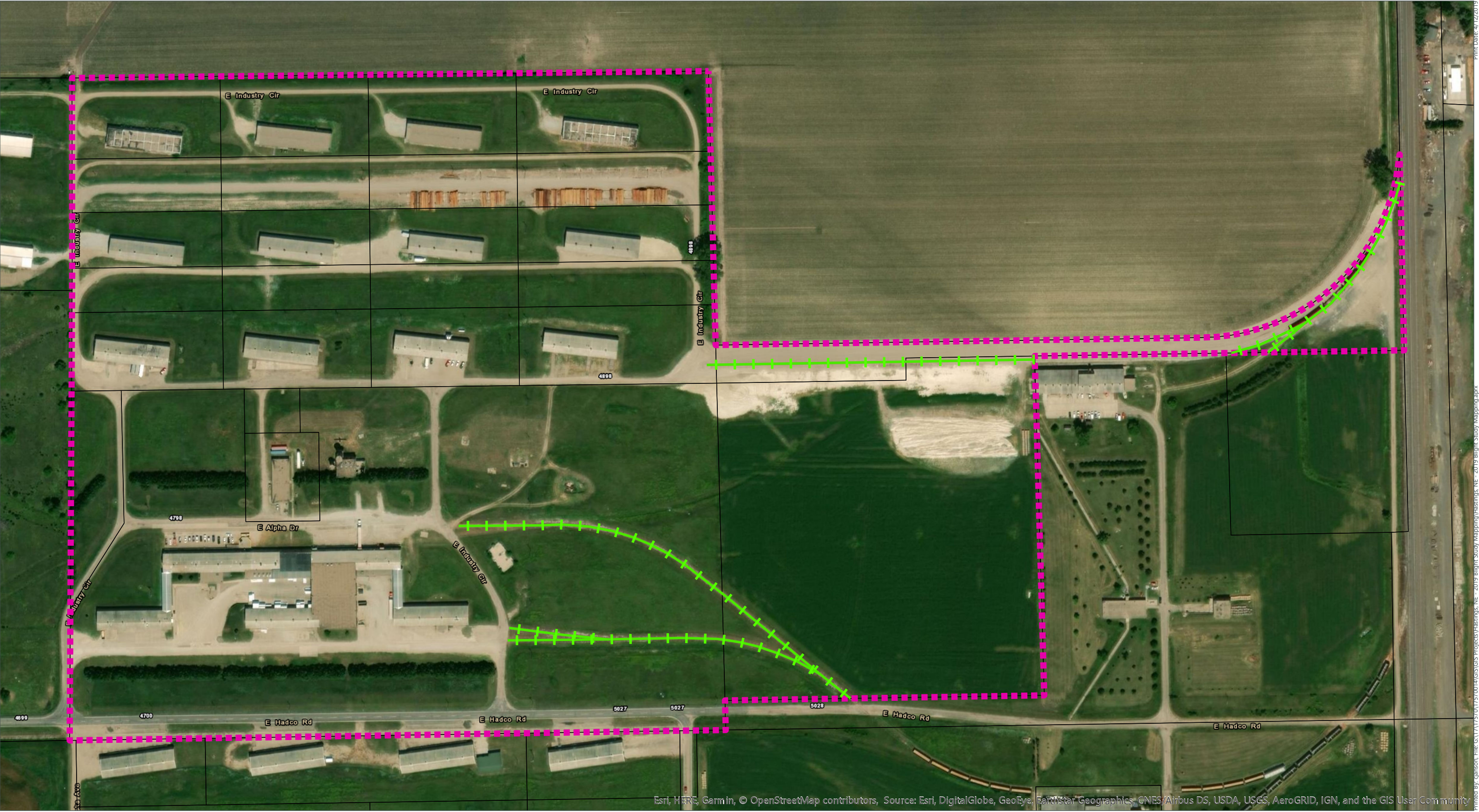
- Excellent Condition Paving - 0 Linear Feet
- Good Condition Paving - 0 Linear Feet
- Average Condition Paving - 0 Linear Feet
- Fair Condition Paving - 4,451 Linear Feet
- Poor Condition Paving - 11,527 Linear Feet
- Worn Out Paving - 1,174 Linear Feet
- 2019 Blight Study Area
- Parcels

HASTINGS, NE - 2019 BLIGHT STUDY

PAVING CONDITIONS MAP
CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

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Data Sources: Adams County,
City of Hastings and MPC



- Poor Condition Rail Lines - 4,036 Linear Feet
- 2019 Blight Study Area
- Parcels

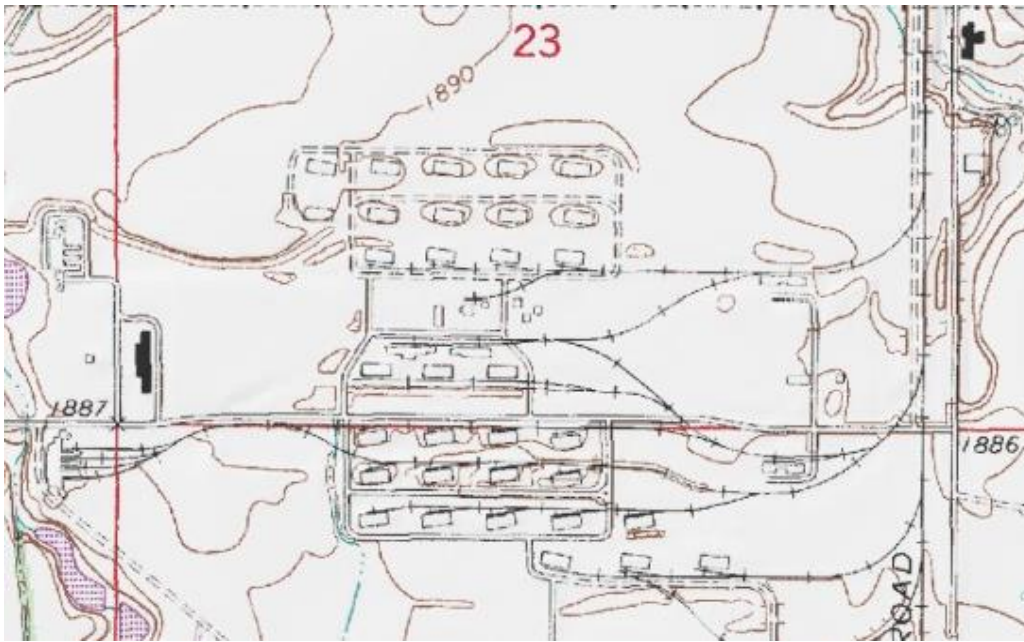
HASTINGS, NE - 2019 BLIGHT STUDY

RAIL LINE CONDITIONS MAP
CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

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Figure 7
Drainage



Source: Marvin Planning Consultants, MyTopo.com, 2019

Drainage Conditions

The Hastings and Adams County area is relatively flat with occasional changes in elevation. Most topographic changes found in the study area and the former NAD site were man-made to aid in some drainage. Topography and soils can have a major impact on how a given portion of the area drains. The area designated in this Study Area is nearly flat or has an extremely small slope.

Figure 6 shows an existing topographic map from MyTopo.com showing the study area. The maps confirm the flatness of the area. The contours are relatively flat along each set of the topographic areas. The contours range from a low of 1886 feet (off-site) to 1890 feet. The 1890 contour encompasses nearly all of the study area.



Example of the Existing Topography within the Study Area

In addition to the flatness of the study area, the entire study area is designed to drain using "rural section" ditches along all of the county roads and interior roads in the area. Also, a lot of these ditches have not recently been cleaned which will slow drainage and encourage ponding of water.

All of the conditions discussed above will create the potential for standing water within this study area. Standing water from poor drainage can be a catalyst for health issues like West Nile and other mosquito-borne diseases due to the potential mosquito breeding during the summer months.

Drainage is a contributing factor to the area being declared Blighted and Substandard.

Stormwater management

As previously discussed, the study area is surrounded by rural section roads which include drainage ditches. The ditches along with the lack of slope in the area create a negative impact on stormwater management for the area. This flatness is typically true throughout the entire Adams County area.

The stormwater management system is a contributing factor to the deterioration of site or other improvement within the area.

Rail

The study area also contains rail. The rail is likely leftover from the time period when the US Navy last used the facilities for ammunition-based operations. Based upon an on-site review and the review from Google Earth images the remaining rail is in poor condition.

Rail lines within this area will likely need to be upgraded if anything desiring rail access locates in the study area.

The condition of the rail is a contributing factor the area being declared as Blighted.

Dangerous conditions to life or property due to fire or other causes

The study area, as mentioned, sits within the old Hastings Naval Ammunition Depot. Due to the nature of business conducted on-site, munitions manufacturing, there have been and still are hazardous materials present. The soil contamination identified in a 1990 EPA Report have been remedied according to an EPA representative. However, groundwater contamination still is present in this area including the study area.

Based on a conversation with the Kansas City Regional (KCEPA) office of the EPA the groundwater contamination consists of, "trichloroethene (TCE), 1,1,1-trichloroethane (TCA), tetrachloroethene (PCE), 1,1-dichloroethene (DCE), TNT, and hexahydro-1,3,5-trinitro-1,3,5-triazine (RDX). The most prevalent are TCE and RDX."

Also, according to the KCEPA, "The groundwater is being treated via a robust extraction and treatment system to drinking water standards, then discharged for beneficial reuse. An institutional control area and a system of land use control measures are in place to prevent property owners from installing wells in areas where they might access contaminated groundwater.

Finally, KCEPA stated "the U.S. Army Corps of Engineers, which is the lead agency at the former NAD, is also evaluating whether vapor intrusion (VI) related to TCE, TCA, PCE or DCE contamination in the groundwater is affecting any structures in the area. It is not thought that VI is an issue at the former NAD, but careful evaluation is warranted."

Therefore, based upon these conditions there are dangerous conditions to life or property due to fire or other causes and it a direct contributing factor to being Blighted.

Insanitary / Unsafe conditions

There are several factors tending to fall under this category. The study area was found to have several factors falling into insanitary and unsafe. The following are some of the more critical elements.

Drainage Conditions

The Hastings and Adams County area is relatively flat with occasional changes in elevation. Most topographic changes found in the study area and the former NAD site were man-made to aid in some drainage. Topography and soils can have a major impact on how a given portion of the area drains. The area designated in this Study Area is nearly flat or has an extremely small slope.

Figure 6 shows an existing topographic map from MyTopo.com showing the study area. The maps confirm the flatness of the area. The contours are relatively flat along each set of the topographic areas. The contours range from a low of 1886 feet (off-site) to 1890 feet. The 1890 contour encompasses nearly all of the study area.

Stormwater management

As previously discussed, the study area is surrounded by rural section roads which include drainage ditches. The ditches along with the lack of slope in the area create a negative impact on stormwater management for the area. This flatness is typically true throughout the entire Adams County area.

The stormwater management system is a contributing factor to the deterioration of site or other improvement within the area.

Water Contamination

The study area, as mentioned, sits within the old Hastings Naval Ammunition Depot. Due to the nature of business conducted on-site, munitions manufacturing, there have been and still are hazardous materials present. The soil contamination identified in a 1990 EPA Report have been remedied according to an EPA representative. However, groundwater contamination still is present in this area including the study area.

Based on a conversation with the Kansas City Regional KCEPA office of the EPA the groundwater contamination consists of, "trichloroethene (TCE), 1,1,1-trichloroethane (TCA), tetrachloroethene (PCE), 1,1-dichloroethene (DCE), TNT, and hexahydro-1,3,5-trinitro-1,3,5-triazine (RDX). The most prevalent are TCE and RDX."

Also, according to the KCEPA, "The groundwater is being treated via a robust extraction and treatment system to drinking water standards, then discharged for beneficial reuse. An institutional control area and a system of land use control measures are in place to prevent property owners from installing wells in areas where they might access contaminated groundwater.

Finally, KCEPA stated "the U.S. Army Corps of Engineers, which is the lead agency at the former NAD, is also evaluating whether vapor intrusion (VI) related to TCE, TCA, PCE or DCE contamination in the groundwater is affecting any structures in the area. It is not thought that VI is an issue at the former NAD, but careful evaluation is warranted."

Therefore, based upon these conditions water contamination is considered to be an Insanitary and Unsafe Condition and it a direct contributing factor to being Blighted.

Diversity of Ownership

The diversity of Ownership implies there are multiple landowners in an area. When there are multiple landowners, then the process of development and redevelopment can be hindered due to a vast number of people and corporations needing a say in the process. In these situations, it "may" become necessary for the public sector to become involved through the use of incentives to guide the effort.

Within the Study Area, there are three different property owners. In order to coordinate future redevelopment activity, it may take some coordinating effort by the City or cooperating agencies.

Due to the Diversity of Ownership within the Study Area, this is a contributing factor to the area being declared Blighted and Substandard.

Part B of the Blight Definition

Age of Commercial Units

Age of commercial units is a contributing factor to the blighted and substandard conditions in an area. The statute allows for a predominance of commercial units 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the commercial units within the Study Area. Note the age of commercial units came from the Adams County Assessor's website data.

Within the study area, there are 22 commercial units in some form or another. The age of structure has been determined by researching the structural age on the Adams County Assessor's website.

All of the structures within the study area were constructed in 1943; except one which is listed as being constructed in 1900.

The following breakdown was determined:

- 22 (100.0%) units were determined to be 40 years of age or older
- 0 (0.0%) units were determined to be less than 40 years of age

Table 2:
Age of Units

	Number of Units	Construction date	Age of Units	Cummulative Age
	1	1900	119	119
	21	1943	76	1596
Total Cummulative	22			1715
Average Age				77.95454545

Source: Adams County Assessor

Also, Table 2, above, examined the commercial units within the study area and calculated a cumulative age and divided by the total number of commercial units to get a mean age. The mean age of all of the commercial units in the study area is 77.954 years, well above the 40-year requirement.

Stable or decreasing population based on the last two decennial censuses

The Study Area has had no population over the past two decennial censuses.

Criteria under Part A of the Blight Definition

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

- **Qualifies under the Former Defense Site statute**
 - The real property located outside the corporate limits of the city is a formerly used defense site;
 - The study area within the formerly used defense site is located within the same county as the city approving such redevelopment project;
 - Formerly used defense site means real property that was formerly owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the United States Secretary of Defense. Formerly used defense site does not include missile silos.
- **Substantial number of deteriorating structures**
 - Within the study area 100.0% of the structures were deemed to be in either average, fair or poor condition.
- **Deterioration of site or other improvements**
 - 100.0% of the roads within the study area are in fair, poor, or worn out condition
 - 100.0% of the existing rail within the study area is deemed to be in poor condition
 - 100.0% of the area is rural section (drainage ditches and no curb and gutter)
 - The study area is relatively flat and has poor drainage conditions
 - Due to the flatness of the study area, the area has poor stormwater management
 - Several properties in the study area have deteriorating parking lots, and/or deteriorating driveways.
- **Dangerous conditions to life or property due to fire or other causes**
 - The presence of trichloroethene (TCE), 1,1,1-trichloroethane (TCA), tetrachloroethene (PCE), 1,1-dichloroethene (DCE), TNT, and hexahydro-1,3,5-trinitro-1,3,5-triazine (RDX). The most prevalent are TCE and RDX.
- **Insanitary / Unsafe conditions**
 - Poor drainage is an issue due to the flatness of the area
 - Due to the flatness of the grade, stormwater management is also an issue
 - Both poor drainage and stormwater management contribute to the possibility of standing water and the possibility of mosquito breeding grounds (which can transmit West Nile Virus)
 - The presence of trichloroethene (TCE), 1,1,1-trichloroethane (TCA), tetrachloroethene (PCE), 1,1-dichloroethene (DCE), TNT, and hexahydro-1,3,5-trinitro-1,3,5-triazine (RDX). The most prevalent are TCE and RDX.
- **Diversity of Ownership**
 - There are three distinct property owners within the study area.

Criteria under Part B of the Blight Definition

- **The average age of commercial units in the area is at least forty years**
 - 22 (100.0%) buildings or improvements were determined to be 40 years of age or older
 - The average age based upon a cumulative age calculation is 77.95 years.
- **Stable or decreasing population based on the last two decennial censuses**
 - The Study Area has had no population over the past two decennial censuses.

The other criteria for Blight were not present in the area

- Improper Platting or Obsolete Platting
- Combination of factors which are impairing and/or arresting sound growth
- Defective/Inadequate street layouts,
- Faulty lot layout,
- Defective or unusual condition of title,
- Economic or social liability detrimental to health, safety and welfare,

- Conditions provision of housing accommodations,
- One-half of unimproved property is over 40 years old,
- Inadequate provisions for ventilation, light, air, open spaces or sanitation

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



Data Sources: Adams County, City of Hastings
and MPC



- 40+Years Old - 23 Structures
- Less than 40 Years Old - 0 Structures
- 2019 Blight Study Area
- Parcels

HASTINGS, NE - 2019 BLIGHT STUDY

STRUCTURE AGE MAP
CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

Esri, HERE, Garmin, © OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Print Date: 6/17/2019

Substandard Conditions

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

Average age of residential and commercial units can be a contributing factor to the substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the average age of residential and commercial units within the Study Area. Note the age of structure was determined from the Adams County Assessor's website data. Table 3 indicates the cumulative approach to average age. Based upon Table 3, there are three primary structures which have a cumulative age of 1715 years, or an average of 77.87 years.

Within the study area, there are 22 commercial units in some form or another. The age of structure has been determined by researching the structural age on the Adams County Assessor's website.

All of the structures within the study area were constructed in 1943; except one which is listed as being constructed in 1900.

The following breakdown was determined:

- 22 (100.0%) units were determined to be 40 years of age or older
- 0 (0.0%) units were determined to be less than 40 years of age

Table 3:
Age of Units

	Number of Units	Construction date	Age of Units	Cummulative Age
	1	1900	119	119
	21	1943	76	1596
Total Cummulative	22			1715
Average Age				77.95454545

Source: Adams County Assessor

Also, Table 3, above, examined the commercial units within the study area and calculated a cumulative age and divided by the total number of commercial units to get a mean age. The mean age of all of the commercial units in the study area is 77.954 years, well above the 40-year requirement.

Substandard Summary

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

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

FINDINGS FOR HASTINGS NAD BLIGHT STUDY AREA #1

Hastings NAD Blight Study Area #1 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

Criteria under Part A of the Blight Definition

- Qualifies under the Former Defense Site statute
- Substantial number of deteriorating structures

- Deterioration of site or other improvements
- Dangerous conditions to life or property due to fire or other causes
- Insanitary / Unsafe conditions
- Diversity of Ownership

Criteria under Part B of the Blight Definition

- The average age of the residential or commercial units in the area is at least forty years
- Stable or decreasing population based on the last two decennial censuses

Substandard Conditions

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