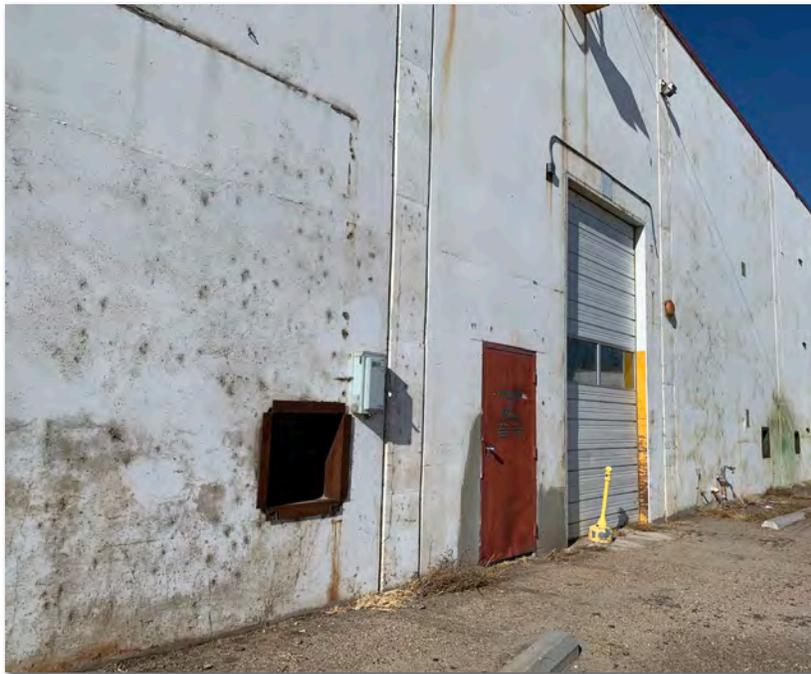


ANALYSIS AREA

BLIGHT & SUBSTANDARD DETERMINATION STUDY

Agromac Sub - City of Gering, NE



PRESENTED TO

City of Gering
City Council and Planning Commission

PREPARED BY

M.C. Schaff & Associates, Inc.
818 South Beltline Highway East
Scottsbluff, NE 69361

PROJECT

RM200232-00

November 24, 2020



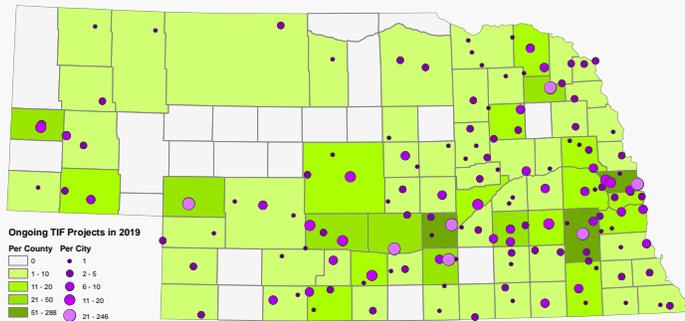
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Purpose of this Analysis

The Blighted and Substandard designation opens the door for stimulating new development and allowing developers, in fact all citizens, the ability to make significant public improvements related to their project. The mechanism allows property owners the use of real estate property taxes (normally paid to other government agencies) for improvements including land acquisition and site preparation. Tax money can be used up to 15 years for this purpose.

Current TIF Projects as of Nebraska Department of Economic Development 2019 Annual Report



Data Source: <https://revenue.nebraska.gov/PAD/research-statistical-reports/tax-increment-financing-annual-reports-legislature>

This designation allows use of most of the new taxes generated by way of redevelopment. An owner pays the property tax but that tax is then used for certain eligible expenses of redevelopment including without limitation land acquisition, site preparation, and placing public improvements on or near the site. The Nebraska Department of Revenue website, revenue.nebraska.gov, 2019 annual report lists 140 cities in 72 counties across the state with a total of 1,037 current projects. The program has worked well for many communities in western Nebraska including Alliance, Bayard, Bridgeport, Crawford, Gering, Gordon, Hemingford, Kimball, Minatare, Potter, Scottsbluff, and Sidney. So, while the term may seem objectionable, the results can be very positive for the entire community.

The Nebraska Unicameral enacted legislation which addressed the existence of areas within communities that needed incentives to redevelop. These areas tended to be older and out of date. Often, spotty improvements had been made but the general condition was not attracting expansion of existing business nor new development and investment.

The purpose of this analysis is to identify and determine if an area within the City of Gering, Nebraska should be considered blighted and substandard under the criteria for such areas as set forth in the Nebraska Community Development Law, Section §18-2103. This Gering Blight and Substandard Study is intended to provide the Gering City Council the basis for determining the existence of blighted and substandard conditions of a study area within Gering's corporate limits. Through this process, the City attempts to eliminate economic and/or social concerns that are detrimental to the future public health, safety, morals, and general welfare of the entire community. This study examines existing conditions of land use, buildings, infrastructure, development patterns, and general health, safety welfare aspects within the designated study area in the City of Gering to determine it's eligibility for redevelopment activities under Nebraska Community Development Law.

The Study Area has not kept pace with overall community standards. Structures and improvements in the Study Area have deteriorated along with additional hardships—a portion of the Study Area is currently undergoing remediation for contaminants found in the groundwater while another portion is currently a closed hazardous waste area. The Community Development Law enables cities to take steps to address these forms of decline through acquisition, clearance and disposition of property for redevelopment or through the conservation and rehabilitation of property.

The proposed Study Area for analysis is generally described as being located in the east half of the southeast quarter of Section 1, Township 21 North, Range 55 West bordered on the east by Lockwood Road, with D Street on the south, and Old Oregon Trail on the north, while the west is bordered by a railroad spur right-of-way.



A number of opportunities for redevelopment exist along and adjacent to the nearby John McClellan Jr. Expressway corridor allowing the community to overcome some of the challenges in the Study Area proposed.

Development in the Study Area sprang up over 40 years ago however, recent reinvestment in the Study Area has been very limited. The Study Area has declined in functionality and appearance. Portions of the Study Area have remained undeveloped for the most part, due to a number of challenges. The Study Area appears to be an excellent opportunity to provide incentives triggering new activity where adequate market forces are not present to move development in a positive direction.

Nebraska Revised State Statutes

Nebraska's Community Development Law clearly provides guidelines for communities to address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas as well as the prevention and elimination of substandard and blighted areas. This tool is provided in Neb Rev Stat §§18-2101 to 18-2154.

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 of the Community Development Law, 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 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 and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements.”

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 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 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.”

The law states that there are a number of reasons an area goes beyond remedy and control solely by the regulatory process and cannot be dealt with effectively by ordinary police powers or ordinary operation of private enterprise without aid. Such things as overcrowding, unsafe, unsanitary conditions, inadequate planning, lack of proper light, air and open space, defective design and arrangement of buildings, faulty street layout, and economically undesirable land uses are among the reasons.

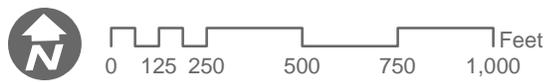
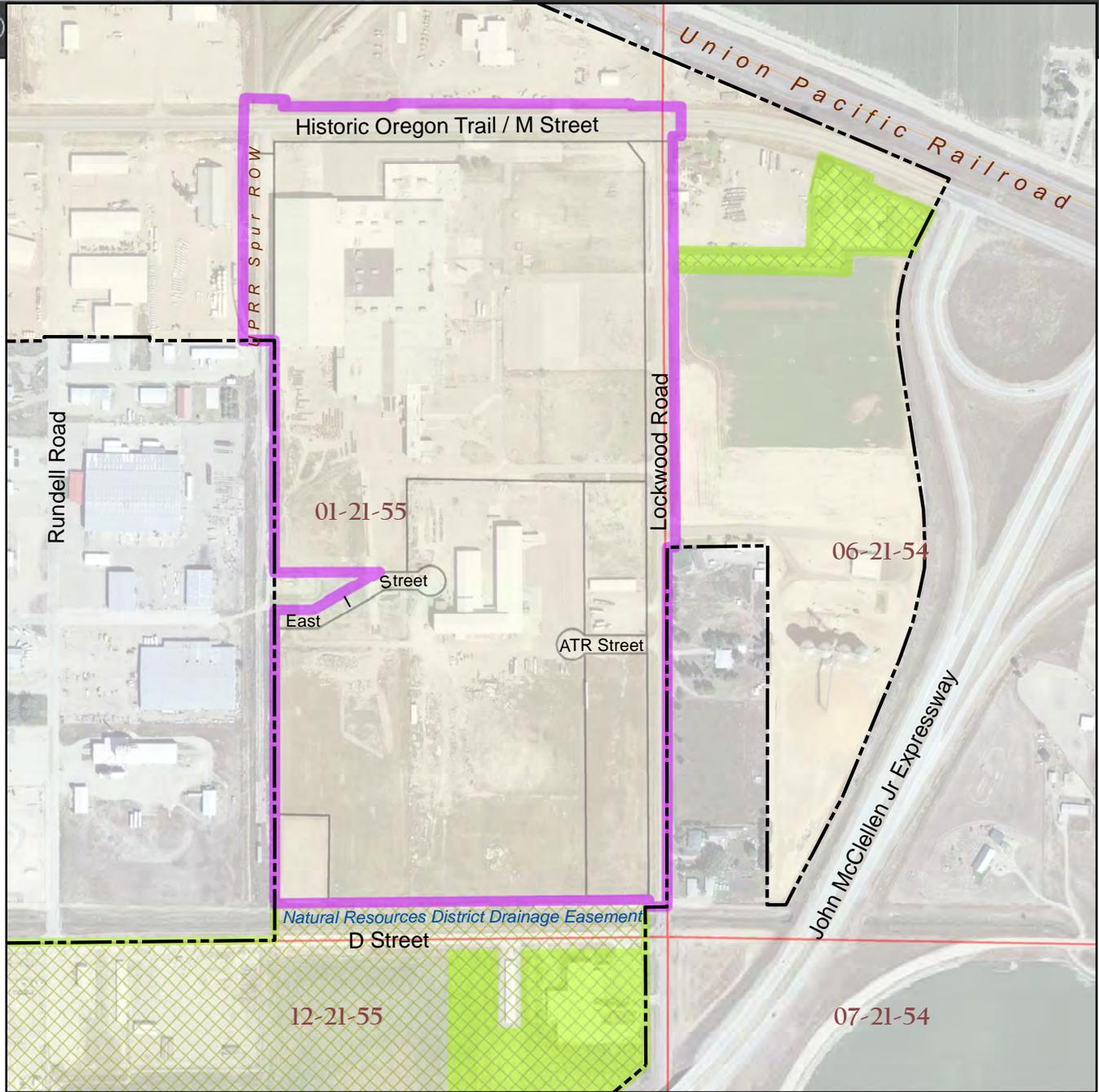
The law goes on to provide the city with the ability to declare an area blighted and substandard followed by creating a workable program to utilize private and public resources to address specific conditions to be improved. The statute provides a means for the governing body to address and develop strategies for rehabilitation and redevelopment of the community. The main substance of a workable program is an adopted redevelopment plan for the defined area based in part on an adopted comprehensive plan.

Implementing this strategy for a Designated Study Area is intended to give the Community Redevelopment Agency and City Council a basis for determining the existence of blight and substandard conditions within the delineated Study Area. The general area considered for inclusion in the Study Area is shown in *Figure 1. Blight Analysis Area* on **page 4** of this report, with the area boundary described on **page 5** and provided in the appendix. The Study Area can generally be described to include land within the southeast corner of the Gering corporate limits—north of D Street, west of Lockwood Road, east of a railroad spur ROW, and south of Old Oregon Trail Road, located in the east half of the southeast quarter of Section 1, Township 21 North, Range 55 West.

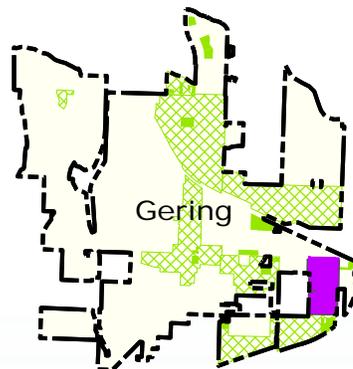
The study looks at existing land-uses, platting, structures, and infrastructure systems to determine whether the Study Area or a part of it meets the statutory requirements for the designation as a Blighted and Substandard Area. With the growing interest and use of this valuable tool, the State has taken an increased interest in assuring all using the tool use it in accordance with the statutes. For this reason, it is imperative the City of Gering closely adhere to the provisions set forth in the Nebraska Revised State Statutes.

The findings of this study will serve to guide the general redevelopment. The most recently approved Comprehensive Plan and this Blighted and Substandard Study will present appropriate land uses, strategies for improved traffic circulation, economic development activities, and utilities and other improvements in accordance with the law.





- Study Area
- Study Area Parcel
- Existing Redevelopment Area
- Current Redevelopment Site
- Corporate Limits
- Section



Blight Analysis Area

City of Gering
Scotts Bluff County, NE

Data Sources:
Parcels: Scotts Bluff County, 2016
Aerial: US Army Corps of Engineers, 2011



Redevelopment Study Area (Site 1): The redevelopment study area consists of properties and tracts of land within the general vicinity north of D Street, west of Lockwood Road, south of Old Oregon Trail, and east of the 50 foot wide Union Pacific railroad spur right-of-way, located in the southeast corner of the Gering community. The site contains approximately **76 ±** acres and is more particularly described as:

Situated in the E1/2 of the SE1/4 of Section 1, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Beginning at the southwest corner of Outlot 1A, Agromac Subdivision to the City of Gering, said point also being the southwest corner of said Agromac Subdivision, and being on the northerly line of deeded drainage easement for the North Platte Resources District, and being on a generally north-south line of the City of Gering corporate limits;

thence northerly on the west line of Agromac Subdivision to the northwest corner of platted East I Street, also being the southwest corner of Outlot "E", Agromac Subdivision;

thence easterly to the southeast corner of said Outlot "E";

thence northeasterly to the northeast corner of said Outlot "E";

thence westerly to the northwest corner of said Outlot "E", also being on the west line of Agromac Subdivision;

thence northerly on the west line of Agromac Subdivision and along the City of Gering corporate limits line to the easterly extension of the south line of Scotts Bluff County Parcel 010000469 (Part of Lot 2, Block C, Kramer Subdivision of Block C, Gering Industrial Tracts);

thence westerly (continuing along the Gering corporate limits line) on said easterly extension of the south line of Parcel 010000469 to the southeast corner of said Parcel 010000469, said point also being on the west line of the Union Pacific railroad spur 50 foot right-of-way;

thence northerly on the west line of the Union Pacific railroad spur 50 foot right-of-way to the northerly right-of-way of Old Oregon Trail, also being M Street, also being Old Nebraska Highway 92;

thence easterly on the northerly right-of-way line of Old Oregon Trail to its intersection with the easterly right-of-way line of Lockwood Road;

thence southerly on the easterly right-of-way line of Lockwood Road to its intersection with the City of Gering corporate limits line;

thence westerly and southerly and westerly on the City of Gering corporate limits line to its intersection with the southerly extension of the east line of Agromac Subdivision to the City of Gering;

thence northerly on said southerly extension of the east line of Agromac Subdivision to the southeast corner of Agromac Subdivision to the City of Gering, and being on the northerly line of deeded drainage easement for the North Platte Resources District;

thence westerly on the southerly line of Agromac Subdivision to the point of beginning, containing an area of **76** acres, more or less.



The requirements for detailed planning beyond the Comprehensive Plan treatment include but should not be limited to:

1. Boundaries of the area, existing land use and condition of improvements;
2. A land-use plan;
3. A map showing population density, land coverage, and building concentrations;
4. An outline of proposed changes in ordinance, layout, or other related ordinances;
5. A site plan of the area; and
6. A statement outlining any additional public facilities or utilities required to support new land uses after redevelopment.

The Blighted and Substandard study highlights locations and opportunities for improvement and revitalization. Once the area is designated, the **City of Gering** can guide future development in this area and provide financial incentive for development. Using the Nebraska Community Development Law, the City can reduce or eliminate factors impeding redevelopment and implement programs or projects to improve conditions and minimize the negative impacts of blight and substandard conditions.

Substandard and Blight Eligibility Analysis

Substandard and Blight Definitions and Explanation

Substandard areas are defined by State Statute **§18-2103(31)**, 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 areas are defined by State Statute **§18-2103(3)**, as the following:

“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 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;”



The following are the specific definitions of “substandard” and “blighted” according to Nebraska State Law. These definitions serve to be the basis of this entire analysis and each portion of the definitions are examined individually throughout this document.

Substandard Area Definition

By statute a substandard area means one where a predominance of building or improvements (residential or nonresidential) having one or more of the following characteristics:

1. **Dilapidating or deteriorated**
 - a. Unacceptable standard for walls, foundation, roof, gutters, roof, surface, chimney, fire escapes, weatherizing, steps, exterior paint and site conditions. Chipping, cracks, loose components, missing pieces, sags and other signs of substandard condition all qualify for this condition.
2. **Age (obsolescence)**
 - a. A 40 year plus criteria was used for estimate
3. **Inadequate ventilation, light, air, sanitation, or open spaces**
 - a. Things like junked cars and other accumulated debris, antiquated infrastructure, unpaved parking, outdoor storage
4. **Other conditions**
 - a. High density population or overcrowding (census)
 - b. Other conditions which could be unsafe or unsanitary endangering life or property.
 - c. Any combination of factors conducive to poor health, disease, mortality, delinquency or crime. Any combination that is detrimental to public health, safety, morals or welfare. This may include inadequate infrastructure as well as statistical data.

Structural conditions were evaluated using the U.S. Department of Housing and Urban Development standard definitions:

No Problem

- No structural or aesthetic problems are visible

Adequate Condition

- Slight damage to porches, steps, roofs
- Slight wearing of mortar between bricks/stone/block
- Small cracks in walls or chimneys
- Cracked windows
- Lack of paint
- Slight wear on steps, doors and frames

Deteriorating Conditions

- Holes, open cracks, rotted, loose, or missing material in parts of the foundation, walls (1/2 of the wall) or roof (1/4 of the roof)
- Shaky, broken, or missing steps or railings
- Numerous missing and cracked window panes
- Rotted or loose windows or doors no longer water-proof

Dilapidated Condition

- Holes, open cracks, rotted, loose or missing material over a large area of the foundation, on wall or on roof
- Substantial sagging of roof, floors, or walls
- Extensive fire, flood, or storm damage
- Inadequate original construction such as building elements made of scrap materials or conversion of structures not adequate for housing.



Blighted Area Definition

The area designation is based on a number of criteria or indicators of substandard conditions. These are specified in the law and outlined below.

1. The presence of a substantial number of deteriorated or deteriorating structures. This takes the form of structural problems, exterior paint, cracks, chimney, site conditions, roof and similar problems with the building.
2. Existence of a defective or inadequate street layout. This includes dead ends, railroad crossings, linear downtown, narrow alleys and blind crossings.
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness. Such things as landlocked parcels, odd shaped lots, undersized lots and accessibility problems.
4. Unsanitary or unsafe conditions. Examples here include age and physical condition of structures, flood plain, lack of public infrastructure, unsanitary conditions and ventilation.
5. Deterioration of site or other improvements. Such things as off-street parking, storm drainage, junk cars, dilapidated structures, debris and on-site storage are examples.
6. Diversity of ownership. This condition exists when numerous lots are needed to develop to up to date standards. Assemblage is difficult without some form of public assistance.
7. Tax or special assessment delinquency exceeding the fair value of the land.
8. Defective or unusual conditions of title. Liens, improper filings.
9. Improper subdivision or obsolete platting. Examples include undersized lots, improper zoning, lot configuration, easements and accessibility are problems that often are present.
10. The existence of conditions which endanger life or property by fire or other causes. Such things as inoperative infrastructure, site access, on-site storage, secluded areas for pests to thrive, poor surface drainage, poor street and poor sidewalk condition are examples.
11. 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. Here incompatible land uses, obsolescence, and inability for a property to compete in the market place.



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 area at least 100% of state or national average census data
- b. The average age of residential and commercial units is over 40 years as determined by field observations
- c. More than half of the plotted/subdivided property has been unimproved for 40 years using public record
- d. Per capita income of the area is lower than the average of the city from census data.
- e. The area has a stable or declining population based on the last two decennial censuses.

Analysis Approach

The approach and methodology utilized by M.C. Schaff & Associates, Inc. in conducting the Blighted and Substandard Area Determination Analysis included an assessment of all factors listed in the Nebraska Community Development Law as factors that indicate or contribute to making an area blighted and substandard. Data relating to factors such as building condition, building age, site conditions, adequacy of building sites, condition of public improvements, and unsanitary or unsafe conditions were developed through detailed exterior structural field surveys on a structure by structure basis and through collection of data on a unit by unit basis available from public records at the Scotts Bluff County Courthouse and via their online databases. Data relating to other factors such as the adequateness of street layouts, lot layouts and overall subdivision design were investigated on an area-wide basis.

Assessment of potential blighting factors stemming from diversity of ownership and tax or special assessment delinquencies were conducted through evaluation of courthouse and online county records for all property within the analysis area, now referred to as the **Study Area** (Blight Analysis). The valuation, tax amount, and any delinquent amount was examined for each of the properties. Public records were examined to determine the number of property owners in the Study Area.

Additional Public Intervention Necessary

Although the presence of one or more of these substandard or blighting conditions may make it appropriate to declare an area substandard and blighted under the Statue, this analysis was conducted on the basis that additional public intervention over and above the exercise of the police power is necessary to overcome the problems that exist in any substandard and blighted area.





Analysis of the Gering Designated Study Area

The Designated Study Area for evaluation is within the Gering corporate limits. The Study Area contains industrial and vacant land, while surrounding the Study Area are primarily industrial, agricultural, and agricultural residential uses. This particular area was selected for several reasons.

1. The area is along an active highway corridor and expressway, the east entrance to the City.
2. There is a need to improve infrastructure due to substandard existing conditions.
3. There is obvious economic decline and functionally obsolete uses within the area.
4. There is a predominance of blighted and substandard characteristics within the area.
5. A need is apparent for public intervention to stimulate the development and redevelopment of vital infrastructure systems to support private redevelopment efforts.

The City is in a position to remove negative factors and implement programs and projects to improve conditions thereby removing the blighted and substandard conditions. This not only benefits the corridor/study area but the entire community through private reinvestment and enhanced quality of life.

The field survey of the Study Area within the City was conducted in November 2020 to determine if this area, in fact, has experienced structure and/or site deterioration and if the area is experiencing other negative influences that decrease the potential for redevelopment or new development. The following report describes this Study Area in detail, as well as specifying the methods and procedures used to determine if this Study Area should be declared blighted and substandard under the Nebraska Community Development Law.

At the present time, the City of Gering has approximately **3,204.97 acres** within its corporate limits. Currently, the city has **817.85 acres** designated as “Blighted and Substandard”, **25.52%** of the City’s total acreage. The proposed “Blighted and Substandard” area consists of **76± acres**. Adding this proposed area to the existing “Blighted and Substandard” area brings the total Blighted and Substandard area to **893.85 acres** or **27.89%** of the total area of the City of Gering. This remains well within the allowed **33%** providing future opportunity to add more.

Existing Land Use

The land uses that now exist within the Study Area are depicted on **Figure 2 (Page 12)**, and consist of land uses which can be placed in three categories, including:

Industrial, Railroad right-of-way (ROW), Vacant / Undeveloped, and Roads

The land uses indicated for the Study Area on Figure 2, (Page 11), are analyzed further in Table 1, below. The data detail the breakdown of land uses within this Study Area, as well as the total acreage within this Study Area.

Table 1
Existing Land Use - Gering Blight Study Area
Gering, Nebraska

Land Use	Acres	Percent of Study Area
Medium Industrial	27.10	35.7%
Railroad ROW	1.38	1.8%
Road	13.44	17.7%
Undeveloped/Vacant	34.08	44.8%

Source: M.C. Schaff & Associates, Inc., Field Survey, November, 2020

As indicated in Table 1, the **largest** land use in this Study Area is that of vacant / undeveloped land. These uses combined comprise a total approximately **34.082 acres**, or almost 45% of the Study Area. The undeveloped/vacant land occurs in the northeast, west central, and southern portions of the Study Area.

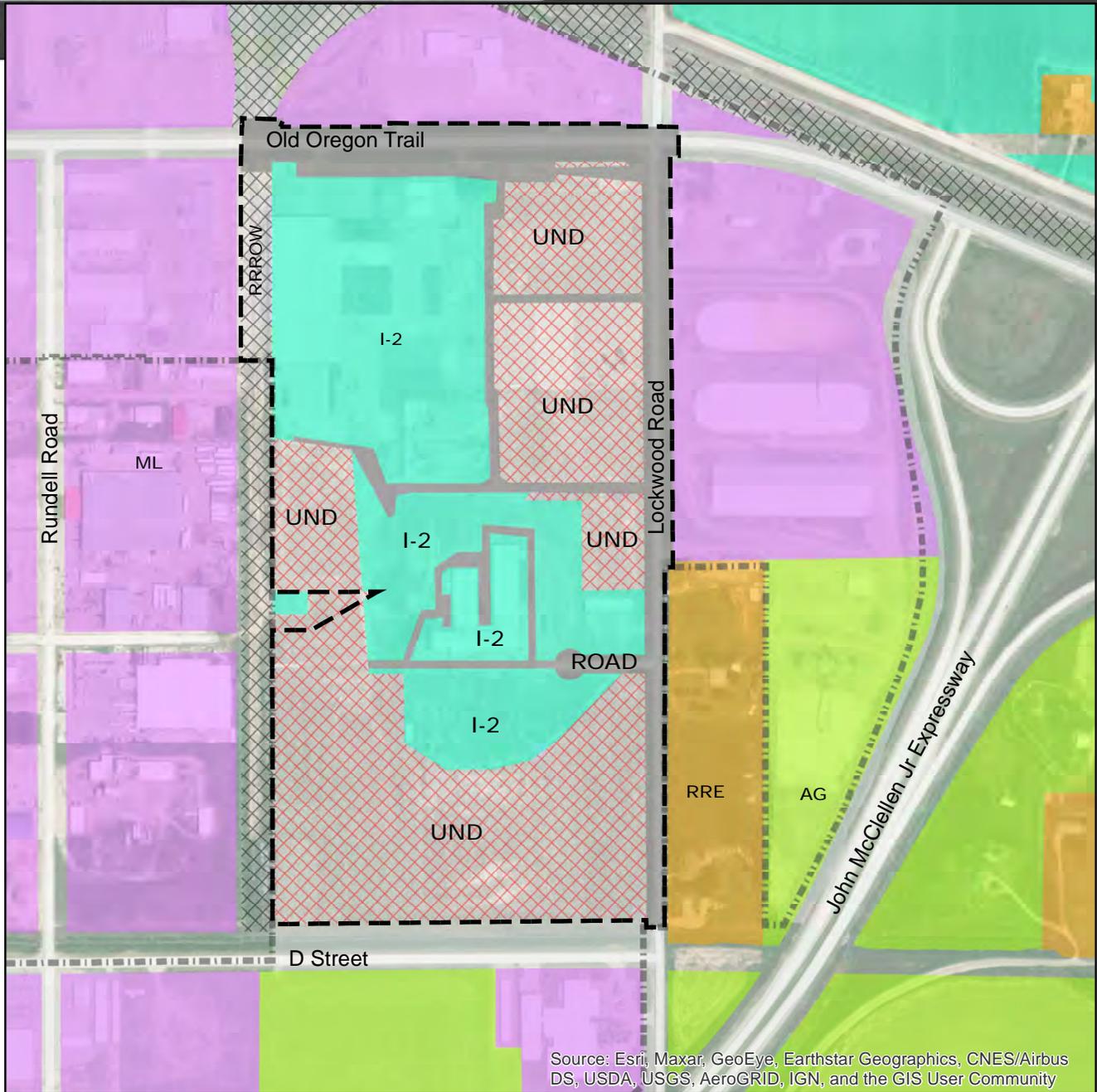
Medium Industrial uses make up the second largest use (35.7%), with just over 27 acres located in the northern and central portion of the Study Area.

The **smallest** land use in this Study Area is that occupied by industrial uses including a railway spur in the northwest corner. This land use comprises a total of approximately **1.38 acres**, or 1.8% of the Study Area.



Roads, and private drives round out the other land uses found in this Study Area, and comprise just over **34 acres** or nearly 45% of the Study Area. The facilities included in this use category are one of two platted cul-de-sac streets, which provides access to the middle of Study Area from Lockwood Road on the east, while the other platted cul-de-sac, East I Street, was never built and is currently undeveloped land just south of the electrical substation located on the west edge of the Study Area. Many unpaved drives are present within this Study Area, concentrated around the industrial uses.





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



- Corporate Limits
- Study Area
- Land Use**
- Agricultural
- Light Manufacturing/Industrial
- Heavy Manufacturing/Industrial
- Heavy Industrial
- Rural Residential
- Road
- Railroad ROW
- Undeveloped/Vacant



Existing Land Use

City of Gering
Scotts Bluff County, NE

Data Sources:
Land Use: City, 2005 with field updates
Parcels: Scotts Bluff County, 2016
Aerial: ESRI Basemap



Industrial uses border the majority of the Study Area with Agricultural Residential uses adjacent to a portion of the southern half of the eastern border along Lockwood Road.

The City of Gering currently has five main redevelopment areas and a few smaller redevelopment areas determined as Blighted and Substandard at this time.

Findings and Contributing Factors

The intent of this study is to determine if the subject area has experienced structural and site deterioration or if there are other negative factors that are decreasing the potential to develop. The field survey work was performed in November 2020, and strongly supported initial impressions that the area has, in general, declined below community standards. What follows are the factors evaluated to determine if there is a reasonable presence of blight and substandard conditions within the designated area. This section reviews the building and structure conditions, infrastructure, and land uses found in the area based on statutory definitions, and observations and explains the identified contributing factors.

As set forth in Nebraska legislation, a **blighted area** means an area which by reason of the presence of:

Substantial Number of Dilapidated or Deteriorating Structures - Exterior Inspection of Buildings

There were a total of **12** structures evaluated using the Blighted and Substandard criteria as described on Page 7 of this report. Only the primary structures were evaluated under the Blighted and Substandard definition. Two outbuildings/other structures including a dilapidated guard house and a shed were also present but were not included in the dilapidated/deteriorating survey. Thus the boundary for the Blighted and Substandard designation includes **12** buildings, **seven** built between **1970** and **1980**, thus ranging in age from **40** to **50** years old. The Scotts Bluff County Assessor's online database for these structures finds two (2) badly worn, with the remainder of the structures showing average or fair plus conditions for their age. Field surveys concluded that **42%** of the structures were acceptable, **58%** were deteriorating, and **0%** were dilapidated.

Defective or Inadequate Street Layout—Street Conditions and Accessibility

Inadequate infrastructure, street conditions, and accessibility as well as inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions. Street conditions and accessibility within the 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.



Overall, there are **four** city streets or alleys within the Study Area. ATR Street is an unpaved cul-de-sac platted city street providing access from Lockwood Road midway along the east side of the Study Area. ATR Street has the appearance of a private drive with gates that could prevent access from Lockwood Road. East I Street is a platted city street to provide access midway along the west side. However, East I Street has not been constructed as platted in this subdivision. The Study Area is bordered on the south by D Street, but there are no accesses as the Natural Resources District canal easement lies between the Study Area southern boundary and D Street. On the west, the Study Area is bordered by a 50 foot wide railway spur. Old Oregon Trail forms the north border of the Study Area, and the east border is Lockwood Road. Existing city street conditions within the Study Area present difficulties for efficient vehicular movements and emergency access. The surface condition of unpaved private access roads/alleys in the Study Area is fair to poor due to lack of surfacing material, potholes, and lack of proper drainage. The **unpaved** trail (East I Street) traversing across the railway spur onto the west side of the Study Area providing access to the electrical substation is partly on private property and does not follow the platted street, nor does it connect to the Study Area properties and structures as platted. The **lack of connectivity** and **poor surface condition** of this public street is a contributing factor to the Study Area blight and substandard condition.

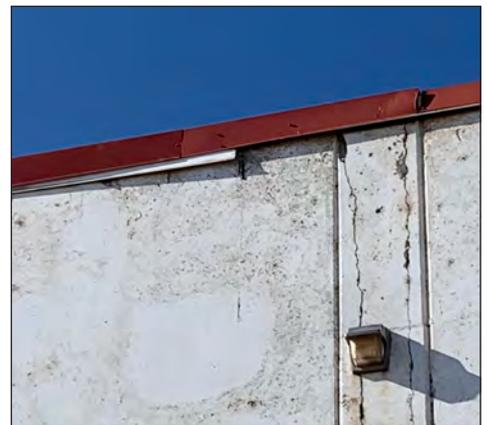
The Study Area is served by city water distribution and wastewater collection. Groundwater in the Study Area has shown the presence of contaminants for which it is currently undergoing remediation. Several fire hydrants located within the Study Area were installed in 1968 are not in working order.

Traffic Safety Issues

1. While redevelopment will add to traffic counts, consideration should also be given to enhancing the pedestrian safety with public sidewalks and their experience with landscaping.
2. Paved parking lots are in poor condition with broken concrete panels, alligator cracking, and potholes, and gravel and unimproved surface parking are present.
3. No public sidewalks exist in the Study Area.

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

This specific characteristic **may be** considered to be a contributing factor due to lack of public accessibility along the south and west borders of the Study Area, the hazardous waste site located in the southwest corner of the Study Area, and the East I Street having not been constructed/not conforming to its platted location.





Unsanitary or unsafe conditions—Conditions which pose a threat to public health and safety.

The Study Area is undergoing remediation for contaminants found in the groundwater. A hazardous waste site is located in the southwest corner of the Study Area. Unsanitary and unsafe conditions **are** a contributing factor to blight and substandard.

Deterioration of site or other improvements

Debris

Debris accumulates in ditches, and along fences. Several significant examples of debris were noted in field observation. This debris included everything from construction materials, trash, pile of tires, large piles of broken concrete, piles of flammable debris near structure with graffiti warning no smoking near building, and excessive discarded debris accumulating along fencing.



The risk of the spread of fire is amplified across the Study Area where undeveloped areas are largely native vegetation.

Dilapidated Structures

Findings of the study show 58% of the structures were deteriorating and pose a threat. Seven of the structures in the Study Area will be in excess of 40 years in 2021—built between 1970 and 1980, while 4 were built between 2007-2008 and one was built in 2012. Thus, structure age and obsolescence within the Study Area **is** a contributing condition of blight and substandard.



Diversity of Ownership

Diversity of ownership is **not** particularly a contributing factor in the Study Area. However, it is noted that the southwest parcel in the Study Area has no public access points—its west edge is blocked by a railroad spur occupied by large piles of concrete, and its southern edge is bordered by the Natural Resource District canal, while the north and east lines border a parcel of different ownership.

Improper Subdivision or Obsolete Platting

The lack of proper platting has caused a hardship with road networks. East of Rundell Road, on the west side of the Study Area, an unpaved 2-track trail leads eastward from I Street providing the only access to a city electrical substation and requires crossing a railroad spur ROW, which could be occupied by unattended rail cars. While platted, I Street was never constructed in the Study Area, and fences between properties in this area do not follow platted lot lines. On the east side of the Study Area, ATR Street provides the only access to an internal parcel, and it was noted that gates in place could be used to close off this access at its entrance along Lockwood Road. The southwest parcel in the Study Area has no public access points—its west edge is blocked by a railroad spur occupied by large piles of concrete, and its southern edge is bordered by the Natural Resource District canal, while the north and east lines border a parcel of different ownership.



The existence of conditions which endanger life or property**Sidewalk and Street Conditions**

There are no public sidewalks throughout the Study Area. Existing private surfaced parking and storage areas have deteriorating surfaces that are cracked, crumbling, and contain numerous potholes. One of two public streets is unpaved, while the other has not been constructed as platted and is represented by an access two-track trail leading to the city electrical substation.



The entire Study Area is lower in elevation than its perimeter road network. Paved and unpaved roads, drives and parking surfaces are deteriorating and do not have sufficient drainage. Along Old Oregon Trail, drain pipes appear to be partially blocked with ends submerged beneath debris in fill.

Heavy rains cause some parking lot flooding and standing water next to structures with improper drainage and lack of proper engineering design.

On Site Storage

The Study Area has sites of outdoor storage. These findings point to an impediment for development or upgrades in the neighborhood and should be evaluated for removal.

Structure Age

The industrial structures in the Study Area range from 8 to 50 years according to the Scotts Bluff County Assessor's online database and field verification. Only those structures built **before** 1981 qualify for the 40 years and older structures designation in the State of Nebraska laws. Seven out of 12 (non-mobile home) structures located within the Study Area were built before 1981.





Decreasing Population

The Study Area is located in census tracts in which the census data reports population during the 1990, 2000, and 2010 decennial census. Maps provided in the Appendix illustrate the 1990, 2000, and 2010 decennial census as well as the projected population for census tracts covering and surrounding the Study Area. Based on the data illustrated on the maps, the Study Area and adjacent populated areas display a **stable or decreasing population** between the last two decennial censuses.



Income Level

There are no residential parcels within the Study Area. The median income of the residential census tract containing the Study Area is **lower than the average median income** of Scotts Bluff County and Gering as a whole. According to ESRI 2020 USA Per Capita Income data, the per capita income of the Block Group containing the Study Area is between \$5,100 and \$24,000 per person. In 2018 dollars (2014-2018): the Scotts Bluff County median household income was \$50,157, and the per capita income was \$28,089; Gering's median household income (in 2018 dollars) is \$60,047, and per capita income is \$30,052. Nebraska's median household income: \$63,229.



Unemployment

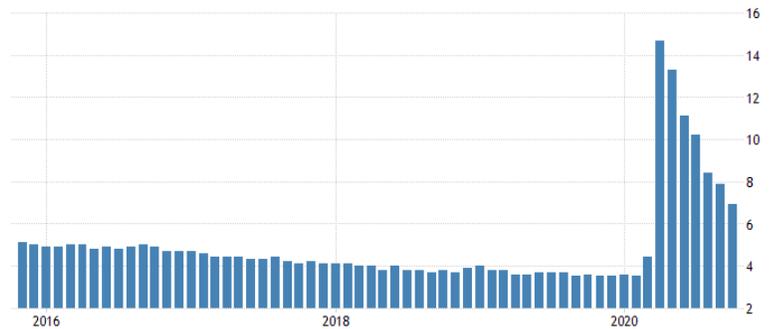
According to www.homearea.com, which sources the American Community Survey 5 Year Estimates, the unemployment rate in Gering is currently **3.2%**.

According to the Bureau of Labor Statistics, Nebraska's Seasonally Adjusted Unemployment Rate for 2019 was the





lowest in the nation with **3.0%**. The previous five years, Nebraska averaged **3.02%** with the following yearly averages: 2018: 2.8%, 2017: 2.9%, 2016: 3.1%, 2015: 3.0%, 2014: 3.3%); and Scotts Bluff County had an average unemployment rate in 2018 of **3.0%**. The U.S. Bureau of Labor Statistics reports unemployment rate, seasonally adjusted, October 2018 to October 2020, of 6.9% depicted in the graph below.



SOURCE: TRADINGECONOMICS.COM | U.S. BUREAU OF LABOR STATISTICS

Conclusion of Blighted and Substandard Analysis

Based on this analysis, the Study Area meets the criteria of both blighted and substandard conditions. The area displays the presence of criteria required for a finding of a blighted and substandard condition as defined by the State of Nebraska Legislature.

The primary conditions leading to this conclusion include the following:

Substandard Conditions Present in Study Area

1. Dilapidated/Deterioration

Of the 12 structures located within the study area, 7 are deteriorated as determined both by this study as well as the Scotts Bluff County Assessor online records.

2. Age/Obsolescence

Seven structures located within the study area are 40+ years old, having been built between 1970 and 1980. All 7 of these structures are either deteriorating.

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

Structures aged 40+ years have inadequate interior lighting and leaking roofs. The Study Area is connected to the municipal wastewater collection system and water distribution system.

The water and sanitary sewer lines serving the blight study



area range from fifty years old on the north half of the Study Area, and forty years old on the south half of the study area to ten years old on a portion of the northeast side of the study area. The City of Gering only maintains water lines located in the right-of-way or in an established utility easement. For public safety, the City does operate the fire hydrants that are located on private property. The City is aware of one broken and inoperable fire hydrant east of the old Lockwood Facility.

The water line on the south side of M Street (Old Oregon Trail/Old Hwy 92), in the northeast side of the study area is connected to the fire suppression system that serves the Old Lockwood Facility. A new 12-inch water line is proposed to be installed in the next 5 years to eliminate the City's use of the fire line. This needs to be completed prior to looping the line on Lockwood Road south to D Street.

The sanitary sewers serving the Study Area range from fifty (50) years old on the north and west portion of the study area to ten (10) years old on the south east side of the study area.

The 8-inch sanitary sewer that runs parallel to the Union Pacific right-of-way serves the northwest portion of the Study Area and may be undersized depending on future use. This line also runs under the west side of the old Lockwood Facility building, there are two manholes located inside the building and the City must request access to the building to maintain the line. There is also a sanitary sewer pump station located in the northwest corner of the old Lockwood Facility. The City does not own the property where the lift station is located and does not have a dedicated utility easement.

The 8-inch sanitary sewer on east I Street can serve the southwest portion of the Study Area, the line may be undersized depending on future use. A pump station can be installed to serve the south and east side of the Study Area.

A 6-inch force main crossing D Street can serve the south and southeast portion of the Study Area if a pump station is installed.

The northeast side of the Study Area does not have sanitary sewer access at this time. Lines can be extended from the west and possibly the south.

4. Existence of conditions which endanger life or property by fire and other causes.

- Fire hydrant(s) on private property not in working order around three of the structures. Valve boxes were noted above grade creating a tripping hazard.
- Conditions include numerous combustible material storage, debris piles, unchecked overgrowth of tall vegetation all in proximity to deteriorating structures and surrounded by large areas of vegetation.
- **Storm water drainage** in the developed portions of the Study Area is inadequate, and backs up on or does not drain properly away from structures leaving large areas of standing water following storm events. The Study Area is generally lower in elevation than the adjacent roadways.
- The Study Area has **minimal internal streets** and is accessed on the north and east by improved and



unimproved surfaces which range in condition from fair to poor. This lack of paved streets and partially paved deteriorating and dilapidated parking creates unsafe pedestrian traverse issues in this Area and can result in limitations of access during periods of heavy rain.

- There is **no public sidewalk** system serving any of the Study Area.

Blight Conditions Present in Study Area

1. A substantial number of deteriorating structures.

Seven of the 12 structures located within the Study Area are deteriorating/deteriorated as determined both by this study as well as the Scotts Bluff County Assessor online records.

2. Existence of defective or inadequate street layout.

The Study Area has some inadequacies in the form of traffic movement capabilities and real property access. While off-street paved parking areas exist, the remaining interior private roads, off-street parking areas and driveways are deteriorating gravel surfaced, deteriorating or dilapidated paved surfaces, or unimproved surfaces. While two streets are platted as accessing this subdivision, only one was constructed, ATR Street, while East I Street was never constructed. The southern and western portions of the Study Area are less accessible due to the canal along D Street and lack of proper access on the west. Defective or inadequate street layout thus **can be** considered a factor contributing to blighted conditions in this Study Area.

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

While there are utility easements, there are no public alleys, and only one of two platted streets have been constructed. Additionally, the southwest parcel is not publicly accessible due to the canal on the south and adjacent private property on its remaining north, east, west edges. Therefore this **may be** considered a factor contributing to blighted conditions in the Study Area.

4. Unsanitary or unsafe conditions.

- Conditions **exist** which are detrimental to the public health, safety, morals and welfare in the present condition with the existence of no public sidewalks, out of service fire hydrants, valve boxes extending above the paved surface so as to cause a tripping hazard, and an inadequate surface drainage system throughout the Study Area—all present additional threats to health. The lack of sufficient drainage allows water to pond and stagnate, creating not only a physical hazard, but also increased potential for multiplying mosquito production, an additional health hazard to area residents.



- In the past, the lack of proper platting contributed to a hardship resulting in the **lack of** utility extensions, road networks and/or grading within the Study Area.

5. Deterioration of site or other improvements.

Over half of the Study Area appears unkept and / or contains substantial amounts of weeds, examples of debris and debris piles, and large unsurfaced areas or dilapidated pavement—all paved parking areas and streets are extensively cracked, breaking up, and missing surfacing. This relatively high level of poorly maintained properties within this Study Area represents a considerable blighting factor. The deteriorating site improvements throughout the Study Area is a limiting factor to future development in the Study Area and thus is an additional factor contributing to blight.

9. Improper subdivision or obsolete platting.

Lack of street on the west, and lack of accessibility—no public alley.

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

Study Area lacks functioning fire hydrants for proper fire suppression; a wastewater collection line is beneath a structure; lack of site access due to no public alleys or easements, on-site storage, storage of a dilapidated rail car and guard shack, debris piles, tire piles; secluded areas for pests to thrive in overgrown vegetation near structures; poor surface drainage; lack of public streets or sidewalks, private paved surfaces—drives, parking lots and sidewalks in poor condition.

11. 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. The Study Area’s **obsolescence and **inability for a property to compete in the market place** are both contributing factors.**



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 area at least 100% of state or national average census data.**
- b. The average age of residential and commercial units is over 40 years as determined by field observations.** Seven of 12 industrial structures are 40 years old or more. The average age of the 12 structures is 30.58 years.
- c. More than half of the platted/subdivided property has been unimproved for 40 years using public record.** Properties have seen little improvement since the majority of structures were first built in 1970 and 1980. Structures in the Study Area range in age from 8 to 50 years. One of two platted streets within the Study Area was never constructed. The vacant and unimproved property within the Study Area makes up the largest portion—over 34 acres or **50.4%** of the Study Area.
- d.** Per capita income of the area containing the Study Area proper was not be determined separately from the average of the city. No residential household units are located within this industrial Study Area.
- e. The area has a stable or declining population based on the last two decennial censuses.** See Appendix Figures 4, 5, 6, and 7 for decennial census population totals for 1990, 2000, 2010, as well as the population projected change from 2016 to 2021. The Study Area has had a **stable population of zero** over the past 30 years.

Blighted conditions that do not appear to be present

- Diversity of ownership is not a blighting factor within the Study Area.

Blighted conditions not evaluated

- Tax or special assessment delinquency exceeding the fair value of the land—the Scotts Bluff County Treasurer website shows all properties within the Study Area to be current on payment of tax assessment for years prior to 2020.
- Any defective or unusual conditions of title are not known and have not been researched at this time.

Comprehensive Plan

A declaration of blighted and substandard conditions in the Study Area conforms to the City of Gering Comprehensive Plan. The Study Area is located in an area that qualifies for this declaration. The Gering Comprehensive Plan identifies this area as a strategic location for commercial, office, and retail development appropriate for the Highway 92 and Highway 71 interchange to support and strengthen major employment uses.

Redevelopment in the Study Area builds on comprehensive plan transportation strategies—supporting the community’s East Gering Industrial District and eastern gateway, preserving land with crucial proximity to rail and highway access for industrial uses, along with providing an opportunity to deliver traveler services including gas stations, convenience stores, hotels, restaurants, and tourist businesses to those traveling along the Heartland Expressway corridor, supporting commercial activity.





While this area is currently served by existing water distribution and wastewater collection infrastructure, portions of the water and wastewater infrastructure serving this area are 50 years old and there are opportunities for relocating a wastewater collection line from underneath a structure and constructing additional fire suppression lines in more strategic locations.



Redevelopment of the study area fulfills comprehensive plan land use strategies efficiently—accommodating growth by making needed improvements to existing facilities.



Comprehensive Plan treatments promote improvements and visual character enhancements by incorporating design features as well as screening industrial uses from adjacent residential neighborhoods.

Blighted and Substandard Area Declaration

Based on the findings in this report the Study Area may be declared blighted and substandard in keeping with and conforming to the Nebraska Community Development Law. This finding will make this area available for redevelopment activities. The General Redevelopment Plan, when prepared, shall be composed in a manner consistent with the City of Gering Comprehensive Plan.



appendix



LEGAL DESCRIPTION
Gering STUDY AREA
Gering, Nebraska

Situated in the E1/2 of the SE1/4 of Section 1, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Beginning at the southwest corner of Outlot 1A, Agromac Subdivision to the City of Gering, said point also being the southwest corner of said Agromac Subdivision, and being on the northerly line of deeded drainage easement for the North Platte Resources District, and being on a generally north-south line of the City of Gering corporate limits;

thence northerly on the west line of Agromac Subdivision to the northwest corner of platted East I Street, also being the southwest corner of Outlot "E", Agromac Subdivision;

thence easterly to the southeast corner of said Outlot "E";

thence northeasterly to the northeast corner of said Outlot "E";

thence westerly to the northwest corner of said Outlot "E", also being on the west line of Agromac Subdivision;

thence northerly on the west line of Agromac Subdivision and along the City of Gering corporate limits line to the easterly extension of the south line of Scotts Bluff County Parcel 010000469 (Part of Lot 2, Block C, Kramer Subdivision of Block C, Gering Industrial Tracts);

thence westerly (continuing along the Gering corporate limits line) on said easterly extension of the south line of Parcel 010000469 to the southeast corner of said Parcel 010000469, said point also being on the west line of the Union Pacific railroad spur 50 foot right-of-way;

thence northerly on the west line of the Union Pacific railroad spur 50 foot right-of-way to the northerly right-of-way of Old Oregon Trail, also being M Street, also being Old Nebraska Highway 92;

thence easterly on the northerly right-of-way line of Old Oregon Trail to its intersection with the easterly right-of-way line of Lockwood Road;

thence southerly on the easterly right-of-way line of Lockwood Road to its intersection with the City of Gering corporate limits line;

thence westerly and southerly and westerly on the City of Gering corporate limits line to its intersection with the southerly extension of the east line of Agromac Subdivision to the City of Gering;

thence northerly on said southerly extension of the east line of Agromac Subdivision to the southeast corner of Agromac Subdivision to the City of Gering, and being on the northerly line of deeded drainage easement for the North Platte Resources District;

thence westerly on the southerly line of Agromac Subdivision to the point of beginning, containing an area of 76 ± acres, more or less.



The referenced Study Area, in the city of Gering, Nebraska, includes the following identified Additions, Blocks and/or Lots, and unplatted lands:

LOTS 1, 2, 3, 4, and OUTLOT 1A, AGROMAC SUBDIVISION, Section 1, T. 21 N., R. 55 W.; and
EAST I STREET, and ATR STREET, AGROMAC SUBDIVISION, Section 1, T. 21 N., R. 55 W.; and
UP Railroad 50' wide ROW located within the Gering corporate limits;

The **parcel number(s)** for the one (1) identified lot(s) and/or block(s) and unplatted lands in this Study Area are:
010008519, 010229760, 010355855, 010355952, 010355960

The **primary streets and roads** within the Study Area include:

E—W: Old Oregon Trail (M Street), ATR Street, and East I Street (platted)
N—S: Lockwood Road

The **primary streets and roads** adjacent to the Study Area include:

E—W: D Street, I Street



Date	January 2019
Project No.	Minatare Study Area 1
Parcel No.	
Address	

• Structure •
• Site •
• Infrastructure •
Data Sheet

Description of Parcel

Type of Use	<input type="radio"/> Residential	<input type="radio"/> Commercial	<input type="radio"/> Industrial	<input type="radio"/> Public/Semi-Public	<input type="radio"/> Other
Type of Unit	<input type="radio"/> Single Family	<input type="radio"/> Duplex	<input type="radio"/> Multi-Family	<input type="radio"/> Mobile Home	<input type="radio"/> Manufactured Home
Unit Status	<input type="radio"/> Occupied	<input type="radio"/> Vacant ___ Habitable ___ Uninhabitable	<input type="radio"/> Under Construction	<input type="radio"/> Being Rehabilitated	<input type="radio"/> For Sale
Vacant Parcel	<input type="radio"/> Developable	<input type="radio"/> Undevelopable	<input type="radio"/> Flood Hazard		

Building / Structure Components

Major Components	Type	Critical Problems	Major Problems	Minor Problems	No Problems
Roof (Structural)					
Foundation					
Walls (Structural)					

Minor Components	Type	Critical Problems	Major Problems	Minor Problems	No Problems
Wall Surface					
Roofing					
Windows					
Doors					
Porches/Steps/Fire Escapes					
Chimney/Vents					
Paint					
Gutter/Spouts					
Driveway					

Building/Structure Combined Rating	<input type="radio"/> Sound	<input type="radio"/> Minor Deficiencies	<input type="radio"/> Major Deficiencies	<input type="radio"/> Substandard	<input type="radio"/> Dilapidated
Building/Structure Age	<input type="radio"/> New-1 year <input type="radio"/> 40+ years	<input type="radio"/> 1-5 Years <input type="radio"/> Unknown	<input type="radio"/> 6-10 Years	<input type="radio"/> 11-20 Years	<input type="radio"/> 20-40 Years

Site Conditions		G	F	P
Street Condition	<input type="radio"/> Concrete/Asphalt <input type="radio"/> Gravel/Dirt			
Street Width	<input type="radio"/> Adequate <input type="radio"/> Inadequate			
Alley Condition	<input type="radio"/> None <input type="radio"/> Concrete/Asphalt <input type="radio"/> Gravel/Dirt			
Sidewalks	<input type="radio"/> Concrete/Asphalt <input type="radio"/> Gravel/Dirt <input type="radio"/> Brick <input type="radio"/> None			
Sidewalks on all Frontages	<input type="radio"/> Yes <input type="radio"/> No			
Off-Street Parking	<input type="radio"/> Concrete/Asphalt <input type="radio"/> Gravel/Dirt <input type="radio"/> None			
On-Street Parking	<input type="radio"/> None Permitted <input type="radio"/> One-Side <input type="radio"/> Both Sides			
Lot/Site Condition	<input type="radio"/> Unkept <input type="radio"/> Junk/Debris			
Fencing Condition	<input type="radio"/> None			
Sign Condition	<input type="radio"/> None			
Outbuilding Condition/Age	Number of Outbuildings ____ <input type="radio"/> New-1 Yr <input type="radio"/> 2-5 Yrs <input type="radio"/> 6-10 Yrs <input type="radio"/> 11-20 Yrs <input type="radio"/> 20-40 Yrs <input type="radio"/> 40+ yrs <input type="radio"/> Unk			
Surface Drainage	<input type="radio"/> Adequate <input type="radio"/> Minor Problems <input type="radio"/> Major Problems			
Adjoining Railroad	<input type="radio"/> Yes <input type="radio"/> No			
Front Yard Set-Back	<input type="radio"/> Very Limited <input type="radio"/> Adequate			
Side/Rear Yard Set-Back	<input type="radio"/> Very Limited <input type="radio"/> Adequate			
Public Utility Impacts	<input type="radio"/> None <input type="radio"/> Minor Negative Impact <input type="radio"/> Major Negative Impact			
Adjacent Land Use Compatibility	<input type="radio"/> Compatible <input type="radio"/> Minor Land Use Conflicts <input type="radio"/> Major Land Use Conflicts			

Overall Site Condition Rating **GOOD** **FAIR** **POOR**

Comments





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



- Study Area
- Corporate Limits
- Extraterritorial Planning Jurisdiction (2-mile)
- Sidewalk Type—Condition**
- Concrete/Asphalt—Good
- Concrete/Asphalt—Fair
- Concrete/Asphalt—Poor
- Gravel/Dirt—Poor
- No Sidewalk

Observed sidewalk condition during physical site survey completed in November 2020, by M.C. Schaff

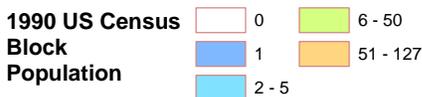
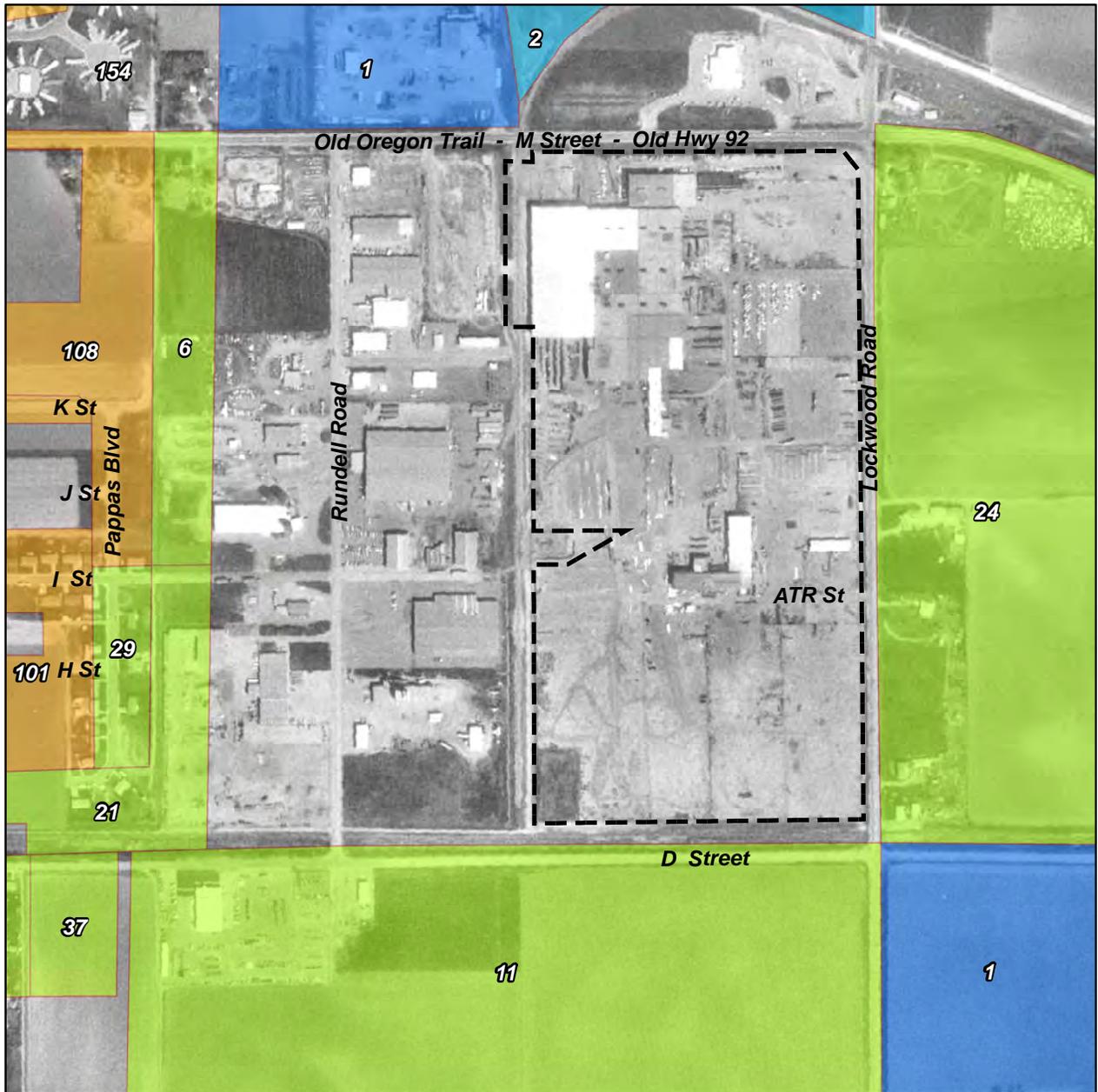


Overall Sidewalk Condition Rating

City of Gering
Scotts Bluff County, NE

Data Sources:
Land Use: City, 2005 with field updates
Parcels: Scotts Bluff County, 2017



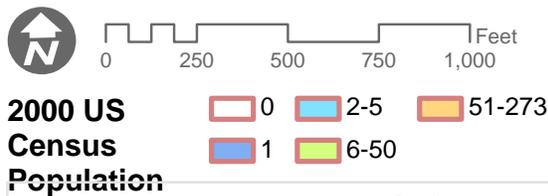
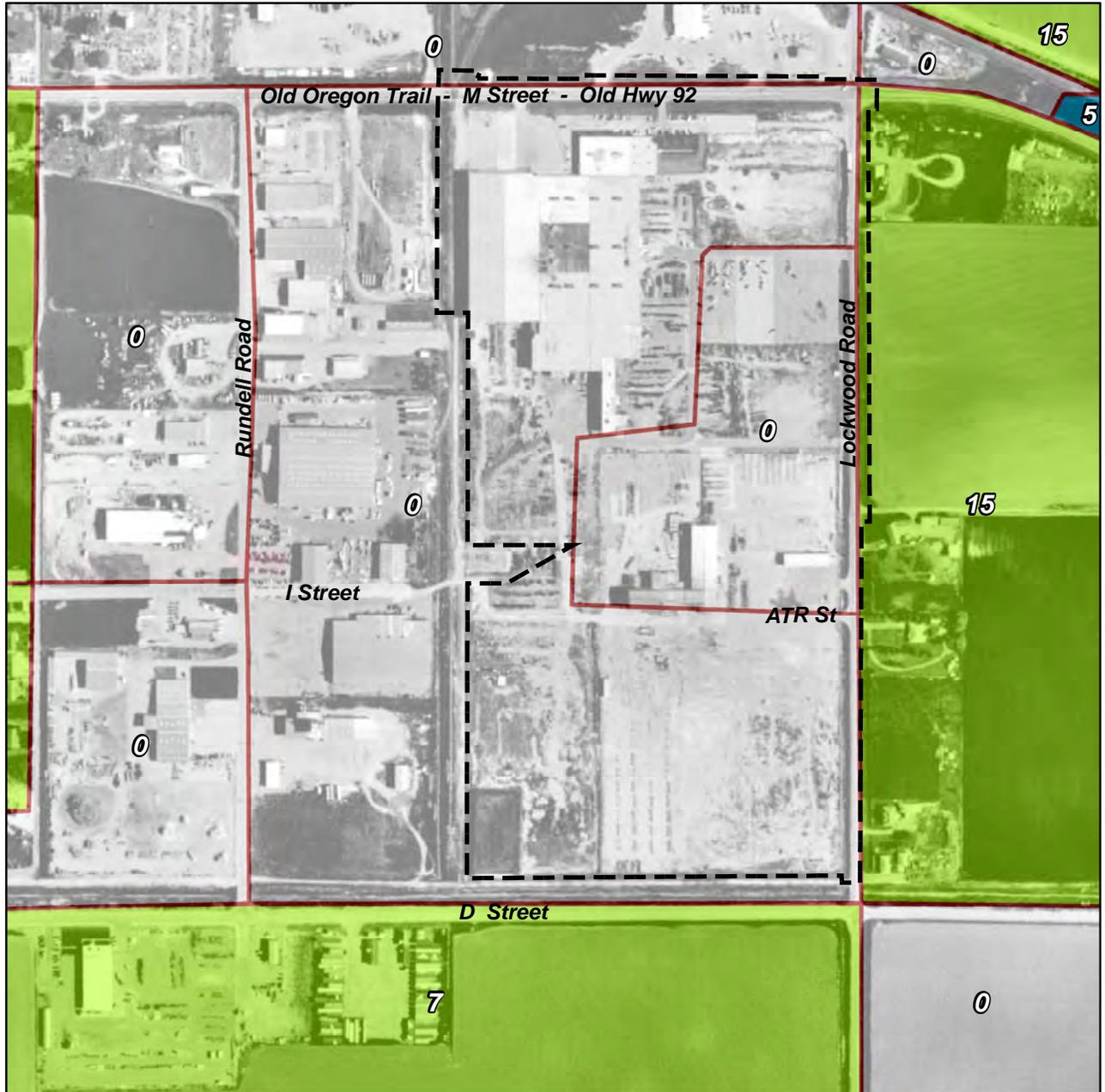


1990 US Census Population

City of Gering
Scotts Bluff County, NE

Data Sources:
 1990 Census shapefile and population data:
 Minnesota Population Center. National Historical Geographic Information System: Version 11.0 [Database]. Minneapolis: University of Minnesota. 2016. <http://doi.org/10.18128/D050.V11.0>. <https://data2.nhgis.org>
 Imagery: NAIP, 1993 <ftp://dnrftp.dnr.ne.gov/pub/data/CoqArea/1993SPCOQs/41103/>





2000 US Census Block Population

City of Gering
Scotts Bluff County, NE

Data Sources:

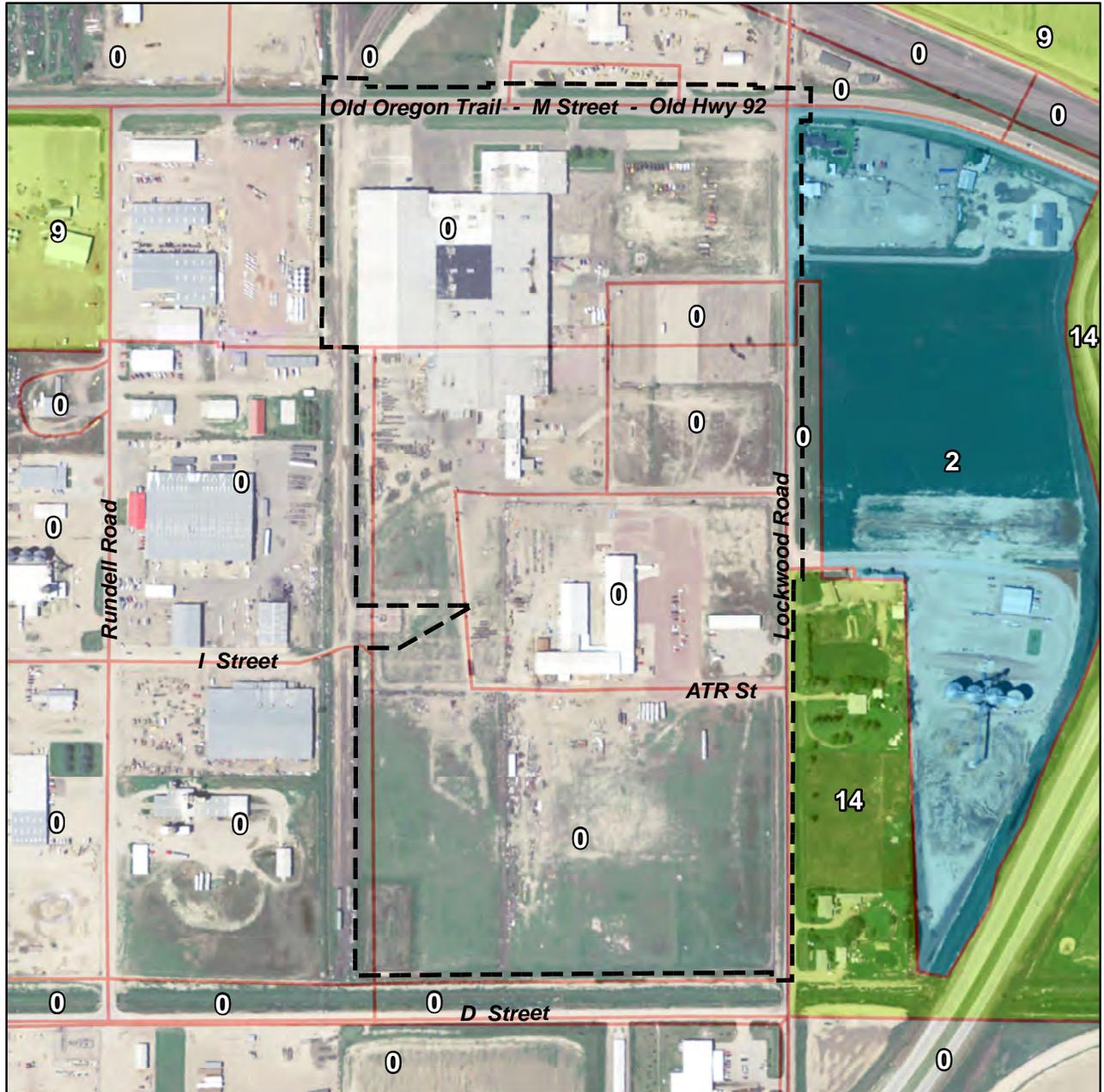
Population: 2000 US Census Blocks
www2.census.gov/plmap/pl_blk/st31_Nebraska/c31157_ScottsBluff/PB31157_056.pdf and

Population block level data sourced from
https://data.census.gov/cedsci/table?q=census%202000%20population%20block&text=2000%20Block%20Population&g=1000000US311579538001006,311579538001007,311579538001008,311579538001037,311579538001038,311579538001039,311579538004001,311579538004002,311579538004003,311579538004004,311579538004015,311579538004024,311579538004025,311579538004077_1600000US3118580&tid=DECENNIALSF12000.P001&hidePreview=true

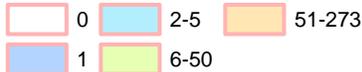
Aerial: FSA, USGS Digital Orthophoto Quarter-Quadrangles, 1999



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2010 US Census Population



2010 US Census Block Population

City of Gering
Scotts Bluff County, NE

Data Sources:
Population: 2010 US Census Blocks and Block Level Population Data from www2.census.gov
Imagery: Farm Service Agency (FSA) 2010 Imagery, Acquired on June 15-16, 2010 http://dnrftp.dnr.ne.gov/pub/data/CoqArea/Band4_NE_1m_2010/41103/





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, US Census Bureau, Infogroup



**Projected 2016-2021
 USA Population Growth**

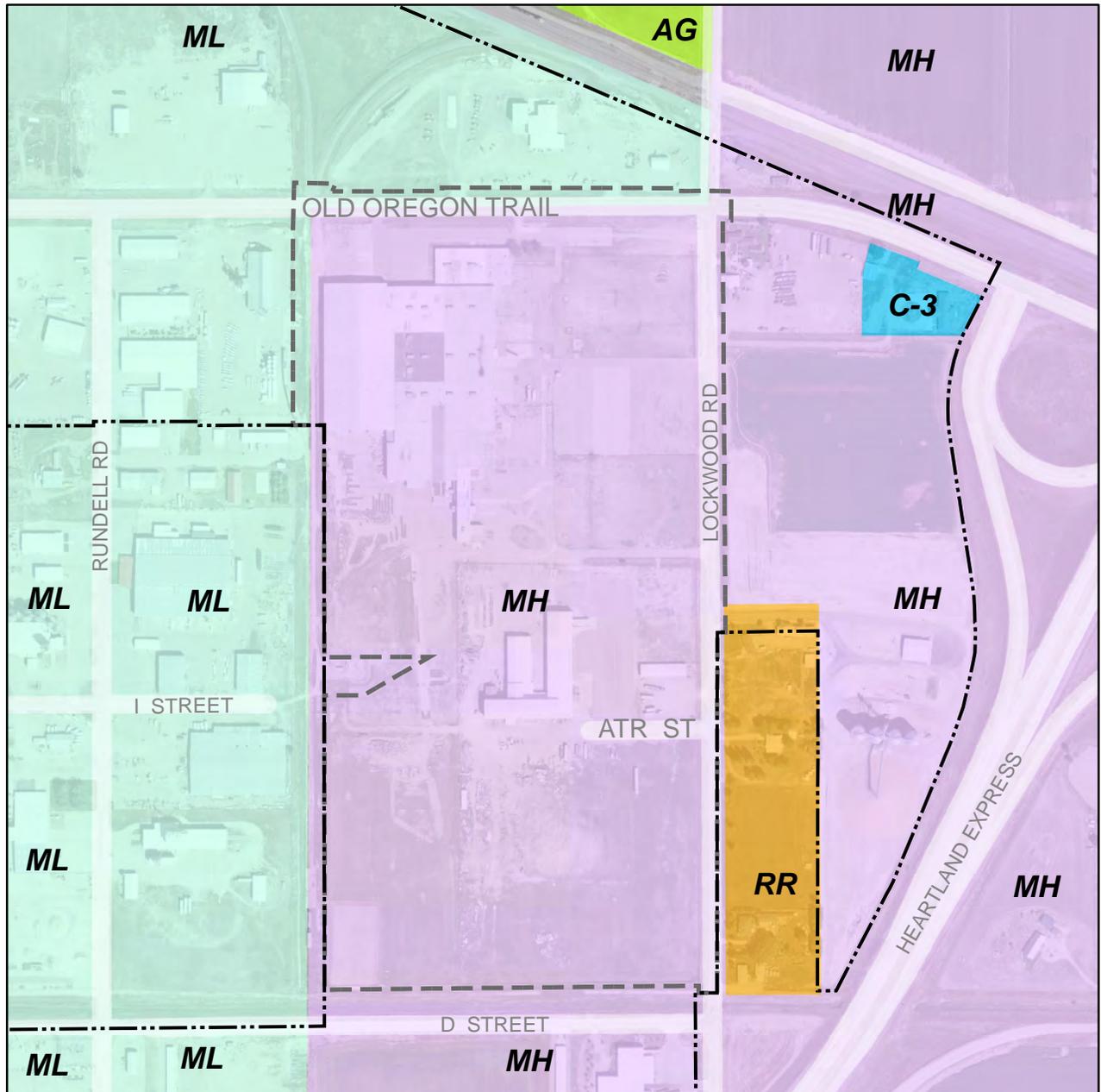
Projected 2016-2021 Pop Growth



City of Gering
 Scotts Bluff County, NE

Data Sources:
 Esri's Updated Demographics, Census Data, Tapestry Segmentation, and Business Summary data for the United States. http://goto.arcgisonline.com/demographics6/USA_Demographics_and_Boundaries_2016.
 Imagery: Esri, Vivid, Maxar, June 2019





Corporate Limits

Study Area

Zoning District

- AG - Agricultural
- C-3 - General Commercial
- MH - Heavy Industrial
- ML - Light Industrial
- RR - Rural Residential



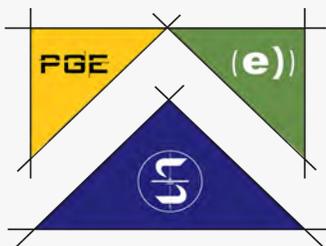
Existing Zoning

City of Gering
Scotts Bluff County, NE

Data Sources:
Zoning: City of Gering, 2020
Parcels: Scotts Bluff County, 2019



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