

BEATRICE, NEBRASKA

BLIGHT/SUBSTANDARD DETERMINATION STUDY AND REDEVELOPMENT PLAN REDEVELOPMENT AREA #3



Prepared for:
CITY OF BEATRICE
COMMUNITY REDEVELOPMENT AUTHORITY

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**BLIGHT AND SUBSTANDARD
DETERMINATION STUDY**

BLIGHT AND SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this Study is to determine whether all or part of the designated Beatrice Redevelopment Area #3, in Beatrice, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the Nebraska Community Development Law, Section 18-2103.

The findings presented in this Blight and Substandard Determination Study are based on surveys and analyses conducted for the **Beatrice Redevelopment Area #3**, referred to as the **Redevelopment Area**. **Illustration 1** delineates the Area in relation to the City of Beatrice.

The Beatrice Redevelopment Area #3 boundary is described as an area in or adjacent to the City of Beatrice, Gage County, Nebraska, described as follows: Beginning at the intersection of the north line of West Elk Street and the east line of Bluff Street, thence south along said east line to its intersection with the north line of Lot 19, of Block 5, of the Vacated Zimmerman's Addition, thence east along said north line and continuing east across the alley and along the north line of Lot 6 and continuing east along the north line of Lot 6, Block 19, thence continuing east along an extended north line across Center Street to the northwest corner of Lot 19, Block 6 of the vacated Zimmerman's Addition, continuing east along an extended north line of said Lot 6 across Vacated Front Street and continuing east to the east line of Vacated Block Seven of said Zimmerman's Addition, thence south along said east line and continuing south along the east line of Belvedere Heights Subdivision, thence continuing south along the east line of Green's Addition to Belvedere Heights, also known as the center line of Doyle Lane, thence at the intersection of the center line of Doyle Lane and the north line of Vacated Delaware Avenue, thence east along an extension of the north line of Delaware Avenue to its intersection with the west line of Doyle Lane, thence south along said west line to its intersection with the south line of Belvedere Avenue, thence west along said south line to the City Corporate Limit, approximately 76' west of the intersection with the vacated Bluff Street, continuing west along the south line of Belvedere Avenue to a point approximately 350' west of the intersection of said south line with Sumner Street, thence north across Belvedere Avenue, continuing north approximately 3,100' to a point perpendicular to the west line of "N" Street within Part of I.N. McConnell's Addition, thence west approximately 780', continuing north to the southwest corner of the city corporate limit at Part of I.N. McConnell's Addition, continuing north along the west side of said line to the southeast corner of 10th and "N" Street in Block 4 of Part of McConnell's Addition, thence west along the south line of 10th Street to the east line of Pearl Street, thence south along said line to the intersection with the vacated Pleasant Street, continuing approximately 500' west

along the south line of Webber's Subdivision to the intersection with the City Corporate Limit, thence north along said west line to the south line of Scott Street, continuing west along said south line for approximately 1,570', thence south along a line from said point for approximately one mile to the south line of Belvedere Avenue, continuing west along said south line to the intersection with the west line of Reed Street, thence north along said west line to the intersection of Reed Street and the south line of Scott Street, thence west along said south line to a point approximately 900' west of Reed Street, continuing north along a line from said point for approximately 3,300', thence east from said point to the west line of Reed Street, continuing north along said west line to a point approximately 1,000' to the north, thence east along a line from that point to the north line of the intersection of River Street and Highway 4, continuing east along the north line of River Street to the east line of LaSalle Street, at its intersection with Francis Street, thence southeast through Block 5 of LaSalle's Subdivision, intersecting Blocks 1,2,3,7,8 and 9, to the south line of the vacated West Elk Street, thence east along said line to the point of beginning.

City Context Map

Blight/Substandard Determination Study and Redevelopment Plan

Redevelopment Area #3

Beatrice, Nebraska

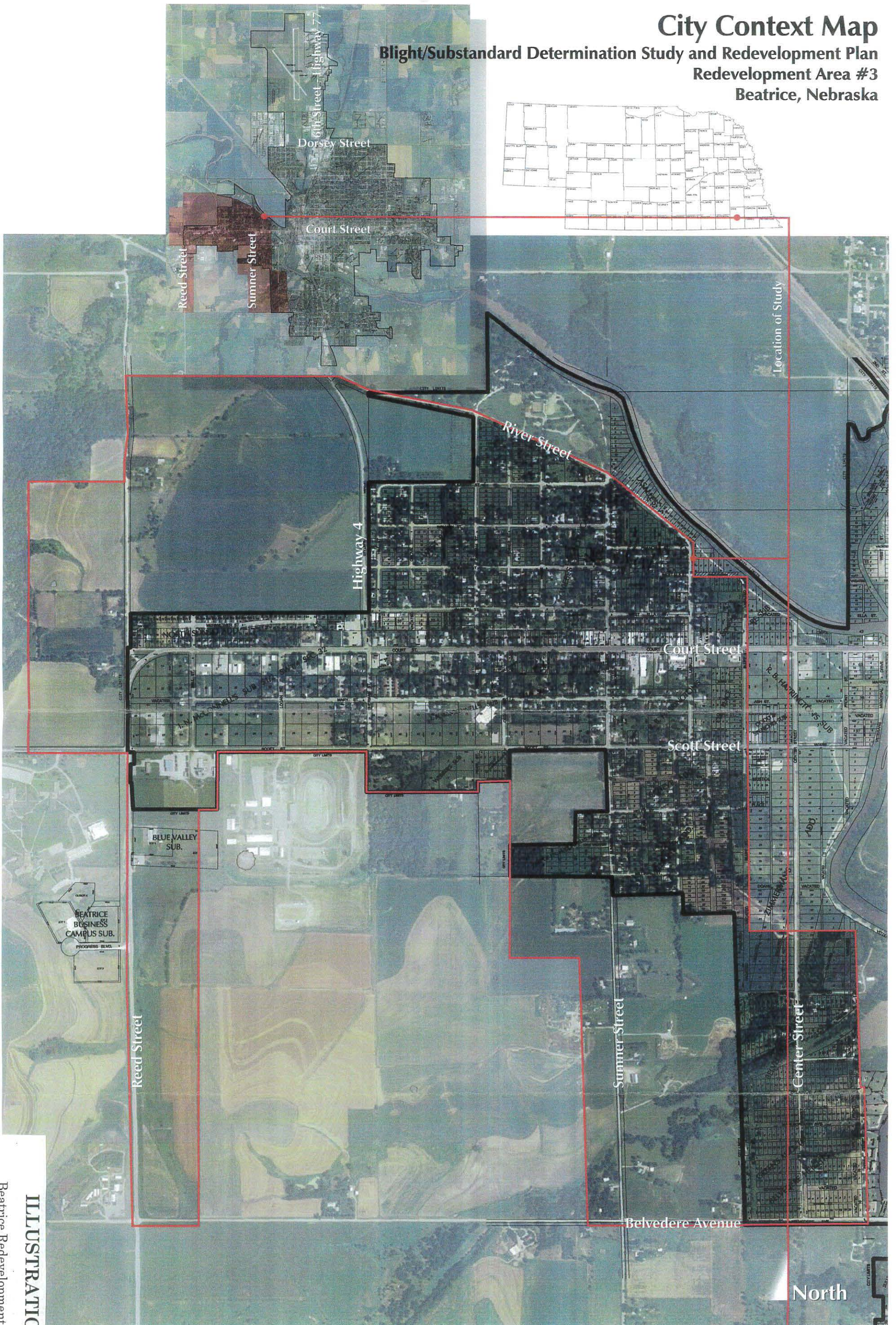
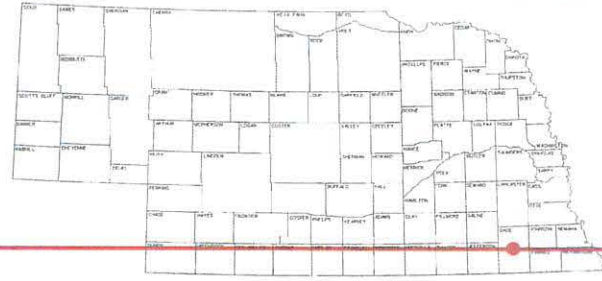


ILLUSTRATION 1

Beatrice Redevelopment Area #3
Blight and Substandard Determination Study

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SUBSTANDARD AREA

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

This evaluation included a detailed **exterior structural survey of 567 structures**, a parcel-by-parcel field inventory, conversations with pertinent City of Beatrice department staff and a review of available reports and documents containing information which could substantiate the existence of substandard conditions.

BLIGHTED AREA

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (Cumulative Supplement 1994), a **blighted area** shall mean "an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
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; and
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 or more of the following conditions exists;
 1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for 40 years and has remained unimproved during that time;
 4. The per capita income of the study or designated blighted area is lower than the average per capita income of the city or village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses."

While it may be concluded the mere presence of a majority of the stated factors may be sufficient to make a finding of blighted and substandard, this evaluation was made on the basis that existing blighted and substandard factors must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of blighted and substandard factors throughout the Redevelopment Area must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are blighted.

On the basis of this approach, the Redevelopment Area is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

Of the four factors set forth in the Nebraska Community Development Law, two factors in the Redevelopment Area were found to be present to a strong extent, while the remaining factors were present to a reasonable, but less significant extent.

The substandard factors, present in the Area, are reasonably distributed. The factors determined to have a strong presence are age or obsolescence of structures, and existence of conditions which endanger life or property by fire or other causes. The factors, dilapidated/deteriorating structures, and inadequate provision for ventilation, light, air, sanitation or open spaces, were determined to have a reasonable presence of substandardness.

**TABLE 1
SUBSTANDARD FACTORS
BEATRICE REDEVELOPMENT AREA #3
BEATRICE, NEBRASKA**

1.	Dilapidated/deterioration.	■
2.	Age or obsolescence.	⊙
3.	Inadequate provision for ventilation, light, air, sanitation or open spaces.	■
4.	Existence of conditions which endanger life or property by fire and other causes.	⊙
	Strong Presence of Factor	⊙
	Reasonable Presence of Factor	■
	No Presence of Factor	○

Source: Hanna:Keelan Associates, P.C., 2005

STRONG PRESENCE OF FACTOR -

Based on the results of a parcel-by-parcel field analysis, approximately 412 (72.7 percent) of the total 567 structures within the Redevelopment Area are **40+ years of age** (built prior to 1965). The factor of **age or obsolescence** is a strong presence in the Redevelopment Area.

The parcel-by-parcel field analysis determined that the substandard factor ***existence of conditions which endanger life or property*** by fire and other causes was a strong presence throughout the Redevelopment Area. The primary contributing factors include inadequate provisions for a lack of means of egress, areas with the majority of water and sewer mains ranging in age from 60 to 80+ years of age, and many water mains of less than 6" in diameter, with insufficient pressure for fire protection). An estimated 22 percent of the structures had substandard porches, steps, and fire escapes.

REASONABLE PRESENCE OF FACTOR -

The field study method used to analyze exterior building conditions determined that 141, or 25 percent of the 567 total structures, in the Redevelopment Area, were ***deteriorating or dilapidated***. This factor is of a reasonable presence throughout the Area.

The conditions which result in ***inadequate provision for ventilation, light, air, sanitation or open space*** are reasonably present and distributed throughout the Redevelopment Area. Factors such as graveled streets with open storm water ditches and sanitary sewer mains in excess of 80 years of age were present throughout the Redevelopment Area.

The prevailing substandard conditions evident in buildings and the public infrastructure, as determined by the field survey, include:

1. Aging structures;
2. "Fair" to "Poor" site conditions;
3. Dilapidated/deteriorated structures;
4. Aging of underground utilities;
5. Frame buildings and wood structural components in masonry buildings as potential fire hazards; and
6. Parcels lacking sidewalks.

BLIGHT FACTORS

Of the 12 factors set forth in the Nebraska Community Development Law, seven are present to a strong extent, in the Redevelopment Area, and four are present to a reasonable, but more limited extent. The factor of defective or unusual condition of title was not determined to be a blighting factor. The blighting factor which are present are reasonably distributed throughout the Beatrice Redevelopment Area #3.

**TABLE 2
BLIGHT FACTORS
BEATRICE REDEVELOPMENT AREA #3
BEATRICE, NEBRASKA**

1.	A substantial number of deteriorated or deteriorating structures.	■
2.	Existence of defective or inadequate street layout.	■
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	⊙
4.	Insanitary or unsafe conditions.	⊙
5.	Deterioration of site or other improvements.	⊙
6.	Diversity of Ownership.	⊙
7.	Tax or special assessment exceeding the fair value of land.	■
8.	Defective or unusual condition of title.	○
9.	Improper subdivision or obsolete platting.	⊙
10.	The existence of conditions which endanger life or property by fire or other causes.	⊙
11.	Other environmental and blighting factors.	■
12.	One of the other five conditions.	⊙
	Strong Presence of Factor	⊙
	Reasonable Presence of Factor	■
	Little or No Presence of Factor	○

Source: Hanna:Keelan Associates, P.C., 2005

STRONG PRESENCE OF FACTOR -

Faulty lot layout exists to a strong extent throughout the Redevelopment Area. Conditions contributing to the presence of this factor include inadequate lot sizes, the need for lot splits, and lack of planned open space.

Insanitary or unsafe conditions are strongly present throughout the Redevelopment Area. Contributing factors include 33.4 percent of the total 652 parcels having "fair" to "poor" overall site condition and the advanced age of utility mains.

Deterioration of site or other improvements is a strong presence throughout the Redevelopment Area. A total of 218 (33.5 percent) of the total 652 parcels in the Area have "fair" to "poor" overall site conditions. Deteriorating infrastructure also contributes to the strong presence of this factor.

Diversity of ownership is present to a great enough extent to constitute a strong presence of factor throughout the Redevelopment Area, with a high concentration of land ownership in the eastern portion of the Highway 136 corridor. The estimated total number of owners, based on unduplicated owners on a block-by-block basis, is 702.

Improper subdivision or obsolete platting is a strong presence throughout the Redevelopment Area. Generally, lot sizes of throughout the Redevelopment Area contain a variety of subdivisions in which individual lot sizes are either too large or too small by today's development standards. Single parcels of large land areas led owners or developers to subdivide the parcel in a piecemeal fashion, rather than as a unified subdivision.

The ***existence of conditions which endanger life or property*** by fire or other causes is strongly present throughout the Redevelopment Area. Under sized water mains currently lacking adequate pressure for fire protection, subject the inhabitants of structures to elevated risks of their health, safety and welfare.

One of the required five additional blight factors has a strong presence throughout the Redevelopment Area. According to the field analysis, the average age of commercial buildings is 46.8 years and residential buildings is 61.6 years.

REASONABLE PRESENCE OF FACTOR -

Deteriorated or dilapidated structures are a reasonable presence in the Redevelopment Area. A total of 24.9 percent of the 567 structures were found to be deteriorated or dilapidated.

Defective or inadequate street layout is reasonably present, due to a significant number of gravel surfaced streets in residential areas and the lack of sidewalks.

Tax or Special Assessment Delinquency exceeding the fair market value of land is reasonably present and distributed throughout Redevelopment Area #3. Approximately, 58(8.9 percent) of the total 652 parcels were identified as property tax delinquent by the Gage County Treasures Office.

In regards to *other environmental and blighting factors*, the presence of economically and socially undesirable land uses and functional obsolescence is reasonably present throughout the Redevelopment Area.

Conclusion

It is the conclusion of the Consultant retained by the City of Beatrice that the number, degree and distribution of blighting factors, as documented in this Study, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the Nebraska Community Development Law. It is also the opinion of the Consultant, that the findings of this Blight and Substandard Determination Study warrant designating the Redevelopment Area as "**substandard**" and "**blighted**."

The conclusions presented in this Study are those of the Consultant engaged by the City of Beatrice to examine whether conditions of blight/substandard exist. The local governing body should review this report and, if satisfied with the summary of findings contained herein, may adopt a resolution making a finding of blight/substandard and this Study a part of the public record.

BASIS FOR REDEVELOPMENT

For a project in Beatrice to be eligible for redevelopment under the Nebraska Community Development Law, the subject area or areas must first qualify as both a "substandard" and "blighted" area, within the definition set forth in the Nebraska Community Development Law. This Study has been undertaken to determine whether conditions exist which would warrant designation of the Redevelopment Area as a "blighted and substandard area" in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (Cumulative Supplement 1994), **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;
2. Age or obsolescence;

3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

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

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
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;
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:
 1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;

3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time;
4. The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses."

The Consultant for the Beatrice Redevelopment Area #3 Blight and Substandard Determination Study was guided by the premise that the finding of blight and substandard must be defensible and sufficient evidence of the presence of factors should exist so members of the Beatrice City Council (local governing body), acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence and the collective impact of all factors found to be present.

Also, these deficiencies should be reasonably distributed throughout the Redevelopment Area. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated areas of blight and expanding them arbitrarily into non-blighted areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the conclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

THE STUDY AREA

The purpose of this Study is to determine whether all or part of the Beatrice Redevelopment Area #3 in Beatrice, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the Nebraska Community Development Law, Section 18-2103.

The findings presented in this Study are based on surveys and analyses conducted for the **Beatrice Redevelopment Area #3**, referred to as the **Redevelopment Area**. **Illustration 1** delineates the Area in relation to the City of Beatrice.

The Beatrice Redevelopment Area #3 boundary is described as an area in or adjacent to the City of Beatrice, Gage County, Nebraska, described as follows: Beginning at the intersection of the north line of West Elk Street and the east line of Bluff Street, thence south along said east line to its intersection with the north line of Lot 19, of Block 5, of the Vacated Zimmerman's Addition, thence east along said north line and continuing east across the alley and along the north line of Lot 6 and continuing east along the

north line of Lot 6, Block 19, thence continuing east along an extended north line across Center Street to the northwest corner of Lot 19, Block 6 of the vacated Zimmerman's Addition, continuing east along an extended north line of said Lot 6 across Vacated Front Street and continuing east to the east line of Vacated Block Seven of said Zimmerman's Addition, thence south along said east line and continuing south along the east line of Belvedere Heights Subdivision, thence continuing south along the east line of Green's Addition to Belvedere Heights, also known as the center line of Doyle Lane, thence at the intersection of the center line of Doyle Lane and the north line of Vacated Delaware Avenue, thence east along an extension of the north line of Delaware Avenue to its intersection with the west line of Doyle Lane, thence south along said west line to its intersection with the south line of Belvedere Avenue, thence west along said south line to the City Corporate Limit, approximately 76' west of the intersection with the vacated Bluff Street, continuing west along the south line of Belvedere Avenue to a point approximately 350' west of the intersection of said south line with Sumner Street, thence north across Belvedere Avenue, continuing north approximately 3,100' to a point perpendicular to the west line of "N" Street within Part of I.N. McConnell's Addition, thence west approximately 780', continuing north to the southwest corner of the City Corporate Limit at Part of I.N. McConnell's Addition, continuing north along the west side of said line to the southeast corner of 10th and "N" Street in Block 4 of Part of McConnell's Addition, thence west along the south line of 10th Street to the east line of Pearl Street, thence south along said line to the intersection with the vacated Pleasant Street, continuing approximately 500' west along the south line of Webber's Subdivision to the intersection with the city corporate limit, thence north along said west line to the south line of Scott Street, continuing west along said south line for approximately 1,570', thence south along a line from said point for approximately one mile to the south line of Belvedere Avenue, continuing west along said south line to the intersection with the west line of Reed Street, thence north along said west line to the intersection of Reed Street and the south line of Scott Street, thence west along said south line to a point approximately 900' west of Reed Street, continuing north along a line from said point for approximately 3,300', thence east from said point to the west line of Reed Street, continuing north along said west line to a point approximately 1,000' to the north, thence east along a line from that point to the north line of the intersection of River Street and Highway 4, continuing east along the north line of River Street to the east line of LaSalle Street, at its intersection with Francis Street, thence southeast through Block 5 of LaSalle's Subdivision, intersecting Blocks 1,2,3,7,8 and 9, to the south line of the vacated West Elk Street, thence east along said line to the point of beginning.

Existing land uses within the Beatrice Redevelopment Area #3 are identified in **Illustration 2**.

Major land uses in the Redevelopment Area, include residential, public, and vacant. The Redevelopment Area contains an estimated 1,085 acres, of which approximately 426 acres have been developed. Residential uses are comprised of single family, multifamily and mobile homes. The highest concentration of commercial uses within Redevelopment Area #3 is located along the Court Street corridor, with a mixture of commercial and industrial uses along the north side of Court Street (Highway 136). These uses are highway commercial oriented.

The principle arterials within the Redevelopment Area are Court and Reed Streets (Highway 136) and Sherman Street (Highway 4), while Sumner Street and Belvedere Avenue are secondary arterials.

Table 3 identifies the estimated existing land uses within the Redevelopment Area, in terms of number of acres and percentage of total for all existing land uses. An estimated 11.8 percent of the land use throughout the Area is comprised of Streets/Alleys. Residential land area comprises an estimated 21.8 percent. Approximately 60.7 percent of the Area is vacant.

**TABLE 3
EXISTING LAND USE
BEATRICE REDEVELOPMENT AREA #3
BEATRICE, NEBRASKA**

<u>LAND USE</u>	<u>ACRES</u>	<u>PERCENT</u>
Parks/Recreation	3.2	0.3%
Public/Quasi-Public	26.1	2.4%
Residential (Total)	236.4	21.8%
Single Family	223.2	20.6%
Multifamily	9.1	0.8%
Mobile Home	4.1	4.1%
Commercial	23.8	2.2%
Industrial	8.6	0.8%
<u>Streets/Alley</u>	<u>128.2</u>	<u>11.8%</u>
Total Land Developed	426.3	39.3%
<u>Vacant</u>	<u>658.3</u>	<u>60.7%</u>
Total Acreage	1,084.46	100.0%

Source: Hanna:Keelan Associates, P.C., 2005

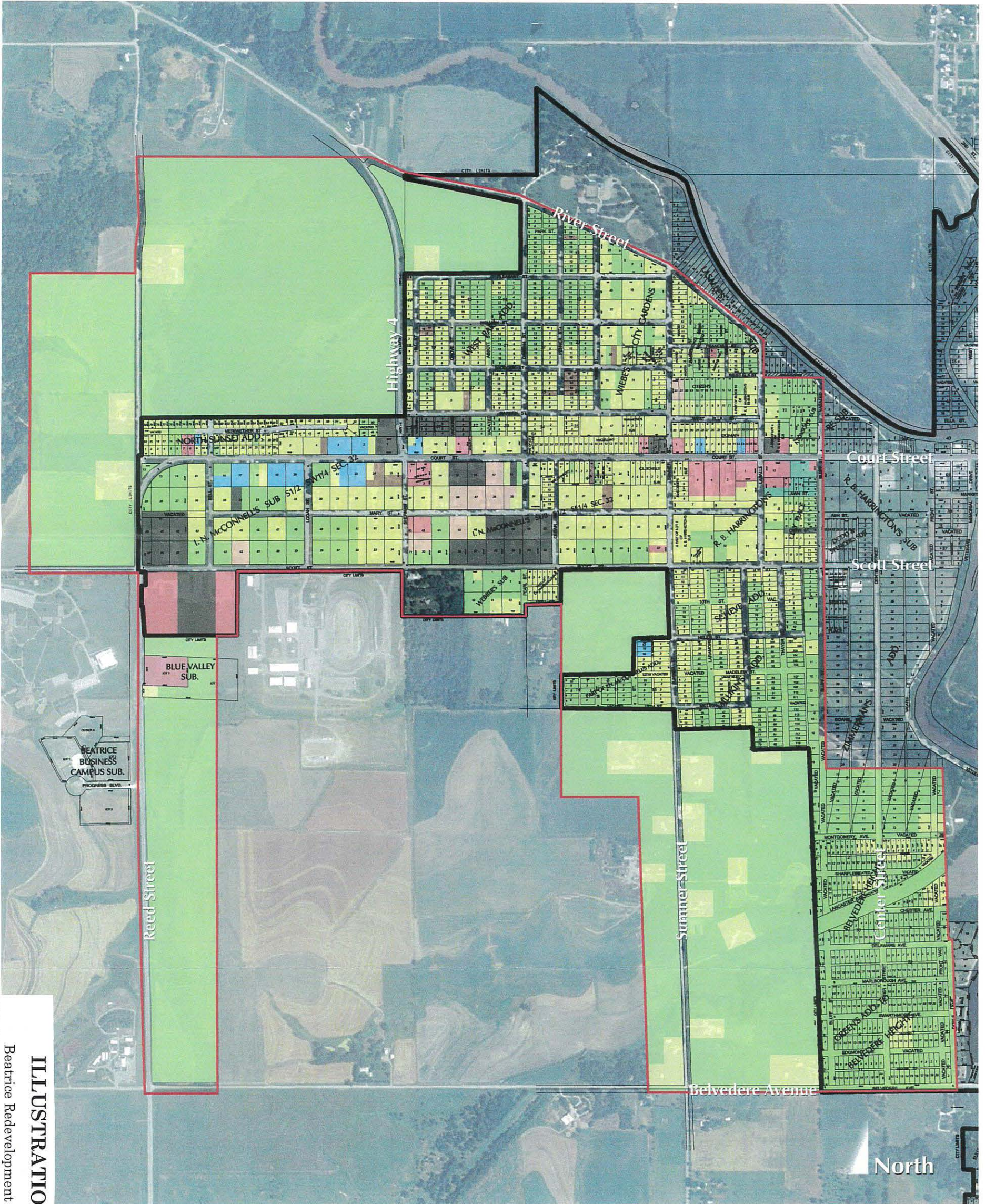
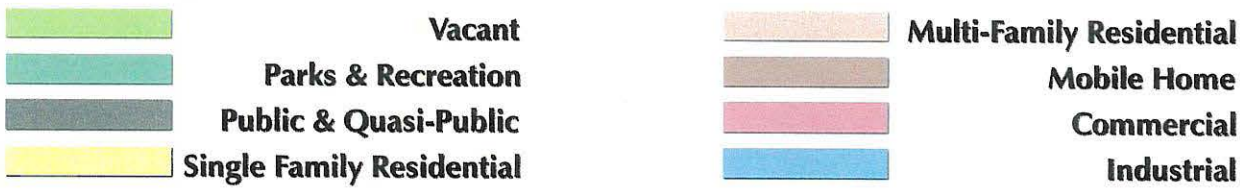
Illustration 3 identifies the existing Zoning Districts within the Beatrice Redevelopment Area #3. The Redevelopment Area is primarily comprised of residential and agricultural zoned property, with scattered industrial and commercial zoned property.

Existing Generalized Land Use Map

Blight/Substandard Determination Study and Redevelopment Plan

Redevelopment Area #3

Beatrice, Nebraska



North

ILLUSTRATION 2

Beatrice Redevelopment Area #3
Blight and Substandard Determination Study

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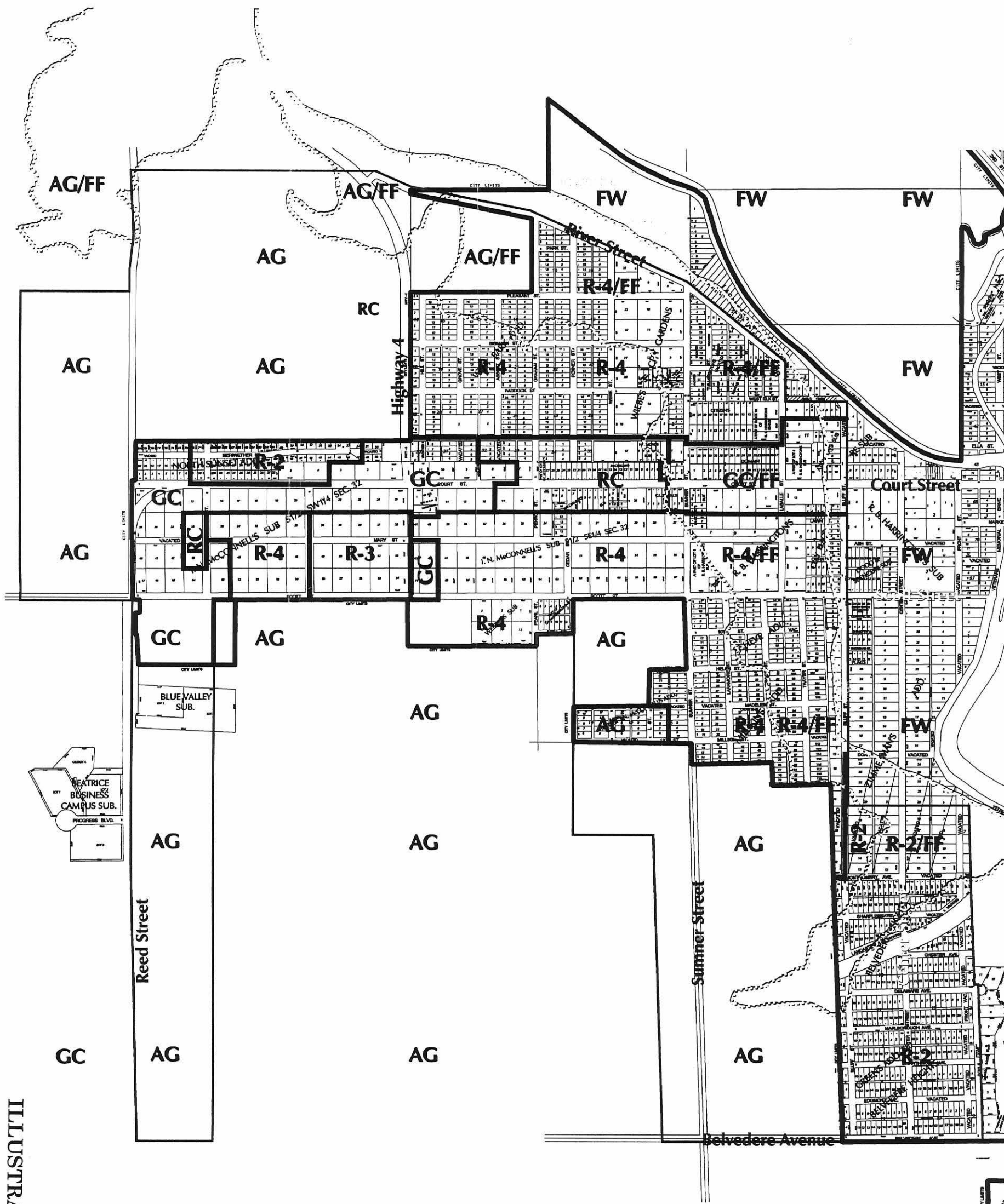
Official Zoning Map

Blight/Substandard Determination Study and Redevelopment Plan

Redevelopment Area #3

Beatrice, Nebraska

AG	Agricultural District	R-3	Urban Family Residential
AG/FF	AG/Floodway Fringe	R-4	Multi Family Residential
R-2	Single Family Residential	R-4/FF	M F R/Floodway Fringe
R-2/FF	SF/Floodway Fringe	FW	Floodway District



North

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Architecture 1
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ILLUSTRATION 3

Beatrice Redevelopment Area #3
 Blight and Substandard Determination Study

THE RESEARCH APPROACH

The blight and substandard determination research approach implemented for the Redevelopment Area included an area-wide assessment (100 percent sample) of all of the factors identified in the Nebraska Community Development Law. All factors were investigated on an area-wide basis.

Structural Survey Process

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria and that it result in an accurate and consistent description of existing conditions.

A structural condition survey was conducted in the month of July, 2005. A total of 567 structures received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the Redevelopment Areas. The structural Condition Survey Form utilized in this process is provided in the **Appendix**.

Parcel-by-Parcel Field Survey

A parcel-by-parcel field survey was conducted in the month of July, 2005. A total of 652 separate parcels were inspected for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The Condition Survey Form is included in the **Appendix**, as well as the results of the Survey.

Research on Property Ownership and Financial Assessment of Properties

Public records and Cadastral Maps or aerial photographs of all parcels in the Redevelopment Area were analyzed to determine the number of property owners in each block.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the Redevelopment Area. The valuation, tax amount and any delinquent amount was examined for each of the properties.

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the blighted and substandard factors listed in the Nebraska legislation to determine whether each or any were present in the Redevelopment Area and, if so, to what extent and in what locations. The following represents a summary evaluation of each blight and substandard factor presented in the order of listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the Beatrice Redevelopment Area #3, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all 567 existing structures, within the Redevelopment Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the area. Building conditions are identified in **Illustration 4**.

1. Building Systems Evaluated

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building systems examined were of the following three types.

Structural Systems. These include the basic elements of any building: column and beam structure, foundation, floor structure, roof structure and load bearing wall structure.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the building, including exterior non-bearing walls, stairs, porches and steps, fire escapes, windows and doors, chimneys, building drainage systems, and column and beam structure.

Mechanical Systems. These include plumbing, electrical, heating, ventilation, air conditioning and elevators.

2. **Criteria for Classifying Defects for Building Systems**

Structural, architectural and mechanical systems were evaluated separately as a basis for determining the overall condition of individual structures. This evaluation considered the relative importance of specific systems of the building and the effect that deficiencies in systems will have on the remainder of the structure.

3. **Building Systems Classifications**

The four categories used in classifying building systems and the criteria used in evaluating structural deficiencies are described below.

Sound. Building systems which contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Minor - Requiring Minor Repair. Building systems which contain defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. Minor defects have no real effects on either structural or architectural systems and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are not considered in rating a building as structurally substandard.

Major - Requiring Major Repair (Deteriorating). Building systems which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of systems by people skilled in the building trades.

Substandard (Dilapidated/Deteriorated). Building systems which contain major defects in combination equaling critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

4. **Final Building Rating**

After completion of the building condition surveys, each individual building was placed in one of four categories based on the combination of defects found in various structural, architectural and mechanical systems; each final rating is described below.

Sound. Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have less than four minor defects.

Deficient-Minor. Buildings classified as deficient--requiring minor repairs--have more than three minor defects, but less than one critical defect.

Deficient-Major (Deteriorating). Buildings classified as deficient--requiring major repairs-- have at least one critical defect, but less than two critical defects.

Substandard (Dilapidated/Deteriorated). Structurally substandard buildings contain defects which are so serious and so extensive that it may be most economical to remove the building. Buildings classified as structurally substandard have two or more critical defects. Critical defects are as follows:

Structural. Each of five structural systems can receive a rating of one critical defect. Two structural systems, each receiving a rating of major defects, equals one critical defect.

Mechanical. Four mechanical systems, each receiving a rating of a major defect, equals one critical defect.

Architectural. Four architectural systems each receiving a rating of a major defect, equals one critical defect.

The following combination of major defects is equivalent to one critical defect.

One major defect in the structural systems, plus two major defects in the mechanical systems or two major defects in the architectural systems, equals one critical defect.

Two major defects in the architectural systems, plus two major defects in the mechanical systems, equals one critical defect.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

5. Field Survey Conclusions

The condition of the total 567 primary buildings within the Redevelopment Area were determined based on the finding of the exterior survey. These surveys indicated the following:

- Three Hundred and Fourteen (314) structures were classified as structurally sound;
- One Hundred and Twelve (112) structures were classified as deteriorating minor defects.
- Ninety-Five (95) structures were classified as deteriorating major defects; and
- Forty-Six (46) structures were classified as substandard,

The results of the exterior structural survey identified the conditions of the structures, throughout the Redevelopment Area. A total of 141 (24.9 percent) of the total 567 structures, within the Area, are either deteriorating or dilapidated to a substandard condition. (See **Illustration 4**)

Conclusion

The results of the structural condition survey indicates deteriorating structures are present to a reasonable extent throughout the Redevelopment Area. Table 5 identifies the results of the structural rating process per building type.

**TABLE 4
EXTERIOR SURVEY FINDINGS
BEATRICE REDEVELOPMENT AREA #3
BEATRICE, NEBRASKA**

<u>Exterior Structural Rating</u>						
<u>Activity</u>	<u>Sound</u>	<u>Deficient Deteriorating (Minor)</u>	<u>Deficient Deteriorating (Major)</u>	<u>Sub- standard Dilapidated</u>	<u>Number of Structure</u>	<u>Substandard and major Deficiency</u>
Single Family	276	110	93	43	552	136
Commercial	16	1	1	2	20	3
Industrial	15	0	1	0	16	1
<u>Other</u>	<u>7</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>9</u>	<u>1</u>
Totals	314	112	95	46	567	141
Percent	55.3%	19.8%	16.8%	8.1%	100.0%	24.9%

Source: Hanna:Keelan Associates, P.C., 2005

(2) Age of Obsolescence

According to information obtained from the Field Survey, the estimated average age of residential structures in the Redevelopment Area is 61.6 years of age. The average age of commercial structures is 46.8 years of age. The Survey also estimates that of the total 567 structures, 412 (72.7 percent) are 40+ years of age, or were built prior to 1965.

Conclusion

The age and obsolescence of the structures is a strong presence throughout the Beatrice Redevelopment Area #3.

(3) Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces

The results from the exterior structural survey, along with other field data, provided the basis for the identification of insanitary and unsafe conditions in the Beatrice Redevelopment Area #3. Factors contributing to insanitary and unsafe conditions are discussed below.

The field survey determined that 24.9 percent of the 567 structures, in the Redevelopment Area, were deteriorated or dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings that are deteriorating or dilapidated pose special safety and sanitary problems. There is a significant number of masonry and wood-framed, one and two-story commercial or residential buildings in need of structural repair or fire protection.

A total of 37 parcels in the Redevelopment Area were identified as possessing minor to major excessive debris. This equals 5.7 percent of the total 652 parcels. Coupled with unoccupied deteriorating and dilapidated structures, debris creates an environment inviting pests and vermin. These unwanted nuisances can create unsafe and insanitary conditions. The parcel-by-parcel field survey identified a total of 171, or 26.2 percent of the total parcels as possessing "fair" overall site conditions. Additionally, 47, or 7.2 percent of the total 652 parcels were identified as being in "poor" condition. This represents a total of 33.4 percent (218 parcels) of the total parcels as being in "fair" or "poor" condition.

Approximately 244 parcels (37.4 percent of the total 652 parcels), within the Beatrice Redevelopment Area #3, lack sidewalks. The Redevelopment Area is served by City water and sanitary sewer systems, with the exception of rural lands located beyond the current corporate limits, to the northwest, west and south of Redevelopment Area. Municipal water and sanitary sewer lines generally range in age from 60 to 80+ years of age. Public Works staff indicated that in spite of their age, sanitary sewer mains are in relatively good condition. As these utilities age, maintenance and replacement problems are anticipated to be more prevalent.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in the Beatrice Redevelopment Area #3 is reasonably sufficient to constitute a substandard factor.

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

The results of the parcel-by-parcel field survey, along with information obtained from pertinent City departments, assisted in determining the existence of conditions in the Beatrice Redevelopment Area #3, which endangered life or property by fire and other causes. The age of infrastructure is the primary issue throughout the Redevelopment Area. Information described below is the accumulation of support data and interviews with Department of Public Works personnel and additional Utility Department staff. For more detailed information and specific maps and illustrations, please refer to the appropriate utility departments.

Underground utilities throughout Redevelopment Area #3 are generally 60 to 80+ years of age. Public Works staff indicated that approximately 25 percent of the water mains to the north of Court Street (Highway 4/136) were replaced with 6" mains during the late 1970's and early 1980's. The remaining 75 percent are generally 70 to 80+ years of age and are typically 4" in diameter. Water mains throughout the southern portion of the Redevelopment Area (south of Court Street) are predominantly 4" in diameter and 70 to 80+ years of age. The City of Beatrice installed a 12" water main along Sumner Street to loop west Beatrice with southern Beatrice, which has improved water quality and pressure throughout the neighborhoods. Although significant portions of the Redevelopment Area contain water mains of 4" in diameter, City Staff indicated that the condition of mains are generally "good." A few undersized segments throughout the Redevelopment Area have been replaced, but overall, the system meets current needs. As these underground utility systems continue to age, up-keep, repeated maintenance and piecemeal replacement of broken, or faulty, mains will become an increasing problem throughout the Redevelopment Area. This neighborhood, however, has a lower priority than many other Beatrice neighborhoods, due to the large amount of vacant property between households and the low number of dwellings per city block.

According to today's development standards, a minimum 6" diameter residential water main and 8" in commercial districts is recommended to insure adequate water pressure for fire protection purposes. A water main less than 6" or 8" in diameter does not meet recommended standards for fire protection. The high cost of replacing undersized water mains has forced the City to maintain a program that concentrates on repair and/or replacement as breaks occur. Annual budgeting only allows for a small amount of scheduled replacement of the oldest portions of the City's entire water main system.

Problems can exist not only in the water mains, but also in service lines, which are owned and maintained by individual property owners. There are numerous service lines in the Redevelopment Area, that generally range in age from 60 to 80+ years. Usually, no attention is given to problems in the service lines until a break occurs. Undersized service lines, or service lines potentially constructed of lead are the types of problems the property owners will have to repair or replace in the near future.

2. Criteria for Classifying Defects for Building Systems

Structural, architectural and mechanical systems were evaluated separately as a basis for determining the overall condition of individual structures. This evaluation considered the relative importance of specific systems of the building and the effect that deficiencies in systems will have on the remainder of the structure.

3. Building Systems Classifications

The four categories used in classifying building systems and the criteria used in evaluating structural deficiencies are described below.

Sound. Building systems which contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Minor - Requiring Minor Repair. Building systems which contain defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. Minor defects have no real effects on either structural or architectural systems and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are not considered in rating a building as structurally substandard.

Major - Requiring Major Repair (Deteriorating). Building systems which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of systems by people skilled in the building trades.

Substandard (Dilapidated/Deteriorated). Building systems which contain major defects in combination equaling critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

4. Final Building Rating

After completion of the building condition surveys, each individual building was placed in one of four categories based on the combination of defects found in various structural, architectural and mechanical systems; each final rating is described below.

Sound. Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have less than four minor defects.

Deficient-Minor. Buildings classified as deficient--requiring minor repairs--have more than three minor defects, but less than one critical defect.

Deficient-Major (Deteriorating). Buildings classified as deficient--requiring major repairs-- have at least one critical defect, but less than two critical defects.

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Structural. Each of five structural systems can receive a rating of one critical defect. Two structural systems, each receiving a rating of major defects, equals one critical defect.

Mechanical. Four mechanical systems, each receiving a rating of a major defect, equals one critical defect.

Architectural. Four architectural systems each receiving a rating of a major defect, equals one critical defect.

(2) Existence of Defective or Inadequate Street Layout

The street pattern within the Beatrice Redevelopment Area #3 consists of a standard rectilinear grid system. The principle arterial, within the Redevelopment Area, is Court Street (Highway 4/136). This major arterial provides access to and throughout the Redevelopment Area. Major problem conditions that contribute to the factor of existence of defective or inadequate street layout are discussed below.

1. Pedestrian vehicular movement conflicts.

Pedestrian flow is interrupted by the high traffic volumes, traveling generally at excessive speeds on Court Street. Typically, Court Street has two lanes of traffic, with a center turn lane, at any given point throughout the Redevelopment Area. There are few intersections along Court Street that are signalized, making it difficult for pedestrians to cross this busy street corridor. The 2004 average annual 24-hour traffic volume at the intersection of Court and Sherman Streets was 2,595 vehicles and 235 heavy trucks. These figures increased by 80 motor vehicles and five heavy trucks over the 2002 traffic count of 2,515 vehicles and 230 heavy trucks, as determined by the Nebraska Department of Roads. This creates a conflict for pedestrian traffic, especially from residential areas north of Court Street, when pedestrians attempt to access the elementary school and convenience stores on the south side of Court Street.

2. Lack of sidewalks.

Sidewalks are adequately provided along Court Street throughout Redevelopment Area #3, however, sidewalks are lacking in residential areas north and south of the corridor. The field survey documented 244 (37.4 percent) of the total 652 parcels as having no sidewalks.

3. Street conditions

A total of 186 parcels (28.6 percent) were identified by the survey process to front on streets in either "fair" or "poor" condition. Additionally, 170 parcels (26.2 percent) fronted on gravel surfaced streets, with open storm water ditches.

Conclusion

The existence of defective or inadequate street layout in the Beatrice Redevelopment Area is present to a reasonable degree and constitutes a blighting factor.

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

The review of building uses and condition surveys, property ownership and subdivision records, as well as field surveys resulted in the identification of conditions associated with faulty lot layout in relationship to size, adequacy and accessibility, or usefulness of land within the Beatrice Redevelopment Area #3. An issue in the Redevelopment Area is inadequate lot size. The lots created by subdivisions in the past are generally too large, according to today's planning standards. As an example, the majority of individual parcels in the I.N. McConnell's Subdivision, located between Court and Scott Streets were platted as 10 lots per block, each measuring 180' x 241'. Several of these original large lots were re-subdivided, into multiple smaller lots, to support single family dwellings. Thus many lots are of sizes which would make redevelopment difficult, utilizing current codes and building standards. Blighting factors are:

The Beatrice Redevelopment Area #3 contains numerous areas that have been replatted to reflect smaller individual lots of record, and never replatted into a single lot of record. These examples represent faulty lot layout in relation to size, adequacy, accessibility or usefulness. These lots of record do not support redevelopment efforts to improve the Area. The lot descriptions in their current state, in fact, make redevelopment efforts more difficult. These re-platted lots are also directly adjacent lots that retain their original sized lots. Thus, small lots exist next to large lots without any rationale of order.

Other large subdivisions located north of Court Street, such as the West Park Addition, were never fully developed. Numerous blocks were planned for 16 lots, each lot measuring 140' x 49.5', however, in several instances, platted streets separating blocks, remain as vacant undeveloped land.

The worst cases of faulty lot layout exists between LaSalle and Sumner Streets. Although no other north/south streets exist between these two streets, approximately two and one-half normal 300' x 300' city blocks could effectively be located between the two blocks. Many of these large block areas exhibit a variety of platting and re-platting of subdivisions that it is nearly impossible to determine which was the original, let alone which house is in which subdivision. None of the subdivisions reflect a unified lot layout, not within the same subdivision, nor from subdivision to the next

Conclusion

Problems relating to faulty lot layout are present to a strong extent in the Redevelopment Area.

(4) Insanitary and Unsafe Conditions

The results of the area-wide field survey, along with information from several City departments provided the basis for the identification of insanitary and unsafe conditions in the Beatrice Redevelopment Area #3 Redevelopment Area.

1. Age of structure

The analysis of all 567 structures, in the Redevelopment Area, identified approximately 73 percent of the structures as being 40+ years of age, built prior to 1965. This results in the potential for substandard business and living units in need of rehabilitation.

2. Advanced age of public utilities

The Redevelopment Area within the Corporate Limits is served by municipal water and sanitary sewer systems, with the exception of rural lands located beyond the current Corporate Limits, to the northwest, west and south of Redevelopment Area. According to City officials (Public Works Department), water mains range in age from 60 to 80+ years of age. Approximately 25 percent of the water mains located north of Court Street were replaced during the late 1970's and early 1980's with 6" diameter mains. However, the remaining mains throughout the Redevelopment Area are predominantly 4" mains constructed of vitreous clay pipe, prone to breakage. Public Works staff indicated that in spite of their age, sanitary sewer mains are in relatively good condition. As these utilities continue to age, maintenance and replacement problems are anticipated to be more prevalent.

3. Lack of sidewalks

Approximately 37 percent of the parcels throughout the Beatrice Redevelopment Area #3, or 244 parcels, lack sidewalks. Areas lacking sidewalks are concentrated in the northern and southern portions of the Redevelopment Area, primarily in association with larger regions of vacant properties.

4. Overall site condition

The area-wide field survey determined that 171 (26.2 percent) of the total 652 parcels had overall site conditions that were in "fair" condition and 47 (14.6 percent) were in "poor" condition. Additionally, nearly 6 percent of the parcels in the Redevelopment Area had significant debris.

Conclusion

Insanitary and unsafe conditions are present to a strong extent throughout the Redevelopment Area.

(5) Deterioration of Site or Other Improvements

Field observations were conducted to determine the condition of site improvements within the Beatrice Redevelopment Area #3, including streets, sidewalks, curbs and gutters, traffic control devices and off-street parking. The Condition Survey From results in the **Appendix** document the present condition of these improvements. The primary problems in the Redevelopment Area are age and condition of public utilities, debris and inadequate public improvements.

Within the Redevelopment Area, a total of 244 parcels had no sidewalks, while 130 parcels, or 20 percent of the total number of parcels, received a "fair" or "poor" sidewalk condition rating.

The total percentage of parcels containing major debris, within the Redevelopment Area, was 1.1 percent (7 parcels).

A total of 186 parcels (28.6 percent) were identified by the survey process to front on streets in either "fair" or "poor" condition. Additionally, 170 parcels (26.2 percent) fronted on gravel surfaced streets, with open storm water ditches.

A total of 171, or 26.2 percent of the total 652 parcels within the Redevelopment Area received an overall site condition rating of "fair", while 47 sites, or 7.2 percent received a "poor" rating, as per the results of the field survey.

The field survey identified inadequate parking conditions throughout the Redevelopment Area. An estimated 44 percent (287 parcels) of the 652 total parcels had gravel surfaced driveways, or parking lots. Commercial and industrial uses accounted for 24 parcels with graveled parking areas. Many areas of the large parking lots associated with commercial and industrial uses.

Conclusion

Deterioration of site improvements is present to a strong extent in the Redevelopment Area.

(6) Diversity of Ownership

The total number of unduplicated owners, on a block by block determination, within the Redevelopment Area is estimated to be 702. The number of owners per block, or major equivalent portions of blocks, ranges from one to 36. Diversity of ownership complicates the ability to assemble large plots of land for major redevelopment projects.

The highest concentration of diversity of ownership within the Beatrice Redevelopment Area #3 exists along the Court Street corridor, between Scott and Garden/Ella Street. Large tracts of generally vacant land in the northwest, west, and southern portions of the Redevelopment Area, ranging between approximately 2.5 to 140 acres, are generally comprised of one to three owners of record. The western portion of the Redevelopment Area, west of Sherman Street (Highway 4), is comprised predominately of large Irregular Tracts of land (beyond the Corporate Limits), ranging from one to three owners of record. These large tracts of land have historically led development of the Beatrice Redevelopment Area #3 in a piecemeal fashion, where individual residential subdivisions have developed as individual "islands." These "islands" are only connected by Beatrice Redevelopment Area #3, with no other local east/west streets between the individual areas.

Conclusion

Problems resulting from diversity of ownership are significant to a strong presence of factor in the Redevelopment Area.

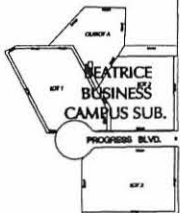
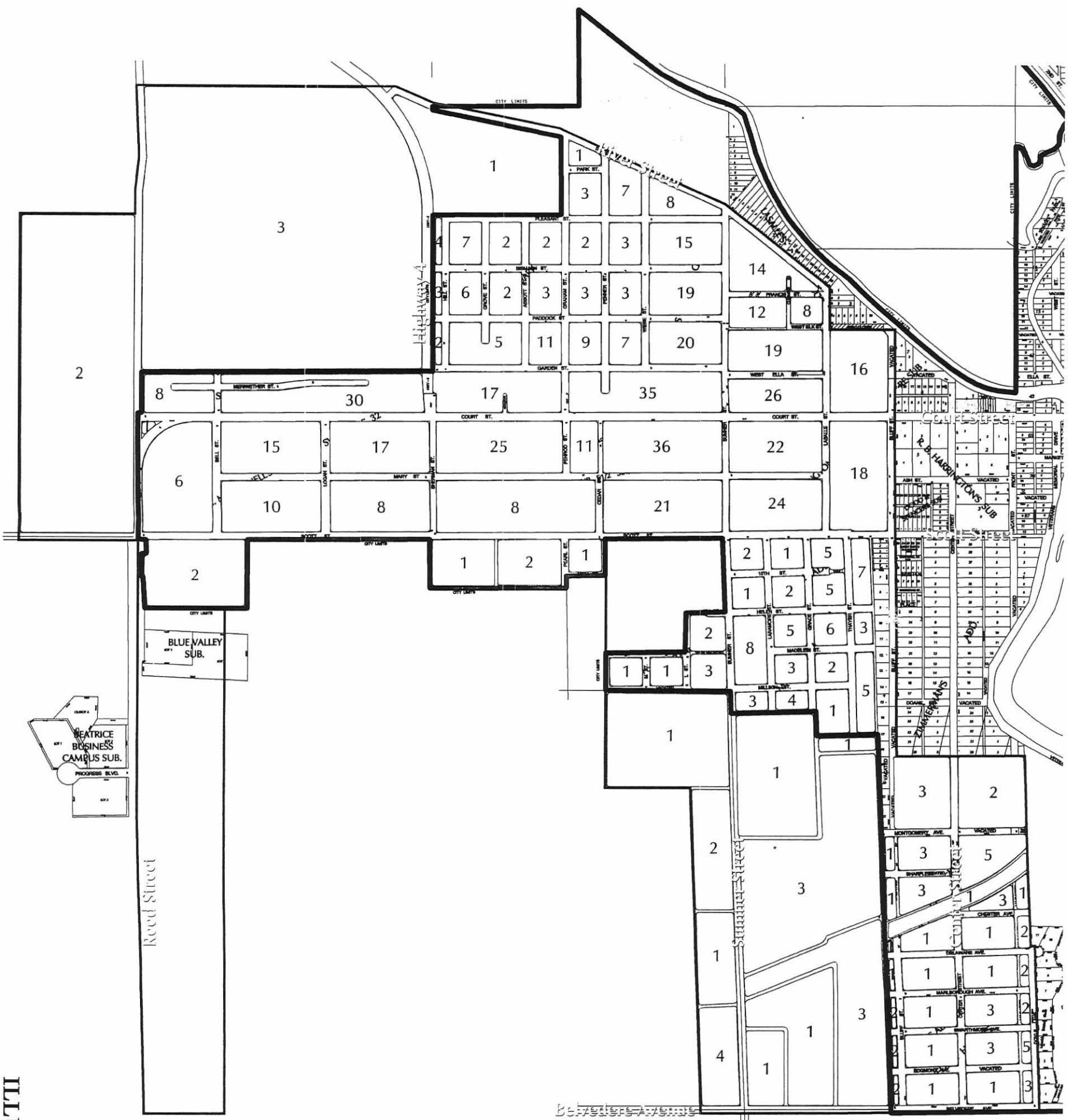
Diversity of Ownership Map

Blight/Substandard Determination Study and Redevelopment Plan

Redevelopment Area #3

Beatrice, Nebraska

2 Number of Owners per Block/Area



North

Hanna:Keelan Associates, P.C.
 Community Planning & Research
 3275 Holdrege
 P.O. Box 30552
 Lincoln, NE 68503
 (402) 464 5383
 fax: (402) 464 5856
 email: planner@hannakeelan.com

402.560.4100 c.
 402.489.5290 p. f.
 jamie.koenig@mindspring.com
 8030 Thornview Road
 Lincoln, NE 68506

Architecture 1
 An Association of Kurtis A. Suhr R.A. & James M. Koenig AIA

ILLUSTRATION 4

Beatrice Redevelopment Area #3
 Blight and Substandard Determination Study

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

A thorough examination of public records was conducted to determine if delinquent amounts exist for the properties in the Redevelopment Area. It should be noted, real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. If a badly dilapidated property was assessed/valued too high, a public protest system is designed to give the owner appropriate relief and tax adjustment.

1. Real estate taxes.

Delinquent taxes can exceed land value as a result of a severely declining market, inefficient tax appraising or lax tax collection policies. While heavier appreciation is often seen in newer suburban areas and in choice commercial properties, the older properties in the Redevelopment Area will have maintained value, or increased at approximately the rate of general inflation. Properties that have declined in value will have done so as a result of physical deterioration rather than from economic factors.

The City of Beatrice considers the second half of 2004 property taxes to be officially delinquent, if not paid by September 1, 2005, thus 58 properties (8.9 percent) are currently (as of August, 2005) delinquent. Furthermore, 44 properties were Property Tax Exempt, while 11 Properties were partially and 54 properties were fully, Homestead Exempt.

2. Special assessments.

There have not been any Special Assessment Districts in the Beatrice Redevelopment Area #3, in recent years. Normal maintenance is not usually charged to property owners. To be statutorily chargeable to an owner, it has to be shown that the property is monetarily benefitted. No project built in the Redevelopment Area has benefitted any property in an amount close to its market value.

3. Research.

Gage County has tax valuations and the status of current payments available on-line. Real estate is taxed at approximately 98 percent of value. It is therefore virtually impossible for a tax to exceed value in a steady or rising real estate market. A total of 186 parcels (28.6 percent) were identified by the survey to front on streets in either "fair" or "poor" condition. Additionally, 170 parcels (26.2 percent) fronted on gravel surfaced streets, with open storm water ditches.

Conclusion

Examination and analysis of public records, leads to the conclusion that taxes or special assessments delinquency is present to a Reasonable extent throughout Redevelopment Area #3.

(8) Defective or Unusual Condition of Title

When a property is sold, mortgaged, or both, a title insurance policy must be issued and any title defects corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for problems are from improper filings, since platting on properties that have not been mortgaged or sold. There cannot possibly be many. Title companies, realtors and attorneys have typically been very diligent in this regard and the cracks through which any such problems would have to have fallen are extremely narrow.

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

Conclusion

Defective or unusual condition of title is not a blighting factor within the Redevelopment Area.

(9) Improper Subdivision or Obsolete Platting

An in-depth analysis of the subdivision conditions in the Beatrice Redevelopment Area #3 Redevelopment Area indicates that improper subdivision and obsolete platting is prevalent throughout the Redevelopment Area.

Several portions of the Beatrice Redevelopment Area #3 do not meet today's standards of platting and subdivision procedures. The central portion of the Redevelopment Area, generally located between Court and Scott Streets, contains the I. M. McConnell's Subdivision in which the individual lots measure 184' x 241' (44,344 square feet, or nearly one acre). Individual lots of one acre in size are typically not associated with municipal subdivisions, they are simply too large to support urbanized uses. In fact, many of these one acre parcels have been re-subdivided to support the development of single family dwellings. Additionally, small subdivisions with individual parcels as small as 44' x 135' (5,940 square feet) are substandard by current municipal subdivision standards. Further complicating future development is the fact that these small individual parcels have been platted and re-platted in several adjacent subdivisions located between Bluff and Sumner Streets. Several examples exist where larger parcels of land were subdivided in a piecemeal fashion to limit the use of additional streets. Thus, multiple subdivisions, between Bluff and Sumner Streets, are platted in several different patterns and directions that are approximately four to six typical City blocks in area.

Several subdivisions within the corporate limits of Redevelopment Area #3, simply never developed. Belvedere Heights and Greens Addition to Belvedere Heights in the southeastern portion of the Redevelopment Area, generally located between vacated Bluff Street and Doyle Lane, north of Belvedere Avenue never developed and remains primarily vacant pasture land. Likewise, several areas of land have been included within the Redevelopment Area that are currently located beyond the Corporate Limits of Beatrice, Nebraska. They have in common, a location adjacent City, County or Federal roads/Highways and developed areas of the Community. These Irregular Tracts range in size from 2.5 to 150+ acres. These parcels have remained vacant due to a lack of readily available infrastructure, however, as public and private development incentives such as Tax Increment Financing, Community Development Block Grants and low interest loans from local lenders become available to this Redevelopment Area, these rural parcels will become attractive to developers.

The need for public/private partnerships will be even greater in the near future to stimulate re-investment in the Beatrice Redevelopment Area #3 on a much broader scope. These partnerships are necessary to overcome the obstacles of prevalent obsolete platting and improper subdivision of land.

Conclusion

A strong presence of improper subdivision or obsolete platting exists throughout the Redevelopment Area.

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

The results of the parcel-by-parcel field survey, along with information obtained from pertinent City Departments, assisted in determining the existence of conditions in the Beatrice Redevelopment Area #3, which endangered life or property by fire and other causes. The age of infrastructure is the primary issue throughout the Redevelopment Area. Information described below is the accumulation of support data and interviews with Department of Public Works personnel and additional Utility Department staff. For more detailed information and specific maps and illustrations, please refer to the appropriate utility departments.

Underground utilities throughout Redevelopment Area #3 are generally 60 to 80+ years of age. Public Works staff indicated that approximately 25 percent of the water mains to the north of Court Street (Highway 4/136) were replaced with 6" mains during the late 1970's and early 1980's. The remaining 75 percent are generally 70 to 80+ years of age and are typically 4" in diameter. Water mains throughout the southern portion of the Redevelopment Area (south of Court Street) are predominantly 4" in diameter and 70 to 80+ years of age. The City of Beatrice installed a 12" water main along Sumner Street to loop west Beatrice with southern Beatrice, which has improved water quality and pressure throughout the neighborhoods. Although significant portions of the Redevelopment Area contain water mains of 4" in diameter, City Staff indicated that the condition of mains are generally "good." A few undersized segments throughout the Redevelopment Area have been replaced, but overall, the system meets current needs. As these underground utility systems continue to age, up-keep, repeated maintenance and piecemeal replacement of broken, or faulty, mains will become an increasing problem throughout the Redevelopment Area. This neighborhood, however, has a lower priority than many other Beatrice neighborhoods, due to the large amount of vacant property between households and the low number of dwellings per city block.

According to today's development standards, a minimum 6" diameter residential water main and 8" in commercial districts is recommended to ensure adequate water pressure for fire protection purposes. A water main less than 6" or 8" in diameter does not meet recommended standards for fire protection. The high cost of replacing undersized water mains has forced the City to maintain a program that concentrates on repair and/or replacement as breaks occur. Annual budgeting only allows for a small amount of scheduled replacement of the oldest portions of the City's entire water main system.

Problems can exist not only in the water mains, but also in service lines, which are owned and maintained by individual property owners. There are numerous service lines in the Redevelopment Area, that generally range in age from 60 to 80+ years. Usually, no attention is given to problems in the service lines until a break occurs. Undersized service lines, or service lines potentially constructed of lead are the types of problems the property owners will have to repair or replace in the near future.

Specific data relating to the Redevelopment Area is discussed in the following paragraphs.

Minor and major debris located on 37 parcels (5.7 percent) is somewhat significant and poses a potential fire hazard, as well as a place to harbor pests, which can be detrimental to the public's overall health and safety.

Approximately 73 percent of the structures in the Redevelopment Area were built prior to 1965, thus 40+ years of age. There are masonry buildings with wooden structural elements located throughout the Area, in need of structural repair or fire protection. Several of these buildings have been determined to be deteriorating or dilapidated.

Overall site conditions at properties throughout the Redevelopment Area were generally found to be in "good" to "excellent" condition. However, the field survey determined that 171 parcels, or 26.2 percent of the total 652 parcels, are in "fair" condition, while an additional 47 parcels (7.2 percent) were determined to be in "poor" condition. This overall condition rating includes the general condition of structures and an evaluation of the land with improvements, such as sidewalks, streets, driveways, parking areas and landscaping.

Conclusion

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

(11) Other Environmental and Blighting Factors

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

Incompatible and mixed land uses exist in highest concentrations along either side of Court Street throughout the Redevelopment Area. Mobile homes and single family dwellings are located adjacent industrial uses between Sherman and Bell Streets towards the western end of Court Street. Commercial, Public/Quasi-Public and some industrial uses are mixed between residential uses, from Bluff to Sumner Streets. Land use conflicts occur within these areas and adjacent areas, due to lack of proper separation and buffering.

Functional and economic obsolescence is prevalent in the properties throughout the center portion of the Redevelopment Area. The original circa 1920 to 1950 commercial and industrial buildings have slowly been replaced with new construction, however, several smaller scale brick, frame or masonry buildings remain that have been allowed to deteriorate to the point of being dilapidated. At best, these structures allow for limited commercial use. These buildings are functionally and economically obsolescent and need to be replaced.

Conclusion

Other Environmental, Blighted Factors are present to a reasonable extent throughout the Beatrice Redevelopment Area #3. The Redevelopment Area contains a fair amount of functionally obsolete structures and a variety of mixed land uses.

(12) Additional Blighting Conditions

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

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

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

The average age of the residential or commercial units in the area is at least forty (40) years.

According to the Field Survey, the estimated average age of the commercial structures is 46.8 years of age. **The estimated average age of residential structures is 61.6 years of age.** Combined, the 567 total structures have an average age of 54.2 years.

Conclusion

The criteria of one of five additional blighting conditions is average age of residential units is over 40 years of age and is strongly present throughout the Beatrice Redevelopment Area #3.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

The Beatrice Redevelopment Area #3 meets the requirements of the Nebraska Community Development Law for designation as both a "blighted and substandard area." There is at least a reasonable distribution of all **four** factors that constitute an area as substandard in the Redevelopment Area . Of the 12 possible factors that can constitute an area blighted, **11** are at least reasonably present in the Area. Factors present in each of the criteria are identified below.

Substandard Factors

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

Blighted Factors

1. A substantial number of deteriorated or deteriorating structures.
2. Existence of defective or inadequate street layout.
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
4. Insanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Diversity of Ownership.
7. Tax or special assessment delinquency exceeding the fair value of land.
8. Improper subdivision or obsolete platting.
9. The existence of conditions which endanger life or property by fire or other causes.
10. Other environmental and blighting factors.
11. One of the other five conditions.

Although all of the previously listed factors are reasonably present throughout the Redevelopment Area, the conclusion is that the average age of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of the Redevelopment Area as blighted and substandard.

The extent of blight and substandard factors for the Redevelopment Area addressed in this document are presented in **Tables 1 and 2**, located on Pages 6 and 8 respectively. The eligibility findings indicate the Redevelopment Area is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Beatrice. Indications are, the Area, on the whole, has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the areas be reasonably anticipated to be developed without public action or public intervention.

APPENDIX

**Structural/Site Conditions
Survey Form**

Parcel # _____
Address: _____

Section I:

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

Section II: Structural Components

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

Final Rating:

___ Sound ___ Deficient-Minor ___ Deficient-Major ___ Substandard

Built Within: ___ 1 year ___ 1-5 years ___ 5-10 years
___ 10-20 years ___ 20-40 years ___ 40-100 years ___ 100+ years

Section III: Revitalization Area

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

CITY OF BEATRICE

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

AGE OF STRUCTURE

1-5 years	40	7.1%	37	2	1	NA	0
5-10 years	8	1.4%	6	1	1	NA	0
10-20 years	24	4.2%	22	1	0	NA	1
20-40 years	83	14.6%	64	8	7	NA	4
40-100 years	389	68.6%	371	7	7	NA	4
100+ years	23	4.1%	22	1	0	NA	0
TOTAL	567	100.0%	522	20	16	NA	9

FINAL STRUCTURAL RATING

sound	314	55.4%	276	16	15	NA	7
deficient minor	112	19.8%	110	1	0	NA	1
deficient major	95	16.8%	93	1	1	NA	0
substandard	46	8.1%	43	2	0	NA	1
TOTAL	567	100.0%	522	20	16	NA	9

STREET CONDITION

none	0	0.0%	0	0	0	0	0
excellent	123	18.9%	100	4	4	12	3
good	343	52.6%	280	16	12	30	5
fair	156	23.9%	121	1	0	31	3
poor	30	4.6%	22	0	0	8	0
TOTAL	652	100.0%	523	21	16	81	11

SIDEWALK CONDITION

none	244	37.4%	167	6	4	62	5
excellent	66	10.1%	61	2	0	1	2
good	212	32.5%	188	7	5	9	3
fair	104	16.0%	87	5	6	5	1
poor	26	4.0%	20	1	1	4	0
TOTAL	652	100.0%	523	21	16	81	11

DEBRIS

major	7	1.1%	5	0	1	1	0
minor	30	4.6%	25	0	2	3	0
none	615	94.3%	493	21	13	77	11
TOTAL	652	100.0%	523	21	16	81	11

OVERALL SITE CONDITION

excellent	153	23.5%	122	4	0	23	4
good	281	43.1%	212	7	11	46	5
fair	171	26.2%	147	8	4	11	1
poor	47	7.2%	42	2	1	1	1
TOTAL	652	100.0%	523	21	16	81	11

PARKING SPACES

ranges	0-100		0 - 12	0 - 100	0 - 20	0 - 20	0 - 80
hard surface	58	22.0%	10	38	4	1	5
unimproved	25	9.5%	7	9	8	1	0
none	181	68.6%	28	125	12	12	4
TOTAL	264	100.0%	45	172	24	14	9

CITY OF BEATRICE

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

DOORS

sound	473	83.4%	435	16	14	N/A	8
none	0	0.0%	0	0	0	N/A	0
minor	74	13.1%	69	2	2	N/A	1
substandard	16	2.8%	14	2	0	N/A	0
critical	4	0.7%	4	0	0	N/A	0
TOTAL	567	100.0%	522	20	16		9

WINDOWS

sound	443	78.1%	411	14	10	N/A	8
none	4	0.7%	0	0	4	N/A	0
minor	91	16.0%	86	2	2	N/A	1
substandard	27	4.8%	23	4	0	N/A	0
critical	2	0.4%	2	0	0	N/A	0
TOTAL	567	100.0%	522	20	16		9

STREET TYPE

none	0	0.0%	0	0	0	0	0
concrete	313	48.0%	266	7	12	23	5
asphalt	169	25.9%	129	13	4	19	4
gravel	170	26.1%	128	1	0	39	2
dirt	0	0.0%	0	0	0	0	0
brick	0	0.0%	0	0	0	0	0
TOTAL	652	100.0%	523	21	16	81	11

PORCHES...

sound	275	48.5%	262	10	0	N/A	3
none	25	4.4%	5	3	14	N/A	3
minor	143	25.2%	138	2	1	N/A	2
substandard	115	20.3%	108	5	1	N/A	1
critical	9	1.6%	9	0	0	N/A	0
TOTAL	567	100.0%	522	20	16		9

PAINT

sound	334	59.0%	300	14	13	N/A	7
none	23	4.1%	21	2	0	N/A	0
minor	129	22.8%	123	2	3	N/A	1
substandard	71	12.5%	68	2	0	N/A	1
critical	9	1.6%	9	0	0	N/A	0
TOTAL	566	100.0%	521	20	16		9

DRIVEWAY

sound	244	43.0%	220	9	10	N/A	5
none	11	1.9%	11	0	0	N/A	0
minor	143	25.2%	131	8	3	N/A	1
substandard	166	29.3%	157	3	3	N/A	3
critical	3	0.5%	3	0	0	N/A	0
TOTAL	567	100.0%	522	20	16		9

CITY OF BEATRICE

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

ROOF STRUCTURE

sound	327	57.7%	290	15	15	N/A	7
none	0	0.0%	0	0	0	N/A	0
minor	141	24.9%	138	2	0	N/A	1
substandard	92	16.2%	88	3	0	N/A	1
critical	7	1.2%	6	0	1	N/A	0
TOTAL	567	100.0%	522	20	16		9

WALL FOUNDATION

sound	428	75.5%	387	17	16	N/A	8
none	0	0.0%	0	0	0	N/A	0
minor	103	18.2%	101	1	0	N/A	1
substandard	33	5.8%	31	2	0	N/A	0
critical	3	0.5%	3	0	0	N/A	0
TOTAL	567	100.0%	522	20	16		9

FOUNDATION

sound	404	71.3%	363	17	16	N/A	8
none	9	1.6%	9	0	0	N/A	0
minor	103	18.2%	101	1	0	N/A	1
substandard	48	8.5%	46	2	0	N/A	0
critical	3	0.5%	3	0	0	N/A	0
TOTAL	567	100.0%	522	20	16		9

FOUNDATION TYPE

Concrete	529	94.6%	486	19	15	N/A	9
Stone	9	1.6%	9	0	0	N/A	0
Rolled Asphalt	3	0.5%	3	0	0	N/A	0
Brick	16	2.9%	15	1	0	N/A	0
Other	2	0.4%	1	0	1	N/A	0
TOTAL	559	100.0%	514	20	16		9

ROOF SURFACE

sound	348	61.4%	310	16	15	N/A	7
none	0	0.0%	0	0	0	N/A	0
minor	134	23.6%	132	1	1	N/A	0
substandard	82	14.5%	77	3	0	N/A	2
critical	3	0.5%	3	0	0	N/A	0
TOTAL	567	100.0%	522	20	16		9

ROOF TYPE

Asphalt Shingles	510	89.9%	498	6	1	N/A	5
Rolled Asphalt	32	5.6%	15	9	6	N/A	2
Cedar	2	0.4%	2	0	0	N/A	0
Combination	0	0.0%	0	0	0	N/A	0
Other	23	4.1%	7	5	9	N/A	2
TOTAL	567	100.0%	522	20	16		9

CITY OF BEATRICE

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

CHIMNEY

sound	50	8.8%	50	0	0	N/A	0
none	452	79.7%	408	20	16	N/A	8
minor	47	8.3%	47	0	0	N/A	0
substandard	16	2.8%	15	0	0	N/A	1
critical	2	0.4%	2	0	0	N/A	0
TOTAL	567	100.0%	522	20	16		9

GUTTER, DOWNSPOUTS

sound	392	69.1%	354	15	15	N/A	8
none	57	10.1%	53	3	1	N/A	0
minor	94	16.6%	92	1	0	N/A	1
substandard	22	3.9%	21	1	0	N/A	0
critical	2	0.4%	2	0	0	N/A	0
TOTAL	567	100.0%	522	20	16		9

WALL SURFACE

sound	411	72.5%	375	14	15	N/A	7
none	0	0.0%	0	0	0	N/A	0
minor	111	19.6%	105	4	1	N/A	1
substandard	42	7.4%	39	2	0	N/A	1
critical	3	0.5%	3	0	0	N/A	0
TOTAL	567	100.0%	522	20	16		9

WALL SURFACE TYPE

Frame	234	41.3%	233	0	0	N/A	1
Masonry	40	7.1%	26	8	2	N/A	4
Siding	222	39.2%	199	8	13	N/A	2
Combination	37	6.5%	33	3	0	N/A	1
Stucco	29	5.1%	26	1	1	N/A	1
Other	5	0.9%	5	0	0	N/A	0
TOTAL	567	100.0%	522	20	16		9

PARKING SURFACE

none	99	15.2%	16	2	0	79	2
concrete	250	38.3%	224	12	8	0	6
asphalt	13	2.0%	9	3	1	0	0
gravel	289	44.3%	273	4	7	2	3
dirt	1	0.2%	1	0	0	0	0
brick	0	0.0%	0	0	0	0	0
TOTAL	652	100.0%	523	21	16	81	11

REDEVELOPMENT PLAN

REDEVELOPMENT PLAN

Purpose of Plan/Conclusion

The purpose of this Redevelopment Plan is to serve as a guide for implementation of redevelopment activities within Redevelopment Area #3, in the City of Beatrice, Nebraska. Redevelopment activities associated with the Community Development Law, State Statutes, 18-2101 through 18-2154 should be utilized to promote the general welfare, the enhancement of the tax base, the economic and social well being, the development of any public activities and promotion of public events in the Area, along with any and all other purposes, as outlined in the Community Development Law.

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

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

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

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

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

Conclusion

The Redevelopment Plan applies to Redevelopment Area #3 in Beatrice, Nebraska, which consists of the blight and substandard determination area. **Illustration 1** delineates Redevelopment Area #3. In essence, the area included in the Redevelopment Plan equals an estimated 1,085 total acres. The west Highway 4/136 (Court Street) Corridor is included in the Redevelopment Area. The official boundary description of the Area is as follows:

Beginning at the intersection of the north line of West Elk Street and the east line of Bluff Street, thence south along said east line to its intersection with the north line of Lot 19, of Block 5, of the Vacated Zimmerman's Addition, thence east along said north line and continuing east across the alley and along the north line of Lot 6 and continuing east along the north line of Lot 6, Block 19, thence continuing east along an extended north line across Center Street to the northwest corner of Lot 19, Block 6 of the vacated Zimmerman's Addition, continuing east along an extended north line of said Lot 6 across Vacated Front Street and continuing east to the east line of Vacated Block Seven of said Zimmerman's Addition, thence south along said east line and continuing south along the east line of Belvedere Heights Subdivision, thence continuing south along the east line of Green's Addition to Belvedere Heights, also known as the center line of Doyle Lane, thence at the intersection of the center line of Doyle Lane and the north line of Vacated Delaware Avenue, thence east along an extension of the north line of Delaware Avenue to its intersection with the west line of Doyle Lane, thence south along said west line to its intersection with the south line of Belvedere Avenue, thence west along said south line to the City Corporate Limit, approximately 76' west of the intersection with the vacated Bluff Street, continuing west along the south line of Belvedere Avenue to a point approximately 350' west of the intersection of said south line with Sumner Street, thence north across Belvedere Avenue, continuing north approximately 3,100' to a point perpendicular to the west line of "N" Street within Part of I.N. McConnell's Addition, thence west approximately 780', continuing north to the southwest corner of the city corporate limit at Part of I.N. McConnell's Addition, continuing north along the west side of said line to the southeast corner of 10th and "N" Street in Block 4 of Part of McConnell's Addition, thence west along the south line of 10th Street to the east line of Pearl Street, thence south along said line to the intersection with the vacated Pleasant Street, continuing approximately 500' west along the south line of Webber's Subdivision to the intersection with the City Corporate Limit, thence north along said west line to the

south line of Scott Street, continuing west along said south line for approximately 1,570', thence south along a line from said point for approximately one mile to the south line of Belvedere Avenue, continuing west along said south line to the intersection with the west line of Reed Street, thence north along said west line to the intersection of Reed Street and the south line of Scott Street, thence west along said south line to a point approximately 900' west of Reed Street, continuing north along a line from said point for approximately 3,300', thence east from said point to the west line of Reed Street, continuing north along said west line to a point approximately 1,000' to the north, thence east along a line from that point to the north line of the intersection of River Street and Highway 4, continuing east along the north line of River Street to the east line of LaSalle Street, at its intersection with Francis Street, thence southeast through Block 5 of LaSalle's Subdivision, intersecting Blocks 1,2,3,7,8 and 9, to the south line of the vacated West Elk Street, thence east along said line to the point of beginning.

The redevelopment planning process for Redevelopment Area #3 has resulted in a listing of planning and implementation recommendations. As discussed in the Blight and Substandard Determination Study, there are several existing land uses and properties in substandard condition which are nonconforming in nature, detrimental to the health, safety and general welfare of the Community and generally obsolete in respect to the development and living environment norms of today's Nebraska communities and the City of Beatrice. To eliminate these conditions and enhance private development activities within the Redevelopment Area, the City of Beatrice will need to consider the following general planning and redevelopment actions:

- * Encourage removal and replacement of *substantially* dilapidated and substandard structures within the Redevelopment Area;
- * Rehabilitation of residential, public, commercial and industrial properties that are cost effective to revitalize;
- * Provide incentives for existing businesses within the Redevelopment Area to expand in place and/or make needed improvements to their properties.
- * Improve public infrastructure to better service portions of the Area that have age and/or condition related problems, or are lacking appropriate utilities;
- * Identify suitable locations along the Court Street Corridor for expanded retail commercial uses, possibly to include a future neighborhood grocery store, and/or a convenience store with an expanded grocery section.

- * Promote the development of appropriate single and multifamily residential dwellings upon both individual lots and larger tracts of vacant land. Review the City's Future Land Use Plan for appropriate locations of each housing type.
- * Improve overall efficiency of vehicular circulation within the Redevelopment Area. Recent changes included reducing Court Street from a four lane street to two lanes with a center turn lane;
- * Develop new and improve existing safe pedestrian routes across the Highway 136 corridor. Additionally, require all new construction to install sidewalks to improve pedestrian safety throughout the Redevelopment Area;
- * Develop a plan for screening and/or buffering of industrial outside storage areas from residential and commercial land uses; and
- * Promote the development of value added agricultural industries that will provide added economic opportunities for locally grown agricultural products.

Implementation

Both a time-line and budget should be developed for the implementation of the Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available to the City. A reasonable time-line to complete the redevelopment activities identified in the Plan would be 7 to 10 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed redevelopment activities. These include city and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in the Redevelopment Area is deemed to be an essential and integral element of the Redevelopment Area and use of TIF in connection with such projects is contemplated by the Plan and such designation and use of TIF will not constitute a substantial modification to the Plan.

The City agrees, when approving the Plan, to the utilization of TIF by the Beatrice Community Redevelopment Authority for redevelopment projects and agrees to pledge the taxes generated in redevelopment projects for such purposes in accordance with the Act.

Any redevelopment program receiving TIF is subject to a cost benefit analysis. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of Beatrice and Gage County. Proposed redevelopment projects using TIF must meet the cost benefit analysis and the "But for" test. Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in the community.

1. Future Land Use Patterns

The existing land use patterns within Redevelopment Area #3 were depicted and described in detail in the Blight and Substandard Determination Study. In general, Redevelopment Area #3 consists of several land use types. The primary existing land uses are single-family residential, industrial, commercial, vacant and public. The field survey identifies properties and structures in substandard condition, as well as vacant lands that have remained undeveloped in spite of available utilities.

Illustration 5, the Future Land Use Plan, represents an effort to encourage land uses that stimulates future growth opportunities in the Redevelopment Area, while creating compatible land uses resulting in the efficient use of the physical features of the landscape. The recommended future land use classifications are generally in conformance with "The Beatrice Comprehensive Plan - 2009."

In **Illustration 5**, commercial land uses are planned to remain in their current locations along the primary transportation corridor, Court Street (Highway 136). Industrial uses are primarily proposed to be assimilated into the "Highway" commercial uses along the Court Street Corridor, west of Abbott Street. Commercial uses that are more "residential" oriented, exist at the Court and Sumner Street intersection. An expanded area comprised of vacant lots and dwellings could be demolished due to extensive deterioration.

The private sector has not been attracted to these areas without public incentive programs such as Tax Increment Financing and Community Development Block Grants. Much of the east / northeastern portion of the Redevelopment Area is included in a 100-year flood plain in which no elevation data is available. The Flood Plain Map is based upon an old "Flood Prone Area Map." Once finalized, Redevelopment Area #3 will provide the mechanism by which these public programs can be made available to the City of Beatrice.

The region between the two commercial areas along Court Street, generally between Abbott and Sumner Streets, is planned to remain residential in character, although the density is recommended to increase to multifamily.

The region between the two commercial areas along Court Street, generally between Abbott and Sumner Streets, is planned to remain residential in character, although the density is recommended to increase to multifamily. Additionally, multifamily uses are targeted in parcels located south of the commercial corridor, generally along the north side of Mary Street, either side of Bell Street, and the west side of Sherman Street. These multifamily uses are planned as buffering mechanisms to lessen the impact of the commercial corridor (Court Street) upon single family neighborhood areas to the north and south. Multifamily residential uses are recommended to be located in a variety of other locations, such as north of Montgomery Avenue and along the west side of vacated Bluff Street, for its proximity to Riverside Park.

Lastly, areas beyond the current Corporate Limits of Beatrice, along both sides of Highway 4, north of Garden Street, are recommended as a buffer between the Highway corridor and single family areas east and west of the corridor. Lastly, areas in the northwestern and extreme southern portion of the Redevelopment Area, along the eastern side of Highway 4, across from the Southeast Community College, are also planned for single and multifamily residential uses.

Future Generalized Land Use Map

Blight/Substandard Determination Study and Redevelopment Plan

Redevelopment Area #3

Beatrice, Nebraska

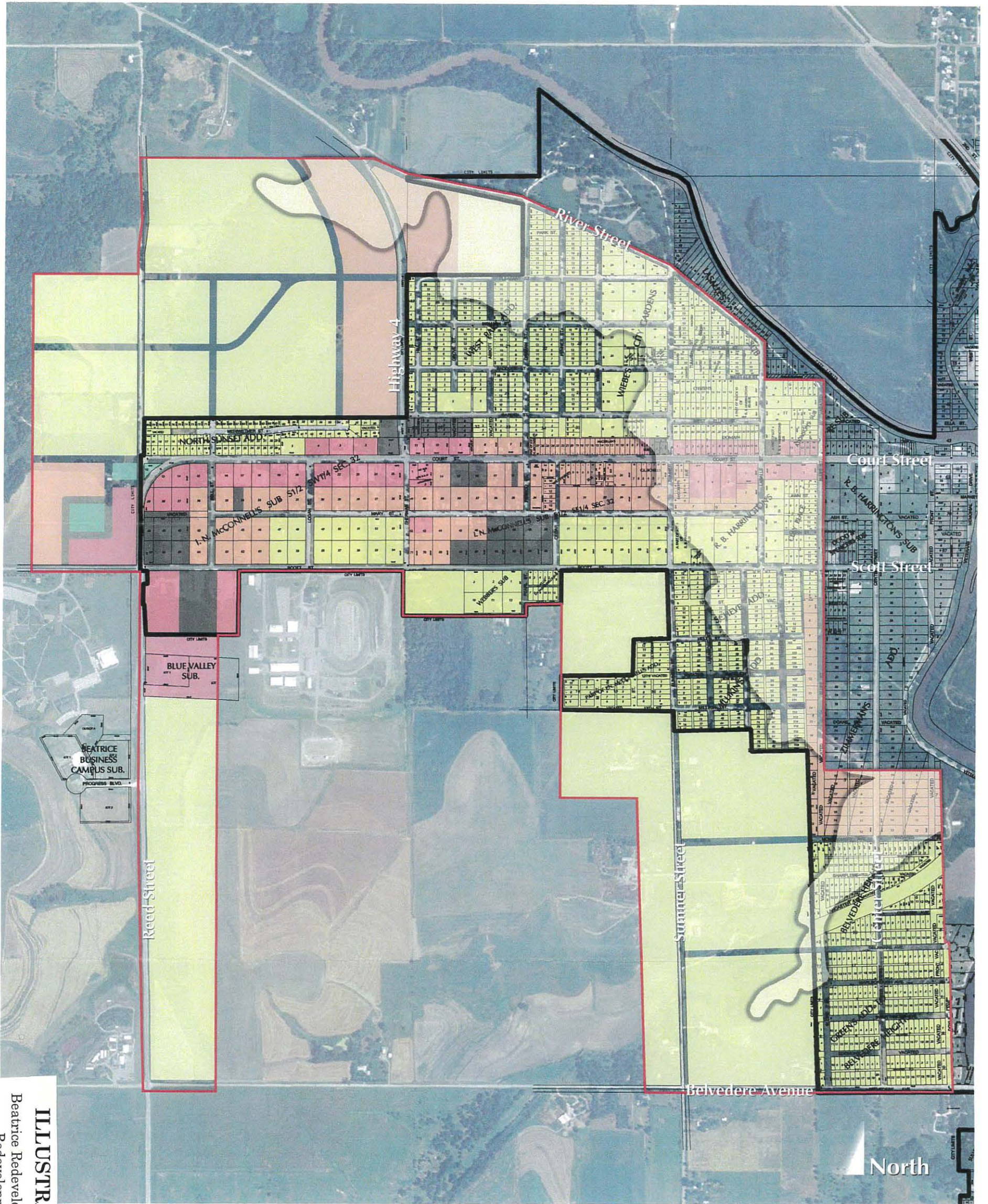


ILLUSTRATION 5

Beatrice Redevelopment Area #3
Redevelopment Plan

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2. Future Zoning Districts

The recommended future Zoning Districts Map for the Redevelopment Area #3 is identified in **Illustration 6**. Areas are generally in conformance with the Comprehensive Plan 2001 Update and specifically with the proposed Future Land Use Plan, **Illustration 5** of this Redevelopment Plan.

Nearly all lands proposed for residential use throughout the Redevelopment Area, are currently zoned as R-4 Multifamily Residential. As identified in **Illustration 3** of the Blight/Substandard Determination Study, the current **Official Zoning Map**, only a small portion of the southeast corner of the Redevelopment Area has lands currently zoned as R-2 Single Family Residential. The Future Land Use Plan, **Illustration 5**, utilizes much more single family residential uses to the north and south of the mixed use Court Street (Highway 4/136) corridor. Single family residential uses are the primary developed land use type in these sparsely developed neighborhoods. Conversely, the Future Land Use Plan, contained within this document, advocates the use of multifamily residential uses as buffering mechanisms, both within and adjacent the Court Street commercial corridor.

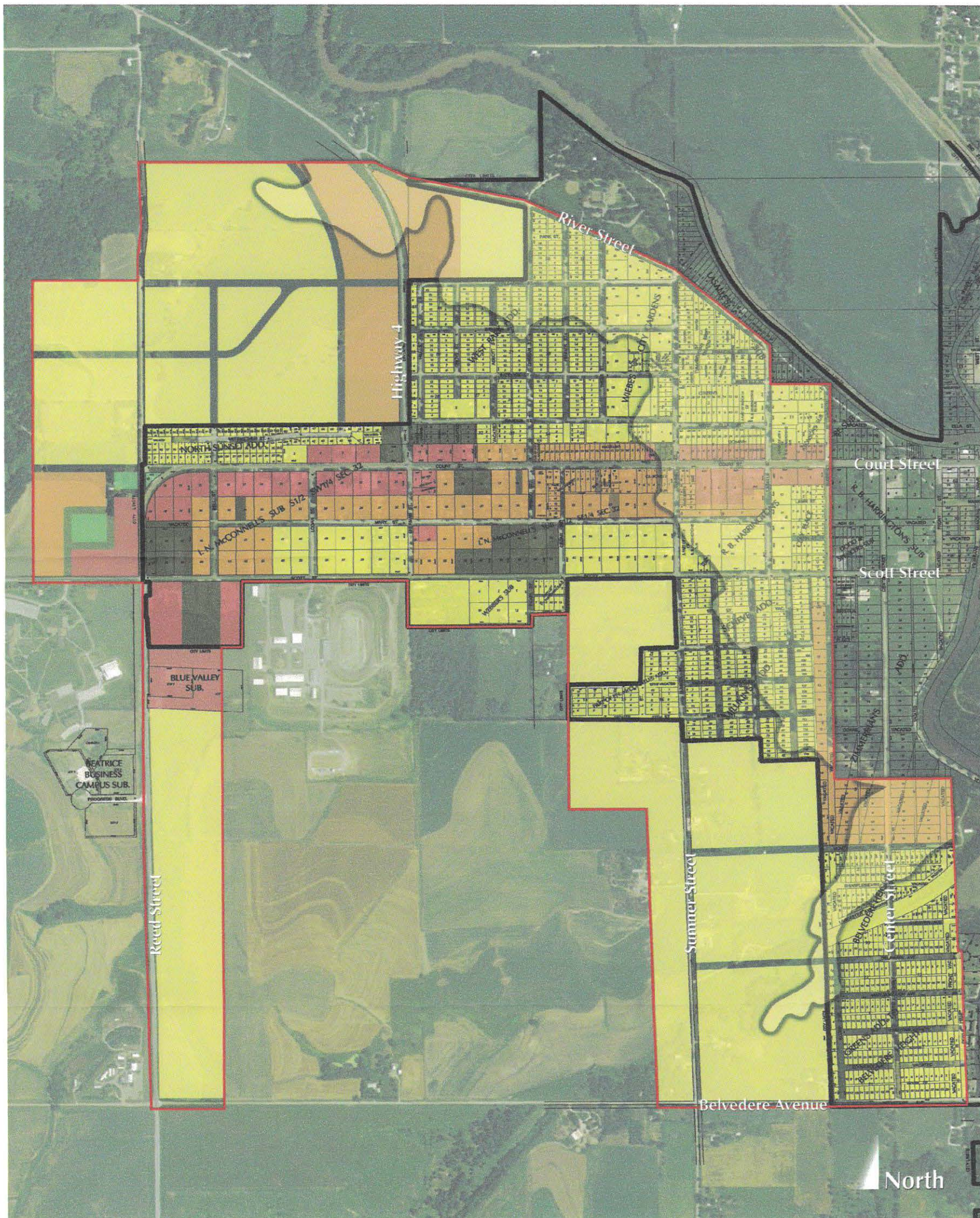
As identified in **Illustration 6**, commercial uses are planned as GC General Commercial zoning districts at both the east and west ends of the Court Street Corridor. The middle portion of the corridor, generally between Abbott Avenue and Sumner Street is recommended to be zoned R-4 Multifamily Residential, in conformance with the Future Land Use Plan. Additionally R-4 zoning is utilized along the north side of Mary Street, between Bell and Laselle Street, either side of Bell Street - south to Scott Street, and east of Sherman Street to the Public School property. Beyond the Court Street Corridor, R-4 Multifamily uses are located along the Highway 4 Corridor heading northwest out of Beatrice and at the southern portion of the Riverside Park, south to vacated Montgomery Avenue. All other portions of the Redevelopment Area are recommended to be zoned R-2 Single Family Residential.

The above recommendations are proposed to be in conformance with the Future Land Use Plan, **Illustration 5**, all in an effort to support existing building types and maintain the integrity of the residential neighborhoods.

Future Generalized Land Use Map

Blight/Substandard Determination Study and Redevelopment Plan Redevelopment Area #3 Beatrice, Nebraska

- | | |
|--|--|
| <ul style="list-style-type: none"> Vacant Parks & Recreation Public & Quasi-Public Single Family Residential | <ul style="list-style-type: none"> Multi-Family Residential Mobile Home Commercial Flood Plain |
|--|--|



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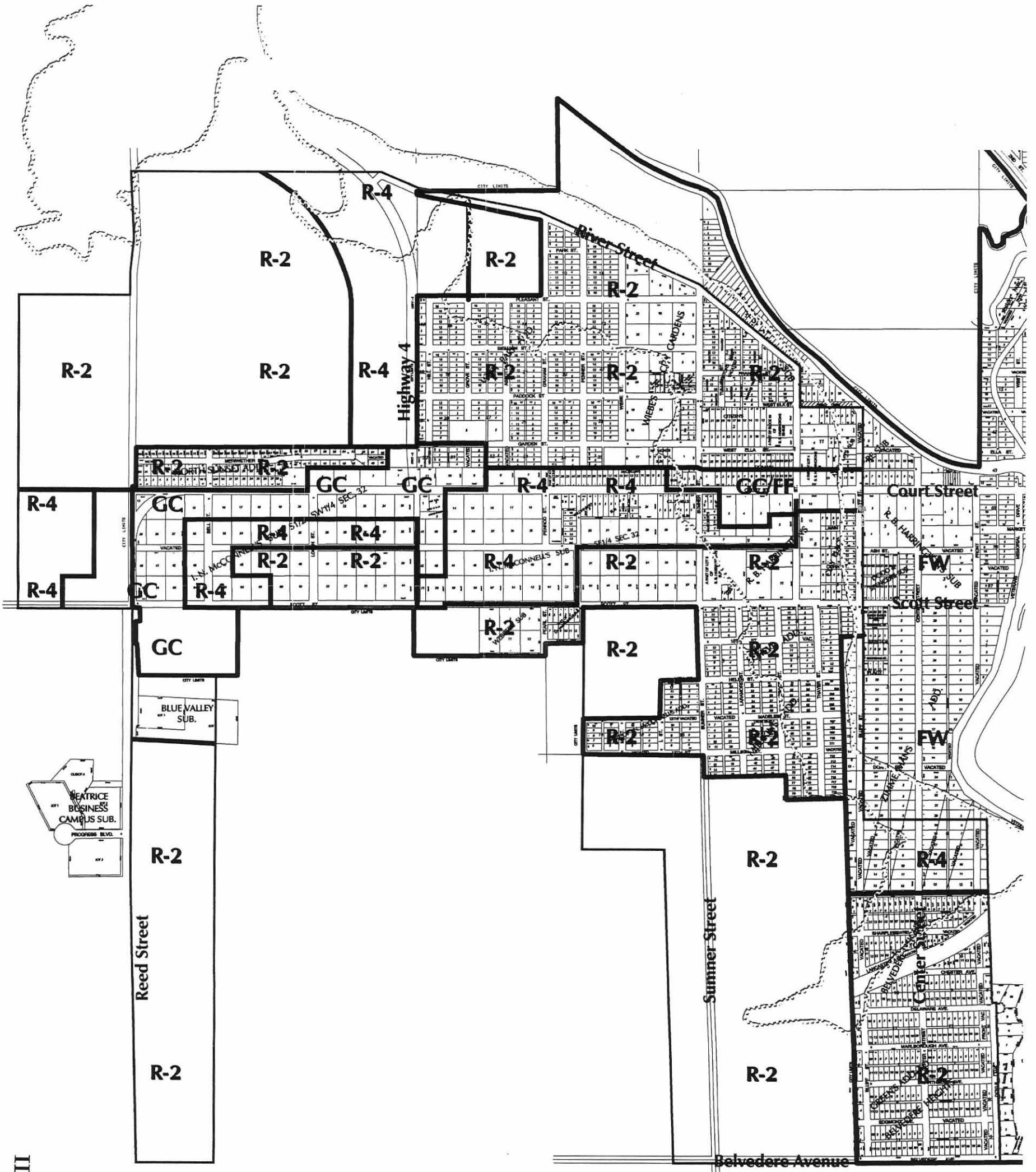
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Future Zoning Map

Blight/Substandard Determination Study and Redevelopment Plan Redevelopment Area #3 Beatrice, Nebraska

AG	Agricultural District	R-3	Urban Family Residential
AG/FF	AG/Floodway Fringe	R-4	Multi Family Residential
R-2	Single Family Residential	R-4/FF	M F R/Floodway Fringe
R-2/FF	SF/Floodway Fringe	FW	Floodway District



North

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ILLUSTRATION 6

Beatrice Redevelopment Area #3
Redevelopment Plan

3. Recommended Public Improvements

The primary purpose for a Redevelopment Plan, accompanied with the preceding Blight and Substandard Determination Study, is to allow for the use of public financing in a specific area. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the Redevelopment Area. The most common form of public improvements occur with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the Redevelopment Area #3 are street improvements, sidewalks, the need for improvements to underground water, and sanitary sewer systems.

Streets throughout the Redevelopment Area are generally in good to excellent condition with just 28.5 percent of the parcels fronting on streets identified as either being in "fair" or "poor" condition. Furthermore, 170 parcels front on gravel surfaced streets in need of hard surfacing. A total of 652 parcels (37.4%), or 244 parcels, have no sidewalks adjacent the property. Furthermore, 20 percent of the parcels in the Redevelopment Area have sidewalks in "fair" or "poor" condition. A planned program of sidewalk improvement should be established in Redevelopment Area #3 in conjunction with improvements planned within the One- and Six Year Road Plan and the City's Capital Improvement Program. This process would allow Community Development Block Grants and Tax Increment Financing to be used to finance public improvements.

Aging water, storm water and sanitary sewer systems in developed portions of the Redevelopment Area are and will continue to present maintenance and repair problems. As identified in the Blight and Substandard Determination Study, underground infrastructure in Redevelopment Area #3 is approximately 60 to 80 years of age. The advanced age of these utility systems will necessitate replacement in the near future (See **Illustration 7**).

An extension of all necessary infrastructure will be needed to facilitate the development of vacant lands throughout both developed portions of the Redevelopment Area within the Corporate Limits, and large vacant tracts of land, currently, beyond the Corporate Limits. Redevelopment Planning tools such as Tax Increment Financing, will provide incentives to facilitate development. As identified in the City's current Comprehensive Plan, Beatrice should identify regions of greatest priority and budget for selective reconstruction projects. Tax Increment Financing can serve as a valuable source of additional monies to defer the cost of reconstruction projects within the Redevelopment Area #3. The Community Development Block Program is one example of State and Federal programs that become economically viable in designated Blighted and Substandard areas. Pooling of local private and public monies with sources of State and Federal funding programs can reduce the costs associated with expensive infrastructure repairs and or replacement.

Public Improvements Map

Blight/Substandard Determination Study and Redevelopment Plan

Redevelopment Area #3

Beatrice, Nebraska



Street / Sidewalk Paving

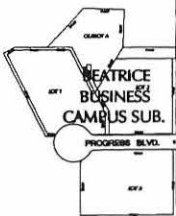
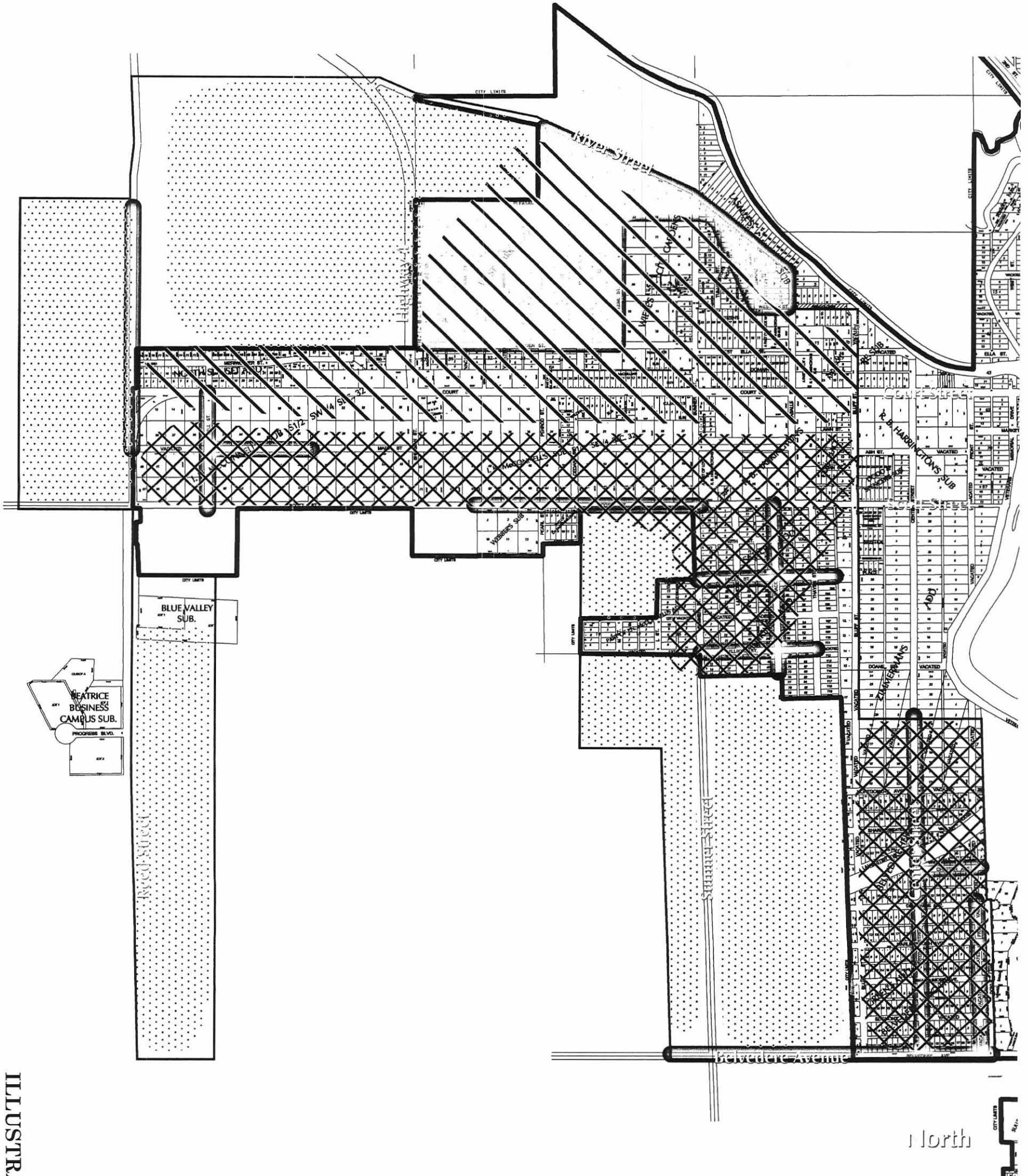


Undeveloped Areas beyond the corporate limits needing all infrastructure



Up to 75% of the Northern Area in need of new 6" dia. water mains. Extend mains to areas currently lacking water service.

Replace all 4" water mains with new 6" dia. mains. Extend mains to areas currently lacking water service.



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ILLUSTRATION 7

Beatrice Redevelopment Area #3
 Redevelopment Plan

Conclusions

A design improvement program should call attention to Redevelopment Area #3 in the City of Beatrice, with emphasis upon serving Beatrice residents, as well as highway travelers. The role of Redevelopment Area #3 as a developing commercial corridor with public and recreation facilities will foster an appreciation for its image, character and uniqueness in Beatrice.

A successful Redevelopment Plan for Redevelopment Area #3 should guide redevelopment and development opportunities, while basing the viability of this southwestern Area as a residential and commercial service area. New construction should not imitate existing styles or characteristics, but rather be compatible by similar materials, colors and heights exhibited by existing structures within, and adjacent to, Redevelopment Area #3.

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

The following identifies estimated costs for the improvement of various infrastructure features in Redevelopment Area #3.

Normal Street Replacement

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

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

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

Ramped Curb Cuts

\$1,250 each

This Redevelopment Plan addresses numerous community and economic development activities for Redevelopment Area #3 in Beatrice, Nebraska. The major components of this Redevelopment Plan will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this Redevelopment Plan. Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

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

Private Foundations

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