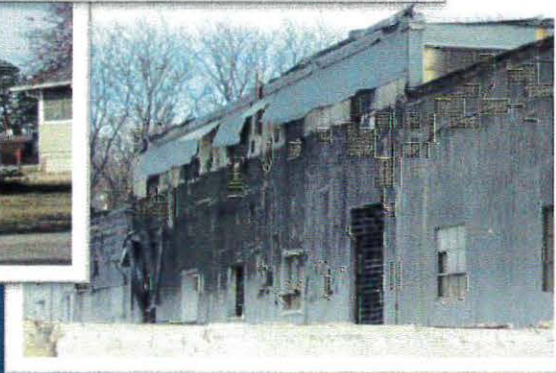


**BLIGHT & SUBSTANDARD DETERMINATION STUDY &
GENERAL REDEVELOPMENT PLAN
REDEVELOPMENT AREA #4**

BEATRICE, NEBRASKA



PREPARED FOR:
City of Beatrice, Nebraska

PREPARED BY:
HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

**Lincoln, Nebraska* 402.464.5383 **

"It pays to hire a Professional Planner."

FEBRUARY, 2012

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** Becky Hanna, Tim Keelan, Lonnie Dickson, AICP & Keith Carl **

Beatrice, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #4

BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the designated **Redevelopment Area #4** in Beatrice, Nebraska. The results of this **Study** will assist the City in declaring **Redevelopment Area #4** as both **blighted and substandard**.

Location – General Description

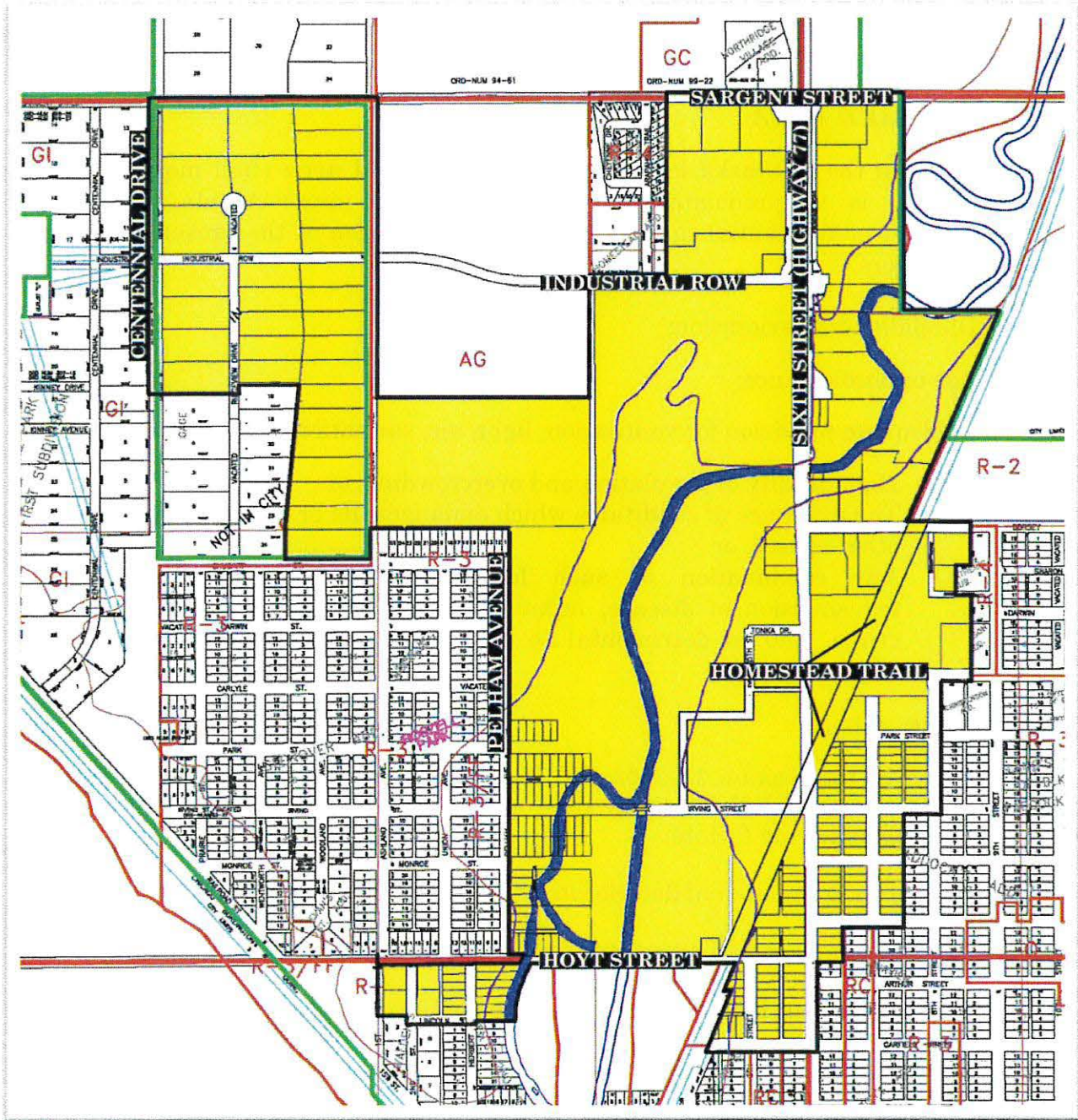
The **Redevelopment Area** contains an estimated **354 acres**. Notable landmarks within the **Redevelopment Area** include portions of the 6th Street (Highway 77) Corridor, Homestead Hiking and Biking Trail, Gage County Industrial park, Christenson Field and Indian Creek Mall. The **Redevelopment Area** is comprised of vacant land, parks/recreation, public/quasi-public, residential, commercial and industrial land uses. The **Redevelopment Area** includes the following Additions, Subdivisions, annexations and associated public Rights-Of-Way to the City of Beatrice and adjacent land outside the Corporate Limits:

- Walden’s Subdivision.
 - Lots 1, 2, 10 & 11.
- Walden’s 2nd Subdivision.
 - Block 1, Lots 1-7.
 - Block 2.
- B. Weston’s 2nd Addition.
 - Blocks 1 & 2.
- Paddock’s Addition.
 - Blocks 4-6.
 - Block 7, Lots 6-10.
 - Block 18, Lots 7-12.
 - Blocks 19, 20 & 21.
- Fairview.
 - Block 7, Lots 9-12.
- Knapp’s Addition.
- Christenson 3rd Addition.
 - Western 2/3 of Addition.
- Oldfather’s Subdivision.
 - Lot 2.
- Oldfather’s 2nd Subdivision
- Fletcher’s Addition
 - Lots 1-11.
- Brenan’s Addition
- Glenover Addition.
 - Blocks 24, 37 & 38.
- Christenson Field.
- Berke’s 1st, 2nd & 3rd Additions.
- Mead’s 1st Addition.
 - Lots 1 & 2.
- Belding Addition.
- Koenig Addition.
- Sargent’s Addition.
- Indian Creek Mall.
- Frantz Addition.
- North Noddle Addition.
- Gage County Industrial Park
 - Block 1, Lots 1-17
 - Block 2
 - Block 3, Lots 6-9
- Land Annexed by Ordinance #98-44
 - Approx. 27 Acre lot zoned “GI,” east
 - of Ashland Avenue.
- Land Annexed by Ordinance #08-17
 - South of Industrial Row, Excluding
 - land zoned “AG.”
- Land Annexed by Ordinance #09-038
- Land Annexed by Ordinance #09-046

Illustration 1, Context Map, identifies the location of **Redevelopment Area #4**.

CONTEXT MAP

REDEVELOPMENT AREA #4
BEATRICE, NEBRASKA



 Redevelopment Area #4

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ILLUSTRATION 1

Beatrice, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #4

This **blight and substandard evaluation** included a detailed **exterior structural survey of 156 structures**, a parcel-by-parcel field inventory, conversations with City of Beatrice staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

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 the following factors:

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.

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 the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, small diameter of water mains;
5. Deterioration of site or other improvements due to nearly 40 percent of the parcels having overall site conditions rated as "fair";
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 **blight and substandard**, this evaluation was made on the basis that existing **Blight 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 **Blight and Substandard Factors** throughout **Redevelopment Area #4** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, Redevelopment Area #4 is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

Of the Four Substandard Factors, set forth in the Nebraska Community Development Law, two Factors represent a "strong presence," while two Factors represent a "reasonable presence" in Redevelopment Area #4. The Substandard Factors present in the Redevelopment Area are reasonably distributed throughout the Area.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #4
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., 2012

Strong Presence of Factor –

Based on the results of a parcel-by-parcel field survey analysis, approximately 89 buildings, or 57 percent of the 156 total buildings were **40+ years of age** (built prior to 1972). The Factor of **Age or Obsolescence** was a **strong presence** throughout 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 **Redevelopment Area #4**. The primary contributing **Factors** included wooden buildings and masonry buildings with wooden structural components, deteriorating buildings and parcels fronting on privately owned streets in "fair" to "poor" condition.

Reasonable Presence of Factor –

The results of the field survey identified 42 structures, or 26.9 percent of the 156 total structures in **Redevelopment Area #4** as *Deteriorating or Dilapidated*. This **Factor** was of a **reasonable presence** throughout the **Area**.

The conditions which result in *inadequate provision for ventilation, light, air, sanitation or open space* was a **reasonable presence** throughout the **Redevelopment Area**. Water and sewer mains in portions of the Area are approaching 50 years of age and are undersized by today's development requirements. As these utility mains continue to age, they will require more frequent maintenance and/or replacement.

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

1. Aging structures;
2. Dilapidated/deteriorated industrial and residential structures;
3. Streets and parking areas that are deteriorating, in poor condition and a threat to motor vehicles and pedestrians;
3. "Fair" to "Poor" overall site conditions;
4. Frame buildings and wooden structural components in masonry buildings as potential fire hazards;
5. Average age of commercial and residential structures being 40+ years of age; and

BLIGHT FACTORS

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, nine represented a “strong presence” in the Area, while one represented a “reasonable presence” in Redevelopment Area #4. The Factor “tax or special assessment excluding the fair value of land,” was of little or “no presence” and “defective or unusual condition of title,” was not reviewed. All Blight Factors are reasonably distributed throughout the Redevelopment Area.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #4
BEATRICE, NEBRASKA**

1.	A substantial number of deteriorated or dilapidated 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.	Defective or unusual condition of title.	NR
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	○
	NR = Not Reviewed	NR
	Source: Hanna:Keelan Associates, P.C., 2012	

Strong Presence of Factor –

Defective or inadequate street layout was a **strong presence** in the **Redevelopment Area**. This **Factor** relates to local streets being in “fair” to “poor” condition and the condition or lack of associated sidewalks.

Faulty lot layout existed as a **strong presence** throughout the **Redevelopment Area**. Conditions contributing to the presence of this **Factor** included inadequate lot sizes, platted lots of irregular shapes and platted lots within the Indian Creek floodway.

Insanitary or unsafe conditions were a **strong presence** throughout the **Redevelopment Area**. Contributing to this **Factor** was 49.1 percent of the total 171 parcels having “fair” to “poor” overall site conditions and aging or undersized water and sewer mains in portions of the Area.

Deterioration of site or other improvements was a **strong presence** throughout the **Redevelopment Area**. Approximately 49.1 percent of the total 171 parcels having “fair” to “poor” overall site conditions.

Diversity of ownership was a **strong presence** throughout the **Redevelopment Area**. Research identified **119 individual owners of land and buildings** throughout **Redevelopment Area #4**.

Improper subdivision or obsolete platting was a **strong presence** throughout the **Redevelopment Area**. Due to the incremental development of irregular tracts of land without adhering to proper planning procedures, as per today’s planning standards.

The *existence of conditions which endanger life or property* by fire or other causes was a **strong presence** throughout the **Redevelopment Area**. Approximately 57 percent of the 156 total structures were 40+ years of age, while 49.1 percent of the parcels had “fair” to “poor” overall site condition. Additionally, the oldest portions of **Redevelopment Area #4**, located south of Hoyt Street, had water and sanitary sewer mains approaching 50+ years of age.

In regards to *other environmental and blighting factors*, the presence of economically and functionally obsolescent land uses was a strong presence throughout the **Redevelopment Area**.

One of the Required Five Additional Blight Factors has a strong presence throughout the **Redevelopment Area**. Based on the field survey analysis, the estimated average age of commercial buildings is 41.1 years, while the average age of residential structures are estimated to be 80.1 years.

Reasonable Presence of Factor –

Deteriorated or dilapidated structures were a **reasonable presence** in the **Redevelopment Area**. A total of 26.9 percent of the 156 structures were found to be deteriorated or dilapidated.



Conclusion

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, 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 **Redevelopment Area #4** as "substandard" and "blighted."

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



Beatrice, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #4

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 **Redevelopment Area #4** 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), a **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

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 this **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 City Council of Beatrice (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 **Redevelopment Area #4**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated **areas of blight and substandard conditions** and expanding the areas arbitrarily into non-blighted/substandard 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 inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

THE STUDY AREA

Location – General Description

The purpose of this **Study** is to determine whether all or part of **Redevelopment Area #4** 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 **Redevelopment Area** contains an estimated **354 acres**. Notable landmarks within the **Redevelopment Area** include portions of the 6th Street (Highway 77) Corridor, Homestead Hiking and Biking Trail, Gage County Industrial Park, Christenson Field and Indian Creek Mall. The **Redevelopment Area** is comprised of vacant land, parks/recreation, public/quasi-public, residential, commercial and industrial land uses. The **Redevelopment Area** includes the following Additions, Subdivisions, annexations and associated public Rights-Of-Way to the City of Beatrice and adjacent land outside the Corporate Limits:

- Walden’s Subdivision.
 - Lots 1, 2, 10 & 11.
- Walden’s 2nd Subdivision.
 - Block 1, Lots 1-7.
 - Block 2.
- B. Weston’s 2nd Addition.
 - Blocks 1 & 2.
- Paddock’s Addition.
 - Blocks 4-6.
 - Block 7, Lots 6-10.
 - Block 18, Lots 7-12.
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- Knapp’s Addition.
- Christenson 3rd Addition.
 - Western 2/3 of Addition.
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 - Blocks 24, 37 & 38.
- Christenson Field.
- Berke’s 1st, 2nd & 3rd Additions.
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 - Lots 1 & 2.
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- Indian Creek Mall.
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- Land Annexed by Ordinance #98-44
 - Approx. 27 Acre lot zoned “GI,” east
 - of Ashland Avenue.
- Land Annexed by Ordinance #08-17
 - South of Industrial Row, Excluding
 - land zoned “AG.”
- Land Annexed by Ordinance #09-038
- Land Annexed by Ordinance #09-046

Illustration 1, Context Map, identifies the location of **Redevelopment Area #4** in relation to the City of Beatrice. The primary streets and roads within the **Redevelopment Area** include 6th Street (Highway 77), Hoyt Street and Industrial Row.

Major land uses in **Redevelopment Area #4** consist, primarily, of single family residential, commercial, industrial, parks/recreation and public/quasi-public lands. These land uses are highlighted in **Illustration 2**. The **Redevelopment Area** contains an estimated 354 acres, of which approximately 60.2 percent of the **Area** has been developed. Approximately half of the vacant land within the **Area** is associated with the Indian Creek floodway, floodway fringe and associated creek beds.

Table 3 identifies the **existing land uses** within **Redevelopment Area #4**, in terms of number of acres and percentage of total for all existing land uses.

**TABLE 3
EXISTING LAND USES
REDEVELOPMENT AREA #4
BEATRICE, NEBRASKA**

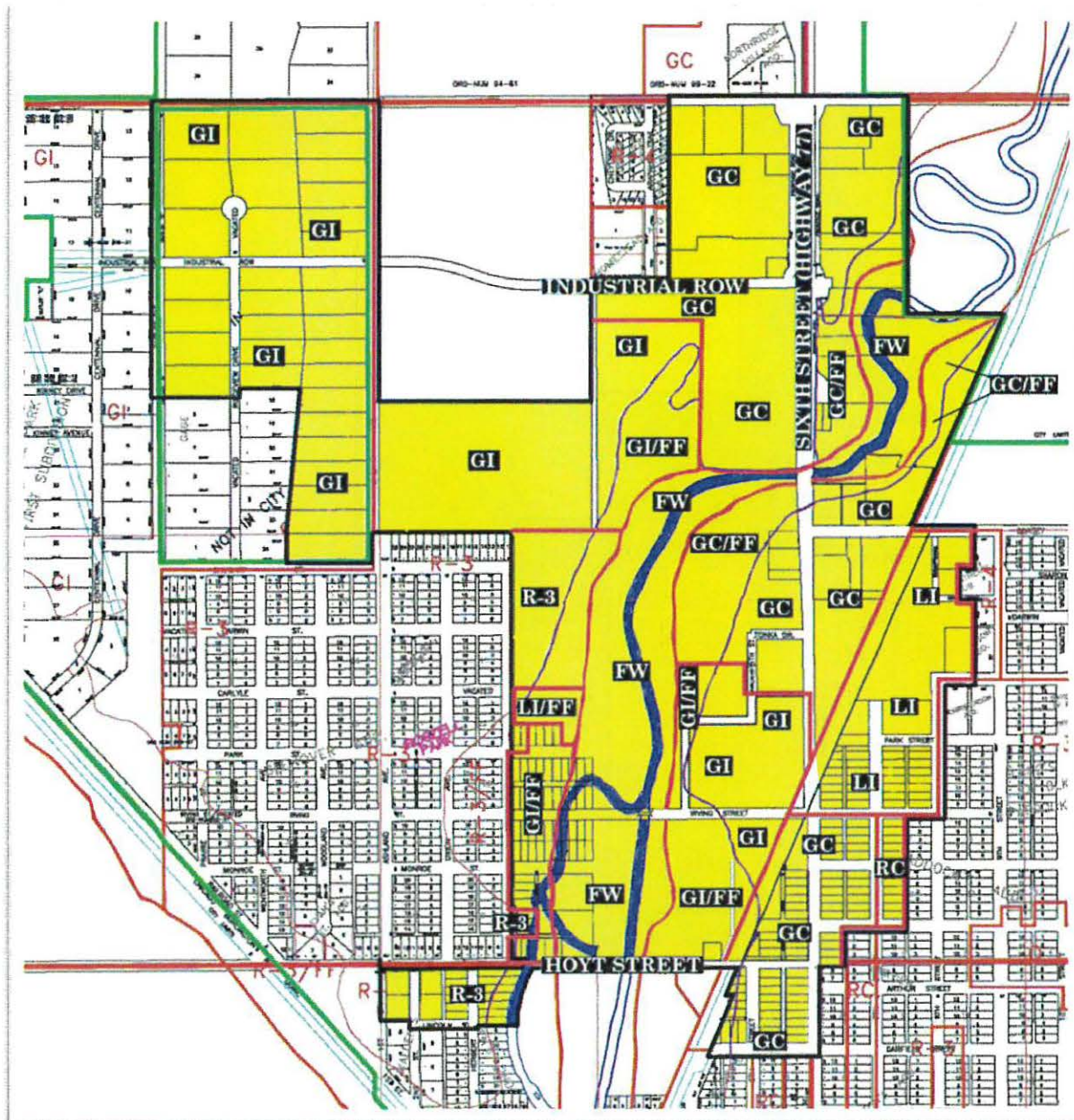
<u>LAND USE</u>	<u>ACRES</u>	<u>PERCENT</u>
Public/Quasi-Public	7.4	2.1%
Parks and Recreation	19.5	5.5%
Single Family Residential	9.3	2.6%
Mobile Home	0.6	0.1%
Commercial	67.6	19.2%
Industrial	85.5	24.1%
<u>Streets R.O.W</u>	<u>23.1</u>	<u>6.6%</u>
Total Land Developed	213	60.2%
<u>Vacant (Developable & Undevelopable)</u>	<u>141</u>	<u>39.8%</u>
Total Area	354	100.0%

Source: Hanna:Keelan Associates, P.C., 2012

Illustration 3 identifies the existing **Zoning Classifications** within **Redevelopment Area #4**, which is located within and adjacent to the current Corporate Limits of the City of Beatrice. Zoning activities throughout **Redevelopment Area #4** are controlled by the City of Beatrice.

EXISTING ZONING MAP

REDEVELOPMENT AREA #4
BEATRICE, NEBRASKA



LEGEND

- GI** GENERAL INDUSTRIAL
- GI/FF** GENERAL INDUSTRIAL (FLOODWAY FRINGE OVERLAY)
- GC** GENERAL COMMERCIAL
- GC/FF** GENERAL COMMERCIAL (FLOODWAY FRINGE OVERLAY)
- LI** LIGHT INDUSTRIAL
- LI/FF** LIGHT INDUSTRIAL (FLOODWAY FRINGE OVERLAY)
- FW** FLOODWAY
- R-3** URBAN FAMILY RESIDENTIAL
- RC** RESIDENTIAL-COMMERCIAL

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ILLUSTRATION 3

Beatrice, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #4

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for **Redevelopment Area #4** included an area-wide assessment (100 percent sample) of all of the **Blight and Substandard Factors** identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. 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 November, 2011. A total of **156 structures** received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in **Redevelopment Area #4**. 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 also conducted in November, 2011. A total of **171 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 aerial photographs of all parcels in **Redevelopment Area #4** were analyzed to determine the number of property owners within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in **Redevelopment Area #4**. 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 **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in **Redevelopment Area #4** 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 **Redevelopment Area #4**, 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 **156 existing structures**, within **Redevelopment Area #4**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems examined included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts, and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps, and fire escape, and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/building.

2. **Criteria for Rating Components for Structural, Building and Architectural Systems.**

The components for the previously identified Systems were individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained, and requires no treatment outside of normal ongoing maintenance.

Minor Defect. Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. 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 considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained 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.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deteriorating-Minor. Defined as structures / buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

Dilapidated. Defined as structurally substandard structures / buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual *Exterior Rating Form* is completed for each structure/building. The results of the *Exterior Rating* of all structures/buildings are presented in a *Table format.*

Primary Components	Secondary Components
Critical = 11 pts.	Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

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.

4. Field Survey Conclusions.

The conditions of the total **156 buildings** within **Redevelopment Area #4** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Seventy-Five (75) structures were classified as structurally **sound**;
- Thirty-Nine (39) structures were classified as **deteriorating** with **minor** defects.
- Twenty-Four (24) structures were classified as **deteriorating** with **major** defects; and
- Eighteen (18) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout **Redevelopment Area #4**. Of the 156 total structures, 42 structures (26.9 percent) were either deteriorating or dilapidated to a substandard condition.

Conclusion.

The results of the structural condition survey indicate deteriorating structures are a reasonable presence throughout Redevelopment Area #4. Table 4 identifies the results of the structural rating process per building type.

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

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structure</u>	<u>Dilapidated and Deteriorating (Major)</u>
Residential	12	16	12	10	50	22
Commercial	42	10	3	4	59	7
Industrial	17	8	7	4	36	11
<u>Other*</u>	<u>4</u>	<u>5</u>	<u>2</u>	<u>0</u>	<u>11</u>	<u>2</u>
Totals	75	39	24	18	156	42
Percent	48.1%	25.0%	15.4%	11.5%	100.0%	26.9%

*Includes vacant structures.

Source: Hanna:Keelan Associates, P.C., 2012

(2) Age of Obsolescence.

As per the results of the field survey, an estimated 42 structures (26.9 percent) of the total 156 structures in **Redevelopment Area #4** were 40+ years of age, or built prior to 1972.

Conclusion.

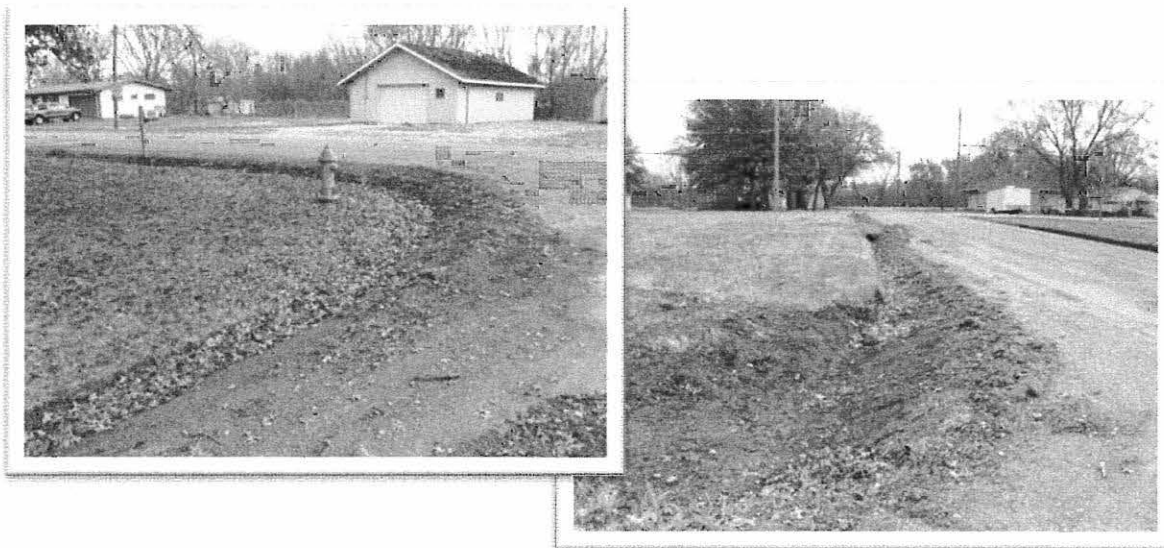
The age and obsolescence of the structures is a strong presence throughout Redevelopment Area #4.

(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 **Redevelopment Area #4**. Factors contributing to insanitary and unsafe conditions are discussed below.

As per the results of the field survey, an estimated 26.9 percent of the total 156 structures in **Redevelopment Area #4** were rated as deteriorating or dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions pose safety and sanitary problems. Wood frame buildings and masonry and corrugated steel buildings with wooden structural elements or combustible materials were found to be deteriorating or dilapidated and in need of structural repair and fire protection, or should be demolished.

Several structures throughout the **Redevelopment Area** were identified as being in a “deteriorating-major” or “dilapidated” condition. Site features, such as parking lots, sidewalks and above ground storm water drainage systems were identified as deteriorating, dilapidated, or non-existent. A number of residential parcels, specifically in the southwest portion of **Redevelopment Area #4** front on streets with open storm water drainage ditches, where several street segments have abrupt edges with steep slopes, creating a hazardous situation for automobiles and pedestrians. **Approximately 49.1 percent of the total 171 parcels were identified as having “fair” or “poor” overall site conditions.**



According to the Public Works Department, water and sewer mains in portions of **Redevelopment Area #4** are approaching 50 years of age. Water and Sewer mains along the 6th Street (Highway 77) Corridor are 12" in diameter, adequately sized by today's development standards, but were installed during the late 1960s. Residential areas within **Redevelopment Area #4** have 4" and 6" diameter water mains that are undersized by current engineering standards. A 12" water main along Sargent Street from 6th Street (Highway 77) to Ashland Road has been identified by the City as a future improvement project for the northern portion of the **Redevelopment Area**.

The Public Works Department also identified a need for the replacement of overhead and underground electrical supply lines, particularly at Indian Creek Mall and along Dorsey Street. These electrical lines were identified as being approximately 45 to 55 years of age.

As these segments continue to age over time, upkeep and maintenance of these public supply lines are anticipated to be more frequent.

Public Works also identified the need for improved flood control and drainage of the Indian Creek environs. The Creek, floodway and flood fringe make up a large portion of **Redevelopment Area #4**.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #4 is a reasonable presence to constitute a Substandard Factor.

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

1. **Building Elements that are Combustible.**

There are wood-framed buildings and masonry and corrugated steel buildings containing combustible or wooden elements and fixtures, located throughout **Redevelopment Area #4**. The majority of buildings that are deteriorating or dilapidated are single family homes that have not been adequately maintained. These structures will require extensive rehabilitation, or should be targeted for replacement or removal. **Approximately 42 buildings, or 26.9 percent of the total 156 buildings have been determined to be deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

According to the Public Works Department, water and sewer mains in portions of **Redevelopment Area #4** are approaching 50 years of age. Water and Sewer mains along the 6th Street (Highway 77) Corridor are 12" in diameter, adequately sized by today's development standards, but were installed during the late 1960s. Residential areas within **Redevelopment Area #4** have 4" and 6" diameter water mains that are undersized by current engineering standards. A 12" water main along Sargent Street from 6th Street (Highway 77) to Ashland Road was identified as a future improvement project for the northern portion of the **Redevelopment Area**.

The Public Works Department also identified a need for the replacement of overhead and underground electrical supply lines, particularly at Indian Creek Mall and along Dorsey Street. These electrical lines were identified as being approximately 45 to 55 years of age.

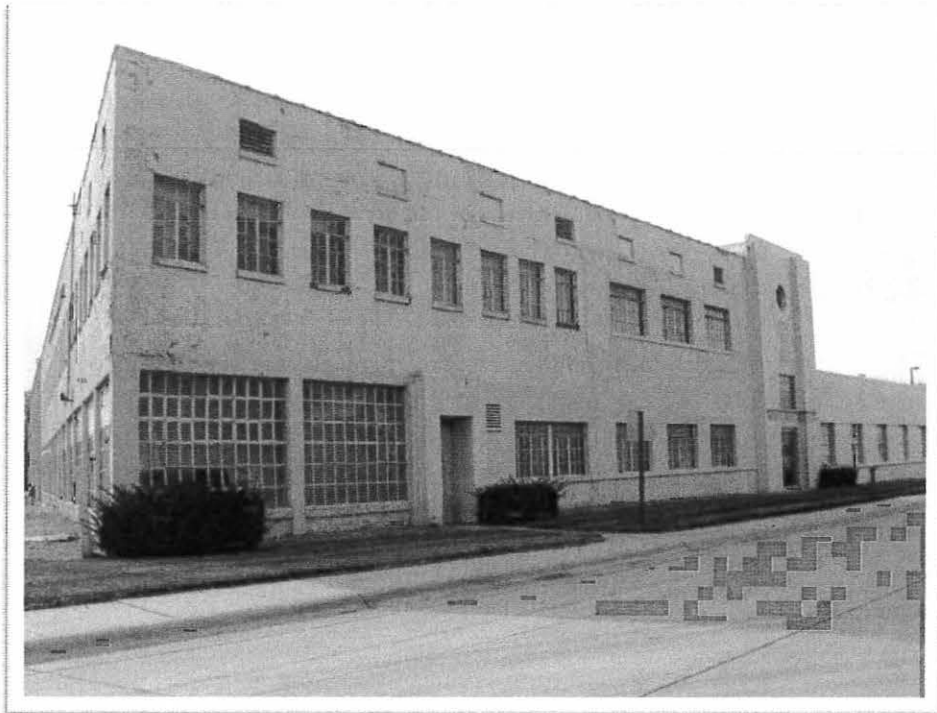
Specific data relating to **Redevelopment Area #4** is discussed in the following paragraphs.

Approximately 89 structures (57 percent) of the total 156 structures in **Redevelopment Area #4** were built prior to 1972, thus 40+ years of age. Wood frame buildings and masonry and corrugated steel buildings containing combustible or wooden elements and fixtures are located throughout the **Redevelopment Area**, many of which are deteriorating or dilapidated and are in need of structural repair, replacement or fire protection.

Overall site conditions of properties throughout **Redevelopment Area #4** were generally found to be in “fair” to “poor” condition. The field survey determined that 43 parcels, or 25.1 percent of the total 171 parcels were found to be in “fair” condition and an additional 41 parcels, or 24 percent were determined to be in “poor” condition. **This overall condition rating combines for a total of 49.1 percent of the parcels being in “fair” or “poor” condition.** Generally, conditions combining for this determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence throughout Redevelopment Area #4.



Beatrice, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #4

BLIGHT 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 **Redevelopment Area #4**, 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 **156 existing structures**, within **Redevelopment Area #4**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems to be examined will include the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts, and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps, and fire escape, and driveways and site conditions.

The evaluation of each individual parcel of land includes the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/building.

2. **Criteria for Rating Components for Structural, Building and Architectural Systems.**

The components for the previously identified Systems, are individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained, and requires no treatment outside of normal ongoing maintenance.

Minor Defect. Component that contained minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. 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 considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained 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.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points**.

Deteriorating-Minor. Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points**.

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points**.

Dilapidated. Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points**.

An individual **Exterior Rating Form** is completed for each structure/building. The results of the **Exterior Rating** of all structures/buildings are presented in a **Table format**.

Primary Components	Secondary Components
Critical = 11 pts.	Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

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.

4. Field Survey Conclusions.

The conditions of the total **156 buildings** within **Redevelopment Area #4** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Seventy-Five (75) structures were classified as structurally **sound**;
- Thirty-Nine (39) structures were classified as **deteriorating** with **minor** defects.
- Twenty-Four (24) structures were classified as **deteriorating** with **major** defects; and
- Eighteen (18) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout **Redevelopment Area #4**. Approximately 42 (26.9 percent) of the total 156 structures were either deteriorating or dilapidated to a substandard condition.

Conclusion.

The results of the structural condition survey indicate deteriorating structures are a reasonable presence throughout Redevelopment Area #4. Table 5 identifies the results of the structural rating process per building type.

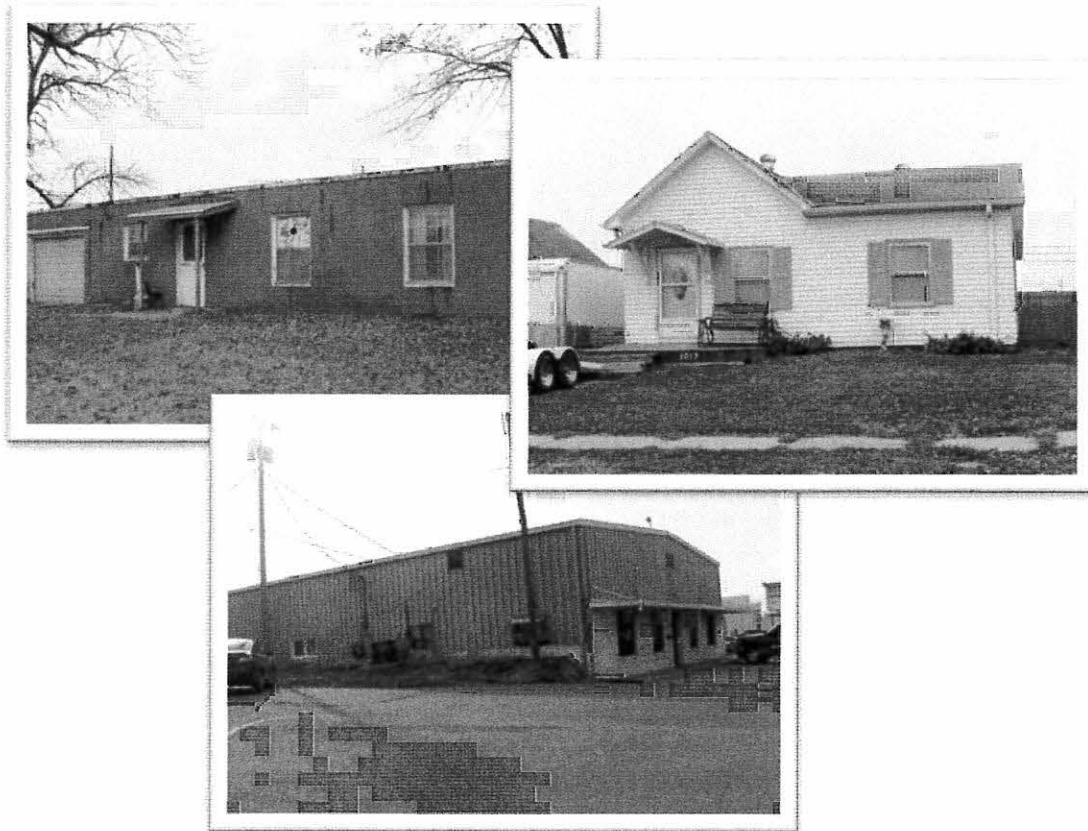
**TABLE 5
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #4
BEATRICE, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structure</u>	<u>Substandard and major Deficiency</u>
Residential	12	16	12	10	50	22
Commercial	42	10	3	4	59	7
Industrial	17	8	7	4	36	11
<u>Other*</u>	<u>4</u>	<u>5</u>	<u>2</u>	<u>0</u>	<u>11</u>	<u>2</u>
Totals	75	39	24	18	156	42
Percent	48.1%	25.0%	15.4%	11.5%	100.0%	26.9%

*Includes vacant structures.

Source: Hanna:Keelan Associates, P.C., 2012



Beatrice, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #4

(2) Existence of Defective or Inadequate Street Layout.

The street pattern within **Redevelopment Area #4** consists of a standard rectilinear grid system, which serve as connector streets to larger neighborhoods. Major roads in the **Redevelopment Area** consist of 6th Street (Highway 77), Hoyt Street and Industrial Row. Major problem conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

1. **Conditions of Streets & Parking Lots.**

The field survey rated the majority of the municipal streets as being in “good” to “excellent” condition. However, streets and privately owned parking lots were recorded as being in “fair” to “poor” condition. A total of 36 (21.3 percent) of the total 171 parcels are accessed by streets in “fair” condition and 15 (8.9 percent) of the parcels accessed by streets in “poor” condition. The parking lots in “fair” and “poor” condition are adjacent to several commercial businesses that are asphalt or concrete surfaced with severe cracking, settling and a significant amount of potholes. Streets in the southwest portion of the **Redevelopment Area** consist of an armor coat gravel surface with no curb and gutter.



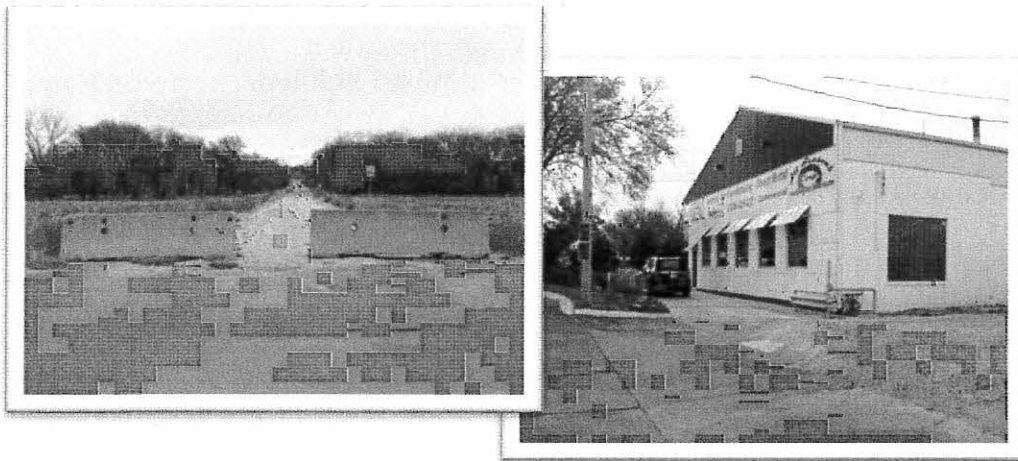
2. **Lack of Sidewalks.**

Sidewalks were lacking within portions of **Redevelopment Area #4**. A total of 88 parcels, or 51.5 percent of the total 171 parcels lacked sidewalks. Several parcels have sidewalks that are immediately adjacent the Highway and local streets. In addition, a number of sidewalks along the Highway Corridor have utility poles and fire hydrants placed within the sidewalk rights-of-way, forcing pedestrians to maneuver around these poles. Both of these hazards could potentially create a dangerous situation to pedestrian and automobile traffic.

3. Inadequate Street Layout.

A standard, rectilinear grid street layout exists in the southeastern portion of **Redevelopment Area #4**. Hoyt Street exists as the only road connection between 6th Street (Highway 77) and residential areas in the western portions of the **Redevelopment Area** that passes over Indian Creek. Irving Street, from Pelham Street to Indian Creek, is considered “vacated” due to a bridge collapse and is blocked from regular traffic use (pictured below-left).

Several businesses along the 6th Street (Highway 77) Corridor, south of Indian Creek, have individual access to the Highway, creating traffic congestion and vehicular transportation issues. In one instance, one business along the Highway Corridor can only be accessed and exited through the parking lot of another business. This exit route passes directly in front of the building and front door, creating a potentially hazardous situation for pedestrians (pictured below-right).



Conclusion.

The existence of defective or inadequate street layout in Redevelopment Area #4 is present to a strong degree and constitutes a Blighting Factor.

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

Building use and condition surveys, the review of property ownership and subdivision records and field surveys resulted in the identification of conditions associated with faulty lot layout in relation to size, adequacy and accessibility, or usefulness of land within **Redevelopment Area #4**. The problem conditions include:

1. **Irregular Tracts of Land and Adequacy Issues.**

The primary issues in the **Redevelopment Area** are irregularly developed tracts of land and platted lots located within the Indian Creek floodway and flood fringe. Some existing businesses within **Redevelopment Area #4** purchased a portion of an irregular tract of land, thereby incrementally developing land without adhering to standard subdivision procedures. The inadequacies in the development of irregular tracts of land is most evident in the lack of accessibility to individual parcels, which results in poor circulation patterns between commercial businesses in the **Area**. Only a few commercial businesses in the northeastern portion of the **Redevelopment Area** adhered to a planned subdivision process and are accessible by frontage road.

2. **Accessibility or Usefulness.**

Several residential lots in the western portion of **Redevelopment Area #4** are inaccessible due to vacated streets. Platted lots are located along the vacated Irving Street, west of Indian Creek; and along nonexistent extensions of Park and Monroe Streets, east of Pelham Street. These lots are also located in either the Indian Creek floodway or flood fringe.

Conclusion.

Faulty lot layout in relation to size, adequacy and usefulness is a strong presence throughout Redevelopment Area #4.

(4) **Insanitary and Unsafe Conditions.**

The results of the area-wide field survey, along with information retained from City Officials provided the basis for the identification of insanitary and unsafe conditions within **Redevelopment Area #4.**

1. **Age of Structures.**

The analysis of all 156 structures in **Redevelopment Area #4** identified 57 percent, or 89 structures as being 40+ years of age, or built prior to 1972. Additionally, the estimated average age of residential buildings was 80.1 years, while the average age of commercial buildings was approximately 41.1 years. The advanced age of residential and commercial structures results in the potential for deteriorating buildings and other structures with deferred maintenance.

2. **Deteriorating Buildings & Debris.**

The deteriorating or dilapidated conditions documented for the **Area** were prevalent in an estimated 26.9 percent of the existing structures. Substandard structures can become hazards that are detrimental to the health, safety and welfare of the inhabitants and the adjacent properties. A total of 30 parcels, or 17.6 percent of the total 171 parcels contained minor or major debris.

3. **Lack of Adequate Utilities.**

According to the Public Works Department, water and sewer mains in portions of **Redevelopment Area #4** are approaching 50 years of age. Water and Sewer mains along the 6th Street (Highway 77) Corridor are 12" in diameter, adequately sized by today's development standards, but were installed during the late 1960s. Residential areas within **Redevelopment Area #4** have 4" and 6" diameter water mains that are undersized by current engineering standards. A 12" water main along Sargent Street from 6th Street (Highway 77) to Ashland Road was identified as a future improvement project for the northern portion of the **Redevelopment Area.**

The Public Works Department also identified a need for the replacement of overhead and underground electrical supply lines, particularly at Indian Creek Mall and along Dorsey Street. These electrical lines were identified as being 45 to 55 years of age.

Conclusion.

Insanitary and unsafe conditions are a strong presence throughout Redevelopment Area #4.

(5) Deterioration of Site or Other Improvements.

Field observations were conducted to determine the condition of site improvements within **Redevelopment Area #4**, including arterial and local streets, storm water drainage ditches, traffic control devices and off-street parking. The **Appendix** documents the present condition of these site features. The primary problems in **Redevelopment Area #4** are age and condition of public utilities, debris and inadequate public improvements.

A total of 43 parcels, or 25.1 percent of the total 171 parcels within **Redevelopment Area #4** received an overall site condition rating of “fair”, while an additional 41 parcels, or 24 percent, received a “poor” rating. Combined, these parcels amount to an estimated 49.1 percent of the parcels in the **Area** having substandard site conditions. Conditions that lead to these findings included:

- ❑ 98 parcels, or 57.3 percent of the 171 total parcels lack sidewalks. These parcels are scattered throughout the **Redevelopment Area**.
- ❑ The field survey identified inadequate parking conditions within **Redevelopment Area #4**. Streets in portions of the **Area** lack curbs, gutters and associated sidewalks. Several commercial businesses have paved parking lots abutting the 6th Street (Highway 77) Corridor, where there is no definable sidewalk. Approximately 40.4 percent, or 63 of the total 171 parcels had substandard driveways and/or side yards.

Conclusion.

Deterioration of site or other improvements was present to a strong extent in the Redevelopment Area.



(6) **Diversity of Ownership.**

The total number of unduplicated owners, within the **Redevelopment Area**, was estimated to be **119 owners of both land and structures.**

The highest concentration of diversity of ownership, within **Redevelopment Area #4** was located in the residential areas in the southeast and southwest portions of the **Area** and along the 6th Street (Highway 77) Corridor, north of Indian Creek.

The necessity to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions is necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.

Conclusion.

The Factor “diversity of ownership” is a strong presence in Redevelopment Area #4.

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

An examination of public records was conducted to determine if tax delinquencies existed for the properties in **Redevelopment Area #4**. It should be noted that real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady market. If a badly dilapidated property was assessed/valued too high, a public protest system is designed to give the property owner appropriate relief and tax adjustment.

1. **Delinquent Properties.**

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The records indicated that **16** of the parcels were classified as delinquent by the Gage County Treasurers Office. A total of six properties had also filed for bankruptcy since 2007.

2. **Real Estate Taxes.**

The tax values within the **Redevelopment Area** generally appeared to be equal to or greater than the market value of the properties. The total estimated assessed value of properties within **Redevelopment Area #4** is \$41,143,375, with an estimated \$811,413 collected taxes as of January, 2012.

3. **Tax Exempt.**

Several tax exempt properties exist throughout the **Redevelopment Area**. Approximately 161 single or multiple lot areas are identified by the Gage County Assessor's and Treasurer's Offices were identified as having full or partial exemption from property taxes (municipal property).

Conclusion.

Examination and analysis of public records, along with extensive field inspection, as previously described, concluded that delinquent taxes and special assessments exceeding the fair value of the land was not a Blight Factor in Redevelopment Area #4.

(8) Defective or Unusual Condition of Title.

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are 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 title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

Conclusion.

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few 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 large enough to constitute a Blight Factor in Redevelopment Area #4.



(9) **Improper Subdivision or Obsolete Platting.**

An in-depth analysis of the subdivision conditions in **Redevelopment Area #4** indicated that improper subdivision and obsolete platting is prevalent throughout the **Redevelopment Area**.

Some existing businesses within **Redevelopment Area #4** either purchased a portion or an entire irregular tract of land. The inadequacies in the development of irregular tracts of land is most evident in the lack of accessibility to individual parcels, which results in poor circulation patterns between commercial businesses in the **Area**. Only a few commercial businesses in the northeastern portion of the **Redevelopment Area** adhered to a planned subdivision process and are accessible by frontage road.

A number of residential lots in the western portion of **Redevelopment Area #4** are inaccessible due to vacated streets. Platted lots are located along the vacated Irving Street, west of Indian Creek, and along platted, but undeveloped extensions of Park and Monroe Streets, east of Pelham Street. These lots are also located in either the Indian Creek floodway or flood fringe.

A high number of businesses along the 6th Street (Highway 77) Corridor, south of Indian Creek, have individual access to the Highway, creating traffic congestion and vehicular transportation issues. For some of these businesses, parking lots are immediately adjacent the 6th Street (Highway 77) Corridor, making parking lots and sidewalks discernable from one another.

A number of residential parcels, specifically in the southwest portion of **Redevelopment Area #4** front on streets with open storm water drainage ditches, where several street segments have abrupt edges with steep slopes, creating a hazardous situation for automobiles and pedestrians. **Approximately 49.1 percent of the total 171 parcels were identified as having "fair" or "poor" overall site conditions.**

Conclusion.

A strong presence of improper subdivision or obsolete platting exists throughout Redevelopment Area #4.

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

1. **Building Elements that are Combustible.**

There are wood-framed buildings and masonry buildings with corrugated steel siding containing combustible elements and fixtures, located throughout **Redevelopment Area #4**. Residential structures as a “group” comprise the majority of structures with “deteriorating-major” or “dilapidated” conditions. Several of these structures will require extensive rehabilitation while others be targeted for replacement or removal. **Approximately 42 buildings, or 26.9 percent of the total 156 buildings in the Area have been determined to be deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

According to the Public Works Department, water and sewer mains in portions of **Redevelopment Area #4** are approaching 50 years of age. Water and Sewer mains along the 6th Street (Highway 77) Corridor are 12” in diameter, adequately sized by today’s development standards, but were installed during the late 1960s. Residential areas within **Redevelopment Area #4** have 4” and 6” diameter water mains that are undersized by current engineering standards. A 12” water main along Sargent Street from 6th Street (Highway 77) to Ashland Road was identified as a future improvement project for the northern portion of the **Redevelopment Area**.

The Public Works Department also identified a need for the replacement of overhead and underground electrical supply lines, particularly at Indian Creek Mall and along Dorsey Street. These electrical lines were identified as being approximately 45 to 55 years of age.

Specific data relating to **Redevelopment Area #4** is discussed in the following paragraphs.

Approximately 89 (57 percent) of the total 156 structures in **Redevelopment Area #4** were built prior to 1972, thus 40+ years of age.

Wood frame buildings and masonry buildings with corrugated steel siding containing combustible elements and fixtures are located throughout the **Redevelopment Area**, many of which are deteriorating or dilapidated, are located throughout the **Area** and are in need of structural repair or fire protection.

Overall site conditions at properties throughout **Redevelopment Area #4** were generally found to be in “fair” to “poor” condition. The field survey determined that 43 parcels, or 25.1 percent of the total 171 parcels were found to be in “fair” condition and an additional 41 parcels, or 24 percent were determined to be in “poor” condition. **This overall condition rating combines for a total of 49.1 percent of the parcels being in “fair” or “poor” condition.** Generally, conditions combining for this determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence throughout Redevelopment Area #4.



(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 (c) 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.

Functional and economic obsolescence was evident by way of platted lots being located along nonexistent street extensions or vacated streets. These lots were also platted within the Indian Creek floodway or flood fringe, rendering these lots useless for structural growth and economic development. Indian Creek and its respective floodway and flood fringe comprise a large portion of vacant land within **Redevelopment Area #4.**

Several residential, commercial and industrial structures were considered to be in a “deteriorated-major” or “dilapidated” condition. **Approximately 42 buildings, or 26.9 percent of the total 156 buildings in the Area have been determined to be deteriorating or dilapidated.**

The remaining portion of the **Redevelopment Area** is comprised of public, commercial and industrial uses that have been reasonably maintained.

Conclusion.

Other Environmental and Blighting Factors were present to a strong extent throughout Redevelopment Area #4. The Redevelopment Area contained a fair amount of functionally obsolete structures.

(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 plotted 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 Village 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 throughout **Redevelopment Area #4** is 41.1 years. Additionally, the estimated average age of residential dwellings is 80.1 years.

Conclusion.

The criteria of average age of residential and commercial units as one of the five additional blighting conditions is a strong presence throughout Redevelopment Area #4.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

Redevelopment Area #4 meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" There is a strong presence in **three** of the four **Factors** that constitute the **Area** as substandard. Of the **12 possible Factors** that can constitute the **Area blighted**, **nine** are of a strong presence in **Redevelopment Area #4**. **Factors** present to, at least, a reasonable extent in their respective 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.

Blight Factors

1. A substantial number of deteriorated or dilapidated 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. Improper subdivision or obsolete platting.
8. The existence of conditions which endanger life or property by fire or other causes.
9. Other environmental and blighting factors.
10. One of the other five conditions.

Although all of the previously listed **Factors** are at least reasonably present throughout **Redevelopment Area #4**, the conclusion is that the average age of the structures, insanitary and unsafe conditions, deterioration of site or other improvements, functional obsolescence and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #4** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in **Redevelopment Area #4**, addressed in this document, is presented in **Tables 1** and **2**, located on **Pages 5** and **7** respectively. The eligibility findings indicate **Redevelopment Area #4** 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 and support any value added developments. Indications are that 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.

**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	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
___ Concrete ___ Stone ___ Rolled Asphalt ___ Brick ___ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	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 _____ Deteriorating _____ Dilapidated
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

HANNA:KEELAN ASSOCIATES, P.C.
BEATRICE, NEBRASKA REDEVELOPMENT AREA #4

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

AGE OF STRUCTURE

1-5 Years	1	0.6%	0	1	0	0	0
5-10 Years	9	5.8%	0	7	1	1	0
10-20 Years	24	15.4%	1	15	6	0	2
20-40 Years	33	21.2%	3	15	12	1	2
40-100 Years	76	48.7%	35	21	15	2	3
100+ Years	13	8.3%	11	0	2	0	0
TOTAL	156	100.0%	50	59	36	4	7

FINAL STRUCTURAL RATING

Sound	75	48.1%	12	42	17	1	3
Deteriorating-Minor	39	25.0%	16	10	8	2	3
Deteriorating-Major	24	15.4%	12	3	7	1	1
Dilapidated	18	11.5%	10	4	4	0	0
TOTAL	156	100.0%	50	59	36	4	7

STREET CONDITION

None	13	7.7%	13	0	0	0	0
Excellent	54	32.0%	0	31	16	3	4
Good	53	31.4%	16	18	9	7	3
Fair	36	21.3%	20	6	7	2	1
Poor	15	8.9%	1	4	6	3	1
TOTAL	169	100.0%	50	59	36	15	9

SIDEWALK CONDITION

None	98	57.3%	13	36	31	12	6
Excellent	11	6.4%	10	1	0	0	0
Good	37	21.6%	16	12	6	2	1
Fair	34	19.9%	20	10	1	1	2
Poor	1	0.6%	1	0	0	0	0
TOTAL	171	100.0%	50	59	38	15	9

DEBRIS

None	141	82.5%	45	52	23	13	8
Major	8	4.7%	1	2	5	0	0
Minor	22	12.9%	4	5	10	2	1
TOTAL	171	100.0%	50	59	38	15	9

OVERALL SITE CONDITION

Excellent	29	17.0%	4	18	5	1	1
Good	58	33.9%	17	27	6	4	4
Fair	43	25.1%	18	7	12	4	2
Poor	41	24.0%	11	7	15	6	2
TOTAL	171	100.0%	50	59	38	15	9

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BEATRICE, NEBRASKA REDEVELOPMENT AREA #4

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
None	0	0.0%	0	0	0	0	0
Sound	103	66.0%	22	48	26	2	5
Minor	42	26.9%	24	8	8	0	2
Substandard	11	7.1%	4	3	2	2	0
Critical	0	0.0%	0	0	0	0	0
TOTAL	156	100.0%	50	59	36	4	7

WINDOWS							
None	18	11.5%	0	6	10	0	2
Sound	91	58.3%	22	45	17	2	5
Minor	38	24.4%	22	8	6	2	0
Substandard	9	5.8%	6	0	3	0	0
Critical	0	0.0%	0	0	0	0	0
TOTAL	156	100.0%	50	59	36	4	7

STREET TYPE							
None	2	1.2%	0	0	0	2	0
Concrete	74	43.3%	29	9	24	6	6
Asphalt	74	43.3%	19	43	4	5	3
Gravel	21	12.3%	2	7	10	2	0
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	171	100.0%	50	59	38	15	9

PORCHES...							
None	4	2.6%	0	0	2	0	2
Sound	68	43.6%	12	38	14	1	3
Minor	58	37.2%	21	17	17	2	1
Substandard	24	15.4%	15	4	3	1	1
Critical	2	1.3%	2	0	0	0	0
TOTAL	156	100.0%	50	59	36	4	7

PAINT							
None	78	50.0%	6	35	30	3	4
Sound	37	23.7%	12	20	3	1	1
Minor	34	21.8%	25	4	3	0	2
Substandard	5	3.2%	5	0	0	0	0
Critical	2	1.3%	2	0	0	0	0
TOTAL	156	100.0%	50	59	36	4	7

DRIVEWAY							
None	1	0.6%	1	0	0	0	0
Sound	52	33.3%	11	29	8	3	1
Minor	40	25.6%	9	17	12	0	2
Substandard	44	28.2%	23	9	7	1	4
Critical	19	12.2%	6	4	9	0	0
TOTAL	156	100.0%	50	59	36	4	7

HANNA:KEELAN ASSOCIATES, P.C.
BEATRICE, NEBRASKA REDEVELOPMENT AREA #4

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
ROOF STRUCTURE							
None	0	0%	0	0	0	0	0
Sound	100	64%	25	45	22	2	6
Minor	45	29%	20	11	11	2	1
Substandard	11	7%	5	3	3	0	0
Critical	0	0%	0	0	0	0	0
TOTAL	156	100%	50	59	36	4	7

WALL FOUNDATION							
None	3	2%	0	3	0	0	0
Sound	86	55%	19	40	22	1	4
Minor	57	37%	26	16	11	2	2
Substandard	10	6%	5	0	3	1	1
Critical	0	0%	0	0	0	0	0
TOTAL	156	100%	50	59	36	4	7

FOUNDATION							
None	1	1%	0	0	0	0	1
Sound	115	74%	25	49	31	4	6
Minor	34	22%	20	10	4	0	0
Substandard	6	4%	5	0	1	0	0
Critical	0	0%	0	0	0	0	0
TOTAL	156	100%	50	59	36	4	7

FOUNDATION TYPE							
Concrete	144	92%	40	59	35	4	6
Stone	1	1%	1	0	0	0	0
Rolled Asphalt	0	0%	0	0	0	0	0
Brick	7	4%	7	0	0	0	0
Other/None	4	3%	2	0	1	0	1
TOTAL	156	100%	50	59	36	4	7

ROOF SURFACE							
None	0	0%	0	0	0	0	0
Sound	104	67%	30	46	22	1	5
Minor	44	28%	16	10	13	3	2
Substandard	6	4%	2	3	1	0	0
Critical	2	1%	2	0	0	0	0
TOTAL	156	100%	50	59	36	4	7

ROOF TYPE							
Asphalt Shingles	59	38%	47	7	2	0	3
Rolled Asphalt	23	15%	1	14	5	2	1
Cedar	0	0%	0	0	0	0	0
Combination	0	0%	0	0	0	0	0
Other	74	47%	2	38	29	2	3
TOTAL	156	100%	50	59	36	4	7

HANNA:KEELAN ASSOCIATES, P.C.
BEATRICE, NEBRASKA REDEVELOPMENT AREA #4

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
CHIMNEY							
None	140	90%	37	58	34	4	7
Sound	7	4%	4	1	2	0	0
Minor	8	5%	8	0	0	0	0
Substandard	1	1%	1	0	0	0	0
Critical	0	0%	0	0	0	0	0
TOTAL	156	100%	50	59	36	4	7

GUTTER, DOWNSPOUTS							
None	31	20%	5	13	9	1	3
Sound	82	53%	24	38	16	2	2
Minor	40	26%	18	8	11	1	2
Substandard	3	2%	3	0	0	0	0
Critical	0	0%	0	0	0	0	0
TOTAL	156	100%	50	59	36	4	7

WALL SURFACE							
None	0	0%	0	0	0	0	0
Sound	85	54%	27	36	16	1	5
Minor	60	38%	18	22	15	3	2
Substandard	9	6%	3	1	5	0	0
Critical	2	1%	2	0	0	0	0
TOTAL	156	100%	50	59	36	4	7

WALL SURFACE TYPE							
Frame	46	29%	37	5	2	0	2
Masonry	13	8%	3	6	2	0	2
Siding	4	3%	2	0	0	1	1
Combination	28	18%	3	19	5	1	0
Stucco	12	8%	4	7	0	0	1
Other	53	34%	1	22	27	2	1
TOTAL	156	100%	50	59	36	4	7

PARKING SURFACE							
None	23	13%	4	2	4	10	3
Concrete	75	44%	12	39	19	4	1
Asphalt	10	6%	4	5	0	0	1
Gravel	63	37%	30	13	15	1	4
Dirt	0	0%	0	0	0	0	0
Brick	0	0%	0	0	0	0	0
TOTAL	171	100%	50	59	38	15	9

PARKING SPACES							
None	23	13%	4	2	4	10	3
1 to 2	58	34%	45	1	10	0	2
3 to 5	3	2%	1	1	1	0	0
6 to 10	23	13%	0	13	10	0	0
11 to 20	29	17%	0	24	2	2	1
21 or More	35	20%	0	18	11	3	3
TOTAL	171	100%	50	59	38	15	9

GENERAL REDEVELOPMENT PLAN

Purpose of Plan/Conclusion

The purpose of this **General Redevelopment Plan** is to serve as a guide for implementation of redevelopment activities within **Redevelopment Area #4**, in the City of Beatrice, Nebraska. Redevelopment activities associated with the **Nebraska Community Development Law**, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote economic and social well being of the Community.

A **General Redevelopment Plan** prepared for the Beatrice Community Redevelopment Authority (CRA) must contain the general planning elements required by Nebraska State Revised Statues, Section 18-2111 re-issue 1991 items (1) through (6). A description of these items is 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 **General 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."

Location – General Description

The **General Redevelopment Plan** applies to **Redevelopment Area #4** in Beatrice, Nebraska, which consists of the **blight and substandard determination area**. **Illustration 1** delineates the geography of **Redevelopment Area #4**. The portion of the City included in **Redevelopment Area #4** equals an estimated **354 total acres** and includes the following Additions, Subdivisions, annexations and associated public Rights-Of-Way to the City of Beatrice and adjacent land outside the Corporate Limits:

- Walden’s Subdivision.
 - Lots 1, 2, 10 & 11.
- Walden’s 2nd Subdivision.
 - Block 1, Lots 1-7.
 - Block 2.
- B. Weston’s 2nd Addition.
 - Blocks 1 & 2.
- Paddock’s Addition.
 - Blocks 4-6.
 - Block 7, Lots 6-10.
 - Block 18, Lots 7-12.
 - Blocks 19, 20 & 21.
- Fairview.
 - Block 7, Lots 9-12.
- Knapp’s Addition.
- Christenson 3rd Addition.
 - Western 2/3 of Addition.
- Oldfather’s Subdivision.
 - Lot 2.
- Oldfather’s 2nd Subdivision
- Fletcher’s Addition
 - Lots 1-11.
- Brenan’s Addition
- Glenover Addition.
 - Blocks 24, 37 & 38.
- Christenson Field.
- Berke’s 1st, 2nd & 3rd Additions.
- Mead’s 1st Addition.
 - Lots 1 & 2.
- Belding Addition.
- Koenig Addition.
- Sargent’s Addition.
- Indian Creek Mall.
- Frantz Addition.
- North Noddle Addition.
- Gage County Industrial Park
 - Block 1, Lots 1-17
 - Block 2
 - Block 3, Lots 6-9
- Land Annexed by Ordinance #98-44
 - Approx. 27 Acre lot zoned “GI,” east of Ashland Avenue.
- Land Annexed by Ordinance #08-17
 - South of Industrial Row, Excluding land zoned “AG.”
- Land Annexed by Ordinance #09-038
- Land Annexed by Ordinance #09-046

Redevelopment Area #4 is located within the Corporate Limits of the City of Beatrice, Gage County, Nebraska. **Illustration 1** identifies **Redevelopment Area #4** in relation to the City. Notable landmarks within the **Redevelopment Area** include portions of the 6th Street (Highway 77) Corridor, Homestead Hiking and Biking Trail, Gage County Industrial Park, Christenson Field and Indian Creek Mall.

The planning process for **Redevelopment Area #4** has resulted in a listing of general planning and implementation recommendations. As discussed in the **Blight & Substandard Determination Study**, there are several existing land uses and properties in substandard condition that 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, including the City of Beatrice.



Planning and Implementation Recommendations

To eliminate these conditions and enhance private development activities within **Redevelopment Area #4**, the City of Beatrice will need to consider the following general planning and redevelopment actions:

- Create an “**Economic Development Initiative**” for job creation in **Redevelopment Area #4** that concentrates on the use of Tax Increment Financing for the development of new businesses in conformance with the Future Land Use and Zoning Regulations. The **Area** is also suitable for the development of additional retail, service businesses, lodging and restaurant developments.
- Establish a “**Public Utilities and Infrastructure Initiative**” that could use Tax Increment Financing for the extension of all necessary utility and infrastructure systems to make **Redevelopment Area #4**, viable for future development. This includes the placing of a needed water main on Sargent Street, from 6th Street (Highway 77) to Ashland Road, and the replacement of aging or undersized water, sewer and electrical lines in the **Area**.
- Prepare a **Plan** to address the condition or lack of sidewalks within and adjacent to the **Redevelopment Area**. This includes developing safe pedestrian routes to connect residential areas east of Indian Creek and across the 6th Street (Highway 77) Corridor. These sidewalks could connect to the Homestead Hiking and Biking trail.
- Create safety measures for pedestrians and traffic along the 6th Street (Highway 77) corridor through **Redevelopment Area #4**. Projects could include additional traffic signals, reduced speed limits or curbside planting and beautification between streets and sidewalks.
- Encourage removal and replacement of *substantially* dilapidated and substandard structures within **Redevelopment Area #4**. Include the rehabilitation of residential and commercial properties which are cost effective to revitalize.
- Combine both public and private funding sources with Tax Increment Financing to purchase and demolish dilapidated residential and commercial buildings that are not cost-effective to be rehabilitated.

- Develop techniques and procedures to mitigate flooding and drainage issues along Indian Creek. Projects could include creek channelization, flood walls or slope increase from adjacent properties.
- Expand and implement alternative energy systems in **Redevelopment Area #4**. This would include the consideration and possible use of wind, solar, geothermal, hydropower and methane energy systems.

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 seven 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 local and federal funds commonly utilized to finance street improvement funds, i.e. LB840, Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in **Redevelopment Area #4** is deemed to be an essential and integral element of the **Redevelopment Area**. The 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 **General Redevelopment Plan**, to the utilization of TIF for appropriate redevelopment projects and agrees to pledge the taxes generated from a redevelopment project 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 #4** were described in detail in the **Blight and Substandard Determination Study**. In general, the **Redevelopment Area** consists of single family residential, commercial, industrial, parks/recreation and public/quasi-public land use types. The field survey identified properties and structures classified as being in a “deteriorating-major” and/or “dilapidated” condition, as well as vacant lands that have remained undeveloped in spite of having available utilities.

Illustration 4, the **Future Land Use Map** for the **Redevelopment Area #4**, represents an effort to encourage land uses that reflect the continuation of developed uses of property. Commercial uses are recommended along the 6th Street (Highway 77) Corridor in the **Redevelopment Area** to support future retail businesses with frontage on the Highway Corridor. General Industrial uses are recommended to remain at their current locations, with any new industrial development taking place within the Gage County Industrial Park.

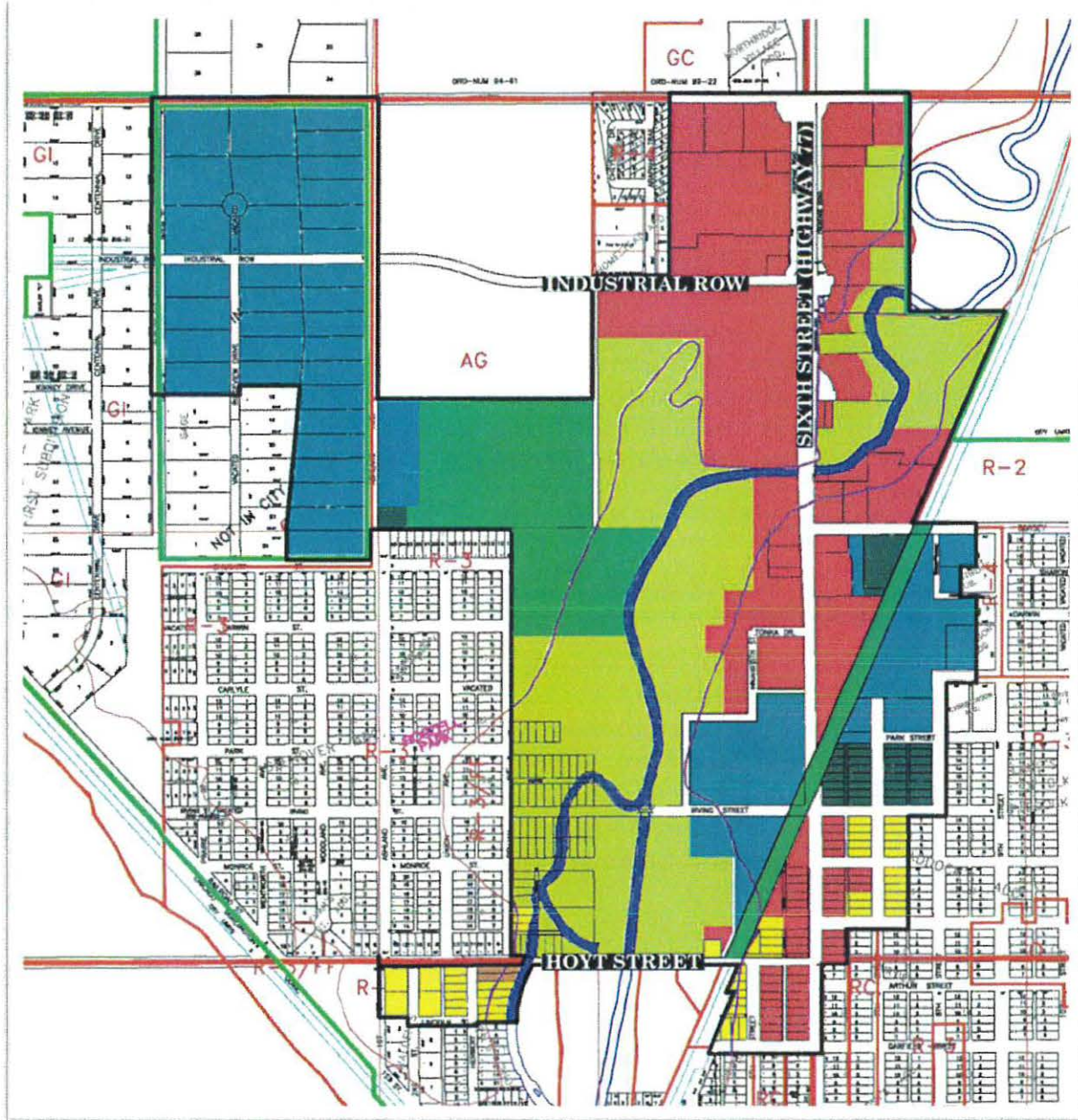
2. **Future Zoning Districts.**

The recommended **Future Zoning Map** for **Redevelopment Area #4** is identified in **Illustration 5**. The **Future Zoning Map** is generally in conformance with the Comprehensive Plan of Beatrice and specifically with the **Future Land Use Map, Illustration 4**. The entire **Redevelopment Area** will remain largely unchanged from the current zoning designation; the exception being land along 5th Street, south of Hoyt Street, where the current zoning of “GC – General Commercial” is recommended to be changed to “RC – Residential Commercial.”

FUTURE LAND USE MAP

REDEVELOPMENT AREA #4

BEATRICE, NEBRASKA



LEGEND

- VACANT
- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- INDIAN CREEK
- FLOODWAY FRINGE BOUNDARY
- REDEVELOPMENT AREA #4 BOUNDARY

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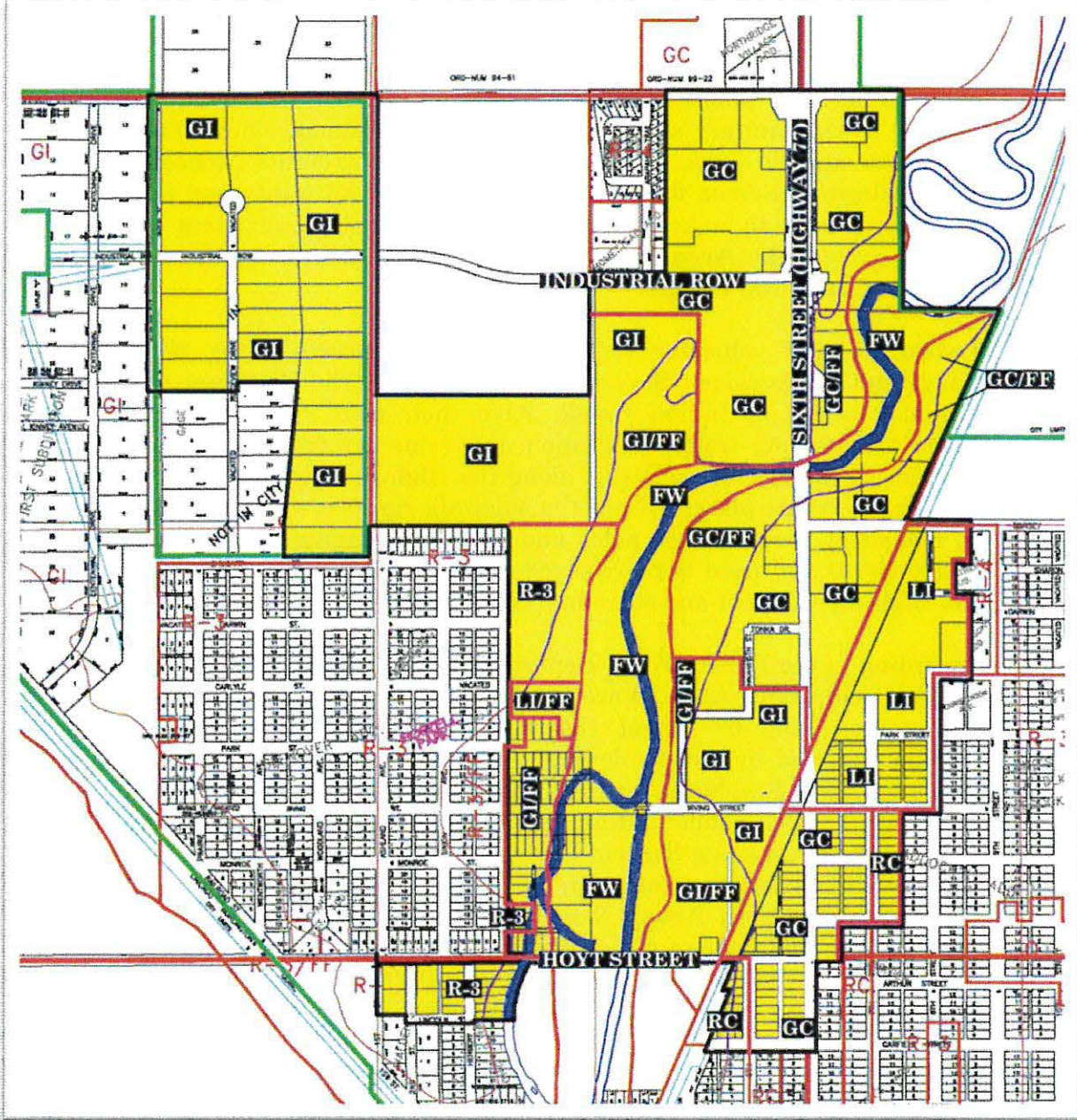
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ILLUSTRATION 4

Beatrice, Nebraska
 General Redevelopment Plan
 Redevelopment Area #4

FUTURE ZONING MAP

REDEVELOPMENT AREA #4
BEATRICE, NEBRASKA



LEGEND

- GI** GENERAL INDUSTRIAL
- GI/FF** GENERAL INDUSTRIAL (FLOODWAY FRINGE OVERLAY)
- GC** GENERAL COMMERCIAL
- GC/FF** GENERAL COMMERCIAL (FLOODWAY FRINGE OVERLAY)
- LI** LIGHT INDUSTRIAL
- LI/FF** LIGHT INDUSTRIAL (FLOODWAY FRINGE OVERLAY)
- FW** FLOODWAY
- R-3** URBAN FAMILY RESIDENTIAL
- RC** RESIDENTIAL-COMMERCIAL

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ILLUSTRATION 5

Beatrice, Nebraska
General Redevelopment Plan
Redevelopment Area #4

3. Recommended Public Improvements

The primary purpose for a **General 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 **Redevelopment Area #4**. 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 #4** are the need to extend all utility and infrastructure systems in order to make the **Area** viable for future development opportunities and to protect the **Area** from future flooding issues along the Indian Creek Floodway and Flood Fringe.

Pedestrian and vehicular safety are major concerns along the 6th Street (Highway 77) Corridor. Several businesses along the 6th Street (Highway 77) Corridor, south of Indian Creek, have their own individual access to the Highway, creating traffic congestion and vehicular transportation issues. In addition, a number of sidewalks along the Highway Corridor have utility poles and fire hydrants placed within the sidewalk rights-of-way, forcing pedestrians to maneuver around these poles and potentially create a dangerous situation. These issues will need to be resolved or mitigated to enhance the safe usage of the Highway Corridor and surrounding businesses.

According to the Public Works Department, water and sewer mains in portions of **Redevelopment Area #4** are approaching 50 years of age. Water and Sewer mains along the 6th Street (Highway 77) Corridor are 12" in diameter, adequately sized by today's development standards, but were installed during the late 1960s. Residential areas within **Redevelopment Area #4** have 4" and 6" diameter water mains that are undersized by current engineering standards. A 12" water main along Sargent Street from 6th Street (Highway 77) to Ashland Road was identified as a future improvement project for the northern portion of the **Redevelopment Area**. The Public Works Department also identified a need for the replacement of overhead and underground electrical supply lines, particularly at Indian Creek Mall and along Dorsey Street. These electrical lines were identified as being approximately 45 to 55 years of age.

Redevelopment finance tools, such as Tax Increment Financing, will provide incentives to facilitate development. Tax Increment Financing can serve as a valuable source of additional monies to defer the cost of the development of all necessary utilities and infrastructural systems within the **Husker Highway Redevelopment Area**. The Community Development Block Program is one example of a State and Federal program to assist in financing development activities in a designated blighted and substandard area.

Conclusions

Redevelopment activities, in **Redevelopment Area #4**, should serve local residents, as well as highway travelers. The redevelopment efforts within the **Area** will foster an appreciation for its image, character and uniqueness in Beatrice.

A successful **General Redevelopment Plan**, for **Redevelopment Area #4**, should guide redevelopment and development opportunities, while securing the viability of this **Area** as a combined residential neighborhood and commercial service area. New construction should not imitate, but be compatible by similar materials, colors and heights exhibited by existing structures within, and adjacent to **Redevelopment Area #4**.

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 **Redevelopment Area #4**. The demolition of existing buildings will enhance the visual appearance of the **Area**, making it more attractive for future development. Prior to transportation network improvements, the City and the CRA should develop a plan to accommodate efficient infrastructure development and improvements.

The following identifies estimated costs for the improvement of various infrastructure features in Redevelopment Area #4.

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

Sanitary Sewer

\$50 to \$60 per linear foot

Water Valves

\$750 each

Fire Hydrants

\$2,500 each

Overlay of Parking Lots

Asphalt overlay costs \$3 per square yard per inch of thickness of asphalt overlay. Therefore the cost of a 2" overlay of a 150 x 150 foot parking lot is \$15,000.

Paved Alleys

The cost for paved alleys is dependent on alley width and pavement thickness. A 6" thick concrete alley would cost \$45 per square yard.

The cost of a 6" thick, 16 foot wide concrete alley is \$80 per linear foot. The cost of a 6" thick, 20 foot wide concrete alley is \$100 per linear foot.

Storm Sewers

The cost of Storm Sewers is dependent upon the size of the storm sewer pipe and on the number of inlets required. A breakdown of approximate unit prices is as follows:

15" RCP costs \$22 per linear foot
18" RCP costs \$26 per linear foot
24" RCP costs \$35 per linear foot
30" RCP costs \$44 per linear foot
36" RCP costs \$52 per linear foot
42" RCP costs \$61 per linear foot
48" RCP costs \$70 per linear foot

Inlets cost an estimated \$2,500 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost \$30,680.

Public and Private Foundations

This **General Redevelopment Plan** addresses numerous community and economic development activities for **Redevelopment Area #4** 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 **General 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
Burlington Northern Santa Fe 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

REDEVELOPMENT PLAN AMENDMENTS

<u>PROJECT NAME / LOCATION AND COST</u>	<u>RESOLUTION #</u>
1. _____ \$ _____	_____
2. _____ \$ _____	_____
3. _____ \$ _____	_____
4. _____ \$ _____	_____
5. _____ \$ _____	_____
6. _____ \$ _____	_____
7. _____ \$ _____	_____
8. _____ \$ _____	_____
9. _____ \$ _____	_____
10. _____ \$ _____	_____

