

# Beatrice, Nebraska

Blight & Substandard Determination Study &  
General Redevelopment Plan.  
*Redevelopment Area #5.*



Prepared for:

**The City of Beatrice, Nebraska.**



**HANNA:KEELAN ASSOCIATES, P.C.**  
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**March, 2016**

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Beatrice, Nebraska  
Blight & Substandard Determination Study  
Redevelopment Area #5

# 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 #5** in Beatrice, Nebraska. The results of this **Study** will assist the City in declaring **Redevelopment Area #5** as both **blighted and substandard**.

### Location

The **Redevelopment Area #5** is generally located in the northcentral portion of the City of Beatrice, Nebraska, bound by West Hickory Road (north), the Homestead Trail Corridor and North 13<sup>th</sup> Street (east), Dorsey Street (south) and the Northgate Crossing Subdivision (west).

The referenced **Redevelopment Area #5**, in the City of Beatrice, Nebraska, includes the following 46 Parcel ID #s:

013483100	013486000	013483100	013480000	013483000	010668000
010667000	010341802	040665000	010664000	010341801	004298000
004296000	004297000	004285000	004279000	040284000	013053502
004281000	004274000	004273200	013467300	004131000	013459300
004131100	013459100	013679201	013679202	013679203	013679209
013679205	013679206	013679309	013679301	013679302	013679303
013679304	013679305	013679306	013679607	013679207	013679208
013679209	013679308	013484200	004279100		

**Illustration 1, Context Map**, identifies the location of **Redevelopment Area #5** in relation to the City of Beatrice. Portions of the **Redevelopment Area** are located outside, but adjacent the Corporate Limits of Beatrice. The primary streets within the **Redevelopment Area** are the Highway 77 Corridor, as well as Dorsey and Sargent Streets.

This **Redevelopment Area** is generally located to the east of the Highway 77 Homestead Expressway along either side of the Indian Creek environs. At the southern boundary, single family dwellings line the north side of Dorsey Street, while the **Area** extends to the north along the Creek environs between the Homestead Trail on the east and vacant lands that abut the east side of the Highway 77 Corridor. The Trailblazer Pipeline facility and the Beatrice Community Hospital, including the Northgate Subdivision, are prominent land uses at the north end of the **Redevelopment Area**. All vacant tracts of land in the **Redevelopment Area** are functionally and economically obsolete and in need of the extension of all utility systems to promote future development opportunities.



This **blight and substandard evaluation** included a detailed **exterior structural survey of 27 individual 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. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
  1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
  2. The average age of the residential or commercial units in the area is at least 40 years;
  3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
  4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
  5. The area has had either stable or decreasing population based on the last two decennial censuses."

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **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 #5** 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 #5 is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

***SUBSTANDARD FACTORS***

All Four Substandard Factors, set forth in the Nebraska Community Development Law have a “strong presence” within Redevelopment Area #5. The Substandard Factors are reasonably distributed throughout the Redevelopment Area.

**TABLE 1  
SUBSTANDARD FACTORS  
REDEVELOPMENT AREA #5  
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., 2016.

**Strong Presence of Factor -**

The results of the field survey identified nine structures, or 33.3 percent of the 27 total structures in **Redevelopment Area #5** as being ***Deteriorating or Dilapidated***. This **Factor** is a **strong presence** throughout the **Area**.

Based on the results of a parcel-by-parcel field survey analysis, a total of 23, or 85 percent of the 27 total buildings are ***40+ years of age*** (built prior to 1976). According to the Gage County Assessor’s Office, the estimated average age of residential structures in the **Redevelopment Area** is approximately 53.3 years. The **Factor of *Age or Obsolescence*** is a **strong presence** throughout the **Area**.



The conditions which result in the *Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space* are a **strong presence** throughout the **Redevelopment Area**. Several tracts of vacant land have remained as such due to the lack of appropriate infrastructure systems. These vacant tracts are also impacted by the Indian Creek floodplain. Although water and sewer mains are within reasonable distances of these vacant tracts of land, the costs associated with overcoming both natural and manmade constraints have been cost prohibitive for the private sector. **Vacant land in the Area is both functionally and economically obsolete and should be planned for development.**

The parcel-by-parcel field analysis determined that the **Substandard Factor, Existence of Conditions Which Endanger Life or Property**, by fire and other causes, is a **strong presence** throughout **Redevelopment Area #5**. Primary contributing elements include a significant number of deteriorating and dilapidated buildings and the existence of wood frame buildings and metal buildings containing combustible elements and fixtures. Additionally, an underground sewer main in the southern portion of the **Redevelopment Area** was constructed of outmoded materials and has repeatedly been a source of breakage and maintenance issues.

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

1. Aging structures;
2. Dilapidated/deteriorated structures;
3. Frame buildings and combustible building components and materials housed in metal buildings as potential fire hazards;
4. Average age of residential and commercial structures being in excess of 40+ years of age;
5. A portions of **Redevelopment Area #5** serviced by a sewer main constructed of outmoded materials; and
6. Large vacant tracts of land that lack necessary infrastructure to attract development.

**BLIGHT FACTORS**

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, **nine** represent a “strong presence” and one represents a “reasonable presence” in **Redevelopment Area #5**. The **Factor**, “tax or special assessment exceeding the fair value of land,” was of “little or no presence,” while the **Factor** “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 #5  
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.	☐
	<b>Strong Presence of Factor</b>	☐
	<b>Reasonable Presence of Factor</b>	■
	<b>Little or No Presence of Factor</b>	○
	<b>Not Reviewed</b>	NR

Source: Hanna:Keelan Associates, P.C., 2016.

## Strong Presence of Factor –

***Deteriorated or Dilapidated Structures*** are a **strong presence** in **Redevelopment Area #5**. A total of nine structures, or 33 percent of the 27 total structures were documented as deteriorating, or dilapidated.



***Defective or Inadequate Street Layout*** is a **strong presence** in **Redevelopment Area #5**, due to a significant percentage of streets, roads and driveways that are unimproved and/or deteriorated. The assessment of street conditions revealed that 13 parcels, or 28 percent of the total 46 parcels front on streets in “fair” to “poor” condition. Additionally, 13 parcels, or 28 percent front on gravel surfaced streets.

***Faulty Lot Layout*** is a **strong presence** throughout **Redevelopment Area #5**. Conditions contributing to the presence of this **Factor** include inadequate lot sizes, consisting of irregular tracts of land that are too large and encouraging piecemeal development through subsequent lot splits for individual development sites. Additionally, platted parcels within a residential subdivision lack uniform lot sizes.



***Insanitary or Unsafe Conditions*** are a **strong presence** throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include a substantial number of deteriorating buildings that are 40+ years of age and a sanitary sewer main constructed of outmoded materials and prone to repeated breaks and upkeep.

The ***Diversity of Ownership*** is a **strong presence** throughout **Redevelopment Area #5**. Research of public records from the Gage County Assessor's office indicates that 21 individuals or corporations own property in the **Area**.

***Improper Subdivision or Obsolete Platting*** is a **strong presence** throughout **Redevelopment Area #5**. Lot sizes throughout the **Area** are not supportive of today's residential, commercial or industrial development requirements. Several irregular tracts of land throughout the **Area** are oversized and have been incrementally subdivided to support individual uses. Large, vacant tracts of land exist within and beyond the corporate limits of Beatrice that are underutilized, have limited accessibility, are impacted by the Indian Creek floodplain and lack utilities and infrastructure. Thus, these individual tracts of land are functionally and economically obsolescent.

The ***Existence of Conditions Which Endanger Life or Property***, by fire or other causes, is a **strong presence** throughout **Redevelopment Area #5**. Conditions associated with this **Factor** include the existence of wood frame buildings and metal buildings containing combustible elements and fixtures. Additionally, a portion of the **Redevelopment Area** is serviced by a sanitary sewer main that is 40+ years of age, constructed of outmoded materials and prone to repeated breakage and upkeep.

In regards to ***Other Environmental and Blighting Factors***, economically and socially undesirable land uses and functional obsolescence is a **strong presence** throughout **Redevelopment Area #5**. The **Area** contains residential and public/quasi-public buildings in substandard condition and a portion of the **Area** is serviced by outmoded infrastructure. Several buildings are too small or not appropriate to be adapted for new uses. Additionally, the Indian Creek floodplain limits development adjacent Creek environs in the eastern portion of the **Area**. **Vacant land in the Area is both functionally and economically obsolete and needs to be planned and developed at the highest and best use.**

***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 residential buildings is 53.3 years.

#### **Reasonable Presence of Factor –**

***Deterioration of Site or Other Improvements*** is a **reasonable presence** throughout the **Redevelopment Area**. Of the total 46 parcels examined, 22 percent, or 10 parcels have "fair" overall site conditions.

## Conclusion

It is the conclusion of the Consultant retained by the City of Beatrice 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 #5** as "substandard" and "blighted."

The conclusions presented in this **Study**, are those of the Consultant, engaged by the City of Beatrice to examine whether conditions of **blight and substandard** exist. The Beatrice City Council 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.



## ***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 #5** 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 #5**. 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***

The purpose of this **Study** is to determine whether **Redevelopment Area #5** in Beatrice, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law**, Section 18-2103.

### **Location**

The **Redevelopment Area #5** is generally located in the northcentral portion of the City of Beatrice, Nebraska, boarded by West Hickory Road (north), the Homestead Trail Corridor and North 13<sup>th</sup> Street (east), Dorsey Street (south) and the Northgate Crossing Subdivision (west).

The referenced **Redevelopment Area #5**, in the City of Beatrice, Nebraska, includes the following 46 Parcel ID #s:

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**Illustration 1, Context Map**, identifies the location of **Redevelopment Area #5** in relation to the City of Beatrice. Portions of the **Redevelopment Area** are located outside, but adjacent the Corporate Limits of Beatrice. The primary streets within the **Redevelopment Area** are the Highway 77 Corridor, as well as Dorsey and Sargent Streets.

This **Redevelopment Area** is generally located to the east of the Highway 77 Homestead Expressway along either side of the Indian Creek environs. At the southern boundary, single family dwellings line the north side of Dorsey Street, while the **Area** extends to the north along the Creek environs between the Homestead Trail on the east and vacant lands that abut the east side of the Highway 77 Corridor. The Trailblazer Pipeline facility and the Beatrice Community Hospital, including the Northgate Subdivision, are prominent land uses at the north end of the **Redevelopment Area**. All vacant tracts of land in the **Redevelopment Area** are functionally and economically obsolete and in need of the extension of all utility systems to promote future development opportunities.



**Redevelopment Area #5** is comprised of residential, public/quasi-public and vacant land use types. These land uses are identified in **Illustration 2**. The **Area** contains an estimated 650 acres, of which approximately 23 percent has been developed. Land directly adjacent the Indian Creek is limits development due to the floodplain.

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

**TABLE 3  
EXISTING LAND USE  
REDEVELOPMENT AREA #5  
BEATRICE, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Public/Quasi-Public	57.5	8.9%
Park/Trail Corridor	28.2	4.4%
Single Family	20.6	3.2%
Streets	42.7	6.5%
<u>Vacant</u>	<u>501.0</u>	<u>77.0%</u>
<b>Total Acreage</b>	<b>650.0</b>	<b>100.0%</b>

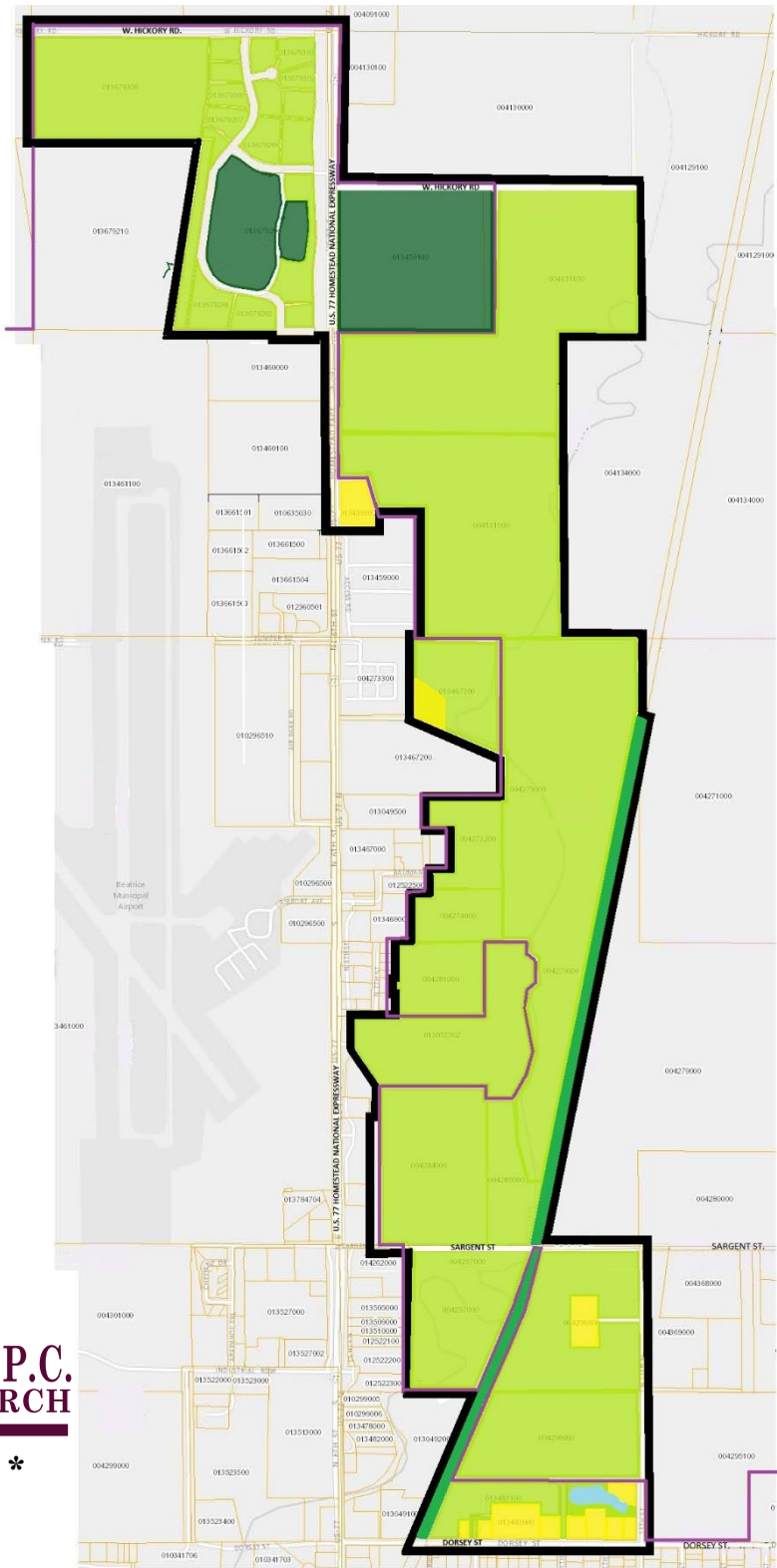
Source: Hanna:Keelan Associates, P.C., 2016.

**Illustration 3** identifies the existing **Zoning Classifications** within **Redevelopment Area #5**. Zoning activities throughout **Redevelopment Area #5** are controlled by the City of Beatrice. All parcels within the **Area** are either located within the current Corporate Limits of the City of Beatrice, or within the Two-Mile Planning Jurisdiction of the City.

This **Redevelopment Area** is generally located to the east of the Highway 77 Homestead Expressway along either side of the Indian Creek environs. At the southern boundary, single family dwellings line the north side of Dorsey Street, while the **Area** extends to the north along the Creek environs between the Homestead Trail on the east and vacant lands that abut the east side of the Highway 77 Corridor. The Trailblazer Pipeline facility and the Beatrice Community Hospital, including the Northgate Subdivision, are prominent land uses at the north end of the **Redevelopment Area**. All vacant tracts of land in the **Redevelopment Area** are functionally and economically obsolete and in need of the extension of all utility systems to promote future development opportunities.

# EXISTING LAND USE MAP

REDEVELOPMENT AREA #5  
BEATRICE, NEBRASKA



## LEGEND

- VACANT
- PARKS/OPEN SPACE
- PARKS/OPEN SPACE
- SINGLE FAMILY RESIDENTIAL
- BODY OF WATER
- CORPORATE LIMIT LINE
- REDEVELOPMENT AREA BOUNDARY

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**COMMUNITY PLANNING & RESEARCH**

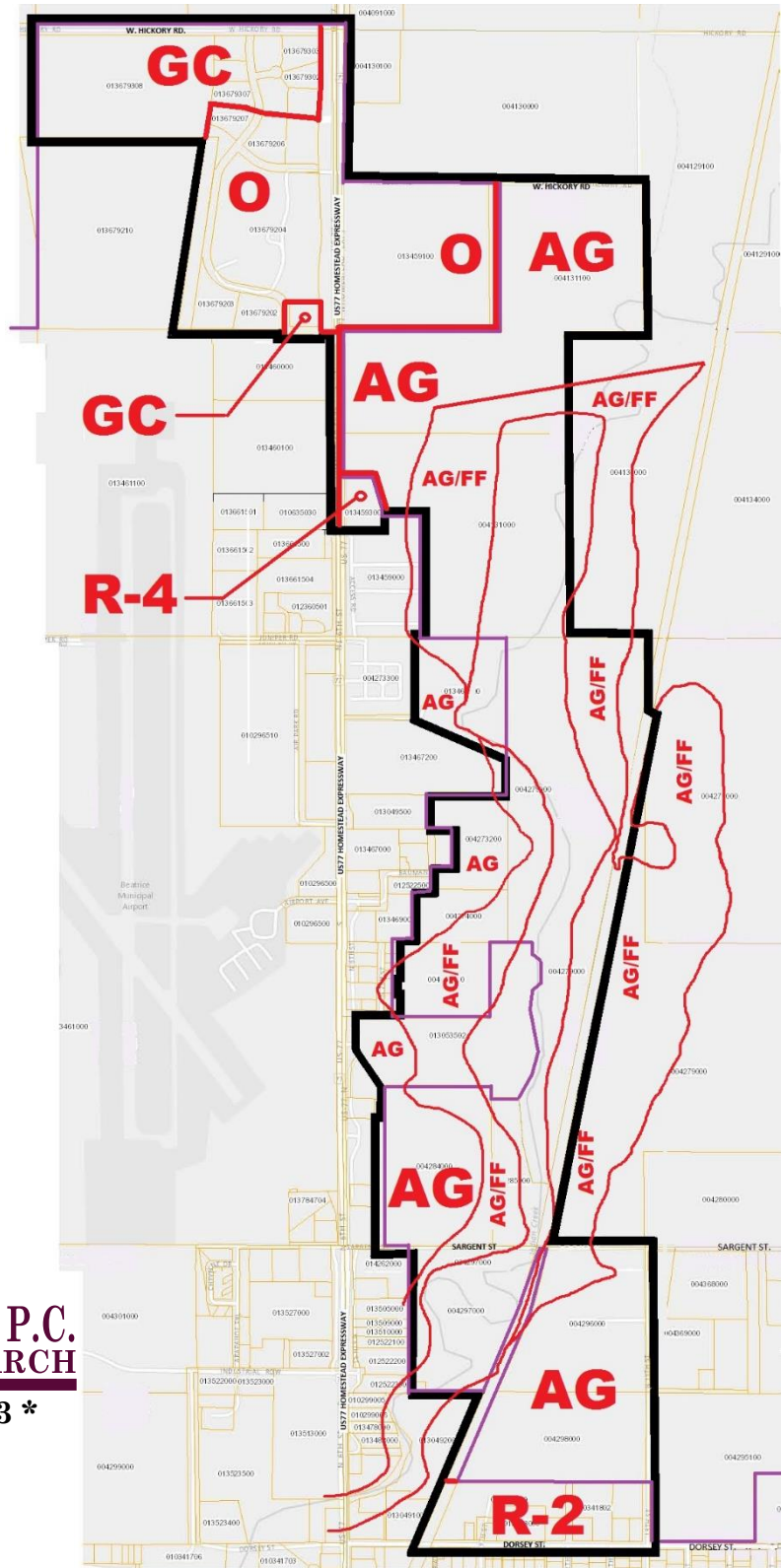
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## ILLUSTRATION 2

Beatrice, Nebraska  
Blight & Substandard Determination Study  
Redevelopment Area #5

# EXISTING ZONING MAP

## REDEVELOPMENT AREA #5 BEATRICE, NEBRASKA



### LEGEND

- AG AGRICULTURAL DIST.
- R-2 SINGLE-FAMILY RESIDENTIAL  
SMALL LOT DIST.
- R-4 MULTIFAMILY RESIDENTIAL DIST.
- GC GENERAL COMMERCIAL DIST.
- O OFFICE DIST.
- FF FLOODWAY -FRINGE DIST.
- ZONING DISTRICT LINE
- CORPORATE LIMIT LINE

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### ILLUSTRATION 3

Beatrice, Nebraska  
Blight & Substandard Determination Study  
Redevelopment Area #5

## ***THE RESEARCH APPROACH***

The **blight and substandard determination research approach** implemented for **Redevelopment Area #5** 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 February, 2016. A total of **27 structures** received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in **Redevelopment Area #5**. 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 February, 2016. A total of **46 separate legal parcels** were inspected for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. **A few parcels within Redevelopment Area #5 contained multiple structures that were evaluated separately for building conditions only**. 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 #5** 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 the **Redevelopment Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.

## ***ELIGIBILITY SURVEY AND ANALYSIS FINDINGS***

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in **Redevelopment Area #5** 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.

The following summarizes the process used for assessing building conditions in **Redevelopment Area #5**, 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 **27 existing structures**, within the **Area**, 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, railway 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.**

<b>Primary Components</b>	<b>Secondary Components</b>
One Critical = 11 pts.	One 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 **27 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Twelve (12) structures were classified as structurally **sound**;
- Six (6) structures were classified as **deteriorating** with **minor** defects.
- Eight (8) structures were classified as **deteriorating** with **major** defects; and
- One (1) structure was classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout **Redevelopment Area #5**. Of the 27 total structures, nine structures (33 percent) are either deteriorating with major defects, or dilapidated to a substandard condition.

#### **Conclusion.**

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



**TABLE 4  
EXTERIOR SURVEY FINDINGS  
REDEVELOPMENT AREA #5  
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 Structures</u>	<u>Deteriorating and/or Dilapidated</u>
Residential	10	1	1	0	12	1
Industrial	1	4	7	1	13	8
<u>Other</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>
<b>Totals</b>	<b>12</b>	<b>6</b>	<b>8</b>	<b>1</b>	<b>27</b>	<b>9</b>
Percent	44.4%	22.2%	29.6%	3.7%	100.0%	33.3%

Source: Hanna:Keelan Associates, P.C., 2016.

**(2) Age of Obsolescence.**

As per the results of the field survey and confirmation from the Gage County Assessor’s Office, an estimated 23 (85 percent) of the total 27 structures in the **Redevelopment Area** are 40+ years of age, or built prior to 1976. Additionally, the estimated average age of residential structures in the **Area** is 53.3 years.

**Conclusion.**

**The age and obsolescence of the structures is a strong presence throughout Redevelopment Area #5.**

(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 #5**. **Factors** contributing to insanitary and unsafe conditions are discussed below.

As per the results of the field survey, an estimated 33 percent of the total 27 structures in **Redevelopment Area #5** were rated as deteriorating or dilapidated. When not adequately maintained or upgraded to present-day standards, buildings in these conditions pose safety and sanitary problems. Wood frame buildings and metal buildings with wooden structural elements or combustible materials were found to be deteriorating or dilapidated and in need of structural repair and fire protection.

Site features, such as parking lots, privately owned driveways, yard and landscaping conditions are noticeably deteriorating. **Approximately 22 percent, or 10 of the total 46 parcels were identified as having “fair” overall site conditions.**

The City of Beatrice Public Works Staff stated that the water, sanitary sewer and storm water mains adequately service developed areas within the **Redevelopment Area**. The Beatrice Community Hospital and Northgate Crossing Subdivision have utility mains that are three years old. Aging infrastructure within the **Area** includes a 12” diameter Vitrified Clay Pipe sanitary sewer main that was installed in 1975 and runs north/south, crossing Dorsey Street. This sewer main has been in repeated need of maintenance and upkeep. Service lines within the Trailblazer Pipeline facility are estimated to be 70+ years of age, comprised of outmoded materials and will require repeated maintenance and replacement as they continue to age.

Large vacant tracts of land located throughout the **Redevelopment Area** lack all underground infrastructure necessary to support growth and expansion opportunities. The private sector alone has not been able to sustain the development costs associated with these vacant tracts of land.

The bulk of the open spaces in the **Area** are unplanned vacant land and, in their present state, are both functionally and economically obsolete and should be planned for development, including parks and recreation.

**Conclusion**

**The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #5 is a strong presence.**

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 and metal buildings containing combustible elements and fixtures located throughout **Redevelopment Area #5**. Several of these buildings have been vacant for an extended length of time and not adequately maintained. These vacant structures will require extensive rehabilitation to be able to support new commercial tenants. **A total of nine buildings, or 33 percent of the total 27 buildings are deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

The City of Beatrice Public Works Staff stated that the water, sanitary sewer and storm water mains adequately service developed areas within the **Redevelopment Area**. The Beatrice Community Hospital and Northgate Crossing Subdivision have utility mains that are three years old. Aging infrastructure within the **Area** includes a 12" diameter Vitrified Clay Pipe sanitary sewer main that was installed in 1975 and runs north/south, crossing Dorsey Street. This sewer main has been in repeated need of maintenance and upkeep. Service lines within the Trailblazer Pipeline facility are estimated to be 70+ years of age, comprised of outmoded materials and will require repeated maintenance and replacement as they continue to age.

Large vacant tracts of land located throughout the **Redevelopment Area** lack all underground infrastructure necessary to support growth and expansion opportunities. The private sector alone has not been able to sustain the development costs associated with these vacant tracts of land.

Specific data relating to **Redevelopment Area #5** are discussed in the following paragraphs.

There were 23 (85 percent) of the total 27 structures in the **Redevelopment Area** built prior to 1976, thus 40+ years of age. The average age of the residential structures is estimated to be 53.3 years. Wood frame and metal buildings containing combustible elements and fixtures are located throughout the **Area**, many of which are deteriorated or dilapidated. These buildings located throughout the **Redevelopment Area** are in need of structural repair or fire protection.

The field survey identified 10 parcels, or 22 percent of the total 46 parcels as being in “fair” 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 #5.



## ***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 #5**, 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 **27 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Redevelopment 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 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.

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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, railway 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**.

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**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**.

<b>Primary Components</b>	<b>Secondary Components</b>
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
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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 **27 buildings** within **Redevelopment Area #5** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Twelve (12) structures were classified as structurally **sound**;
- Six (6) structures were classified as **deteriorating** with **minor** defects.
- Eight (8) structures were classified as **deteriorating** with **major** defects; and
- One (1) structure was classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout **Redevelopment Area #5**. Of the 27 total structures, nine structures (33 percent) are either deteriorating or dilapidated to a substandard condition.

#### **Conclusion.**

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



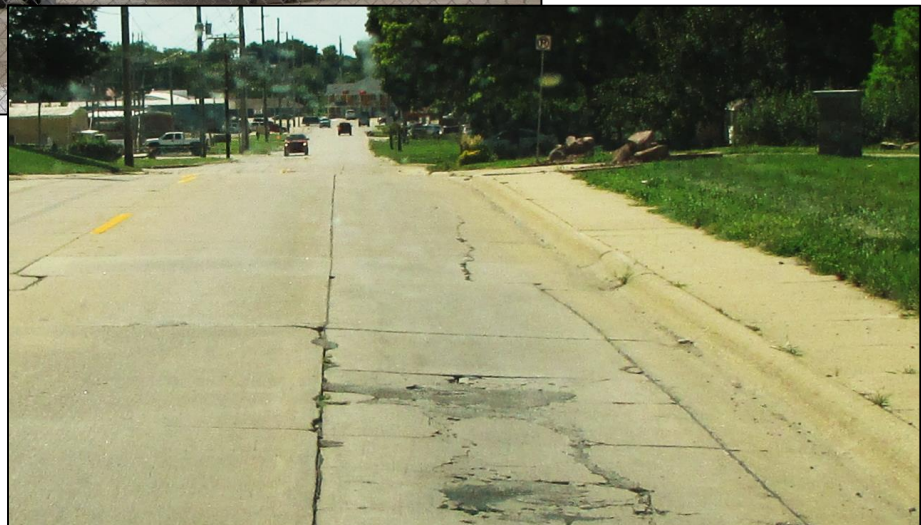


**TABLE 5  
EXTERIOR SURVEY FINDINGS  
REDEVELOPMENT AREA #5  
BEATRICE, NEBRASKA**

**Exterior Structural Rating**

<b><u>Activity</u></b>	<b><u>Sound</u></b>	<b><u>Deteriorating (Minor)</u></b>	<b><u>Deteriorating (Major)</u></b>	<b><u>Dilapidated</u></b>	<b><u>Number of Structures</u></b>	<b><u>Deteriorating and/ or Dilapidated</u></b>
Residential	10	1	1	0	12	1
Industrial	1	4	7	1	13	8
Other	1	1	0	0	2	0
<b>Totals</b>	<b>12</b>	<b>6</b>	<b>8</b>	<b>1</b>	<b>27</b>	<b>9</b>
Percent	44.4%	22.2%	29.6%	3.7%	100.0%	33.3%

Source: Hanna:Keelan Associates, P.C., 2016.



## **(2) Existence of Defective or Inadequate Street Layout.**

The street pattern within **Redevelopment Area #5** consists of a standard rectilinear grid system, combined with “curvilinear streets” through the Northgate Crossing Addition. The Highway 77 Corridor travels through the northern one-third of the **Area**. A portion of the **Area** also consists of the right-of-way for the Homestead Trail Corridor. Conditions that contribute to this **Factor** are discussed below.

### **1. Condition of Streets.**

Street conditions throughout the **Redevelopment Area**, overall, were found to be in “good” condition. Gravel surfaced roads, including the eastern portions of W. Hickory Road, Sargent Street and 13<sup>th</sup> Street were observed to be in deteriorating condition. A total of 12 parcels front on streets in “fair” condition and one additional parcels fronts of a street in “poor” condition. One additional parcel was observed to front on streets in poor condition.

Several privately owned concrete and asphalt surfaced parking areas and driveways are impacted by surface cracking and settling. Also gravel surfaced driveways and parking areas were found to be in “fair” to “poor” condition.

### **2. Streets with inadequate speed control devices.**

Vehicles traveling throughout **Redevelopment Area #5**, along the Highway 77 Corridor and 13<sup>th</sup> Street, were observed to be moving at speeds in excess of posted limits. Additional traffic control devices are needed to reduce vehicle speeds that endanger pedestrians and other vehicles.

### **3. Inadequate street layout.**

Several parcels that are currently vacant lack adequate access to streets and associated infrastructure that would make these areas attractive for development.

## **Conclusion.**

**The existence of defective or inadequate street layout in Redevelopment Area #5 is a strong presence and constitutes a Blight 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 #5**. The problem conditions include:

1. **Inadequate Lot Size and Adequacy Issues.**

Several irregular tracts of land in the eastern and southeastern portions of the **Redevelopment Area** are too large to support today's municipal development standards. Examples exist throughout the **Redevelopment Area** where irregular tracts of land would need to be subdivided and platted to support modern development. Additionally, irregularly subdivided lots exist in the **Area**, due to the location of the Homestead Trail Corridor and Indian Creek. Irregular tracts of land exist that utilize the Trail Corridor as a line of demarcation, effectively prohibiting accessibility from the east, rendering them marginally effective for crop production.

2. **Accessibility or Usefulness.**

The Indian Creek flows through the middle of the **Redevelopment Area**. The meandering creek and its associated floodway have left several large tracts of land landlocked and inaccessible to development. The addition of culverts and bridges crossing the Creek would open several areas of land for future development opportunities within the **Area**.

Large, vacant tracts of land exist within the **Redevelopment Area**, that are largely used for agricultural purposes. The bulk of the existing vacant tracts of land are both functionally and economically obsolete and will need to be subdivided, as per the City of Beatrice Subdivision Regulations, to support future growth that is consistent with the Land Use Plan of the City's Comprehensive Plan.

**Conclusion.**

**Faulty lot layout in relation to size, adequacy and usefulness is a strong presence throughout Redevelopment Area #5.**

#### (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 the **Redevelopment Area #5**.

##### 1. **Age of Structures.**

The analysis of all 27 structures in the **Redevelopment Area** identified 85 percent, or 23 structures as being 40+ years of age or built prior to 1976. Additionally, the estimated average age of residential buildings is 53.3 years. The advanced age of residential structures results in the potential for deteriorating buildings and other structures with deferred maintenance.

##### 2. **Deteriorating Buildings.**

The deteriorating or dilapidated conditions documented in this **Study** were prevalent in an estimated 33 percent of the existing structures. Structures in this condition can result in hazards which endanger adjacent properties.

##### 3. **Lack of Adequate Utilities.**

The City of Beatrice Public Works Staff stated that the water, sanitary sewer and storm water mains adequately service developed areas within the **Redevelopment Area**. The Beatrice Community Hospital and Northgate Crossing Subdivision have utility mains that are three years old. Aging infrastructure within the **Area** includes a 12" diameter Vitrified Clay Pipe sanitary sewer main that was installed in 1975 and runs north/south, crossing Dorsey Street. This sewer main has been in repeated need of maintenance and upkeep. Service lines within the Trailblazer Pipeline facility are estimated to be 70+ years of age, comprised of outmoded materials and will require repeated maintenance and replacement as they continue to age.

Large vacant tracts of land located throughout the **Redevelopment Area** lack all underground infrastructure necessary to support growth and expansion opportunities. The private sector alone has not been able to sustain the development costs associated with these vacant tracts of land.

#### **Conclusion.**

**Insanitary and unsafe conditions are a strong presence throughout the Redevelopment Area #5.**

**(5) Deterioration of Site or Other Improvements.**

Field observations were conducted to determine the condition of site improvements within **Redevelopment Area #5**, 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 the **Redevelopment Area** are building and associated property conditions, as well as street and sidewalk conditions and private parking areas.

A total of 10 parcels, or 22 percent of the total 46 parcels within **Redevelopment Area #5** received an overall site condition rating of “fair”. Conditions that lead to these findings included:

1. A total of 41, or 81 percent of the parcels have no sidewalks. The lack adequate sidewalks puts the health, safety and well-being of pedestrians at risk.
2. A total of 12 parcels, 26 percent of the total 46 parcels front on streets that were identified to be in “fair” condition. One additional parcel fronts on a street in “poor” condition. Thus, a total of 13 (28 percent) of the streets in the **Redevelopment Area** are in need of repair/resurfacing.
3. Approximately eight, or 30 percent of the total 27 structures were identified as deteriorating with major defects. One additional structure was observed to be dilapidated. Collectively, these structures account for 33 percent of the buildings throughout **Redevelopment Area #5** needing rehabilitation, or potentially, if cost prohibitive to be restored, should be targeted for demolition and replacement. In general, the parcels that these structures occupy lack upkeep and maintenance and exhibit minimal landscaping or other improvements.
4. Large tracts of vacant land areas, located throughout the **Redevelopment Area**, lack adequate infrastructure and utility systems to support development. These tracts of land are located both within the current Corporate Limits of Beatrice and adjacent the City within the Two-Mile Planning Jurisdiction.

**Conclusion.**

**Deterioration of site improvements are a reasonable presence in the Beatrice Redevelopment Area #5.**

**(6) Diversity of Ownership.**

The total number of unduplicated owners within **Redevelopment Area #5** is estimated to be **21 private individuals, partnerships or corporations.** Publicly owned lands and local street public rights-of-way are also located throughout the **Redevelopment Area.**

The necessity to acquire numerous lots is a hindrance to redevelopment. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Public patronage is also 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 #5.**



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

A thorough examination of public records was conducted to determine the status of taxation of properties located in **Redevelopment Area #5**. It should be noted, real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. If a badly dilapidated property was assessed (or valued) too high, the public protest system is designed to give the owner appropriate relief and tax adjustment.

1. **Real Estate Taxes.**

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 **none** of the parcels were classified as delinquent by the Gage County Treasurer's Office.

2. **Real Estate Values.**

The tax values within **Redevelopment Area #5** generally appeared to be equal to or greater than the market value of the properties. The total estimated appraised valuation within the **Redevelopment Area** is **\$3,371,172**.

3. **Tax Exempt.**

There are **10 properties** within the **Redevelopment Area**, identified by the Gage County Assessor's and Treasurer's Offices, as having full exemption from property taxes.

**Conclusion.**

**Taxes or special assessments delinquency were of no presence in Redevelopment Area #5.**

**(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 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 #5.**





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

An analysis of the subdivision conditions in **Redevelopment Area #5** revealed that improper subdivision and obsolete platting is present throughout the **Area**. Individual parcels throughout the **Area** have a wide range of sizes and were developed upon irregular tracts of land that were incrementally split off from larger lots. The subsequent lot splits were accomplished by metes and bounds descriptions to legally establish ownership, without officially platting and subdividing the lands to guide development of the larger area. In many instances, the underlying parcel boundaries no longer support current or future uses.

Although several irregular tracts support limited development, many include large areas of both functionally and economically obsolete vacant land that could potentially be further split off to support future development. These irregular tracts are also large enough to be exempt from the Subdivision Regulation requirements of the City of Beatrice, if the smallest parcel created is larger than 10 acres. These irregular tracts of land do not conform to current municipal subdivision standards, or specifically to those of the City of Beatrice. In order for the redevelopment of these parcels to occur, large areas should be re-platted.

The individual lot sizes for single family dwellings along the north side of Dorsey Street vary in size and shape and run between one-half acre and three acres. Lots in the central portion of the **Area** consist of irregular boundaries due to the Indian Creek and the irregular lot sizes along the east side of the Highway 77 Corridor. The existing floodway of the Creek prohibits the contiguous development of vacant land in the eastern portion of the **Area**.

Large, undeveloped tracts of vacant, functionally and economically obsolete land exist both within the **Redevelopment Area** and outside the current corporate limits of Beatrice, lack infrastructure needed to support development. These tracts are broken up by the Indian Creek and have limited accessibility due to the Homestead Trail Corridor. Before subdivision and development can occur, this land will need to be annexed into the Community and have the necessary utilities installed.

In order for redevelopment of these functionally and economically obsolete properties to occur, the platting of numerous large tracts of land would be necessary. This process inhibits the acquisition of property and makes redevelopment efforts difficult to occur solely within the private sector.

**Conclusion.**

**A strong presence of improper subdivision or obsolete platting exists throughout Redevelopment Area #5.**

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 and metal buildings containing combustible elements and fixtures located throughout **Redevelopment Area #5**. Several of these buildings have been vacant for an extended length of time and not adequately maintained. These vacant structures will require extensive rehabilitation to be able to support new commercial tenants. **A total of nine buildings, or 33 percent of the total 27 buildings are deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

The City of Beatrice Public Works Staff stated that the water, sanitary sewer and storm water mains adequately service developed areas within the **Redevelopment Area**. The Beatrice Community Hospital and Northgate Crossing Subdivision have utility mains that are three years old. Aging infrastructure within the **Area** includes a 12" diameter Vitrified Clay Pipe sanitary sewer main that was installed in 1975 and runs north/south, crossing Dorsey Street. This sewer main has been in repeated need of maintenance and upkeep. Service lines within the Trailblazer Pipeline facility are estimated to be 70+ years of age, comprised of outmoded materials and will require repeated maintenance and replacement as they continue to age.

Large vacant tracts of land located throughout the **Redevelopment Area** lack all underground infrastructure necessary to support growth and expansion opportunities. The private sector alone has not been able to sustain the development costs associated with these vacant tracts of land.

Specific data relating to **Redevelopment Area #5** are discussed in the following paragraphs.

There were 23 (85 percent) of the total 27 structures in the **Redevelopment Area** were built prior to 1976, thus 40+ years of age. The average age of the residential structures is estimated to be 53.3 years. Wood frame and metal buildings containing combustible elements and fixtures are located throughout the **Area**, many of which are deteriorated or dilapidated. These buildings, located throughout the **Redevelopment Area**, are in need of structural repair or fire protection.

The field survey identified 10 parcels, or 22 percent of the total 46 parcels as being in “fair” 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 #5.



**(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 is apparent in several large tracts of vacant land within the **Redevelopment Area**. These tracts of land have limited accessibility as both the Indian Creek and the Homestead Trail define the eastern edge of most of these properties. Additionally, the west boundaries of these properties abut developed properties along the east side of the Highway 77 Corridor. Essentially, these vacant parcels have limited value for agricultural production and are functionally and economically obsolescent due to the lack of infrastructure to support urban development.

To date, incremental development along the Highway 77 Corridor has occurred without planning for the extension of street corridors at regular intervals.

Although infrastructure improvements have occurred throughout portions of **Redevelopment Area #5**, additional efforts are needed. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector; problems that only public assistance programs can remedy. These include removal of substantially dilapidated structures and socially undesirable land uses, the installation or improvement of water and sewer systems and the need for addressing storm water drainage that periodically backs up on low-lying properties associated with the Indian Creek in the central and southern portions of the **Redevelopment Area**.

**Conclusion.**

**Other Environmental, Blighted Factors are a strong presence throughout Redevelopment Area #5, containing a significant amount of functionally and economically obsolete parcels.**

**(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.

The estimated average age of residential structures in **Redevelopment Area #5** is 53.3 years. Approximately 85 percent, or 23 of the total 27 structures throughout the **Redevelopment Area** are at least 40+ years of age.

**Conclusion.**

**The criteria of average age of residential units is over 40 years of age as one of five additional blighting conditions is a strong presence throughout Redevelopment Area #5.**

## ***DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY***

**Redevelopment Area #5** meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" All **four Factors** that constitute the **Area** as substandard are present to a strong extent. Of the 12 possible **Factors** that can constitute the **Area blighted, 10** are at least a reasonable presence in the **Redevelopment Area. Factors** present in each of the criteria are identified below.

### **Substandard Factors**

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

### **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. Unsanitary 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 #5**, the conclusion is that the average age of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #5** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in **Redevelopment Area #5**, addressed in this Study, is presented in **Tables 1** and **2**, **Pages 6** and **8**. The eligibility findings indicate that **Redevelopment Area #5** 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. Railway 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



<b>BEATRICE REDEVELOPMENT AREA #5</b>							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
<b>AGE OF STRUCTURE</b>							
1-5 Years	0	0.0%	0	0	0	N/A	0
5-10 Years	1	3.7%	0	0	0	N/A	1
10-20 Years	0	0.0%	0	0	0	N/A	0
20-40 Years	3	11.1%	2	0	1	N/A	0
40-100 Years	23	85.2%	10	0	12	N/A	1
100+ Years	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100.0%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>
<b>FINAL STRUCTURAL RATING</b>							
Sound	12	44.4%	10	0	1	N/A	1
Deteriorating-Minor	6	22.2%	1	0	4	N/A	1
Deteriorating-Major	8	29.6%	1	0	7	N/A	0
Dilapidated	1	3.7%	0	0	1	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100.0%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>
<b>STREET CONDITION</b>							
None	0	0.0%	0	0	0	0	0
Excellent	18	31.0%	0	0	0	17	1
Good	21	36.2%	10	0	7	3	1
Fair	18	31.0%	2	0	6	8	2
Poor	1	1.7%	0	0	0	1	0
<b>TOTAL</b>	<b>58</b>	<b>100.0%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>29</b>	<b>4</b>
<b>SIDEWALK CONDITION</b>							
None	47	81.0%	9	0	6	29	3
Excellent	2	3.4%	1	0	0	0	1
Good	8	13.8%	2	0	6	0	0
Fair	1	1.7%	0	0	1	0	0
Poor	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>58</b>	<b>100.0%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>29</b>	<b>4</b>
<b>DEBRIS</b>							
None	57	98.3%	12	0	12	29	4
Major	0	0.0%	0	0	0	0	0
Minor	1	1.7%	0	0	1	0	0
<b>TOTAL</b>	<b>58</b>	<b>100.0%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>29</b>	<b>4</b>
<b>OVERALL SITE CONDITION</b>							
Excellent	5	8.6%	2	0	0	0	3
Good	31	53.4%	10	0	0	21	0
Fair	22	37.9%	0	0	13	8	1
Poor	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>58</b>	<b>100.0%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>29</b>	<b>4</b>
<b>PARKING SPACES</b>							
Ranges	0-300	0.0%	0-2	0-80	0-70	N/A	1-300
None	7	25.9%	1	0	5	0	1
Hard Surfaced	16	59.3%	10	0	6	0	0
Unimproved	4	14.8%	1	0	2	0	1
<b>TOTAL</b>	<b>27</b>	<b>100.0%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>2</b>

<b>BEATRICE REDEVELOPMENT AREA #5</b>							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
<b>DOORS</b>							
None	1	3.7%	1	0	0	N/A	0
Sound	13	48.1%	11	0	0	N/A	2
Minor	13	48.1%	0	0	13	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100.0%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>
<b>WINDOWS</b>							
None	3	11.1%	0	0	2	N/A	1
Sound	13	48.1%	12	0	0	N/A	1
Minor	10	37.0%	0	0	10	N/A	0
Substandard	1	3.7%	0	0	1	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100.0%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>
<b>STREET TYPE</b>							
None	0	0.0%	0	0	0	0	0
Concrete	34	58.6%	9	0	3	20	2
Asphalt	8	13.8%	1	0	7	0	0
Gravel	16	27.6%	2	0	3	9	2
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>58</b>	<b>100.0%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>29</b>	<b>4</b>
<b>PORCHES...</b>							
None	0	0.0%	0	0	0	N/A	0
Sound	12	44.4%	10	0	1	N/A	1
Minor	14	51.9%	2	0	11	N/A	1
Substandard	1	3.7%	0	0	1	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100.0%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>
<b>PAINT</b>							
None	1	3.7%	0	0	0	N/A	1
Sound	11	40.7%	10	0	0	N/A	1
Minor	11	40.7%	1	0	10	N/A	0
Substandard	4	14.8%	1	0	3	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100.0%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>
<b>DRIVEWAY</b>							
None	0	0.0%	0	0	0	N/A	0
Sound	11	40.7%	9	0	1	N/A	1
Minor	12	44.4%	2	0	9	N/A	1
Substandard	4	14.8%	1	0	3	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100.0%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>

BEATRICE REDEVELOPMENT AREA #5							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
<b>ROOF STRUCTURE</b>							
None	0	0%	0	0	0	N/A	0
Sound	13	48%	10	0	2	N/A	1
Minor	11	41%	2	0	8	N/A	1
Substandard	3	11%	0	0	3	N/A	0
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>
<b>WALL FOUNDATION</b>							
None	0	0%	0	0	0	N/A	0
Sound	15	56%	10	0	3	N/A	2
Minor	11	41%	2	0	9	N/A	0
Substandard	1	4%	0	0	1	N/A	0
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>
<b>FOUNDATION</b>							
None	0	0%	0	0	0	N/A	0
Sound	23	85%	11	0	10	N/A	2
Minor	3	11%	0	0	3	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	1	4%	1	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>
<b>FOUNDATION TYPE</b>							
Concrete	25	93%	10	0	13	N/A	2
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	1	4%	1	0	0	N/A	0
Brick	0	0%	0	0	0	N/A	0
Other/None	1	4%	1	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>
<b>ROOF SURFACE</b>							
None	0	0%	0	0	0	N/A	0
Sound	14	52%	10	0	3	N/A	1
Minor	11	41%	1	0	9	N/A	1
Substandard	1	4%	0	0	1	N/A	0
Critical	1	4%	1	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>
<b>ROOF TYPE</b>							
Asphalt Shingles	12	44%	10	0	2	N/A	0
Rolled Asphalt	1	4%	0	0	0	N/A	1
Cedar	0	0%	0	0	0	N/A	0
Combination	1	4%	1	0	0	N/A	0
Other	13	48%	1	0	11	N/A	1
<b>TOTAL</b>	<b>27</b>	<b>100%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>

<b>BEATRICE REDEVELOPMENT AREA #5</b>							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
<b>CHIMNEY</b>							
None	16	59%	2	0	12	N/A	2
Sound	10	37%	9	0	1	N/A	0
Minor	1	4%	1	0	0	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>
<b>GUTTER, DOWNSPOUTS</b>							
None	5	19%	0	0	4	N/A	1
Sound	18	67%	11	0	6	N/A	1
Minor	4	15%	1	0	3	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>
<b>WALL SURFACE</b>							
None	0	0%	0	0	0	N/A	0
Sound	17	63%	11	0	5	N/A	1
Minor	10	37%	1	0	8	N/A	1
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>
<b>WALL SURFACE TYPE</b>							
Frame	2	7%	2	0	0	N/A	0
Masonry	6	22%	6	0	0	N/A	0
Siding	15	56%	0	0	13	N/A	2
Combination	4	15%	4	0	0	N/A	0
Stucco	0	0%	0	0	0	N/A	0
Other	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>
<b>PARKING SURFACE</b>							
None	6	22%	1	0	5	N/A	0
Concrete	11	41%	7	0	3	N/A	1
Asphalt	6	22%	3	0	3	N/A	0
Gravel	4	15%	1	0	2	N/A	1
Dirt	0	0%	0	0	0	N/A	0
Brick	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>27</b>	<b>100%</b>	<b>12</b>	<b>0</b>	<b>13</b>	<b>N/A</b>	<b>2</b>
<b>PARKING SPACES</b>							
None	2	13%	0	0	0	N/A	2
1 to 2	13	81%	12	0	0	N/A	1
3 to 5	1	6%	0	0	0	N/A	1
6 to 10	0	0%	0	0	0	N/A	0
11 to 20	0	0%	0	0	0	N/A	0
21 or More	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>16</b>	<b>100%</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>N/A</b>	<b>4</b>

# GENERAL REDEVELOPMENT PLAN

## Purpose of Plan/Conclusion

The purpose of this **General Redevelopment Plan** is to serve as a guide for implementation of development and redevelopment activities within **Redevelopment Area #5**, in the City of Beatrice, Nebraska. Redevelopment and development 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 Statutes, Section 18-2111 re-issue 2012 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**

The **Redevelopment Area #5** is generally located in the north-central portion of the City of Beatrice, Nebraska, between W. Hickory Road at the north, the Homestead Trail Corridor and N. 13<sup>th</sup> Street at the east, Dorsey Street at the south and the west edge of the Northgate Crossing Subdivision at the west Boundary of the **Redevelopment Area**.

The referenced **Redevelopment Area #5**, in the City of Beatrice, Nebraska, includes the following 46 Parcel ID #s:

013483100	013486000	013483100	013480000	013483000	010668000
010667000	010341802	040665000	010664000	010341801	004298000
004296000	004297000	004285000	004279000	040284000	013053502
004281000	004274000	004273200	013467300	004131000	013459300
004131100	013459100	013679201	013679202	013679203	013679209
013679205	013679206	013679309	013679301	013679302	013679303
013679304	013679305	013679306	013679607	013679207	013679208
013679209	013679308	013484200	004279100		

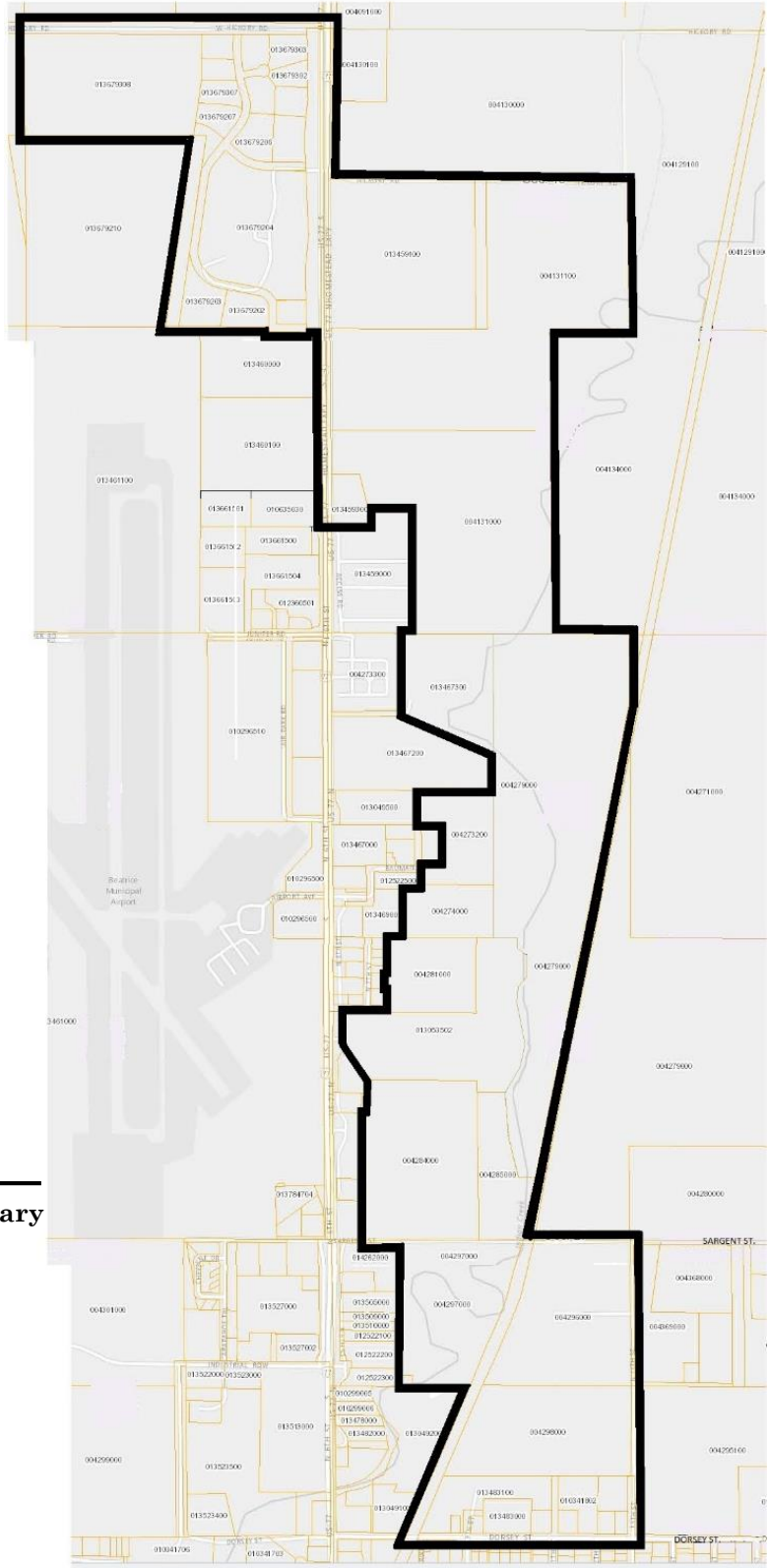
**Illustration 4, Context Map**, identifies the location of **Redevelopment Area #5** in relation to the City of Beatrice. Portions of the **Redevelopment Area** are located outside, but adjacent the Corporate Limits of Beatrice. The primary streets within the **Redevelopment Area** are the Highway 77 Corridor, Dorsey and Sargent Streets.

This **Redevelopment Area** is generally located to the east of the Highway 77 Homestead Expressway along either side of the Indian Creek environs. At the southern boundary, single family dwellings line the north side of Dorsey Street, while the **Area** extends to the north along the Creek environs between the Homestead Trail on the east and vacant lands that abut the east side of the Highway 77 Corridor. The Trailblazer Pipeline facility and the Beatrice Community Hospital, including the Northgate Subdivision, are prominent land uses at the north end of the **Redevelopment Area**. All vacant tracts of land in the **Redevelopment Area** are functionally and economically obsolete and in need of the extension of all utility systems to promote future development opportunities.

# CONTEXT MAP

## REDEVELOPMENT AREA #5

### BEATRICE, NEBRASKA



## LEGEND

Redevelopment Area Boundary

## ILLUSTRATION 4

Beatrice, Nebraska  
 General Redevelopment Plan  
 Redevelopment Area #5

The planning process for the **Redevelopment Area** has resulted in a listing of general planning and implementation recommendations. As discussed in the **Blight and Substandard Determination Study**, the average age of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #5** as **blighted and substandard**.

### Planning and Implementation Recommendations

To eliminate blighted and substandard conditions and enhance private development and redevelopment activities within the **Redevelopment Area**, the City of Beatrice will need to consider the following general planning and redevelopment actions. **Tax Increment Financing (TIF) should be considered as a tool to assist in financing both development and redevelopment projects.**

- Create an **“Economic Development Initiative,”** specifically, in the **Redevelopment Area** directed at increasing the tax base and creating jobs. Utilize TIF and private investment for the expansion of existing and the development of new businesses in conformance with the City’s Future Land Use Map and Zoning Regulations.
- Promote the development of new businesses along the Highway 77 Homestead Expressway Corridor, combined with a local initiative to promote housing development beyond the Corridor as identified on the Future Land Use Map.
- Prepare an **Annexation Plan** for properties in **Redevelopment Area #5**, currently outside the Corporate Limits.
- **Acquire, demolish and replace** functionally and economically obsolescent agricultural and residential properties throughout the **Redevelopment Area**.
- **Reuse vacant lots** and land areas throughout the **Redevelopment Area**, including along the Highway 77 Homestead Expressway Corridor. The **Area** includes vacant, both functionally and economically obsolete parcels of land. Future commercial, public/quasi-public and residential uses should be developed in accordance with the **Land Use Plan**.
- Create an **urban/corridor design plan** and implement enhancements along the Highway 77 Homestead Expressway Corridor that provide landscaped areas for better separation between pedestrian sidewalks and the edges of the highway.



- Plan for the extension of local pedestrian and bicycling connector routes from the Homestead Trail to localized commercial centers along the Highway 77 Corridor and planned residential areas beyond the Corridor.
- Plan and implement **new housing developments** in the **Redevelopment Area**, utilizing the Gage County/Community Housing Study as a guide for development.
- Plan and implement a **program of housing rehabilitation** in the **Area**, in an effort to both improve living conditions and enhance the real estate tax base.
- Plan and implement **flood control activities** throughout the **Redevelopment Area**.
- Plan and implement improvements and enhancements of the **Homestead Trail Corridor** geared to making it more accessible to Area residents and the City as a whole.
- Implement **alternative energy systems** throughout the **Redevelopment Area**. This would include the consideration and possible use of wind, solar, geothermal, hydropower and methane energy systems in both existing and new development areas and buildings.

### Infrastructure Systems throughout the Redevelopment Area:

#### **Municipal Infrastructure:**

- Replace **undersized and aging water and sewer utility mains**, as needed. Portions of the **Redevelopment Area** lack all necessary utility systems to attract and sustain new development.
- Municipal sidewalks within **Redevelopment Area #5** are, overall, lacking in a majority of the parcels. Sidewalks should be constructed to allow for the ease of use by pedestrian traffic.
- Local streets and highways in “fair” to “poor” condition should be planned for resurfacing or paving.

### **Privately Owned Infrastructure:**

- To facilitate the redevelopment of **Redevelopment Area #5**, all privately owned water and sewer service lines are recommended to be replaced in conjunction planned improvements to structures or property. Privately owned and maintained water and sewer service lines that extend from municipal mains to individual structures are typically undersized, constructed of outmoded materials, and are deteriorating. Privately owned and maintained driveways, access roads and parking areas were observed to be deteriorating and in substandard condition.

### **Implementation**

Both a time line and budget should be developed for the implementation of this **General Redevelopment Plan**. Each of these processes should be designed in conformance with the resources and time available by the City. A reasonable time-line to complete the redevelopment activities identified in the **Plan** would be seven to 12 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development and 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 development and redevelopment projects in the **Redevelopment Area** is deemed to be an essential and integral element of the **Area**. The use of TIF in connection with such projects is contemplated by this **General Redevelopment 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 development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project 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 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 #5** are described in detail in the **Blight and Substandard Determination Study**. In general, the **Redevelopment Area** consists of agricultural, residential, public/quasi-public, planned open space and vacant land use types. The field survey identified properties and structures classified as being in a deteriorating condition, as well as vacant lands that have remained undeveloped in spite of having utilities mains within reasonable distances of the outer boundaries of these parcels.

**Illustration 5, Future Land Use Map**, represents an effort to encourage land uses that reflect the land use plan contained within the **Beatrice Comprehensive Plan** and the current **Zoning Regulations**. The **Future Land Use Map** recommends the development of future commercial uses along the Highway 77 Homestead Expressway Corridor. Single family residential uses are recommended to be expanded along Dorsery Street, in the southern portion of the **Redevelopment Area** with multifamily residential uses planned north to Sargent Street, between North 13<sup>th</sup> Street and the Homestead Trail Corridor. Public/Quasi-Public land uses are utilized in the northern portion of the **Area** on either side of Highway 77, including the Beatrice Community Hospital and Trailblazer Pipeline facilities. Commercial uses are planned to expand to the east of Highway 77 with light industrial uses recommended to the east and south of the pipeline facility. This **Future Land Use Plan** builds upon the Land Use Plan included in the current **Comprehensive Plan** by further identifying residential, commercial and industrial growth areas. This **Future Zoning Map** is thus reflective of these land use growth areas and the current **Zoning Regulations**.

2. **Future Zoning Districts.**

The recommended **Future Zoning Map** for **Redevelopment Area #5** is identified in **Illustration 6**. The **Future Zoning Map** is in conformance with and expands upon the current **Beatrice Comprehensive Plan** and specifically with the **Future Land Use Map, Illustration 5**. The entire **Redevelopment Area** is reconfigured to support future developments highlighted in the **Beatrice Comprehensive Plan**.

# FUTURE LAND USE MAP

## REDEVELOPMENT AREA #5 BEATRICE, NEBRASKA



### LEGEND

- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- BODY OF WATER
- CORPORATE LIMITS
- REDEVELOPMENT AREA #2 BOUNDARY

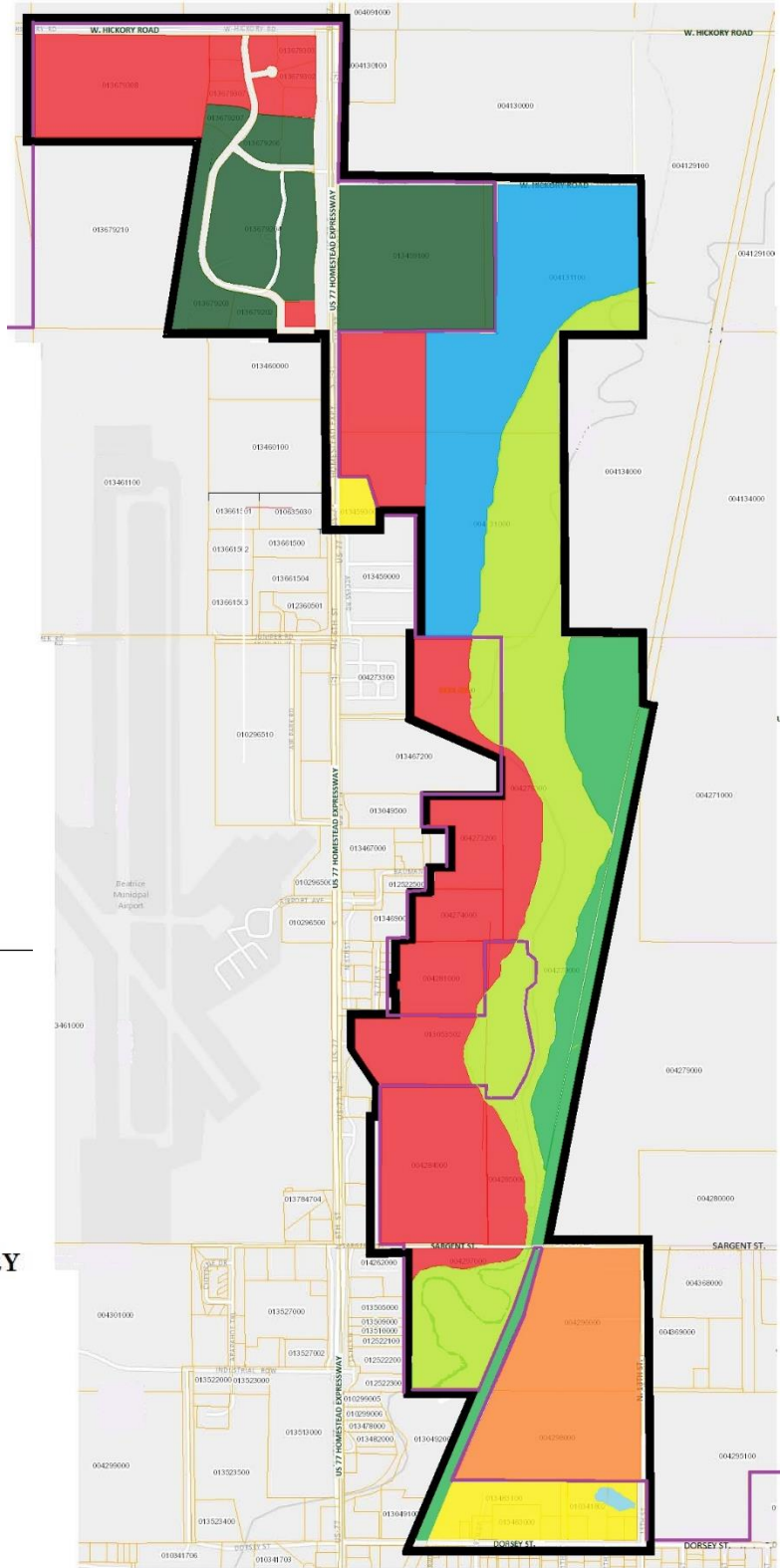
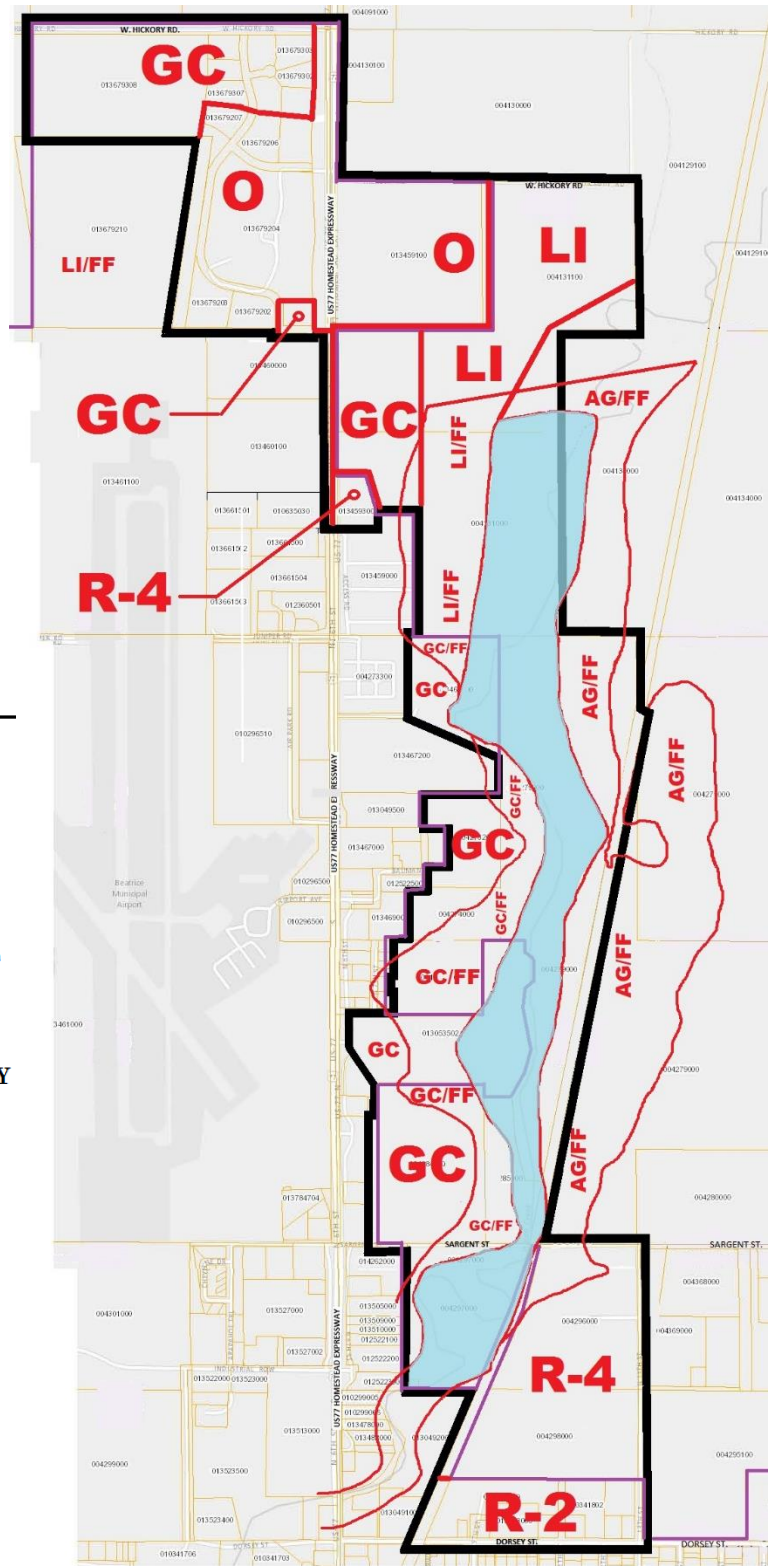


ILLUSTRATION 5

# FUTURE ZONING MAP

## REDEVELOPMENT AREA #5 BEATRICE, NEBRASKA



### LEGEND

- AG AGRICULTURAL DISTRICT
- R-2 SINGLE FAMILY RESIDENTIAL  
LARGE LOT DISTRICT
- R-4 MULTIPLE-FAMILY  
RESIDENTIAL DISTRICT
- O OFFICE DISTRICT
- GC GENERAL COMMERCIAL DISTRICT
- LI LIGHT INDUSTRIAL DISTRICT
- /FF FLOOD FRINGE OVERLAY DISTRICT
- FLOODWAY DISTRICT
- CORPORATE LIMIT LINE
- ZONING DISTRICT LINE
- REDEVELOPMENT AREA BOUNDARY

ILLUSTRATION 6

### 3. Recommended Public Improvements

The primary purpose for a **General Redevelopment Plan** is to allow for the use of public financing in a specific area. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the **Redevelopment Area**. The most common form of public improvements occur with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the **Area** are the need to monitor utility and infrastructure systems in order to make repairs or replacement as these systems continue to age.

Pedestrian and vehicular safety should be a concern along the Highway 77 Corridor, as well as Dorcey, Sargent and North 13th Streets. The tendency of vehicles to exceed posted speed limits along these Corridors hinders the ability of pedestrians to cross this busy street and could create a potentially hazardous situation with vehicles attempting to access the Highway Corridor.

**The Blight and Substandard Determination Study focused on the public improvement needs for new water and sewer mains, primarily within areas currently not served by municipal water and sewer. Many privately owned driveways, access roads and parking areas are in substandard condition and a detriment to potential redevelopment activity.**

It is recommended that the City of Beatrice work closely with developers to ensure that future streets within **Redevelopment Area #5** are implemented in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, and privately owned water and sewer service lines shall meet the provisions of the Subdivision Regulations of Beatrice.

### 4. Alternative Energy Considerations

Development and redevelopment projects on the scale of those identified in document are supplementing the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and large commercial developments are strongly accessing these alternative energy sources in combination with "**green building**" techniques.

“LEED” building certification also guides the use of energy conservation methods to reduce the consumption of energy by HVAC systems in new and rehabilitated buildings. In the United States, LEED certification is recognized as a standard for measuring building sustainability. Achieving this certification demonstrates that the building meets the ideals of being “green.”



Roof top application of an older building in Philadelphia.



Solar panels on top of the Denver Convention Center.



A Helix Wind Turbine on top of a Lincoln, Nebraska Office building.

### Conclusions

A successful **General Redevelopment Plan for Redevelopment Area #5** should guide redevelopment and development opportunities, while securing the viability of this **Area** as a combined Downtown and Highway Commercial service area, while supporting adjacent residential uses. New construction should not imitate, but be compatible by similar materials, colors and heights exhibited by existing structures within, and adjacent the **Redevelopment Area**.

The Beatrice 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 #5**. 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 #5.**

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 #5**, in Beatrice, Nebraska. The major components of this **General 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

Beatrice, Nebraska  
General Redevelopment Plan  
Redevelopment Area #5

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 Foundati on  
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

# GENERAL REDEVELOPMENT PLAN AMENDMENTS

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PROJECT NAME / LOCATION AND COST

RESOLUTION #

1.	_____	_____
	\$ _____	
2.	_____	_____
	\$ _____	
3.	_____	_____
	\$ _____	
4.	_____	_____
	\$ _____	
5.	_____	_____
	\$ _____	
6.	_____	_____
	\$ _____	
7.	_____	_____
	\$ _____	
8.	_____	_____
	\$ _____	
9.	_____	_____
	\$ _____	
10.	_____	_____
	\$ _____	