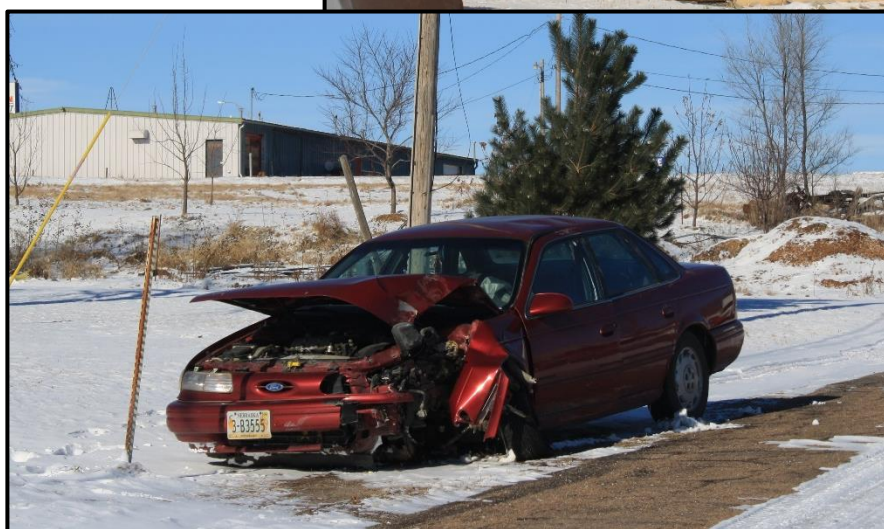


Beatrice, Nebraska

Blight & Substandard Determination Study &
General Redevelopment Plan.
Redevelopment Area #1-Revised.



Prepared for:

The City of Beatrice, Nebraska.



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

February, 2017

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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 re-evaluation and revision of the current **Redevelopment Area #1** in **Beatrice, Nebraska**. The results of this **Study** will assist the City in re-declaring **Area #1** as both **blighted and substandard**.

Location

The revised location of **Redevelopment Area #1** is situated in the western and northern portion of the City of Beatrice, Nebraska. **Illustration 1, Context Map**, identifies **Area #1** in the City of Beatrice. The revised **Area** is comprised of public/quasi-public, residential, commercial and industrial land uses, as well as vacant/undeveloped parcels. Key features in the **revised Area** include commercial and industrial uses along the Highway 77 Corridor, environs associated with Beatrice Municipal Airport and Beatrice Industrial Park and the Glenover Addition. **Portions of Area #1 are located outside but adjacent the Corporate Limits of Beatrice and will need to be annexed prior to the use of Tax Increment Financing.**

The referenced **revised Redevelopment Area #1**, in the City of Beatrice, Nebraska, includes the following **273 Parcels (ID #s)**. **As per the Gage County Assessor office, a few cases exist where two or more lots of record are represented by the same Parcel ID, or a parcel does not have a corresponding Parcel ID.**

| | | | | |
|------------|-----------|-----------|-----------|------------|
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| 004273300 | 011646101 | 011689000 | 011754000 | 013049500 |
| 004282000 | 011646200 | 011690000 | 011755000 | 013053501 |
| 004299000* | 011646300 | 011690100 | 011756000 | 013459000 |
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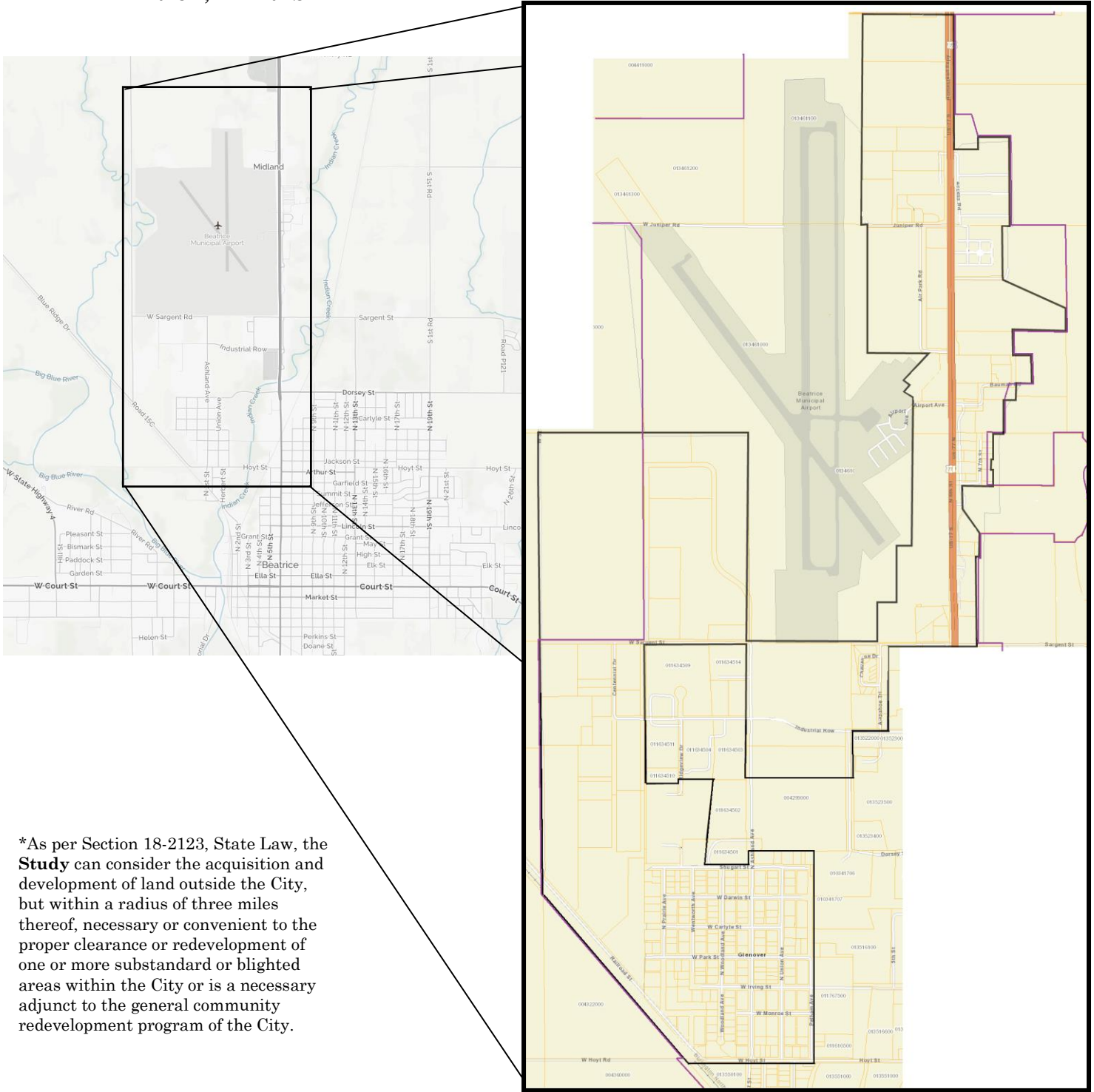
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| 011644000 | 011686000 | 011752000 | 012409500 | |
| 011646000 | 011687000 | 011753000 | 012409502 | |

*Northern portion of parcel #004299000 and eastern portion of parcel #013461000, only.

CONTEXT MAP

REDEVELOPMENT AREA #1-REVISED

BEATRICE, NEBRASKA



*As per Section 18-2123, State Law, the Study can consider the acquisition and development of land outside the City, but within a radius of three miles thereof, necessary or convenient to the proper clearance or redevelopment of one or more substandard or blighted areas within the City or is a necessary adjunct to the general community redevelopment program of the City.

LEGEND

- CITY OF BEATRICE CORPORATE LIMITS.*
- REDEVELOPMENT AREA #1 BOUNDARY.

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ILLUSTRATION 1

The **blight and substandard evaluation** for the **revised Redevelopment Area #1** included a detailed **exterior structural survey of 254 individual buildings**, a parcel-by-parcel field survey, conversations with City of Beatrice administrative and utilities 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. Also, the distribution of **Blight and Substandard Factors** throughout the **revised Redevelopment Area #1** 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, the revised Redevelopment Area #1 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 #1. The Substandard Factors are reasonably distributed throughout the Redevelopment Area.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #1-REVISED
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., 2017.

Strong Presence of Factor -

1. The structural analysis recorded **83 structures**, or **33 percent** of the total **254 structures** as being **deteriorated with major defects, or dilapidated**. An additional **48 structures**, or **19 percent** were recorded as being **deteriorated with minor defects**. The Factor, *Deterioration/Dilapidation* is a **strong presence** throughout **Area #1**.
2. Based on the structural/site analysis, a total of **93**, or **37 percent** of the **254 total buildings** in the **Area** are **40+ years of age** (built prior to 1977). According to the Gage County Assessor Office, the **average age** of residential structures in the **revised redevelopment Area** is approximately **53 years**. The Factor of *Age or Obsolescence* is a **strong presence** throughout **Area #1**.

3. The conditions which result in the *Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space* are a **strong presence** throughout **revised Redevelopment Area #1**. A total of 20 parcels, or 7 percent of the total 273 individual parcels had minor debris while 10 parcels, or 4 percent had major debris.

Sanitary sewer mains are undersized in much of the **Area**, constructed of outmoded materials and aged which could potentially lead to leaks and breakages. Also, existing and undeveloped platted lots are either too small by today's development requirements or do not have adequate utilities to support large-scale development

A significant number of parcels in **Area #1** are accessed by City streets with gravel surfacing with no curb and gutter, which leads to standing water issues and potential health and safety risks. A total of 229 parcels, or 84 percent lack sidewalks.

There is a large amount of land that is platted but undeveloped with little or no access to public utilities and, thus, is **functionally and economically obsolete**.

4. The parcel-by-parcel field/site analysis determined that the **Substandard Factor, Existence of Conditions Which Endanger Life or Property**, by fire and other causes, is a **strong presence** throughout **revised Redevelopment Area #1**. Primary contributing elements include deteriorating buildings with minor or major defects or dilapidated structures in need of demolition and replacement, as well as the existence of wood frame buildings containing combustible elements and fixtures. Also, sanitary sewer mains in **Area #1** are undersized, constructed of outmoded materials and aged, which could potentially lead to leaks and breakages. Additionally, 20 of the total 273 individual parcels had minor debris while 10 had major debris.

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

1. Aging structures;
2. Deteriorating structures;
3. Frame buildings and masonry buildings with wooden structural elements that both contain combustible building components and materials are potential fire hazards;
4. Average age of residential structures being in excess of 40+ years;
5. **Revised Redevelopment Area #1** is serviced by sewer mains that are aged, constructed of outmoded materials and undersized;
6. Existing, undeveloped, platted lots are either too small by today's development requirements or do not have adequate utilities to support large-scale development. As a result, these parcels are **functionally and economically obsolete**.

BLIGHT FACTORS

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, nine represent a “strong presence,” while one represents a “reasonable presence” in revised Redevelopment Area #1. 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. The Blight Factors are reasonably distributed throughout the Redevelopment Area.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #1-REVISED
BEATRICE, NEBRASKA**

| | | |
|-----|--|----|
| 1. | A substantial number of deteriorated or dilapidated structures. | ☐ |
| 2. | Existence of defective or inadequate street layout. | ■ |
| 3. | Faulty lot layout in relation to size, adequacy, accessibility or usefulness. | ☐ |
| 4. | Insanitary or unsafe conditions. | ☐ |
| 5. | Deterioration of site or other improvements. | ☐ |
| 6. | Diversity of Ownership. | ☐ |
| 7. | Tax or special assessment delinquency exceeding the fair value of land. | ○ |
| 8. | Defective or unusual condition of title. | NR |
| 9. | Improper subdivision or obsolete platting. | ☐ |
| 10. | The existence of conditions which endanger life or property by fire or other causes. | ☐ |
| 11. | Other environmental and blighting factors. | ☐ |
| 12. | One of the other five conditions. | ☐ |

| | |
|--|----|
| Strong Presence of Factor | ☐ |
| Reasonable Presence of Factor | ■ |
| Little or No Presence of Factor | ○ |
| Not Reviewed | NR |

Source: Hanna:Keelan Associates, P.C., 2017.

Strong Presence of Factor –

1. ***Deteriorated Structures*** are a **strong presence** in revised **Redevelopment Area #1**. The structural analysis recorded **83**, or **33 percent** of the total **254 structures** as being **deteriorated with major defects, or dilapidated**. An additional **48 structures**, or **19 percent** were recorded as being **deteriorated with minor defects**.

3. ***Faulty Lot Layout*** is a **strong presence** throughout **Redevelopment Area #1**. Conditions contributing to the presence of this **Factor** include inadequate lot sizes, consisting of lots that are too small or do not have adequate utilities to support today’s development standards, making land both **functionally and economically obsolete**. This could potentially require multiple lots being acquired to support a single development project.

4. ***Insanitary or Unsafe Conditions*** are a **strong presence** throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include vacant and obsolete buildings, sewer mains that are aged, undersized, constructed of outmoded materials and prone to repeated breaks and maintenance and parcels containing minor or major debris. Sidewalks in “fair” or “poor” condition, as well as parcels without sidewalks contribute to unsafe conditions. Of the 273 individual parcels evaluated, 229 had no sidewalks while an additional 11 parcels, or 4 percent had sidewalks in “fair” to “poor” condition. A significant number of parcels in **Area #1** are accessed by City streets with gravel surfacing and no curb and gutter, which could lead to standing water issues and potential health and safety risks.

5. ***Deterioration of Site or Other Improvements*** is a **strong presence** throughout the **revised Redevelopment Area**. Of the total 273 individual parcels examined, **42 percent** or **115 parcels** have “fair” or “poor” overall site conditions. Sections of sidewalks within **Area #1** are cracking, settling and deteriorating to the extent of needing to be repaired or replaced. A total of **50 parcels** had sidewalks in, only, “fair” condition, or exhibiting cracking and settling. Of the 273 individual parcels evaluated, 229 had no sidewalks while an additional 11 parcels, or 4 percent had sidewalks in “fair” to “poor” condition. A significant number of parcels in **Area #1** are accessed by City streets with gravel surfacing and lack curb and gutter.



6. The *Diversity of Ownership* is a **strong presence** throughout **Redevelopment Area #1**. Research of public records from the Gage County Assessor office indicates that **203 individual property owners** are in **Area #1**.
9. *Improper Subdivision or Obsolete Platting* is a **strong presence** throughout **Redevelopment Area #1**. Platted lots throughout **Area #1** are not in compliance with today's requirements for development. The majority of lots are too small to support today's development standards and are thus considered to be **functionally and economically obsolescent**. Several cases also exist where lots of record are not in conformance with the original platting of the **Area**. **A large tract of undeveloped land in Area #1 is within a runway approach zone of the Beatrice Municipal Airport and is prohibited from any future development.**
10. The *Existence of Conditions Which Endanger Life or Property* by fire or other causes is a **strong presence** throughout **revised Redevelopment Area #1**. Conditions associated with this **Factor** include the existence of wood frame buildings containing combustible elements and fixtures. Additionally, a large portion of the **Redevelopment Area** is serviced by sewer mains that are aged, constructed of outmoded materials and prone to leaks and breakages. Additionally, 20 of the total 273 individual parcels had minor debris while 10 had major debris.
11. In regards to *Other Environmental and Blighting Factors*, economically and socially undesirable land uses and functional obsolescence is a **strong presence** throughout **Redevelopment Area #1**. The **Area** contains residential dwellings that are deteriorating with minor/major defects or are dilapidated and in need of demolition and replacement. A large portion of the **Area** is serviced by undersized and outmoded infrastructure and subject to occasional leaks and breaks.
12. *One of the Required Five Additional Blight Factors* has a **strong presence** throughout the **revised Redevelopment Area**. Based on the structural analysis, the estimated **average age** of residential buildings is **53 years**.



Reasonable Presence of Factor –

2. *Defective or Inadequate Street Layout* is a **reasonable presence** in **Redevelopment Area #1**. The street layout consists of a rectilinear grid system in the southern portion of **Area #1** and frontage roads servicing residential, commercial and industrial uses along the Highway 77 Corridor. Undeveloped portions of **Area #1** lack adequate street access. Several dead-end streets exist in the Glenover Addition, in the southern portion of **Area #1**, due to the Burlington Northern Santa Fe Railroad Corridor. This prohibits any westward development in this portion of the **Area**.

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 financial 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 revised **Redevelopment Area #1** 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 City Council of Beatrice 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 the City of Beatrice to be eligible for redevelopment under the **Nebraska Community Development Law**, for the use of Tax Increment Financing, 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 **revised Redevelopment Area #1** 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 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 platted 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 **revised Redevelopment Area #1**. 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 the re-evaluation and revision of **Redevelopment Area #1** 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 revised location of **Redevelopment Area #1** is situated in the western and northern portion of the City of Beatrice, Nebraska. **Illustration 1, Context Map**, identifies **Area #1** in the City of Beatrice. The revised **Area** is comprised of public/quasi-public, residential, commercial and industrial land uses, as well as vacant/undeveloped parcels. Key features in the **revised Area** include commercial and industrial uses along the Highway 77 Corridor, environs associated with Beatrice Municipal Airport and Beatrice Industrial Park and the Glenover Addition. **Portions of Area #1 are located outside but adjacent the Corporate Limits of Beatrice and will need to be annexed prior to the use of Tax Increment Financing.**

The referenced **revised Redevelopment Area #1**, in the City of Beatrice, Nebraska, includes the following **273 Parcels (ID #s)**. **As per the Gage County Assessor office, a few cases exist where two or more lots of record are represented by the same Parcel ID, or a parcel does not have a corresponding Parcel ID.**

| | | | | |
|------------|-----------|-----------|-----------|------------|
| 004148000 | 011646100 | 011688000 | 011753100 | 012522500 |
| 004273300 | 011646101 | 011689000 | 011754000 | 013049500 |
| 004282000 | 011646200 | 011690000 | 011755000 | 013053501 |
| 004299000* | 011646300 | 011690100 | 011756000 | 013459000 |
| 004301000 | 011647100 | 011692000 | 011757000 | 013460000 |
| 010183500 | 011647200 | 011694000 | 011758000 | 013460100 |
| 010183600 | 011647300 | 011695000 | 011758100 | 013461000* |
| 010295000 | 011649000 | 011696000 | 011758200 | 013467000 |
| 010295100 | 011649000 | 011697000 | 011758201 | 013467200 |
| 010295200 | 011649002 | 011698000 | 011758202 | 013468000 |
| 010296000 | 011649003 | 011699000 | 011758203 | 013469000 |
| 010296500 | 011649004 | 011700000 | 011758300 | 013469100 |
| 010296502 | 011649005 | 011701000 | 011759000 | 013470000 |
| 010296510 | 011649006 | 011702000 | 011760000 | 013472000 |
| 010296600 | 011649007 | 011703000 | 011760100 | 013473000 |
| 010635030 | 011649008 | 011704000 | 011760200 | 013474000 |
| 011411001 | 011649009 | 011705000 | 011760300 | 013476000 |
| 011411002 | 011649010 | 011706000 | 011760400 | 013518500 |
| 011411003 | 011650000 | 011709000 | 011760500 | 013518700 |
| 011411004 | 011652000 | 011710000 | 011760501 | 013529000 |
| 011411009 | 011653000 | 011712000 | 011761000 | 013531000 |
| 011411010 | 011654000 | 011712100 | 011762000 | 013532000 |

| | | | | |
|-----------|-----------|-----------|-----------|-----------|
| 011411011 | 011655000 | 011713000 | 011762100 | 013533000 |
| 011634505 | 011656000 | 011714000 | 011762200 | 013534000 |
| 011634506 | 011657000 | 011715000 | 011763000 | 013661500 |
| 011635000 | 011658000 | 011716000 | 011764000 | 013661501 |
| 011636000 | 011659000 | 011717000 | 011767000 | 013661502 |
| 011637000 | 011659100 | 011718000 | 011768000 | 013661503 |
| 011637100 | 011660000 | 011719000 | 011769000 | 013661504 |
| 011638000 | 011660100 | 011720000 | 011770000 | 013784701 |
| 011638100 | 011660200 | 011721000 | 011771000 | 013784702 |
| 011639000 | 011661000 | 011722000 | 011772000 | 013784703 |
| 011639100 | 011662000 | 011722100 | 011773000 | 013784704 |
| 011640000 | 011663000 | 011722200 | 011773100 | |
| 011641000 | 011664000 | 011723000 | 011774000 | |
| 011642000 | 011665000 | 011724000 | 011775000 | |
| 011643000 | 011666000 | 011725000 | 011776000 | |
| 011643100 | 011666100 | 011726000 | 011777000 | |
| 011643200 | 011667000 | 011728000 | 011778000 | |
| 011643201 | 011668000 | 011728100 | 011778100 | |
| 011643202 | 011669000 | 011730000 | 011779000 | |
| 011643203 | 011670000 | 011731000 | 011780000 | |
| 011643204 | 011671000 | 011731100 | 011781000 | |
| 011643205 | 011673000 | 011732000 | 011782000 | |
| 011643206 | 011673100 | 011733000 | 011783000 | |
| 011643207 | 011673200 | 011734000 | 011784000 | |
| 011643208 | 011673300 | 011735000 | 011785000 | |
| 011643209 | 011675000 | 011736000 | 011788000 | |
| 011643210 | 011676000 | 011737000 | 011788100 | |
| 011643211 | 011677000 | 011738000 | 011788200 | |
| 011643212 | 011678000 | 011739000 | 011788300 | |
| 011643213 | 011679000 | 011740000 | 011789000 | |
| 004148000 | 011680000 | 011741000 | 012360501 | |
| 011643500 | 011681000 | 011744000 | 012360502 | |
| 011643518 | 011682000 | 011745000 | 012360503 | |
| 011643524 | 011683000 | 011748000 | 012360504 | |
| 011643525 | 011684000 | 011749000 | 012360505 | |
| 011643526 | 011685000 | 011750000 | 012360800 | |
| 011644000 | 011686000 | 011752000 | 012409500 | |
| 011646000 | 011687000 | 011753000 | 012409502 | |

*Northern portion of parcel #004299000 and eastern portion of parcel #013461000, only.

Table 3 identifies the estimated **existing land use types and acres** within **revised Redevelopment Area #1**. Land uses include public/quasi-public, parks/recreation, residential commercial and industrial, as well as undeveloped parcels. **Area #1** consists of an estimated 752 acres, of which an estimated 375 acres, or 49 percent is currently developed.

**TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA #1-REVISED
BEATRICE, NEBRASKA**

| <u>Land Use</u> | <u>Acres</u> | <u>Percent</u> |
|---------------------------|--------------|----------------|
| Public/Quasi-Public | 29.5 | 3.9% |
| Parks/Recreation | 0.7 | 0.1% |
| Single Family Residential | 91.3 | 12.1% |
| Mobile Home Residential | 25.6 | 3.4% |
| Commercial | 65.2 | 8.7% |
| Industrial | 83.7 | 11.1% |
| Railroad Corridor | 8.0 | 1.1% |
| Municipal Streets/Alleys | 70.5 | 9.4% |
| <u>Vacant/Undeveloped</u> | <u>377.5</u> | <u>50.2%</u> |
| Total Acreage | 752.0 | 100.0% |

Source: Hanna:Keelan Associates, P.C., 2017.

Illustration 3 identifies the existing **Zoning Classifications** throughout **revised Redevelopment Area #1**. Zoning activities throughout **Area #1** are controlled and administered by the City of Beatrice. The majority of parcels in the **Area** are located within the Corporate Limits of Beatrice.











EXISTING LAND USE MAP

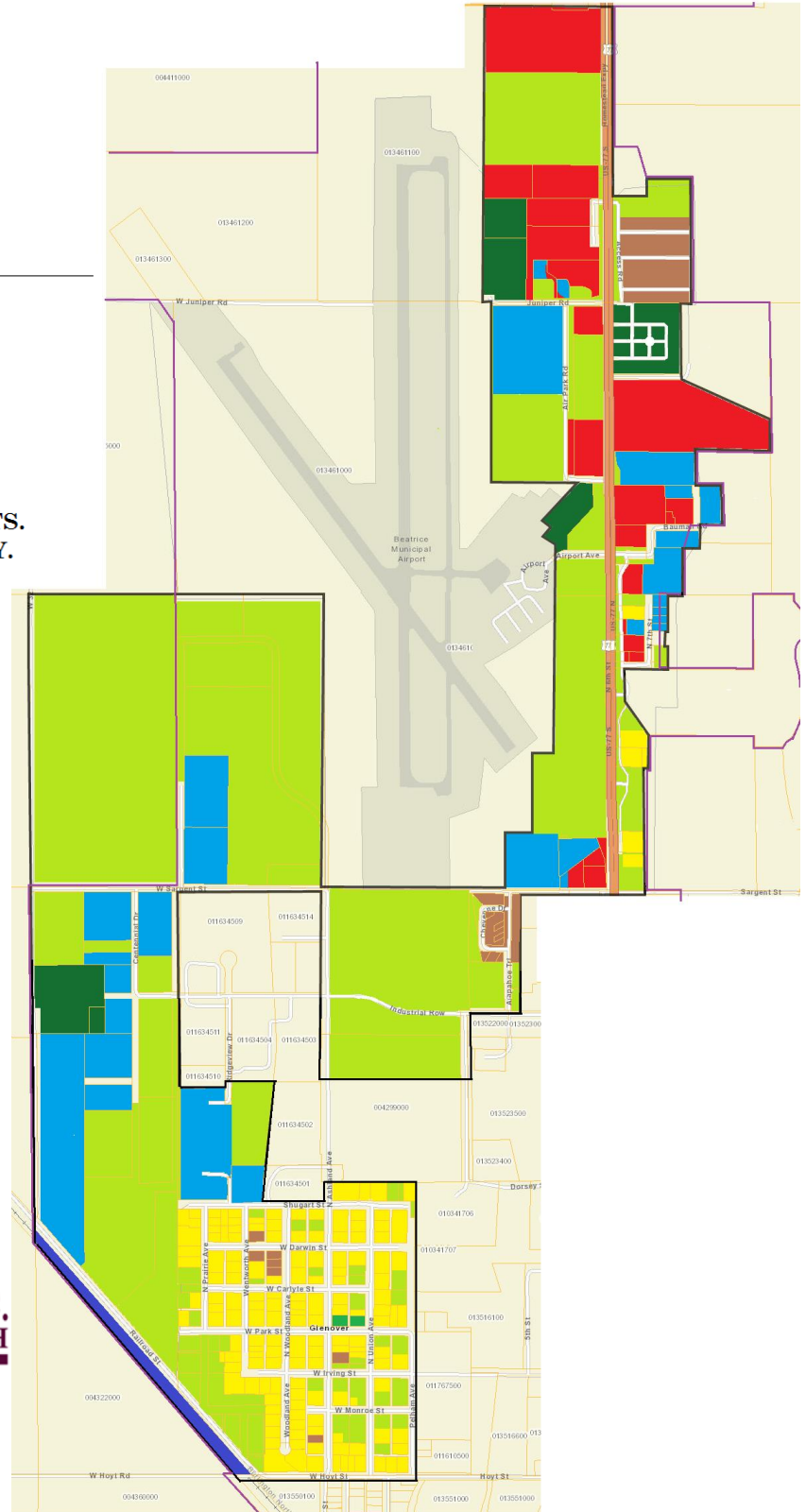
REDEVELOPMENT AREA #1-REVISED

BEATRICE, NEBRASKA



LEGEND

-  VACANT/UNDEVELOPED.
-  PARKS/RECREATION/OPEN SPACE.
-  PUBLIC/QUASI-PUBLIC.
-  SINGLE FAMILY RESIDENTIAL.
-  MOBILE HOME RESIDENTIAL.
-  COMMERCIAL.
-  INDUSTRIAL.
-  RAILROAD CORRIDOR.
-  CITY OF BEATRICE CORPORATE LIMITS.
-  REDEVELOPMENT AREA #1 BOUNDARY.



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

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 2

EXISTING ZONING MAP

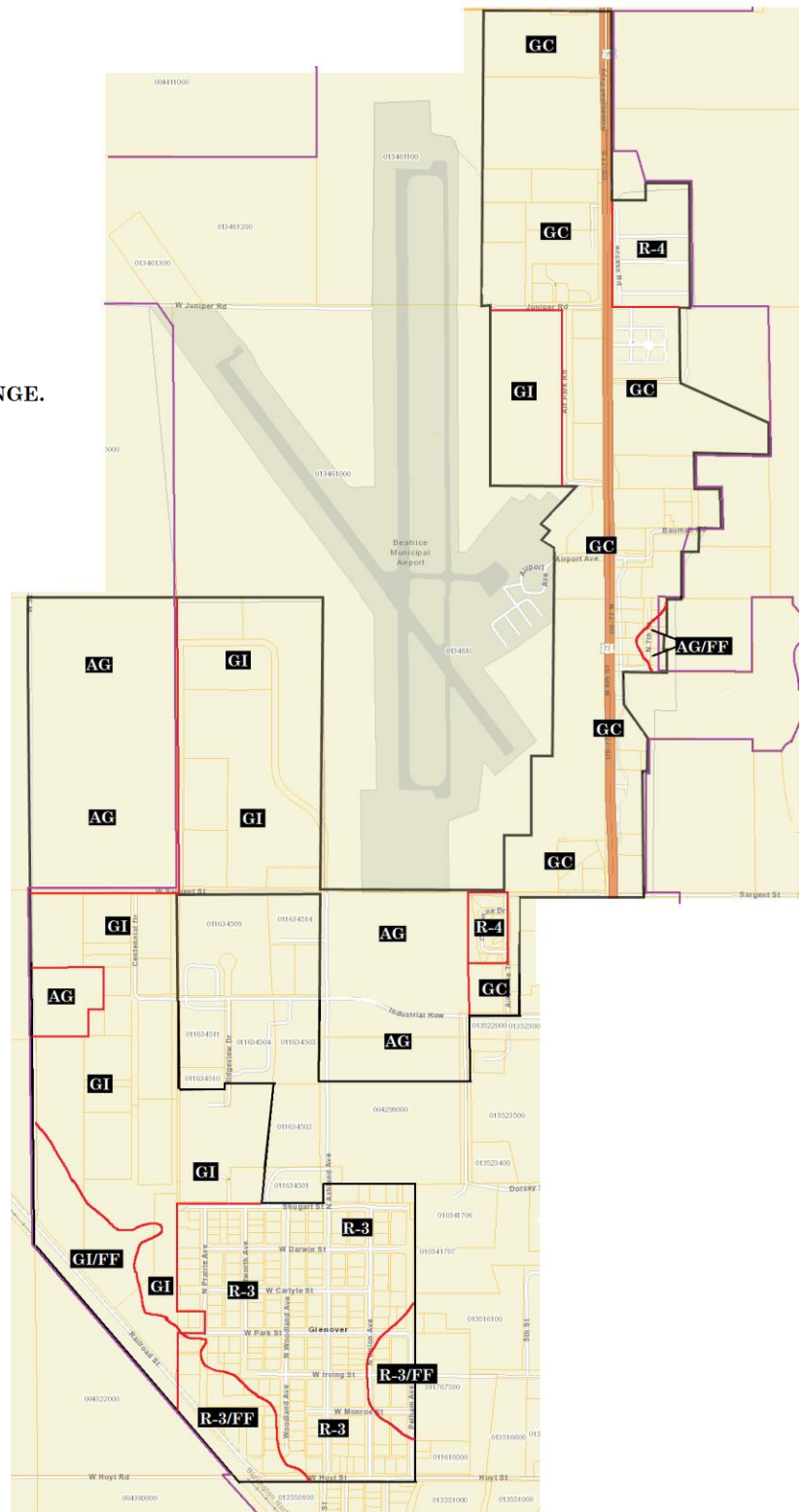
REDEVELOPMENT AREA #1-REVISED

BEATRICE, NEBRASKA



LEGEND

- AG - AGRICULTURAL.
- AG/FF - AGRICULTURAL/FLOODWAY FRINGE.
- R-3 - URBAN FAMILY RESIDENTIAL.
- R-3/FF - URBAN FAMILY RESIDENTIAL/FLOODWAY FRINGE.
- R-4 - MULTIPLE-FAMILY RESIDENTIAL.
- GC - GENERAL COMMERCIAL.
- GI - GENERAL INDUSTRIAL.
- GI-FF - GENERAL INDUSTRIAL/FLOODWAY FRINGE.
- ZONING DISTRICT BOUNDARY.
- CITY OF BEATRICE CORPORATE LIMITS.
- REDEVELOPMENT AREA #1 BOUNDARY.



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ILLUSTRATION 3

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for **revised Redevelopment Area #1** 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/Site 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 December, 2016. A total of **254 individual structures** in **Redevelopment Area #1** received an exterior evaluation to document physical, environmental and structural deficiencies.

A parcel-by-parcel field evaluation was also conducted in **revised Redevelopment Area #1**. A total of **273 separate legal parcels** were evaluated 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 the Area contained multiple buildings that were evaluated separately for structural conditions only.**

The “**Structural/Site Conditions Survey Form**” is included in the **Appendix**. **The results of the structural and site conditions evaluation are also included in the Appendix.**

Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in **revised Redevelopment Area #1** were analyzed to determine the number of existing property owners.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **revised 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 **revised Redevelopment Area #1** 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 **revised Redevelopment Area #1**, 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 **254 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 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 occupant, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

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

Critical Defect. Components that contained critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating.

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

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

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

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

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

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

| Primary Components | Secondary Components |
|------------------------------|------------------------------|
| 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 **254 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- **One Hundred Twenty-Three (123) structures** were classified as structurally **sound**;
- **Forty-Eight (48) structures** were classified as **deteriorating** with **minor** defects.
- **Sixty-Nine (69) structures** were classified as **deteriorating** with **major** defects; and
- **Fourteen (14) structures** were classified as **dilapidated**.

The results of the exterior survey recorded the condition of structures throughout **revised Redevelopment Area #1**. Of the 254 total structures, **83 (33 percent)** were identified as being **deteriorated with major defects or dilapidated**. An additional **48 structures**, or **19 percent** were recorded as being **deteriorated with minor defects**.

Conclusion.

The results of the structural condition survey indicate deteriorated/dilapidated structures are a strong presence throughout Redevelopment Area #1. Table 4 identifies the results of the structural rating process per building type.

**TABLE 4
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #1-REVISED
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 (Major) and/or Dilapidated</u> |
|-----------------|--------------|------------------------------|------------------------------|--------------------|-----------------------------|---|
| Residential | 92 | 40 | 50 | 11 | 193 | 61 |
| Commercial | 14 | 2 | 4 | 1 | 21 | 5 |
| Industrial | 14 | 5 | 15 | 2 | 36 | 17 |
| <u>Other</u> | <u>3</u> | <u>1</u> | <u>0</u> | <u>0</u> | <u>4</u> | <u>0</u> |
| Totals | 123 | 48 | 69 | 14 | 254 | 83 |
| Percent | 48.4% | 18.9% | 27.2% | 5.5% | 100.0% | 32.7% |

Source: Hanna:Keelan Associates, P.C., 2017.

(2) Age of Obsolescence.

As per the results of field research and confirmation from the Gage County Assessor office, **93 structures, or 37 percent of the total 254 structures in revised Redevelopment Area #1 are 40+ years of age, or built prior to 1977.** Additionally, the estimated **average age** of residential structures in the **Area** is **53 years.**

Conclusion.

The age and obsolescence of structures in Redevelopment Area #1 is a strong presence.

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

The results from the exterior survey, along with other field data, provided the basis for the identification of insanitary and unsafe conditions in **revised Redevelopment Area #1**. **Factors** contributing to these conditions are discussed below.

As per the results of the field survey, an estimated 229 parcels, or 84 percent of the total 273 individual parcels in **Redevelopment Area #1** had no sidewalks. The conditions make it difficult, if not impossible, for persons with disabilities to safely move throughout the **Area**. Additionally, an estimated 11 parcels, or 4 percent had sidewalks in “fair” or “poor” condition. This included sidewalks that were observed as too narrow and/or exhibiting cracking and settling. When not adequately maintained or upgraded to present-day standards, properties with deteriorating sidewalks pose a hindrance to pedestrians.

Site features, such as private driveways and yard and landscaping conditions are noticeably deteriorating on properties in the **Redevelopment Area**. Approximately 28 percent, or 77 of the total 273 individual parcels were identified as having “fair” overall site conditions, with 38 additional parcels, or 14 percent have “poor” overall site conditions. **Together, these parcels combine to have an estimated 42 percent of the total 273 individual parcels with “fair” to “poor” overall site conditions.** Several parcels in **Area #1** are inaccessible by street or sidewalk and do not contain public utilities; thus, they are **functionally and economically obsolete**.

Parcels containing minor or major debris were observed in **Area #1**. A total of 20 parcels, or 7 percent of the total 273 individual parcels contained minor debris, while an additional 10 parcels, or 4 percent contained major debris. Excessive debris can contribute to an environment that harbors vermin, pests and potential disease in close proximity to human habitation.



The City of Beatrice Public Works staff reported that water and sewer mains in **revised Redevelopment Area #1** range in age, size and condition. Water mains throughout the Glenover Addition have largely been replaced with adequately sized mains within the last 40 years, with the exception of mains along Woodland and Wentworth Streets between Park and Shugart Streets and along Union Street from Hoyt Street to Carlyle Street. Water mains that service the Beatrice Industrial Park are in good condition and appropriately sized. Water mains along the Highway 77 Corridor, north of Sargent Street have been recently replaced, but portions of 6 inch steel pipe on the east side of the Highway Corridor still exist. Sizes of water mains in **Area #1** range from 4 to 12 inches. The 12 inch mains are installed along the Highway Corridor, in the Beatrice Industrial Park and along Ashland Street.

Sanitary sewer mains range from “fair” to “excellent” condition throughout **Redevelopment Area #1**. The oldest sewer mains are widespread in the Glenover Addition, where mains are 50+ years of age and undersized by modern standards. Sanitary sewer mains in the Beatrice Industrial Park are an estimated 10 to 20 years of age and appropriately sized, while mains along the Highway 77 Corridor range from 7 to 48 years of age. Most sanitary sewer mains are constructed of PVC or vitrified clay pipe, the latter being an outmoded material.

As these utility mains and service lines continue to age, these substandard conditions become more prohibitive to future development in Area #1.

Exmark-Roszell Park is the only public park in Redevelopment Area #1. No additional park or planned open spaces exist in the Area.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in revised Redevelopment Area #1 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 buildings in **revised Redevelopment Area #1** containing combustible elements and fixtures. Of the 254 total structures, **83 structures (33 percent)** were recorded as being **deteriorated with major defects or dilapidated and in need of demolition and replacement**. An additional **48 structures, or 19 percent** were recorded as being **deteriorated with minor defects**.

2. **Lack of Adequate Utilities.**

The City of Beatrice Public Works staff reported that water and sewer mains in **revised Redevelopment Area #1** range in age, size and condition. Water mains throughout the Glenover Addition have largely been replaced with adequately sized mains within the last 40 years, with the exception of mains along Woodland and Wentworth Streets between Park and Shugart Streets and along Union Street from Hoyt Street to Carlyle Street. Water mains that service the Beatrice Industrial Park are in good condition and appropriately sized. Water mains along the Highway 77 Corridor, north of Sargent Street have been recently replaced, but portions of 6 inch steel pipe on the east side of the Highway Corridor still exist. Sizes of water mains in **Area #1** range from 4 to 12 inches. The 12 inch mains are installed along the Highway Corridor, in the Beatrice Industrial Park and along Ashland Street.

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As these utility mains and service lines continue to age, these substandard conditions become more prohibitive to future development in Area #1.

3. Age of Structures.

A total of **93 structures, or 37 percent of the total 254 structures** in the revised Redevelopment Area were built prior to 1977, thus **40+ years of age**. The average age of the residential structures is estimated to be **53 years**.

4. Fair or Poor Overall Site Conditions.

Field research identified **77 parcels, or 28 percent of the total 273 individual parcels in the Area as being in “fair” condition and an additional 38 parcels, or 14 percent being in “poor” condition**. These conditions combine for **42 percent** of the total parcels having “fair” to “poor” overall site conditions. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.



5. Excessive Debris.

A total of 20 parcels in **Area #1**, or 7 percent of the total 273 individual parcels contained minor debris, with an additional 10 parcels, or 4 percent containing major debris. Excessive debris can contribute to an environment that harbors vermin, pests and potential disease in close proximity to human habitation.

6. “Floodway Fringe” Zoning Overlay District.

Portions of **revised Redevelopment Area #1** are located in a designated “floodway fringe” overlay district. This District identifies land outside and adjacent an “FW – Floodway” Zoning District that could potentially be subject to flooding. The floodway fringe overlay district is located in the southwest portion of **Area #1** and includes portions of the Beatrice Industrial Park and Glenover Addition. A small portion of the floodway fringe is also located near the Highway 77 Corridor. **This overlay district provides additional evidence of economically and functionally obsolescent land in Area #1.**

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence throughout Redevelopment Area #1.

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 **revised Redevelopment Area #1**, 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 **254 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.

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, 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 occupant, 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:

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

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

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

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

| Primary Components | Secondary Components |
|------------------------------|------------------------------|
| 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 **49 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- **One Hundred Twenty-Three (123) structures** were classified as structurally **sound**;
- **Forty-Eight (48) structures** were classified as **deteriorating** with **minor** defects.
- **Sixty-Nine (69) structures** were classified as **deteriorating** with **major** defects; and
- **Fourteen (14) structures** were classified as **dilapidated**.

The results of the exterior survey recorded the condition of structures throughout **revised Redevelopment Area #1**. Of the 254 total structures, **83 (33 percent)** were identified as being **deteriorated with major defects or dilapidated**. An additional **48 structures**, or **19 percent** were recorded as being **deteriorated with minor defects**.

Conclusion.

The results of the structural condition survey indicate deteriorated 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 #1-REVISED
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 (Major) and/or Dilapidated</u> |
|-----------------|--------------|------------------------------|------------------------------|--------------------|-----------------------------|---|
| Residential | 92 | 40 | 50 | 11 | 193 | 61 |
| Commercial | 14 | 2 | 4 | 1 | 21 | 5 |
| Industrial | 14 | 5 | 15 | 2 | 36 | 17 |
| <u>Other</u> | <u>3</u> | <u>1</u> | <u>0</u> | <u>0</u> | <u>4</u> | <u>0</u> |
| Totals | 123 | 48 | 69 | 14 | 254 | 83 |
| Percent | 48.4% | 18.9% | 27.2% | 5.5% | 100.0% | 32.7% |

Source: Hanna:Keelan Associates, P.C., 2017.



2) Existence of Defective or Inadequate Street Layout.

The vehicular circulation system in **revised Redevelopment Area #1** consists of the following streets/highways and associated classifications. Streets in **Area #1** not identified below are classified as “local” streets.

- **Expressway:** Highway 77 Corridor (6th Street).
- **Other Arterial:** Hoyt Street.
- **Collector:** Sargent Street, Industrial Row, Irving Street, Railroad Street and North Ashland Avenue.

The northern portion of **Redevelopment Area #1** is serviced by the Highway 77 Corridor (6th Street) and associated frontage/access roads. These frontage roads were observed to be moderately to heavily congested with vehicular traffic. The Glenover Addition, located in the southern portion of **Area #1**, consists of a rectilinear grid system. The Glenover Addition also contains an incomplete street system consisting of dead-end streets with no turnaround capability.

The Glenover Addition has limited accessibility to services and amenities in the Community of Beatrice. Hoyt Street provides the Addition the only direct connection to the Highway 77 Corridor (6th Street). In the event of a flood associated with the nearby environs of Indian Creek, Hoyt Street and, ultimately, the Glenover Addition would have limited accessibility to emergency services.

A total of 86 parcels, or 32 percent of the total 273 individual parcels are located on streets in “fair” to “poor” condition. Several streets in the Glenover Addition have gravel surfacing and are in need of asphalt or concrete paving. Portions of frontage roads associated with the Highway 77 Corridor (6th Street) are inadequately marked and mesh together with parking lots associated with various commercial and industrial entities.



An estimated 229 parcels, or 84 percent of the total 273 individual parcels in **revised Redevelopment Area #1** had no sidewalks associated with local streets. This situation makes it difficult, if not impossible, for persons with disabilities to safely move throughout the **Area**. Additionally, an estimated 11 parcels, or 4 percent had sidewalks in “fair” or “poor” condition. This included sidewalks that were observed as too narrow and/or exhibiting cracking and settling.

Conclusion.

The existence of defective or inadequate street layout in Redevelopment Area #1 is a reasonable presence.

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 recording of conditions associated with faulty lot layout in relation to size, adequacy and accessibility, or usefulness of land within **revised Redevelopment Area #1**. Problem conditions include:

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

Various lot sizes exist throughout **Redevelopment Area #1**. Several commercial and industrial entities were either required to purchase multiple, adjoining lots, or have developed on lots that were subdivided irregularly in an effort to support associated development. Several parcels in the **Area** are considered “undevelopable” due to natural or topographic issues. This includes a large portion of undeveloped land between the Beatrice Municipal Airport and the Highway 77 Corridor in which a large grass berm prohibits development. Additionally, a parcel of land along Industrial Row is located within the approach zone of the Municipal Airport runway and, thus, is undevelopable.

Original lots in the Glenover Addition were platted at roughly 50 x 140 feet; too small to support today’s development requirements. Lots of record, as per the Gage County Assessor office consist of multiple, originally platted lots for their buildings, thus the lot of record does not match the originally platted lot. Several parcels would have to be acquired for new development.

A few cases exist in **Redevelopment Area #1** where two or more parcels are either represented by a single parcel ID or do not have an associated parcel ID.

2. **Accessibility or Usefulness.**

A total of 86 parcels, or 32 percent of the total 273 individual parcels, in **Redevelopment Area #1**, front on streets in “fair” to “poor” condition. This includes local streets with gravel surfacing and open storm water drainage ditches. An estimated 84 percent of the total 273 individual parcels have no sidewalks with an additional 11 parcels, or 4 percent have sidewalks in “fair” to “poor” condition. These issues could create health and safety conflicts to both vehicular and pedestrian traffic.

Conclusion.

Faulty lot layout in relation to size, adequacy and usefulness is a strong presence throughout revised Redevelopment Area #1.

(4) Insanitary and Unsafe Conditions.

The results of an area-wide field survey, along with information obtained from City Officials provided the basis for the identification of insanitary and unsafe conditions within the **revised Redevelopment Area #1.**

1. **Age of Structures.**

The evaluation of all 49 structures in **Redevelopment Area #1** identified **88 percent**, or **43 structures** as being **40+ years of age** or built prior to 1977. Additionally, the estimated **average age of residential buildings is 53 years.** The advanced age of residential structures results in the potential for additional deteriorated buildings and other structures with deferred maintenance.

2. **Deteriorating/Dilapidated Buildings.**

Of the 49 total structures, **24 structures (49 percent)** as being **deteriorated with minor defects.** An additional **15 structures, or 31 percent** were recorded as being **deteriorated with major defects.**

3. **Parcels in “Fair” to “Poor” Condition.**

Approximately 28 percent, or 77 of the total 273 individual parcels were identified as having “fair” overall site conditions, with 38 additional parcels, or 14 percent have “poor” overall site conditions. **Together, these parcels combine to have an estimated 42 percent of the total 273 individual parcels with “fair” to “poor” overall site conditions.** Several parcels in **Area #1** are inaccessible by street or sidewalk and to not contain public utilities and, thus, are considered **functionally and economically obsolete.**

4. **Parcels with “Minor” or “Major” Debris.**

Parcels containing minor or major debris were observed in **Area #1.** A total of 20 parcels, or 7 percent of the total 273 individual parcels contained minor debris, while an additional 10 parcels, or 4 percent contained major debris. Excessive debris can contribute to an environment that harbors vermin, pests and potential disease in close proximity to human habitation.



5. Lack of Adequate Utilities.

The City of Beatrice Public Works staff reported that water and sewer mains in **revised Redevelopment Area #1** range in age, size and condition. Water mains throughout the Glenover Addition have largely been replaced with adequately sized mains within the last 40 years, with the exception of mains along Woodland and Wentworth Streets between Park and Shugart Streets and along Union Street from Hoyt Street to Carlyle Street. Water mains that service the Beatrice Industrial Park are in good condition and appropriately sized. Water mains along the Highway 77 Corridor, north of Sargent Street have been recently replaced, but portions of 6 inch steel pipe on the east side of the Highway Corridor still exist. Sizes of water mains in **Area #1** range from 4 to 12 inches. The 12 inch mains are installed along the Highway Corridor, in the Beatrice Industrial Park and along Ashland Street.

Sanitary sewer mains range from “fair” to “excellent” condition throughout **Redevelopment Area #1**. The oldest sewer mains are widespread in the Glenover Addition, where mains are 50+ years of age and undersized by modern standards. Sanitary sewer mains in the Beatrice Industrial Park are an estimated 10 to 20 years of age and appropriately sized, while mains along the Highway 77 Corridor range from 7 to 48 years of age. Most sanitary sewer mains are constructed of PVC or vitrified clay pipe, the latter being an outmoded material.

As these utility mains and service lines continue to age, these substandard conditions become more prohibitive to future development in Area #1.

6. “Floodway Fringe” Zoning Overlay District.

Portions of **revised Redevelopment Area #1** are located in a designated “floodway fringe” overlay district. This District identifies land outside and adjacent an “FW – Floodway” Zoning District that could potentially be subjected to flooding. The floodway fringe overlay district is located in the southwest portion of **Area #1** and includes portions of the Beatrice Industrial Park and Glenover Addition. A small portion of the floodway fringe is also located near the Highway 77 Corridor. **This overlay district provides additional evidence of economically and functionally obsolescent land in the Area.**

Conclusion.

Insanitary and unsafe conditions are a strong presence throughout revised Redevelopment Area #1.

(5) Deterioration of Site or Other Improvements.

Field observations were conducted to determine the condition of site improvements within **revised Redevelopment Area #1**, including arterial and local streets, storm water drainage ditches, traffic control devices and off-street parking. Findings in the **Appendix** document the present condition of existing site features. A primary problem in the **Redevelopment Area** is building and associated property conditions, as well as street and sidewalk conditions, or lack thereof, and private parking areas.

Approximately 28 percent, or 77 of the total 273 individual parcels were identified as having “fair” overall site conditions, while 38 additional parcels, or 14 percent have “poor” overall site conditions. **Together, these parcels combine to have an estimated 42 percent of the total 273 individual parcels with “fair” to “poor” overall site conditions.** The conditions that lead to these findings included:

1. A total of **229 parcels**, or **84 percent** of the total 273 individual parcels had no sidewalk, with an additional 11 parcels, or 4 percent had sidewalk conditions that were observed to be in “fair” or “poor” condition. This includes sidewalks that are too narrow, cracking or settling. A lack of adequate sidewalks creates a potentially hazardous situation to both pedestrians and vehicles as they navigate through **Area #1**.
2. Approximately **33 percent** of the total **254 structures** were observed to be **deteriorated with major defects or dilapidated**. These structures need to be rehabilitated or razed to allow for new development opportunities. Associated parcels lack upkeep and maintenance and exhibit minimal landscaping or other improvements.
3. Parcels containing minor or major debris were observed in **Area #1**. A total of 20 parcels, or 7 percent of the total 273 individual parcels contained minor debris, while an additional 10 parcels, or 4 percent contained major debris. Excessive debris can contribute to an environment that harbors vermin, pests and potential disease in close proximity to human habitation.

Conclusion.

Deterioration of site improvements are a strong presence throughout Redevelopment Area #1.

(6) Diversity of Ownership.

The total number of unduplicated owners within **Redevelopment Area #1** is estimated to be **203 private individuals, partnerships or corporations**. Publicly owned lands and local street public rights-of-way are also located throughout the **Redevelopment Area**. The majority of individual properties are made up of numerous separate lots. **The necessity to acquire numerous lots is a time and financial hindrance to redevelopment.**

Conclusion.

The Factor “diversity of ownership” is a strong presence in Redevelopment Area #1.

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

An examination of public records was conducted to determine the status of taxation of properties located in **revised Redevelopment Area #1**. It should be noted, real estate is taxed at approximately 98 percent of fair market 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 **nine** of the **273 individual parcels** were classified as “delinquent” by the Gage County Treasurer Office.

2. Real Estate Values.

The tax values within **Redevelopment Area #1** generally appeared to be equal to or greater than the market value of the properties. The total estimated appraised valuation within **Area #1** is **\$57,981,568**.

3. Tax Exempt.

There are **36 properties** within the **Redevelopment Area**, identified by the Gage County Assessor and Treasurer Offices, having full exemption from property taxes. These include properties owned by the City of Beatrice and other public/quasi-public entities.

Conclusion.

Taxes or special assessments delinquency were of little to no presence in Redevelopment Area #1.

(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 issued, 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 revised Redevelopment Area #1.

(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in **revised Redevelopment Area #1** revealed that improper subdivision and obsolete platting is present. Throughout **Area #1**, original lots were platted at 50 x 140 feet. This lot size is insufficient and does not meet modern development requirements. Existing residential, commercial and industrial developments were required to purchase multiple lots for their buildings, thus the lot of record does not match the originally platted lot. In order for redevelopment activities to occur, **functionally and economically obsolete** properties in **Redevelopment Area #1** will need to be re-platted to modern standards.

Portions of Redevelopment Area #1 include undeveloped land that prohibit future development. This includes a large grass berm that separates the Highway 77 Corridor from the Beatrice Municipal Airport and a large tract of undeveloped land within a runway approach zone of the airport. These tracts of land are functionally and economically obsolete.

The majority of sidewalks in **Area #1** are too narrow and showing signs of cracking and settling.

Conclusion.

A strong presence of improper subdivision or obsolete platting exists throughout Redevelopment Area #1.

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

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

There are wood framed buildings in **revised Redevelopment Area #1** containing combustible elements and fixtures. Of the 254 total structures, **83 structures (33 percent)** were recorded as being **deteriorated with major defects or dilapidated and in need of demolition and replacement.** An additional **48 structures, or 19 percent** were recorded as being **deteriorated with minor defects.**

2. **Lack of Adequate Utilities.**

The City of Beatrice Public Works staff reported that water and sewer mains in **revised Redevelopment Area #1** range in age, size and condition. Water mains throughout the Glenover Addition have largely been replaced with adequately sized mains within the last 40 years, with the exception of mains along Woodland and Wentworth Streets between Park and Shugart Streets and along Union Street from Hoyt Street to Carlyle Street. Water mains that service the Beatrice Industrial Park are in good condition and appropriately sized. Water mains along the Highway 77 Corridor, north of Sargent Street have been recently replaced, but portions of 6 inch steel pipe on the east side of the Highway Corridor still exist. Sizes of water mains in **Area #1** range from 4 to 12 inches. The 12 inch mains are installed along the Highway Corridor, in the Beatrice Industrial Park and along Ashland Street.

Sanitary sewer mains range from “fair” to “excellent” condition throughout **Redevelopment Area #1.** The oldest sewer mains are widespread in the Glenover Addition, where mains are 50+ years of age and undersized by modern standards. Sanitary sewer mains in the Beatrice Industrial Park are an estimated 10 to 20 years of age and appropriately sized, while mains along the Highway 77 Corridor range from 7 to 48 years of age. Most sanitary sewer mains are constructed of PVC or vitrified clay pipe, the latter being an outmoded material.

As these utility mains and service lines continue to age, these substandard conditions become more prohibitive to future development in Area #1.

3. Age of Structures.

A total of **93 structures, or 37 percent of the total 254 structures** in the revised **Redevelopment Area** were built prior to 1977, thus **40+ years of age**. The **average age** of the residential structures is estimated to be **53 years**.

4. Fair or Poor Overall Site Conditions.

Field research identified **77 parcels, or 28 percent of the total 273 individual parcels** in the Area as being in “fair” condition and an **additional 38 parcels, or 14 percent being in “poor” condition**. These conditions combine for **42 percent** of the total parcels having “fair” to “poor” overall site conditions. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

5. Excessive Debris.

A total of 20 parcels in **Area #1**, or 7 percent of the total 273 individual parcels contained minor debris, with an additional 10 parcels, or 4 percent containing major debris. Excessive debris can contribute to an environment that harbors vermin, pests and potential disease in close proximity to human habitation.

6. “Floodway Fringe” Zoning Overlay District.

Portions of **revised Redevelopment Area #1** are located in a designated “floodway fringe” overlay district. This District identifies land outside and adjacent an “FW – Floodway” Zoning District that could potentially be subject to flooding. The floodway fringe overlay district is located in the southwest portion of **Area #1** and includes portions of the Beatrice Industrial Park and Glenover Addition. A small portion of the floodway fringe is also located near the Highway 77 Corridor. **This overlay district provides additional evidence of economically and functionally obsolescent land in Area #1.**

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence throughout Redevelopment Area #1.

(11) Other Environmental and Blighting Factors.

Included in the **Nebraska Community Development Law** is a statement of purpose that has 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 parcels originally platted too small for modern development. Several parcels in **revised Redevelopment Area #1** are also considered "undevelopable" due to natural or topographic issues. This includes a large portion of undeveloped land between the Beatrice Municipal Airport and the Highway 77 Corridor in which a large grass berm prohibits development. Additionally, a parcel of land along Industrial Row is located within the approach zone of the Municipal Airport runway and, thus, is undevelopable.



Original lots in the Glenover Addition were platted at roughly 50 x 140 feet; too small to support today's development requirements. Lots of record, as per the Gage County Assessor office consist of multiple, originally platted lots for their buildings, thus the lot of record does not match the originally platted lot. Several parcels would have to be acquired for new development.

A few cases exist in **Redevelopment Area #1** where two or more parcels are either represented by a single parcel ID or do not have an associated parcel ID. Infrastructure improvements, specifically with aging sewer mains, are also needed throughout portions of **Area #1**. Numerous obstacles exist for comprehensive development of the under-developed portions of the **Redevelopment Area**; problems that only public assistance programs can remedy.

Conclusion.

Other Environmental Blighting Factors are a strong presence throughout **Redevelopment Area #1**, containing 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 #1** is **53 years**. **Approximately 37 percent, or 93 of the total 254 structures throughout revised Redevelopment Area #1 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 #1.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

Revised Redevelopment Area #1 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, nine** are either a strong or 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. Insanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Diversity of Ownership
7. Improper subdivision or obsolete platting.
8. The existence of conditions which endanger life or property by fire or other causes.
9. Other environmental and blighting factors.
10. One of the other five conditions.

Although all of the previously listed **Factors** are at least reasonably present throughout **revised Redevelopment Area #1**, the conclusion is, obsolete development conditions, 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 #1** as **blighted** and **substandard**.

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

| BEATRICE REDEVELOPMENT AREA #1 | | | | | | | |
|--------------------------------|------------|---------------|-------------|------------|------------|------------|----------|
| | TOTAL | PERCENT | RESIDENTIAL | COMMERCIAL | INDUSTRIAL | VACANT | OTHER |
| AGE OF STRUCTURE | | | | | | | |
| 1-5 Years | 6 | 2.4% | 2 | 3 | 1 | N/A | 0 |
| 5-10 Years | 15 | 5.9% | 10 | 2 | 2 | N/A | 1 |
| 10-20 Years | 76 | 29.9% | 60 | 6 | 9 | N/A | 1 |
| 20-40 Years | 64 | 25.2% | 42 | 4 | 18 | N/A | 0 |
| 40-100 Years | 75 | 29.5% | 61 | 6 | 6 | N/A | 2 |
| 100+ Years | 18 | 7.1% | 18 | 0 | 0 | N/A | 0 |
| TOTAL | 254 | 100.0% | 193 | 21 | 36 | N/A | 4 |
| FINAL STRUCTURAL RATING | | | | | | | |
| Sound | 123 | 48.4% | 92 | 14 | 14 | N/A | 3 |
| Deteriorating-Minor | 48 | 18.9% | 40 | 2 | 5 | N/A | 1 |
| Deteriorating-Major | 69 | 27.2% | 50 | 4 | 15 | N/A | 0 |
| Dilapidated | 14 | 5.5% | 11 | 1 | 2 | N/A | 0 |
| TOTAL | 254 | 100.0% | 193 | 21 | 36 | N/A | 4 |
| STREET CONDITION | | | | | | | |
| None | 2 | 0.7% | 0 | 0 | 0 | 2 | 0 |
| Excellent | 56 | 20.5% | 44 | 4 | 3 | 5 | 0 |
| Good | 129 | 47.3% | 72 | 9 | 15 | 29 | 4 |
| Fair | 34 | 12.5% | 14 | 3 | 12 | 3 | 2 |
| Poor | 52 | 19.0% | 27 | 3 | 6 | 16 | 0 |
| TOTAL | 273 | 100.0% | 157 | 19 | 36 | 55 | 6 |
| SIDEWALK CONDITION | | | | | | | |
| None | 229 | 83.9% | 121 | 16 | 35 | 51 | 6 |
| Excellent | 23 | 8.4% | 17 | 3 | 0 | 3 | 0 |
| Good | 10 | 3.7% | 10 | 0 | 0 | 0 | 0 |
| Fair | 9 | 3.3% | 7 | 0 | 1 | 1 | 0 |
| Poor | 2 | 0.7% | 2 | 0 | 0 | 0 | 0 |
| TOTAL | 273 | 100.0% | 157 | 19 | 36 | 55 | 6 |
| DEBRIS | | | | | | | |
| None | 243 | 89.0% | 145 | 17 | 26 | 50 | 5 |
| Major | 10 | 3.7% | 2 | 1 | 5 | 2 | 0 |
| Minor | 20 | 7.3% | 10 | 1 | 5 | 3 | 1 |
| TOTAL | 273 | 100.0% | 157 | 19 | 36 | 55 | 6 |
| OVERALL SITE CONDITION | | | | | | | |
| Excellent | 38 | 13.9% | 26 | 8 | 4 | 0 | 0 |
| Good | 120 | 44.0% | 77 | 4 | 5 | 31 | 3 |
| Fair | 77 | 28.2% | 45 | 6 | 8 | 16 | 2 |
| Poor | 38 | 13.9% | 9 | 1 | 19 | 8 | 1 |
| TOTAL | 273 | 100.0% | 157 | 19 | 36 | 55 | 6 |
| PARKING SPACES | | | | | | | |
| Ranges | 0-300 | 0.0% | 0-2 | 0-200 | 0-70 | N/A | 1-300 |
| None | 5 | 2.3% | 0 | 0 | 0 | 0 | 5 |
| Hard Surfaced | 125 | 56.6% | 100 | 14 | 11 | 0 | 0 |
| Unimproved | 91 | 41.2% | 60 | 5 | 25 | 0 | 1 |
| TOTAL | 221 | 100.0% | 160 | 19 | 36 | 0 | 6 |

| BEATRICE REDEVELOPMENT AREA #1 | | | | | | | |
|--------------------------------|------------|---------------|-------------|------------|------------|------------|----------|
| | TOTAL | PERCENT | RESIDENTIAL | COMMERCIAL | INDUSTRIAL | VACANT | OTHER |
| DOORS | | | | | | | |
| None | 2 | 0.8% | 1 | 1 | 0 | N/A | 0 |
| Sound | 141 | 55.5% | 107 | 15 | 17 | N/A | 2 |
| Minor | 101 | 39.8% | 75 | 5 | 19 | N/A | 2 |
| Substandard | 8 | 3.1% | 8 | 0 | 0 | N/A | 0 |
| Critical | 2 | 0.8% | 2 | 0 | 0 | N/A | 0 |
| TOTAL | 254 | 100.0% | 193 | 21 | 36 | N/A | 4 |
| WINDOWS | | | | | | | |
| None | 10 | 3.9% | 4 | 0 | 4 | N/A | 2 |
| Sound | 135 | 53.1% | 102 | 16 | 15 | N/A | 2 |
| Minor | 99 | 39.0% | 78 | 4 | 17 | N/A | 0 |
| Substandard | 7 | 2.8% | 6 | 1 | 0 | N/A | 0 |
| Critical | 3 | 1.2% | 3 | 0 | 0 | N/A | 0 |
| TOTAL | 254 | 100.0% | 193 | 21 | 36 | N/A | 4 |
| STREET TYPE | | | | | | | |
| None | 4 | 1.5% | 1 | 0 | 0 | 3 | 0 |
| Concrete | 115 | 42.1% | 65 | 13 | 14 | 21 | 2 |
| Asphalt | 97 | 35.5% | 72 | 3 | 8 | 12 | 2 |
| Gravel | 57 | 20.9% | 19 | 3 | 14 | 19 | 2 |
| Dirt | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 |
| Brick | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 273 | 100.0% | 157 | 19 | 36 | 55 | 6 |
| PORCHES... | | | | | | | |
| None | 2 | 0.8% | 1 | 0 | 0 | N/A | 1 |
| Sound | 107 | 42.1% | 86 | 13 | 7 | N/A | 1 |
| Minor | 97 | 38.2% | 71 | 8 | 16 | N/A | 2 |
| Substandard | 43 | 16.9% | 30 | 0 | 13 | N/A | 0 |
| Critical | 5 | 2.0% | 5 | 0 | 0 | N/A | 0 |
| TOTAL | 254 | 100.0% | 193 | 21 | 36 | N/A | 4 |
| PAINT | | | | | | | |
| None | 153 | 60.2% | 105 | 11 | 34 | N/A | 3 |
| Sound | 45 | 17.7% | 36 | 8 | 1 | N/A | 0 |
| Minor | 50 | 19.7% | 46 | 2 | 1 | N/A | 1 |
| Substandard | 3 | 1.2% | 3 | 0 | 0 | N/A | 0 |
| Critical | 3 | 1.2% | 3 | 0 | 0 | N/A | 0 |
| TOTAL | 254 | 100.0% | 193 | 21 | 36 | N/A | 4 |
| DRIVEWAY | | | | | | | |
| None | 5 | 2.0% | 0 | 0 | 0 | N/A | 5 |
| Sound | 72 | 28.3% | 63 | 9 | 0 | N/A | 0 |
| Minor | 77 | 30.3% | 63 | 5 | 8 | N/A | 1 |
| Substandard | 71 | 28.0% | 55 | 4 | 12 | N/A | 0 |
| Critical | 29 | 11.4% | 12 | 1 | 16 | N/A | 0 |
| TOTAL | 254 | 100.0% | 193 | 19 | 36 | N/A | 6 |

| BEATRICE REDEVELOPMENT AREA #1 | | | | | | | |
|--------------------------------|------------|-------------|-------------|------------|------------|------------|----------|
| | TOTAL | PERCENT | RESIDENTIAL | COMMERCIAL | INDUSTRIAL | VACANT | OTHER |
| ROOF STRUCTURE | | | | | | | |
| None | 0 | 0% | 0 | 0 | 0 | N/A | 0 |
| Sound | 186 | 73% | 147 | 17 | 20 | N/A | 2 |
| Minor | 66 | 26% | 44 | 4 | 16 | N/A | 2 |
| Substandard | 2 | 1% | 2 | 0 | 0 | N/A | 0 |
| Critical | 0 | 0% | 0 | 0 | 0 | N/A | 0 |
| TOTAL | 254 | 100% | 193 | 21 | 36 | N/A | 4 |
| WALL FOUNDATION | | | | | | | |
| None | 11 | 4% | 1 | 0 | 8 | N/A | 2 |
| Sound | 191 | 75% | 150 | 18 | 21 | N/A | 2 |
| Minor | 48 | 19% | 38 | 3 | 7 | N/A | 0 |
| Substandard | 4 | 2% | 4 | 0 | 0 | N/A | 0 |
| Critical | 0 | 0% | 0 | 0 | 0 | N/A | 0 |
| TOTAL | 254 | 100% | 193 | 21 | 36 | N/A | 4 |
| FOUNDATION | | | | | | | |
| None | 90 | 35% | 42 | 19 | 26 | N/A | 3 |
| Sound | 149 | 59% | 137 | 1 | 10 | N/A | 1 |
| Minor | 15 | 6% | 14 | 1 | 0 | N/A | 0 |
| Substandard | 0 | 0% | 0 | 0 | 0 | N/A | 0 |
| Critical | 0 | 0% | 0 | 0 | 0 | N/A | 0 |
| TOTAL | 254 | 100% | 193 | 21 | 36 | N/A | 4 |
| FOUNDATION TYPE | | | | | | | |
| Concrete | 183 | 72% | 157 | 12 | 14 | N/A | 0 |
| Stone | 3 | 1% | 1 | 1 | 0 | N/A | 1 |
| Rolled Asphalt | 2 | 1% | 0 | 0 | 0 | N/A | 2 |
| Brick | 7 | 3% | 6 | 0 | 0 | N/A | 1 |
| Other/None | 59 | 23% | 29 | 8 | 22 | N/A | 0 |
| TOTAL | 254 | 100% | 193 | 21 | 36 | N/A | 4 |
| ROOF SURFACE | | | | | | | |
| None | 0 | 0% | 0 | 0 | 0 | N/A | 0 |
| Sound | 157 | 62% | 121 | 19 | 16 | N/A | 1 |
| Minor | 80 | 31% | 56 | 2 | 20 | N/A | 2 |
| Substandard | 14 | 6% | 13 | 0 | 0 | N/A | 1 |
| Critical | 3 | 1% | 3 | 0 | 0 | N/A | 0 |
| TOTAL | 254 | 100% | 193 | 21 | 36 | N/A | 4 |
| ROOF TYPE | | | | | | | |
| Asphalt Shingles | 167 | 66% | 155 | 9 | 3 | N/A | 0 |
| Rolled Asphalt | 2 | 1% | 0 | 2 | 0 | N/A | 0 |
| Cedar | 13 | 5% | 2 | 10 | 1 | N/A | 0 |
| Combination | 1 | 0% | 0 | 0 | 0 | N/A | 1 |
| Other | 71 | 28% | 36 | 0 | 32 | N/A | 3 |
| TOTAL | 254 | 100% | 193 | 21 | 36 | N/A | 4 |

| BEATRICE REDEVELOPMENT AREA #1 | | | | | | | |
|--------------------------------|------------|-------------|-------------|------------|------------|------------|----------|
| | TOTAL | PERCENT | RESIDENTIAL | COMMERCIAL | INDUSTRIAL | VACANT | OTHER |
| CHIMNEY | | | | | | | |
| None | 244 | 96% | 183 | 21 | 36 | N/A | 4 |
| Sound | 4 | 2% | 4 | 0 | 0 | N/A | 0 |
| Minor | 6 | 2% | 6 | 0 | 0 | N/A | 0 |
| Substandard | 0 | 0% | 0 | 0 | 0 | N/A | 0 |
| Critical | 0 | 0% | 0 | 0 | 0 | N/A | 0 |
| TOTAL | 254 | 100% | 193 | 21 | 36 | N/A | 4 |
| GUTTER, DOWNSPOUTS | | | | | | | |
| None | 51 | 20% | 30 | 1 | 18 | N/A | 2 |
| Sound | 147 | 58% | 117 | 16 | 12 | N/A | 2 |
| Minor | 45 | 18% | 36 | 4 | 5 | N/A | 0 |
| Substandard | 10 | 4% | 9 | 0 | 1 | N/A | 0 |
| Critical | 1 | 0% | 1 | 0 | 0 | N/A | 0 |
| TOTAL | 254 | 100% | 193 | 21 | 36 | N/A | 4 |
| WALL SURFACE | | | | | | | |
| None | 1 | 0% | 0 | 0 | 1 | N/A | 0 |
| Sound | 119 | 47% | 92 | 12 | 14 | N/A | 1 |
| Minor | 114 | 45% | 84 | 9 | 18 | N/A | 3 |
| Substandard | 15 | 6% | 12 | 0 | 3 | N/A | 0 |
| Critical | 5 | 2% | 5 | 0 | 0 | N/A | 0 |
| TOTAL | 254 | 100% | 193 | 21 | 36 | N/A | 4 |
| WALL SURFACE TYPE | | | | | | | |
| Frame | 93 | 37% | 89 | 1 | 3 | N/A | 0 |
| Masonry | 14 | 6% | 10 | 4 | 0 | N/A | 0 |
| Siding | 46 | 18% | 44 | 0 | 2 | N/A | 0 |
| Combination | 42 | 17% | 28 | 9 | 4 | N/A | 1 |
| Stucco | 2 | 1% | 1 | 1 | 0 | N/A | 0 |
| Other | 57 | 22% | 21 | 6 | 27 | N/A | 3 |
| TOTAL | 254 | 100% | 193 | 21 | 36 | N/A | 4 |
| PARKING SURFACE | | | | | | | |
| None | 5 | 2% | 0 | 0 | 0 | N/A | 5 |
| Concrete | 109 | 51% | 87 | 11 | 11 | N/A | 0 |
| Asphalt | 7 | 3% | 2 | 5 | 0 | N/A | 0 |
| Gravel | 89 | 42% | 58 | 5 | 25 | N/A | 1 |
| Dirt | 2 | 1% | 2 | 0 | 0 | N/A | 0 |
| Brick | 0 | 0% | 0 | 0 | 0 | N/A | 0 |
| TOTAL | 212 | 100% | 149 | 21 | 36 | N/A | 6 |
| PARKING SPACES | | | | | | | |
| None | 0 | 0% | 0 | 0 | 0 | N/A | 0 |
| 1 to 2 | 162 | 73% | 160 | 0 | 0 | N/A | 2 |
| 3 to 5 | 2 | 1% | 0 | 2 | 0 | N/A | 0 |
| 6 to 10 | 0 | 0% | 0 | 0 | 0 | N/A | 0 |
| 11 to 20 | 8 | 4% | 0 | 0 | 6 | N/A | 2 |
| 21 or More | 49 | 22% | 0 | 17 | 30 | N/A | 2 |
| TOTAL | 221 | 100% | 160 | 19 | 36 | N/A | 6 |

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 **revised Redevelopment Area #1**, 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

Revised Redevelopment Area #1 is located in the western and northern portion of the City of Beatrice, Nebraska. **Illustration 4, Context Map**, identifies **Area #1** in the City of Beatrice. The **Area** is comprised of public/quasi-public, residential, commercial and industrial land uses, as well as vacant/undeveloped parcels. Key features in **Area #1** include commercial and industrial uses along the Highway 77 Corridor, environs associated with Beatrice Municipal Airport and Beatrice Industrial Park and the Glenover Addition.

Portions of **Redevelopment Area #1** are located adjacent, but outside the Corporate Limits of Beatrice. Land areas outside the Corporate Limits of the City will need to be annexed to be included in the CRA’s area of operation and become eligible for Tax Increment Financing as specific projects make applications to the CRA for a redevelopment project. The **Context Map** and other maps in this **Redevelopment Plan** identify the entire **Redevelopment Area** that has been declared blighted and substandard and in need of redevelopment pursuant to this **General Redevelopment Plan**. This **General Redevelopment Plan** shall be amended when a specific redevelopment project moves forward which will necessitate the annexation of any of the blighted and substandard property currently located outside of the Corporate Limits of the City before such property shall be eligible for the use of tax increment financing as part of a redevelopment project.

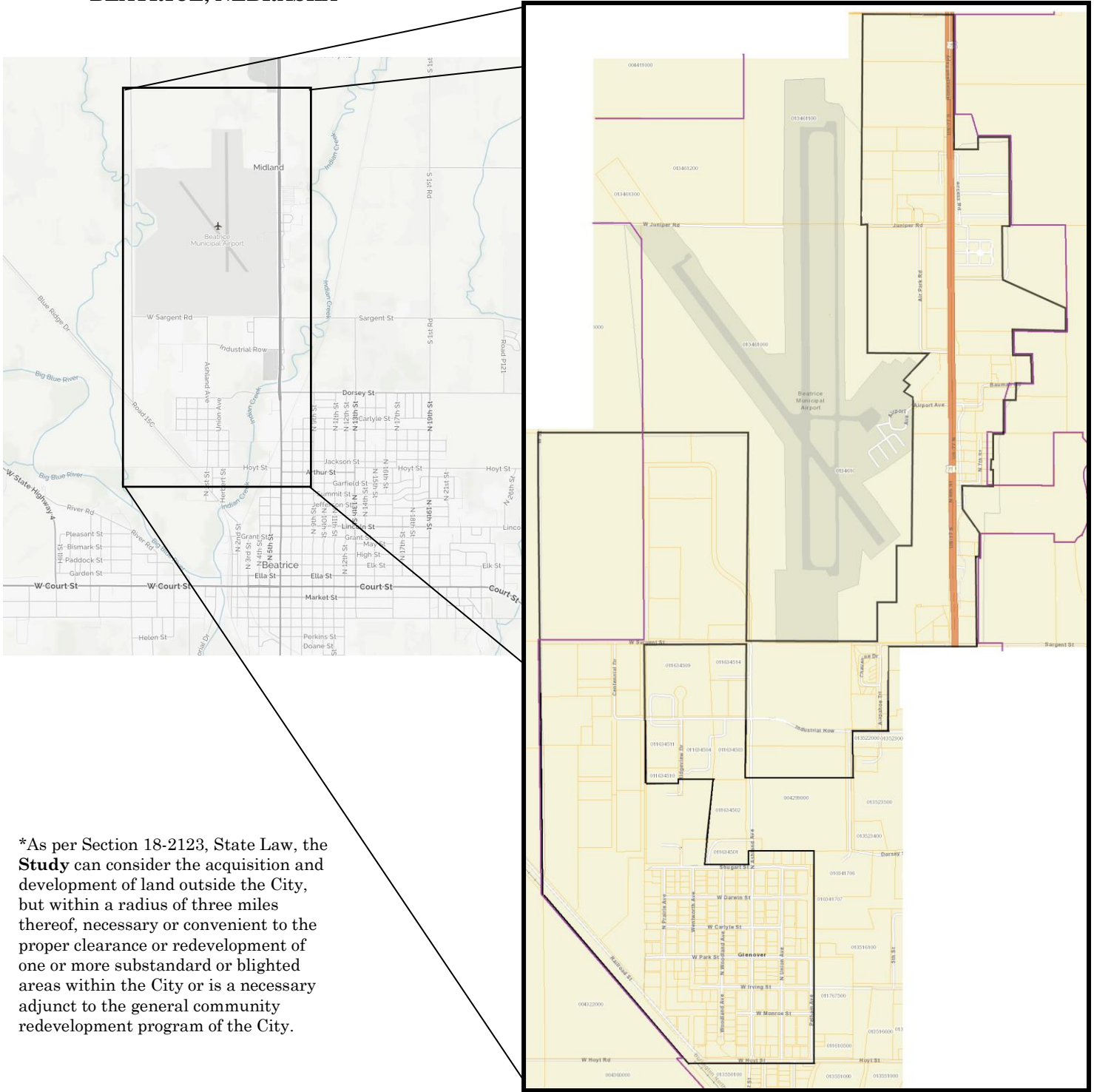
The referenced **revised Redevelopment Area #1**, in the City of Beatrice, Nebraska, includes the following **273 Parcels (ID #s)**. **As per the Gage County Assessor office, a few cases exist where two or more lots of record are represented by the same Parcel ID, or a parcel does not have a corresponding Parcel ID.**

| | | | | |
|------------|-----------|-----------|-----------|------------|
| 004148000 | 011646100 | 011688000 | 011753100 | 012522500 |
| 004273300 | 011646101 | 011689000 | 011754000 | 013049500 |
| 004282000 | 011646200 | 011690000 | 011755000 | 013053501 |
| 004299000* | 011646300 | 011690100 | 011756000 | 013459000 |
| 004301000 | 011647100 | 011692000 | 011757000 | 013460000 |
| 010183500 | 011647200 | 011694000 | 011758000 | 013460100 |
| 010183600 | 011647300 | 011695000 | 011758100 | 013461000* |
| 010295000 | 011649000 | 011696000 | 011758200 | 013467000 |
| 010295100 | 011649000 | 011697000 | 011758201 | 013467200 |
| 010295200 | 011649002 | 011698000 | 011758202 | 013468000 |

| | | | | |
|-----------|-----------|-----------|-----------|-----------|
| 010296000 | 011649003 | 011699000 | 011758203 | 013469000 |
| 010296500 | 011649004 | 011700000 | 011758300 | 013469100 |
| 010296502 | 011649005 | 011701000 | 011759000 | 013470000 |
| 010296510 | 011649006 | 011702000 | 011760000 | 013472000 |
| 010296600 | 011649007 | 011703000 | 011760100 | 013473000 |
| 010635030 | 011649008 | 011704000 | 011760200 | 013474000 |
| 011411001 | 011649009 | 011705000 | 011760300 | 013476000 |
| 011411002 | 011649010 | 011706000 | 011760400 | 013518500 |
| 011411003 | 011650000 | 011709000 | 011760500 | 013518700 |
| 011411004 | 011652000 | 011710000 | 011760501 | 013529000 |
| 011411009 | 011653000 | 011712000 | 011761000 | 013531000 |
| 011411010 | 011654000 | 011712100 | 011762000 | 013532000 |
| 011411011 | 011655000 | 011713000 | 011762100 | 013533000 |
| 011634505 | 011656000 | 011714000 | 011762200 | 013534000 |
| 011634506 | 011657000 | 011715000 | 011763000 | 013661500 |
| 011635000 | 011658000 | 011716000 | 011764000 | 013661501 |
| 011636000 | 011659000 | 011717000 | 011767000 | 013661502 |
| 011637000 | 011659100 | 011718000 | 011768000 | 013661503 |
| 011637100 | 011660000 | 011719000 | 011769000 | 013661504 |
| 011638000 | 011660100 | 011720000 | 011770000 | 013784701 |
| 011638100 | 011660200 | 011721000 | 011771000 | 013784702 |
| 011639000 | 011661000 | 011722000 | 011772000 | 013784703 |
| 011639100 | 011662000 | 011722100 | 011773000 | 013784704 |
| 011640000 | 011663000 | 011722200 | 011773100 | |
| 011641000 | 011664000 | 011723000 | 011774000 | |
| 011642000 | 011665000 | 011724000 | 011775000 | |
| 011643000 | 011666000 | 011725000 | 011776000 | |
| 011643100 | 011666100 | 011726000 | 011777000 | |
| 011643200 | 011667000 | 011728000 | 011778000 | |
| 011643201 | 011668000 | 011728100 | 011778100 | |
| 011643202 | 011669000 | 011730000 | 011779000 | |
| 011643203 | 011670000 | 011731000 | 011780000 | |
| 011643204 | 011671000 | 011731100 | 011781000 | |
| 011643205 | 011673000 | 011732000 | 011782000 | |
| 011643206 | 011673100 | 011733000 | 011783000 | |
| 011643207 | 011673200 | 011734000 | 011784000 | |
| 011643208 | 011673300 | 011735000 | 011785000 | |
| 011643209 | 011675000 | 011736000 | 011788000 | |
| 011643210 | 011676000 | 011737000 | 011788100 | |
| 011643211 | 011677000 | 011738000 | 011788200 | |
| 011643212 | 011678000 | 011739000 | 011788300 | |
| 011643213 | 011679000 | 011740000 | 011789000 | |
| 004148000 | 011680000 | 011741000 | 012360501 | |
| 011643500 | 011681000 | 011744000 | 012360502 | |
| 011643518 | 011682000 | 011745000 | 012360503 | |
| 011643524 | 011683000 | 011748000 | 012360504 | |
| 011643525 | 011684000 | 011749000 | 012360505 | |
| 011643526 | 011685000 | 011750000 | 012360800 | |
| 011644000 | 011686000 | 011752000 | 012409500 | |
| 011646000 | 011687000 | 011753000 | 012409502 | |

*Northern portion of parcel #004299000 and eastern portion of parcel #013461000 only.

CONTEXT MAP
REDEVELOPMENT AREA #1-REVISED
BEATRICE, NEBRASKA



*As per Section 18-2123, State Law, the **Study** can consider the acquisition and development of land outside the City, but within a radius of three miles thereof, necessary or convenient to the proper clearance or redevelopment of one or more substandard or blighted areas within the City or is a necessary adjunct to the general community redevelopment program of the City.

LEGEND

- CITY OF BEATRICE CORPORATE LIMITS.*
- REDEVELOPMENT AREA #1 BOUNDARY.

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

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ILLUSTRATION 4

The planning process for the **revised Redevelopment Area** has resulted in a listing of general project planning and implementation recommendations. As discussed in the **Blight and Substandard Determination Study**, obsolete properties, 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 **Area #1** as **blighted and substandard**.

Project Planning and Implementation Recommendations

To eliminate blighted and substandard conditions and enhance private development and redevelopment activities within **revised Redevelopment Area #1**, the City of Beatrice should 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**” in the **Redevelopment Area** directed at increasing the tax base, by promoting and assisting with commercial and industrial development activities, in conformance with the City’s Future Land Use Map and Zoning Regulations. Job creation should be an ultimate goal of this Initiative.
- Promote the development of new residential units in the **Redevelopment Area**. Target the use of **undeveloped and vacated tracts of land in the Glenover Addition that would be suitable for residential development**.

Implement **housing preservation/rehabilitation activities** in **Area #1** in an effort to remove deteriorating/dilapidated structures, improve living conditions and enhance the real estate tax base. Many housing units within **Area #1** are showing signs of deferred maintenance and deterioration.

- Implement sanitation and infrastructure improvement programs aimed at alleviating health and safety hazards in **Redevelopment Area #1**, while enhancing growth opportunities. Programs should include eliminating open storm water drainage ditches, curb and gutter installation on hard surfaced roads and the clean-up of properties exhibiting minor or major debris.
- Create a **streetscape and landscape design plan** and implement enhancements along major corridors. This should include asphalt and/or concrete surfacing projects for gravel streets in the Glenover Addition, along with pedestrian sidewalks, street lighting and enhanced connections to the Highway 77 Corridor. The deteriorating conditions of sidewalks subjects pedestrians to conflicts with vehicular traffic. Landscaping and beautification projects should also aim to serve as a buffer between residential and industrial land uses.
- Implement methods to calm traffic along the Highway 77 Corridor and associated frontage/access roads, including additional turn lanes and speed control devices.

- Implement **alternative energy systems** throughout the **Redevelopment Area**. This would include the potential 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 sewer mains constructed of outmoded materials that are significantly aged.**
- **A large portion of Area #1 does not have sidewalks.** Adequate sidewalks could attract future residential development on site.
- **City staff have identified planned improvements for revised Redevelopment Area #1, including improvements on the lift station at Second and Herbert Streets and a sanitary sewer bypass, around the Glenover Addition, for the Beatrice Industrial Park.**

Privately Owned Infrastructure:

- To facilitate the redevelopment of **Area #1**, privately owned water and sewer service lines are recommended to be replaced in conjunction with 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. Private 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 10 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 **revised Redevelopment Area #1** 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.

Illustration 5, Future Land Use Map, represents the development direction for land use density and coverage, as well as a general site plan for revised Redevelopment Area #1. This **Map** depicts an effort to encourage land uses that reflect the land use plan contained within the current **Zoning Regulations**. The **Map** recommends the development of new single family housing in **Area #1**, including infill and new subdivision development in the Glenover Addition. Industrial uses should focus on undeveloped land within the Beatrice Industrial Park. Commercial Uses are encouraged along the Highway 77 Corridor. Mobile home residential development should focus on the two existing mobile home parks in **Area #1**. Public/quasi-public uses should remain in their present locations and expand when necessary.

2. Future Zoning Districts.

The recommended **Future Zoning Map** for revised **Redevelopment Area #1** is identified in **Illustration 6**. This also represents the development direction for land development densities, land coverage and potential building intensities of **Area #1**. The **Zoning Map** recommends modifications to the current Zoning District configuration. Portions of **Area #1** include land outside, but adjacent the Beatrice Corporate Limits and the Beatrice Industrial Park. This land, currently zoned "AG Agricultural" should be rezoned "GI General Industrial" to promote future expansion of the Industrial Park and associated uses and developments. All remaining Zoning Districts will remain unchanged.

FUTURE LAND USE MAP

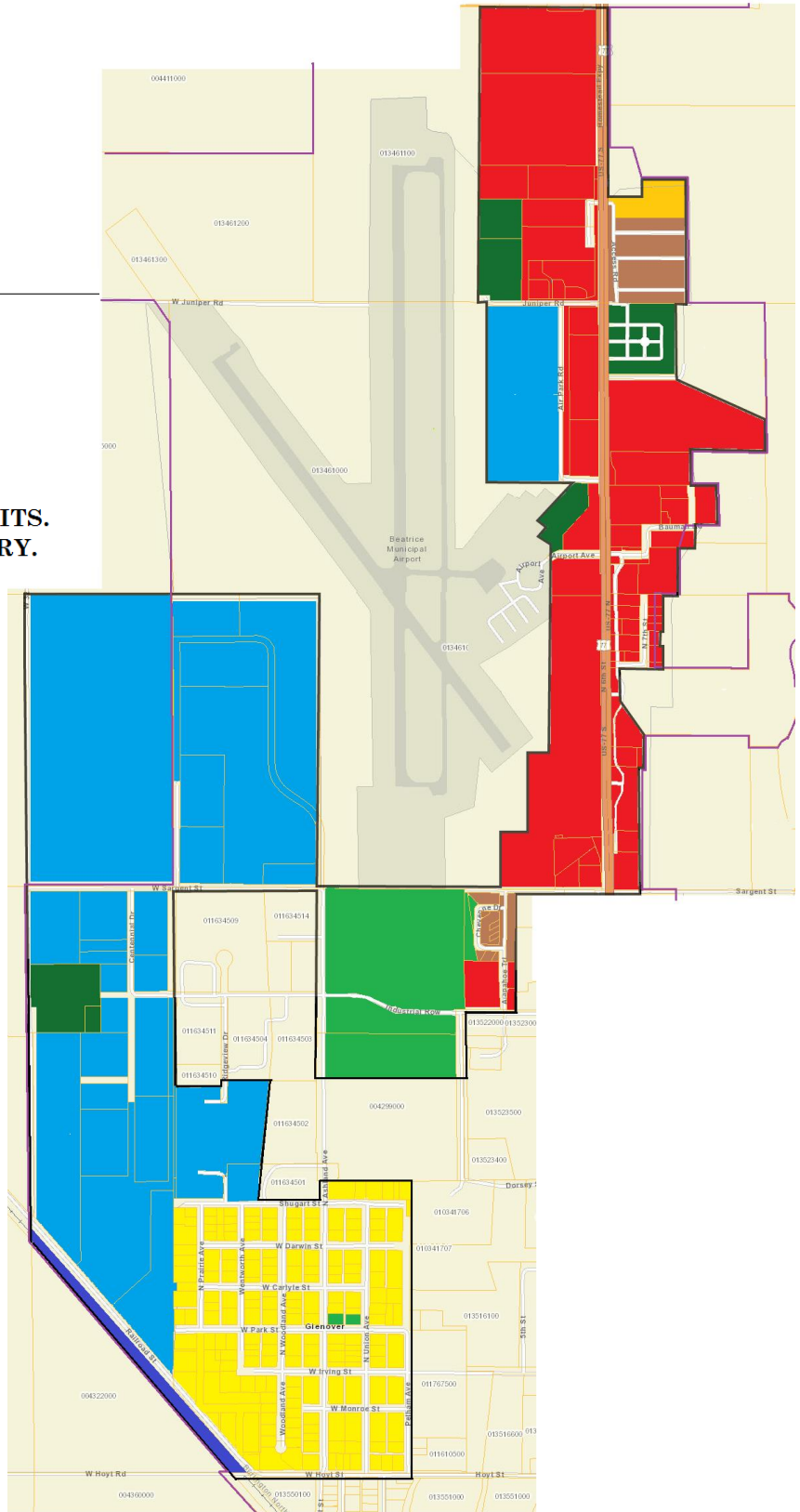
REDEVELOPMENT AREA #1-REVISED

BEATRICE, NEBRASKA



LEGEND

- PARKS/RECREATION/OPEN SPACE.
- PUBLIC/QUASI-PUBLIC.
- SINGLE FAMILY RESIDENTIAL.
- MOBILE HOME RESIDENTIAL.
- COMMERCIAL.
- INDUSTRIAL.
- RAILROAD CORRIDOR.
- CITY OF BEATRICE CORPORATE LIMITS.
- REDEVELOPMENT AREA #1 BOUNDARY.



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ILLUSTRATION 5

FUTURE ZONING MAP

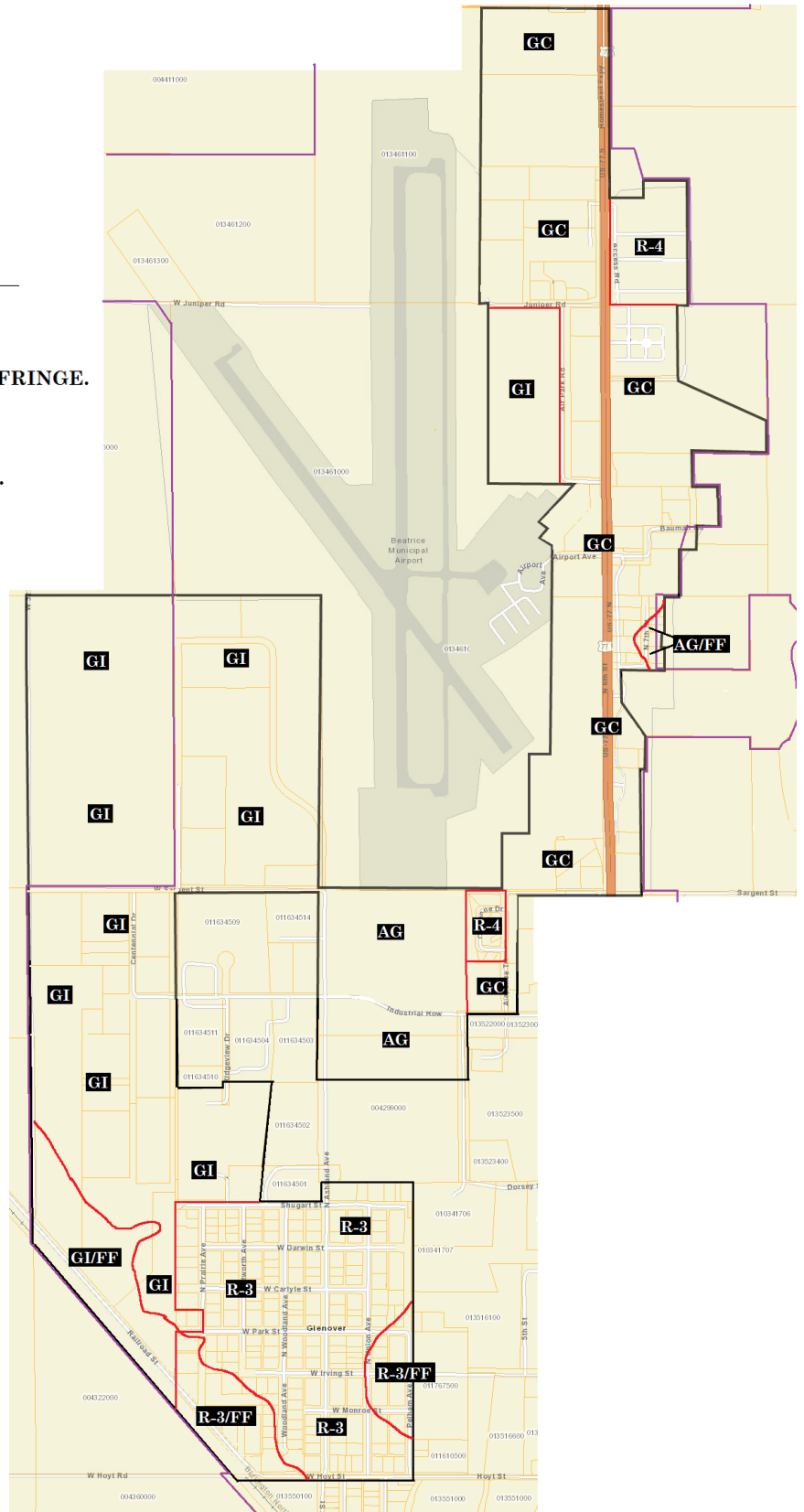
REDEVELOPMENT AREA #1-REVISED

BEATRICE, NEBRASKA



LEGEND

- AG - AGRICULTURAL.
- AG/FF - AGRICULTURAL/FLOODWAY FRINGE.
- R-3 - URBAN FAMILY RESIDENTIAL.
- R-3/FF - URBAN FAMILY RESIDENTIAL/FLOODWAY FRINGE.
- R-4 - MULTIPLE-FAMILY RESIDENTIAL.
- GC - GENERAL COMMERCIAL.
- GI - GENERAL INDUSTRIAL.
- GI/FF - GENERAL INDUSTRIAL/FLOODWAY FRINGE.
- ZONING DISTRICT BOUNDARY.
- CITY OF BEATRICE CORPORATE LIMITS.
- REDEVELOPMENT AREA #1 BOUNDARY.



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ILLUSTRATION 6

3. Recommended Public Improvements

The primary purpose for a **General Redevelopment Plan** is to identify projects and associated public financing in a specific area. This public financing is planned and implemented to serve as a "first step" for public improvement projects and encourages private development within the **revised Redevelopment Area #1**. The most common form of public improvements occurs with infrastructure systems, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure systems needs in **Area #1** are to make necessary infrastructure repairs or replacements, as these systems continue to age, as well as extending modern infrastructure systems to undeveloped land areas.

It is recommended that the City of Beatrice work closely with developers to ensure that future development within **Redevelopment Area #1** is constructed 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 larger residential subdivisions are strongly recommended to access 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."

Conclusions

A successful **General Redevelopment Plan** for **revised Redevelopment Area #1** should guide redevelopment and development opportunities, while supporting adjacent residential uses. New construction should be compatible with 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 **revised Redevelopment Area #1**. The demolition of several 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 revised Redevelopment Area #1.

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 \$52 per square yard. Asphalt overlay has a cost of \$3.45 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$170 per linear foot. The cost to construct a 6" thick, 60' wide concrete street is \$345 per linear foot.

The cost to construct a 2" thick, 30' wide asphalt overlay is \$25 per linear foot. The cost to construct a 2" thick, 60' wide asphalt overlay is \$50 per linear foot.

Ramped Curb Cuts

\$1,400 each

Sanitary Sewer

\$60 to \$70 per linear foot

Water Valves

\$850 each

Fire Hydrants

\$2,800 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 \$17,000.

Paved Alleys

The cost for paved alleys is dependent on alley width and pavement thickness. A 6" thick concrete alley would cost \$52 per square yard.

The cost of a 6" thick, 16-foot-wide concrete alley is \$90 per linear foot.
The cost of a 6" thick, 20-foot-wide concrete alley is \$120 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 \$25 per linear foot
18" RCP costs \$30 per linear foot
24" RCP costs \$40 per linear foot
30" RCP costs \$50 per linear foot
36" RCP costs \$57 per linear foot
42" RCP costs \$65 per linear foot
48" RCP costs \$75 per linear foot

Inlets cost an estimated \$2,800 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost \$35,100.

Public and Private Foundations

This **General Redevelopment Plan** addresses numerous community and economic development activities for **revised Redevelopment Area #1**, 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 (State & Federal)
Low Income Housing Tax Credits
Sales Tax
Community Development Block Grants - Re-Use Funds
Local Lender Financing
Owner Equity
Small Business Administration-Micro Loans
Community Assistance Act
Donations and Contributions
Intermodal Surface Transportation Efficiency Act

Private Foundations

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

GENERAL REDEVELOPMENT PLAN AMENDMENTS REDEVELOPMENT AREA #1-REVISED

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