

Beatrice, Nebraska

Blight & Substandard Determination Study &
General Redevelopment Plan.
Redevelopment Area #7.



Prepared for:

The City of Beatrice, Nebraska.



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

December, 2016

TABLE OF CONTENTS

Table of Contents i

List of Tables and Illustrations.....ii

Blight and Substandard Determination Study 1

1. Basis for Redevelopment..... 12

2. The Study Area..... 14

3. The Research Approach 18

4. Eligibility Survey and Analysis Findings 19

Substandard Factors

(1) Dilapidation/Deterioration of Structures 19

(2) Age of Obsolescence 23

(3) Inadequate Provision for Ventilation, Light, Air Sanitation or Open Space..... 24

(4) The Existence of Conditions which Endanger Life or Property by Fire and Other Causes 25

Blight Factors

(1) Dilapidation/Deterioration of Structures 27

(2) Existence of Defective or Inadequate Street Layout..... 32

(3) Faulty Lot Layout in Relation to Size, Adequacy Accessibility, or Usefulness..... 33

(4) Insanitary and Unsafe Conditions..... 34

(5) Deterioration of Site Improvements 35

(6) Diversity of Ownership 36

(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land..... 37

(8) Defective or Unusual Condition of Title 38

(9) Improper Subdivision or Obsolete Platting..... 39

(10) The Existence of Conditions which Endanger Life or Property by Fire and Other Causes..... 40

(11) Other Environmental and Blighting Factors 42

(12) Additional Blighting Conditions 43

5. Determination of Redevelopment Area Eligibility 44

Appendix

Structural Survey Form 46
 Structural Survey: Results Spreadsheet 47

General Redevelopment Plan..... 51

 Purpose of Plan/Conclusion 51
 Project Planning and Implementation Recommendations..... 54
 Infrastructure Systems throughout the Redevelopment Area..... 55
 Implementation..... 56

 1. Future Land Use Patterns 57
 2. Future Zoning Districts 57
 3. Recommended Public Improvements 60
 4. Alternative Energy Considerations 61

 Conclusions..... 61
 General Redevelopment Plan Amendments “Form” 65

LIST OF TABLES

Tables

1 Substandard Factors 6
 2 Blighted Factors 8
 3 Existing Land Use..... 15
 4/5 Exterior Survey Findings..... 23/31

LIST OF ILLUSTRATIONS

Illustrations

1 Context Map 2
 2 Existing Land Use Map 15
 3 Existing Zoning Map 16
 4 Context Map 53
 5 Future Land Use Map..... 58
 6 Future Zoning Map 59

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

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

Lincoln, Nebraska 402.464.5383 *

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

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

EXECUTIVE SUMMARY.

Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the designated **Redevelopment Area #7** in **Beatrice, Nebraska**. The results of this **Study** will assist the City in declaring **Redevelopment Area #7** as both **blighted and substandard**.

Location

Redevelopment Area #7 is located in the eastern portion of the City of Beatrice, Nebraska, generally bound by Dorsey Street (north), approximately 28th Street (east), Court Street/Highway 4/136 (south) and 19th Street (west).

Illustration 1, Context Map (Page 3), identifies **Redevelopment Area #7** in the City of Beatrice. Portions of the **Redevelopment Area** are located outside, but adjacent the Corporate Limits of Beatrice. The primary streets within the **Redevelopment Area** are Court (Highway 4/136), Dorsey, Hoyt, 19th and 26th Streets.

The referenced **Redevelopment Area #7**, in the City of Beatrice, Nebraska, includes the following 143 Parcel ID #s. Parcel 00420600 is currently located outside the City's Corporate Limits and will need to be annexed prior to the use of Tax Increment Financing at the site.

004206000	014012000	014013000	014014000	014015000	014016000
014017000	014018000	014019000	014020000	014038000	014039000
014040000	014041000	014042000	014043000	014044000	014045000
014046000	014029000	014030000	014031000	014032000	014033000
014034000	014035000	014036000	014037000	014056000	014057000
014058000	014059000	014060000	014061000	014062000	014063000
014064000	014047000	014048000	014049000	014050000	014051000
014052000	014053000	014054000	014055000	014077000	014076000
014075000	014074000	014073000	014071000	014067000	014068000
014070000	014072000	014069000	014080000	014078000	014684921
014684922	014684923	014684924	014684925	014684926	014684942
014684943	014684935	014684936	014684937	014684938	014684939
014684940	014684941	014684927	014684928	014684929	014684930
014684931	014684932	014684933	014684934	014684956	014684955
014684954	014684953	014684952	014684951	014684950	014684949
014684920	014746000	013655000	011609501	011609502	013047506
014745100	014746100	014745000	014002608	012474000	012473000

012472000	012446000	012447000	012448000	012471000	012470000
012469000	012449000	012450000	012451000	012468000	012454000
012455000	012456000	012467000	012466000	012465000	012464000
012463000	012462000	012461000	012460000	012459000	012458000
012457000	012452000	012453000	012417000	012418000	012429000
012423000	012428000	012419000	012420000	012421000	012422000
012427000	012426000	012425000	012424000	013657000	Hannibal Park

The **Redevelopment Area** contains large irregular tracts of undeveloped land to the north of Hoyt Street and to the south of Lincoln Street. The central portion has a single family residential neighborhood to the west of Hannibal Park and an undeveloped subdivision, with streets and infrastructure, to the east of the Park. An additional existing residential neighborhood is located between Ella and Elk Streets, in the southern portion of the **Redevelopment Area**. **The larger tracts of undeveloped land in the Redevelopment Area are currently functionally and economically obsolete and in need of utility system extensions to promote future development opportunities.**



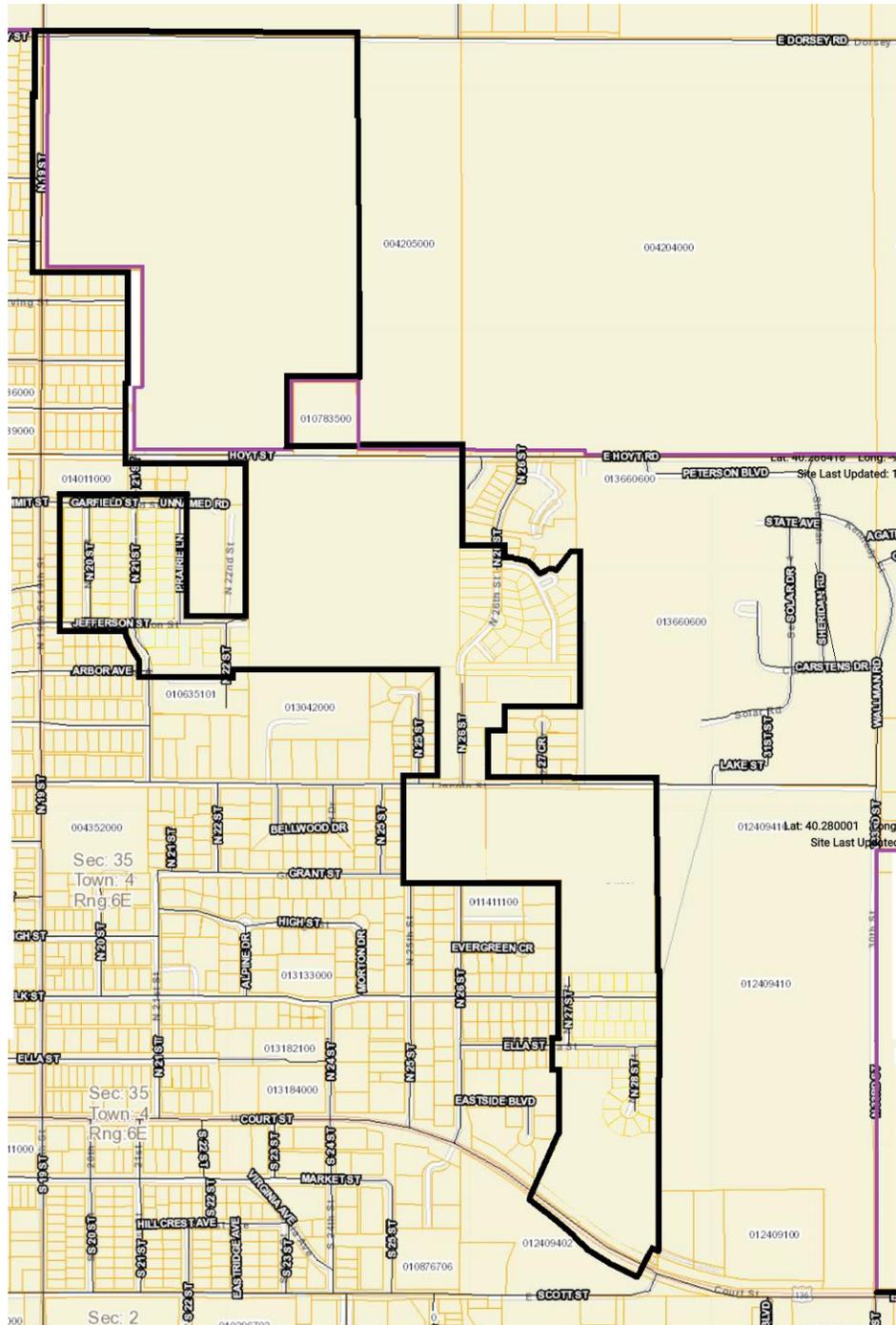
Hoyt Street looking east towards the Hannibal Park entrance.



Looking east on Lincoln Street from 26th Street.

CONTEXT MAP

REDEVELOPMENT AREA #7 BEATRICE, NEBRASKA



LEGEND

-  Redevelopment Area #7 Boundary
-  Beatrice Corporate Limits

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

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 1

The **blight and substandard evaluation** for **Redevelopment Area #7** included a detailed **exterior structural survey of 111 individual buildings**, a parcel-by-parcel field inventory, 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. Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #7** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, Redevelopment Area #7 is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

One of the **Substandard Factors** set forth in the **Nebraska Community Development Law** has a "strong presence", while the other three have a "reasonable presence" within **Redevelopment Area #7**. The **Substandard Factors** are reasonably distributed throughout the **Redevelopment Area**.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #7
BEATRICE, NEBRASKA**

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

Strong Presence of Factor	▣
Reasonable Presence of Factor	▣
No Presence of Factor	○

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

Strong Presence of Factor -

Based on the results of a parcel-by-parcel field survey analysis, a total of 57, or 51 percent of the 111 total buildings in the **Area** are **40+ years of age** (built prior to 1976). According to the Gage County Assessor's Office, the estimated average age of residential structures in the **Redevelopment Area** is approximately 41 years. The **Factor of Age or Obsolescence** is a **strong presence** throughout the **Area**.

Reasonable Presence of Factor –

Field survey results recorded 30 structures, or 27 percent of the 111 total structures in **Redevelopment Area #7** as being **Deteriorated with Minor to Major** defects. Additionally, within Hannibal Park, some picnic shelters and support buildings are in need of minor repair and repainting, while several pieces of playground equipment are in need of repair, re-painting or replacement. This **Factor** is a **reasonable presence** throughout the **Area**.

The conditions which result in the *Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space* are a **reasonable presence** throughout the **Redevelopment Area**. Large tracts of undeveloped land north of Hoyt Street and south of Lincoln Street have remained as such, due to the lack of appropriate infrastructure and, thus, are functionally and economically obsolete. Water and sewer mains are within reasonable distances of these undeveloped tracts and will require extensions to promote new development. Water mains in the Sun Ridge Development are new and up to date, however the water mains between 19th Street and Prairie Lane, range from 50 to 60 years old.

The parcel-by-parcel field analysis determined that the **Substandard Factor, Existence of Conditions Which Endanger Life or Property**, by fire and other causes, is a **reasonable presence** throughout **Redevelopment Area #7**. Primary contributing elements include deteriorating buildings and the existence of wood frame buildings with wood clapboard, metal siding and/or masonry brick veneer, all containing combustible elements and fixtures. Water mains between 19th and Prairie Lane were constructed of outmoded materials and are 50 to 60 years of age. Additionally, the water main within Prairie Lane is subject to occasional breaks and in need of replacement.

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 of age;
5. A portion of **Redevelopment Area #7** is serviced by water and sewer mains that range from 50 to 60 years of age, with water mains constructed of outmoded materials;
6. Large undeveloped tracts of land lack necessary infrastructure to attract development and as a result are functionally and economically obsolete.

BLIGHT FACTORS

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, **four** represent a “strong presence” and six represent a “reasonable presence” within **Redevelopment Area #7**. The **Factor**, “tax or special assessment exceeding the fair value of land,” “was of “little or no presence,” while the **Factor** “defective or unusual condition of title,” was not reviewed. All **Blight Factors** are reasonably distributed throughout the **Redevelopment Area**.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #7
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., 2016.

Strong Presence of Factor –

Deterioration of Site or Other Improvements is a **strong presence** throughout the **Redevelopment Area**. Of the total 143 parcels examined, 45 percent, or 64 parcels have “fair” or “poor” overall site conditions. Sections of sidewalks within Hannibal Park and the residential neighborhood between 19th Street and Prairie Lane are cracking, settling and deteriorating to the extent of needing to be repaired or replaced. Of the 143 parcels examined, 32 percent, or 45 parcels lack sidewalks, including parcels along Hoyt Street near Hannibal Park and the Sun Ridge Development area.

The ***Diversity of Ownership*** is a **strong presence** throughout **Redevelopment Area #7**. Research of public records from the Gage County Assessor’s office indicates that 110 individuals or corporations own property in the **Area**.

In regards to ***Other Environmental and Blighting Factors***, economically and socially undesirable land uses and functional obsolescence is a **strong presence** throughout **Redevelopment Area #7**. The **Area** contains a few residential dwellings that are deteriorating and in substandard condition. A portion of the **Area** is serviced by outmoded infrastructure that is 50 to 60 years of age and subject to occasional breaks. **Large, undeveloped tracts of land are both functionally and economically obsolete, requiring the extension of infrastructure systems to make these tracts attractive for future development.**

One of the Required Five Additional Blight Factors has a **strong presence** throughout the **Redevelopment Area**. Based on the field survey analysis, the estimated average age of residential buildings is 41years.

Reasonable Presence of Factor-

Deteriorated Structures are a **reasonable presence** in **Redevelopment Area #7**. A total of 30 structures, or 27 percent of the 111 total structures were recorded as deteriorated to a minor or major extent. Additionally, within Hannibal Park, some picnic shelters, support buildings and playground equipment are in need of minor repair and repainting.

Defective or Inadequate Street Layout is a **reasonable; presence** in **Redevelopment Area #7**, due to a significant percentage of streets, roads and driveways that are deteriorating or gravel surfaced. The evaluation of street conditions revealed that 30 parcels, or 21 percent of the total 143 parcels front on streets in “fair” condition. Additionally, three parcels have secondary frontages on gravel surfaced streets, including two dwellings, but are accessed by 26th Street, which has a gravel surface.



Faulty Lot Layout is a **reasonable presence** throughout **Redevelopment Area #7**. Conditions contributing to the presence of this **Factor** include inadequate lot sizes, consisting of large irregular tracts of land that encourage piecemeal development through subsequent lot splits for individual development sites. Additionally, platted parcels within the Sun Ridge Development lack uniform lot sizes. Properties along the southern portion of 26th Street are not consistent with the lot sizes in the platted residential neighborhoods within the **Area**.

Insanitary or Unsafe Conditions are a **reasonable presence** throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include a significant number of water and sewer mains that range from 50 to 60 years of age, with water mains constructed of outmoded materials, prone to repeated breaks and maintenance. Sidewalk conditions and the lack of sidewalks, both contribute to unsafe conditions. Of the 143 parcels that were analyzed, 45 were lacking sidewalks. Segments of sidewalks within the residential neighborhood between 19th and Prairie Lane, as well as within Hannibal Park, were cracked, settling and in need of repair or replacement.

Improper Subdivision or Obsolete Platting is a **reasonable presence** throughout **Redevelopment Area #7**. Large irregular tracts of land in both the northern and southern portions of the **Area** are not in compliance with today's standard, modern residential and public/quasi-public development requirements. The large undeveloped tract of land (parcel 004206008) north of Hoyt Street is also located beyond the Corporate Limits of Beatrice and will need to be annexed prior to the use of Tax increment Financing at the site. These tracts of land are underutilized, have limited accessibility and lack utilities and infrastructure, and are thus considered to be **functionally and economically obsolescent**.

The *Existence of Conditions Which Endanger Life or Property*, by fire or other causes, is a **reasonable presence** throughout **Redevelopment Area #7**. Conditions associated with this **Factor** include the existence of wood frame buildings with wood clapboard, metal siding and/or masonry brick veneer, all containing combustible elements and fixtures. Additionally, a portion of the **Redevelopment Area** is serviced by water and sewer mains that are 50 to 60 years of age, with water mains constructed of outmoded materials.

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 **Redevelopment Area #7** as "substandard" and "blighted."

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



BASIS FOR REDEVELOPMENT

For a project in 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 **Redevelopment Area #7** 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 **Redevelopment Area #7**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated **areas of blight and substandard conditions** and expanding the areas arbitrarily into non-blighted/ substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

THE STUDY AREA

The purpose of this **Study** is to determine whether **Redevelopment Area #7** 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

Redevelopment Area #7 is located in the eastern portion of the City of Beatrice, Nebraska, generally bound by Dorsey Street (north), approximately 28th Street (east), Court Street/Highway 4/136 (south) and 19th Street (west).

Illustration 1, Context Map (Page 3), identifies **Redevelopment Area #7** in the City of Beatrice. Portions of the **Redevelopment Area** are located outside, but adjacent the Corporate Limits of Beatrice. The primary streets within the **Redevelopment Area** are Court, Dorsey, Hoyt, 19th and 26th Streets.

The **Redevelopment Area** contains large irregular tracts of undeveloped land to the north of Hoyt Street and to the south of Lincoln Street. The central portion has a single family residential neighborhood to the west of Hannibal Park and an undeveloped subdivision, with streets and infrastructure, to the east of the Park. An additional existing residential neighborhood is located between Ella and Elk Streets, in the southern portion of the **Redevelopment Area**. **The larger tracts of undeveloped land in the Redevelopment Area are currently functionally and economically obsolete and in need of utility system extensions to promote future development opportunities.**

The referenced **Redevelopment Area #7**, in the City of Beatrice, Nebraska, includes the following 143 Parcel ID #s:

004206000	014012000	014013000	014014000	014015000	014016000
014017000	014018000	014019000	014020000	014038000	014039000
014040000	014041000	014042000	014043000	014044000	014045000
014046000	014029000	014030000	014031000	014032000	014033000
014034000	014035000	014036000	014037000	014056000	014057000
014058000	014059000	014060000	014061000	014062000	014063000
014064000	014047000	014048000	014049000	014050000	014051000
014052000	014053000	014054000	014055000	014077000	014076000
014075000	014074000	014073000	014071000	014067000	014068000
014070000	014072000	014069000	014080000	014078000	014684921
014684922	014684923	014684924	014684925	014684926	014684942
014684943	014684935	014684936	014684937	014684938	014684939
014684940	014684941	014684927	014684928	014684929	014684930
014684931	014684932	014684933	014684934	014684956	014684955
014684954	014684953	014684952	014684951	014684950	014684949
014684920	014746000	013655000	011609501	011609502	013047506
014745100	014746100	014745000	014002608	012474000	012473000

012472000	012446000	012447000	012448000	012471000	012470000
012469000	012449000	012450000	012451000	012468000	012454000
012455000	012456000	012467000	012466000	012465000	012464000
012463000	012462000	012461000	012460000	012459000	012458000
012457000	012452000	012453000	012417000	012418000	012429000
012423000	012428000	012419000	012420000	012421000	012422000
012427000	012426000	012425000	012424000	013657000	Hannibal Park

Redevelopment Area #7 is comprised of parks/recreation, public/quasi-public, residential and vacant/undeveloped land use types. These land uses are identified in **Illustration 2**. The **Area** contains an estimated 242 acres, of which approximately 37 percent has been developed, including a subdivision which has been platted into individual single family residential lots with streets and utility systems installed.

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

**TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA #7
BEATRICE, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Public/Quasi-Public	4.2	1.7%
Park/Recreation	39.3	16.2%
Residential	23.6	9.8%
Municipal Streets	26.6	10.9%
Vacant/Undeveloped	148.3	61.4%
<u>Undeveloped Subdivision</u>	<u>8.7</u>	<u>3.6%</u>
Total Acreage	242	100.0%

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

This **Redevelopment Area** is located in northeast Beatrice between Dorsey Street and Court Street and from the west side of 19th Street to approximately 28th Street. Developed property includes single family residential dwellings west of Hannibal Park and the neighborhood between Elk and Ella Streets, as well undeveloped lots to the east of the Park, within the southern portion of the Sun Ridge Development – Second Addition. **Large undeveloped tracts of land are to the north of Hoyt Street, south of Lincoln Street and north of Court Street and are all functionally and economically obsolete and in need utility system extensions to promote future development opportunities.**

Illustration 3 identifies the existing **Zoning Classifications** throughout **Redevelopment Area #7**. Zoning activities throughout **Redevelopment Area #7** are controlled by the City of Beatrice. All parcels within the **Area** are located within the current Corporate Limits of the City of Beatrice, with the exception of Parcel #004206000.

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for **Redevelopment Area #7** included an area-wide assessment (100 percent sample) of all of the Blight and Substandard Factors identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All **Factors** were investigated on an area-wide basis.

Structural Survey Process

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

A structural condition survey was conducted in August, with a series of additions to the **Redevelopment Area #7** during October, November and December of 2016. A total of **111 individual structures** received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies. **Redevelopment Area #7**. The “**Structural Condition Survey Form**” utilized in this process is provided in the **Appendix**.

Parcel-by-Parcel Field Survey

A parcel-by-parcel field survey was also conducted in August, with a series of additions to the **Area** during October, November and December of 2016. A total of **143 separate legal parcels** were inspected for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. **A few parcels within Redevelopment Area #7 contained multiple structures that were evaluated separately for building conditions only**. The **Condition Survey Form** is included in the **Appendix**, as well as the results of the Survey.

Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in **Redevelopment Area #7** were analyzed to determine the number of property owners within the **Area**.

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

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in **Redevelopment Area #7** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

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

The following summarizes the process used for assessing building conditions in **Redevelopment Area #7**, 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 **111 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structures/Building Systems Evaluation.

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

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

(Secondary Components)

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

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

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

2. **Criteria for rating components for structural, building and architectural systems.**

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

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

Minor Defect. Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or 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 **111 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Eighty-one (81) structures were classified as structurally **sound**;
- Twenty-one (21) structures were classified as **deteriorating** with **minor** defects.
- Nine (9) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) structures were classified as **dilapidated**.

The results of the exterior structural survey recorded the condition of structures throughout **Redevelopment Area #7**. Of the 111 total structures, 30 (27 percent) are estimated to be **deteriorated with minor or major defects**.

Conclusion.

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

TABLE 4
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #7
BEATRICE, NEBRASKA

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	77	17	6	0	100	23
Other	4	4	3	0	11	7
Totals	81	21	9	0	111	30
Percent	73.0%	18.9%	8.1%	0.0%	100.0%	27.0%

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

(2) Age of Obsolescence.

As per the results of the field survey and confirmation from the Gage County Assessor's Office, a total of 57, or 51 percent of the total 111 structures in the **Redevelopment Area** are, currently, 40+ years of age, or built prior to 1976. Additionally, the estimated average age of residential structures in the **Area** is 41 years.

Conclusion.

The age and obsolescence of the structures in Redevelopment Area #7 is a strong presence.

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

The results from the exterior structural survey, along with other field data, provided the basis for the identification of insanitary and unsafe conditions in **Redevelopment Area #7**. **Factors** contributing to these conditions are discussed below.

As per the results of the field survey, an estimated 32 percent of the total 143 parcels in **Redevelopment Area #7** were lacking sidewalks. When not adequately maintained or upgraded to present-day standards, properties lacking sidewalks pose a hindrance to pedestrians. It also makes it difficult, if not impossible, for persons with disabilities to safely move throughout the neighborhood. Most critically, Hoyt Street lacks sidewalks connecting the neighborhood to Hannibal Park.

Site features, such as private driveways and yard and landscaping conditions are noticeably deteriorating on properties in the **Redevelopment Area**. Approximately 44 percent, or 63 of the total 143 parcels were identified as having “fair” overall site conditions, while one additional parcel has “poor” overall site conditions. **Together, these parcels combine to have an estimated 45 percent of the total 143 parcels as having “fair” to “poor” overall site conditions.**

The City of Beatrice Public Works Staff reported that portions of water and sanitary sewer mains within the **Redevelopment Area** are substandard and need to be replaced. Water and sewer mains are adequately sized, but are estimated to be 50 to 60 years of age in the region between 19th and Prairie Lane. Water mains in this same region are also constructed of cast-iron (an outmoded material) and subject to occasional breaks. Privately owned and maintained service lines to these properties are also estimated to be 60 years old and, eventually, will need to be replaced. As these utility mains and service lines continue to age, these substandard conditions become more prohibitive to future development in **Area #7**.

Large irregular tracts of undeveloped land located north of Hoyt Street and south of Lincoln Street lack the underground infrastructure necessary to support growth and expansion opportunities. These portions of **Area #7** are **both functionally and economically obsolete** and, in their present state, an obstacle for development.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #7 is a reasonable 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 having wood clapboard, metal siding and/or brick veneer, all containing combustible elements and fixtures, in **Redevelopment Area #7**. **A total of 30 structures, or 27 percent of the total 111 buildings were recorded as deteriorating with minor or major defects.**

2. **Lack of Adequate Utilities.**

The City of Beatrice Public Works Staff reported that portions of water and sanitary sewer mains within the **Redevelopment Area** are substandard and need to be replaced. Water and sewer mains are adequately sized, but are estimated to be 50 to 60 years of age in the region between 19th and Prairie Lane. Water mains in this same region are also constructed of cast-iron (an outmoded material) and subject to occasional breaks. Privately owned and maintained service lines to these properties are also estimated to be 60 years old and, eventually, will need to be replaced. As these utility mains and service lines continue to age, these substandard conditions become more prohibitive to future development in **Area #7**.

Large irregular tracts of undeveloped land located north of Hoyt Street and to the south of Lincoln Street lack the underground infrastructure necessary to support growth and expansion opportunities. These portions of **Area #7** are **both functionally and economically obsolete** and, in their present state, an obstacle for development.

Specific data relating to **Redevelopment Area #7** are discussed in the following paragraphs.

A total of 57 structures, or 51.4 percent of the total 111 structures in the **Redevelopment Area** were built prior to 1976, thus 40+ years of age. The average age of the residential structures is estimated to be 41 years. Wood frame buildings within the area have wood clapboard or metal siding and/or brick veneer, all containing combustible elements and fixtures. A total of 14 buildings were recorded as being deteriorated with minor or major defects.

The field survey identified 63 parcels, or 44 percent of the total 143 parcels as being in “fair” condition and an additional parcel being in “poor” condition. These conditions combine for 45 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.

Conclusion.

The conditions which endanger life or property by fire and other causes are a reasonable presence throughout Redevelopment Area #7.



BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

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

This section summarizes the process used for assessing building conditions in **Redevelopment Area #7**, 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 **111 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:

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 total **111 buildings** within **Redevelopment Area #7** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Eighty-one (81) structures were classified as structurally **sound**;
- Twenty-one (21) structures were classified as **deteriorating** with **minor** defects.
- Nine (9) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) structures were classified as **dilapidated**.

The results of the exterior structural survey recorded the condition of structures throughout **Redevelopment Area #7**. Of the 111 total structures, 27 percent, or 30 structures, were classified as **deteriorated with minor or major defects**.

Conclusion.

The results of the structural condition survey indicate deteriorated structures are a reasonable 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 #7
BEATRICE, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	77	17	6	0	100	23
Other	4	4	3	0	11	7
Totals	81	21	9	0	111	30
Percent	73.0%	18.9%	8.1%	0.0%	100.0%	27.0%

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



2) Existence of Defective or Inadequate Street Layout.

Streets within **Redevelopment Area #7** exist in both a north/south and east/west alignment. Hoyt, Lincoln and 19th Streets are minor arterial streets, while 26th Street is a collector road that travels through the eastern portion of the **Area**. Conditions that contribute to this Factor are discussed below.

1. **Condition of Streets.**

Street conditions throughout the **Redevelopment Area**, overall, were found to be in “good” to “fair” condition. The southern portion of 26th Street is gravel surfaced and was observed to be in “fair” condition, generating excessive dust and in need of hard surfacing. A total of 30 parcels, or 21 percent of all 143 parcels front on streets in “fair” condition.

Several privately owned concrete and asphalt surfaced driveways are impacted by surface cracking and settling. A total of five parcels are accessed by gravel surfaced driveways and one parcel is accessed by a dirt driveway.

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

Vehicles traveling along Hoyt, Lincoln, Court and 19th Streets, within **Redevelopment Area #7**, were observed to be moving at speeds in excess of posted limits. Additional traffic control devices are recommended to reduce vehicle speeds that endanger pedestrians and other vehicles.

3. **Inadequate street layout.**

Large irregular tracts of undeveloped land lack adequate access to streets and associated infrastructure. Modern infrastructure systems are necessary to attract development opportunities to the **Redevelopment Area**.

Conclusion.

The existence of defective or inadequate street layout in Redevelopment Area #7 is a reasonable presence and constitutes a Blight Factor.

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

Building use and condition surveys, the review of property ownership and subdivision records and field surveys resulted in the recording of conditions associated with faulty lot layout in relation to size, adequacy and accessibility, or usefulness of land within **Redevelopment Area #7**. Problem conditions include:

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

One irregular tract of land located north of Hoyt Street, and two tracts located south of Lincoln Street are too large to support today's municipal development standards. These tracts of land would need to be subdivided and platted to support modern development. Additionally, irregularly subdivided lots exist in the **Area** that lack uniform width or depth within platted subdivisions, including those that front on the gravel surfaced portion of 26th Street.

2. **Accessibility or Usefulness.**

Large irregular tracts of undeveloped land are largely used for agricultural purposes. **These tracts of land are both functionally and economically obsolete** and will need to be subdivided, as per the City of Beatrice Subdivision Regulations, and provided modern infrastructure prior to supporting future growth consistent with the Land Use Plan in the City's Comprehensive Plan.

Conclusion.

Faulty lot layout in relation to size, adequacy and usefulness is a reasonable presence throughout Redevelopment Area #7.

(4) Insanitary and Unsafe Conditions.

The results of the area-wide field survey, along with information obtained from City Officials provided the basis for the identification of insanitary and unsafe conditions within the **Redevelopment Area #7**.

1. **Age of Structures.**

The analysis of all 111 structures in the **Redevelopment Area** identified 51 percent, or 57 structures as being 40+ years of age or built prior to 1976. Additionally, the estimated average age of residential buildings is 41 years. The advanced age of residential structures results in the potential for additional deteriorated buildings and other structures with deferred maintenance.

2. **Deteriorating Buildings.**

The deteriorating conditions documented in this **Study** were prevalent in an estimated 21 percent of the existing structures. Structures in this condition can result in hazards that are detrimental to adjacent properties.

3. **Lack of Adequate Utilities.**

The City of Beatrice Public Works Staff reported that portions of water and sanitary sewer mains within the **Redevelopment Area** are substandard and need to be replaced. Water and sewer mains are adequately sized, but are estimated to be 50 to 60 years of age in the region between 19th and Prairie Lane. Water mains in this same region are also constructed of cast-iron (an outmoded material) and subject to occasional breaks. Privately owned and maintained service lines to these properties are also estimated to be 60 years old and, eventually, will need to be replaced. As these utility mains and service lines continue to age, these substandard conditions become more prohibitive to future development in **Area #7**.

Large irregular tracts of undeveloped land located north of Hoyt Street and south of Lincoln Street lack the underground infrastructure necessary to support growth and expansion opportunities. These portions of **Area #7** are **both functionally and economically obsolete** and, in their present state, an obstacle for development.

Conclusion.

Insanitary and unsafe conditions are a reasonable presence throughout Redevelopment Area #7.

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

Field observations were conducted to determine the condition of site improvements within **Redevelopment Area #7**, including arterial and local streets, storm water drainage ditches, traffic control devices and off-street parking. The **Appendix** documents the present condition of these site features. The primary problems in the **Redevelopment Area** are building and associated property conditions, as well as street and sidewalk conditions and private parking areas.

A total of 63 parcels, or 44 percent of the total 143 parcels within **Redevelopment Area #7** received an overall site condition rating of “fair”, while an additional parcel was ranked as being in “poor” condition. **A total of 64 parcels have “fair” or “poor” overall site conditions.** The conditions that lead to these findings included:

1. A total of 45 parcels, or 32 percent, have no sidewalks. The lack of adequate sidewalks puts the health, safety and well-being of pedestrians at risk. Hannibal Park currently lacks sidewalks along Hoyt Street.
2. A total of 30 parcels, or 21 percent of the total 143 parcels front on streets that were identified to be in “fair” condition. The southern portion of 26th Street is gravel surfaced, in “fair” condition and in need of hard surfacing. The residential area between 19th Street and Prairie Lane has several segments of the streets that are cracked, settling and in need of replacement.
3. Approximately 27 percent of the total 111 structures were observed to be deteriorated with minor or major defects. These structures need to be rehabilitated or razed. Associated parcels lack upkeep and maintenance and exhibit minimal landscaping or other improvements.
4. Large irregular tracts of undeveloped land lack adequate infrastructure and utility systems to support development. The tract located north of Hoyt Street is also located adjacent, but outside the current Corporate Limits of Beatrice.

Conclusion.

Deterioration of site improvements are a strong presence in the Beatrice Redevelopment Area #7.

(6) **Diversity of Ownership.**

The total number of unduplicated owners within **Redevelopment Area #7** is estimated to be **110 private individuals, partnerships or corporations**. Publicly owned lands and local street public rights-of-way are also located throughout the **Redevelopment Area**.

The necessity to acquire numerous lots is a hindrance to redevelopment. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Public patronage is also required to repay such financial support. Such assemblage is difficult without public intervention.

Conclusion.

The Factor “diversity of ownership” is a strong presence in Redevelopment Area #7.



Looking east along Hoyt Street towards Hannibal Park.

(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 **Redevelopment Area #7**. 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 **five** of the **143 parcels** were classified as “delinquent” by the Gage County Treasurer’s Office.

2. **Real Estate Values.**

The tax values within **Redevelopment Area #7** generally appeared to be equal to or greater than the market value of the properties. The total estimated appraised valuation within **Area #7** is **\$11,391,179**.

3. **Tax Exempt.**

There are two properties within the **Redevelopment Area**, a church and Hannibal Park that are identified by the Gage County Assessor and Treasurer Offices as having full exemption from property taxes.

Conclusion.

Taxes or special assessments delinquency were of no presence in Redevelopment Area #7.

(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 Redevelopment Area #7.



(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in **Redevelopment Area #7** revealed that improper subdivision and obsolete platting is present. Individual parcels within the **Area #7** have a range of sizes. A few large irregular tracts of land have been incrementally split off from larger tracts. The subsequent lot splits were accomplished by metes and bounds descriptions to legally establish ownership, without officially platting and subdividing the lands to guide development of the larger area.

The large, irregular tracts of undeveloped land, one located north of Hoyt Street and two located south of Lincoln Street, are functionally and economically obsolete. These tracts are large enough to be further subdivided by individual lots larger than 10 acres, making the tracts exempt from the requirements of the Subdivision Regulations of Beatrice. This development process encourages piecemeal development by incremental lot splits and not with a modern “vision” for the development of entire tracts. These tracts of land should be developed in accordance with the Future Land Use Plan and the Comprehensive Plan of Beatrice as single family residential neighborhoods, by a phased development process adhering to the platting process required by the Subdivision Regulations.

The individual lot sizes designed for single family dwellings in the southern portion of the Sun Ridge Development vary in size and shape due to curvilinear streets. These individual lots also lack sidewalks and have remained undeveloped and weed covered. Some of these individual parcels may need to be combined into larger parcels to attract residential development.

The large, undeveloped tracts of undeveloped land are functionally and economically obsolete and lack infrastructure needed to support development. These tracts are identified by metes and bounds descriptions filed in the Gage County Assessor Office.

In order for redevelopment of these functionally and economically obsolete properties to occur, the platting or re-platting of land would be necessary and modern infrastructure provided. This process inhibits the acquisition of property and makes redevelopment efforts difficult to occur solely within the private sector.

Conclusion.

A reasonable presence of improper subdivision or obsolete platting exists throughout Redevelopment Area #7.

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 with wood clapboard, metal siding and/or brick veneer, all containing combustible elements and fixtures located within **Redevelopment Area #7**. **A total of 30 structures, or 27 percent of the total 111 buildings are deteriorating with minor or major defects.**

2. **Lack of Adequate Utilities.**

The City of Beatrice Public Works Staff reported that portions of water and sanitary sewer mains within the **Redevelopment Area** are substandard and need to be replaced. Water and sewer mains are adequately sized, but are estimated to be 50 to 60 years of age in the region between 19th and Prairie Lane. Water mains in this same region are also constructed of cast-iron (an outmoded material) and subject to occasional breaks. Privately owned and maintained service lines to these properties are also estimated to be 60 years old and, eventually, will need to be replaced. As these utility mains and service lines continue to age, these substandard conditions become more prohibitive to future development in **Area #7**.

Large irregular tracts of undeveloped land located north of Hoyt Street and to the south of Lincoln Street lack the underground infrastructure necessary to support growth and expansion opportunities. These portions of **Area #7** are **both functionally and economically obsolete** and, in their present state, an obstacle for development.

Specific data relating to **Redevelopment Area #7** are discussed in the following paragraphs.

A total of 57 structures, or 51.4 percent of the total 111 structures in the **Redevelopment Area** were built prior to 1976, thus 40+ years of age. The average age of the residential structures is estimated to be 41 years. Wood frame buildings within the area have wood clapboard or metal siding and/or brick veneer, all containing combustible elements and fixtures. A total of 14 buildings were recorded as being deteriorated with minor or major defects.

The field survey identified 63 parcels, or 44 percent of the total 143 parcels as being in “fair” condition and an additional parcel being in “poor” condition. These conditions combine for 45 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.

Conclusion.

The conditions which endanger life or property by fire and other causes are a reasonable presence throughout Redevelopment Area #7.



(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 large irregular tracts of undeveloped land, one located north of Hoyt Street and two located south of Lincoln Street. These tracts of land lack the modern infrastructure necessary to attract development. Underground 12" diameter "trunk" water mains exist within both 19th and Hoyt Streets that are capable of serving northern portion of the **Redevelopment Area**. Current plans by the City of Beatrice include the extension of the 12" main south along 26th Street to Lincoln Street to better serve the eastern portion of the **Redevelopment Area**. The southern portion of 26th Street that is currently gravel surfaced is also recommended to be paved to provide adequate access to the eastern portion of **Area #7**. These efforts would better serve the undeveloped portion of the Sun Ridge Development-Second Addition that has concrete streets and infrastructure, but the lots remain undeveloped and underutilized.

Although infrastructure improvements have occurred throughout portions of **Redevelopment Area #7**, additional efforts are needed. Numerous obstacles exist for comprehensive development of the undeveloped portions of this **Redevelopment Area**; problems that only public assistance programs can remedy. These include the installation or improvement of streets, sidewalks, water and sewer systems, or selling individually platted lots with all infrastructure systems for single family homes in the Sun Ridge Development-Second Addition.

Conclusion.

Other Environmental Blighting Factors are a strong presence throughout Redevelopment Area #7, 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 platted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the 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 #7** is **41 years**. Approximately 51 percent, or 57 of the total 111 structures throughout the **Redevelopment Area** are at least 40+ years of age.

Conclusion.

The criteria of average age of residential units is over 40 years of age as one of five additional blighting conditions is a strong presence throughout Redevelopment Area #7.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

Redevelopment Area #7 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, at least, present to a reasonable extent. Of the 12 possible **Factors** that can constitute the **Area blighted, 10** are at least a reasonable presence in the **Redevelopment Area. Factors** present in each of the criteria are identified below.

Substandard Factors

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

Blight Factors

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

Although all of the previously listed **Factors** are at least reasonably present throughout **Redevelopment Area #7**, the conclusion is that the average age of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #7** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in **Redevelopment Area #7**, addressed in this Study, is presented in **Tables 1 and 2, Pages 6 and 8**. The eligibility findings indicate that **Redevelopment Area #7** 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 #7							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
AGE OF STRUCTURE							
1-5 Years	0	0.0%	0	0	0	N/A	0
5-10 Years	0	0.0%	0	0	0	N/A	0
10-20 Years	2	1.8%	0	0	0	N/A	2
20-40 Years	52	46.8%	50	0	0	N/A	2
40-100 Years	57	51.4%	50	0	0	N/A	7
100+ Years	0	0.0%	0	0	0	N/A	0
TOTAL	111	100.0%	100	0	0	N/A	11
FINAL STRUCTURAL RATING							
Sound	81	73.0%	77	0	0	N/A	4
Deteriorating-Minor	21	18.9%	17	0	0	N/A	4
Deteriorating-Major	9	8.1%	6	0	0	N/A	3
Dilapidated	0	0.0%	0	0	0	N/A	0
TOTAL	111	100.0%	100	0	0	N/A	11
STREET CONDITION							
None	1	0.7%	0	0	0	1	0
Excellent	0	0.0%	0	0	0	0	0
Good	112	78.3%	73	0	0	37	2
Fair	30	21.0%	27	0	0	0	3
Poor	0	0.0%	0	0	0	0	0
TOTAL	143	100.0%	100	0	0	38	5
SIDEWALK CONDITION							
None	45	31.5%	4	0	0	38	3
Excellent	0	0.0%	0	0	0	0	0
Good	88	61.5%	87	0	0	0	1
Fair	9	6.3%	9	0	0	0	0
Poor	1	0.7%	0	0	0	0	1
TOTAL	143	100.0%	100	0	0	38	5
DEBRIS							
None	143	100.0%	100	0	0	38	5
Major	0	0.0%	0	0	0	0	0
Minor	0	0.0%	0	0	0	0	0
TOTAL	143	100.0%	100	0	0	38	5
OVERALL SITE CONDITION							
Excellent	13	9.1%	12	0	0	0	1
Good	66	46.2%	65	0	0	1	0
Fair	63	44.1%	22	0	0	37	4
Poor	1	0.7%	1	0	0	0	0
TOTAL	143	100.0%	100	0	0	38	5
PARKING SPACES							
Ranges	0-300	0.0%	0-2	0-0	0-0	N/A	1-300
None	39	27.3%	1	0	0	38	0
Hard Surfaced	100	69.9%	95	0	0	0	5
Unimproved	4	2.8%	4	0	0	0	0
TOTAL	143	100.0%	100	0	0	38	5

BEATRICE REDEVELOPMENT AREA #7							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
None	2	1.8%	0	0	0	N/A	2
Sound	80	72.1%	76	0	0	N/A	4
Minor	29	26.1%	24	0	0	N/A	5
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	111	100.0%	100	0	0	N/A	11
WINDOWS							
None	4	3.6%	0	0	0	N/A	4
Sound	77	69.4%	72	0	0	N/A	5
Minor	30	27.0%	28	0	0	N/A	2
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	111	100.0%	100	0	0	N/A	11
STREET TYPE							
None	2	1.4%	0	0	0	2	0
Concrete	130	90.9%	98	0	0	31	1
Asphalt	8	5.6%	1	0	0	3	4
Gravel	3	2.1%	1	0	0	2	0
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	143	100.0%	100	0	0	38	5
PORCHES...							
None	1	0.9%	0	0	0	N/A	1
Sound	60	54.1%	57	0	0	N/A	3
Minor	45	40.5%	39	0	0	N/A	6
Substandard	5	4.5%	4	0	0	N/A	1
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	111	100.0%	100	0	0	N/A	11
PAINT							
None	17	15.3%	16	0	0	N/A	1
Sound	59	53.2%	55	0	0	N/A	4
Minor	31	27.9%	26	0	0	N/A	5
Substandard	4	3.6%	3	0	0	N/A	1
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	111	100.0%	100	0	0	N/A	11
DRIVEWAY							
None	1	0.9%	0	0	0	N/A	1
Sound	56	50.5%	54	0	0	N/A	2
Minor	44	39.6%	36	0	0	N/A	8
Substandard	10	9.0%	10	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	111	100.0%	100	0	0	N/A	11

BEATRICE REDEVELOPMENT AREA #7							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
ROOF STRUCTURE							
None	0	0%	0	0	0	N/A	0
Sound	88	79%	86	0	0	N/A	2
Minor	21	19%	14	0	0	N/A	7
Substandard	2	2%	0	0	0	N/A	2
Critical	0	0%	0	0	0	N/A	0
TOTAL	111	100%	100	0	0	N/A	11
WALL FOUNDATION							
None	0	0%	0	0	0	N/A	0
Sound	99	89%	91	0	0	N/A	8
Minor	12	11%	9	0	0	N/A	3
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	111	100%	100	0	0	N/A	11
FOUNDATION							
None	0	0%	0	0	0	N/A	0
Sound	107	96%	98	0	0	N/A	9
Minor	3	3%	2	0	0	N/A	1
Substandard	0	0%	0	0	0	N/A	0
Critical	1	1%	0	0	0	N/A	1
TOTAL	111	100%	100	0	0	N/A	11
FOUNDATION TYPE							
Concrete	111	100%	100	0	0	N/A	11
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	0	0%	0	0	0	N/A	0
Brick	0	0%	0	0	0	N/A	0
Other/None	0	0%	0	0	0	N/A	0
TOTAL	111	100%	100	0	0	N/A	11
ROOF SURFACE							
None	0	0%	0	0	0	N/A	0
Sound	87	78%	85	0	0	N/A	2
Minor	17	15%	10	0	0	N/A	7
Substandard	7	6%	5	0	0	N/A	2
Critical	0	0%	0	0	0	N/A	0
TOTAL	111	100%	100	0	0	N/A	11
ROOF TYPE							
Asphalt Shingles	104	94%	97	0	0	N/A	7
Rolled Asphalt	1	1%	0	0	0	N/A	1
Cedar	4	4%	3	0	0	N/A	1
Combination	0	0%	0	0	0	N/A	0
Other	2	2%	0	0	0	N/A	2
TOTAL	111	100%	100	0	0	N/A	11

BEATRICE REDEVELOPMENT AREA #7							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
CHIMNEY							
None	95	86%	86	0	0	N/A	9
Sound	8	7%	7	0	0	N/A	1
Minor	8	7%	7	0	0	N/A	1
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	111	100%	100	0	0	N/A	11
GUTTER, DOWNSPOUTS							
None	3	3%	0	0	0	N/A	3
Sound	83	75%	78	0	0	N/A	5
Minor	22	20%	19	0	0	N/A	3
Substandard	3	3%	3	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	111	100%	100	0	0	N/A	11
WALL SURFACE							
None	1	1%	0	0	0	N/A	1
Sound	85	77%	79	0	0	N/A	6
Minor	24	22%	21	0	0	N/A	3
Substandard	1	1%	0	0	0	N/A	1
Critical	0	0%	0	0	0	N/A	0
TOTAL	111	100%	100	0	0	N/A	11
WALL SURFACE TYPE							
Frame	11	10%	9	0	0	N/A	2
Masonry	16	14%	13	0	0	N/A	3
Siding	18	16%	14	0	0	N/A	4
Combination	44	40%	43	0	0	N/A	1
Stucco	21	19%	21	0	0	N/A	0
Other	1	1%	0	0	0	N/A	1
TOTAL	111	100%	100	0	0	N/A	11
PARKING SURFACE							
None	2	2%	2	0	0	N/A	0
Concrete	99	89%	96	0	0	N/A	3
Asphalt	4	4%	0	0	0	N/A	4
Gravel	6	5%	2	0	0	N/A	4
Dirt	0	0%	0	0	0	N/A	0
Brick	0	0%	0	0	0	N/A	0
TOTAL	111	100%	100	0	0	N/A	11
PARKING SPACES							
None	1	1%	0	0	0	N/A	1
1 to 2	105	95%	99	0	0	N/A	6
3 to 5	1	1%	1	0	0	N/A	0
6 to 10	1	1%	0	0	0	N/A	1
11 to 20	1	1%	0	0	0	N/A	1
21 or More	2	2%	0	0	0	N/A	2
TOTAL	111	100%	100	0	0	N/A	11

GENERAL REDEVELOPMENT PLAN

Purpose of Plan/Conclusion

The purpose of this **General Redevelopment Plan** is to serve as a guide for implementation of development and redevelopment activities within **Redevelopment Area #7**, 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

Redevelopment Area #7 is located in the eastern portion of the City of Beatrice, Nebraska, generally bound by Dorsey Street (north), approximately 28th Street (east), Court Street/Highway 4/136 (south) and 19th Street (west).

Illustration 1, Context Map (Page 3), identifies **Redevelopment Area #7** in the City of Beatrice. Portions of the **Redevelopment Area** are located outside, but adjacent the Corporate Limits of Beatrice. The primary streets within the **Redevelopment Area** are Court (Highway 4/136), Dorsey, Hoyt, 19th and 26th Streets.

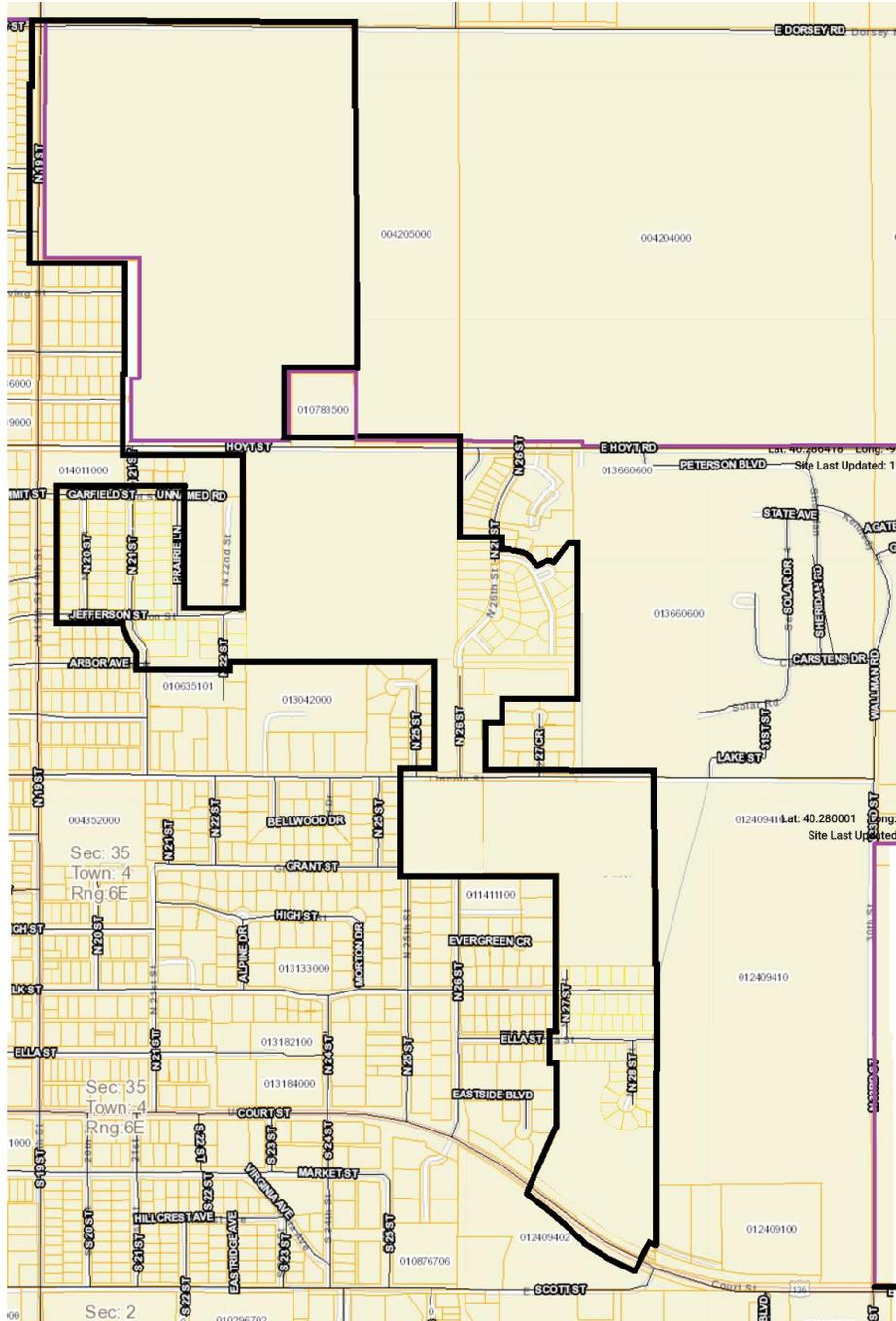
The referenced **Redevelopment Area #7**, in the City of Beatrice, Nebraska, includes the following 143 Parcel ID #s. Parcel 00420600 is currently located outside the City's Corporate Limits and will need to be annexed prior to the use of Tax Increment Financing at the site.

004206000	014012000	014013000	014014000	014015000	014016000
014017000	014018000	014019000	014020000	014038000	014039000
014040000	014041000	014042000	014043000	014044000	014045000
014046000	014029000	014030000	014031000	014032000	014033000
014034000	014035000	014036000	014037000	014056000	014057000
014058000	014059000	014060000	014061000	014062000	014063000
014064000	014047000	014048000	014049000	014050000	014051000
014052000	014053000	014054000	014055000	014077000	014076000
014075000	014074000	014073000	014071000	014067000	014068000
014070000	014072000	014069000	014080000	014078000	014684921
014684922	014684923	014684924	014684925	014684926	014684942
014684943	014684935	014684936	014684937	014684938	014684939
014684940	014684941	014684927	014684928	014684929	014684930
014684931	014684932	014684933	014684934	014684956	014684955
014684954	014684953	014684952	014684951	014684950	014684949
014684920	014746000	013655000	011609501	011609502	013047506
014745100	014746100	014745000	014002608	012474000	012473000
012472000	012446000	012447000	012448000	012471000	012470000
012469000	012449000	012450000	012451000	012468000	012454000
012455000	012456000	012467000	012466000	012465000	012464000
012463000	012462000	012461000	012460000	012459000	012458000
012457000	012452000	012453000	012417000	012418000	012429000
012423000	012428000	012419000	012420000	012421000	012422000
012427000	012426000	012425000	012424000	013657000	Hannibal Park

CONTEXT MAP

REDEVELOPMENT AREA #7

BEATRICE, NEBRASKA



LEGEND

-  Redevelopment Area #7 Boundary
-  Beatrice Corporate Limits

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

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 4

The **Redevelopment Area** contains large irregular tracts of undeveloped land to the north of Hoyt Street and to the south of Lincoln Street. The central portion has a single family residential neighborhood to the west of Hannibal Park and a nonbuilt subdivision, with streets and infrastructure, to the east of the Park. An additional existing residential neighborhood is located between Ella and Elk Streets, in the southern portion of the **Redevelopment Area**. The larger tracts of undeveloped land in the **Redevelopment Area** are functionally and economically obsolete and in need of utility system extensions to promote future development opportunities.

The planning process for the **Redevelopment Area** has resulted in a listing of general project planning and implementation recommendations. As discussed in the **Blight and Substandard Determination Study**, the average age of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #7** as **blighted and substandard**.

Project Planning and Implementation Recommendations

To eliminate blighted and substandard conditions and enhance private development and redevelopment activities within **Redevelopment Area #7**, 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,”** specifically, in the **Redevelopment Area** directed at increasing the tax base. Utilize TIF and private investment for the expansion of existing and the development of new residential subdivisions in conformance with the City’s Future Land Use Map and Zoning Regulations.
- Promote the development of new residential subdivisions in the **Redevelopment Area**, combined with a local initiative to promote housing development utilizing the recently completed **Gage County Housing Study**. All residential development is recommended to be completed in conformance with the City of Beatrice Comprehensive Plan.
- Prepare an **Annexation Plan** for property in **Redevelopment Area #7** currently outside the Corporate Limits.
- **Acquire functionally and economically obsolescent agricultural and other undeveloped land areas within the Redevelopment Area.**
- **Promote the development of undeveloped lots and land areas within Redevelopment Area #7**, including areas that are currently utilized for the production of crops. **Area #7 includes tracts of land that are functionally and economically obsolete.** Future residential uses should be developed in accordance with the **Future Land Use Map**.

- Create a **residential streetscape and landscape design plan** and implement enhancements along Hoyt and Lincoln Streets that extend pedestrian sidewalks, street trees and landscaping. Pedestrians and bicyclists currently use the side of the streets. The lack of adequate shoulders, drainage ditches and sidewalks subjects pedestrians to conflicts with vehicular traffic.
- Support the expansion and development of the City Trail System. Plan for the extension of local pedestrian and bicycling connector routes within the **Redevelopment Area** to provide safe pedestrian and biking routes into Hannibal Park and throughout the City. *The City is in the initial stages of extending the Big Blue River Trail from the Water Park (at 12th and Scott Streets) to Hannibal Park.*
- Plan and implement a **program of housing rehabilitation** in **Area #7** in an effort to both improve living conditions and enhance the real estate tax base. Several dwellings between 19th Street and Prairie Lane are beginning to show signs of deterioration.
- 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 **water and sewer mains constructed of outmoded materials that are between 50 to 60 years old, in the area between 19th Street and Prairie Land.**
- **All utility systems will need to be extended into the undeveloped tracts of land** to support future development within **Redevelopment Area #7.**
- Municipal sidewalks within **Redevelopment Area #7** are lacking along portions of Hoyt Street, Lincoln Street and throughout the undeveloped portion of Sun Ridge Development.
- The southern portion of 26th Street in **Area #7** that is gravel surfaced and in “fair” condition and should be planned for resurfacing or paving in conjunction with the extension of a 12” diameter water main to better service the Sun Ridge Development.

Privately Owned Infrastructure:

- To facilitate the redevelopment of **Area #7**, privately owned water and sewer service lines in the area between 19th Street and Prairie Lane 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 seven to 12 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. LB840, Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for development and redevelopment projects in the **Redevelopment Area** is deemed to be an essential and integral element of the **Area**. The use of TIF in connection with such projects is contemplated by this **General Redevelopment Plan** and such designation and use of TIF will not constitute a substantial modification to the **Plan**.

The City agrees, when approving the **General Redevelopment Plan**, to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project receiving TIF is subject to a Cost Benefit Analysis. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of Beatrice and Gage County. Proposed projects using TIF must meet the Cost Benefit Analysis and the "But for" test. Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in the Community.

1. Future Land Use Patterns.

The existing land use patterns within **Redevelopment Area #7** are described in detail in the **Blight and Substandard Determination Study (Pages 14 and 15)**. In general, the **Redevelopment Area** consists of residential, park/recreation, public/quasi-public and undeveloped/agricultural land use types. The field survey identified properties and structures classified as being in deteriorating condition. Large irregular tracts of undeveloped agricultural lands that have remained undeveloped in spite of having utilities mains and streets at the outer boundaries have remained undeveloped. Additionally, the second phase of the Sun Ridge Development has infrastructure in place, but the individual residential lots remain undeveloped.

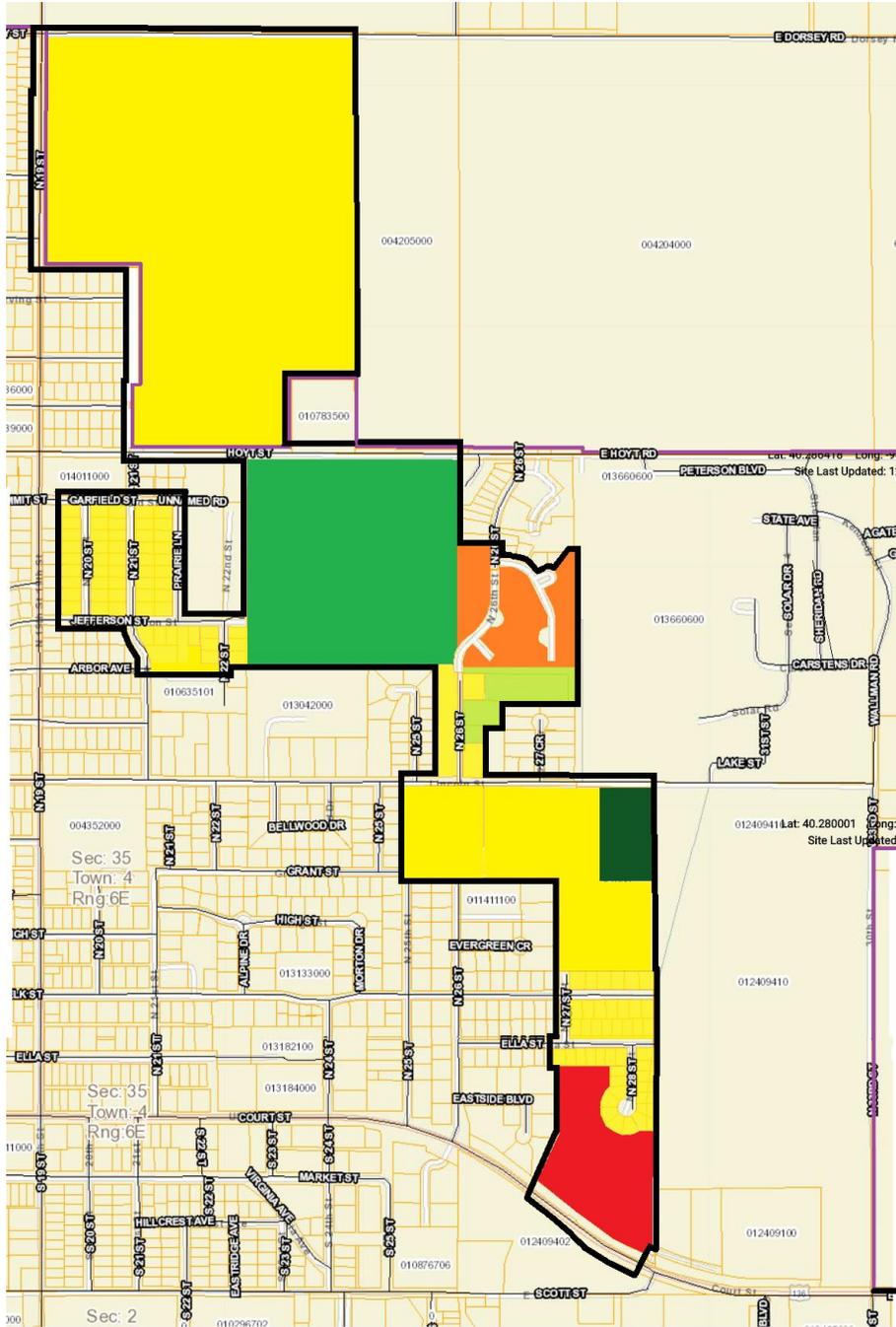
Illustration 5, Future Land Use Map, represents an effort to encourage land uses that reflect the land use plan contained within the *Beatrice Comprehensive Plan* and the current *Zoning Regulations*. This **Map** recommends the development of single family residential uses throughout the undeveloped tract of land north of Hoyt Street and multifamily residential uses within the second phase of the Sun Ridge Development Subdivision east of Hannibal Park.

2. Future Zoning Districts.

The recommended **Future Zoning Map** for **Redevelopment Area #7** is identified in **Illustration 6**. The **Map** recommends modifications to the City's current Zoning Map. Land in the **Area** is permissively zoned for both single and multifamily residential uses. The tract of land north of Hoyt Street, currently zoned "AG Agricultural District," is recommended to be changed to "R-2 Single Family Residential".

FUTURE LAND USE MAP

REDEVELOPMENT AREA #7 BEATRICE, NEBRASKA



LEGEND

- PARKS/OPEN SPACE
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- CORPORATE LIMIT LINE
- REDEVELOPMENT AREA BOUNDARY

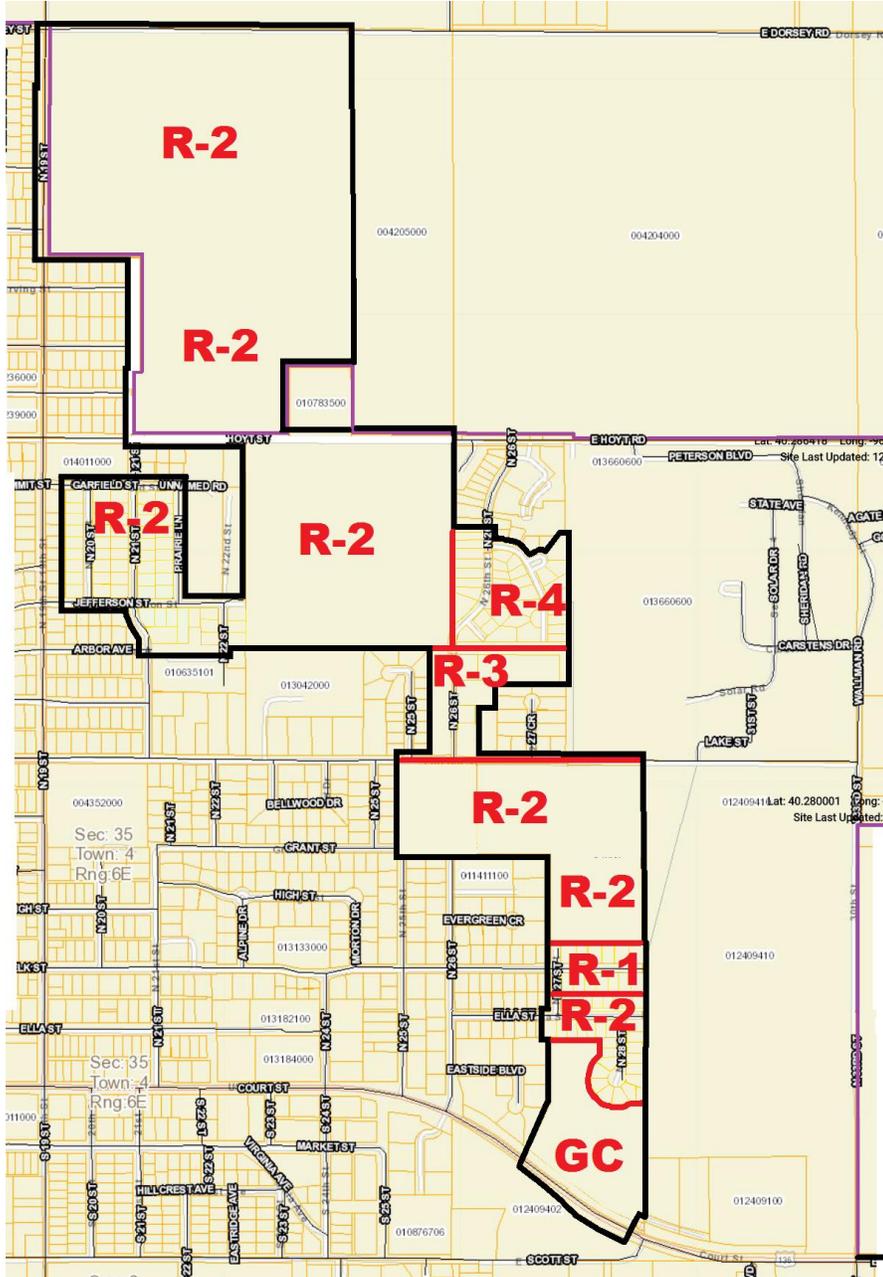
HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

*** Lincoln, Nebraska * 402.464.5383 ***

ILLUSTRATION 5

FUTURE ZONING MAP

REDEVELOPMENT AREA #7 BEATRICE, NEBRASKA



LEGEND

- R-1 SINGLE FAMILY RESIDENTIAL LARGE LOT DISTRICT.
- R-2 SINGLE FAMILY RESIDENTIAL SMALL LOT DISTRICT.
- R-3 URBAN FAMILY RESIDENTIAL DISTRICT.
- R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT.
- GC GENERAL COMMERCIAL DISTRICT.
- ZONING DISTRICT LINE.
- CORPORATE LIMIT LINE.
- REDEVELOPMENT AREA BOUNDARY.

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

*** Lincoln, Nebraska * 402.464.5383 ***

ILLUSTRATION 6

3. Recommended Public Improvements

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

Pedestrian and vehicular safety is recommended to be addressed along Hoyt and Lincoln Streets, by extending pedestrian sidewalks from residential neighborhoods throughout the **Redevelopment Area**, especially to the Hannibal Park entrance. Pedestrians were observed walking on the sides of these streets, which lack shoulders and storm water drainage ditches, forcing pedestrians to walk too close to motor vehicles.



The **Blight and Substandard Determination Study** focused on the public improvement needs for water and sewer mains between 19th Street and Prairie Lane, the extension of all infrastructure systems to the large tracts of undeveloped land north of Hoyt Street and to the south of Lincoln Street. Portions of concrete streets and several private driveways are in substandard condition. The south portion of 26th Street is gravel surfaced, in fair condition, and in need of new pavement.

It is recommended that the City of Beatrice work closely with developers to ensure that future streets within **Redevelopment Area #7** are 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 **Redevelopment Area #7** 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 **Redevelopment Area #7**. 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 Redevelopment Area #7.

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 **Redevelopment Area #7**, 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 #7

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