



Hastings, Nebraska

Blight & Substandard Determination Study & General Redevelopment Plan.

Redevelopment Area #16

Prepared by:

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



DECEMBER, 2019

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Hastings, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #16

BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study

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

Location

The referenced **Hastings, Nebraska Redevelopment Area #16** is situated in the southwestern portion of the City of Hastings, Nebraska, generally bound by the western and southern Corporate Limits, “B,” “D” and “E” Streets West (North), “F” Street West (South), Baltimore Avenue South (West) and Lexington Avenue South (East). The **Area** is comprised of an estimated **154.6 acres**. **This Redevelopment Area has been identified for future development activities, due to the existence of excessively aging structures, aging and deteriorating public infrastructure and the presence of functionally and economically obsolete land areas.**

Redevelopment Area #16 is located entirely within the current Corporate Limits of the City of Hastings, as depicted in **Illustration 1, Context Map, Page 3**. The **Area** primarily includes single family and multifamily residential and public facilities/structures and park and recreation areas. Key landmarks within the **Area** include Brickyard Park, Carter Field, Lincoln School, Heritage Manor Apartments, Lee Townhomes and the former Golden Friendship Center facility.

Large, undeveloped tracts of land exist in the western portion of the Redevelopment Area. Additional vacant/undeveloped parcels throughout the Area are considered functionally and economically obsolete.

The **Redevelopment Area** includes the following parcels of record on file with the Adams County Assessor:

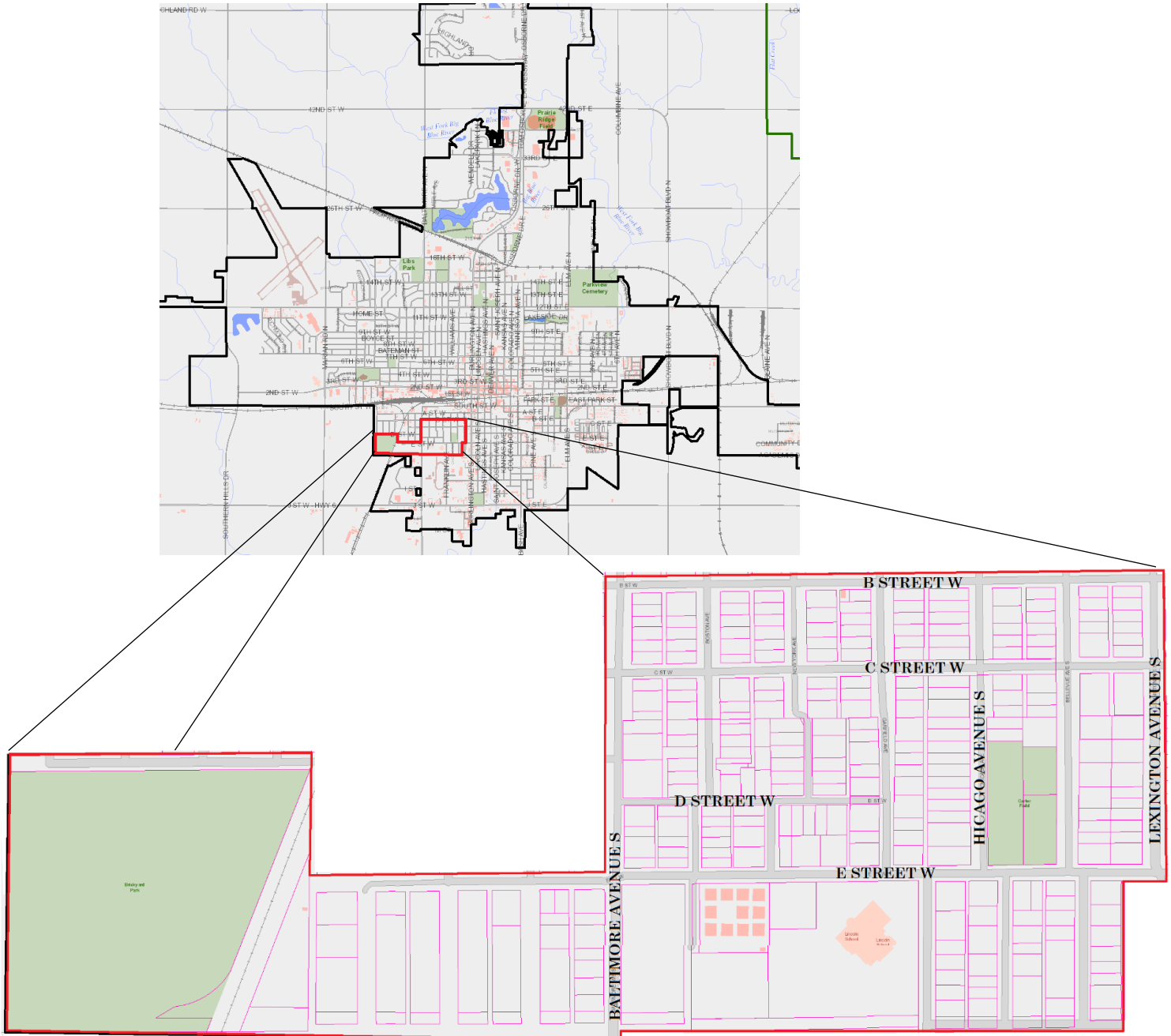
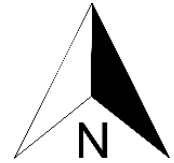
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010007553	010007611	010007726	010007857	010014070
010007554	010007612	010007727	010007858	010014072
010007555	010007613	010007738	010007859	010014073
010007556	010007614	010007739	010007860	010014074
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010007582	010007699	010007830	010007958	010017008
010007583	010007700	010007831	010008110	010017010
010007584	010007701	010007832	010008111	010017011
010007585	010007702	010007833	010008112	010017013
010007588	010007703	010007834	010008113	010017015
010007589	010007704	010007835	010008114	010017046
010007590	010007705	010007836	010008115	010017047
010007591	010007706	010007837	010008116	010017048
010007592	010007707	010007838	010008117	010017088
010007593	010007708	010007839	010008118	010017089
010007594	010007709	010007840	010008119	010018676
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CONTEXT MAP – ILLUSTRATION 1

REDEVELOPMENT AREA #16

HASTINGS, NEBRASKA



LEGEND

REDEVELOPMENT AREA #16

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Blight & Substandard Determination Study
 Redevelopment Area #16

This **blight and substandard evaluation** included a detailed exterior **Structural/Site Conditions Survey of 270 structures** and associated parcels, conversations with City of Hastings Administration and Staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

SUBSTANDARD AREA

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

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

BLIGHTED AREA

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

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, small diameter of water mains;
5. Deterioration of site or other improvements due to nearly 40 percent of the parcels having overall site conditions rated as "fair";
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;

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

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout the **Hastings, Nebraska Redevelopment Area #16** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, the Hastings, Nebraska Redevelopment Area #16 is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

All Four Substandard Factors set forth in the Nebraska Community Development Law have a “strong presence” within the Hastings, Nebraska Redevelopment Area #16. The Substandard Factors are summarized, below.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #16
HASTINGS, NEBRASKA**

- | | | |
|----|---|---|
| 1. | Dilapidated/deterioration. | ☐ |
| 2. | Age or obsolescence. | ☐ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces. | ☐ |
| 4. | Any combination of factors that are detrimental to the public health, safety, morals, or welfare. | ☐ |

Strong Presence of Factor ☐
Reasonable Presence of Factor ■
No Presence of Factor ○
Source: Hanna:Keelan Associates, P.C., 2019.

Strong Presence of Factor –

The results of the **Structural/Site Conditions Survey** identified **101 structures** in **Redevelopment Area #16** as being in a ***deteriorating*** condition with minor defects. An additional **53 structures** were identified as being in a ***deteriorating*** condition with major defects or in a dilapidated condition. Combined, a total of **154 structures**, or **57 percent** of the **270 total structures**, being in a ***deteriorating*** condition with minor defects or worse.

Based on record information from the Adams County Assessor’s Office and based on the results of the **Survey** analysis, a total of **248 structures**, or **92 percent** of the 270 total structures are ***40+ years of age*** (built in or prior to 1979). The **average age of residential** structures in the **Redevelopment Area** is an estimated 99 years. The **Factor of Age or Obsolescence** is a **strong presence** throughout the **Area**.

The conditions which result in the *Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space* are a **strong presence** throughout **Redevelopment Area #16**. Hastings Utilities Staff estimate that the municipal water, sewer, gas, electric and storm sewer mains within **Redevelopment Area #16** range between “good” and “poor” condition. Specifically, segments of water and sewer mains were identified as undersized by today’s demand and development standards, as well as approaching or exceeding 100 years of age and in critical need of replacement. Some segments of storm sewer were also identified to be in “fair” to “poor” condition and consist of outmoded materials.

Open Space park and recreation areas, including Brickyard Park and Carter Field, exist in the **Redevelopment Area**. Improvement and modernization of specific park amenities is an ongoing financial obligation of the City.



The **Structural/Site Conditions Survey** determined that the **Substandard Factor Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare** is a **strong presence** throughout the **Redevelopment Area**. The primary contributing elements include deteriorating and dilapidated buildings that will require rehabilitation for future use and occupation, as well as the existence of wood frame buildings containing combustible elements and fixtures. Additionally, water and sanitary sewer mains within the **Area** are aging and constructed of outmoded material. Hastings Utilities Staff estimate that segments of water and sewer mains were identified to be undersized by today’s demand and development standards, as well as approaching or exceeding 100 years of age and in critical need of replacement.



Hastings, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #16

The prevailing substandard conditions, evident in buildings and the public infrastructure, as determined by the Structural/Site Conditions Survey, in the Redevelopment Area include:

1. Deteriorating and dilapidated structures;
2. Advanced Age of structures, including an average age of 99 years for residential structures;
3. Frame and masonry buildings with wooden structural elements containing both combustible building components and materials which are potential fire hazards.
4. Approximately 35 percent of parcels in the **Area** were recorded as maintaining “Poor” to “Fair” overall site conditions;
5. **Functionally and economically obsolete structures and land areas**, including tracts of vacant/undeveloped land in the western portions of the **Area**, as well as vacant/undeveloped and inaccessible lots in residential neighborhoods throughout the **Area**.
6. The **Area** is serviced by utility mains that are aging and constructed of outmoded materials.



BLIGHT FACTORS

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, throughout the **Hastings, Nebraska Redevelopment Area #16**, **10** represent a **strong presence** and **one** is present to a **reasonable extent**. The Factor, “defective or unusual condition of title,” was not reviewed. **Blight Factors** are reasonably distributed throughout **Area #16**.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #16
HASTINGS, NEBRASKA**

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

Strong Presence of Factor	☑
Reasonable Presence of Factor	▣
Little or No Presence of Factor	○
NR = Not Reviewed	NR

Source: Hanna:Keelan Associates, P.C., 2019.

Strong Presence of Factor –

Deteriorated or Dilapidated Structures are a **strong presence** throughout **Redevelopment Area #16**. A total of 53, or 20 percent of the 270 total structures were documented as deteriorating with major defects, or in a dilapidated state of condition. An additional **101 structures, or 37 percent**, were documented as deteriorating with minor defects.

Faulty Lot Layout is a **strong presence** throughout the **Redevelopment Area**. Large and/or irregular, vacant/undeveloped tracts of land exist within **Area #16**, which, in present state, cannot support today's municipal development standards. Parcels within the **Area** are irregularly shaped (lack uniform width and/or depth) due to large lots being subdivided on an as-needed basis to support one or multiple development projects. Additionally, several lots in the **Area** have been subdivided and re-platted to irregular sizes to support development inconsistent with the original plat, or are inaccessible due to a lack of complete streets.

Insanitary or Unsafe Conditions are a **strong presence** throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include the presence of 154 buildings being in, at least, a minor or major deteriorating or dilapidated condition and 248 structures being 40+ years of age. Segments of water and sewer mains were identified to be undersized by today's demand and development standards, as well as approaching or exceeding 100 years of age and in critical need of replacement.

Deterioration of Site or Other Improvements is a **strong presence** throughout **Redevelopment Area #16**. An estimated 111, or 35 percent of the 315 total parcels were observed to have "poor" or "fair" overall site conditions. Additionally, a total of 53, or 20 percent of the 270 total structures were documented as deteriorating with major defects, or in a dilapidated.

Tax or Special Assessment Delinquency Exceeding the Fair Value of Land is a **strong presence** throughout the **Redevelopment Area**. Research of public records from the Adams County Treasurer's Office concluded that of the 315 parcels within the **Area, 25** were recorded as **property tax delinquent**. Several parcels throughout **Area #1** are property tax exempt, including parcels owned by the City of Hastings, Adams County, churches, schools and utility companies.

Diversity of Ownership is a **strong presence** throughout **Area #16**. Research of public records from the Adams County Assessor's Office indicates that approximately **259 individuals or ownership groups** own property within **Redevelopment Area #16**.

Improper Subdivision or Obsolete Platting is a **strong presence** throughout **Redevelopment Area #16**. Large, vacant/undeveloped and/or irregular tracts of land in the western portions of the **Area** should be re-platted for future development, as per the **City of Hastings Subdivision Regulations**. Many of these parcels are inaccessible due to incomplete street development.

The ***Existence of Conditions Which Endanger Life or Property by Fire or Other Causes*** is a **strong presence** throughout **Area #16**. Conditions associated with this factor include structures comprised of predominately wooden and combustible elements or fixtures. Additionally, several buildings were identified as deteriorating with minor defects, or worse. Further, water and sanitary sewer mains in the **Area** are approaching or have exceeded 100 years of age and constructed of outmoded materials. Water and sewer mains will need to be replaced and/or expanded to support future development efforts in existing neighborhoods and large, vacant/undeveloped parcels within the **Redevelopment Area**.

In regards to ***Other Environmental and Blighting Factors***, **functionally and economically obsolescent land uses** are a **strong presence** throughout **Redevelopment Area #16**. The **Area** contains buildings that are deteriorating with minor and major defects or dilapidated, outmoded infrastructure, as well as underdeveloped/underutilized lots and land parcels.

One of the Required Five Additional Blight Factors has a **strong presence** throughout **Redevelopment Area #16**. Based on the **Structural/Site Conditions Survey** and records of the Adams County Assessor's Office, the estimated average age of residential structures in the **Area** is **99 years**, exceeding the blight criteria of 40+ years of age.

Reasonable Presence of Factor -

Existence of Defective or Inadequate Street Layout is a **reasonable presence** throughout the **Redevelopment Area**, due to a lack of platted and developed streets and approximately 15 percent of existing streets being "poor" or "fair" in condition. Portions of the **Redevelopment Area** currently lack adequate street access, with "missing links," or incomplete road segments, in what is otherwise a standard grid-pattern alignment. Additionally, an estimated 55 percent of parcels within the **Area** either lack sidewalk accessibility or maintain sidewalks in a "poor" or "fair" condition.

Conclusion

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law**. It is also the opinion of the that the Consultant findings of this **Blight and Substandard Determination Study** warrant designating the **City of Hastings, Nebraska Redevelopment Area #16** as "substandard" and "blighted."

The conclusions presented in this **Study** are those of the Consultant engaged to examine whether conditions of **blight and substandard** exist. The Hastings Community Redevelopment Authority, Planning Commission and 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 Hastings to be eligible for redevelopment under the **Nebraska Community Development Law**, the subject area or areas must first qualify as both a “**substandard**” and “**blighted**” area, within the definition set forth in the **Nebraska Community Development Law**. This **Study** has been undertaken to determine whether conditions exist which would warrant designation of the **Hastings, Nebraska Redevelopment Area #16** as a “**blighted and substandard area**” in accordance with provisions of the law.

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

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

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

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

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

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

Also, these deficiencies should be reasonably distributed throughout the **Redevelopment Area**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated **areas of blight and 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 all or part of **Redevelopment Area #16** in the City of Hastings, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law**, Section 18-2103.

Location

The referenced **Hastings, Nebraska Redevelopment Area #16** is situated in the southwestern portion of the City of Hastings, Nebraska, generally bound by the western and southern Corporate Limits, “B,” “D” and “E” Streets West (North), “F” Street West (South), Baltimore Avenue South (West) and Lexington Avenue South (East). The **Area** is comprised of an estimated **154.6 acres**. **This Redevelopment Area has been identified for future development activities, due to the existence of excessively aging structures, aging and deteriorating public infrastructure and the presence of functionally and economically obsolete land areas.**

Redevelopment Area #16 is located entirely within the current Corporate Limits of the City of Hastings, as depicted in **Illustration 1, Context Map, Page 3**. The **Area** primarily includes single family and multifamily residential and public facilities/structures and park and recreation areas. Key landmarks within the **Area** include Brickyard Park, Carter Field, Lincoln School, Heritage Manor Apartments, Lee Townhomes and the former Golden Friendship Center facility.

Large, undeveloped tracts of land exist in the western portion of the Redevelopment Area. Additional vacant/undeveloped parcels throughout the Area are considered functionally and economically obsolete.

The **Redevelopment Area** includes the following parcels of record on file with the Adams County Assessor:

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010007542	010007600	010007715	010007846	010014057
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010007544	010007602	010007717	010007848	010014059
010007545	010007603	010007718	010007849	010014061
010007546	010007604	010007719	010007850	010014062
0100007547	010007605	010007720	010007851	010014063
010007548	010007606	010007721	010007852	010014064
010007549	010007607	010007722	010007853	010014065
010007550	010007608	010007723	010007854	010014066
010007551	010007609	010007724	010007855	010014067

010007552	010007610	010007725	010007856	010014069
010007553	010007611	010007726	010007857	010014070
010007554	010007612	010007727	010007858	010014072
010007555	010007613	010007738	010007859	010014073
010007556	010007614	010007739	010007860	010014074
010007557	010007615	010007740	010007861	010014075
010007558	010007616	010007741	010007862	010014076
010007559	010007617	010007742	010007863	010014077
010007560	010007618	010007743	010007864	010014078
010007561	010007619	010007809	010007865	010014079
010007562	010007620	010007810	010007866	010014080
010007563	010007621	010007811	010007867	010014081
010007564	010007622	010007812	010007868	010014082
010007565	010007623	010007813	010007869	010014083
010007566	010007624	010007814	010007908	010014084
010007567	010007625	010007815	010007909	010014085
010007568	010007626	010007816	010007910	010014982
010007569	010007627	010007817	010007911	010016639
010007570	010007628	010007818	010007912	010016644
010007571	010007629	010007819	010007913	010016646
010007572	010007630	010007820	010007914	010016647
010007573	010007638	010007821	010007915	010016649
010007574	010007639	010007822	010007916	010016656
010007575	010007640	010007823	010007917	010016660
010007576	010007641	010007824	010007918	010016661
010007577	010007642	010007825	010007919	010016662
010007578	010007643	010007826	010007920	010016666
010007579	010007645	010007827	010007952	010016667
010007580	010007697	010007828	010007953	010016686
010007581	010007698	010007829	010007954	010017007
010007582	010007699	010007830	010007958	010017008
010007583	010007700	010007831	010008110	010017010
010007584	010007701	010007832	010008111	010017011
010007585	010007702	010007833	010008112	010017013
010007588	010007703	010007834	010008113	010017015
010007589	010007704	010007835	010008114	010017046
010007590	010007705	010007836	010008115	010017047
010007591	010007706	010007837	010008116	010017048
010007592	010007707	010007838	010008117	010017088
010007593	010007708	010007839	010008118	010017089
010007594	010007709	010007840	010008119	010018676
010007595	010007710	010007841	010008120	010019009

Table 3 identifies the estimated **existing land use** within **Redevelopment Area #16**, in terms of number of acres and percentage of total for all existing uses. The existing land use is graphically presented on **Illustration 2, Page 17**.

Large tracts of vacant/undeveloped land areas comprise approximately 13 percent of the total land use in the **Redevelopment Area**. The primary use of developed land areas is single family residential, which comprises approximately 46.8 acres, or about 30 percent of the total land use in the **Area**, followed by park/recreation and streets/alleys/right-of-way land uses.

**TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA #16
HASTINGS, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Public/Quasi-Public	9.6	6.2%
Park/Recreation	30.8	19.9%
Single Family Residential	46.8	30.4%
Multifamily Residential	6.9	4.4%
Commercial	0.05	0.03%
Railroad Corridor	2.9	1.9%
Streets/Alleys/Right-Of-Way	37.0	23.9%
<u>Vacant/Undeveloped</u>	<u>20.6</u>	<u>13.3%</u>
Totals	154.6	100.0%

Source: Hanna:Keelan Associates, P.C., 2019.

Illustration 3, Page 18 identifies the existing **Zoning Classifications** in the **Redevelopment Area**. Four different Zoning Districts are represented within **Area #16**: Urban Residential Single Family Residential, Mixed Density Neighborhood, Multiple-Family Residential and Light Industrial. Zoning activities throughout **Redevelopment Area #16** are administered by the City of Hastings.



Hastings, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #16

EXISTING LAND USE MAP – ILLUSTRATION 2

REDEVELOPMENT AREA #16

HASTINGS, NEBRASKA



LEGEND

- VACANT/UNDEVELOPED
- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- RAILROAD CORRIDOR
- REDEVELOPMENT AREA BOUNDARY



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Hastings, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #16

EXISTING ZONING MAP – ILLUSTRATION 3

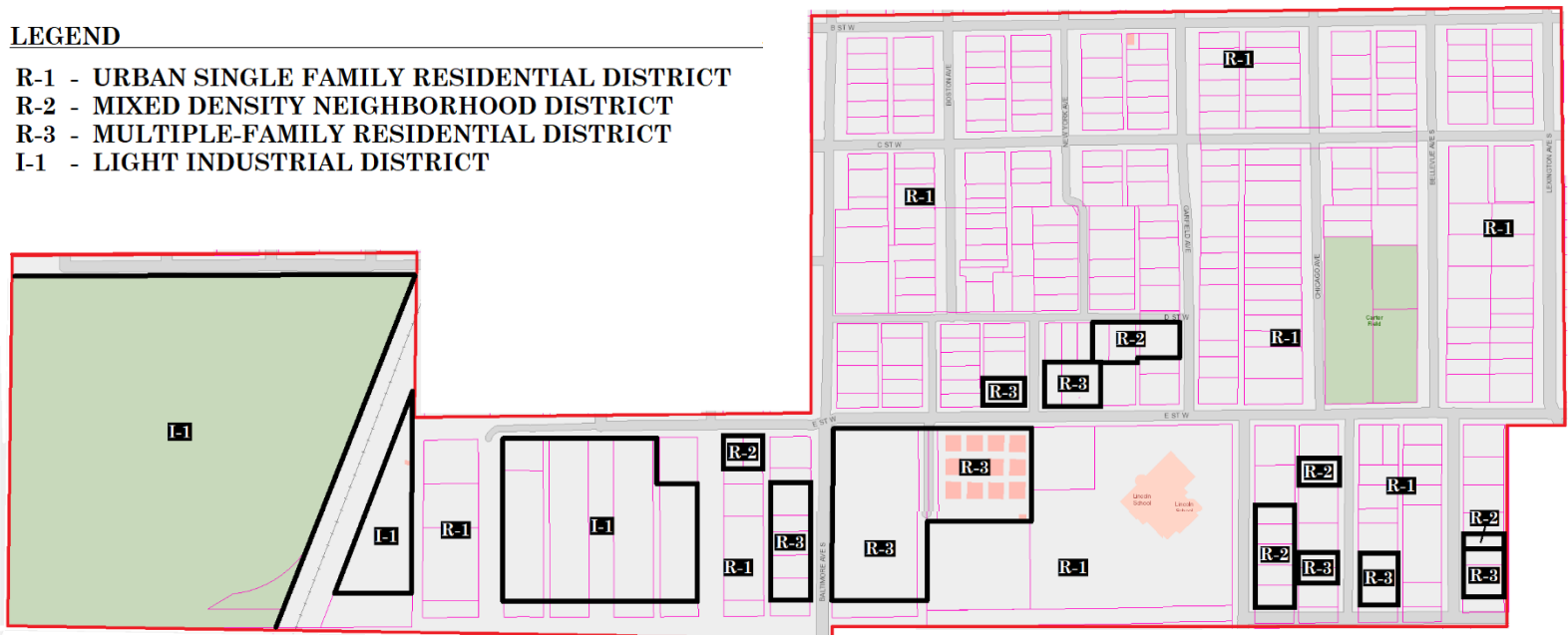
REDEVELOPMENT AREA #16

HASTINGS, NEBRASKA



LEGEND

- R-1 - URBAN SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 - MIXED DENSITY NEIGHBORHOOD DISTRICT
- R-3 - MULTIPLE-FAMILY RESIDENTIAL DISTRICT
- I-1 - LIGHT INDUSTRIAL DISTRICT



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Hastings, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #16

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for the **Hastings, Nebraska Redevelopment Area #16** included an area-wide assessment (100 percent sample) of all of the Blight and Substandard Factors identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All **Factors** were investigated on an area-wide basis.

Structural/Site Conditions 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/Site Conditions Survey** was conducted in November, 2019. A total of **270 structures** received exterior inspections. These structures were evaluated to document structural deficiencies in individual buildings and to identify related environmental deficiencies in **Redevelopment Area #16**.

The **Structural/Site Conditions Survey** evaluated conditions of **315 legal parcels** of record identified by the Adams County Assessor's Office. Parcels were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The **Redevelopment Area** contains an estimated **154.6 acres**.

The **Structural/Site Conditions Survey Form** and associated results are provided in the **Appendix**.

Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in **Redevelopment Area #16** 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 #16** 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 structural conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying structures 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 #16**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of all **270 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. Structure/Building Systems Evaluation.

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

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

(Secondary Components)

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

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

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

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

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

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

Minor Defect. Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

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

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

3. Final Structure/Building Rating.

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

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

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

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

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

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

Primary Components	Secondary Components
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. **Survey Conclusions.**

The conditions of the total **270 buildings** within the **Hastings, Nebraska Redevelopment Area #16** were determined based on the finding of the **Structural/Site Conditions Survey**. These **Survey** results indicated the following:

- One hundred sixteen (116) structures were classified as structurally **sound**;
- One hundred one (101) structures were classified as **deteriorating** with **minor** defects.
- Forty-seven (47) structures were classified as **deteriorating** with **major** defects; and
- Six (6) structures were classified as **dilapidated**.

The results of the **Structural/Site Conditions Survey** identified the condition of structures throughout **Redevelopment Area #16**. A total of 154 of the 270 existing structures, or 57 percent were identified as deteriorating with, at least, minor or major defects, or dilapidated.

Conclusion.

The results of the **Structural/Site Conditions Survey** indicate deteriorating structures are a strong presence throughout **Redevelopment Area #16**. **Table 4, Page 24**, identifies the results of the structural rating process per building type.

TABLE 4
EXTERIOR SURVEY FINDINGS
REDVELOPMENT AREA #16
HASTINGS, NEBRASKA

Structural/Site Conditions Survey 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	112	99	47	6	264	152
Commercial	0	1	0	0	1	1
Industrial	0	0	0	0	0	0
Public/Other	<u>4</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>1</u>
Totals	116	101	47	6	270	154
Percent	43.0%	37.4%	17.4%	2.2%	100.0%	57.0%

Source: Hanna:Keelan Associates, P.C., 2019.

(2) Age or Obsolescence.

As per the results of the **Structural/Site Conditions Survey** and confirmed by Adams County Assessor's Office records, an estimated 248, or 92 percent of the total 270 structures in **Redevelopment Area #16** are 40+ years of age (built in or prior to 1979). The estimated average age of residential structures in the **Area** is **99 years**.

Conclusion.

The age and obsolescence of structures is a strong presence throughout the Hastings, Nebraska Redevelopment Area #16.

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

The results of the **Structural/Site Conditions Survey**, along with other field data, provided the basis for the identification of the inadequate provision for ventilation, light, air, sanitation or open spaces in **Redevelopment Area #16**. Contributing **Factors** are discussed below.

As per the results of the **Survey**, an estimated 57 percent, or 154 of the 270 total structures in the **Area** were rated as deteriorating with minor or major defects, or dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions can pose health, safety and sanitary problems.

The overall site conditions in **Redevelopment Area #16** revealed that 111 parcels, or 35 percent of the total 315 parcels were found to be in a “poor” or “fair” condition. Factors related to these conditions included structures deteriorating with minor and major defects, and site features such as parking lots, driveways, yard and landscaping conditions that are noticeably deteriorating within the **Area**. Additionally, 40 structures, or 15 percent of the 270 total structures in **Area #16** had driveway conditions deteriorated to a substandard or critical condition. A total of 59 parcels, or 19 percent of the total 315 parcels had sidewalks deteriorated to a substandard or critical condition.

Information regarding water, sewer, gas, electric and storm sewer utility mains was provided by Hastings Public Utilities. The following highlights size, age and condition of each utility line:

- **Water** – A large majority of water mains are undersized by today’s standards, ranging from four to six inches in diameter, with a 10” main along Baltimore Avenue South. Most water mains within the **Redevelopment Area** are approaching or have exceeded 100 years of age and are in a significant need of replacement.
- **Sewer** – All sewer mains are reported to be 8 inches in diameter and consist of vitrified clay pipe material. The oldest sewer main segments are located in the northeast portion of the **Area** and exceed 100 years of age. Hastings Utilities identified all sewer mains to be in good condition.
- **Gas** – Two and four inch gas mains are installed throughout the **Redevelopment Area**. Most gas mains are under 40 years of age and meet all Part 192-Pipeline and Hazardous Materials Safety Administration regulations. Polyethylene-coated pipes are installed throughout the **Area**.

- **Electric** – Nearly all electrical utility components in the **Redevelopment Area** consist of overhead cables, with only a few segments of underground electrical wires supporting more complex developments. All cables carry a maximum of 13,800 Volts of electricity. Most cable and pole systems were installed in the 1980s and early 1990s, with some segments being installed as early as 2001. Hastings Utilities reports all overhead wires and transformers are in good condition, while some poles are going to warrant replacement within the next 10 years. Most underground cables were installed in the late 1970s, are reaching life expectancy and will need to be replaced in the near future.
- **Storm Sewer** – Segments of storm sewer in the **Redevelopment Area** are located along B Street West, Keystone Avenue, D Street West, Baltimore Avenue South and Bellevue Avenue South. Storm sewers range in size from 12 to 42 inches in diameter and consist mostly of concrete material. These concrete storm sewers were documented by Hastings Utilities as being in fair condition. A segment of storm sewer along Bellevue Avenue South, between E Street West and F Street West consists of brick material and was identified to range from fair to poor condition.

Open Space park and recreation areas, including Brickyard Park and Carter Field, exist in the **Redevelopment Area**. Improvement and modernization of specific park amenities is an ongoing financial obligation of the City.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in the Hastings, Nebraska Redevelopment Area #16 is a strong presence and constitutes a Substandard Factor.

4) Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals or Welfare.

1. **Deteriorating or Dilapidated Buildings and Structures.**

There is a strong presence of deterioration among structures within the **Redevelopment Area**, as an estimated 20 percent, or 53 of the 270 total structures in the **Area** were rated as deteriorating with major defects, or dilapidated. An additional 101 structures were found to be deteriorating with minor defects. **Combined, these structures total 154 buildings, or 57 percent of all structures within the Area as deteriorating or dilapidated.** These structures will require rehabilitation for future use and occupation.

2. **Advanced Age of Structures.**

A total of 248, or 92 percent of the total 270 structures in the **Redevelopment Area** were built in or prior to 1979, thus 40+ years of age. This includes a total of 132 structures (49 percent) that exceed 100 years of age. The average age of residential buildings in the **Area** are estimated to be 99 years.

3. **Lack of Adequate Utilities.**

Hastings Utilities Staff estimate that the municipal water, sewer, gas, electric and storm sewer mains within **Redevelopment Area #16** range between “poor” and “good” condition. Specifically, segments of water and sewer mains were identified to be undersized by todays demand and development standards, as well as approaching or exceeding 100 years of age and in critical need of replacement. Some segments of storm sewer were also identified to be in “fair” to “poor” condition and consist of outmoded materials.

4. **Overall Site Condition.**

The **Structural/Site Conditions Survey** identified a **total of 111 (35 percent) of the parcels to be in “poor” or “fair” condition.** This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

5. **Street and Sidewalk Condition.**

A total of **117 parcels, or 37 percent,** contained street segments recorded to be in “poor” to fair” condition. Additionally, **59 parcels (19 percent)** contained sidewalks in “poor” to “fair” condition. This included streets, off-street parking and sidewalks with evidence of significant weathering and cracking, deteriorating street curbs and gutters and sidewalks with sagging and/or heaved pavement.

Conclusion.

The combination of factors that are detrimental to the public health, safety, morals or welfare are a strong presence throughout Redevelopment Area #16.



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 the **Hastings, Nebraska Redevelopment Area #16**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of all **270 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 **Structural/Site Conditions Survey**, each component of a structure/building was examined to determine whether it was in sound condition or had 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, railroad track/right-of-way composition, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/ building.

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

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

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

Minor Defect. Component that contained minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

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

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

3. Final Structure/Building Rating.

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

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

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

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

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

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

Primary Components	Secondary Components
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. Survey Conclusions.

The conditions of the total **270 buildings** within **Redevelopment Area #16** were determined based on the findings of the exterior **Structural/Site Conditions Survey**. These **Survey** results indicated the following:

- One hundred sixteen (116) structures were classified as structurally **sound**;
- One hundred one (101) structures were classified as **deteriorating** with **minor** defects.
- Forty-seven (47) structures were classified as **deteriorating** with **major** defects; and
- Six (6) structures were classified as **dilapidated**.

The results of the **Structural/Site Conditions Survey** identified the condition of structures throughout **Redevelopment Area #16**. A total of 154 of the 270 existing structures, or 57 percent were identified as deteriorating with minor or major defects, or dilapidated.

Conclusion.

The results of the **Structural/Site Conditions Survey** indicate deteriorating structures are a strong presence throughout the **Hastings, Nebraska Redevelopment Area #16**.

Table 5, Page 32, identifies the results of the structural rating process per building type.

**TABLE 5
EXTERIOR SURVEY FINDINGS
REDVELOPMENT AREA #16
HASTINGS, NEBRASKA**

Structural/Site Conditions Survey 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	112	99	47	6	264	152
Commercial	0	1	0	0	1	1
Industrial	0	0	0	0	0	0
Public/Other	<u>4</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>1</u>
Totals	116	101	47	6	270	154
Percent	43.0%	37.4%	17.4%	2.2%	100.0%	57.0%

Source: Hanna:Keelan Associates, P.C., 2019.



(2) Existence of Defective or Inadequate Street Layout.

Streets and roads within **Redevelopment Area #16** are primarily situated in north/south and east/west grid alignments, and consist of residential roads, access roads and alleys. Conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

1. Condition of Streets/Driveways.

Street conditions within the **Redevelopment Area** were, generally, found to be “fair” or “good” in condition. Of the 315 total parcels, 117, or 37 percent were found to have “fair” to “poor” street conditions. Approximately 40 of the 270 total structures in the **Area** (15 percent) maintain driveways deteriorated to a substandard or critical condition.

2. Lack of Public Right-of-Way Streets and Sidewalks

A lack of platted and developed streets in portions of **Redevelopment Area #16** contributes to the lack of adequate street access. Examples of “missing links,” or road segments which have not been completed in what is otherwise a standard grid-pattern are prevalent in the western portions of the **Area**. The installation of modern infrastructure and utility systems will be required to attract new development and redevelopment opportunities on vacant/undeveloped tracts of land throughout **Redevelopment Area #16**.

Of the 315 total parcels in **Area #16**, 110 parcels (34 percent) either lack public sidewalks or maintain sidewalks in “poor” or “fair” condition. Properties with such sidewalk conditions pose a hindrance to pedestrians. It also makes it difficult, if not impossible, for persons with certain types of disabilities to safely move throughout the **Area**.

Conclusion.

The existence of defective or inadequate street layout in Redevelopment Area #16 is a reasonable presence of Factor.

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

The review of property ownership and subdivision records and results of the **Structural/Site Conditions Survey** resulted in the determination of conditions associated with **faulty lot layout in relation to size, adequacy, accessibility or usefulness** of land throughout **Redevelopment Area #16**. The following describes these problem conditions.

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

Large and/or irregular, vacant/undeveloped tracts of land exist within **Redevelopment Area #16**, which, in present state, cannot support today's municipal development standards. These tracts of land are located in the western portion of the **Area** and 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 existing, platted subdivisions. Further, lots have been platted in the **Area** that are inaccessible to pedestrian and vehicular traffic and are not suitable for development.

2. **Accessibility or Usefulness.**

Irregular tracts of land are either vacant/undeveloped or used for limited agricultural purposes. **These tracts of land are both functionally and economically obsolete** and will need to be subdivided, as per direction of the ***City of Hastings 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, accessibility or usefulness is a strong presence of Factor throughout the Hastings, Nebraska Redevelopment Area #16.

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

The results of the **Structural/Site Conditions Survey**, along with information obtained from Hastings Utilities Staff, provided the basis for the identification of insanitary and unsafe conditions within the **Hastings, Nebraska Redevelopment Area #16**.

1. **Age of Structures.**

As per the Adams County Assessor, of the 270 structures in **Redevelopment Area #16**, 92 percent, or 248 are 40+ years of age, or built in or prior to 1979. This includes 132 structures (49 percent) over 100 years of age. Additionally, the estimated average age of residential buildings is 99 years. The advanced age of the structures results in deteriorating buildings and structures with deferred maintenance and, thus, creates insanitary and unsafe conditions.

2. **Deteriorating/Dilapidated Buildings and Sites.**

An estimated 20 percent of the existing structures in **Area #16** were determined to be either deteriorating with major defects or in a dilapidated condition. An additional 101 structures (37 percent) were deteriorating with minor defects. Structures in these conditions, in combination with “poor” or “fair” overall site conditions, as well as the outside storage of materials and debris on some parcels, can result in hazards that are detrimental to adjacent property owners and endanger local pedestrians and patrons, and thus create insanitary and unsafe conditions.

3. **Lack of Adequate Utilities & Infrastructure.**

Information regarding water, sewer, gas, electric and storm sewer utility mains was provided by Hastings Public Utilities. The following highlights size, age and condition of each utility line:

- **Water** – A large majority of water mains are undersized by today’s standards, ranging from four to six inches in diameter, with a 10” main along Baltimore Avenue South. Most water mains within the **Redevelopment Area** are approaching or have exceeded 100 years of age and are in a significant need of replacement.
- **Sewer** – All sewer mains are reported to be 8 inches in diameter and consist of vitrified clay pipe material. The oldest sewer main segments are located in the northeast portion of the **Area** and exceed 100 years of age. Hastings Utilities identified all sewer mains to be in good condition.

- **Gas** – Two and four inch gas mains are installed throughout the **Redevelopment Area**. Most gas mains are under 40 years of age and meet all Part 192-Pipeline and Hazardous Materials Safety Administration regulations. Polyethylene-coated pipes are installed throughout the **Area**.
- **Electric** – Nearly all electrical utility components in the **Redevelopment Area** consist of overhead cables, with only a few segments of underground electrical wires supporting more complex developments. All cables carry a maximum of 13,800 Volts of electricity. Most cable and pole systems were installed in the 1980s and early 1990s, with some segments being installed as early as 2001. Hastings Utilities reports all overhead wires and transformers are in good condition, while some poles are going to warrant replacement within the next 10 years. Most underground cables were installed in the late 1970s, are reaching life expectancy and will need to be replaced in the near future.
- **Storm Sewer** – Segments of storm sewer in the **Redevelopment Area** are located along B Street West, Keystone Avenue, D Street West, Baltimore Avenue South and Bellevue Avenue South. Storm sewers range in size from 12 to 42 inches in diameter and consist mostly of concrete material. These concrete storm sewers were documented by Hastings Utilities as being in fair condition. A segment of storm sewer along Bellevue Avenue South, between E Street West and F Street West consists of brick material and was identified to range from fair to poor condition.

Conclusion.

Insanitary and unsafe conditions are a strong presence of Factor throughout Redevelopment Area #16.

(5) Deterioration of Site or Other Improvements.

The results of the **Structural/Site Conditions Survey** determined the condition of site improvements within the **Hastings, Nebraska Redevelopment Area #16**, including public streets and private driveways, traffic control devices, sidewalks and off-street parking lots. The **Appendix** documents the present condition of these site features. The primary issue in **Area #16** is the existing condition of buildings and associated properties, private drives and parking areas. **Area** conditions that lead to these findings included:

1. The study of the overall site conditions within the **Redevelopment Area** concluded that approximately 35 percent, or 111 of the total 315 parcels in the **Area** were in “poor” or “fair” condition.
2. Sidewalks are lacking or in poor condition throughout **Redevelopment Area #16**. Approximately 19 percent, or 110 of the 315 total parcels have no sidewalks, or maintain sidewalks rated as “poor” or “fair” in condition.
3. An estimated 20 percent of the existing structures in **Area #16** were determined to be either deteriorating with major defects or in a dilapidated condition. An additional 101 structures (37 percent) were deteriorating with minor defects. These structures are candidates for moderate to substantial rehabilitation or demolition. Many of the associated parcels lack upkeep and maintenance and exhibit minimal landscaping, improvements and/or include excessive debris.

Conclusion.

Deterioration of site improvements is a strong presence in the Hastings, Nebraska Redevelopment Area #16.

(6) Diversity of Ownership.

A total of **259 individuals** or **ownership groups** own property within **Redevelopment Area #16**. Publicly owned lands and public streets are located throughout the **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 of Factor in the Redevelopment Area.

(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 for properties located within the **Hastings, Nebraska Redevelopment Area #16**. Real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. A public protest system is designed to give the owner appeal rights for potential 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 **25** parcels within **Redevelopment Area #16** were classified as delinquent by the Adams County Treasurer’s Office.

2. Real Estate Values.

The tax values within **Redevelopment Area #16** generally appeared to be equal to the market value of the properties. The total estimated assessed valuation within the **Area**, as of 2019, is **\$79,383,337**.

3. Tax Exempt.

Information gathered from the Adams County Assessor's and Treasurer's Offices identified 160 total properties within the **Area** as having full or partial exemption from property taxes. The total **taxable value** of all properties in the **Area** is an estimated **\$1,474,941,88**.

4. Functional/Obsolete Properties.

Approximately 13 percent (25 acres) of **Redevelopment Area #16** is comprised of vacant/undeveloped land that, with new development, has the potential to greatly enhance the overall value of the **Area**. In present state, these land areas could be considered both **functionally** and **economically obsolete**.

Conclusion.

Taxes or special assessments delinquency are a strong presence of Factor in the Hastings, Nebraska Redevelopment Area #16.

(8) Defective or Unusual Condition of Title.

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

Conclusion.

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in the Hastings, Nebraska Redevelopment Area #16.

(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in **Redevelopment Area #16** revealed that improper subdivision and obsolete platting is prevalent in the **Area**. Several individual lots and parcels within **Area #16** have a range of sizes not in conformance with modern planning standards. The individual lot sizes designed for single family dwellings vary in size and shape, due to development inconsistent with the original platting. The typical residential lot sizes in the older portions of the City range in size from approximately 35' to 65' wide and 125' long. The inadequate small size of these lots is confirmed by the construction of homes and garages or sheds on separate lots.

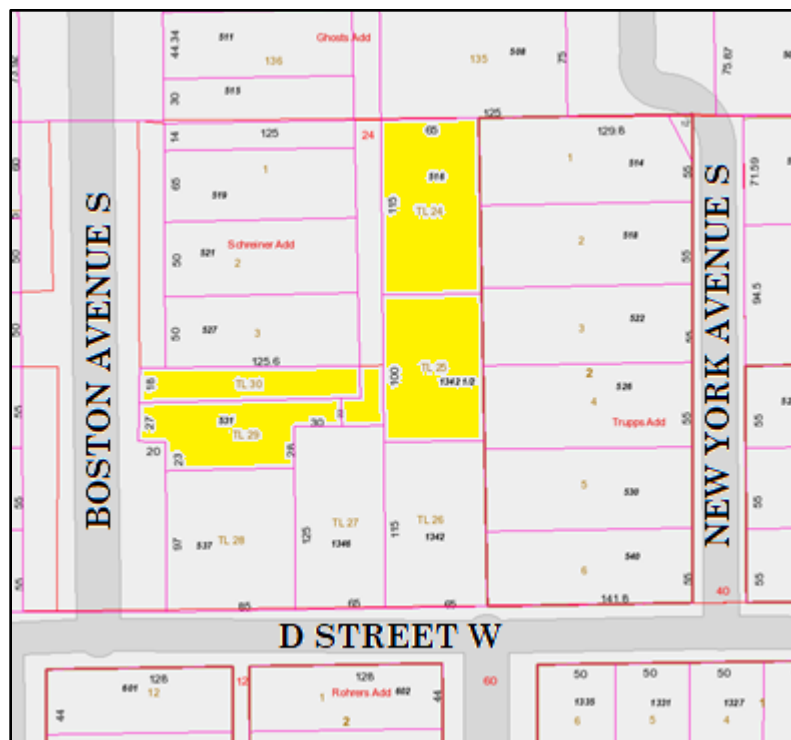
Further, several parcels included in **Redevelopment Area #16** are inaccessible due to improper platting or an incomplete street system. Parcels were also incrementally split off from a larger tract of land in a variety of sizes and shapes necessary to support the existing development. Large, vacant/undeveloped and/or irregular tracts of land exist throughout the **Area**. Large, vacant/undeveloped tracts in the western portions of the **Area** would need to be re-platted to allow for future development activities, as per the *City of Hastings Subdivision Regulations*.

Overall, the redevelopment/development of **functionally** and **economically obsolete properties** will require platting or re-platting and the provision of modern infrastructure to the properties, as well as acquisition of developable land from multiple property owners.

Conclusion.

A strong presence of Factor exists for improper subdivision or obsolete platting in the Hastings, Nebraska Redevelopment Area #16.

An example of improperly subdivided and inaccessible lots in Redevelopment Area #16 (right)



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

1. **Deteriorating or Dilapidated Buildings and Structures**

There is a strong presence of deterioration among structures within the **Redevelopment Area**, as an estimated 20 percent, or 53 of the 270 total structures in the **Area** were rated as deteriorating with major defects or dilapidated. An additional 101 structures were found to be deteriorating with minor defects. **Combined, these structures total 154 buildings, or 57 percent of all structures within the Area as deteriorating or dilapidated.** These structures will require rehabilitation for future use and occupation.

2. **Advanced Age of Structures.**

A total of 248, or 92 percent of the total 270 structures in the **Redevelopment Area** were built in or prior to 1979, thus 40+ years of age. This includes a total of 132 structures (49 percent) that exceed 100 years of age. The average age of residential buildings in the **Area** are estimated to be 99 years.

3. **Lack of Adequate Utilities.**

Hastings Utilities Staff estimate that the municipal water, sewer, gas, electric and storm sewer mains within **Redevelopment Area #16** range between “poor” and “good” condition. Specifically, segments of water and sewer mains were identified to be undersized by today’s demand and development standards, as well as approaching or exceeding 100 years of age and in critical need of replacement. Some segments of storm sewer were also identified to be in “poor” or “fair” condition and consist of outmoded materials.

4. **Overall Site Condition**

The **Structural/Site Conditions Survey** identified a total of 111 (35 percent) of the parcels to be in a “poor” or “fair” condition. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence of Factor throughout the Hastings, Nebraska Redevelopment Area #16.

(11) Other Environmental and Blighting Factors.

The **Nebraska Community Development Law** includes a statement of purpose regarding 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.

Incompatible uses and/or mixed-use land areas are present throughout **Redevelopment Area #16**. Non-conforming uses exist in the southern portion of the **Area**, where industrial uses are located within areas zoned for commercial use. Public improvements in **Redevelopment Area #16** have been limited, but generally have been concentrated on maintenance and upgrading of the municipal streets, concrete curbs and gutters and public sidewalks. Hastings Utilities Staff estimate that the municipal water, sewer, gas, electric and storm sewer mains within **Redevelopment Area #16** range between "poor" and "good" condition, depending upon location. Specifically, segments of water and sewer mains were identified to be undersized by today's demand and development standards, as well as approaching or exceeding 100 years of age and in critical need of replacement. Some segments of storm sewer were also identified to be in "poor" or "fair" condition and consist of outmoded materials. Additionally, many properties in the **Area** have aged in place with lack of adequate maintenance and upkeep, leading to their deteriorating conditions and functional obsolescence.

Open Space park and recreation areas, including Brickyard Park and Carter Field, exist in the **Redevelopment Area**. Improvement and modernization of specific park amenities is an ongoing financial obligation of the City.

Functional and economic obsolescence is apparent in several of the properties throughout **Area #16**. The average age of residential buildings throughout the **Area** is **99 years**. Due to the age and lack of adequate maintenance and upkeep, several of these structures are deteriorating to a minor or major extent and in need of moderate or substantial rehabilitation or demolition. Functionally unusable land uses and economic obsolescence is evidenced by both large, vacant/undeveloped parcels in the western portions of the **Area**, as well as smaller lots suitable for residential development throughout the **Area**. These parcels are considered "**underdeveloped**" and "**underutilized**" with the potential to support more valuable development than current uses.

Additional efforts are needed in the Redevelopment Area to replace public infrastructure and utilities that do not meet today's development standards. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector; problems that only public assistance programs can remedy. These include the improvement of, now, functionally undesirable land uses, improvement of some of the oldest segments of the sanitary water, sewer and storm sewer systems, the installation of new utility lines and construction of new streets in areas targeted for new residential development and the rehabilitation of deteriorating buildings/structures.

Conclusion.

Other Environmental Blighting Factors are a strong presence throughout the Hastings, Nebraska Redevelopment Area #16, 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 contain at least one of the five conditions identified below:

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

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

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

Based upon the results of the **Structural/Site Conditions Survey** and official record from the Adams County Assessor's Office records, the estimated average age of **residential structures in Redevelopment Area #16** is **99 years**. Additionally, 92 percent, or 248 of the 270 total structures throughout the **Area** are 40+ years of age.

Conclusion.

The criteria of average age of residential or commercial units in the area is at least 40 years of age as one of five additional blighting conditions is a strong presence throughout Redevelopment Area #16.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

The **City of Hastings, Nebraska Redevelopment Area #16** meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" All **four Factors** that constitute the **Area** as substandard are present to a **strong extent**. Of the 12 possible **Factors** that can constitute the **Area blighted**, 11 have either a **strong or reasonable presence** in the **Redevelopment Area**. **Factors** present in each of the criteria are identified below.

Substandard Factors

1. Dilapidated/deterioration.
2. Age or obsolescence.
3. Inadequate provision for ventilation, light, air, sanitation or open spaces.
4. Any combination of factors that are detrimental to the public health, safety, morals, or welfare.

Blight Factors

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

Although all of the previously listed **Factors** are at least reasonably present throughout the **City of Hastings, Nebraska Redevelopment Area #16**, the conclusion is that the average age and condition of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and presence of functionally and economically obsolete land areas are a sufficient basis for designation of **Area #16** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in **Redevelopment Area #16**, addressed in this **Study**, is presented in **Tables 1 and 2, Pages 6 and 9**. The eligibility findings indicate that the **Area** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Hastings and support a variety of new developments.



**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					
___ Wood ___ Masonry ___ Siding ___ Stucco ___ Combination ___ 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 ___ E ___ G ___ F ___ P
 # of Spaces _____ Surface _____
6. Railroad Track/Right-of Way Composition: ___ N ___ E ___ G ___ F ___ P
7. Existence of Debris: ___ MA ___ MI ___ N
8. Existence of Vagrants: ___ MA ___ MI ___ N
9. Overall Site Condition: ___ E ___ G ___ F ___ P



Hastings, Nebraska

APPENDIX

Redevelopment Area #16



DECEMBER, 2019

HASTINGS, NEBRASKA REDEVELOPMENT AREA #16							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
AGE OF STRUCTURE							
1-5 Years	2	0.7%	2	0	0	N/A	0
5-10 Years	1	0.4%	1	0	0	N/A	0
10-20 Years	7	2.6%	7	0	0	N/A	0
20-40 Years	12	4.4%	9	0	0	N/A	3
40-100 Years	116	43.0%	115	0	0	N/A	1
100+ Years	132	48.9%	130	1	0	N/A	1
TOTAL	270	100.0%	264	1	0	N/A	5
FINAL STRUCTURAL RATING							
Sound	116	43.0%	112	0	0	N/A	4
Deficient Minor	101	37.4%	99	1	0	N/A	1
Deficient Major	47	17.4%	47	0	0	N/A	0
Substandard	6	2.2%	6	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
STREET CONDITION							
None	8	2.5%	0	0	0	8	0
Excellent	0	0.0%	0	0	0	0	0
Good	190	60.3%	158	1	0	24	7
Fair	116	36.8%	105	0	0	4	7
Poor	1	0.3%	1	0	0	0	0
TOTAL	315	100.0%	264	1	0	36	14
SIDEWALK CONDITION							
None	51	16.2%	47	0	0	3	1
Excellent	2	0.6%	0	0	0	2	0
Good	203	64.4%	183	1	0	7	12
Fair	5	1.6%	5	0	0	0	0
Poor	54	17.1%	29	0	0	24	1
TOTAL	315	100.0%	264	1	0	36	14
DEBRIS							
Major	0	0.0%	0	0	0	0	0
Minor	10	3.2%	6	0	0	4	0
None	305	96.8%	258	1	0	32	14
TOTAL	315	100.0%	264	1	0	36	14
OVERALL SITE CONDITION							
Excellent	47	14.9%	42	0	0	0	5
Good	157	49.8%	145	0	0	6	6
Fair	94	29.8%	69	1	0	21	3
Poor	17	5.4%	8	0	0	9	0
TOTAL	315	100.0%	264	1	0	36	14

HASTINGS, NEBRASKA REDEVELOPMENT AREA #16							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
None	1	0.4%	1	0	0	N/A	0
Sound	99	36.7%	95	0	0	N/A	4
Minor	166	61.5%	164	1	0	N/A	1
Substandard	4	1.5%	4	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
WINDOWS							
None	5	1.9%	3	0	0	N/A	2
Sound	68	25.2%	67	0	0	N/A	1
Minor	192	71.1%	189	1	0	N/A	2
Substandard	5	1.9%	5	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
STREET TYPE							
None	8	2.5%	0	0	0	8	0
Concrete	111	35.2%	85	0	0	22	4
Asphalt	194	61.6%	178	1	0	6	9
Gravel	2	0.6%	1	0	0	0	1
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	315	100.0%	264	1	0	36	14
PORCHES...							
None	0	0.0%	0	0	0	N/A	0
Sound	57	21.1%	53	0	0	N/A	4
Minor	159	58.9%	157	1	0	N/A	1
Substandard	52	19.3%	52	0	0	N/A	0
Critical	2	0.7%	2	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
PAINT							
None	159	58.9%	155	0	0	N/A	4
Sound	14	5.2%	14	0	0	N/A	0
Minor	77	28.5%	75	1	0	N/A	1
Substandard	19	7.0%	19	0	0	N/A	0
Critical	1	0.4%	1	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
DRIVEWAY							
None	0	0.0%	0	0	0	N/A	0
Sound	84	31.1%	80	0	0	N/A	4
Minor	146	54.1%	144	1	0	N/A	1
Substandard	37	13.7%	37	0	0	N/A	0
Critical	3	1.1%	3	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5

HASTINGS, NEBRASKA REDEVELOPMENT AREA #16							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
ROOF STRUCTURE							
None	0	0.0%	0	0	0	N/A	0
Sound	245	90.7%	241	0	0	N/A	4
Minor	24	8.9%	22	1	0	N/A	1
Substandard	1	0.4%	1	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
WALL FOUNDATION							
None	0	0.0%	0	0	0	N/A	0
Sound	212	78.5%	206	1	0	N/A	5
Minor	55	20.4%	55	0	0	N/A	0
Substandard	2	0.7%	2	0	0	N/A	0
Critical	1	0.4%	1	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
FOUNDATION							
None	32	11.9%	29	1	0	N/A	2
Sound	159	58.9%	156	0	0	N/A	3
Minor	75	27.8%	75	0	0	N/A	0
Substandard	4	1.5%	4	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
FOUNDATION TYPE							
Concrete	184	68.1%	182	0	0	N/A	2
Stone	6	2.2%	6	0	0	N/A	0
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Brick	46	17.0%	45	0	0	N/A	1
Other/None	34	12.6%	31	1	0	N/A	2
TOTAL	270	100.0%	264	1	0	N/A	5
ROOF SURFACE							
None	0	0.0%	0	0	0	N/A	0
Sound	246	91.1%	242	0	0	N/A	4
Minor	22	8.1%	20	1	0	N/A	1
Substandard	0	0.0%	0	0	0	N/A	0
Critical	2	0.7%	2	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
ROOF TYPE							
Asphalt Shingles	264	97.8%	261	1	0	N/A	2
Rolled Asphalt	6	2.2%	3	0	0	N/A	3
Cedar	0	0.0%	0	0	0	N/A	0
Combination	0	0.0%	0	0	0	N/A	0
Other	0	0.0%	0	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5

HASTINGS, NEBRASKA REDEVELOPMENT AREA #16							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
CHIMNEY							
None	216	80.0%	210	1	0	N/A	5
Sound	5	1.9%	5	0	0	N/A	0
Minor	40	14.8%	40	0	0	N/A	0
Substandard	9	3.3%	9	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
GUTTER, DOWNSPOUTS							
None	13	4.8%	9	1	0	N/A	3
Sound	145	53.7%	144	0	0	N/A	1
Minor	105	38.9%	104	0	0	N/A	1
Substandard	5	1.9%	5	0	0	N/A	0
Critical	2	0.7%	2	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
WALL SURFACE							
None	0	0.0%	0	0	0	N/A	0
Sound	144	53.3%	140	0	0	N/A	4
Minor	104	38.5%	102	1	0	N/A	1
Substandard	20	7.4%	20	0	0	N/A	0
Critical	2	0.7%	2	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
WALL SURFACE TYPE							
Frame	102	37.8%	100	1	0	N/A	1
Masonry	13	4.8%	9	0	0	N/A	4
Siding	114	42.2%	114	0	0	N/A	0
Combination	2	0.7%	2	0	0	N/A	0
Stucco	36	13.3%	36	0	0	N/A	0
Other	3	1.1%	3	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
PARKING SURFACE							
None	0	0.0%	0	0	0	N/A	0
Concrete	150	84.3%	148	0	0	N/A	2
Asphalt	5	2.8%	3	0	0	N/A	2
Gravel	23	12.9%	23	0	0	N/A	0
Dirt	0	0.0%	0	0	0	N/A	0
Brick	0	0.0%	0	0	0	N/A	0
TOTAL	178	100.0%	174	0	0	N/A	4
PARKING SPACES							
None	114	42.4%	113	0	0	N/A	1
1 to 2	145	53.9%	145	0	0	N/A	0
3 to 5	2	0.7%	2	0	0	N/A	0
6 to 10	1	0.4%	1	0	0	N/A	0
11 to 20	1	0.4%	1	0	0	N/A	0
21 or More	6	2.2%	2	0	0	N/A	4
TOTAL	269	100.0%	264	0	0	N/A	5



Hastings, Nebraska

GENERAL REDEVELOPMENT PLAN

Redevelopment Area #16



DECEMBER, 2019

GENERAL REDEVELOPMENT PLAN.

Purpose of Plan.

The purpose of this **General Redevelopment Plan** is to serve as a comprehensive guide for the implementation of development and redevelopment activities within **Redevelopment Area #16** in the City of Hastings, 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 the economic and social well-being of the Community.

A **General Redevelopment Plan** prepared for the **City of Hastings 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 City of Hastings Planning Commission and City Council for adoption. These "considerations" are defined as follows:

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

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

Location

The referenced **Hastings, Nebraska Redevelopment Area #16** is situated in the southwestern portion of the City of Hastings, Nebraska, generally bound by the western and southern Corporate Limits, "B," "D" and "E" Streets West (North), "F" Street West (South), Baltimore Avenue South (West) and Lexington Avenue South (East). The **Area** is comprised of an estimated **154.6 acres**. **This Redevelopment Area has been identified for future development activities, due to the existence of excessively aging structures, aging and deteriorating public infrastructure and the presence of functionally and economically obsolete land areas.**

Redevelopment Area #16 is located entirely within the current Corporate Limits of the City of Hastings, as depicted in **Illustration 1, Context Map, Page 3**. The **Area** primarily includes single family and multifamily residential and public facilities/structures and park and recreation areas. Key landmarks within the Area include Brickyard Park, Carter Field, Lincoln School, Heritage Manor Apartments, Lee Townhomes and the former Golden Friendship Center facility.

Large, undeveloped tracts of land exist in the western portion of the Redevelopment Area. Additional vacant/undeveloped parcels throughout the Area are considered functionally and economically obsolete.

The **Redevelopment Area** includes the following parcels of record on file with the Adams County Assessor:

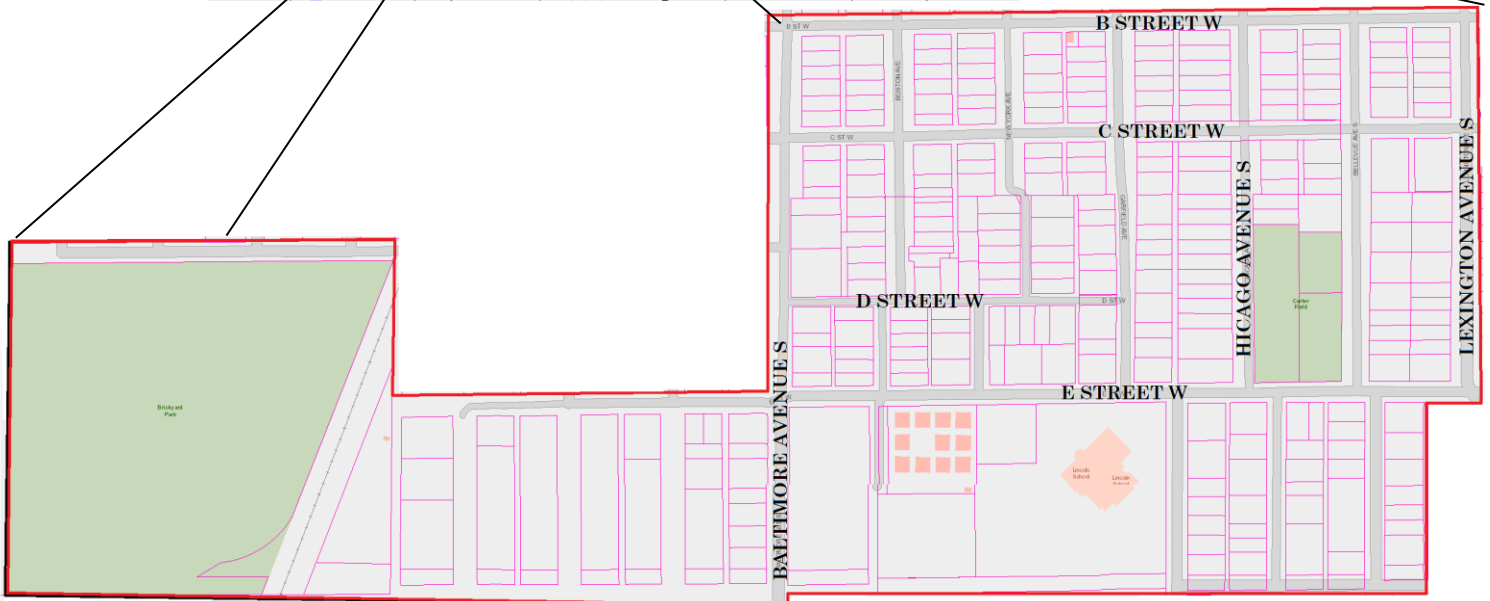
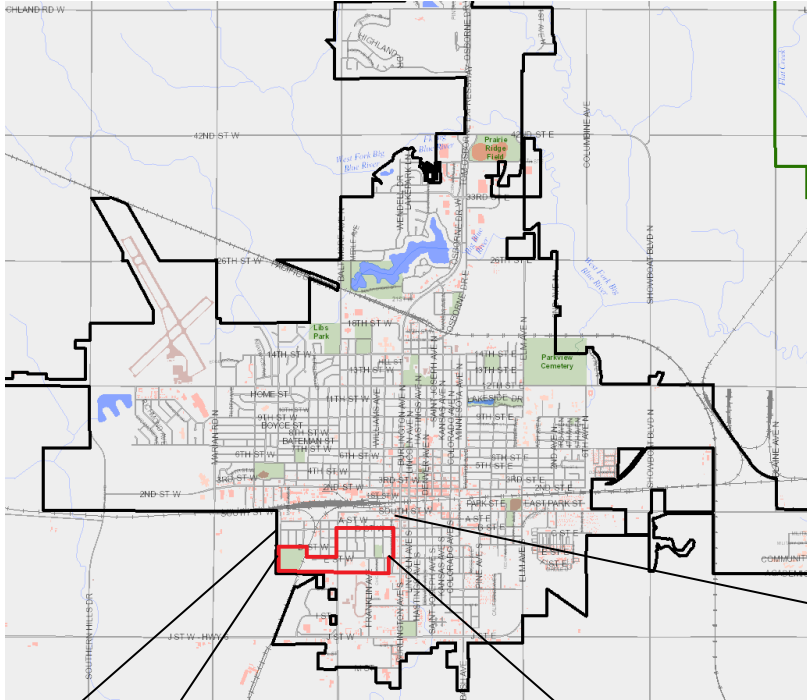
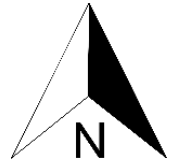
010007538	010007596	010007711	010007842	010008121
010007539	010007597	010007712	010007843	010008122
010007540	010007598	010007713	010007844	010010468
010007541	010007599	010007714	010007845	010010471
010007542	010007600	010007715	010007846	010014057
010007543	010007601	010007716	010007847	010014058
010007544	010007602	010007717	010007848	010014059
010007545	010007603	010007718	010007849	010014061
010007546	010007604	010007719	010007850	010014062
010007547	010007605	010007720	010007851	010014063

010007548	010007606	010007721	010007852	010014064
010007549	010007607	010007722	010007853	010014065
010007550	010007608	010007723	010007854	010014066
010007551	010007609	010007724	010007855	010014067
010007552	010007610	010007725	010007856	010014069
010007553	010007611	010007726	010007857	010014070
010007554	010007612	010007727	010007858	010014072
010007555	010007613	010007738	010007859	010014073
010007556	010007614	010007739	010007860	010014074
010007557	010007615	010007740	010007861	010014075
010007558	010007616	010007741	010007862	010014076
010007559	010007617	010007742	010007863	010014077
010007560	010007618	010007743	010007864	010014078
010007561	010007619	010007809	010007865	010014079
010007562	010007620	010007810	010007866	010014080
010007563	010007621	010007811	010007867	010014081
010007564	010007622	010007812	010007868	010014082
010007565	010007623	010007813	010007869	010014083
010007566	010007624	010007814	010007908	010014084
010007567	010007625	010007815	010007909	010014085
010007568	010007626	010007816	010007910	010014982
010007569	010007627	010007817	010007911	010016639
010007570	010007628	010007818	010007912	010016644
010007571	010007629	010007819	010007913	010016646
010007572	010007630	010007820	010007914	010016647
010007573	010007638	010007821	010007915	010016649
010007574	010007639	010007822	010007916	010016656
010007575	010007640	010007823	010007917	010016660
010007576	010007641	010007824	010007918	010016661
010007577	010007642	010007825	010007919	010016662
010007578	010007643	010007826	010007920	010016666
010007579	010007645	010007827	010007952	010016667
010007580	010007697	010007828	010007953	010016686
010007581	010007698	010007829	010007954	010017007
010007582	010007699	010007830	010007958	010017008
010007583	010007700	010007831	010008110	010017010
010007584	010007701	010007832	010008111	010017011
010007585	010007702	010007833	010008112	010017013
010007588	010007703	010007834	010008113	010017015
010007589	010007704	010007835	010008114	010017046
010007590	010007705	010007836	010008115	010017047
010007591	010007706	010007837	010008116	010017048
010007592	010007707	010007838	010008117	010017088
010007593	010007708	010007839	010008118	010017089
010007594	010007709	010007840	010008119	010018676
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CONTEXT MAP – ILLUSTRATION 4

REDEVELOPMENT AREA #16

HASTINGS, NEBRASKA



LEGEND

REDEVELOPMENT AREA #16

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

*** Lincoln, Nebraska * 402.464.5383 ***

Hastings, Nebraska

Blight and Substandard Determination Study

Redevelopment Area #16

Project Planning and Implementation Recommendations.

The planning process for **Redevelopment Area #16** has resulted in a listing of **general planning and implementation recommendations**. As discussed in the **Blight and Substandard Determination Study**, the average age and condition of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and the presence of functionally and economically obsolete land uses are a sufficient basis for designation of **Redevelopment Area #16** as **blighted and substandard**.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities throughout **Redevelopment Area #16**, the City of Hastings will need to consider the following **general development and redevelopment initiatives**. **Tax Increment Financing (TIF)** will need to be considered as a tool to assist in financing both development and redevelopment projects.

General Development/Redevelopment Initiatives.

- Develop **public and private partnerships** with funding entities and property developers to attract residential development to **Redevelopment Area #16**. Partnerships can include, but are not limited to the Hastings CRA, South Central Nebraska Economic Development District, Housing Development Corporation, Hastings Economic Development Corporation, Hastings Chamber of Commerce and the Community Action Partnership of Mid-Nebraska. Utilize the ***City of Hastings Comprehensive Plan, Community Housing Study*** and other local, **relevant planning documents** to provide direction for Community development projects.
- Create an “**Economic Development Initiative**” for **Redevelopment Area #16** directed at increasing the property tax bases via new development activities. Utilize **TIF** and other available public and private sources of economic development funding, including State and Federal and private Foundation grants, as well as private investment, for the expansion of both existing and new developments, including residential. Such development activity must be in conformance with the City’s ***Comprehensive Plan*** and current ***Zoning and Subdivision Regulations***, pending changes or amendments to both documents.
- **Promote the development of vacant/undeveloped land areas within the Redevelopment Area by targeting parcels that are, currently, both functionally and economically obsolete.** Large, vacant/undeveloped tracts of land in the western portion of the Area should be **planned for residential development**, while infill development in residential areas should be planned for expansion of residential land uses. **Modern street and water/sewer systems should be put in place to attract development/redevelopment opportunities to the Area.**

- Establish a program of both **new residential development**, to address specific **workforce housing needs** in Hastings, and the **rehabilitation and preservation of existing housing stock** in the **Redevelopment Area**. Rural Workforce Investment Fund, Community Development Block Grants, HOME funds and the Nebraska Affordable Housing Trust Fund could assist with both new housing development and housing preservation programs.
- Consider the addition of recreational opportunities and/or rehabilitation of existing facilities with any new developments in **Redevelopment Area #16**. Currently, Carter Field and Brickyard Park provide modern park and recreation amenities. Continued modernization/rehabilitation efforts would be an added benefit to the residential neighborhoods and to the **Area** as a whole.
- Expand **alternative energy systems** throughout **Redevelopment Area #16** in conformance with Nebraska State Statutes regarding “**Net Metering**.” This would include the potential use of one or combination of wind, solar, biomass, geothermal, hydropower and methane energy systems in both existing and new development areas and buildings.

Infrastructure & Utility Systems Initiatives.

- **Repair and replace, as needed, deteriorated and dilapidated municipal water, sewer and storm sewer mains** throughout **Redevelopment Area #16**, to support both existing and future residential development and redevelopment. Hastings Utilities Staff estimate that segments of water and sewer mains were identified to be undersized by today’s demand and development standards, as well as approaching or exceeding 100 years of age and in critical need of replacement. In order to support the development of vacant/undeveloped parcels or redevelopment of existing neighborhoods, specifically to the large undeveloped tracts of land in the western portion of the **Area**.
- Establish a **program** to improve existing sidewalks and install new sidewalks where necessary, as well as rehabilitate and resurface existing streets, new street lighting, landscaping, private driveways, access roads and parking areas in the **Redevelopment Area**, identified as being in a state of deterioration and in substandard condition. Approximately 19 percent of sidewalks and 37 percent of street segments throughout the **Area** are currently rated as “poor” or “fair” in condition.

Implementation.

Both a timeline 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 timeline 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. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for development and redevelopment projects in **Redevelopment Area #16** is deemed to be an essential and integral element. 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 this **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 Hastings and Adams 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 **Redevelopment Area**.

1. **Future Land Use Patterns.**

The existing land use patterns in **Redevelopment Area #16** are described in detail in the **Blight and Substandard Determination Study (Pages 18 and 19)**. **Redevelopment Area #16** consists of residential, parks/recreation, public/quasi-public and vacant/undeveloped land use types. **The Structural/Site Conditions Survey** identified properties and structures classified as being in a deteriorating condition or dilapidated. The irregular tracts of vacant/undeveloped land, as well as functionally & economically obsolete land areas are ideally suited for future residential development.

Illustration 5, Page 61, Future Land Use Map, represents the **land use density and coverage**, as well as a **general site plan** for **Redevelopment Area #16**. The recommendations in this **General Redevelopment Plan** are consistent with the ***Hastings Comprehensive Plan***. The future land use patterns highlighted in the ***Hastings Comprehensive Plan***, within **Redevelopment Area #16**, primarily support residential development on undeveloped tracts of land. Additionally, infill of vacant/undeveloped lots throughout the **Area** should occur with new residential developments. All other land uses within the **Area** are planned to remain in their current locations.

REDEVELOPMENT AREA #16 HASTINGS, NEBRASKA



-
- This aerial map displays the study area with various land use designations. A large green area is on the left, separated from the rest of the map by a blue diagonal strip. The rest of the map is divided into numerous yellow and orange rectangular blocks, representing different land use types. Street names such as 'E 5th St' and 'D St W' are visible, indicating the street grid. The map is bounded by a red line, likely representing the city limits or the study area boundary.

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Hastings, Nebraska
Blight and Substandard Determination Study
Redevelopment Area #16

2. Zoning Districts.

The future land use designations shown in **Illustration 5** should be in conformance with the City's ***Comprehensive Plan*** and ***Zoning/Subdivision Regulations***. The City of Hastings **Future Zoning Map** for **Redevelopment Area #16** is identified in **Illustration 6, Page 63**. This represents allowed **land development densities, land coverage and potential building intensities of Redevelopment Area #16**. Currently, vacant/undeveloped parcels of land in the western portion of the **Redevelopment Area** are zoned both “**R-1 – Urban Single Family Residential**” and “**I-1 – Light Industrial**.” It is recommended that all land zoned I-1 be rezoned to R-1 to support land uses identified in the Future Land Use Plan of the ***Hastings Comprehensive Plan***.

3. Recommended Public Improvements.

The primary purpose of a **General Redevelopment Plan** is to allow for the use of public financing for a specific project. 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 **Redevelopment 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 vacant/undeveloped and agricultural land areas.

The **Blight and Substandard Determination Study** focused on the condition of existing structures and sites, as well as improvement needs for deteriorated and dilapidated infrastructure systems to service developed and vacant/undeveloped land throughout the **Redevelopment Area**. It is recommended the City of Hastings work closely with developers to ensure that future public roads and private driveways and parking areas within **Redevelopment Area #16** are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, municipal water and sewer mains and privately owned service lines should be designed to meet the provisions of the ***City of Hastings Subdivision Regulations***.

FUTURE ZONING MAP – ILLUSTRATION 6

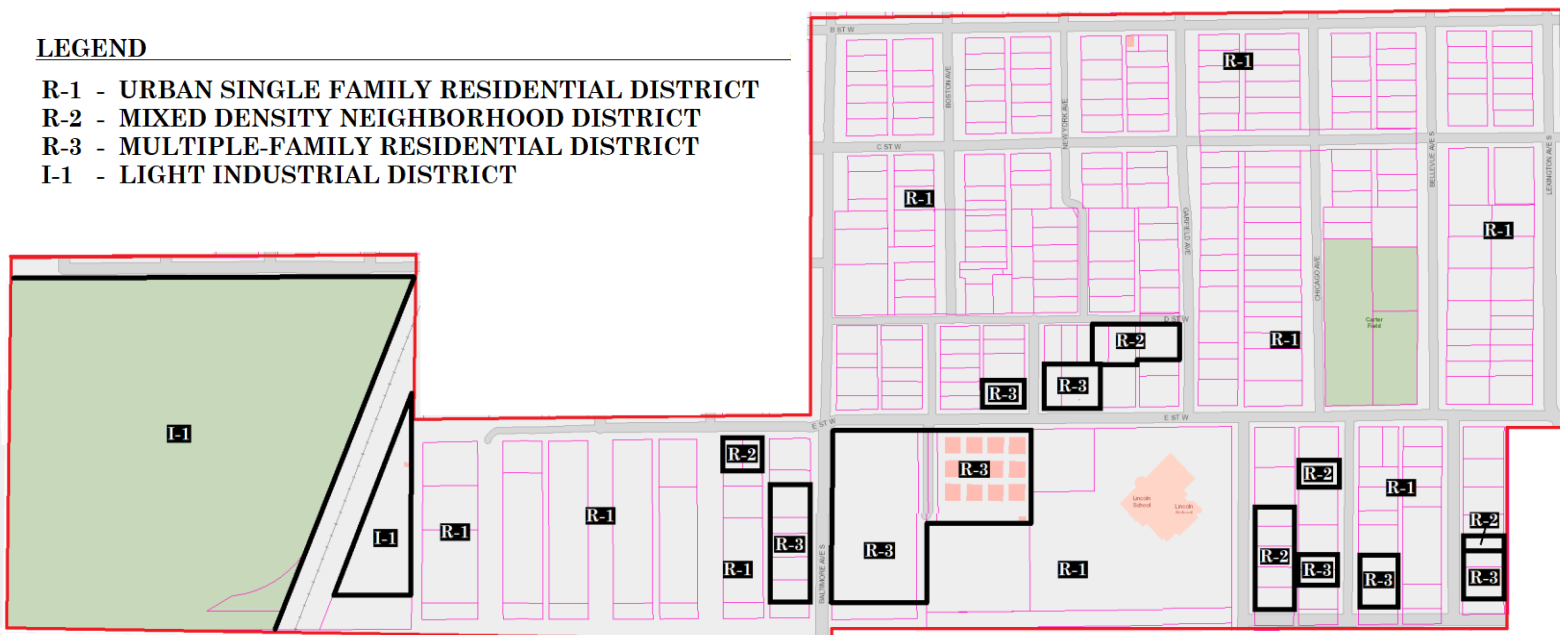
REDEVELOPMENT AREA #16

HASTINGS, NEBRASKA



LEGEND

- R-1 - URBAN SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 - MIXED DENSITY NEIGHBORHOOD DISTRICT
- R-3 - MULTIPLE-FAMILY RESIDENTIAL DISTRICT
- I-1 - LIGHT INDUSTRIAL DISTRICT



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4. Alternative Energy Considerations.

Development within **Redevelopment Area #16** is recommended to supplement the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings 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 #16** should guide redevelopment and development opportunities. All new construction activities should include building materials compatible with similar types exhibited by existing structures within, and adjacent the **Redevelopment Area**.

The City of Hastings CRA and the City Staff 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 #16**. The demolition of substantially dilapidated existing buildings will enhance the visual appearance of the **Area**, making it more attractive for future development. Prior to transportation network improvements, the CRA and the City of Hastings 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 #16.

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.

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 #16**, in Hastings, 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.

Public Funding Sources

- Building Improvement District
- Tax Increment Financing
- LB 840, LB 1240
- Historic Preservation Tax Credits (State & Federal)
- Low Income Housing Tax Credits
- Sales Tax
- Community Development Block Grants - Re-Use Funds
- HOME Funds
- Nebraska Affordable Housing Trust Fund
- Rural Workforce Housing Investment Fund
- Community Development Assistance Act
- Intermodal Surface Transportation Efficiency Act
- Small Business Administration-Micro Loans
- Local Lender Financing
- Owner Equity
- Donations and Contributions

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

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