

# **HASTINGS, NEBRASKA**

## **REDEVELOPMENT AREAS #9, #10 & #11**

**BLIGHT / SUBSTANDARD DETERMINATION STUDIES  
AND GENERAL REDEVELOPMENT PLANS**



**PREPARED FOR:**  
**CITY OF HASTINGS**  
**COMMUNITY REDEVELOPMENT AUTHORITY**

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**NOVEMBER, 2007**

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**BLIGHT AND SUBSTANDARD  
DETERMINATION STUDIES**

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# BLIGHT AND SUBSTANDARD DETERMINATION STUDIES

## *EXECUTIVE SUMMARY*

### Purpose of Study/Conclusion

The purpose of the following **Blight and Substandard Determination Studies** is to apply the criteria set forth in the Nebraska Community Development Law, Section 18-203, to designated **Redevelopment Areas #9, #10 and #11 in Hastings, Nebraska**. The results of these Studies will assist the Hastings Community Redevelopment Authority (CRA), the City Council and the Authority's legal representation to compare the findings of the Studies to statutory requirements as to the declaration of the Redevelopment Areas as both **blighted and substandard**.

### Location

The findings presented in the following Blight and Substandard Determination Studies are based on surveys and analyses conducted for the **Hastings Redevelopment Areas #9, #10 and #11**. In general, **Redevelopment Area #9** can be described as an Area that is one city block wide, between Burlington Avenue South and Lexington Avenue South, from "B" Street West to "F" Street West. Specifically, the Area is bound by the intersection of the north line of "B" Street West and east line of Burlington Avenue South, thence south along said east line to its intersection with the south line of "F" Street West, thence west along said south line to its intersection with the west line of Lexington Avenue South, thence north along said west line to its intersection with the north line of "B" Street West, thence east along said north line to its intersection with the east line of Burlington Avenue South, also the point of beginning.

**Redevelopment Area #10** consists of a residential neighborhood, located in the central portion of the Community, to the north of Downtown Hastings. Specifically, the Area is bound by the intersection of the south line of 6<sup>th</sup> Street East and the east line of California Avenue North, thence south along said east line to its intersection with the north line of 3<sup>rd</sup> Street East, thence west along said north line to its intersection with the west line of Lot 3, of James Subdivision of James Addition, thence north along said west line and continuing north along the west line of Lot 22 (110 4<sup>th</sup> St.), of James Subdivision of James Addition, thence continuing north across 4<sup>th</sup> Street East and continuing north along the west line of the south half Lot 5 of Palmers Addition, thence continuing north along said west line of the north half of Lot 5 of Palmers Addition to the south line of 5<sup>th</sup> Street East, thence continuing north across 5<sup>th</sup> Street, and continuing north along the west line of the south half of Lot 50, thence continuing north along said west line of the north half of Lot 50 to the south line of 6<sup>th</sup> Street East, thence east along said south line to its intersection with the east line of California Avenue North, also the point of beginning.

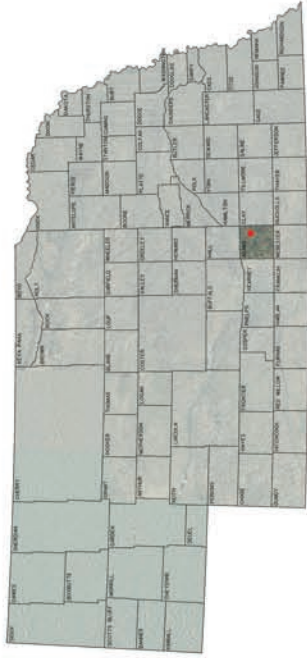
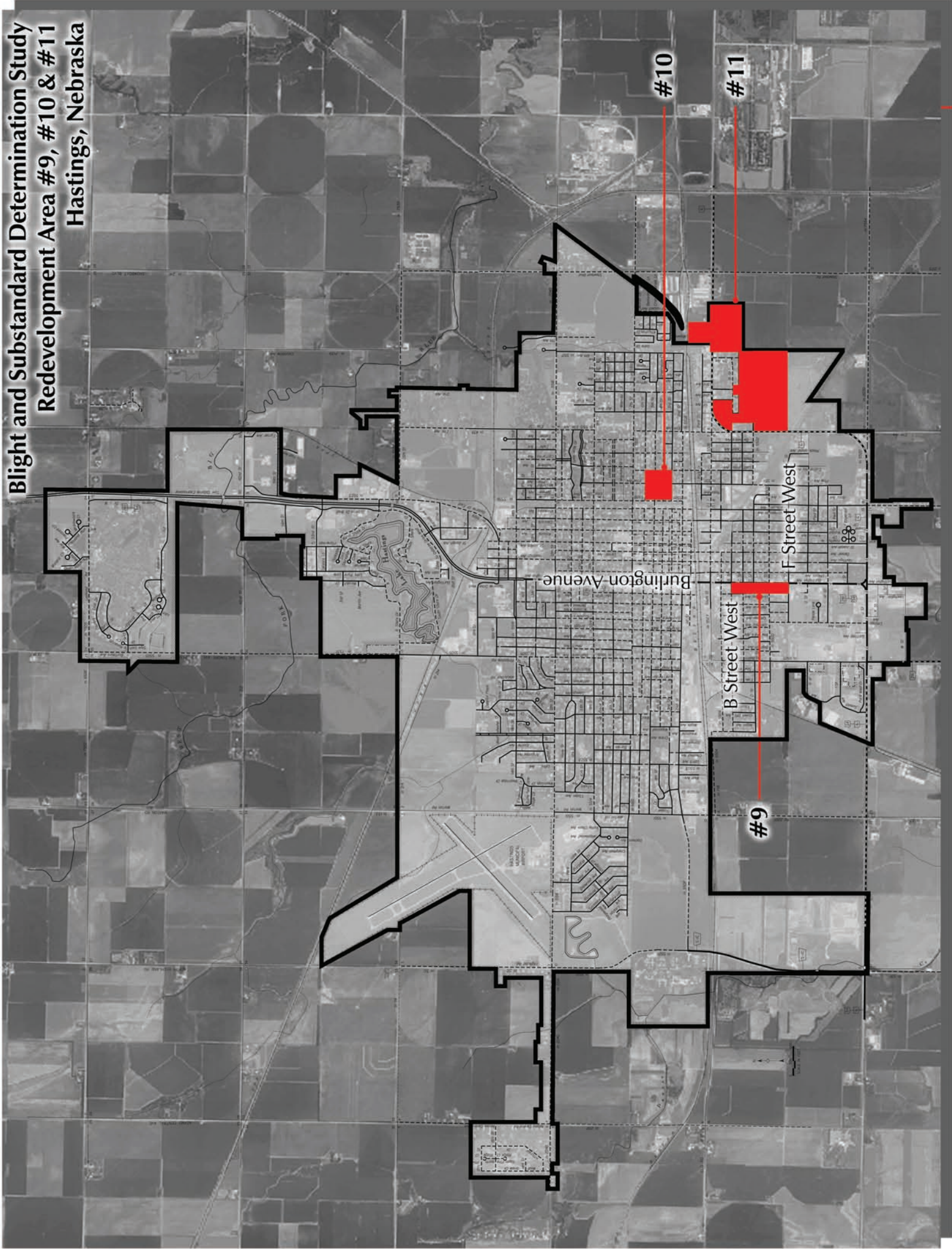
**Redevelopment Area #11** consists of the Good Samaritan Retirement Campus and adjacent mobile home parks and highway commercial uses. Generally, the boundary of **Redevelopment Area #11** is described as: Beginning at the intersection of north line of Irregular Tract 5, with the east line of said Irregular Tract 5, thence south along said east line to its intersection with the north line of South Street East (Highway 6), which is also the Hastings's Corporate Limit line, thence east along said north line to its intersection with the east Corporate Limit line, which is parallel with the east line of Irregular Tract 8, thence south along said east Corporate Limit line to its intersection with the south Corporate Limit line, which is also know as the south line of Lot 1 of the Mohler Addition, thence west along said south Corporate Limit line to its intersection with the east Corporate Limit line, generally known as the east line of the Good Samaritan Retirement Campus, thence south along said east Corporate Limit line to its intersection with the south line of said retirement campus, thence east along said south line to its intersection with the east line of Elm Avenue, thence north along said east line to its intersection with the south line of "D" Street East, thence east along said south line to its intersection with the east line of the Good Samaritan Retirement Campus, thence north along said east line to its intersection with the south line of Lot 1 of the Good Samaritan Subdivision, thence west along said south line to its intersection with the curving east line of Highway 6, thence continuing along the curving east line of Highway 6 as it becomes the south line of South Street East (also know as Highway 6), and continuing east along said south line to its intersection with the west line of First Avenue, thence south along said west line to its intersection with the north line of "B" Street East, thence west along said north line to its intersection with the west line of First Avenue, thence south along said west line to its intersection with the south line of "C" Street East, thence east along said south line to its intersection with the west line of Irregular Tract Lot TL31, thence north along said west line to its intersection with the north line of said lot TL31, thence east along said north line to is intersection with the east line of said Lot TL31, thence south along said east line of said Lot TL31 to its intersection with the south line of "C" Street East, thence east along said south line to its intersection with the west line of East Gate Plaza Subdivision, thence north along said west line to its intersection with the south line of South Street East, thence east to its intersection with the extended west line of Irregular Tract Lot TL5, thence north across South Street East and continuing north along said west line of Lot TL5 to its intersection with the north line of said Lot TL5, thence east along said north line to its intersection with the east line of said Lot TL5, also the point of beginning.

The Redevelopment Areas, with the exception of a small parcel on the north side of South Street East in **Redevelopment Area #11**, are described as being located within the Corporate Limits of the City of Hastings, Adams County, Nebraska. **Illustration 1** identifies the Redevelopment Areas, in relation to the City of Hastings. The Redevelopment Areas include, or are adjacent, the major street corridors of Burlington Avenue (Highway 281), Eastside Boulevard, South Street East and Elm Avenue South (Highway 6) and the right-of-ways of various local streets of the City of Hastings.



# Context Map

Blight and Substandard Determination Study  
Redevelopment Area #9, #10 & #11  
Hastings, Nebraska



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## ***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:

1. Dilapidated/deteriorating structures;
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.

This evaluation included a detailed **exterior structural survey of 34, 105 and 251 structures**, per **Redevelopment Areas #9, #10 and #11**, respectively, a parcel-by-parcel field inventory, conversations with pertinent City of Hastings officials and staff and a review of available reports and documents containing information which could substantiate the existence of substandard conditions.

## ***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:

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

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

While it may be concluded the mere presence of a majority of the stated factors may be sufficient to make a finding of blighted and substandard, this evaluation was made on the basis that existing blighted 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 blighted and substandard factors throughout the Redevelopment Area must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are blighted.

**On the basis of this approach, the Redevelopment Areas are found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:**

## ***SUBSTANDARD FACTORS - REDEVELOPMENT AREA #9***

Of the Four Substandard Factors set forth in the Nebraska Community Development Law, three Factors in **Redevelopment Area #9** were found to be present to a strong extent, while one Factor, “Dilapidated and deterioration,” was found to be present to a reasonable extent. The Substandard Factors, present in the Area, are reasonably distributed throughout the Redevelopment Area.

**TABLE 1A  
SUBSTANDARD FACTORS  
REDEVELOPMENT AREA #9  
HASTINGS, NEBRASKA**

1.	Dilapidated/deterioration.	■
2.	Age or obsolescence.	⊙
3.	Inadequate provision for ventilation, light, air, sanitation or open spaces.	⊙
4.	Existence of conditions which endanger life or property by fire and other causes.	⊙
	<b>Strong Presence of Factor</b>	⊙
	<b>Reasonable Presence of Factor</b>	■
	<b>No Presence of Factor</b>	○

Source: Hanna:Keelan Associates, P.C., 2007

### **Strong Presence of Factor -**

Based on the results of a parcel-by-parcel field analysis, approximately 25 (73.5 percent) of the total 34 structures within the Redevelopment Area are **40+ years of age** (built prior to 1967). The Factor of **age or obsolescence** is a strong presence in the Redevelopment Area.

The conditions which result in ***inadequate provision for ventilation, light, air, sanitation or open space*** are strongly present and distributed throughout the Redevelopment Area, structures with inadequate doors and windows. Additionally, undersized water mains along Lexington Avenue South, as well as the advanced age of sewer mains throughout portions of the Redevelopment Area, represent inadequate utility systems.

The parcel-by-parcel field analysis determined that the Substandard Factor ***existence of conditions which endanger life or property by fire and other causes*** was a strong presence throughout the Redevelopment Area. Portions of the Redevelopment Area having underground utilities that are undersized, or excessively old and prone to breakage and maintenance.

#### **Reasonable Presence of Factor -**

The field study method used to analyze exterior building conditions determined that nine, or 26.5 percent, of the 34 total structures, in Redevelopment Area #9, were ***deteriorating or dilapidated***. This Factor is of a reasonable presence throughout the Area.

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

1. Aging structures;
2. Dilapidated/deteriorated structures;
3. “Fair” to “Poor” site conditions, or site conditions unimproved for industrial development;
4. Gravel surfaced roads with open storm water drainage ditches;
5. Frame buildings and wood structural components in masonry buildings as potential fire hazards;
6. Parcels lacking adequate accessibility to residential and commercial land use types; and
7. Age and associated condition of underground water and sewer mains in the portion of the area located along Lexington Avenue South;

## ***SUBSTANDARD FACTORS - REDEVELOPMENT AREA #10***

Of the Four Substandard Factors set forth in the Nebraska Community Development Law, all four Factors in **Redevelopment Area #10** were found to be present to a strong extent. The Substandard Factors, present in the Area, are reasonably distributed throughout the Redevelopment Area.

**TABLE 1B  
SUBSTANDARD FACTORS  
REDEVELOPMENT AREA #10  
HASTINGS, NEBRASKA**

1.	Dilapidated/deterioration.	☐
2.	Age or obsolescence.	☐
3.	Inadequate provision for ventilation, light, air, sanitation or open spaces.	☐
4.	Existence of conditions which endanger life or property by fire and other causes.	☐
	<b>Strong Presence of Factor</b>	☐
	<b>Reasonable Presence of Factor</b>	■
	<b>No Presence of Factor</b>	○

Source: Hanna:Keelan Associates, P.C., 2007

### **Strong Presence of Factor -**

The field study method used to analyze exterior building conditions determined that 50, or 47.6 percent, of the 105 total structures, in Redevelopment Area #10, were ***deteriorating or dilapidated***. This Factor is of a strong presence throughout the Area.

Based on the results of a parcel-by-parcel field analysis, approximately 103 (98.1 percent) of the total 105 structures within Redevelopment Area #10 are ***40+ years of age*** (built prior to 1967). The Factor of **age or obsolescence** is a strong presence in the Redevelopment Area.



The conditions which result in ***inadequate provision for ventilation, light, air, sanitation or open space*** are strongly present and distributed throughout the Redevelopment Area. Additionally, portions of the Area having undersized water mains, as well as the advanced age of both water and sewer mains throughout Redevelopment Area #10, represent inadequate utility systems.

The parcel-by-parcel field analysis determined that the Substandard Factor ***existence of conditions which endanger life or property by fire and other causes*** was a strong presence throughout Redevelopment Area #10. Portions of the Redevelopment Area having underground utilities that are undersized, or excessively old and prone to breakage and maintenance.

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

1. Aging structures;
2. Dilapidated/deteriorated structures;
3. “Fair” to “Poor” site conditions, or site conditions unimproved for residential development;
4. Asphalt surfaced roads in need of resurfacing or of concrete paving;
5. Frame buildings that are deteriorating or dilapidated, and represent potential fire hazards; and
6. Undersized parcels by current residential construction standards;
7. Age and associated condition of underground water and sewer mains in the portion of the area.

## ***SUBSTANDARD FACTORS - REDEVELOPMENT AREA #11***

Of the Four Substandard Factors set forth in the Nebraska Community Development Law, three Factors in **Redevelopment Area #11** were found to be present to a strong extent, while one Factor was present to a reasonable extent. The Substandard Factors, present in the Area, are reasonably distributed throughout Redevelopment Area #11.

**TABLE 1C  
SUBSTANDARD FACTORS  
REDEVELOPMENT AREA #11  
HASTINGS, NEBRASKA**

1.	Dilapidated/deterioration.	■
2.	Age or obsolescence.	⊙
3.	Inadequate provision for ventilation, light, air, sanitation or open spaces.	⊙
4.	Existence of conditions which endanger life or property by fire and other causes.	⊙
<b>Strong Presence of Factor</b>		⊙
<b>Reasonable Presence of Factor</b>		■
<b>No Presence of Factor</b>		○

Source: Hanna:Keelan Associates, P.C., 2007

### **Strong Presence of Factor -**

Based on the results of a parcel-by-parcel field analysis, approximately 139 (55.4 percent) of the total 251 structures within the Redevelopment Area are **40+ years of age** (built prior to 1967). The Factor of **age or obsolescence** is a strong presence in the Redevelopment Area.

The conditions which result in ***inadequate provision for ventilation, light, air, sanitation or open space*** are strongly present and distributed throughout the Redevelopment Area. Undersized water mains, as well as the advanced age of both water and sewer mains throughout portions of the Redevelopment Area, represent inadequate utility systems.

The parcel-by-parcel field analysis determined that the Substandard Factor ***existence of conditions which endanger life or property by fire and other causes*** was a strong presence throughout the Redevelopment Area. Portions of the Redevelopment Area having underground utilities that are undersized, or excessively old and prone to breakage and maintenance.

## **Reasonable Presence of Factor -**

The field study method used to analyze exterior building conditions determined that 60, or 23.9 percent, of the 251 total structures, in Redevelopment Area #11, were ***deteriorating or dilapidated***. This Factor is of a reasonable presence throughout the Area.

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

1. Aging structures;
2. Dilapidated/deteriorated structures;
3. “Fair” to “Poor” site conditions, or site conditions unimproved for industrial development;
4. Concrete and asphalt surfaced roads in need of resurfacing or replacement;
5. Frame buildings and wood structural components in masonry buildings as potential fire hazards;
6. Parcels lacking adequate accessibility to residential, commercial and industrial land use types;
7. Age and associated condition of underground water and sewer mains; and
8. Functionally obsolescent buildings and uses along the Highway 6 corridor and within the Good Samaritan Retirement Campus in need of replacement.

## *BLIGHT FACTORS*

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, six are present to a strong extent, in **Redevelopment Area #9**, and four are present to a reasonable, but more limited extent. The Factor “tax or special assessment excluding the fair value of land,” was of little or no presence and “defective or unusual condition of title,” was not reviewed. The Blight Factors which are present are reasonably distributed throughout the Hastings Redevelopment Area #9.

**TABLE 2A  
BLIGHT FACTORS  
REDEVELOPMENT AREA #9  
HASTINGS, NEBRASKA**

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 land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	☐
10.	The existence of conditions which endanger life or property by fire or other causes.	☐
11.	Other environmental and blighting factors.	■
12.	One of the other five conditions.	☐
	<b>Strong Presence of Factor</b>	☐
	<b>Reasonable Presence of Factor</b>	■
	<b>Little or No Presence of Factor</b>	○
	<b>NR = Not Reviewed</b>	

Source: Hanna:Keelan Associates, P.C., 2007

## **Strong Presence of Factor -**

***Faulty lot layout*** exists to a strong extent throughout Redevelopment Area #9. Conditions contributing to the presence of this Factor include inadequate residential and commercial lot sizes.

***Insanitary or unsafe conditions*** are a reasonable presence throughout Redevelopment Area #9. Conditions contributing to this Factor include substandard structures and age of structures, as well as the presence of older utility mains prone to repeated maintenance needs.

The ***Diversity of ownership*** is a strong presence throughout the City of Hastings and Redevelopment Area. Research from the Adams County Assessors Office indicated that a total of 36 non-duplicated owners, determined on a block-by-block basis, exist within the Redevelopment Area. The number of owners per block ranges from six to 21, with an average of 12 owners of record per block.

***Improper subdivision or obsolete platting*** is a strong presence throughout the Redevelopment Area. Generally, lot sizes throughout the Redevelopment Area contain a variety of residential subdivisions with undersized lots and commercial uses that have continually expanded the number of individual lots owned by the business for parking and expansion needs.

The ***existence of conditions which endanger life or property*** by fire or other causes is strongly present throughout the Redevelopment Area. Conditions related to this Factor include the advanced age of wood frame buildings, several of which are deteriorating. Areas within the Corporate Limits also contain underground utility mains that are undersized, or older in age and prone to breakage and repetitive maintenance.

***One of the required five additional Blight Factors*** has a strong presence throughout the Redevelopment Area. Based on the field analysis, the estimated average age of residential buildings is 77.6 years and the average age of commercial buildings is 29 years.

***Reasonable Presence of Factor -***

***Deteriorated or dilapidated structures*** are a reasonable presence in the Redevelopment Area. A total of 27 percent of the 34 structures were found to be deteriorating or dilapidated.

***Defective or inadequate street layout*** is reasonably present, due to the existence of larger areas within Lexington Avenue South that are in need of resurfacing or repaving.

***Deterioration of site or other improvements*** is a reasonable presence throughout the area, where the total parcels examined, 30 percent, or 34 parcels, have “fair” to “poor” overall site conditions

In regards to ***other environmental and Blighting Factors***, the presence of economically and socially undesirable land uses and functional obsolescence is reasonably present throughout the Redevelopment Area. Several buildings in the Redevelopment Area are not sufficient for current uses.

## *BLIGHT FACTORS*

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, eight are present to a strong extent, in the **Redevelopment Area#10**, and two are present to a reasonable, but more limited extent. The Factor “tax or special assessment excluding the fair value of land,” was of little or no presence and “defective or unusual condition of title,” was not reviewed. The Blight Factors which are present are reasonably distributed throughout the Hastings Redevelopment Area #10.

**TABLE 2  
BLIGHT FACTORS  
REDEVELOPMENT AREA #10  
HASTINGS, NEBRASKA**

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 land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	☐
10.	The existence of conditions which endanger life or property by fire or other causes.	☐
11.	Other environmental and blighting factors.	■
12.	One of the other five conditions.	☐
	<b>Strong Presence of Factor</b>	☐
	<b>Reasonable Presence of Factor</b>	■
	<b>Little or No Presence of Factor</b>	○
	<b>NR = Not Reviewed</b>	

Source: Hanna:Keelan Associates, P.C., 2007

## **Strong Presence of Factor -**

***Deteriorated or dilapidated structures*** are a strong presence in the Redevelopment Area. A total of 47.6 percent of the 105 structures were found to be deteriorating or dilapidated.

***Faulty lot layout*** exists to a strong extent throughout the Redevelopment Area. Conditions contributing to the presence of this Factor include inadequate lot sizes and individual lots that front on both sides of the block, although developed with two houses fronting on each street. The north and south half of the block divided only by metes and bounds discription.

***Insanitary or unsafe conditions*** are a strong presence throughout the Redevelopment Area. Conditions contributing to this Factor include substandard and dilapidated structures and age of structures, as well as 46.7 percent of the parcels having substandard driveways, as well as all sidewalks being in fair condition.

***Deterioration of site or other improvements*** is a strong presence throughout the area, where the total parcels examined, 55.5 percent, or 60 parcels, have “fair” to “poor” overall site conditions.

***Improper subdivision or obsolete platting*** is a strong presence throughout the Redevelopment Area. Generally, lot sizes throughout the Redevelopment Area contain a variety of subdivisions in which individual lot sizes are too narrow by today’s municipal development standards. This is reinforced by the number of individual dwellings that purchased more than just one lot of record, as identified by the metes and bounds description of the property records.

The ***Diversity of ownership*** is a strong presence throughout the Redevelopment Area. Research from the Adams County Assessors Office indicated that a total of 128 non-duplicated owners, determined on a block-by-block basis, exist within the Redevelopment Area. The number of owners per block ranges from 40 to 46, with an average of 43 owners of record per block.

The ***existence of conditions which endanger life or property*** by fire or other causes is strongly present throughout the Redevelopment Area. Conditions related to this Factor include the advanced age of wood frame buildings, several of which are abandoned and dilapidated. Areas within the Corporate Limits also contain underground utility mains that are undersized, or excessively old and prone to breakage and repetitive maintenance.

***One of the required five additional Blight Factors*** has a strong presence throughout the Redevelopment Area. Based on the field analysis, the estimated average age of residential buildings is 80 years. No commercial buildings are included within Redevelopment Area #10.



## **Reasonable Presence of Factor -**

***Defective or inadequate street layout*** is reasonably present, due to the fact that the field survey identified 180 (70.9 percent) of the total 254 parcels fronted on parcels with streets in “fair” and “poor” condition.

In regards to ***other environmental and Blighting Factors***, the presence of economically and socially undesirable land uses and functional obsolescence is reasonably present throughout the Redevelopment Area. Several buildings in the Downtown contain vacant storefronts and, in the case of one building, the second level is vacant.

## *BLIGHT FACTORS*

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, four are present to a strong extent, in the **Redevelopment Area #11**, and five are present to a reasonable, but more limited extent. The Factors “diversity of ownership” and “tax or special assessment excluding the fair value of land,” were each of little or no presence and “defective or unusual condition of title,” was not reviewed. The Blight Factors which are present are reasonably distributed throughout the Hastings Redevelopment Area #11.

**TABLE 2  
BLIGHT FACTORS  
REDEVELOPMENT AREA #11  
HASTINGS, NEBRASKA**

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 land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	■
10.	The existence of conditions which endanger life or property by fire or other causes.	⊗
11.	Other environmental and blighting factors.	⊗
12.	One of the other five conditions.	⊗
	<b>Strong Presence of Factor</b>	⊗
	<b>Reasonable Presence of Factor</b>	■
	<b>Little or No Presence of Factor</b>	○
	<b>NR = Not Reviewed</b>	

Source: Hanna:Keelan Associates, P.C., 2007

## **Strong Presence of Factor -**

***Faulty lot layout*** exists to a strong extent throughout the Redevelopment Area. Conditions contributing to the presence of this Factor include inadequate lot sizes and limited accessibility.

The ***existence of conditions which endanger life or property*** by fire or other causes is strongly present throughout the Redevelopment Area. Conditions related to this Factor include the advanced age of wood frame buildings and masonry buildings, with wooden structural elements, several of which are vacant. Portions of the Redevelopment Area also contain underground utility mains that are undersized, or excessively old and prone to breakage and repetitive maintenance.

In regards to ***other environmental and Blighting Factors***, the presence of economically and socially undesirable land uses and functional obsolescence is strongly present throughout the Redevelopment Area. Several buildings in the Good Samaritan Retirement Campus, specifically the Garden Apartments have many vacancies, were originally constructed as temporary civilian barracks during World War II, that do not meet current International Building Codes.

***One of the required five additional Blight Factors*** has a strong presence throughout the Redevelopment Area. Based on the field analysis, the estimated average age of residential buildings is 49 years and the average age of commercial buildings is 50 years.

## **Reasonable Presence of Factor -**

***Deteriorated or dilapidated structures*** are a reasonably present in the Redevelopment Area. A total of 60 percent of the 251 structures were found to be deteriorating or dilapidated.

***Defective or inadequate street layout*** is reasonably present, due to the existence of a significant number of concrete and asphalt surfaced roads, in need of resurfacing or replacement and a number of lots along the Highway 6 corridor with poor accessibility.

***Insanitary or unsafe conditions*** are a reasonable presence throughout the Redevelopment Area. Conditions contributing to this Factor include substandard structures and age of structures, as well as the presence of abandoned and deteriorating buildings or underutilized buildings.

***Deterioration of site or other improvements*** is a reasonable presence throughout the area, where the total parcels examined, 33 percent, or 83 parcels, have “fair” to “poor” overall site conditions.

***Improper subdivision or obsolete platting*** is a strong presence throughout the Redevelopment Area. Generally, lot sizes throughout the Redevelopment Area contain a variety of subdivisions in which individual lot sizes are too large by today's municipal development standards. Single parcels of large land areas individually platted resulted due to owners or developers subdividing parcels in a piecemeal fashion, rather than as a unified subdivision, specifically along the Highway 6 corridor.

## **Conclusion**

It is the conclusion of the Consultant retained by the City of Hastings that the number, degree and distribution of blighting factors, as documented in **Redevelopment Areas #9, #10 and #11**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the Nebraska Community Development Law. It is also the opinion of the Consultant, that the findings of this Blight and Substandard Determination Study warrant designating Redevelopment Areas #9, #10 and #11 as **"substandard" and "blighted."**

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

## ***BASIS FOR REDEVELOPMENT***

For a project in 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 Redevelopment Areas as "blighted and substandard areas" in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (Cumulative Supplement 1994), **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 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."

The Consultant for the **Hastings Redevelopment Area's #9, 10 and 11** Blight and Substandard Determination Studies were 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 Areas. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated areas of blight and expanding them arbitrarily into non-blighted 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 conclusion 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 the Redevelopment Areas #9, #10 & #11 in Hastings, Nebraska, qualify as **blighted and substandard areas**, within the definition set forth in the Nebraska Community Development Law, Section 18-2103.

The findings presented in these Blight and Substandard Determination Studies are based on surveys and analyses conducted for the **Hastings Redevelopment Areas #9, #10 and #11**. In general, **Redevelopment Area #9** can be described as an Area that is one city block wide, between Burlington Avenue South and Lexington Avenue South, from “B” Street West to “F” Street West. Specifically, the Area is bound by the intersection of the north line of “B” Street West and east line of Burlington Avenue South, thence south along said east line to its intersection with the south line of “F” Street West, thence west along said south line to its intersection with the west line of Lexington Avenue South, thence north along said west line to its intersection, with the north line of “B” Street West, thence east along said north line to its intersection with the east line of Burlington Avenue South, also the point of beginning.

**Redevelopment Area #10** consists of a residential neighborhood, located in the central portion of the Community, to the north of Downtown Hastings. Specifically, the Area is bound by the intersection of the south line of 6<sup>th</sup> Street East and the east line of California Avenue North, thence south along said east line to its intersection with the north line of 3<sup>rd</sup> Street East, thence west along said north line to its intersection with the west line of Lot 3, of James Subdivision of James Addition, thence north along said west line and continuing north along the west line of Lot 22 (110 4<sup>th</sup> St.), of James Subdivision of James Addition, thence continuing north across 4<sup>th</sup> Street East and continuing north along the west line of the south half Lot 5 of Palmers Addition, thence continuing north along said west line of the north half of Lot 5 of Palmers Addition to the south line of 5<sup>th</sup> Street East, thence continuing north across 5<sup>th</sup> Street, and continuing north along the west line of the south half of Lot 50, thence continuing north along said west line of the north half of Lot 50 to the south line of 6<sup>th</sup> Street East, thence east along said south line to its intersection with the east line of California Avenue North, also the point of beginning.

**Redevelopment Area #11** consists of the Good Samaritan Retirement Campus and adjacent mobile home parks and highway commercial uses. Generally, the boundary of **Redevelopment Area #11** is described as: Beginning at the intersection of north line of Irregular Tract 5, with the east line of said Irregular Tract 5, thence south along said east line to its intersection with the north line of South Street East (Highway 6), which is also the Hasting’s Corporate Limit line, thence east along said north line to its intersection with the east Corporate Limit line, which is parallel with the east line of Irregular Tract 8, thence south along said east Corporate Limit line to its intersection with the south Corporate Limit line, which is also know as the south line of Lot 1 of the Mohler Addition, thence west along said south Corporate Limit line to its intersection with the east Corporate Limit line, generally known as the east line of

the Good Samaritan Retirement Campus, thence south along said east Corporate Limit line to its intersection with the south line of said retirement campus, thence east along said south line to its intersection with the east line of Elm Avenue, thence north along said east line to its intersection with the south line of “D” Street East, thence east along said south line to its intersection with the east line of the Good Samaritan Retirement Campus, thence north along said east line to its intersection with the south line of Lot 1 of the Good Samaritan Subdivision, thence west along said south line to its intersection with the curving east line of Highway 6, thence continuing along the curving east line of Highway 6 as it becomes the south line of South Street East (also know as Highway 6), and continuing east along said south line to its intersection with the west line of First Avenue, thence south along said west line to its intersection with the north line of “B” Street East, thence west along said north line to its intersection with the west line of First Avenue, thence south along said west line to its intersection with the south line of “C” Street East, thence east along said south line to its intersection with the west line of Irregular Tract Lot TL31, thence north along said west line to its intersection with the north line of said lot TL31, thence east along said north line to is intersection with the east line of said Lot TL31, thence south along said east line of said Lot TL31 to its intersection with the south line of “C” Street East, thence east along said south line to its intersection with the west line of East Gate Plaza Subdivision, thence north along said west line to its intersection with the south line of South Street East, thence east to its intersection with the extended west line of Irregular Tract Lot TL5, thence north across South Street East and continuing north along said west line of Lot TL5 to its intersection with the north line of said Lot TL5, thence east along said north line to its intersection with the east line of said Lot TL5, also the point of beginning.

**Illustration 1** identifies the Redevelopment Areas, in relation to the City of Hastings. The Redevelopment Areas include the right-of-ways of Highway 6 and adjacent Adams County roads.

The boundaries of Redevelopment Area #11 contains some land areas outside of the Corporate Limits of Hastings. These areas will need to be annexed prior to the use of Tax Increment Financing.



**Existing land uses** within the Hastings Redevelopment Areas are identified in **Illustration 2**.

Major land uses in **Redevelopment Area #9** include residential, commercial and vacant uses and an estimated 15.1 acres of total area. **Redevelopment Area #10** is primarily comprised of residential land uses totaling 19.5 acres. The Good Samaritan Retirement Campus is the primary land use within **Redevelopment Area #11**, located in southeast Hastings and has an estimated total area of 130 acres.

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

**TABLE 3  
EXISTING LAND USE  
REDEVELOPMENT AREAS #9, #10 & #11  
HASTINGS, NEBRASKA**

<b>LAND USE</b>	<b>AREA #9</b>		<b>AREA #10</b>		<b>Area #11</b>	
	<b><u>Acres</u></b>	<b><u>%</u></b>	<b><u>Acres</u></b>	<b><u>%</u></b>	<b><u>Acres</u></b>	<b><u>%</u></b>
Parks/Recreation	—	—	—	—	21.8	16.8%
Public/Quasi-Public	0.3	2.0%	—	—	11.6	8.9%
Single Family	3.5	23.3%	14.7	75.4%	—	—
Multifamily	0.7	4.6%	0.2	1.0%	40.4	28.5%
Mobile Home	—	—	—	—	12.3	9.5—
Commercial	4.7	31.1%	—	—	5.1	3.9%
Industrial	—	—	—	—	14.0	10.8%
Streets and Alleys	5.2	34.4%	4.3	22.1%	6.9	5.3%
<u>Vacant</u>	<u>0.7</u>	<u>4.6%</u>	<u>0.3</u>	<u>1.5%</u>	<u>17.9</u>	<u>13.8%</u>
<b>Total Acreage</b>	<b>15.1</b>	<b>100.0%</b>	<b>19.5</b>	<b>100.0%</b>	<b>130.0</b>	<b>100.0%</b>

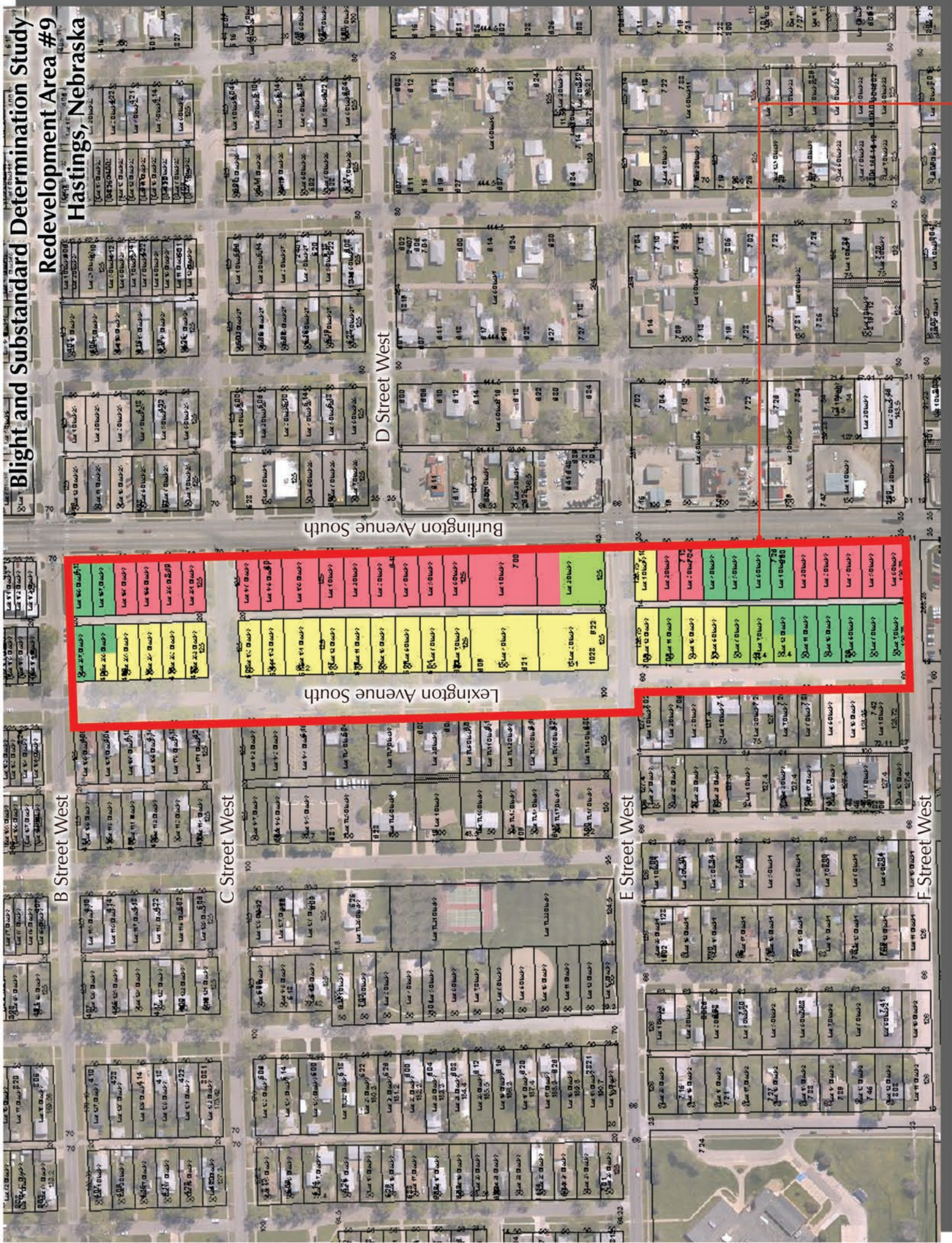
Source: Hanna:Keelan Associates, P.C., 2007

**Illustration 3** identifies the current zoning classifications throughout the Redevelopment Areas. The portion of the Redevelopment Area #11 located beyond the Corporate Limits of Hastings is within the Two-Mile Planning Jurisdiction of the City; thus land usage and zoning throughout each of the Redevelopment Areas is controlled by the City of Hastings.



# Generalized Existing Land Use Map

- Vacant
- Parks & Recreation
- Public & Quasi-Public
- Single Family
- Multifamily
- Commercial
- Industrial
- Mobile Home



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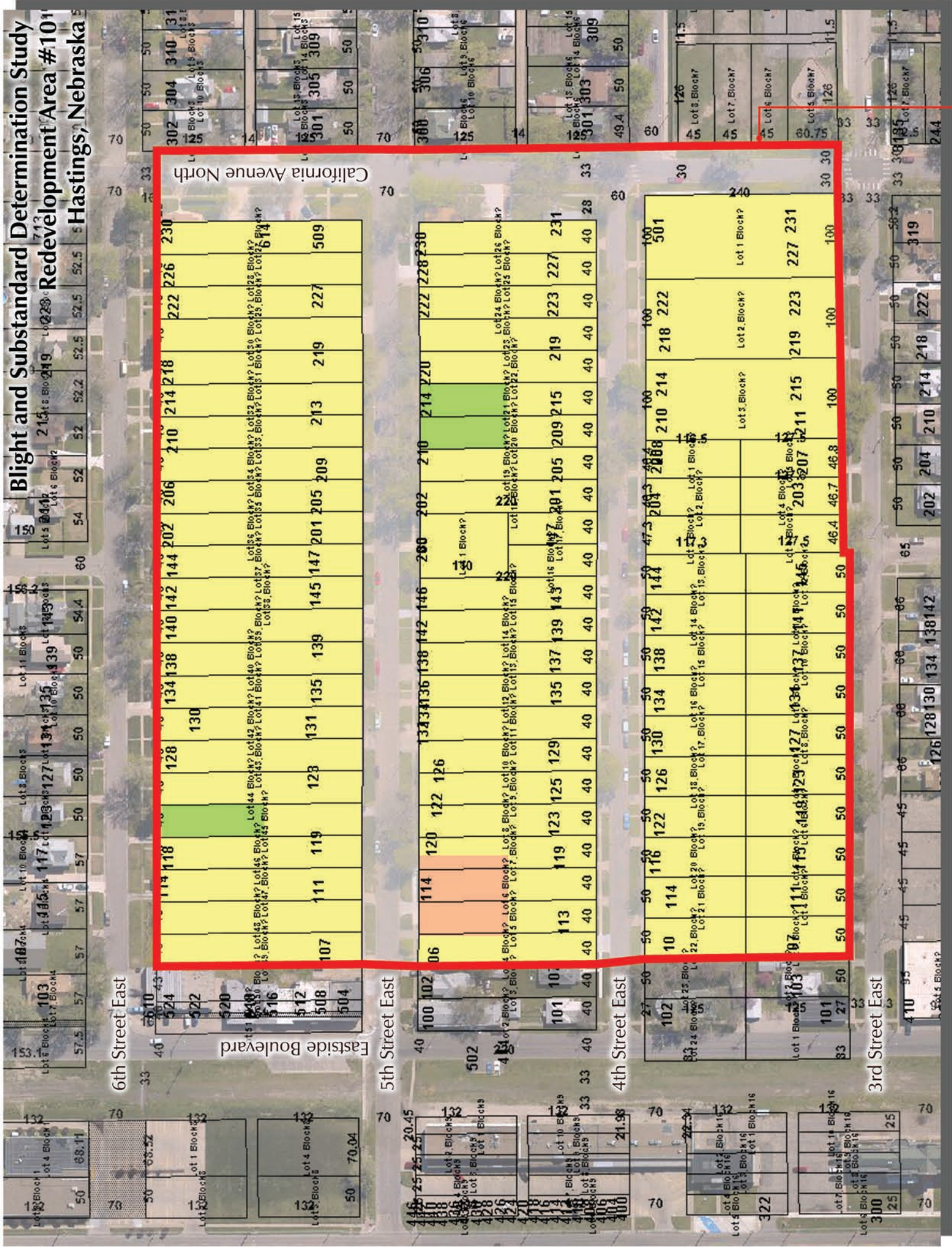
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# Generalized Existing Land Use Map

- Vacant
- Parks & Recreation
- Public & Quasi-Public
- Single Family
- Multifamily
- Commercial
- Industrial
- Mobile Home



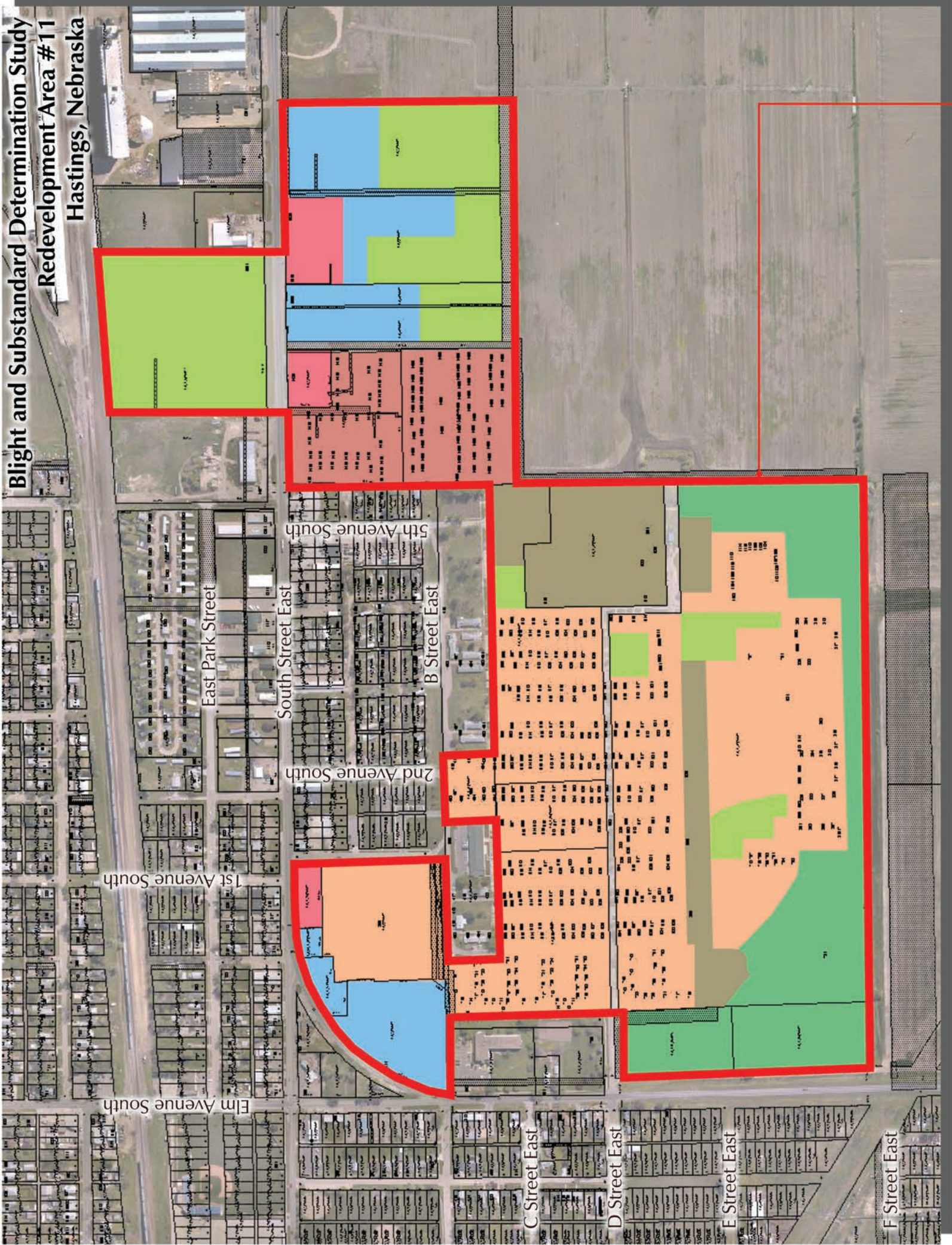
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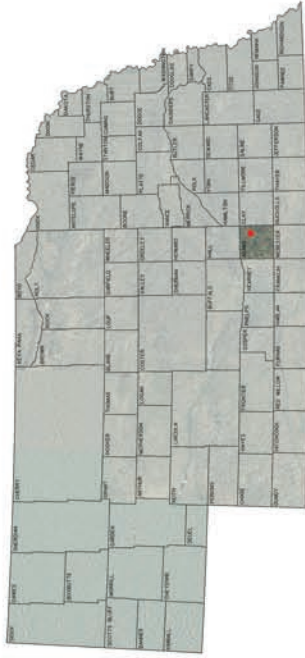
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# Generalized Existing Land Use Map



- Vacant
- Parks & Recreation
- Public & Quasi-Public
- Single Family
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- Commercial
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# Official Zoning Map

- R-1 Urban Single Family Residential
- C-1 Local Business
- C-3 Commercial Business



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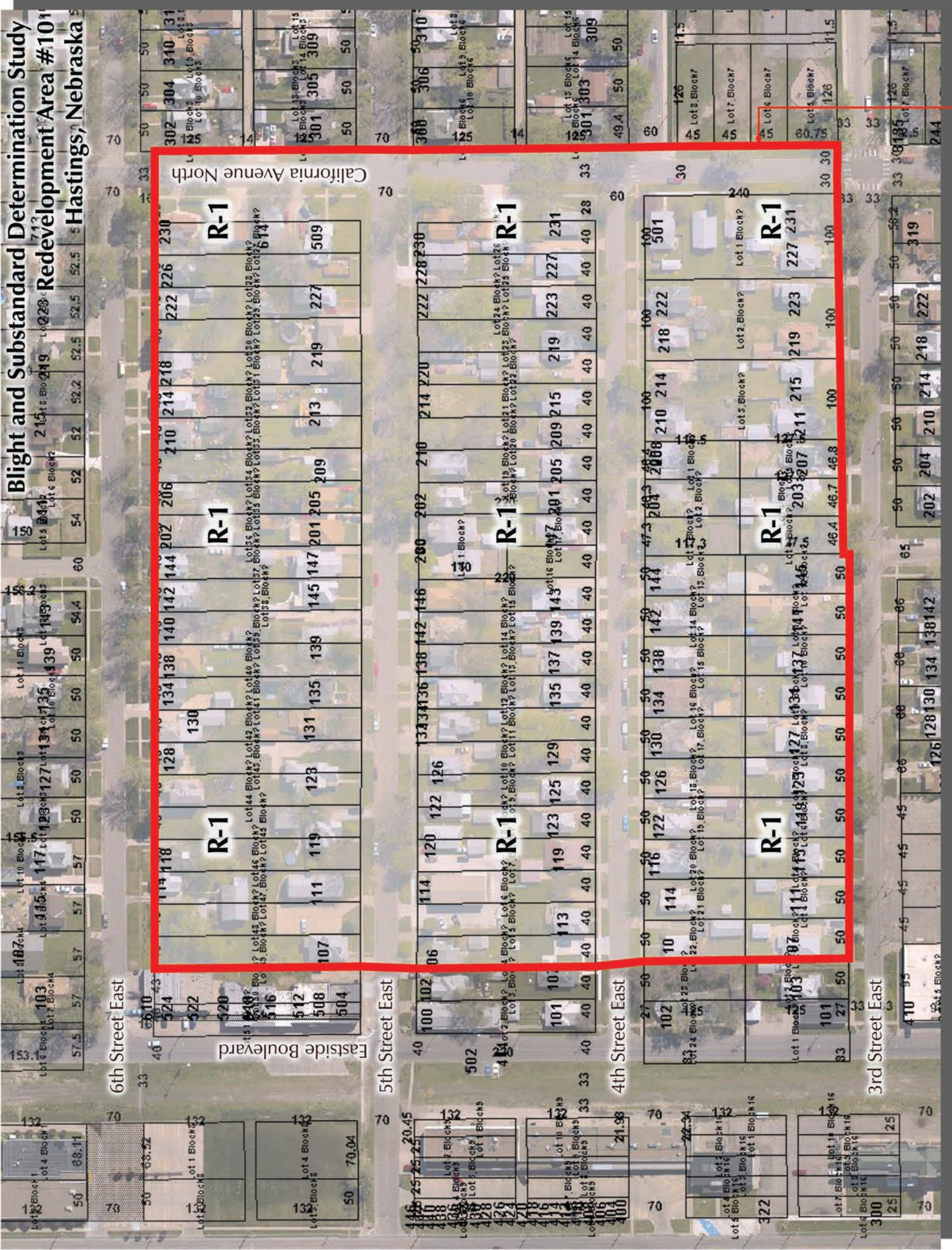
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# Official Zoning Map

## R-1 Urban Single Family Residential



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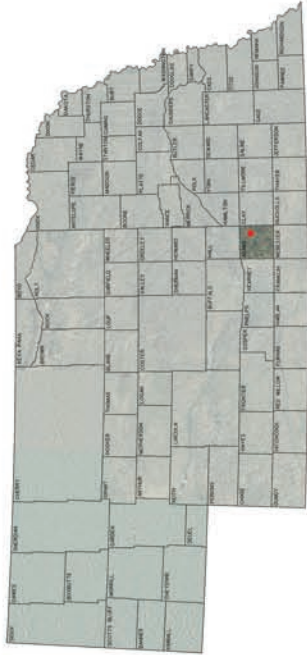
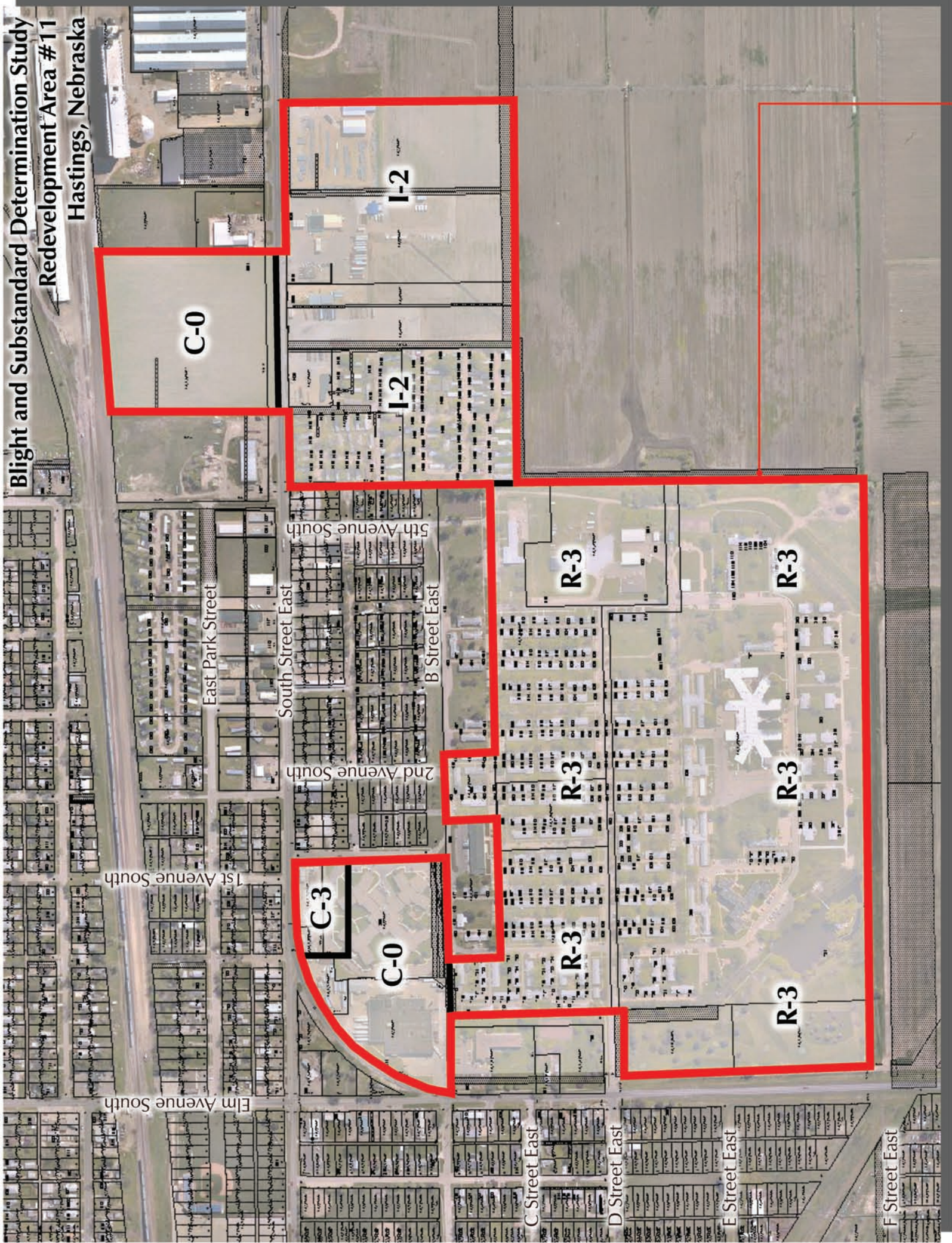
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# Official Zoning Map

- R-3 Multiple-family Residential
- C-0 Commercial Office
- C-3 Commercial Business
- I-2 Heavy Industrial

Blight and Substandard Determination Study  
Redevelopment Area #11  
Hastings, Nebraska



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## ***THE RESEARCH APPROACH***

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

### Structural Survey Process

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

A structural condition survey was conducted in the month of October, 2007. A total of 390 structures in all three Redevelopment Areas received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the Redevelopment Areas. The structural Condition Survey Form utilized in this process is provided in the **Appendix**.

### Parcel-by-Parcel Field Survey

A parcel-by-parcel field survey was also conducted in the month of September, 2007. A total of 402 separate parcels in all three Redevelopment Areas were inspected for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The Condition Survey Form is included in the **Appendix**, as well as the results of the Survey.

### Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in the Redevelopment Areas were analyzed to determine the number of property owners in each block.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the Redevelopment Areas. 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 blighted and substandard factors listed in the Nebraska legislation to determine whether each or any were present in the Redevelopment Areas and, if so, to what extent and in what locations. The following represents a summary evaluation of each blight and substandard factor presented in the order of listing in the law.

### ***SUBSTANDARD FACTORS***

#### **(1) Dilapidation/Deterioration of Structures**

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

This section summarizes the process used for assessing building conditions in the Hastings Redevelopment Areas, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all **34, 105 and 251** existing structures, within **Redevelopment Areas #9, #10 and #11**, respectively, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the area.

#### **1. Structures/Building Systems Evaluation**

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

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

## **(Secondary Components)**

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

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

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

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

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

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

**Minor - Defect.** Components 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.**

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

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

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

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

<b>Primary Components</b>	<b>Secondary Components</b>
One Critical = 11 pts	One Critical = 6pts
Major Deteriorating = 6 pts	Major Deteriorating = 3pts
Minor = 2 pts	Minor = 1 pt

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

#### **4. Field Survey Conclusions**

The condition of the total 34 buildings within **Redevelopment Area #9** was determined based on the finding of the exterior surveys. These surveys indicated the following:

- Twenty (20) structures were classified as structurally sound;
- Five (5) structures were classified as deteriorating with minor defects.
- Six (6) structures were classified as deteriorating with major defects; and
- Three (3) structures were classified as substandard.

The condition of the total 105 buildings within **Redevelopment Area #10** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Twenty-Eighty (28) structures were classified as structurally sound;
- Twenty-Seven (27) structures were classified as deteriorating with minor defects.
- Thirty-Nine (39) structures were classified as deteriorating with major defects; and
- Eleven (11) structures were classified as substandard.

The condition of the total 251 buildings within **Redevelopment Area #11** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Fifty-One (51) structures were classified as structurally sound;
- One Hundred Forty (140) structures were classified as deteriorating with minor defects.
- Thirty-Six (36) structures were classified as deteriorating with major defects; and
- Twenty-Four (24) structures were classified as substandard.

The results of the exterior structural survey identified the conditions of the structures, throughout the Redevelopment Area. A total of nine (26.5 percent) of the total 34 structures, within the Area #9, are either deteriorating or dilapidated to a substandard condition. A total of 50 (47.6 percent) of the total 105 structures, within the Area #10, are either deteriorating or dilapidated to a substandard condition. A total of 60 (23.9 percent) of the total 251 structures, within the Area, are either deteriorating or dilapidated to a substandard condition.

## **Conclusion**

**The results of the structural condition survey indicate deteriorating structures are present to a strong extent throughout Redevelopment Area #10, and to a reasonable extent throughout Redevelopment Areas #9 and #11. Table 4 identifies the results of the structural rating process per building type.**

**TABLE 4A**  
**EXTERIOR SURVEY FINDINGS**  
**REDEVELOPMENT AREA #9**  
**HASTINGS, NEBRASKA**

<u>Exterior Structural Rating</u>						
<u>Activity</u>	<u>Sound</u>	<u>Deficient (Minor)</u>	<u>Deteriorating</u>	<u>Dilapidated</u>	<u>Number of Structure</u>	<u>Deteriorating and/ or Dilapidated</u>
Single Family	10	5	5	3	23	8
Commercial	9	0	1	0	10	1
Industrial	0	0	0	0	0	0
<u>Other</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Totals</b>	<b>20</b>	<b>5</b>	<b>6</b>	<b>3</b>	<b>34</b>	<b>9</b>
Percent	58.8%	14.7%	17.6%	8.8%	100.0%	26.5%

Source: Hanna:Keelan Associates, P.C., 2007

**TABLE 4B**  
**EXTERIOR SURVEY FINDINGS**  
**REDEVELOPMENT AREA #10**  
**HASTINGS, NEBRASKA**

<u>Exterior Structural Rating</u>						
<u>Activity</u>	<u>Sound</u>	<u>Deficient (Minor)</u>	<u>Deteriorating</u>	<u>Dilapidated</u>	<u>Number of Structure</u>	<u>Deteriorating and/ or Dilapidated</u>
Single Family	28	27	39	11	105	50
Commercial	0	0	0	0	0	0
Industrial	0	0	0	0	0	0
<u>Other</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Totals</b>	<b>28</b>	<b>27</b>	<b>39</b>	<b>11</b>	<b>105</b>	<b>50</b>
Percent	26.7%	25.7%	37.1%	10.5%	100.0%	47.6%

Source: Hanna:Keelan Associates, P.C., 2007

**TABLE 4C  
EXTERIOR SURVEY FINDINGS  
REDEVELOPMENT AREA #11  
HASTINGS, NEBRASKA**

<u>Exterior Structural Rating</u>						
<u>Activity</u>	<u>Sound</u>	<u>Deficient (Minor)</u>	<u>Deteriorating</u>	<u>Dilapidated</u>	<u>Number of Structure</u>	<u>Deteriorating and/ or Dilapidated</u>
Single Family	41	133	34	18	226	52
Commercial	2	1	1	1	5	2
Industrial	1	3	1	3	8	4
<u>Other</u>	<u>7</u>	<u>3</u>	<u>0</u>	<u>2</u>	<u>12</u>	<u>2</u>
<b>Totals</b>	<b>51</b>	<b>140</b>	<b>36</b>	<b>24</b>	<b>251</b>	<b>60</b>
Percent	20.3%	55.8%	14.3%	9.6%	100.0%	23.9%

Source: Hanna:Keelan Associates, P.C., 2007

(2) Age of Obsolescence

As per the results of the field survey, the estimated average age of residential structures in Redevelopment Area#9 is 77.8 years of age and the average age of commercial structures is 29 years. The Survey also estimates that of the total 34 structures, 25 (73.5 percent) are 40+ years of age, or were built prior to 1967.

The estimated average age of residential structures in Redevelopment Area #10 is 80 years of age. There were no commercial structures identified in Redevelopment Area #10. Nearly all (98 percent) of the total 105 structures are 40+ years of age.

The estimated average age of residential structures in Redevelopment Area #11 is 54.2 years of age; the average age of commercial structures is 50 years. The Survey also estimates that of the total 251 structures, 139 (55.4 percent) are 40+ years of age.

**Conclusion**

**The age and obsolescence of the structures is a strong presence throughout each of the Hastings Redevelopment Areas #9, #10 and #11.**

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

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

The field survey determined that 26.5 percent of the total 34 structures, in **Redevelopment Area #9**, were deteriorating or dilapidated, while 47.6 percent of **Area #10** and 23.9 percent of **Area #11**, were so classified. When not adequately maintained or upgraded to present-day occupancy standards, buildings that are deteriorating or dilapidated pose special safety and sanitary problems. There is a significant number of wood-framed, one and two-story commercial, farm or residential buildings in need of structural repair and/or fire protection.

A total of one parcel in **Redevelopment Area #9**, and three parcels in each of **Redevelopment Areas #10 and #11** were identified as possessing minor to major excessive debris. Dilapidated structures, coupled with unoccupied deteriorating and, debris creates an environment inviting pests and vermin. These unwanted nuisances can create unsafe and insanitary conditions. The parcel-by-parcel field survey identified a total of 30 percent of **Area #9**, 55.6 percent of **Area #10** and 32.7 percent of **Area #11** were identified as having parcels possessing "fair" to "poor" overall site conditions.

Hastings utility staff stated that although a new 12" water line was installed along Burlington Avenue in 1999 within **Redevelopment Area #9**, the remaining water and sanitary sewer mains are estimated to be 87 to 93 years of age. Sewer mains throughout **Area #10** are 97 years old and portions of 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Streets contain water mains that are less than 6" in diameter and are 85 to 90 years of age. Generally, City owned water and sewer mains throughout **Area #11** are of adequate size and condition, however, private water and sewer mains owned and maintained by the Retirement Campus range in age from 65 to 70 years of age, and much of the central portion of Campus has water mains of 2" to 4" in diameter and prone to breakage and frequent maintenance. Adequately sized water mains, by current engineering standards, for both fire protection and service, recommend no smaller than 6" in diameter for residential service areas and no smaller than 8" in commercial and industrial areas.

### **Conclusion**

**The inadequate provision for ventilation, light, air, sanitation or open spaces in the Hastings Redevelopment Area is strongly sufficient to constitute a Substandard Factor in each of Redevelopment Areas #9, #10 and #11.**



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

1. **Frame Buildings**

There were wood-framed buildings with wooden structural elements, located throughout the Redevelopment Area, with some in need of structural repair and/or fire protection. An estimated 26.5 percent of these buildings have been determined to be deteriorating or dilapidated in **Area #9**, while 47.6 and 55.4 were identified in **Areas #10 and #11** respectively. Additionally, the field survey identified that approximately 20 to 24 percent of the total structures in each of the three Redevelopment Areas have substandard porches, steps and fire escapes.

2. **Lack of Adequate Utilities**

Hastings utility staff stated that although a new 12" water line was installed along Burlington Avenue in 1999 within **Redevelopment Area #9**, the remaining water and sanitary sewer mains are estimated to be 87 to 93 years of age. Sewer main throughout **Area #10** are 97 years old and portions of 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Streets contain water mains that are less than 6" in diameter and are 85 to 90 years of age. Generally, City owned water and sewer mains throughout **Area #11** are of adequate size and condition, however, private water and sewer mains owned and maintained by the Retirement Campus range in age from 65 to 70 years of age, and much of the central portion of Campus has water mains of 2" to 4" in diameter and prone to breakage and frequent maintenance. Adequately sized water mains, by current engineering standards, for both fire protection and service, recommend no smaller than 6" in diameter for residential service areas and no smaller than 8" in commercial and industrial areas.

Approximately 73.5 percent of the structures, in **Redevelopment Area #9**, 98.1 percent in **Area #10** and 55.4 percent in **Area #11**, were built prior to 1967, thus 40+ years of age. There are masonry buildings with wooden structural elements, located throughout the **Areas #9 and #11**, in need of structural repair or fire protection. Several of these buildings have been determined to be deteriorating or dilapidated.

Overall site conditions at properties throughout each of the Redevelopment Areas were generally found to be in “good” condition. The field survey determined that 30 percent of **Area #9**, 55.6 percent of **Area #10** and 32.7 percent of **Area #11** had a combined percentage of properties that were identified as being in either “fair”, or “poor” condition, while 41 parcels (18.1 percent) were determined to be in “poor” condition. **Generally, conditions combining for this determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.**

### **Conclusion**

**The conditions which endanger life or property by fire and other causes are strongly present throughout each of the Redevelopment Areas.**

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

The building condition analysis was based on an exterior inspection of all **34, 105 and 251** existing structures, within each respective Redevelopment Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the area.

#### **1. Structures/Building Systems Evaluation**

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

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

#### **(Secondary Components)**

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

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

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

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

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

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

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

**Major - Defect.** Components that contained major defects over a 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**.

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

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

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

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

<b>Primary Components</b>	<b>Secondary Components</b>
One Critical = 11 pts	One Critical = 6pts
Major Deteriorating = 6 pts	Major Deteriorating = 3pts
Minor = 2 pts	Minor = 1 pt

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

#### 4. Field Survey Conclusions

The condition of the total 34 buildings within **Redevelopment Area #9** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Twenty (20) structures were classified as structurally sound;
- Five (5) structures were classified as deteriorating with minor defects.
- Six (6) structures were classified as deteriorating with major defects; and
- Three (3) structures were classified as dilapidated.

**The results of the exterior structural survey identified the conditions of the structures, throughout Redevelopment Area#9. A total of nine (26.5 percent) of the total 34 structures, within the Area, are either deteriorating or dilapidated to a substandard condition.**

The condition of the total 105 buildings within the **Redevelopment Area #10** was determined based on the finding of the exterior survey. These surveys indicated the following:

- Twenty - Eight (28) structures were classified as structurally sound;
- Twenty - Seven (27) structures were classified as deteriorating with minor defects.
- Thirty - Nine (39) structures were classified as deteriorating with major defects; and
- Eleven (11) structures were classified as dilapidated.

**The results of the exterior structural survey identified the conditions of the structures, throughout Redevelopment Area #10. A total of 50 (47.6 percent) of the total 105 structures, within the Area, are either deteriorating or dilapidated to a substandard condition.**

The condition of the total 251 buildings within Redevelopment Area #11 were determined based on the finding of the exterior survey. These surveys indicated the following:

- Fifty -One (51) structures were classified as structurally sound;
- One Hundred - Forty (140) structures were classified as deteriorating with minor defects.
- Thirty -Six (36) structures were classified as deteriorating with major defects; and
- Twenty -Four (24) structures were classified as dilapidated.

**The results of the exterior structural survey identified the conditions of the structures, throughout Redevelopment Area #11. A total of 60 (23.9 percent) of the total 251 structures, within the Area, are either deteriorating or dilapidated to a substandard condition.**

### **Conclusion**

**The results of the structural condition survey indicates deteriorating structures are present to a strong extent throughout Redevelopment Area #10, and to a reasonable extent throughout Redevelopment Areas #9 and #11. Table 5 identifies the results of the structural rating process per building type.**

**TABLE 5A  
EXTERIOR SURVEY FINDINGS  
REDEVELOPMENT AREA #9  
HASTINGS, NEBRASKA**

<u>Exterior Structural Rating</u>						
<u>Activity</u>	<u>Sound</u>	<u>Deficient (Minor)</u>	<u>Deteriorating</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Single Family	10	5	5	3	23	8
Commercial	9	0	1	0	10	1
Industrial	0	0	0	0	0	0
<u>Other</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>
<b>Totals</b>	<b>20</b>	<b>5</b>	<b>6</b>	<b>3</b>	<b>34</b>	<b>9</b>
Percent	58.8%	14.7%	17.6%	8.8%	100.0%	26.5%

Source: Hanna:Keelan Associates, P.C., 2007

**TABLE 5A  
EXTERIOR SURVEY FINDINGS  
REDEVELOPMENT AREA #10  
HASTINGS, NEBRASKA**

<u>Exterior Structural Rating</u>						
<u>Activity</u>	<u>Sound</u>	<u>Deficient (Minor)</u>	<u>Deteriorating</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	28	27	39	11	105	50
Commercial	0	0	0	0	0	0
Industrial	0	0	0	0	0	0
<u>Other</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Totals</b>	<b>28</b>	<b>27</b>	<b>39</b>	<b>11</b>	<b>105</b>	<b>50</b>
Percent	26.7%	25.7%	37.1%	10.5%	100.0%	47.6%

Source: Hanna:Keelan Associates, P.C., 2007



**TABLE 5A  
EXTERIOR SURVEY FINDINGS  
REDEVELOPMENT AREA #11  
HASTINGS, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deficient (Minor)</u>	<u>Deteriorating</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	41	133	34	18	226	52
Commercial	2	1	1	1	5	2
Industrial	1	3	1	3	8	4
<u>Other</u>	<u>7</u>	<u>3</u>	<u>0</u>	<u>2</u>	<u>12</u>	<u>2</u>
<b>Totals</b>	<b>51</b>	<b>140</b>	<b>36</b>	<b>24</b>	<b>105</b>	<b>60</b>
Percent	20.3%	55.8%	14.3%	9.6%	100.0%	23.9%

Source: Hanna:Keelan Associates, P.C., 2007

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

The street pattern within each of the Hastings Redevelopment Areas consist of a standard rectilinear grid system, of hard surfaced roads throughout the incorporated areas of the Community.

The principle existing street within **Redevelopment Area #9** is Burlington Avenue. **Area #10** includes the primary streets of Eastside Boulevard and California Avenue, while **Area #11** is generally bound on the north and west by Highway 6. Major problem conditions that contribute to the Factor of existence of defective or inadequate street layout are discussed below.

### **1. Conditions of Streets**

The majority of streets within **Redevelopment Area #9** are in “good” to “excellent” condition, with just 7 parcels fronting on streets in “fair” to “poor” condition. However, the streets in **Areas #10 and #11** are predominantly in “fair” or “poor” condition, where 100 percent of **Area #10** and 70.9 percent of **Area #11** have parcels fronting on “fair” or “poor” condition streets. Portions of residential streets in each of the Redevelopment Areas will need resurfacing or re-paving.

### **2. Lack of Adequate Access**

All of the city blocks within **Redevelopment Areas #9 and #10** have blocks that are approximately two to three standard city blocks in length. These elongated blocks limit accessibility into the interior of the Areas. Furthermore, the width of the streets in **Area #11** limits the ability of two cars traveling in opposite directions to pass one another without one car pulling over towards the street curb. On-street parking of motor vehicles within **Area #11** creates more congestion in this older residential neighborhood. Adequate off-street parking within the commercial areas along Burlington Avenue in **Redevelopment Area #9** is vitally important to both large businesses such as Valentino’s and Burger King, as well as to smaller convenience stores. Several of these businesses have been gradually acquiring additional properties for additional parking spaces to improve accessibility to their stores.

### **3. Dead End Streets**

Streets at the outer edges of the eastern and southern portions of the Retirement Campus in **Area #11** are prevented from further expansion by man made obstacles, such as the large storm water diversion canal to the south and public buildings along the eastern edge of the Campus.

## **Conclusion**

**The existence of defective or inadequate street layout, in each of the Hastings Redevelopment Areas, is present to a reasonable degree and constitutes a blighting factor.**

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

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

1. **Inadequate Lot Size.**

Widths of typical individual parcels, within **Redevelopment Areas #9 and #10**, range in width from 40' to 50' and are generally 115' to 125' in length. These residential parcels were very attractive to development in the early 1900's, however the necessity of narrow dwellings with very small side yard setbacks has led to a very densely developed neighborhood. Further complicating the density is the lack of north/south streets, which limits accessibility within Redevelopment Area #10. Irregular tracts of land, subdivided from larger agricultural tracts, but not in accordance to the City's Subdivision Regulations, are located at the northeast portion of **Redevelopment Area #11**. These parcels are at the fringe of the eastern Corporate Limits of the City, on either side of Highway 6 (South Street East). These irregular tracts of land were subdivided without any provisions for the expansion of the City through and beyond these tracts, effectively blocking the extension of roads and utility systems.

2. **Limited Accessibility**

Each of the Redevelopment Areas have physical barriers that limit accessibility through and within the Areas. **Areas #9 and #10** have extra long city blocks that restrict traffic to the outer edges of the Areas. **Redevelopment Area #11** includes the "secluded" Good Samaritan Retirement Campus that has limited street access into the Campus, generally, from "D" Street East and from First and Second Avenue at the north. Industrial and commercial land uses along Highway 6 have further obscured access and line of sight into the Campus from the highway corridor. The resulting heavy vehicle traffic along the highway corridor effectively limits the accessibility of residents of the Campus from walking to near by facilities. Walkers generally stay within the Campus, not walking to commercial businesses along the Highway, or to Downtown Hastings.

**Conclusion**

**Problems relating to faulty lot layout are present to a strong extent in each of the Redevelopment Areas #9, #10 and #11.**

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

The results of the area-wide Field Survey, along with information retained from City Officials provided the basis for the identification of insanitary and unsafe conditions within the Hastings Redevelopment Areas.

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

The analysis of all 34 structures, in **Redevelopment Area #9**, identified approximately 59 percent of the structures as being 40+ years of age, or built prior to 1967. This results in the potential for deteriorating buildings.

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

The deteriorating or dilapidated conditions cited in **Redevelopment Area #10** were strongly prevalent in 50 (47.6 percent) of the existing structures, while **Area's #9 and #11** were reasonably prevalent at 26.5 and 23.9 percent, respectively. The structures in these conditions can result in hazards which endanger adjacent properties.

##### **3. Age of Water and Sanitary Sewer Systems**

Hastings utility staff stated that although a new 12" water line was installed along Burlington Avenue in 1999 within **Redevelopment Area #9**, the remaining water and sanitary sewer mains throughout **Area #9** are estimated to be between 87 and 93 years of age. Sewer mains throughout **Area #10** are approximately 97 years old and portions of 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Streets contain water mains that are less than 6" in diameter and are 85 to 90 years of age. Generally, City-owned water and sewer mains throughout **Area #11** are of adequate size and condition, however, private water and sewer mains owned and maintained by the Retirement Campus range in age from 65 to 70 years of age, and much of the central portion of Campus has water mains of 2" to 4" in diameter and prone to breakage and frequent maintenance. Current engineering standards, for both fire protection and service, recommend water mains be no smaller than 6" in diameter for residential service areas and no smaller than 8" in commercial and industrial areas.

#### **Conclusion**

**Insanitary and unsafe conditions are present to a strong extent throughout the Redevelopment Area.**

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

Field observations were conducted to determine the condition of site improvements within the Hastings Redevelopment Areas, including Highway 6 and County Roads, storm water drainage ditches, traffic control devices and off-street parking. The **Appendix** documents the present condition of these site features. The primary problems in the Redevelopment Area are age and condition of public utilities, debris and inadequate public improvements.

Approximately 30 percent, or 12 of the total 40 parcels within **Redevelopment Area #9** received a combined site condition rating of “fair” and “poor.” A combined total of 60 parcels, or 55.6 percent of the total 108 parcels in **Area #10** were identified as having a “fair” and “poor” overall site condition. Lastly, **Area #11** had 83 parcels (32.7 percent) of the total 245 parcels that had either “fair” or “poor” overall site condition. Conditions that lead to these findings included:

- Four (or, 10 percent) of the parcels in **Area #9**, 48 (44.4 percent ) of the parcels in **Area #10** and 105 parcels in **Area 11** had sidewalks in “fair” and “poor” condition. Similarly, 17.5 percent of parcels in **Area #9**, 100 percent of the parcels in **Area #10** and 71 percent of the parcels in **Area #11** fronted on streets that were in “fair” or “poor” condition.
- The field survey identified three parcels (7.5 percent) of the 40 total parcels of **Area #9**, 33 (30.6 percent) of **Area #10** and 31 (12.2 percent) of the 254 total parcels in **Area #11** have parking areas that were gravel surfaced. Approximately 40 (15.7 percent) of the total parcels in **Area #11**, none in **Area #10** and only 3 parcels (7.5 percent) in **Area #9** fronted on gravel surfaced streets that are in fair condition.
- Hastings utility staff stated that, with the exception of a new water line in Burlington Avenue, the remaining water and sanitary sewer mains within **Areas #9, #10 and #11** generally range in age between 85 to 90 years of age. Private water and sewer mains, within **Area #11** that are owned and maintained by the Retirement Campus, have a significant amount of water mains of 2" to 4" in diameter, which are undersized by current standards.

## **Conclusion**

**Deterioration of site improvements is present to a strong extent in Redevelopment Area #10, while present to a reasonable extent in Areas #9 and #11.**

## **(6) Diversity of Ownership**

The total number of unduplicated owners within **Redevelopment Area#9**, is estimated to be **36**, within **Area #10** is estimated to be **128** and within **Area #11** is estimated to be **61** individuals, partnerships or corporations. This diversity is established on a block-by-block basis, or reasonable development area. The number of owners within the developed portions of the Redevelopment Areas are as follows:

- The number of owners per city block in **Redevelopment Area #9** ranges from one to 21 per platted city block.
- **Redevelopment Area #10** has a number of owners per platted city block that ranges from 40 to 46 within the three block Area.
- The number of owners per city block or developed area within **Redevelopment Area #11** ranges from 1 to 45. However, with the exception of the densely developed mobile home park, the presence of numerous owners per developed area is not a factor over the general area of **Redevelopment Area #11**.

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

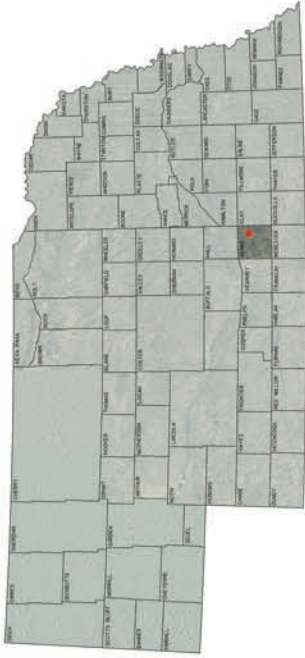
## **Conclusion**

The factor “diversity of ownership” is a strong presence throughout **Redevelopment Areas #9 and #10**, however ownership is of no presence within **Redevelopment Area #11**.



# Diversity of Ownership Map

3 Number of Owners  
per Block/Area



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Lincoln, NE 68503  
email: planner@hanna-keelan.com  
(402) 464-5383  
fax: (402) 464-5856

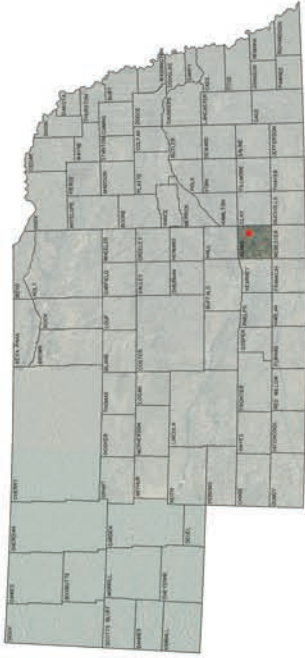
402.560.4100 c.  
402.489.5290 p. f.  
jamie.koenig@mindspring.com

Architecture 1 NE  
An Association of Kurtis A. Suhr R.A. & James M. Koenig AIA



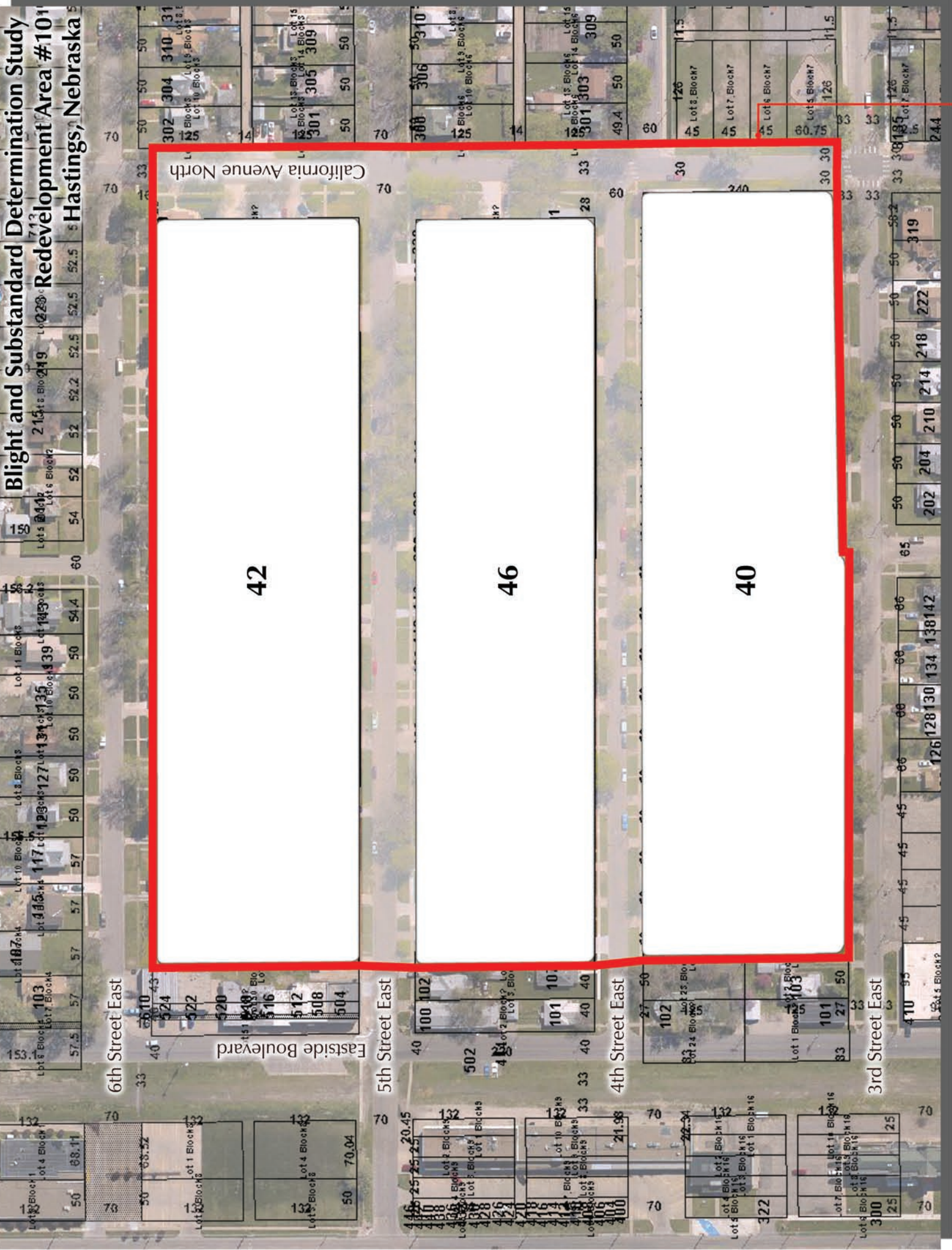
3

Number of Owners  
per Block/Area



Hanna:Keelan Associates, P.C.  
Community Planning & Research  
3275 Holdrege  
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(402) 464-5383  
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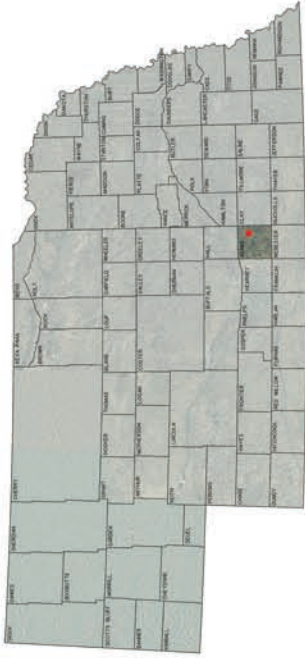
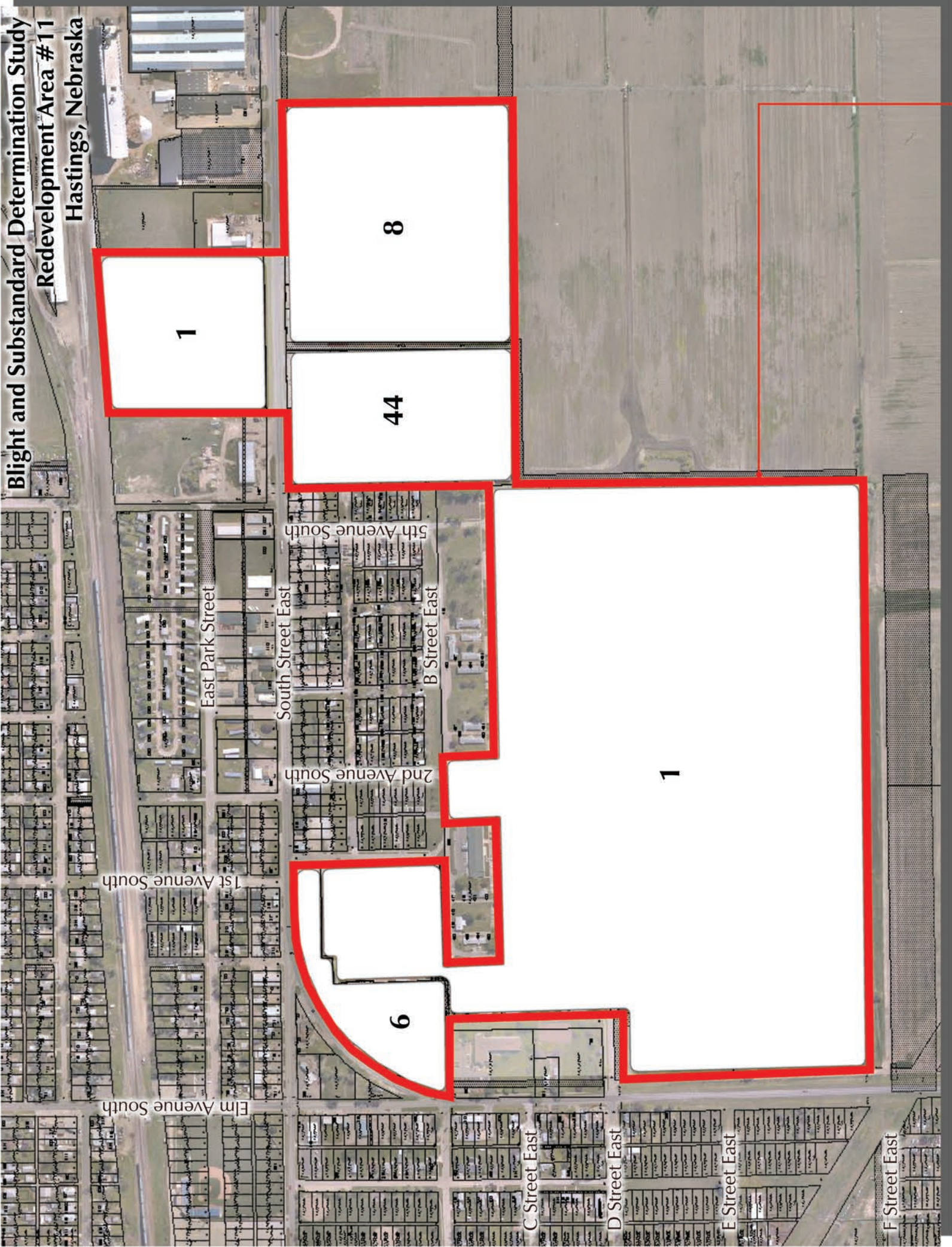
# Diversity of Ownership Map





# Diversity of Ownership Map

3 Number of Owners  
per Block/Area



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

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

1. **Real estate taxes.**

Public records were examined for the purposes of determining if delinquent taxes are currently outstanding on parcels within the Redevelopment Area. The records indicated that while none of the parcels within **Area #9** were classified as delinquent by the Adams County Treasurer's Office, while two parcels were delinquent in **Area #10** and 12 parcels in **Area #11**.

2. **Real Estate Taxes**

The tax values within the Redevelopment Area generally appeared to be equal to or greater than the market value of the properties.

3. **Tax Exempt**

Six tax exempt properties exist throughout **Redevelopment Area #9**; no tax exempt properties are located within either **Redevelopment Areas #10** or **#11**, as per the records of the Adams County Assessor and Treasurers Offices.

**Conclusion**

**Taxes or special assessments delinquency were of no presence throughout Redevelopment Areas #9, #10 and #11.**

**(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 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 Blighted Factor in the Hastings Redevelopment Areas #9, #10 or #11.**

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

An in-depth analysis of the subdivision conditions in the Hastings Redevelopment Area revealed that improper subdivision and obsolete platting is prevalent throughout the Redevelopment Area.

The majority of the residential parcels within **Redevelopment Area #9** front on Lexington Avenue South and generally measure 50' x 125' (6,250 sq.ft.) and are generally considered small by current development trends, where the widths of individual parcels are now more typically 100'. Irregularly shaped lots utilized for commercial land uses along the west side of Burlington Avenue South have formed by several businesses expanding both their buildings, but even more so by the need for additional parking spaces. A couple of these businesses have expanded across the alley between Burlington and Lexington Avenues, encroaching into the adjacent residential neighborhood for parking purposes. The original platting configuration adjacent Burlington Avenue South is not useful to current development trends within **Redevelopment Area #9**.

The single family residential neighborhood located within **Redevelopment Area #10** consists of individual lot sizes that are typically 40' x 115' (approximately 4,600 sq.ft.). A replatted portion of the east end of the block between 3<sup>rd</sup> and 4<sup>th</sup> Streets, in the Rockwoods 1<sup>st</sup> Addition, is subdivided into three lots of record, although 12 individual dwellings are located on the three lots, which are further subdivided by metes and bounds descriptions. These three lots are platted as "through lots," fronting on both 3<sup>rd</sup> and 4<sup>th</sup> Streets, although divided by metes and bounds descriptions through the center of the block, as well as split in two, north to south.

**Redevelopment Area #11** is primarily comprised of the Good Samaritan Retirement Campus, with additional highway oriented commercial and industrial uses to the north of the Campus. Nearly every subdivided parcel in Redevelopment Area #11 consists of very large parcels, as an example, the entire Good Samaritan Retirement Campus only has nine separate parcels. Even the Molher Addition, which is comprised of four industrial lots on the south side of Highway 6, of widths varying between 100' to 400', are over 1,000' in length. These lots, however, only utilize the frontage along the highway corridor. The rear portions of these lots are overgrown with weeds. Lastly, the MH Berlins Addition, a mobile home park, leases individual lots to mobile home owners who are assessed by the Adams County Assessors and Treasures Offices, for the improvements upon the lots, but not the land value.

## **Conclusion**

**A strong presence of improper subdivision or obsolete platting exists throughout Redevelopment Areas #9 and 10, while Area #11 has reasonable presence.**

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

**1. Frame Buildings**

There are wood-framed buildings and masonry buildings with wooden structural elements, located throughout each Redevelopment Area. Many of these buildings are in need of structural repair and/or fire protection, and have been determined to be deteriorating or dilapidated. The field survey identified approximately eight (or 23.5 percent) of the 34 total structures in **Redevelopment Area #9** have substandard porches, steps and fire escapes. **Area #10 identified 25 (or 23.8 percent) structures and Area #11** sited approximately 50 (20 percent) structures having substandard ingress/egress components.

**2. Lack of Adequate Utilities**

In Redevelopment Area #9, a new 12" water line was installed along Burlington Avenue, in 1999. The remaining water and sanitary sewer mains throughout **Redevelopment Area #9** are estimated to be 87 to 93 years of age. Sewer mains throughout **Area #10** are 97 years old and portions of 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Streets contain water mains that are less than 6" in diameter and are 85 to 90 years of age.

The water and sewer mains throughout **Area #11** are of adequate size and condition, however, private water and sewer mains owned and maintained by the Retirement Campus range in age from 65 to 70 years of age, and much of the central portion of Campus has water mains of 2" to 4" in diameter and prone to breakage and frequent maintenance. Today's current engineering standards, for both fire protection and service, recommend water mains no smaller than 6" in diameter for residential service areas and no smaller than 8" in commercial and industrial areas.

Specific data relating to the Redevelopment Areas is discussed in the following paragraphs.

Approximately 73.8 percent of the structures in **Redevelopment Area #9**, 98.1 percent in **Area #10** and 55.4 percent in **Area #11**, were built prior to 1967, thus 40+ years of age. There are wooden buildings and masonry buildings with wooden structural elements, located throughout each of the Areas. Many are in need of structural repair or fire protection, and have been determined to be deteriorating or dilapidated.

Overall site conditions at properties located throughout the Redevelopment Areas were generally found to be in “good” condition. The field survey determined that 12 parcels, or 30 percent of the total 40 parcels in **Area #9**, 60 (55.6 percent) in **Area #10** and 83 (32.7 percent) in **Area #11**, were in “fair” and/or “poor” condition. This overall condition rating included the evaluation of the general condition of structures and road and site improvements.

### **Conclusion**

**The conditions which endanger life or property by fire and other causes are strongly present throughout each of the Redevelopment Areas.**

## **(11) Other Environmental and Blighting Factors**

The Nebraska Community Development Law includes in its statement of purpose an additional criterion for identifying blight, *viz.*, "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure and economic obsolescence relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

Several public improvements have occurred throughout each of the Redevelopment Areas, in the past several years. Additional efforts are needed. Without some type of public assistance and coordination of effort, difficult challenges will be rendered for future value added economic development projects to be successful ventures. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector in the project area; problems that only public assistance programs can help remedy. These include removal of substantially dilapidated structures and mixed/nonconforming land uses.

Older commercial businesses along the west side of Burlington Avenue South in **Redevelopment Area #9**, such as a former used car dealership with a small building and white rock surfaced parking lot, are not suited to the developing modern commercial operations, such as of fast food and family style restaurants and convenience stores. Parking needs in the Area are forcing newer businesses to expand and replace the outmoded commercial uses. Although the residential uses along Lexington Avenue South remain viable, those that have been allowed to deteriorate have been replaced with multifamily housing in one case and parking lots for adjacent commercial businesses in others.

Although **Redevelopment Area #10** is composed entirely of residential uses, the size of the lots, the narrow dwellings and the fact that the neighborhood is comprised of houses constructed circa 1905, all combine to make the neighborhood functionally obsolescent. Nearly 50 percent of the structures were identified by the field survey to be deteriorating or dilapidated. Much of the underground water mains are under sized, with 2" and 4" mains, and both the water and sewer mains are documented to be 85 to 90 years of age. If efforts are not made to rehabilitate private and public property and infrastructure, the neighborhood will continue to deteriorate to the point where it is not cost effective to renovate the existing structures.

Functional obsolescence is nowhere more prevalent than on the Good Samaritan Retirement Campus in **Redevelopment Area #11**. All the original buildings, the Garden Apartments and administration buildings, were constructed as temporary structures by the U.S. Military during the World War II. Remaining buildings on Campus have had extensive modifications, but many do not meet current International Building Code and Uniform Housing Codes.

Commercial and industrial buildings adjacent the Highway 6 corridor, have likewise aged in place since the mid to late 1950's and exhibit characteristics, such as gravel surfaced parking areas, wooden and masonry buildings that are in need of rehabilitation and street frontage that desperately needs new landscaping, visually obscuring fencing and improved sidewalks and street crossings for improved pedestrian safety.

## **Conclusion**

**Other Environmental, Blighted Factors are present to a reasonable extent throughout Redevelopment Areas #9 and #10, but is strongly present with in Redevelopment Area #11. Redevelopment Area #11 contains a significant amount of functionally obsolete structures and a variety of mixed/nonconforming land uses.**



## **(12) Additional Blighting Conditions**

According to the definition set forth in the Nebraska Community Development Law, Section 18-2102, in order for an area to be determined "blighted" it must (1) meet the eleven criteria by reason of presence and (2) contain at least one of the five conditions identified below:

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

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

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

According to the field survey, **the estimated average age of the residential structures in Redevelopment Area #9 is 77.6 years of age**, while the average age of commercial structures is 29 years of age. **Redevelopment Area #10** estimated average age of residential structures is 80 and does not include any commercial buildings. The average age of residential structures in **Redevelopment Area #11** is 49 years of age, while the average commercial structures age is 50 years of age.

## **Conclusion**

**The criteria of average age of residential units is over 40 years of age as one of five additional blighting conditions is strongly present throughout the each of the Hastings Redevelopment Areas #9, #10 and #11.**

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

The **Hastings Redevelopment Areas** meet the requirements of the Nebraska Community Development Law for designation as both a "blighted and substandard area." There is at least a reasonable distribution of all **four** factors that constitute the Areas as substandard. Of the 12 possible factors that can constitute an Area blighted, **10** are at least reasonably present in **Redevelopment Areas #9 and #10**, while **nine** are at least reasonable present in **Redevelopment Area #11**. Factors present in each of the criteria are identified below.

### **Substandard Factors**

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

### **Blighted Factors**

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

**Factors 7 and 8, above, were not found to at least a reasonable presence in either Redevelopment Area #9 or #10. Redevelopment Area #11 did not have at least a reasonable presence of Factors 6, 7 and 8.**

Although all of the previously listed Factors are reasonably present throughout each of the Hastings Redevelopment Areas, the conclusion is that the average age of the structures, insanitary and unsafe conditions, lack of modern infrastructure systems, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of each of the Redevelopment Areas #9, #10 and #11, as both “blighted” and “substandard.”

The extent of Blight and Substandard Factors in the Redevelopment Area, addressed in this document, indicate the Redevelopment Areas are in need of revitalization and strengthening to ensure they will contribute to the physical, economic and social well-being of the City of Hastings. Indications are, the Areas, on the whole, have not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the areas be reasonably anticipated to be developed without public action or public intervention.

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## APPENDIX

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**Structural/Site Conditions  
Survey Form**

Parcel # \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**Section I:**

1. Type of Units: \_\_\_\_ SF \_\_\_\_ MF \_\_\_\_ Mixed Use \_\_\_\_ Duplex \_\_\_\_ No. of Units
2. Units: \_\_\_\_\_ Under construction/rehab \_\_\_\_\_ For Sale \_\_\_\_\_ Both
3. Vacant Units: \_\_\_\_\_ Inhabitable \_\_\_\_\_ Uninhabitable
4. Vacant Parcel: \_\_\_\_\_ Developable \_\_\_\_\_ Undevelopable
5. Non-residential Use: \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_ Public  
\_\_\_\_\_ Other/Specify: \_\_\_\_\_

**Section II: Structural Components**

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
____ Concrete ____ Stone ____ Rolled Asphalt ____ Brick ____ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
____ Asphalt Shingles ____ Rolled Asphalt ____ Cedar ____ Combination ____ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
____ Frame ____ Masonry ____ Siding ____ Combination ____ Stucco ____ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

**Final Rating:**

\_\_\_\_ Sound \_\_\_\_ Deficient-Minor \_\_\_\_ Deteriorating \_\_\_\_ Dilapidated

**Built Within:** \_\_\_\_ 1 year \_\_\_\_ 1-5 years \_\_\_\_ 5-10 years  
\_\_\_\_ 10-20 years \_\_\_\_ 20-40 years \_\_\_\_ 40-100 years \_\_\_\_ 100+ years

**Section III: Revitalization Area**

1. Adjacent Land Usage: \_\_\_\_\_
2. Street Surface Type: \_\_\_\_\_
3. Street Condition: \_\_\_\_ E \_\_\_\_ G \_\_\_\_ F \_\_\_\_ P
4. Sidewalk Condition: \_\_\_\_ N \_\_\_\_ E \_\_\_\_ G \_\_\_\_ F \_\_\_\_ P
5. Parking (Off-Street): \_\_\_\_ N \_\_\_\_ # of Spaces \_\_\_\_ Surface
6. Railroad Track/Right-of Way Composition: \_\_\_\_ N \_\_\_\_ E \_\_\_\_ G \_\_\_\_ F \_\_\_\_ P
7. Existence of Debris: \_\_\_\_ MA \_\_\_\_ MI \_\_\_\_ N
8. Existence of Vagrants: \_\_\_\_ MA \_\_\_\_ MI \_\_\_\_ N
9. Overall Site Condition: \_\_\_\_ E \_\_\_\_ G \_\_\_\_ F \_\_\_\_ P

**HASTINGS, NEBRASKA REDEVELOPMENT AREA #9  
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

**TOTAL    PERCENT    RESIDENTIAL    COMMERCIAL    INDUSTRIAL    VACANT    OTHER**

**AGE OF STRUCTURE**

1-5 years	0	0.0%	0	0	0	NA	0
5-10 years	5	14.7%	1	4	0	NA	0
10-20 years	2	5.9%	0	2	0	NA	0
20-40 years	2	5.9%	0	2	0	NA	0
40-100 years	24	70.6%	21	2	0	NA	1
100+ years	1	2.9%	1	0	0	NA	0
<b>TOTAL</b>	<b>34</b>	<b>100.0%</b>	<b>23</b>	<b>10</b>	<b>0</b>	<b>NA</b>	<b>1</b>

**FINAL STRUCTURAL RATING**

sound	20	58.8%	10	9	0	NA	1
deficient minor	5	14.7%	5	0	0	NA	0
deteriorated	6	17.6%	5	1	0	NA	0
dilapidated	3	8.8%	3	0	0	NA	0
<b>TOTAL</b>	<b>34</b>	<b>100.0%</b>	<b>23</b>	<b>10</b>	<b>0</b>	<b>NA</b>	<b>1</b>

**STREET CONDITION**

none	0	0.0%	0	0	0	0	0
excellent	14	35.0%	3	9	0	1	1
good	19	47.5%	13	2	0	4	0
fair	6	15.0%	6	0	0	0	0
poor	1	2.5%	1	0	0	0	0
<b>TOTAL</b>	<b>40</b>	<b>100.0%</b>	<b>23</b>	<b>11</b>	<b>0</b>	<b>5</b>	<b>1</b>

**SIDEWALK CONDITION**

none	6	15.0%	2	0	0	4	0
excellent	8	20.0%	2	6	0	0	0
good	22	55.0%	16	4	0	1	1
fair	4	10.0%	3	1	0	0	0
poor	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>40</b>	<b>100.0%</b>	<b>23</b>	<b>11</b>	<b>0</b>	<b>5</b>	<b>1</b>

**DEBRIS**

major	1	2.5%	1	0	0	0	0
minor	0	0.0%	0	0	0	0	0
none	39	97.5%	22	11	0	5	1
<b>TOTAL</b>	<b>40</b>	<b>100.0%</b>	<b>23</b>	<b>11</b>	<b>0</b>	<b>5</b>	<b>1</b>

**OVERALL SITE CONDITION**

excellent	5	12.5%	1	4	0	0	0
good	23	57.5%	12	5	0	5	1
fair	8	20.0%	6	2	0	0	0
poor	4	10.0%	4	0	0	0	0
<b>TOTAL</b>	<b>40</b>	<b>100.0%</b>	<b>23</b>	<b>11</b>	<b>0</b>	<b>5</b>	<b>1</b>

**HASTINGS, NEBRASKA REDEVELOPMENT AREA #9  
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

**TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER**

**DOORS**

sound	25	73.5%	17	7	0	N/A	1
none	2	5.9%	0	2	0	N/A	0
minor	6	17.6%	5	1	0	N/A	0
substandard	1	2.9%	1	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>34</b>	<b>100.0%</b>	<b>23</b>	<b>10</b>	<b>0</b>		<b>1</b>

**WINDOWS**

sound	23	67.6%	15	7	0	N/A	1
none	2	5.9%	0	2	0	N/A	0
minor	8	23.5%	7	1	0	N/A	0
substandard	1	2.9%	1	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>34</b>	<b>100.0%</b>	<b>23</b>	<b>10</b>	<b>0</b>		<b>1</b>

**STREET TYPE**

none	0	0.0%	0	0	0	0	0
concrete	27	67.5%	10	11	0	5	1
asphalt	13	32.5%	13	0	0	0	0
gravel	0	0.0%	0	0	0	0	0
dirt	0	0.0%	0	0	0	0	0
brick	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>40</b>	<b>100.0%</b>	<b>23</b>	<b>11</b>	<b>0</b>	<b>5</b>	<b>1</b>

**PORCHES...**

sound	18	52.9%	9	8	0	N/A	1
none	1	2.9%	0	1	0	N/A	0
minor	7	20.6%	7	0	0	N/A	0
substandard	8	23.5%	7	1	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>34</b>	<b>100.0%</b>	<b>23</b>	<b>10</b>	<b>0</b>		<b>1</b>

**PAINT**

sound	18	52.9%	10	7	0	N/A	1
none	3	8.8%	1	2	0	N/A	0
minor	7	20.6%	7	0	0	N/A	0
substandard	6	17.6%	5	1	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>34</b>	<b>100.0%</b>	<b>23</b>	<b>10</b>	<b>0</b>		<b>1</b>

**DRIVEWAY**

sound	20	58.8%	10	9	0	N/A	1
none	4	11.8%	4	0	0	N/A	0
minor	5	14.7%	5	0	0	N/A	0
substandard	5	14.7%	4	1	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>34</b>	<b>100.0%</b>	<b>23</b>	<b>10</b>	<b>0</b>		<b>1</b>

**HASTINGS, NEBRASKA REDEVELOPMENT AREA #9  
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

**TOTAL    PERCENT    RESIDENTIAL    COMMERCIAL    INDUSTRIAL    VACANT    OTHER**

**ROOF STRUCTURE**

sound	20	58.8%	10	9	0	N/A	1
none	0	0.0%	0	0	0	N/A	0
minor	14	41.2%	13	1	0	N/A	0
substandard	0	0.0%	0	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>34</b>	<b>100.0%</b>	<b>23</b>	<b>10</b>	<b>0</b>		<b>1</b>

**WALL FOUNDATION**

sound	17	50.0%	10	7	0	N/A	0
none	2	5.9%	0	2	0	N/A	0
minor	14	41.2%	12	1	0	N/A	1
substandard	1	2.9%	1	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>34</b>	<b>100.0%</b>	<b>23</b>	<b>10</b>	<b>0</b>		<b>1</b>

**FOUNDATION**

sound	22	64.7%	13	9	0	N/A	0
none	0	0.0%	0	0	0	N/A	0
minor	6	17.6%	4	1	0	N/A	1
substandard	6	17.6%	6	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>34</b>	<b>100.0%</b>	<b>23</b>	<b>10</b>	<b>0</b>		<b>1</b>

**FOUNDATION TYPE**

Concrete	32	94.1%	21	10	0	N/A	1
Stone	0	0.0%	0	0	0	N/A	0
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Brick	2	5.9%	2	0	0	N/A	0
Other	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>34</b>	<b>100.0%</b>	<b>23</b>	<b>10</b>	<b>0</b>		<b>1</b>

**ROOF SURFACE**

sound	33	97.1%	22	10	0	N/A	1
none	0	0.0%	0	0	0	N/A	0
minor	1	2.9%	1	0	0	N/A	0
substandard	0	0.0%	0	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>34</b>	<b>100.0%</b>	<b>23</b>	<b>10</b>	<b>0</b>		<b>1</b>

**ROOF TYPE**

Asphalt Shingles	25	73.5%	22	2	0	N/A	1
Rolled Asphalt	5	14.7%	0	5	0	N/A	0
Cedar	0	0.0%	0	0	0	N/A	0
Combination	1	2.9%	0	1	0	N/A	0
Other	3	8.8%	1	2	0	N/A	0
<b>TOTAL</b>	<b>34</b>	<b>100.0%</b>	<b>23</b>	<b>10</b>	<b>0</b>		<b>1</b>



**HASTINGS, NEBRASKA REDEVELOPMENT AREA #9  
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

**TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER**

**CHIMNEY**

sound	2	5.9%	1	1	0	N/A	0
none	26	76.5%	16	9	0	N/A	1
minor	3	8.8%	3	0	0	N/A	0
substandard	3	8.8%	3	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>34</b>	<b>100.0%</b>	<b>23</b>	<b>10</b>	<b>0</b>		<b>1</b>

**GUTTER, DOWNSPOUTS**

sound	26	76.5%	17	8	0	N/A	1
none	7	20.6%	5	2	0	N/A	0
minor	1	2.9%	1	0	0	N/A	0
substandard	0	0.0%	0	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>34</b>	<b>100.0%</b>	<b>23</b>	<b>10</b>	<b>0</b>		<b>1</b>

**WALL SURFACE**

sound	24	70.6%	16	7	0	N/A	1
none	2	5.9%	0	2	0	N/A	0
minor	7	20.6%	6	1	0	N/A	0
substandard	1	2.9%	1	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>34</b>	<b>100.0%</b>	<b>23</b>	<b>10</b>	<b>0</b>		<b>1</b>

**WALL SURFACE TYPE**

Frame	6	18.8%	5	1	0	N/A	0
Masonry	6	18.8%	1	4	0	N/A	1
Siding	15	46.9%	13	2	0	N/A	0
Combination	2	6.3%	1	1	0	N/A	0
Stucco	0	0.0%	0	0	0	N/A	0
Other	3	9.4%	3	0	0	N/A	0
<b>TOTAL</b>	<b>32</b>	<b>100.0%</b>	<b>23</b>	<b>8</b>	<b>0</b>		<b>1</b>

**PARKING SURFACE**

none	8	20.0%	4	0	0	4	0
concrete	26	65.0%	17	7	0	1	1
asphalt	3	7.5%	0	3	0	0	0
gravel	3	7.5%	2	1	0	0	0
dirt	0	0.0%	0	0	0	0	0
brick	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>40</b>	<b>100.0%</b>	<b>23</b>	<b>11</b>	<b>0</b>	<b>5</b>	<b>1</b>

**PARKING SPACES**

none	8	20.0%	4	0	0	4	0
1 to 2	18	45.0%	18	0	0	0	0
3 to 5	0	0.0%	0	0	0	0	0
6 to 10	7	17.5%	1	4	0	1	1
11 to 20	2	5.0%	0	2	0	0	0
21 or more	5	12.5%	0	5	0	0	0
<b>TOTAL</b>	<b>40</b>	<b>100.0%</b>	<b>23</b>	<b>11</b>	<b>0</b>	<b>5</b>	<b>1</b>

**HASTINGS, NEBRASKA REDEVELOPMENT AREA #10  
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

**TOTAL    PERCENT    RESIDENTIAL    COMMERCIAL    INDUSTRIAL    VACANT    OTHER**

**AGE OF STRUCTURE**

1-5 years	0	0.0%	0	0	0	NA	0
5-10 years	0	0.0%	0	0	0	NA	0
10-20 years	1	1.0%	1	0	0	NA	0
20-40 years	1	1.0%	1	0	0	NA	0
40-100 years	97	92.4%	97	0	0	NA	0
100+ years	6	5.7%	6	0	0	NA	0
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>NA</b>	<b>0</b>

**FINAL STRUCTURAL RATING**

sound	28	26.7%	28	0	0	NA	0
deficient minor	27	25.7%	27	0	0	NA	0
deteriorated	39	37.1%	39	0	0	NA	0
dilapidated	11	10.5%	11	0	0	NA	0
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>NA</b>	<b>0</b>

**STREET CONDITION**

none	0	0.0%	0	0	0	0	0
excellent	0	0.0%	0	0	0	0	0
good	0	0.0%	0	0	0	0	0
fair	107	99.1%	104	0	0	3	0
poor	1	0.9%	1	0	0	0	0
<b>TOTAL</b>	<b>108</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>

**SIDEWALK CONDITION**

none	0	0.0%	0	0	0	0	0
excellent	15	13.9%	15	0	0	0	0
good	45	41.7%	45	0	0	0	0
fair	36	33.3%	35	0	0	1	0
poor	12	11.1%	10	0	0	2	0
<b>TOTAL</b>	<b>108</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>

**DEBRIS**

major	0	0.0%	0	0	0	0	0
minor	3	2.8%	3	0	0	0	0
none	105	97.2%	102	0	0	3	0
<b>TOTAL</b>	<b>108</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>

**OVERALL SITE CONDITION**

excellent	3	2.8%	3	0	0	0	0
good	45	41.7%	43	0	0	2	0
fair	38	35.2%	38	0	0	0	0
poor	22	20.4%	21	0	0	1	0
<b>TOTAL</b>	<b>108</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>

**HASTINGS, NEBRASKA REDEVELOPMENT AREA "B"  
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

**TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER**

**DOORS**

sound	85	81.0%	85	0	0	N/A	0
none	0	0.0%	0	0	0	N/A	0
minor	16	15.2%	16	0	0	N/A	0
substandard	3	2.9%	3	0	0	N/A	0
critical	1	1.0%	1	0	0	N/A	0
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>		<b>0</b>

**WINDOWS**

sound	75	71.4%	75	0	0	N/A	0
none	0	0.0%	0	0	0	N/A	0
minor	21	20.0%	21	0	0	N/A	0
substandard	8	7.6%	8	0	0	N/A	0
critical	1	1.0%	1	0	0	N/A	0
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>		<b>0</b>

**STREET TYPE**

none	0	0.0%	0	0	0	0	0
concrete	0	0.0%	0	0	0	0	0
asphalt	108	100.0%	105	0	0	3	0
gravel	0	0.0%	0	0	0	0	0
dirt	0	0.0%	0	0	0	0	0
brick	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>108</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>

**PORCHES...**

sound	31	29.5%	31	0	0	N/A	0
none	0	0.0%	0	0	0	N/A	0
minor	49	46.7%	49	0	0	N/A	0
substandard	22	21.0%	22	0	0	N/A	0
critical	3	2.9%	3	0	0	N/A	0
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>		<b>0</b>

**PAINT**

sound	44	41.9%	44	0	0	N/A	0
none	3	2.9%	3	0	0	N/A	0
minor	30	28.6%	30	0	0	N/A	0
substandard	21	20.0%	21	0	0	N/A	0
critical	7	6.7%	7	0	0	N/A	0
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>		<b>0</b>

**DRIVEWAY**

sound	22	21.0%	22	0	0	N/A	0
none	1	1.0%	1	0	0	N/A	0
minor	33	31.4%	33	0	0	N/A	0
substandard	44	41.9%	44	0	0	N/A	0
critical	5	4.8%	5	0	0	N/A	0
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>		<b>0</b>

**HASTINGS, NEBRASKA REDEVELOPMENT AREA "B"  
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

**TOTAL    PERCENT    RESIDENTIAL    COMMERCIAL    INDUSTRIAL    VACANT    OTHER**

**ROOF STRUCTURE**

sound	46	43.8%	46	0	0	N/A	0
none	0	0.0%	0	0	0	N/A	0
minor	53	50.5%	53	0	0	N/A	0
substandard	6	5.7%	6	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>		<b>0</b>

**WALL FOUNDATION**

sound	37	35.2%	37	0	0	N/A	0
none	0	0.0%	0	0	0	N/A	0
minor	62	59.0%	62	0	0	N/A	0
substandard	6	5.7%	6	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>		<b>0</b>

**FOUNDATION**

sound	31	29.5%	31	0	0	N/A	0
none	0	0.0%	0	0	0	N/A	0
minor	62	59.0%	62	0	0	N/A	0
substandard	12	11.4%	12	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>		<b>0</b>

**FOUNDATION TYPE**

Concrete	65	61.9%	65	0	0	N/A	0
Stone	8	7.6%	8	0	0	N/A	0
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Brick	32	30.5%	32	0	0	N/A	0
Other	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>		<b>0</b>

**ROOF SURFACE**

sound	89	84.8%	89	0	0	N/A	0
none	0	0.0%	0	0	0	N/A	0
minor	10	9.5%	10	0	0	N/A	0
substandard	4	3.8%	4	0	0	N/A	0
critical	2	1.9%	2	0	0	N/A	0
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>		<b>0</b>

**ROOF TYPE**

Asphalt Shingles	105	100.0%	105	0	0	N/A	0
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
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
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>		<b>0</b>

**HASTINGS, NEBRASKA REDEVELOPMENT AREA "B"  
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

**TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER**

**CHIMNEY**

sound	9	8.6%	9	0	0	N/A	0
none	67	63.8%	67	0	0	N/A	0
minor	20	19.0%	20	0	0	N/A	0
substandard	9	8.6%	9	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>		<b>0</b>

**GUTTER, DOWNSPOUTS**

sound	44	41.9%	44	0	0	N/A	0
none	31	29.5%	31	0	0	N/A	0
minor	24	22.9%	24	0	0	N/A	0
substandard	6	5.7%	6	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>		<b>0</b>

**WALL SURFACE**

sound	70	66.7%	70	0	0	N/A	0
none	0	0.0%	0	0	0	N/A	0
minor	19	18.1%	19	0	0	N/A	0
substandard	13	12.4%	13	0	0	N/A	0
critical	3	2.9%	3	0	0	N/A	0
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>		<b>0</b>

**WALL SURFACE TYPE**

Frame	34	32.4%	34	0	0	N/A	0
Masonry	4	3.8%	4	0	0	N/A	0
Siding	54	51.4%	54	0	0	N/A	0
Combination	5	4.8%	5	0	0	N/A	0
Stucco	2	1.9%	2	0	0	N/A	0
Other	6	5.7%	6	0	0	N/A	0
<b>TOTAL</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>		<b>0</b>

**PARKING SURFACE**

none	5	4.6%	2	0	0	3	0
concrete	70	64.8%	70	0	0	0	0
asphalt	0	0.0%	0	0	0	0	0
gravel	29	26.9%	29	0	0	0	0
dirt	4	3.7%	4	0	0	0	0
brick	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>108</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>

**PARKING SPACES**

none	5	4.6%	2	0	0	3	0
1 to 2	100	92.6%	100	0	0	0	0
3 to 5	3	2.8%	3	0	0	0	0
6 to 10	0	0.0%	0	0	0	0	0
11 to 20	0	0.0%	0	0	0	0	0
21 or more	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>108</b>	<b>100.0%</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>

**HASTINGS, NEBRASKA REDEVELOPMENT AREA #11  
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

**TOTAL    PERCENT    RESIDENTIAL    COMMERCIAL    INDUSTRIAL    VACANT    OTHER**

**AGE OF STRUCTURE**

1-5 years	5	2.0%	5	0	0	NA	0
5-10 years	13	5.2%	11	0	0	NA	2
10-20 years	19	7.6%	19	0	0	NA	0
20-40 years	75	29.9%	68	3	2	NA	2
40-100 years	139	55.4%	123	2	6	NA	8
100+ years	0	0.0%	0	0	0	NA	0
<b>TOTAL</b>	<b>251</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>	<b>NA</b>	<b>12</b>

**FINAL STRUCTURAL RATING**

sound	51	20.3%	41	2	1	NA	7
deficient minor	140	55.8%	133	1	3	NA	3
deteriorated	36	14.3%	34	1	1	NA	0
dilapidated	24	9.6%	18	1	3	NA	2
<b>TOTAL</b>	<b>251</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>	<b>NA</b>	<b>12</b>

**STREET CONDITION**

none	0	0.0%	0	0	0	0	0
excellent	0	0.0%	0	0	0	0	0
good	74	29.1%	56	4	8	1	5
fair	141	55.5%	135	1	0	0	5
poor	39	15.4%	35	0	0	2	2
<b>TOTAL</b>	<b>254</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>	<b>3</b>	<b>12</b>

**SIDEWALK CONDITION**

none	85	33.5%	70	5	7	1	2
excellent	12	4.7%	7	0	0	0	5
good	52	20.5%	47	0	1	0	4
fair	104	40.9%	101	0	0	2	1
poor	1	0.4%	1	0	0	0	0
<b>TOTAL</b>	<b>254</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>	<b>3</b>	<b>12</b>

**DEBRIS**

major	2	0.8%	0	1	1	0	0
minor	1	0.4%	0	1	0	0	0
none	251	98.8%	226	3	7	3	12
<b>TOTAL</b>	<b>254</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>	<b>3</b>	<b>12</b>

**OVERALL SITE CONDITION**

excellent	24	9.4%	22	0	0	0	2
good	147	57.9%	140	0	1	0	6
fair	56	22.0%	42	4	5	3	2
poor	27	10.6%	22	1	2	0	2
<b>TOTAL</b>	<b>254</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>	<b>3</b>	<b>12</b>

**HASTINGS, NEBRASKA REDEVELOPMENT AREA #11  
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

**TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER**

**DOORS**

sound	99	39.4%	83	2	4	N/A	10
none	0	0.0%	0	0	0	N/A	0
minor	134	53.4%	129	2	3	N/A	0
substandard	18	7.2%	14	1	1	N/A	2
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>251</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>		<b>12</b>

**WINDOWS**

sound	190	75.7%	173	3	4	N/A	10
none	1	0.4%	0	0	1	N/A	0
minor	43	17.1%	40	1	2	N/A	0
substandard	16	6.4%	13	0	1	N/A	2
critical	1	0.4%	0	1	0	N/A	0
<b>TOTAL</b>	<b>251</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>		<b>12</b>

**STREET TYPE**

none	0	0.0%	0	0	0	0	0
concrete	94	37.0%	88	0	0	0	6
asphalt	120	47.2%	102	5	8	1	4
gravel	40	15.7%	36	0	0	2	2
dirt	0	0.0%	0	0	0	0	0
brick	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>254</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>	<b>3</b>	<b>12</b>

**PORCHES...**

sound	49	19.5%	34	4	1	N/A	10
none	1	0.4%	1	0	0	N/A	0
minor	151	60.2%	148	0	3	N/A	0
substandard	49	19.5%	43	0	4	N/A	2
critical	1	0.4%	0	1	0	N/A	0
<b>TOTAL</b>	<b>251</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>		<b>12</b>

**PAINT**

sound	77	30.7%	65	2	2	N/A	8
none	20	8.0%	17	0	1	N/A	2
minor	136	54.2%	133	1	2	N/A	0
substandard	17	6.8%	11	1	3	N/A	2
critical	1	0.4%	0	1	0	N/A	0
<b>TOTAL</b>	<b>251</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>		<b>12</b>

**DRIVEWAY**

sound	187	74.5%	177	0	0	N/A	10
none	0	0.0%	0	0	0	N/A	0
minor	18	7.2%	13	3	2	N/A	0
substandard	45	17.9%	36	1	6	N/A	2
critical	1	0.4%	0	1	0	N/A	0
<b>TOTAL</b>	<b>251</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>		<b>12</b>

**HASTINGS, NEBRASKA REDEVELOPMENT AREA #11  
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

**TOTAL    PERCENT    RESIDENTIAL    COMMERCIAL    INDUSTRIAL    VACANT    OTHER**

**ROOF STRUCTURE**

sound	49	19.5%	41	2	0	N/A	6
none	0	0.0%	0	0	0	N/A	0
minor	176	70.1%	163	2	6	N/A	5
substandard	26	10.4%	22	1	2	N/A	1
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>251</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>		<b>12</b>

**WALL FOUNDATION**

sound	56	22.3%	44	3	3	N/A	6
none	0	0.0%	0	0	0	N/A	0
minor	185	73.7%	175	1	4	N/A	5
substandard	10	4.0%	7	1	1	N/A	1
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>251</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>		<b>12</b>

**FOUNDATION**

sound	39	15.5%	22	4	6	N/A	7
none	83	33.1%	83	0	0	N/A	0
minor	127	50.6%	121	0	2	N/A	4
substandard	2	0.8%	0	1	0	N/A	1
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>251</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>		<b>12</b>

**FOUNDATION TYPE**

Concrete	168	100.0%	143	5	8	N/A	12
Stone	0	0.0%	0	0	0	N/A	0
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Brick	0	0.0%	0	0	0	N/A	0
Other	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>168</b>	<b>100.0%</b>	<b>143</b>	<b>5</b>	<b>8</b>		<b>12</b>

**ROOF SURFACE**

sound	55	21.9%	43	2	1	N/A	9
none	0	0.0%	0	0	0	N/A	0
minor	161	64.1%	155	1	4	N/A	1
substandard	35	13.9%	28	2	3	N/A	2
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>251</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>		<b>12</b>

**ROOF TYPE**

Asphalt Shingles	178	70.9%	166	2	2	N/A	8
Rolled Asphalt	60	23.9%	56	3	1	N/A	0
Cedar	1	0.4%	0	0	0	N/A	1
Combination	2	0.8%	2	0	0	N/A	0
Other	10	4.0%	2	0	5	N/A	3
<b>TOTAL</b>	<b>251</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>		<b>12</b>



**HASTINGS, NEBRASKA REDEVELOPMENT AREA #11  
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

**TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER**

**CHIMNEY**

sound	0	0.0%	0	0	0	N/A	0
none	248	98.8%	224	4	8	N/A	12
minor	3	1.2%	2	1	0	N/A	0
substandard	0	0.0%	0	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>251</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>		<b>12</b>

**GUTTER, DOWNSPOUTS**

sound	158	62.9%	142	3	3	N/A	10
none	87	34.7%	83	1	1	N/A	2
minor	5	2.0%	0	1	4	N/A	0
substandard	1	0.4%	1	0	0	N/A	0
critical	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>251</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>		<b>12</b>

**WALL SURFACE**

sound	180	71.7%	168	2	0	N/A	10
none	0	0.0%	0	0	0	N/A	0
minor	53	21.1%	45	2	5	N/A	1
substandard	17	6.8%	13	0	3	N/A	1
critical	1	0.4%	0	1	0	N/A	0
<b>TOTAL</b>	<b>251</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>		<b>12</b>

**WALL SURFACE TYPE**

Frame	131	52.2%	131	0	0	N/A	0
Masonry	14	5.6%	4	4	2	N/A	4
Siding	102	40.6%	89	1	5	N/A	7
Combination	4	1.6%	2	0	1	N/A	1
Stucco	0	0.0%	0	0	0	N/A	0
Other	0	0.0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>251</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>		<b>12</b>

**PARKING SURFACE**

none	12	4.7%	8	0	0	1	3
concrete	199	78.3%	191	1	1	2	4
asphalt	12	4.7%	5	2	0	0	5
gravel	30	11.8%	21	2	7	0	0
dirt	1	0.4%	1	0	0	0	0
brick	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>254</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>	<b>3</b>	<b>12</b>

**PARKING SPACES**

none	12	4.7%	8	0	0	1	3
1 to 2	212	83.5%	208	1	0	2	1
3 to 5	6	2.4%	3	0	1	0	2
6 to 10	8	3.1%	2	1	0	0	5
11 to 20	5	2.0%	2	1	2	0	0
21 or more	11	4.3%	3	2	5	0	1
<b>TOTAL</b>	<b>254</b>	<b>100.0%</b>	<b>226</b>	<b>5</b>	<b>8</b>	<b>3</b>	<b>12</b>

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## **GENERAL REDEVELOPMENT PLANS**

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# GENERAL REDEVELOPMENT PLANS

## Purpose of Plan/Conclusion

The purpose of the following **General Redevelopment Plans** is to serve as a guide for implementation of redevelopment activities within each of the **Redevelopment Areas #9, #10 and #11**, in the City of Hastings, Nebraska. Redevelopment activities associated with the Community Development Law, State Statutes, 18-2101 through 18-2154 should be utilized to promote the general welfare and enhance the tax base and economic and social well being of the Community. The development of any public activities and promotion of public events in the any of the Areas, along with any and all other purposes, as outlined in the Community Development Law.

Any General Redevelopment Plan must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 1991 items (1) through (6). A description of these items are 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 Community Redevelopment Authority must consider prior to recommending a redevelopment plan to the Planning Commission and City Council for adoption. These "considerations" are defined as follows:

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

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

### **Conclusion**

The General Redevelopment Plans apply to the **Redevelopment Areas #9, #10 and #11** in Hastings, Nebraska, which consists of the blight and substandard determination areas. **Illustration 1** delineates the boundaries of the three Redevelopment Area, in relationship to the City of Hastings. In essence, the area included in the three Redevelopment Areas equals an estimated 164.6 total acres. The three Redevelopment Areas are generally located within the southeast portion of the City. The boundary description of the Redevelopment Areas are as follows:

**Redevelopment Area #9** can be described as an Area that is one city block wide, between Burlington Avenue South and Lexington Avenue South, from "B" Street West to "F" Street West. Specifically, the Area is bound by the intersection of the north line of "B" Street West and east line of Burlington Avenue South, thence south along said east line to its intersection with the south line of "F" Street West, thence west along said south line to its intersection with the west line of Lexington Avenue South, thence north along said west line to its intersection, with the north line of "B" Street West, thence east along said north line to its intersection with the east line of Burlington Avenue South, also the point of beginning.

**Redevelopment Area #10** consists of a residential neighborhood, located in the central portion of the Community, to the north of Downtown Hastings. Specifically, the Area is bound by the intersection of the south line of 6<sup>th</sup> Street East and the east line of California Avenue North, thence south along said east line to its intersection with the north line of 3<sup>rd</sup> Street East, thence west along said north line to its intersection with the west line of Lot 3, of James Subdivision of James Addition, thence north along said west line and continuing north along the west line of Lot 22 (110 4<sup>th</sup> St.), of James Subdivision of James Addition, thence continuing north across 4<sup>th</sup> Street East and continuing north along the west line of the south half Lot 5 of Palmers Addition, thence continuing north along said west line of the north half of Lot 5 of Palmers Addition to the south line of 5<sup>th</sup> Street East, thence continuing north across 5<sup>th</sup> Street, and continuing north along the west line of the south half of Lot 50, thence continuing north along said west line of the north half of Lot 50 to the south line of 6<sup>th</sup> Street East, thence east along said south line to its intersection with the east line of California Avenue North, also the point of beginning.

**Redevelopment Area #11** consists of the Good Samaritan Retirement Campus and adjacent mobile home parks and highway commercial uses. Generally, the boundary of **Redevelopment Area #11** is described as: Beginning at the intersection of north line of Irregular Tract 5, with the east line of said Irregular Tract 5, thence south along said east line to its intersection with the north line of South Street East (Highway 6), which is also the Hastings Corporate Limit line, thence east along said north line to its intersection with the east Corporate Limit line, which is parallel with the east line of Irregular Tract 8, thence south along said east Corporate Limit line to its intersection with the south Corporate Limit line, which is also know as the south line of Lot 1 of the Mohler Addition, thence west along said south Corporate Limit line to its intersection with the east Corporate Limit line, generally known as the east line of the Good Samaritan Retirement Campus, thence south along said east Corporate Limit line to its intersection with the south line of said retirement campus, thence east along said south line to its intersection with the east line of Elm Avenue, thence north along said east line to its intersection with the south line of “D” Street East, thence east along said south line to its intersection with the east line of the Good Samaritan Retirement Campus, thence north along said east line to its intersection with the south line of Lot 1 of the Good Samaritan Subdivision, thence west along said south line to its intersection with the curving east line of Highway 6, thence continuing along the curving east line of Highway 6 as it becomes the south line of South Street East (also know as Highway 6), and continuing east along said south line to its intersection with the west line of First Avenue, thence south along said west line to its intersection with the north line of “B” Street East, thence west along said north line to its intersection with the west line of First Avenue, thence south along said west line to its intersection with the south line of “C” Street East, thence east along said south line to its intersection with the west line of Irregular Tract Lot TL31, thence north along said west line to its intersection with the north line of said lot TL31, thence east along said north line to is intersection with the east line of said Lot TL31, thence south along said east line of said Lot TL31 to its intersection with the south line of “C” Street East, thence east along said south line to its intersection with the west line of East Gate Plaza Subdivision, thence north along said west line to its intersection with the south line of South Street East, thence east to its intersection with the extended west line of Irregular Tract Lot TL5, thence north across South Street East and continuing north along said west line of Lot TL5 to its intersection with the north line of said Lot TL5, thence east along said north line to its intersection with the east line of said Lot TL5, also the point of beginning.

**Redevelopment Area #11** is the only one of the three Areas that is located both within, and adjacent, but beyond, the Corporate Limits of the City of Hastings, Adams County, Nebraska. **Illustration 1** identifies each of the Redevelopment Areas, in relation to the City of Hastings.

The portion of **Redevelopment Area 11** located beyond the Corporate Limits of Hastings will need to be annexed prior to the use of Tax Increment Financing.

The redevelopment planning process for the Redevelopment Areas has resulted in a listing of general planning and implementation recommendations. As discussed in the Blight and Substandard Determination Study, there are several existing land uses and properties in substandard condition that are nonconforming in nature, detrimental to the health, safety and general welfare of the Community and generally obsolete in respect to the development and living environment norms of today's Nebraska communities, including the City of Hastings. To eliminate these conditions and enhance private development activities within the Redevelopment Areas, the City of Hastings will need to consider the following general planning and redevelopment actions:

- \* Encourage removal and replacement of *substantially* dilapidated and substandard structures within the **Redevelopment Areas #9, #10 and #11**;
- \* Rehabilitation of public, residential, commercial and industrial properties that are cost effective to revitalize within all three Redevelopment Areas;
- \* Provide incentives for existing businesses, within **Redevelopment Areas #9 and #11**, to expand in place and/or make needed improvements to their properties;
- \* Improve public infrastructure to better service portions of all three Redevelopment Areas that have age and/or condition related problems, or are lacking appropriate utilities;
- \* Identify suitable locations along both Burlington Avenue in **Area #9** and the Highway 6 corridor in **Area #11** for expanded commercial uses;
- \* Promote the development of appropriate single family and duplex residential dwellings as replacements to demolished dwellings determined not to be cost effective to rehabilitate, within **Redevelopment Area #10**.
- \* The replacement of dilapidated housing in all three Areas should be focus on modern housing units compatible with the character of adjacent dwellings and the neighborhood as a whole;
- \* Improve overall efficiency of vehicular circulation, within each of the Redevelopment Areas, but with emphasis on the Highway 6 corridor throughout **Redevelopment Area #11**;

- \* Resurface/re-pave segments, or entire streets, within each of the three Redevelopment Areas in conjunction with the City of Hastings One-and Six-Year Street Improvement Plan;
- \* Plan for the replacement of the water mains in each of the Redevelopment Areas, where mains are less than 6" in diameter and/or have age and condition related maintenance problems;
- \* Develop a plan for screening and/or buffering industrial storage yards from residential and commercial land uses in **Redevelopment Area #11**; and
- \* Promote the expansion of existing and the development of new commercial businesses within **Redevelopment Areas #9 and #10** that are compatible with exiting land uses.

### **Implementation**

Both a time-line and budget should be developed for the implementation of each of the Redevelopment Plans for **Areas #9, #10 and #11**. The process should be designed in conformance with the resources and time available to the residents of the City. A reasonable time-line to complete the redevelopment activities identified in each of the Redevelopment Plans would be seven to 10 years.

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

The City agrees, when approving a Plan for each of the three Areas, to the utilization of TIF for appropriate redevelopment projects and agrees to pledge the taxes generated from a redevelopment project for such purposes in accordance with the Act.

Any redevelopment program receiving TIF is subject to a Cost Benefit Analysis. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of Hastings and Adams County. Proposed redevelopment projects using TIF must meet the Cost Benefit Analysis and the "But for" test. Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in the Community.

## **1. Future Land Use Patterns**

The existing land use patterns within the three Redevelopment Areas were depicted and described in detail in the Blight and Substandard Determination Study. In general, the Redevelopment Areas consist of several land use types. The primary existing land uses are single-family residential, industrial, commercial, vacant and public. The field survey identified properties and structures in substandard condition, as well as vacant lands that have remained undeveloped in spite of available utilities.

**Illustration 5A**, the **Generalized Future Land Use Plan for Redevelopment Area #9**, represents an effort to encourage a separation of commercial and residential uses. Residential uses should front on Lexington Avenue on the west half and commercial land uses fronting on the east half, along Burlington Avenue. This will stimulate future growth opportunities in the Redevelopment Area, while creating compatible land uses resulting in the efficient use of the physical features of the landscape.

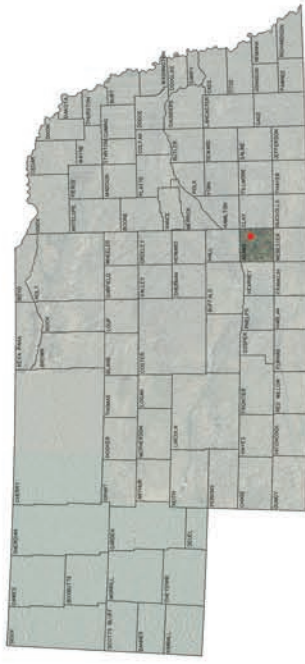
In **Illustration 5B**, the **Generalized Future Land Use Plan for Redevelopment Area #10** is primarily focused upon providing additional opportunities to owners and renters of single- and two-family residential uses throughout the Area. The development of more open space, or neighborhood parks, or pedestrian trails would be suitable.

Areas located within the Good Samaritan Retirement Village and adjacent areas along South Street East comprise **Redevelopment Area #11**. The Retirement Campus has just recently adopted a new 10-year Master Plan for the Campus. Much of the Garden Apartments in the center of the Campus are to be drastically reduced in number and strategically replaced with a smaller number of duplexes and four-plexes in new configurations to allow for more open space and re-aligned access roads. Commercial and Industrial properties, see **Illustration 5C**, along Highway 6 should be improved with screening, landscaping, lighting and improved pedestrian crosswalks.



# Generalized Future Land Use Map

- Vacant
- Parks & Recreation
- Public & Quasi-Public
- Single Family
- Multifamily
- Commercial
- Industrial
- Mobile Home



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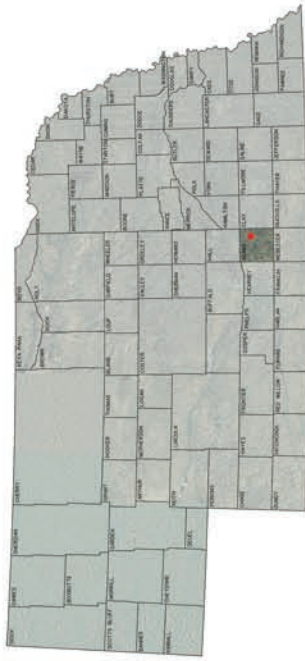
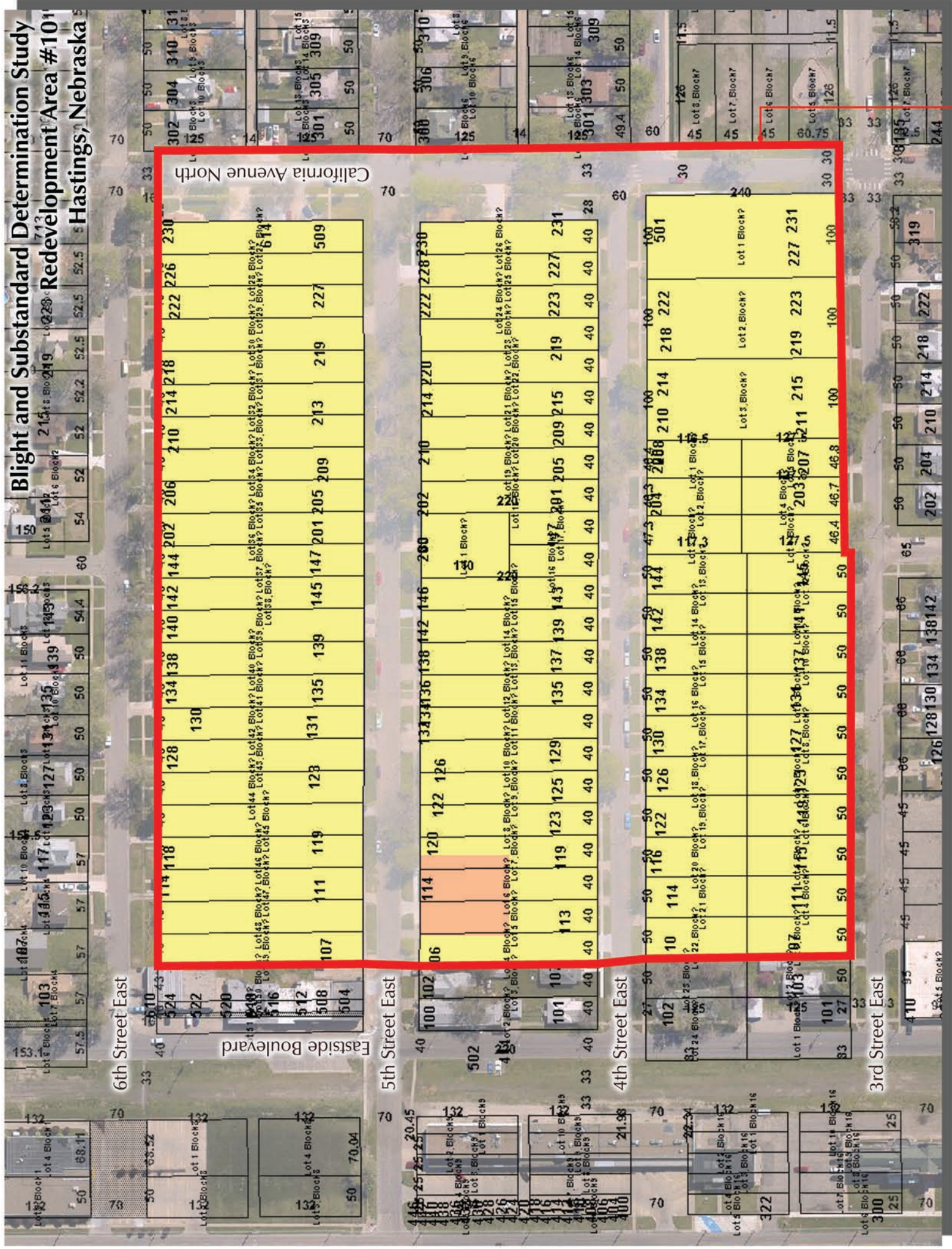
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# Generalized Future Land Use Map



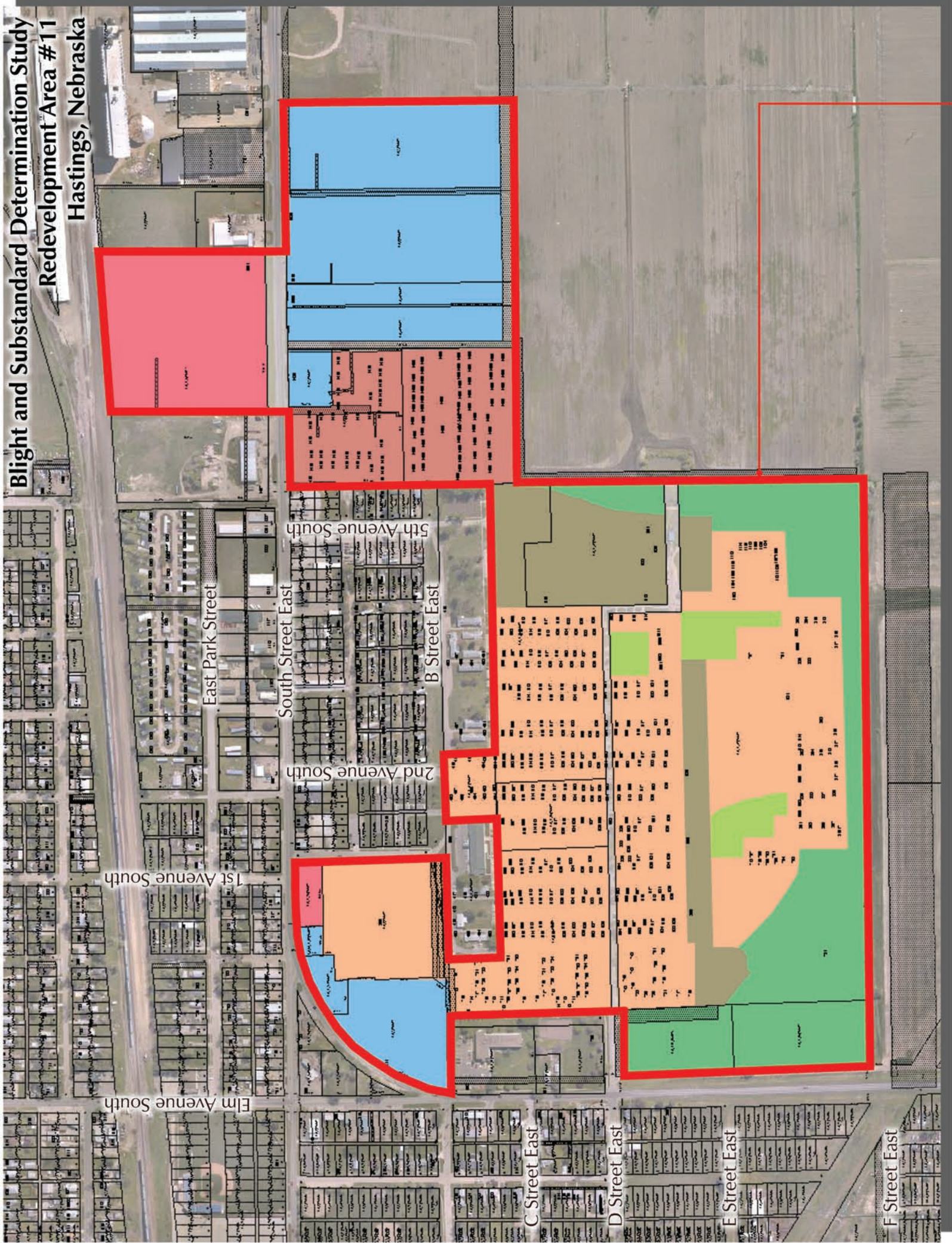
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# Generalized Future Land Use Map



- Vacant
- Parks & Recreation
- Public & Quasi-Public
- Single Family
- Multifamily
- Commercial
- Industrial
- Mobile Home



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## 2. Future Zoning Districts

The recommended **Future Zoning Maps for Redevelopment Areas #9, #10 and #11** are identified as **Illustrations 6A, 6B and 6C**. Areas are in conformance with the Comprehensive Plan and specifically with the proposed Generalized Future Land Use Plans, **Illustration 5A, 5B and 5C**.

**Redevelopment Area #9** is planned to generally remain residential on the west side of the alley between Burlington and Lexington Avenues and commercial on the east side. The apartment house facility on the south end of the redevelopment area, that fronts on Lexington, is currently zoned a variety of commercial and residential classifications. The **Future Zoning Map, Illustration 6**, advocates the seven lot area be zone C-1 Local Business, which allow apartments and the parking lots designated for commercial businesses on the other side of the alley.

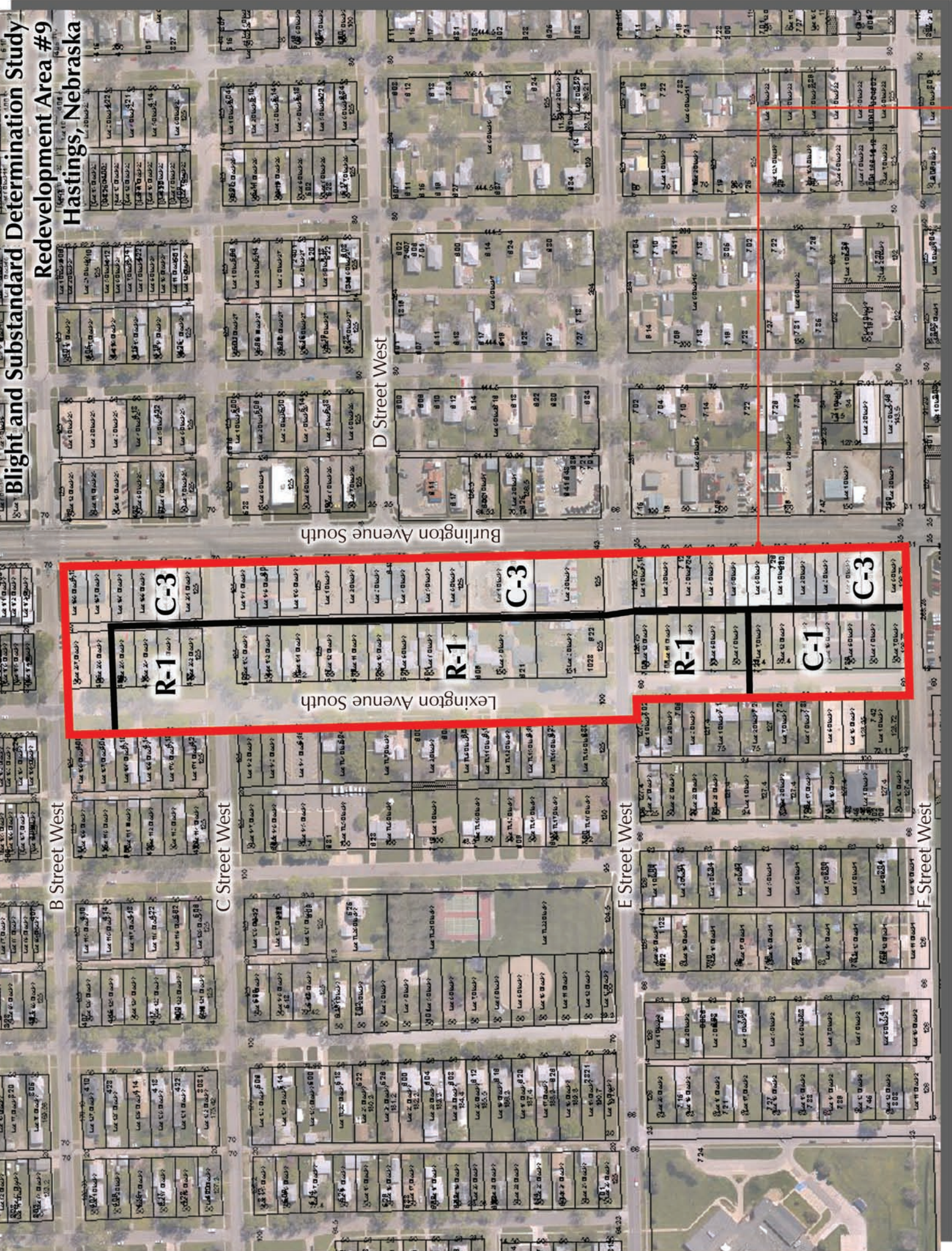
All lands located within **Redevelopment Area #10** are proposed to remain for residential use (R-1), throughout the Area. This is a densely developed neighborhood with a large number of single family dwellings, resulting in very small lot sizes and small side yard setbacks.

The **Future Zoning Map for Redevelopment Area #11** is the same as the existing Zoning Map. A variety of zoning districts reflect the current and future development plans of the Area.



# Future Zoning Map

- R-1 Urban Single Family Residential
- C-1 Local Business
- C-3 Commercial Business



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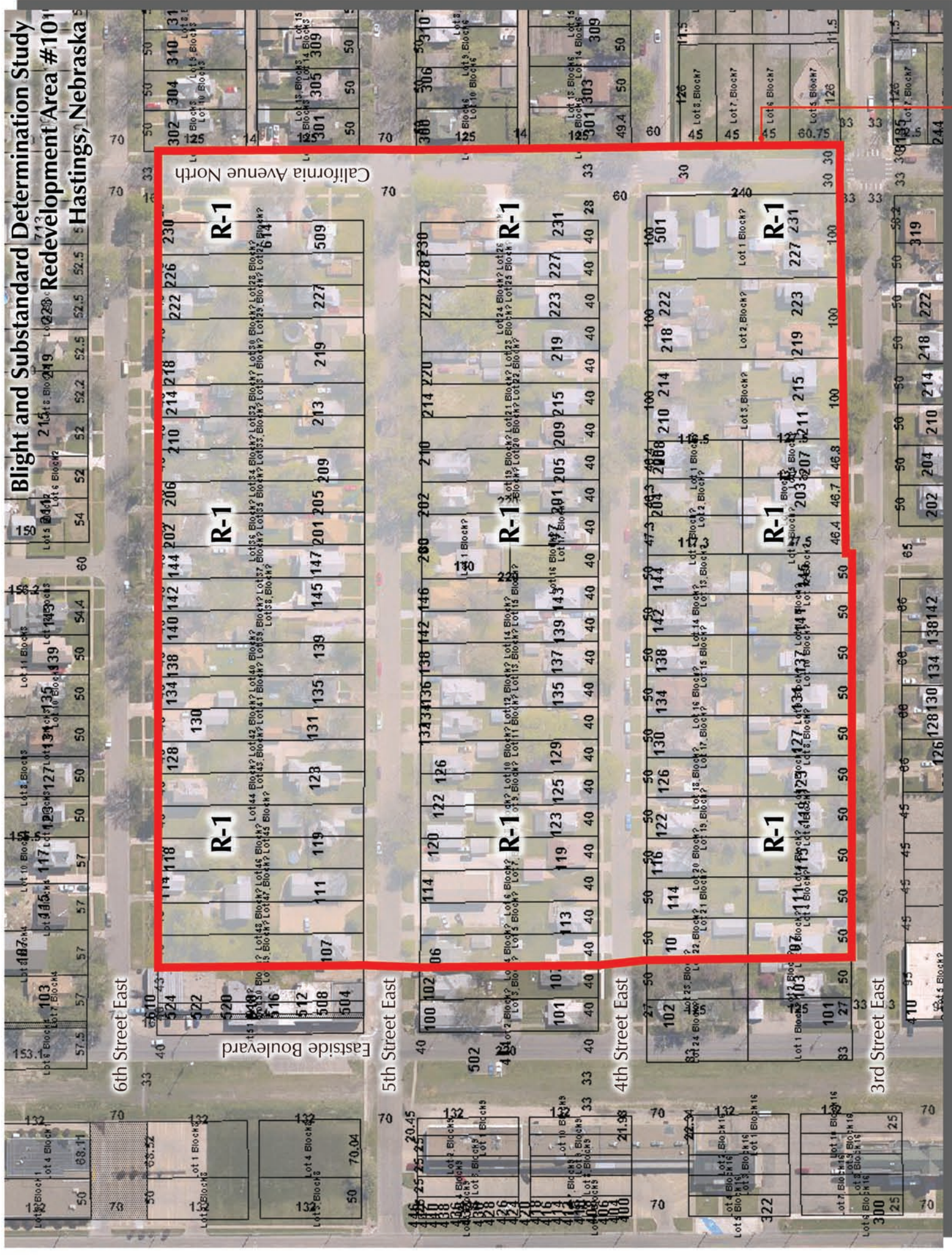
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# Official Zoning Map

## R-1 Urban Single Family Residential



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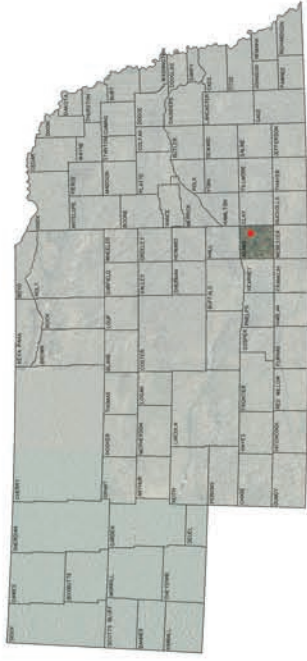
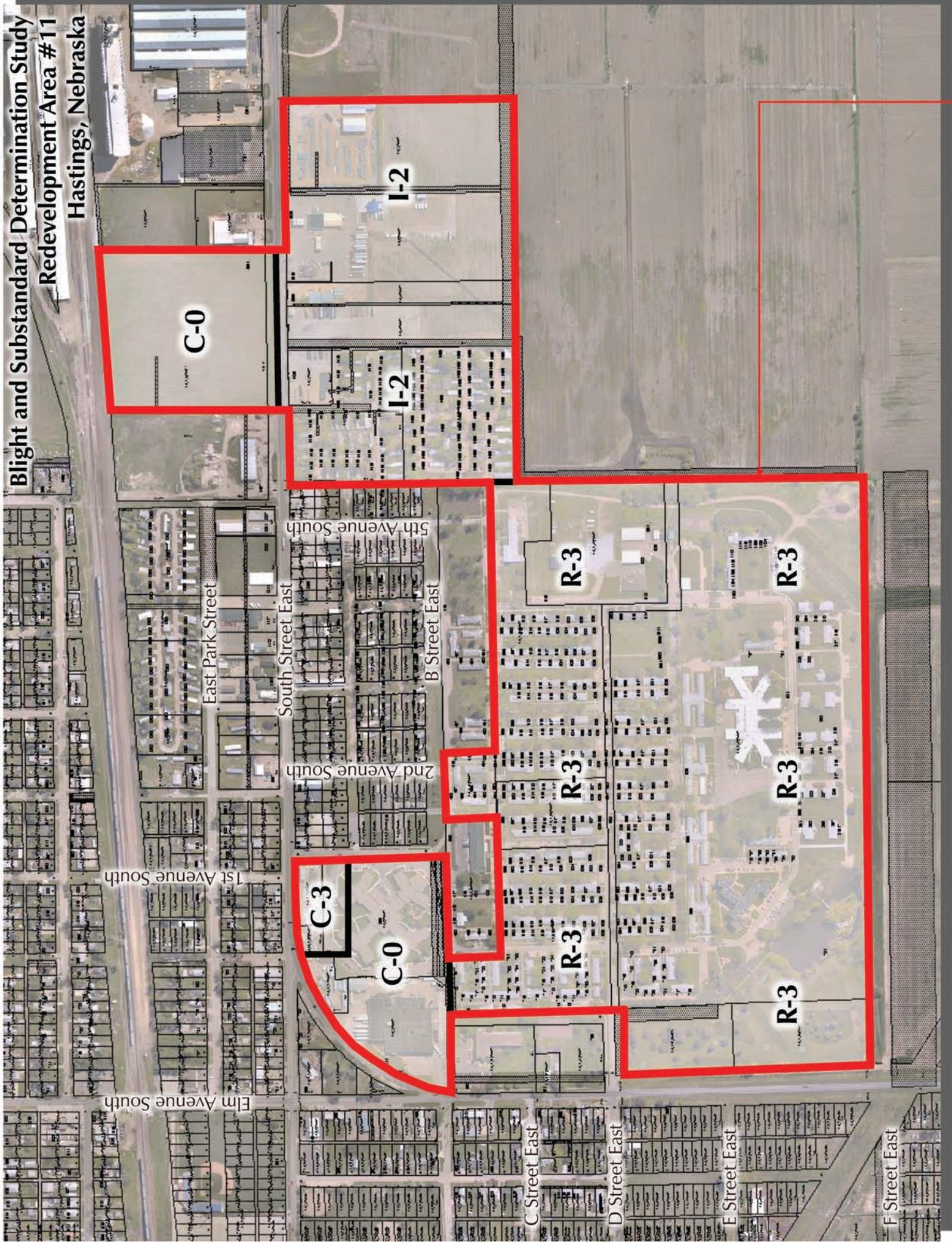
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# Future Zoning Map

- R-3 Multiple-family Residential
- C-0 Commercial Office
- C-3 Commercial Business
- I-2 Heavy Industrial

Blight and Substandard Determination Study  
Redevelopment Area #11  
Hastings, Nebraska



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### 3. Recommended Public Improvements

The primary purpose for Redevelopment Plans, accompanied with the preceding Blight and Substandard Determination Studies, is to allow for the use of public financing in the Redevelopment Areas. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the Redevelopment Areas. The most common form of public improvements occur with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in each of the Redevelopment Areas are street improvements, sidewalks and the need for improvements to underground water and sanitary sewer systems.

Streets throughout **Redevelopment Area #9** are generally in "good" to "excellent" condition with just 17.5 percent of the parcels fronting on portions of the streets identified as either being in "fair" or "poor" condition. The entire area of **Redevelopment Area #10** has streets in "fair" condition that will eventually need resurfacing or paving in the near future. Streets on a total of 180 parcels (55.5 percent of the parcels in **Redevelopment Area #10**) are in "fair" or "poor" condition and in need of repair.

In general, approximately 40 percent of the parcels in both **Redevelopment Areas #10 and #11**, have sidewalks in "fair" and "poor" condition, in need of replacement. A planned program of sidewalk improvements should be established in these Redevelopment Areas, in conjunction with improvements planned within the One- and Six Year Road Plan and the City's Capital Improvement Program. This process would allow Community Development Block Grants and Tax Increment Financing to be used to finance public improvements.

Aging water and sanitary sewer systems in developed portions of the Redevelopment Areas will continue to present maintenance and repair problems unless addressed. As identified in the Blight and Substandard Determination Studies, portions of the underground water mains in the three Redevelopment Areas are approximately 65+ years of age in **Redevelopment Area #11** and 85+ years of age in **Areas #10 and #11**, with a significant amount of the water mains in **Area #11** being less than 6" in diameter, needing replacement and re-connection back into the newer water main system.

Street improvement projects, including paving, curb and gutters and drainage systems are recommended to be implemented as part of the City's One-and-Six year Road Plan, and in conjunction with water main improvements.



Redevelopment Finance tools, such as Tax Increment Financing, will provide incentives to facilitate development. As identified in the City's current Comprehensive Plan, Hastings should identify regions of greatest priority and budget for selected reconstruction projects. Tax Increment Financing can serve as a valuable source of additional monies to defer the cost of reconstruction projects within the Redevelopment Areas. The Community Development Block Program is one example of a State and Federal program to assist in financing development activities in a designated blighted and substandard area.

## **Conclusions**

Redevelopment activities, in the Hastings **Redevelopment Areas #9, #10 and #11**, should serve local residents, as well as highway travelers. The role of the Redevelopment Area in a developing Nebraska town with modern public and recreation facilities, will foster an appreciation for its image, character and uniqueness in Hastings.

A successful General Redevelopment Plan, for the Redevelopment Areas, should guide redevelopment and development opportunities, while basing the viability of these Areas as a residential, commercial, service and industrial areas. New construction should not imitate existing styles or characteristics, but rather be compatible by similar materials, colors and heights exhibited by existing structures within, and adjacent to the Redevelopment Areas.

The Community Redevelopment Authority (CRA) and the City of Hastings should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in the Redevelopment Area. The rehabilitation of buildings would prolong the life of structures and enhance the visual appearance of the Community. To prevent further decay, the Consultant recommends investment in all infrastructure systems to secure the entire Redevelopment Areas. Prior to transportation network improvements, the City and the CRA should develop a plan in conjunction with the City's Capital Improvement Plan and the One- and Six-Year Street Plan to accommodate efficient infrastructure development and improvements

**The following identifies estimated costs for the improvement of various infrastructure features in the Redevelopment Areas.**

Normal Street Replacement

Costs are dependent on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated \$45 per square yard. Asphalt overlay has a cost of \$3 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$150 per linear foot  
The cost to construct a 6" thick, 60' wide concrete street is \$300 per linear foot

The cost to construct a 2" thick, 30' wide asphalt overlay is \$20 per linear foot  
The cost to construct a 2" thick, 60' wide asphalt overlay is \$40 per linear foot

Ramped Curb Cuts

\$1,250 each

Sanitary Sewer

\$50 to \$60 per linear foot

Water Valves

\$750 each

Fire Hydrants

\$2,500 each

Overlay of Parking Lots

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

Paved Alleys

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

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

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

### Storm Sewers

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

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

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

### **Public and Private Foundations**

General Redevelopment Plans address numerous community and economic development activities for the Redevelopment Areas in Hastings, Nebraska. The major components of this Redevelopment Plan will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing these General Redevelopment Plans. Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

Building Improvement District  
Tax Increment Financing  
LB 840 or LB 1240  
Historic Preservation Tax Credits  
Low Income Housing Tax Credits  
Sales Tax  
Community Development Block Grants - Re-Use Funds  
Local Lender Financing  
Owner Equity  
Small Business Association-Micro Loans  
Community Assistance Act  
Donations and Contributions  
Intermodal Surface Transportation Efficiency Act

**Private Foundations**

American Express Foundation  
Kellogg Corporate Giving Program  
Marietta Philanthropic Trust  
Monroe Auto Equipment Company Foundation  
Norwest Foundation  
Piper, Jaffray & Hopwood Corporate Giving  
Target Stores Corporate Giving  
Pitney Bowes Corporate Contributions  
Union Pacific 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