# Hastings, Nebraska

Blight & Substandard Determination Study & General Redevelopment Plan.



"Redevelopment Area #14."



Prepared for:

The City of Hastings, Nebraska.

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

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

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#### BLIGHT & SUBSTANDARD DETERMINATION STUDY.

#### EXECUTIVE SUMMARY.

#### Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the designated **Redevelopment Area #14** in **Hastings**, **Nebraska**. The results of this **Study** will assist the City in declaring **Area #14** as both **blighted and substandard**.

#### Location

Redevelopment Area #14 is located in the northeast corner of the City of Hastings, Nebraska, at the southeast corner of the intersection of East 33<sup>rd</sup> Street and Osborne Drive East. A portion of the Redevelopment Area adjacent Osborne Drive East is within the Corporate Limits of Hastings, with portions also adjacent, but beyond the current Corporate Limits. Illustration 1, Context Map, identifies Area #14 in relationship to the City of Hastings. Key development features in Area #14 include the former Walmart commercial area, three former farmsteads with several outbuildings and large undeveloped tracts of land.

Additionally, the right-of-way of portions of East 33<sup>rd</sup> Street, Osborne Drive East and 26<sup>th</sup> Street East are also included in the **Redevelopment Area**.

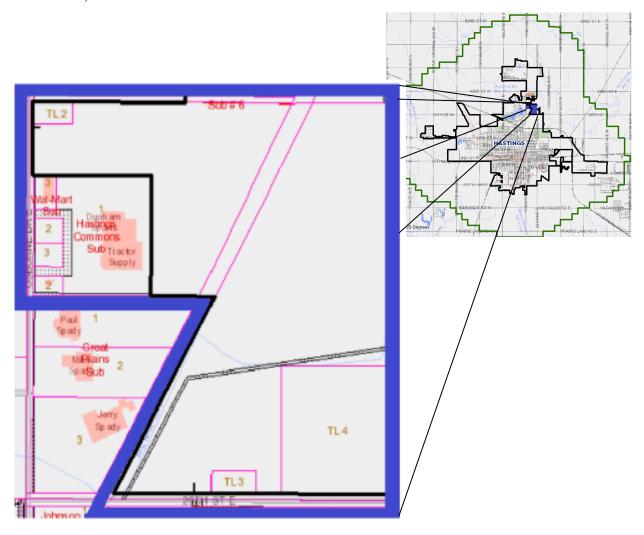
The referenced **Redevelopment Area #14**, in the City of Hastings, Nebraska, includes the following Adams County Parcel ID #s:

- 1. #060001000. 3210 Osborne Drive East.
- 2. #010000008. East side of Osborne Drive East.
- 3. #010013898. Wal-Mart Subdivision Lot 3.
- 4. #010013896. Hastings Commons Subdivision Lot 1.
- 5. #010018600. Hastings Commons Subdivision Lot 2.
- 6. #010013897. Hastings Commons Subdivision Lot 3.
- 7. #010018601. Wal-Mart Subdivision Lot 2.
- 8. #010017957. 31-08-09 TR Land in S1/2 FR Sec 31-8-9 Abandoned RR (Tract 5).
- 9. #010000137. 31-08-09 Pt. FR S1/2 E of RR Ex Road & Ex. Tract 300x200 & 54 RDS x 441/2 RDS.
- 10.#010000136. 31-08-09 Pt. SE1/4 Tax Lot 3.
- 11.#010000138. 31-08-09 Pt. SE1/4 Tax Lot 4.

### CONTEXT MAP

REDEVELOPMENT AREA #14 HASTINGS, NEBRASKA





### **LEGEND**

Redevelopment Area Boundary.

Hastings Corporate Limits.

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#### **ILLUSTRATION 1**

The blight and substandard evaluation for Redevelopment Area #14 included the implementation of an exterior structural survey of 23 individual buildings, a site/conditions evaluation of 11 legal parcels, conversations with City of Hastings administrative and utilities staff and a review of available reports and documents containing information which could substantiate the existence of blight and substandard conditions.

#### SUBSTANDARD AREA

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

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

#### **BLIGHTED AREA**

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

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

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

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude <u>public intervention</u> is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #14** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, Redevelopment Area #14 is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

#### SUBSTANDARD FACTORS

Three Substandard Factors set forth in the Nebraska Community Development Law have a "strong presence," while an additional Factor was found to have a "reasonable presence" within Redevelopment Area #14. The Substandard Factors are described in detail, below.

#### TABLE 1 SUBSTANDARD FACTORS REDEVELOPMENT AREA #14 HASTINGS, NEBRASKA

1.	Dilapidated/deterioration.	O
2.	Age or obsolescence.	0
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.	O
	Strong Presence of Factor  Reasonable Presence of Factor	
	<b>No Presence of Factor</b> O Source: Hanna:Keelan Associates, P.C., 2017.	

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

The Structural/Site Conditions Survey recorded 19 structures, or 83 percent of the 23 total structures in Redevelopment Area #14 as being deteriorated, with major defects, or dilapidated. This Factor is a strong presence in the Area.

Based on the results of the **Survey**, a total of 20, or 87 percent of the 23 total buildings in the **Area** are 40+ years of age (built prior to 1977). Also, according information from the Adams County Assessor Office and field work examination, the average age of residential structures in the **Redevelopment Area** is 95 years old. The **Factor** of **Age or Obsolescence** is a strong presence within the **Area**.

The Structural/Site Conditions Survey provided evidence that the **Substandard Factor**, *Existence of Conditions Which Endanger Life or Property*, by fire and other causes, is a **strong presence** throughout **Redevelopment Area #14**. Primary contributing elements include deteriorating and dilapidated buildings, as well as the existence of wood frame buildings containing combustible elements and fixtures. Undeveloped tracts of land lack municipal water, making fire protection difficult without a sustained source of water and are both functionally and economically obsolete.

#### Reasonable Presence of Factor -

The conditions which result in the *Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space* are a reasonable presence throughout the Redevelopment Area. The closest water and sewer mains to Area #14 include a 10" diameter water mains located along Osborne Drive East and 26th Street East, while a 12" diameter sewer main is along Osborne Drive East and an 8" sewer line is located along 26th Street East. Although a 24" trunk line outfall sewer main follows the West Fork of the Big Blue River in the southern half of the Area, both water and sewer mains currently are lacking within undeveloped tracts of land within the Redevelopment Area and would need to be extended throughout the Area in support of future development.

The prevailing substandard conditions, evident in buildings and the public infrastructure, in Redevelopment Area #14, as determined by the field survey, include:

- 1. Aging and deteriorating structures;
- 2. Frame buildings and masonry buildings with wooden structural elements that both contain combustible building components and materials are potential fire hazards;
- 3. Average age of the residential structure is in excess of 40+ years of age; and
- 4. **Redevelopment Area #14** is currently not serviced by municipal water and sewer service, thus limiting development opportunities.
- 5. Large, undeveloped tracts of land, in current state, are both functionally and economically obsolete.

#### **BLIGHT FACTORS**

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, seven represent a "strong presence," while two are present to a lesser, but "reasonable presence" within Redevelopment Area #14. The Factors, "diversity of ownership" and "tax or special assessment exceeding the fair value of land," were of "little or no presence," while the Factor "defective or unusual condition of title," was not reviewed. Blight Factors are reasonably distributed throughout the Redevelopment Area.

# TABLE 2 BLIGHT FACTORS REDEVELOPMENT AREA #14 HASTINGS, NEBRASKA

1.	A substantial number of deteriorated or dilapidated structures.	0			
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.	0			
5.	Deterioration of site or other improvements.	0			
6.	Diversity of Ownership.	0			
7.	Tax or special assessment delinquency exceeding the fair value of land.	0			
8.	Defective or unusual condition of title.	NR			
9.	Improper subdivision or obsolete platting.	O			
10.	The existence of conditions which endanger life or property by fire or other causes.	0			
11.	Other environmental and blighting factors.	0			
12.	One of the other five conditions.	0			
	Strong Presence of Factor  Reasonable Presence of Factor  Little or No Presence of Factor  Not Reviewed  Source: Hanna: Keelan Associates, P.C., 2017.				

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

**Deteriorated Structures** are a **strong presence** in **Redevelopment Area #14**. A total of 19 structures, or 83 percent of the 23 total structures were recorded as being **deteriorated to a major extent, or dilapidated.** 

**Insanitary or Unsafe Conditions** are a **strong presence** throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include substandard structures and properties within and adjacent the Corporate Limits of the City of Hastings that lack access to municipal infrastructure.

**Deterioration of Site or Other Improvements** is a **strong presence** throughout the **Redevelopment Area.** Of the total 11 parcels examined, seven have "fair" overall site conditions and one additional parcel has "poor" site conditions. These parcels combine for a total of 73 percent, or eight of the total 11 parcels as having "fair" to "poor" overall site conditions.

Improper Subdivision or Obsolete Platting is a strong presence throughout Redevelopment Area #14. Three Tax Lots exist that have been incrementally split off from larger undeveloped tracts in support of rural dwellings. Undeveloped tracts of land are prone to piecemeal development of individual lot splits, lack access to municipal infrastructure and are considered to be both functionally and economically obsolescent.

The *Existence of Conditions Which Endanger Life or Property* by fire or other causes is a **strong presence** within the **Redevelopment Area #14**. Conditions associated with this **Factor** include the existence of deteriorating and dilapidated structures, including wood frame buildings containing combustible elements and fixtures. Additionally, the majority of the **Redevelopment Area** lacks modern municipal infrastructure for the adequate protection of health and human safety.

Other Environmental and Blighting Factors, including economically and socially undesirable land uses and functional obsolescence is a strong presence throughout Redevelopment Area #14. The Area contains an abandoned farmstead that is no longer associated with adjacent agricultural production and two additional rural dwellings that were split off from adjacent land areas and contain outbuildings no longer utilized for agricultural uses. The outbuildings, including a barn, equipment sheds, tool sheds and grain silos, are deteriorating with major defects or are dilapidated, not cost effective to rehabilitate, and are thus functionally obsolescent. Two tracts of undeveloped land adjacent the Corporate Limits of Hastings lack modern municipal infrastructure rendering the tracts of undeveloped land both economically and functionally obsolescent.

One of the Required Five Additional Blight Factors has a strong presence throughout the Redevelopment Area. Based on the results of research activities, the estimated average age of residential structures is 95 years, while the average age of commercial structures is 20 years.

#### Reasonable Presence of Factor -

Defective or Inadequate Street Layout is a reasonable presence in Redevelopment Area #14. The undeveloped tracts of land within Area #14 lack municipal streets that limits future development opportunities.

Faulty Lot Layout is a reasonable presence throughout Redevelopment Area #14. Conditions contributing to the presence of this Factor include inadequate lot sizes, consisting of undeveloped tracts of land in the central and eastern portions of the Redevelopment Area. These tracts of land, although adjacent the Corporate Limits of Hastings, have remained as such due to the lack of appropriate infrastructure and, thus, are both functionally and economically obsolete. Water and sewer mains are within reasonable distances of these undeveloped tracts and will need to be in place to promote new development on the tracts.



#### Little or No Presence of Factor -

The *Diversity of Ownership* is of little or no presence throughout Redevelopment Area #14. Research of public records from the Adams County Assessor office identified that **eight individuals or corporations** own property in the Area.

The Factor of *Tax or Special Assessment Delinquency Exceeding the Fair Value of Land* was found to be of little or no presence throughout **Redevelopment Area #14.** None of the 11 parcels within the **Area** were property tax delinquent.

#### Conclusion

It is the conclusion of the Consultant retained by the City of Hastings that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, are beyond remedy and controlled solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the financial aids provided in the **Nebraska Community Development Law**. It is also the opinion of the Consultant that the findings of this **Blight and Substandard Determination Study** warrant designating **Redevelopment Area #14** as "substandard" and "blighted."

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



#### BASIS FOR REDEVELOPMENT

For a project in the City of Hastings to be eligible for redevelopment under the Nebraska Community Development Law, for the use of Tax Increment Financing, the subject area or areas must first qualify as both a "substandard" and "blighted" area, within the definition set forth in the Nebraska Community Development Law. This Study has been undertaken to determine whether conditions exist which would warrant designation of Redevelopment Area #14 as a "blighted and substandard area" in accordance with provisions of the law.

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

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

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

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

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

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

Also, these deficiencies should be reasonably distributed throughout **Redevelopment Area #14**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated **areas of blight and substandard conditions** and expanding the areas arbitrarily into non-blighted/ substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

#### THE STUDY AREA

The purpose of this **Study** is to determine whether **Redevelopment Area #14** in Hastings, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law**, Section 18-2103.

#### Location

Redevelopment Area #14 is located in the northeast corner of the City of Hastings, Nebraska, at the southeast corner of the intersection of East 33<sup>rd</sup> Street and Osborne Drive East. A portion of the Redevelopment Area adjacent Osborne Drive East is within the Corporate Limits of Hastings, with portions also adjacent, but beyond the current Corporate Limits. Illustration 1, Context Map, identifies Area #14 in relationship to the City of Hastings. Key development features in Area #14 include the former Walmart commercial area, three former farmsteads with several outbuildings and large undeveloped tracts of land.

Additionally, the right-of-way of portions of East 33<sup>rd</sup> Street, Osborne Drive East and 26<sup>th</sup> Street East are also included in the **Redevelopment Area**.

The referenced **Redevelopment Area #14**, in the City of Hastings, Nebraska, includes the following Adams County Parcel ID #s:

- 1. #060001000. 3210 Osborne Drive East.
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- 10.#010000136. 31-08-09 Pt. SE1/4 Tax Lot 3.
- 11.#010000138. 31-08-09 Pt. SE1/4 Tax Lot 4.

Table 3 identifies the existing land use pattern in Redevelopment Area #14, in terms of number of acres and percentage of total for all existing land uses. This includes, primarily, residential, commercial, trail and undeveloped land uses. Area #14 consists of an estimated 126.4 acres, of which an estimated 18.4 percent is developed. The existing land use is graphically presented on Illustration 2.

TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA #14
HASTINGS, NEBRASKA

<b>Land Use</b>	$\underline{\mathbf{Acres}}$	Percent
Residential	4.6	3.6%
Commercial	9.7	7.7%
<b>Municipal Streets</b>	5.3	4.2%
Trail	3.6	2.9%
<u>Undeveloped</u>	103.2	<u>81.6%</u>
Total Acreage	126.4	100.0%

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

Illustration 3 identifies the existing Zoning Classifications in Redevelopment Area #14, "A - Agricultural District" occupies the majority of the Area. A square shaped area adjacent the Osborne Drive East is zoned "C-3" Commercial Business District in support of former Walmart property and strip mall development. Zoning activities throughout Area #14 are controlled by the City of Hastings. All parcels within the Area, with the exception of the C-3 zoned properties, are located directly adjacent, but beyond the current Corporate Limits of Hastings.

### EXISTING LAND USE MAP



REDEVELOPMENT AREA #14 HASTINGS, NEBRASKA



#### **LEGEND**

UNDEVELOPED

TRAIL

SINGLE FAMILY RESIDENTIAL

COMMERCIAL

■ REDEVELOPMENT AREA #14 BOUNDARY

CITY OF HASTINGS CORPORATE LIMITS

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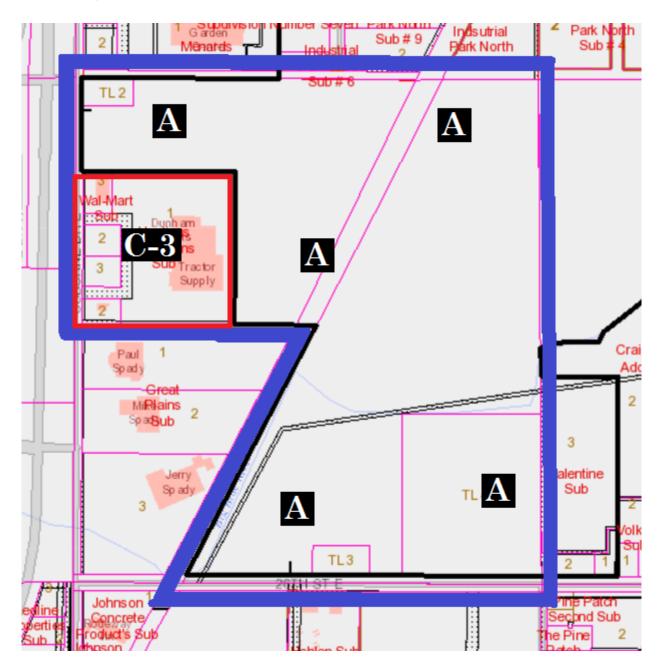
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#### **ILLUSTRATION 2**

### EXISTING ZONING MAP



REDEVELOPMENT AREA #14 HASTINGS, NEBRASKA



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#### **ILLUSTRATION 3**

#### LEGEND

- A AGRICULTURAL DISTRICT
- C-3 COMMERCIAL BUSINESS DISTRICT
  - ZONING DISTRICT BOUNDARY
  - REDEVELOPMENT AREA #14 BOUNDARY
  - CITY OF HASTINGS CORPORATE LIMITS

#### THE RESEARCH APPROACH

The blight and substandard determination research approach implemented for Redevelopment Area #14 included an area-wide assessment (100 percent sample) of all of the Blight and Substandard Factors identified in the Nebraska Community Development Law, with the exception of defective or unusual condition of title. All Factors were investigated on an area-wide basis.

#### Structural/Site Conditions Survey Process

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

A Structural/Site Conditions Survey was conducted in February, 2017. A total of **23 individual structures** received an exterior evaluation. These structures were evaluated to document structural deficiencies to identify related environmental deficiencies. **Redevelopment Area #14**.

The Structural/Site Conditions Survey also included the evaluation of 11 separate legal parcels. The existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions were evaluated for each parcel. Several parcels within Redevelopment Area #14 contained multiple structures and were evaluated separately for building conditions, only.

The Structural/Site Conditions Survey Form is included in the Appendix, as well as the results of the Survey.

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

Public records and aerial photographs of all parcels in **Redevelopment Area #14** were analyzed to determine the number of property owners within **Area #14**.

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

#### ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in **Redevelopment Area #14** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

#### SUBSTANDARD FACTORS

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

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

The following summarizes the process used for assessing building conditions in **Redevelopment Area #14**, 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 **23 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

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

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

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

#### (Secondary Components)

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

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

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

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

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

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

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

<u>Major Defect</u>. 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.

<u>Critical Defect</u>. 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:

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

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

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

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

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

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

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

#### 4. Field Survey Conclusions.

The conditions of the **23 structures** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Two (2) structures was classified as structurally **sound**;
- Two (2) structures were classified as **deteriorating** with **minor** defects.
- Twelve (12) structures were classified as **deteriorating** with **major** defects; and
- Seven (7) structures was classified as dilapidated.

The results of the Structural/Site Conditions Survey recorded the condition of structures throughout Redevelopment Area #14. Of the 23 total structures, 19 (83 percent) are estimated to be deteriorated, with major defects, or dilapidated.

#### Conclusion.

The results of the Structural/Site Conditions Survey documented that both deteriorated and dilapidated structures are a strong presence within Redevelopment Area #14. Table 4 identifies the results of the structural rating process per building type.

#### TABLE 4 EXTERIOR SURVEY FINDINGS REDEVELOPMENT AREA #14 HASTINGS, NEBRASKA

#### **Exterior Structural Rating**

Activity Residential	Sound 0	Deteriorating (Minor)	Deteriorating (Major)	Dilapidated	Number of Structures	Deteriorating (Major) and/or <u>Dilapidated</u> 2
Commercial	2	1	0	0	3	0
Other	<u>0</u>	<u>0</u>	<u>11</u>	<u>6</u>	<u>17</u>	<u>17</u>
Totals	2	2	12	7	23	19
Percent	8.7%	8.7%	52.2%	30.4%	100.0%	82.6%

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

#### (2) Age of Obsolescence.

As per the results of the Structural/Site Conditions Survey with confirmation from the Adams County Assessor office, a total of 20, or 87 percent of the 23 structures in the Redevelopment Area are 40+ years of age, or built prior to 1977. Additionally, the estimated "average age of residential structures" in the Area is 95 years of age.

#### Conclusion.

The age and obsolescence of the structures in Redevelopment Area #14 is a strong presence.



### (3) <u>Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces.</u>

The results of the Structural/Site Conditions Survey, in addition to other important, pertinent field data, provided the basis for the identification of insanitary and unsafe conditions in Redevelopment Area #14. Factors contributing to these conditions are discussed below.

Eight, or 73 percent of the 11 total parcels in Redevelopment Area #14 had site features, such as access roads or private driveways and yard and landscaping conditions that were noticeably deteriorating. Seven parcels, or 64 percent of the 11 total parcels were identified as having "fair" overall site conditions, while an additional parcel was in "poor" condition. These parcels combine for a total of eight, or 73 percent of the 11 parcels having "fair" to "poor" overall site conditions.

The City of Hastings Utility Staff reported that the portion of the **Redevelopment Area** that fronts Osborne Drive East and 26<sup>th</sup> Street East is adjacent water and sewer mains, while the undeveloped tracts of land would need extensions of these utility systems to support development opportunities. A large 24" diameter outfall sewer main extends from 26<sup>th</sup> Street East to the northeast along the West Folk of the Big Blue River that is 54 years of age.

The water mains in Area #14, include a 10" diameter water main within the Osborne Drive East right-of-way that is an estimated 30 years old and a 12" diameter sewer main that stops at the north line of the Wal-Mart Subdivision that is an estimated 27 years old. A 10" water and an 8" sewer main were both installed in 26th Street East in 1994, thus 23 years of age.

City Utility Staff stated that all mains in **Area #14** are in good condition and capable of being extended to service the entire **Redevelopment Area**. Staff did state that the 54 year old outfall sewer main is becoming aged and may need replacing in the near future. The extension of these utility mains to support development opportunities at the **Redevelopment Area** are costly and without public/private partnerships, future development in **Area #14** would not be cost effective.

#### Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #14 is a reasonable presence.

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

#### 1. Building Elements that are Combustible.

There are wood framed buildings containing combustible elements and fixtures in Redevelopment Area #14. A total of 12 structures, or 52 percent of the 23 total buildings were recorded as deteriorated, with major defects, and seven, or 31 percent, additional structures were recorded as being dilapidated. Combined, these structures account for 83 percent of the structures being deteriorated or dilapidated.

#### 2. Lack of Adequate Utilities.

The City of Hastings Utility Staff reported that the portion of the **Redevelopment Area** that fronts Osborne Drive East and 26<sup>th</sup> Street East is adjacent water and sewer mains that are 27 to 30 years of age, while the mains along 26<sup>th</sup> Street East are an estimated 23 years of age. A large 24" diameter outfall sewer main extends from 26<sup>th</sup> Street East to the northeast along the West Folk of the Big Blue River that is an estimated 54 years of age. City Utility Staff stated that all mains are in good condition and capable of being extended to service the entire **Redevelopment Area**. Staff stated that the 54 year old outfall sewer main is becoming aged and may need replacing in the near future. The extension of these utility mains to support development opportunities throughout the undeveloped tracts of land in the **Redevelopment Area** are costly and without public/private partnerships, future development in **Area #14** would not be cost effective.

#### 3. Advanced Age of Structures.

A total of 20 structures, or 87 percent of the 23 total structures in the Redevelopment Area were built prior to 1977, thus 40+ years of age. The average age of the residential structures is estimated to be 95 years.

#### 4. Overall Site Condition.

The Structural/Site Conditions Survey identified seven parcels, or 64 percent of the total 11 parcels as being in "fair" condition and one additional structure as in "poor" condition. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions. These conditions combine for 73 percent of the total parcels having "fair" to "poor" overall site conditions.

#### Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence throughout Redevelopment Area #14.

#### BLIGHT FACTORS

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

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

This section summarizes the process used for assessing building conditions in **Redevelopment Area #14**, 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 **5 existing** buildings, within the Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the Redevelopment Area.

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

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

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

#### (Secondary Components)

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

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

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

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

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

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

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

<u>Major Defect</u>. 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.

<u>Critical Defect</u>. 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:

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

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<u>Dilapidated</u>. 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*.

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One Critical = 11 pts.	One Critical = 6 pts.
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Minor = 2 pts.	Minor = 1 pt.

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

#### 4. Field Survey Conclusions.

The conditions of the total **23 buildings** within **Redevelopment Area #14** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Two (2) structure was classified as structurally **sound**;
- Two (2) structures were classified as **deteriorating** with **minor** defects.
- Twelve (12) structures were classified as **deteriorating** with **major** defects; and
- Seven (7) structures was classified as dilapidated.

The results of the Structural/Site Conditions Survey recorded the condition of structures throughout Redevelopment Area #14. Of the 23 total structures, 19 (83 percent) are estimated to be deteriorated, with major defects, or dilapidated.

#### Conclusion.

The results of the Structural/Site Conditions Survey documented that both deteriorated and dilapidated structures are a strong presence within Redevelopment Area #14. Table 4 identifies the results of the structural rating process per building type.



#### TABLE 5 EXTERIOR SURVEY FINDINGS REDEVELOPMENT AREA #14 HASTINGS, NEBRASKA

#### **Exterior Structural Rating**

Activity Residential	Sound 0	Deteriorating (Minor)	Deteriorating (Major)	Dilapidated 1	Number of Structures	Deteriorating (Major) and/or Dilapidated
Commercial	2	1	0	0	3	0
<u>Other</u>	<u>0</u>	<u>0</u>	<u>11</u>	<u>6</u>	<u>17</u>	<u>17</u>
Totals	2	2	12	7	23	19
Percent	8.7%	8.7%	52.2%	30.4%	100.0%	82.6%

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





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

Streets, or County Roads within **Redevelopment Area #14** exist in a standard grid alignment. Streets in the **Area** include Osborne Drive East, 33<sup>rd</sup> Street East (as a platted right-of-way, currently) and 26<sup>th</sup> Street East, which make up the north, west and south boundaries of the **Redevelopment Area**. The lack of streets within the undeveloped tracts of land have prohibited development throughout the **Area**.

#### Conclusion.

The existence of defective or inadequate street layout in Redevelopment Area #14 is of reasonable presence of Factor.

### 3) <u>Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness.</u>

Building use and condition surveys, the review of property ownership and subdivision records and field surveys resulted in the recording of conditions associated with faulty lot layout in relation to size, adequacy and accessibility, or usefulness of land within Redevelopment Area #14. Problem conditions include:

#### 1. Accessibility or Usefulness.

Undeveloped tracts of land in **Redevelopment Area #14** are currently separated by a hiker/biker trail, which limits access to the northwest tract located by Osborne Drive East and to the eastern tract by only 26<sup>th</sup> Street East. The platted, but currently undeveloped 33<sup>rd</sup> Street East also prohibits access to these tracts of land. The lack of street networks throughout the undeveloped tracts of land render these areas both **functionally** and **economically obsolete**.

#### 2. Inadequate Lot Size and Adequacy Issues.

Irregular tracts of land exist in **Redevelopment Area #14.** The 1.03 acre "Tax Lot #2," in the northwest corner of the **Area** was subdivided from a larger tract to the east to support a single family dwelling. "Tax Lot #3" consists of a 1.1 acre lot. Both tracts are adjacent, but beyond the current Corporate Limits of Hastings and are undeveloped, identified by metes and bounds description. Land parcels of large size promote incremental development, by splitting off tracts of land larger than 10 acres in size, thus being exempt from the Subdivision Regulations of the City of Hastings. Undeveloped land in close proximity to the Corporate Limits of Hastings are attractive for future development and should be planned as a phased subdivisions in support of future growth for the City.

#### Conclusion.

Faulty lot layout in relation to size, adequacy and usefulness is a reasonable presence throughout Redevelopment Area #14.

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

The results of the area-wide field survey, along with information obtained from City Officials provided the basis for the identification of **insanitary and unsafe conditions** within **Redevelopment Area #14**.

#### 1. Age of Structures.

The evaluation of all 23 structures in the Redevelopment Area identified 83 percent, or 19 structures as being 40+ years of age, or built prior to 1977. The estimated average age of the residential dwellings is 95 years. The advanced age of the residential structure can result in the occurrence of a deteriorated building and other structures with deferred maintenance and, thus, create insanitary and unsafe conditions.

#### 2. Deteriorating/Dilapidated Buildings.

The deteriorated conditions of structures in **Area #14**, as documented in this **Study**, were prevalent in an estimated 83 percent of the existing buildings. Structures in this condition can result in hazards that are detrimental to adjacent properties and, thus, create insanitary and unsafe conditions.

#### 3. Lack of Adequate Utilities.

The City of Hastings Utility Staff reported that the portion of the **Redevelopment Area** that fronts Osborne Drive East and 26<sup>th</sup> Street East is adjacent water and sewer mains that are 27 to 30 years of age, while the mains along 26<sup>th</sup> Street East are an estimated 23 years of age. A large 24" diameter outfall sewer main extends from 26<sup>th</sup> Street East to the northeast along the West Folk of the Big Blue River that is an estimated 54 years of age. City Utility Staff stated that all mains are in good condition and capable of being extended to service the entire **Redevelopment Area**. Staff also stated that the 54 year old outfall sewer main is becoming aged and may need replacing in the near future. The extension of these utility mains to support development opportunities throughout the undeveloped tracts of land in the **Redevelopment Area** are costly and without public/private partnerships, future development in **Area** #14 would not be cost effective.

#### Conclusion.

The existence of insanitary and unsafe conditions are a reasonable presence throughout Redevelopment Area #14.

#### (5) <u>Deterioration of Site or Other Improvements.</u>

The Structural/Site Conditions Survey documented the condition of site improvements within **Redevelopment Area #14**, including arterial and local streets, storm water drainage ditches, traffic control devices and off-street parking. The **Appendix** documents the present condition of these site features. The primary site problems in the **Redevelopment Area** include the condition of buildings and associated properties, streets and sidewalks and private parking areas.

Eight, or 73 percent of the 11 total parcels in Redevelopment Area #14 had site features, such as access roads or private driveways and yard and landscaping conditions that are noticeably deteriorating within the Redevelopment Area. Seven parcels, or 64 percent of the 11 total parcels were identified as having "fair" overall site conditions, while an additional parcel was in "poor" condition. These parcels combine for a total of eight, or 73 percent of the 11 parcels having "fair" to "poor" overall site conditions.

- 1. Both Osborne Drive East and 26<sup>th</sup> Street East are hard surfaced and in "good" condition. Gravel access driveways to three residential properties are gravel surfaced and in fair condition. Concrete access driveways into commercial properties in the **Area** were observed to be cracking and settling to a deteriorated.
- 2. Approximately **83 percent of the 23 total structures** in **Area #14** were observed to be deteriorated with major defects or dilapidated. Several of these structures should be considered for either rehabilitation or demolition. Many of the outbuildings were found to be no longer utilized for intended agricultural purposes and, thus, are functionally and economically obsolescent.
- 3. Storm water drainage ditches throughout **Redevelopment Area #14** are showing signs of deterioration. Storm water drainage ditches are becoming shallow and culverts at intersections and private driveways are deteriorated.
- 4. Properties within the **Redevelopment Area** include former farmsteads that have been split-off and sold as a non-farm dwellings with associated buildings that no longer support agricultural activities. These properties are showing signs of deterioration and, in present state, are a hindrance to future development opportunities in **Area #14.**

#### Conclusion.

Deterioration of site improvements are a strong presence in Redevelopment Area #14.

#### (6) <u>Diversity of Ownership.</u>

The total number of unduplicated owners within **Redevelopment Area #14** is estimated to be **eight private individuals**, **partnerships or corporations**. Publicly owned lands and local street public rights-of-way are also located adjacent the **Redevelopment Area**.

#### Conclusion.

The Factor "diversity of ownership" is of little or no presence in Redevelopment Area #14.

### (7) <u>Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.</u>

An examination of public records was conducted to determine the status of taxation of properties located in **Redevelopment Area #14**. It should be noted, real estate is typically taxed at approximately 98 percent of fair market value, rendering it almost impossible for a tax to exceed value in a steady real estate market. If a badly dilapidated property was assessed (or valued) too high, the public protest system is designed to give the owner appropriate relief and tax adjustment.

#### 1. Real Estate Taxes.

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The records indicated that **none** of the **parcels** were classified as "delinquent" by the Adams County Treasurer office.

#### 2. Real Estate Values.

The tax values within **Redevelopment Area #14** generally appeared to be equal to or greater than the market value of the properties. The total estimated appraised valuation within **Area #14** is **\$4,327,490**.

#### 3. Tax Exempt.

There is **one property** within the **Redevelopment Area**, identified by the Adams County Assessor and Treasurer offices, having full exemption from property taxes.

#### Conclusion.

Taxes or special assessments delinquency were of little to no presence in Redevelopment Area #14.

#### (8) <u>Defective or Unusual Condition of Title.</u>

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

#### Conclusion.

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in Redevelopment Area #14.

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

An analysis of the subdivision conditions in **Redevelopment Area #14** revealed that **improper subdivision** and **obsolete platting** is present. Two Tax Lots are approximately one acre in size, while a third has 12.5 acres, but only two acres are utilized by the former farmstead and associated outbuildings. Current Hastings Zoning Regulations would have required these agricultural zoned tracts to be comprised of at least five acres in size.

The undeveloped parcels of land include a 27.2 acre tract and a 55.3 acre tract, both identified by metes and bounds descriptions. Both tracts, which are adjacent, but outside the City of Hastings Corporate Limits, lack a modern interior street network, which is a detriment to future development opportunities. In order for redevelopment of these (currently) functionally and economically obsolete properties to occur, the platting or re-platting of land would be necessary.

#### Conclusion.

A strong presence of improper subdivision or obsolete platting exists throughout Redevelopment Area #14.

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

#### 1. Building Elements that are Combustible.

Wood framed buildings containing combustible elements and fixtures exist in Redevelopment Area #14. A total of 12 structures, or 52 percent of the 23 total buildings were recorded as deteriorated, with major defects, and seven, or 31 percent of the total structures were recorded as being dilapidated. Combined, these structures account for 83 percent of the structures being deteriorated or dilapidated.

#### 2. Lack of Adequate Utilities.

The City of Hastings Utility Staff reported that the portion of the **Redevelopment Area** that fronts Osborne Drive East and 26<sup>th</sup> Street East is adjacent water and sewer mains that are 27 to 30 years of age, while the mains along 26<sup>th</sup> Street East are an estimated 23 years of age. A large 24" diameter outfall sewer main extends from 26<sup>th</sup> Street East to the northeast along the West Folk of the Big Blue River that is an estimated 54 years of age. City Utility Staff stated that all mains are in good condition and capable of being extended to service the entire **Redevelopment Area**. Staff stated that the 54 year old outfall sewer main is becoming aged and may need replacing in the near future. The extension of these utility mains to support development opportunities throughout the undeveloped tracts of land in the **Redevelopment Area** are costly and without public/private partnerships, future development in **Area #14** would not be cost effective.

#### 3. Advanced Age of Structures.

A total of 20 structures, or 87 percent of the 23 total structures in the Redevelopment Area were built prior to 1977, thus 40+ years of age. The average age of the residential structures is estimated to be 95 years.

#### 4. Overall Site Condition.

Seven, or 64 percent of the total 11 parcels were identified as being in "fair" condition and one additional structure as in "poor" condition. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions. These conditions combine for 73 percent of the total parcels having "fair" to "poor" overall site conditions.

#### Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence throughout Redevelopment Area #14.

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

Included in the **Nebraska Community Development Law** is a statement of purpose that has an additional criterion for identifying blight, <u>viz.</u>, "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, <u>functional obsolescence</u> relates to the physical utility of a structure and <u>economic obsolescence</u> relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

Functional and economic obsolescence is evident in the smaller Tax Lots split off from adjacent larger parcels, that now only include a former farmhouse and outbuildings. The outbuildings no longer support intended uses and are functionally obsolete and too deteriorated to be adapted for new uses. The former farmhouses remain as single family dwellings that are, as well, functionally and economically obsolescent, due to locations within the developed Highway 281 commercial corridor. These Tax Lots are one to two acres in size, but the "A" Agricultural District requires five acre minimum lot sizes. An additional Tax Lot is 12.5 acres, but only two acres include a house and outbuildings.

The undeveloped tracts of land in **Area #14**, including a 27 acre tract and a 55 acre tract, are both irregularly shaped due to an abandoned railroad corridor. The hiker/biker trail divides the tracts at an angle, resulting in limited future development opportunities

Infrastructure improvements are needed throughout the tracts of undeveloped land within **Redevelopment Area #14.** Without the extension or improvement of selected streets, water and sewer systems and storm systems, obstacles will continue to exist for the comprehensive redevelopment of **Redevelopment Area #14.** 

#### Conclusion.

Other Environmental Blighting Factors are a strong presence throughout Redevelopment Area #14, containing functionally and economically obsolete parcels.

#### (12) Additional Blighting Conditions.

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

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

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

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

The estimated average age of the residential structures in Redevelopment Area #14 is 95 years, based upon Adams County Assessor's parcel information. Additionally, 87 percent, or 20 of the 23 total structures within the Redevelopment Area are at least 40+ years of age.

#### Conclusion.

The criteria of average age of residential units is over 40 years of age as one of five additional blighting conditions is a strong presence throughout Redevelopment Area #14.

## DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

Redevelopment Area #14 meets the requirements of the Nebraska Community Development Law for designation as both a "Blighted and Substandard Area." All four Factors that constitute the Area as substandard are, at least, present to a reasonable extent. Of the 12 possible Factors that can constitute the Area blighted, seven are of a strong presence and an additional two are of a reasonable presence in the Redevelopment Area. Factors present in each of the criteria are identified below.

#### **Substandard Factors**

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

#### **Blight Factors**

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

Although all the previously listed **Factors** are at least reasonably present throughout **Redevelopment Area #14**, the conclusion is that the condition and age of structures, insanitary and unsafe conditions, lack of modern public utility and transportation systems other environmental and blighting factors and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #14** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in **Redevelopment Area #14**, addressed in this **Study**, is presented in **Tables 1** and **2**, **Pages 5** and **7**. The eligibility findings indicate that **Redevelopment Area #14** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Hastings and support any value-added developments. Indications are that **Area #14**, on the whole, has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the areas be reasonably anticipated to be developed without public action or public intervention.



Structural/Site Conditions Parcel #							
Sur	vey Form		Address:				
1. 7 2. l 3. \ 4. \	tion I:  Type of Units: SF MF  Under constr  Acant Units: Inhab  Acant Parcel: Devel  Non-residential Use:	ruction/rehab _ itable l opable l	For Sale Jninhabitable Jndevelopable Industri	 al	Botl Public		
Sec	tion II: Structural Compor						
		(Critical) Dilapidated		Minor	None	Sound	
1	Roof						
2	Wall Foundation						
3	Foundation						
_	Concrete Stone	_ Rolled Aspha	ılt Brick _	Oth	ner		
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound	
4	Roof						
_	Asphalt Shingles Rolle	ed Asphalt (	Cedar Con	nbinatio	nO	ther	
5	Chimney						
6	Gutters, Downspouts						
7	Wall Surface						
	Frame Masonry	Siding Co	mbination	Stucco	Ot	her	
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  Section III: Revitalization Area  1. Adjacent Land Usage:							
2. St	reet Surface Type:						
5. Pa Surfa 6. Ra 7. Ex	treet Surface Type: treet Condition: E dewalk Condition: N arking (Off-Street): N ace ailway Track/Right-of Way Comp xistence of Debris: M xistence of Vagrants: M verall Site Condition:	position: N	# of Space	es G	P F	- _P	
9. O	verall Site Condition:	_EG	F _		_P		

		HASTINGS	REDEVELOPN	IENT AREA #14	•		
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
AGE OF STRUCTURE			I	ı			I.
1-5 Years	0	0.0%	0	0	0	N/A	0
5-10 Years	1	4.3%	0	1	0	N/A	0
10-20 Years	0	0.0%	0	0	0	N/A	0
20-40 Years	2	8.7%	0	2	0	N/A	0
40-100 Years	15	65.2%	2	0	0	N/A	13
100+ Years	5	21.7%	1	0	0	N/A	4
TOTAL	23	100.0%	3	3	0	N/A	17
		0				,	
FINAL STRUCTURAL R	ATING						
Sound	2	8.7%	0	2	0	N/A	0
Deteriorating-Minor	2	8.7%	1	1	0	N/A	0
Deteriorating-Major	12	52.2%	1	0	0	N/A	11
Dilapidated	7	30.4%	1	0	0	N/A	6
TOTAL	23	100.0%	3	3	0	N/A	17
1017.12		200.070				,,,	
STREET CONDITION							
None	0	0.0%	0	0	0	0	0
Excellent	0	0.0%	0	0	0	0	0
Good	10	90.9%	2	5	0	0	3
Fair	1	9.1%	1	0	0	0	0
Poor	0	0.0%	0	0	0	0	0
TOTAL	11	100.0%	3	5	0	0	3
101712		100.070	3	<u> </u>			
SIDEWALK CONDITION	N						
None	6	54.5%	2	2	0	0	2
Excellent	2	18.2%	1	0	0	0	1
Good	1	9.1%	0	1	0	0	0
Fair	2	18.2%	0	2	0	0	0
Poor	0	0.0%	0	0	0	0	0
TOTAL	11	100.0%	3	5	0	0	3
IOIAL		100.070	<u> </u>	, <u> </u>			<u> </u>
DEBRIS							
None	11	100.0%	3	5	0	0	3
Major	0	0.0%	0	0	0	0	0
Minor	0	0.0%	0	0	0	0	0
TOTAL	11	100.0%	3	5	0	0	3
		200.070					
OVERALL SITE CONDIT	TION						
Excellent	0	0.0%	0	0	0	0	0
Good	3	27.3%	0	2	0	0	1
Fair	7	63.6%	2	3	0	0	2
Poor	1	9.1%	1	0	0	0	0
TOTAL	11	100.0%	3	5	0	0	3
DADVING CDACEC							
PARKING SPACES	0.200	0.007	4.3	25.275	0.0	N1 / A	4.3
Ranges	0-300	0.0%	1-2	25-375	0-0	N/A	1-3
None	1 1	9.1%	0	1	0	0	0
Hard Surfaced	4	36.4%	0	4	0	0	0
Unimproved	6	54.5%	3	0	0	0	3
TOTAL	11	100.0%	3	5	0	0	3

		HASTIN	GS REDEVELOP	MENT AREA #1	.4		
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
None	2	8.7%	0	0	0	N/A	2
Sound	5	21.7%	0	3	0	N/A	2
Minor	13	56.5%	0	0	0	N/A	13
Substandard	2	8.7%	2	0	0	N/A	0
Critical	1	4.3%	1	0	0	N/A	0
TOTAL	23	100.0%	3	3	0	N/A	17
		200.070				14//	
WINDOWS							
None	10	43.5%	0	0	0	N/A	10
Sound	3	13.0%	0	3	0	N/A	0
Minor	9	39.1%	3	0	0	N/A	6
Substandard	1	4.3%	0	0	0	N/A	1
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	23	100.0%	3	3	0	N/A	17
STREET TYPE	_						
None	0	0.0%	0	0	0	0	0
Concrete	8	72.7%	2	5	0	0	1
Asphalt	3	27.3%	1	0	0	0	2
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
TOTAL	11	100.0%	3	5	0	0	3
PORCHES							
None	0	0.0%	0	0	0	N/A	0
Sound	3	13.0%	0	3	0	N/A	0
Minor	13	56.5%	2	0	0	N/A	11
Substandard	7	30.4%	1	0	0	N/A	6
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	23	100.0%	<u>3</u>	3	0	N/A	1 <b>7</b>
IOIAL	23	100.076	3	3	0	IN/A	1/
PAINT							
None	10	43.5%	0	0	0	N/A	10
Sound	4	17.4%	1	2	0	N/A	1
Minor	2	8.7%	1	1	0	N/A	0
Substandard	7	30.4%	1	0	0	N/A	6
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	23	100.0%	3	3	0	N/A	17
DDI)/51:							
DRIVEWAY	_			_			
None	0	0.0%	0	0	0	N/A	0
Sound	2	8.7%	0	2	0	N/A	0
Minor	1	4.3%	0	0	0	N/A	1
Substandard	20	87.0%	3	1	0	N/A	16
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	23	100.0%	3	3	0	N/A	17

HASTINGS REDEVELOPMENT AREA #14							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
<b>ROOF STRUCTURE</b>							
None	0	0%	0	0	0	N/A	0
Sound	3	13%	1	2	0	N/A	0
Minor	15	65%	1	1	0	N/A	13
Substandard	5	22%	1	0	0	N/A	4
Critical	0	0%	0	0	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
WALL FOUNDATION							
None	0	0%	0	0	0	N/A	0
Sound	5	22%	2	2	0	N/A	1
Minor	16	70%	1	1	0	N/A	14
Substandard	2	9%	0	0	0	N/A	2
Critical	0	0%	0	0	0	N/A	0
TOTAL	23	100%	3	3	<b>0</b>	N/A	17
IOIAL	23	100%	3	3		IN/A	1/
FOUNDATION							
None	0	0%	0	0	0	N/A	0
Sound	15	65%	3	3	0	N/A	9
Minor	6	26%	0	0	0	N/A	6
Substandard	2	9%	0	0	0	N/A	2
Critical	0	0%	0	0	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
FOUNDATION TYPE							
Concrete	23	100%	3	3	0	N/A	17
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	0	0%	0	0	0	N/A	0
Brick	0	0%	0	0	0	N/A	0
Other/None	0	0%	0	0	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
			-			,	
ROOF SURFACE	_		_	_	_		_
None	0	0%	0	0	0	N/A	0
Sound	2	9%	0	2	0	N/A	0
Minor	16	70%	3	1	0	N/A	12
Substandard	5	22%	0	0	0	N/A	5
Critical	0	0%	0	0	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
ROOF TYPE							
Asphalt Shingles	7	30%	3	0	0	N/A	4
Rolled Asphalt	3	13%	0	3	0	N/A	0
Cedar	0	0%	0	0	0	N/A	0
Combination	0	0%	0	0	0	N/A	0
Other	13	57%	0	0	0	N/A	13
TOTAL	23	100%	3	3	0	N/A	17

		HASTING	S REDEVELOP	MENT AREA #1	4		
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
CHIMNEY							
None	21	91%	1	3	0	N/A	17
Sound	0	0%	0	0	0	N/A	0
Minor	2	9%	2	0	0	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
GUTTER, DOWNSPO	UTS						
None	18	78%	1	0	0	N/A	17
Sound	4	17%	1	3	0	N/A	0
Minor	0	0%	0	0	0	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	1	4%	1	0	0	N/A	0
	23		3	3	_		<b>17</b>
TOTAL	23	100%	3	3	0	N/A	1/
WALL SURFACE							
None	2	9%	0	2	0	N/A	0
Sound	3	13%	2	0	0	N/A	1
Minor	16	70%	0	1	0	N/A	15
Substandard	1	4%	0	0	0	N/A	1
Critical	1	4%	1	0	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
WALL SURFACE TYPI	<u> </u>						
Frame	3	13%	1	0	0	N/A	2
Masonry	4	17%	1	2	0	N/A	1
Siding	8	35%	1	0	0	N/A	7
Combination	2	9%	0	1	0	N/A	1
Stucco	0	0%	0	0	0	N/A	0
Other	6	26%	0	0	0	N/A	6
TOTAL	23	100%	3	3	0	N/A	17
				•		,	
PARKING SURFACE							
None	1	4%	0	1	0	N/A	0
Concrete	0	0%	0	0	0	N/A	0
Asphalt	2	9%	0	2	0	N/A	0
Gravel	17	74%	2	0	0	N/A	15
Dirt	3	13%	1	0	0	N/A	2
Brick	0	0%	0	0	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
PARKING SPACES							
None	1	4%	0	1	0	N/A	0
1 to 2	20	87%	3	0	0	N/A	17
3 to 5	0	0%	0	0	0	N/A	0
6 to 10	0	0%	0	0	0	N/A	0
11 to 20	0	0%	0	0	0	N/A	0
21 or More	2	9%	0	2	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
LIVIAL	23	100/0				11/7	

#### GENERAL REDEVELOPMENT PLAN.

#### Purpose of Plan/Conclusion.

The purpose of this **General Redevelopment Plan** is to serve as a comprehensive guide for implementation of development and redevelopment activities within **Redevelopment Area #14** in the City of Hastings, Nebraska. Redevelopment and development activities associated with the **Nebraska Community Development Law**, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote economic and social well-being of the Community.

A **General Redevelopment Plan** prepared for the Hastings Community Redevelopment Authority (CRA) must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 2012 items (1) through (6). A description of these items is as follows:

(1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the **General Redevelopment Plan** must further address the items required under Section 18-2113, "Plan; considerations", which the CRA must consider prior to recommending a redevelopment plan to the Planning Commission and City Council for adoption. These "considerations" are defined as follows:

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

and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight."

#### Location.

Redevelopment Area #14 is located in the northeast corner of the City of Hastings, Nebraska, at the southeast corner of the intersection of East 33<sup>rd</sup> Street and Osborne Drive East. A portion of the Redevelopment Area adjacent Osborne Drive East is within the Corporate Limits of Hastings, with portions also adjacent, but beyond the current Corporate Limits of the City. Illustration 1, Context Map, identifies Area #14 in relationship to the City of Hastings. Key development features in Area #14 include the former Walmart commercial area, three former farmsteads with outbuildings and tracts of undeveloped land.

The right-of-way of portions of East 33<sup>rd</sup> Street, Osborne Drive East and 26<sup>th</sup> Street East are also included in the **Redevelopment Area**. Undeveloped tracts of land in **Area #14** are **functionally** and **economically obsolete** and in need of modern utility and transportation systems to promote future development opportunities.

Portions of Redevelopment Area #14 are located adjacent, but outside the Corporate Limits of Hastings. Land areas outside the Corporate Limits of the City will need to be annexed to be included in the CRA's area of operation and become eligible for Tax Increment Financing as specific projects make applications to the CRA for a redevelopment project. The Context Map, Illustration 4, and other maps in this Redevelopment Plan identify the entire Redevelopment Area #14 that has been declared blighted and substandard and in need of redevelopment pursuant to this General Redevelopment Plan. This General Redevelopment Plan shall be amended when a specific redevelopment project moves forward which will necessitate the annexation of any of the blighted and substandard property currently located outside of the Corporate Limits of the City before such property shall be eligible for the use of tax increment financing as part of a redevelopment project.

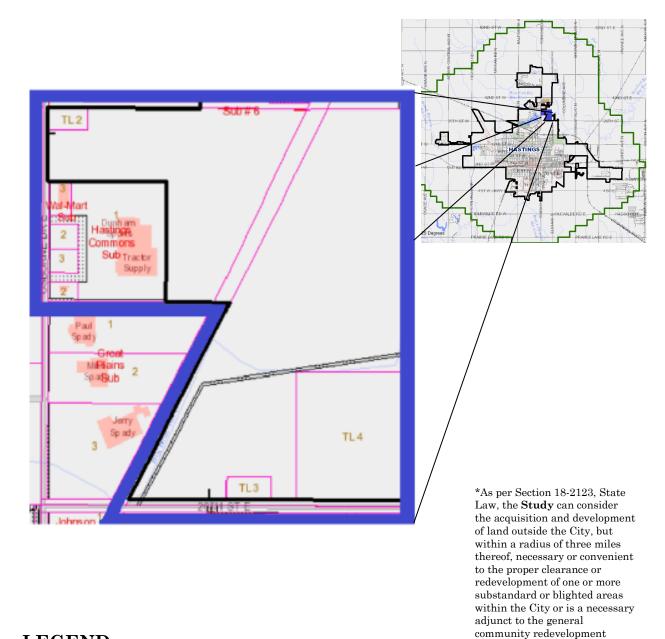
The referenced **Redevelopment Area #14**, in the City of Hastings, Nebraska, includes the following Adams County Parcel ID #s:

- 1. #060001000. 3210 Osborne Drive East.
- 2. #010000008. East side of Osborne Drive East.
- **3.** #010013898. Wal-Mart Subdivision Lot 3.
- 4. #010013896. Hastings Commons Subdivision Lot 1.
- **5.** #010018600. Hastings Commons Subdivision Lot 2.
- 6. #010013897. Hastings Commons Subdivision Lot 3.
- 7. #010018601. Wal-Mart Subdivision Lot 2.
- 8. #010017957. 31-08-09 TR Land in S1/2 FR Sec 31-8-9 Abandoned RR (Tract 5).
- **9.** #010000137. 31-08-09 Pt. FR S1/2 E of RR Ex Road & Ex. Tract 300x200 & 54 RDS x 441/2 RDS.
- 10.#010000136. 31-08-09 Pt. SE1/4 Tax Lot 3.
- 11.#010000138. 31-08-09 Pt. SE1/4 Tax Lot 4.

### **CONTEXT MAP**

REDEVELOPMENT AREA #14 HASTINGS, NEBRASKA





#### **LEGEND**

Redevelopment Area Boundary.\*
Hastings Corporate Limits.

**ILLUSTRATION 4** 

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program of the City.

\* Lincoln, Nebraska \* 402.464.5383 \*

The planning process for **Redevelopment Area #14** has resulted in a listing of general planning and implementation recommendations. As discussed in the **Blight and Substandard Determination Study**, the average age of the structures, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #14** as **blighted** and **substandard**.

#### Project Planning and Implementation Recommendations.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities within **Redevelopment Area #14**, the City of Hastings will need to consider the following **general development/redevelopment initiatives**. Tax Increment Financing (TIF) will need to be considered as a tool to assist in financing both development and redevelopment projects.

#### General Development/Redevelopment Initiatives.

- Create an "Economic Development Initiative" for Redevelopment Area #14 directed at increasing the property tax base. Utilize TIF and other available sources of economic development funding, including State and Federal and Private Foundation Grants, as well as private investment, for the expansion of existing and the development of new residential and commercial uses in the Area in conformance with the City's recently completed *Comprehensive Development Plan* and current *Zoning Regulations*, pending changes or amendments to both documents.
- Develop **public** and **private partnerships** with funding entities and property developers to attract residential, commercial and industrial development to **Redevelopment Area #14.** Partnerships can include, but are not limited to the Hastings Economic Development Corporation, Hastings Area Chamber of Commerce, Hastings Community Redevelopment Authority (CRA), Hastings Housing Authority, South Central Economic Development District and Community Action Partnership of Mid-Nebraska. Utilize the **Hastings Comprehensive Development Plan, Hastings Community Housing Study** and any other local, relevant planning documents to provide direction for Community development projects.
- Promote the development of undeveloped land areas within the Redevelopment Area, targeting tracts of land that are currently both functionally and economically obsolete. Large, undeveloped tracts of land in Redevelopment Area #14 should be planned for selected mixed uses of commercial and residential development. Modern street and water/sewer systems should be in place to allow for development to occur.
- Create new commercial development opportunities in and around the former Walmart building. This could include the renovation and rehabilitation of the former Walmart building, as well as additional commercial retail bays for small and largescale commercial entities. This will also enhance the attractiveness of the Area and create a new and vibrant commercial node in the City of Hastings.

The City of Hastings and/or the Hastings CRA could designate an **Enhanced Employment Area** within the **Redevelopment Area** in accordance with Nebraska State Statutes 18-2142.02 through 18-2142.04. These Statutes allow for the City to levy a "general business occupation tax" to pay for any or all costs and expenses of a redevelopment project within the designated **Area**.

- Acquire dilapidated and functionally and economically obsolescent buildings/properties within the Redevelopment Area and retain or "land bank" these tracts for future development.
- Build and utilize **alternative energy systems** throughout **Redevelopment Area** #14. This would include the potential use of one or combinations of wind, solar, biomass, geothermal, hydropower and methane energy systems in both existing and new development areas and buildings.

#### Infrastructure & Utility Systems Initiatives.

- Replace, as needed, deteriorated and dilapidated municipal water, sewer
  and storm sewer mains throughout Redevelopment Area #14, to support both
  existing residential and commercial developments.
- Install modern water, storm sewer, sanitary sewer and transportation systems in undeveloped tracts of land in Redevelopment Area #14 to support future development opportunities.
- Establish a **program** to **improve** the existing sidewalks, streets, street lighting, landscaping, private driveways, access roads and parking areas in the **Area**, identified as being in a state of deterioration and in substandard condition.

#### Implementation.

Both a time line and budget should be developed for the implementation of this **General Redevelopment Plan.** Each of these processes should be designed in conformance with the resources and time available by the City. A reasonable time-line to complete the redevelopment activities identified in the **Plan** would be 10 to 15 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for development and redevelopment projects in **Redevelopment Area #14** is deemed to be an essential and integral element. The use of TIF in connection with such projects is contemplated by this **General Redevelopment Plan** and such designation and use of TIF will not constitute a substantial modification to the **Plan**.

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

#### 1. Future Land Use Patterns.

The existing land use patterns within **Redevelopment Area #14** are described in detail in the **Blight and Substandard Determination Study (Pages 15 and 16).** In general, the **Redevelopment Area** consists of former farmsteads, commercial, trails and undeveloped land use types. The field survey identified properties and structures classified as being in deteriorating condition or dilapidated. The irregular tracts of undeveloped land are ideally suited for future residential and commercial development.

Illustration 5, Future Land Use Map, represents the land use density and coverage, as well as a general site plan for Redevelopment Area #14. The Hastings Comprehensive Plan and Future Land Use Map promote Redevelopment Area #14 to support a mix of residential and commercial development. This General Redevelopment Plan recommends that future commercial and single family residential land uses be buffered with multifamily residential development.

#### 2. Future Zoning Districts.

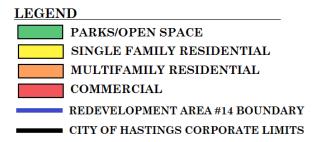
The recommended Future Zoning Map for Redevelopment Area #14 is identified in Illustration 6. This also represents the land development densities, land coverage and potential building intensities of Area #14. A zoning recommendation for the Redevelopment Area is to extend the "C-3 – Commercial Business" District northward and eastward to allow for new commercial development. Additional zoning recommendations, regarding residential Districts, include designating the two land areas as "R-3 – Multiple Family Residential" districts, one located between the Tractor Supply Company Building and the hiker/biker trail, the other located along 26th Street in the southern portion of Area #14. An "R-2 – Mixed Density Neighborhood" District is proposed east of the trail.

### FUTURE LAND USE MAP

REDEVELOPMENT AREA #14 HASTINGS, NEBRASKA







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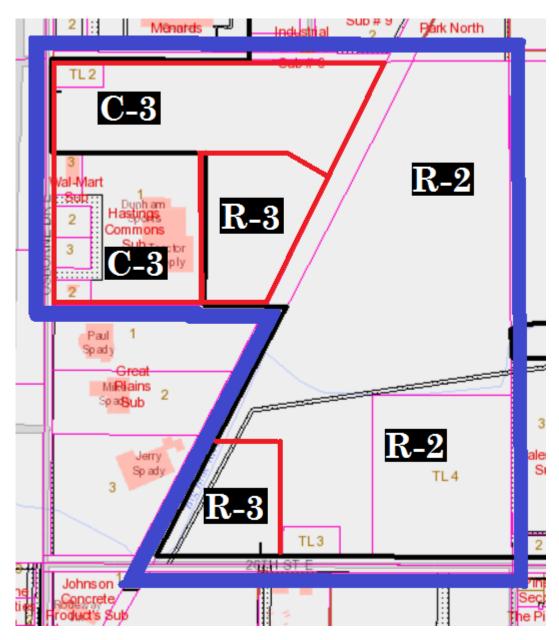
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#### **ILLUSTRATION 5**

### FUTURE ZONING MAP

REDEVELOPMENT AREA #14 HASTINGS, NEBRASKA





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#### LEGEND

R-2 - MIXED-DENSITY NEIGHBORHOOD DISTRICT

R-3 - MULTIPLE-FAMILY RESIDENTIAL DISTRICT

C-3 - COMMERCIAL BUSINESS DISTRICT

ZONING DISTRICT BOUNDARY

REDEVELOPMENT AREA #14 BOUNDARY

CITY OF HASTINGS CORPORATE LIMITS

#### **ILLUSTRATION 6**

#### 3. Recommended Public Improvements.

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

The **Blight and Substandard Determination Study** focused on the condition of existing structures and sites, as well as improvement needs for deteriorated and dilapidated infrastructure systems to service developed and undeveloped land throughout the **Redevelopment Area**. It is recommended that the City of Hastings work closely with developers to ensure that future public roads and private driveways and parking areas within the **Redevelopment Area #14** are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, and privately owned water and sewer service lines should be designed to meet the provisions of the Subdivision Regulations of Hastings.

#### 4. <u>Alternative Energy Considerations.</u>

Development within **Redevelopment Area #14** is recommended to supplement the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and larger industrial business are strongly recommended to access these alternative energy sources in combination with "green building" techniques.

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

#### Conclusions.

A successful **General Redevelopment Plan** for **Redevelopment Area #14** should guide redevelopment and development opportunities, while supporting adjacent industrial uses. New construction should be compatible with similar materials exhibited by existing structures within, and adjacent the **Redevelopment Area**.

The Hastings 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 **Redevelopment Area #14**. The demolition of one existing building will enhance the visual appearance of the **Area**, making it more attractive for future development. Prior to transportation network improvements, the City and the CRA should develop a plan to accommodate efficient infrastructure development and improvements.

The following identifies estimated costs for the improvement of various infrastructure features in Redevelopment Area #14.

#### Normal Street Replacement

Costs are dependent on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated \$52 per square yard. Asphalt overlay has a cost of \$3.45 per square yard, per inch of thickness of asphalt overlay.

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

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

#### Ramped Curb Cuts

\$1,400 each

#### Sanitary Sewer

\$60 to \$70 per linear foot

#### Water Valves

\$850 each

#### Fire Hydrants

\$2,800 each

#### Overlay of Parking Lots

Asphalt overlay costs \$3 per square yard per inch of thickness of asphalt overlay. Therefore, the cost of a 2" overlay of a 150 x 150 foot parking lot is \$17,000.

#### Storm Sewers

The cost of Storm Sewers is dependent upon the size of the storm sewer pipe and on the number of inlets required. A breakdown of approximate unit prices is as follows: 15" RCP costs \$25 per linear foot 18" RCP costs \$30 per linear foot 24" RCP costs \$40 per linear foot 30" RCP costs \$50 per linear foot 36" RCP costs \$57 per linear foot 42" RCP costs \$65 per linear foot 48" RCP costs \$75 per linear foot

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

#### Public and Private Foundations.

This General Redevelopment Plan addresses numerous community and economic development activities for Redevelopment Area #14, in Hastings, Nebraska. The major components of this General Redevelopment Plan will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this General Redevelopment Plan. Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

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

#### **Private Foundations**

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

Pitney Bowes Corporate Contributions

Burlington Northern Santa Fe Foundation

**US West Foundation** 

Woods Charitable Fund, Inc.

Abel Foundation

ConAgra Charitable Fund, Inc.

Frank M. and Alice M. Farr Trust

Hazel R. Keene Trust

IBP Foundation, Inc.

Mid-Nebraska Community Foundations, Inc.

Northwestern Bell Foundation

Omaha World-Herald Foundation

Peter Kiewit and Sons Inc. Foundation

Thomas D. Buckley Trust

Valmont Foundation

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# GENERAL REDEVELOPMENT PLAN AMENDMENTS

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