

HASTINGS SOUTH

BLIGHT AND SUBSTANDARD DETERMINATION STUDY

MAY 1991

*(Approved By City Council
9-9-91)*



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TABLE OF CONTENTS

Title Page	i
Table of Contents	ii & iii
List of Tables and Figures	iv
A. Blight and Substandard Determination Study	
Executive Summary	1
1. Basis for Redevelopment	8
2. The Study Area	10
3. Research Approach	14
4. Eligibility Survey and Analysis Findings	15
Substandard Factors	
(1) Dilapidation/Deterioration of Structures	16
(2) Age or Obsolescence	21
(3) Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space	22
(4) The Existence of Conditions which Endanger Life or Property by Fire and Other Causes	23
Blight Factors	
(1) Deteriorated or Deteriorating Structures	24
(2) Existence of Defective or Inadequate Street Layout	29
(3) Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness	31
(4) Insanitary or Unsafe Conditions	32
(5) Deterioration of Site Improvements	34
(6) Diversity of Ownership	35

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(7)	Tax or Special Assessment Delinquency	
	Exceeding the Fair Value of the Land	36
(8)	Defective or Unusual Conditions of Title	37
(9)	Improper Subdivision or Obsolete Platting	38
(10)	The Existence of Conditions Which Endanger	
	Life or Property by Fire and Other Causes	39
(11)	Other Environmental and Blighting Factors	40
(12)	Additional Blighting Factors	41
5.	Determination of Study Area Eligibility	42
	Appendix I - Structures/Site Conditions Survey Form	44
	Appendix II - Field Survey Results	47
B.	Redevelopment Plan	
	Executive Summary	49
1.	Future Land Use Patterns	52
2.	Future Zoning Districts	54
3.	Recommended Public Improvements	56
4.	Recommended Redevelopment Activities	58
Appendix III -	Authorization of Purpose	
	of Plan, Powers of Authority and	
	Activities Consistent with Plan	62

List of Tables

Tables

1	Substandard Factors	6
2	Blight Factors	7
3	Existing Land Use - City of Hastings	11
4	Exterior Survey Findings - City of Hastings	20
5	Exterior Survey Findings - City of Hastings	28

List of Illustrations

Illustrations

1	Location Map	10
2	Existing Land Uses	12
3	Zoning Districts	13
4	Future Land Use	53
5	Future Zoning Districts	55
6	Public Improvements	57
7	Development Districts	60

BLIGHT AND SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this study is to determine whether all or part of the designated project area in Hastings, Nebraska qualifies as a blighted and substandard area within the definition set forth in the Nebraska Community Development Law, Section 18-2103.

The findings presented in this report are based on surveys and analysis conducted for an area referred to as the "Study Area" bounded as follows: North on Hastings Avenue from Highway 6 and 34 to G Street; East on G Street to Denver Avenue; North on Denver Avenue to F Street; West on F Street to Hastings Avenue; North on Hastings Avenue approximately 153 feet, thence West to Denver Avenue; North on Denver Avenue to B Street; East on B Street to St. Joe Avenue; South on St. Joe Avenue to D Street; East on D Street to Kansas Avenue; South on Kansas Avenue to H Street; East on H Street to Colorado Avenue; South on Colorado Avenue to Kent Street; East on Kent Street to Wabash Avenue; South on Wabash Avenue to Highways 6 and 34; and West on Highways 6 and 34 to Hastings Avenue.

Substandard Area

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

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, morales or welfare.

Diversity of ownership is present throughout the Study Area. This condition complicates land assembly and can substantially arrest potential for sound growth and development. The total number of owners in the Study Area is fifty (50), more or less.

Conditions which endanger life or property by fire and other causes are present to some extent throughout the Study Area. Conditions contributing to this factor include: lack of adequate egress, excessive debris, inappropriate frame construction (buildings) and vacant/partially vacant buildings.

Reasonable Presence of Factor

Existence of defective or inadequate street layout is present to a reasonable extent throughout the Study Area. The street system presently limits the development potential of the land which is available. This land remains "land locked". This condition is intolerable for commercial, industrial and residential land uses.

Faulty lot layout exists to a reasonable extent throughout the Study Area. Conditions contributing to the presence of this factor include: underutilization of land and lack accessibility/usefulness.

Insanitary and unsafe conditions exist throughout the Study Area. Conditions contributing to this factor include: vacant buildings, surface of parking lots, excessive debris, and evidence of vagrants.

Deterioration of site improvements is present to a reasonable extent throughout the Study Area. Contributing conditions include: absence of sidewalks, excessive debris, and unpaved and poorly maintained parking lots.

Improper subdivision or obsolete platting is present throughout the Study Area. Conditions contributing to this factor include: resubdivided lots, lots of irregular size and lot sizes incompatible to desired land uses.

The Nebraska Community Development Law includes in its statement of purpose¹ an additional criterion for a finding of blight, viz., "economically or socially undesirable land-uses". Conditions which are considered to be economically and/or socially undesirable include (a) functional obsolescence, (b) economic obsolescence, (c) incompatible uses or mixed-use relationships, and (d) excessive dwelling unit density. Economically and/or socially undesirable land-uses are present to a significant extent throughout the Study Area.

¹Community Development Law, Nebraska Revised Statutes Reissue, 1987 Section 18-2101.

In addition, one of the required five (5) additional blight factors has a reasonable presence in the Study Area;

Conclusion

The conclusion of the consulting team engaged by the City of Hastings is the number, degree and distribution of blighting factors as documented in this report are beyond remedy and control solely by regulatory process in the exercise of the police power, and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the Nebraska Community Development Law. It is also the opinion of the consultant team, the findings of this Blight and Substandard Determination Study warrant designating the Study Area both "substandard" and "blighted".

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

**TABLE 1
CITY OF HASTINGS
SUBSTANDARD FACTORS
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA**

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. | ■ |
| | Strong Presence of Factor | ■ |
| | Reasonable Presence of Factor | ■ |
| | No Presence of Factor | ○ |

**TABLE 2
CITY OF HASTINGS
BLIGHT FACTORS
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA**

BLIGHT FACTORS

- | | | |
|-----|--|---|
| 1. | A substantial number of deteriorated or deteriorating structures. | ■ |
| 2. | Existence of defective or inadequate 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 exceeding the fair value of land. | ○ |
| 8. | Defective or unusual condition of title. | ○ |
| 9. | Improper subdivision or obsolete platting. | ■ |
| 10. | The existence of conditions which endanger life or property by fire or other causes. | ■ |
| 11. | Other environmental and blighting factors. | □ |
| 12. | One of the other five conditions. | □ |
| | Strong Presence of Factor | ■ |
| | Reasonable Presence of Factor | □ |
| | No Presence of Factor | ○ |

1. BASIS FOR REDEVELOPMENT

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

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (reissue 1987), 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;

is detrimental to the public health, safety, morales or welfare.

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

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

8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;

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

Also, these deficiencies should be reasonably distributed throughout the Study Area. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated areas of blight and expanding them arbitrarily into non-blighted areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a sound boundary to accommodate new

development and ensure accessibility, but even in this instance, inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

2. THE STUDY AREA

The blight and substandard determination Study Area is comprised of 110.45 acres more or less. As identified in Illustration 1 (Location Map), the Study Area is bounded as follows: North on Hastings Avenue from Highway 6 and 34 to G Street; East on G Street to Denver Avenue; North on Denver Avenue to F Street; West on F Street to Hastings Avenue; North on Hastings Avenue approximately 153 feet, thence West to Denver Avenue; North on Denver Avenue to B Street; East on B Street to St. Joe Avenue; South on St. Joe Avenue to D Street; East on D Street to Kansas Avenue; South on Kansas Avenue to H Street; East on H Street to Colorado Avenue; South on Colorado Avenue to Kent Street; East on Kent Street to Wabash Avenue; South on Wabash Avenue to Highways 6 and 34; and West on Highways 6 and 34 to Hastings Avenue.

LOCATION MAP

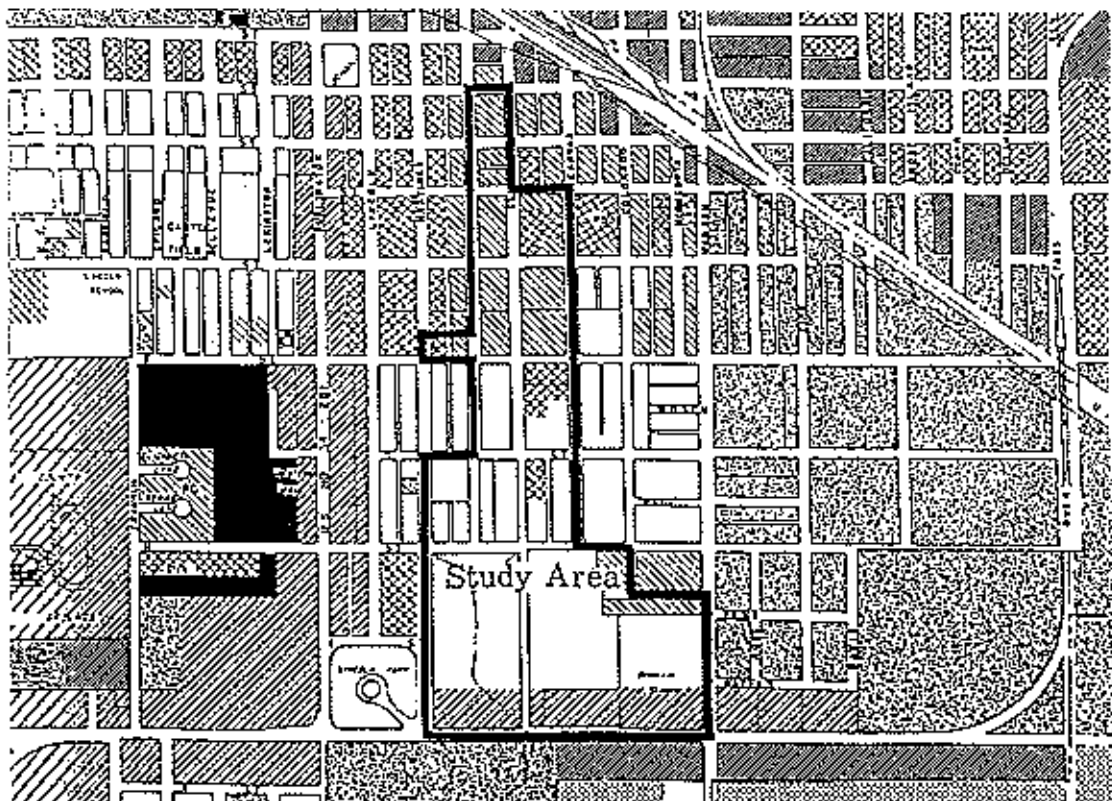


ILLUSTRATION 1

Illustration 2 identifies the existing land uses within the Study Area. The Study Area consist of five land uses: residential, commercial, industrial, public/semi-public and vacant land. The most prominent uses being residential and vacant land.

Residential land usage, as identified in Illustration 2, is located in the northern half of the Study Area. Residential property in this area is predominantly single family. The housing stock is comprised of masonry, brick, and frame construction, with the majority of structures ranging in age from 50 to 100 years.

The commercial and industrial structures located along the south boundary of the Study Area adjacent to Highway 6 and 34 are primarily metal quonset ranging from 5 to 20 years of age. A few wooden framed storage sheds are interdispersed in the older neighborhoods in the northern portion of the Study Area. These storage units are generally aging and in a deficient state.

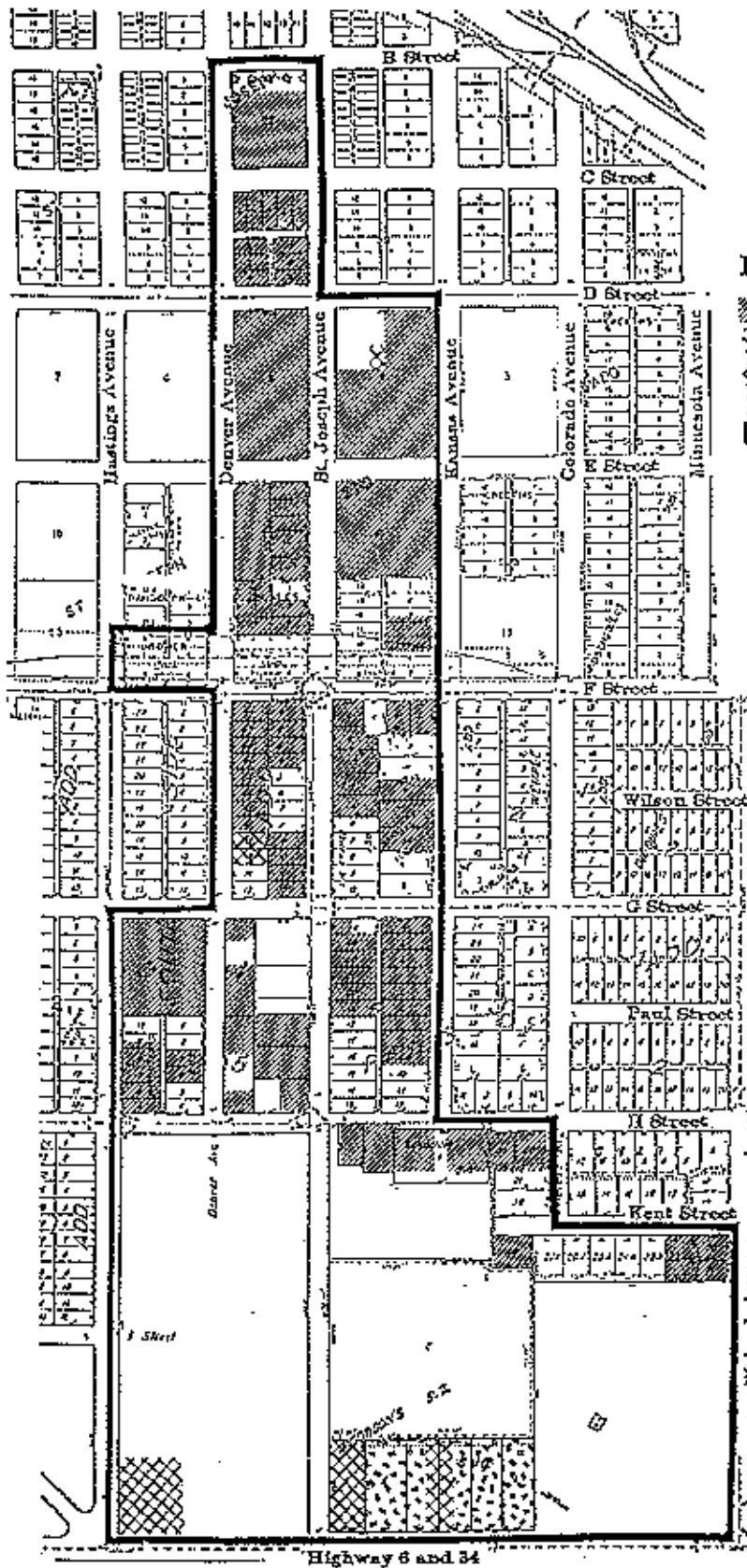
Table 3 statistically identifies the existing land use patterns within the Study Area, in terms of number of acres and percentage of total for all existing land uses.

**TABLE 3
CITY OF HASTINGS
EXISTING LAND USE
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA**

<u>Land Use</u>	<u>Acres/Percent</u>
Residential	24.78/22.4%
Commercial	3.07/2.8%
Industrial	2.84/2.6%
Public/Quasi Public	.38/0.3%
Streets and Alleys	26.82/24.3%
Total Developed	57.89/52.4%
Vacant	52.56/47.6%
Total Acreage	110.45/100%

Source: Hanna:Keelan Associates, P.C., 1991

The Study Area contains both new and refurbished buildings. A reasonable high percentage of the structures in the Study Area (30.8%) exist which have major structural deficiencies, functional and economic obsolescence and problems difficult to correct related to current code requirements.



Existing Land Uses

- ▨ Residential
- ⊠ Commercial
- ⊞ Industrial
- ⊞ Public/Semi-Public
- Vacant Land

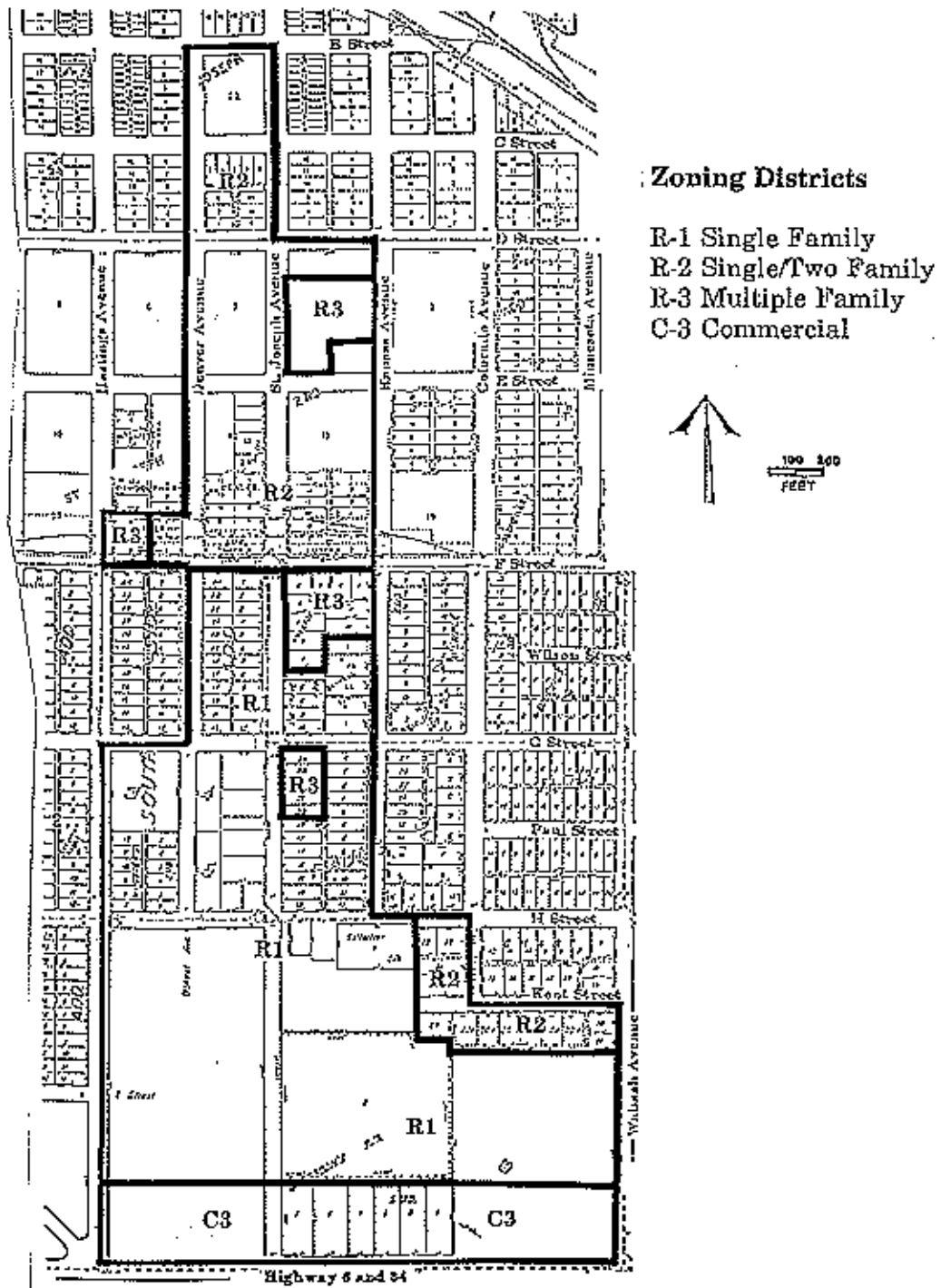


100 200
FEET

Hanna:Keelan Associates, P.C.

ILLUSTRATION 2

Illustration 3 identifies the existing zoning districts within the Study Area. The present zoning classification is compatible to existing uses.



Hanna:Keelan Associates, P.C.

ILLUSTRATION 3

3. THE RESEARCH APPROACH

The research approach implemented for the Hastings South Blight and Substandard Determination Study included an assessment of the blight and substandard determination factors identified in the Nebraska Community Development Law. In brief, factors which were general in nature and existed in a continuous fashion area wide, such as streets, alleys, sidewalks, driveways and other transportation systems, open spaces, parking areas, exterior structural condition, individual structures and properties, property ownership and taxation status were investigated on an area-wide basis.

The assessment of the aforementioned factors was implemented utilizing an area-wide examination process as opposed to a random-sampling process, in an attempt to reduce errors associated with conducting a random-sampling method. In addition, an area-wide assessment provides the consultant with a more accurate understanding of the Study Area and allows for more informed conclusions and recommendations about the area.

4. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the blighted and substandard factors listed in the legislation to determine whether each or any are present in the Study Area, and if so, to what extent and in what locations.

What follows is the summary evaluation of each blight and substandard factor presented in the order of their 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. It is important, the system for classifying buildings be based on established evaluation standards and criteria, and it result in an accurate and consistent description of existing conditions.

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

The building condition analysis is based on exterior inspections of all 140 structures within the Study Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the Study Area. The Structural Site Condition Survey Form is identified in Appendix 1.

1. Building Components Evaluated

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Components. These include the basic elements of any building: foundation walls and girders, load bearing walls and columns, roof and roof structure, and floor structure.

Secondary Components. These are components generally added to the primary structural components and are necessary parts of the building, including exterior curtain walls, non-bearing walls and ceilings, interior stairs, porches and steps, fire escapes, etc.

2. Criteria for Classifying Defects for Building Components

Primary and secondary components were evaluated separately as a basis for determining the overall condition of individual structures. This evaluation considered the relative importance of specific components on the exterior of the building, and the effect that deficiencies in components will have on the remainder of the structure.

3. Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

Sound. Building components which contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Minor - Requiring Minor Repair. Building components which contain defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. Minor defects have no real effects on either structural or architectural components and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Major - Requiring Major Repair (Deteriorating). Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Substandard (Dilapidated/Deteriorated). Building components which contain major defects (bowing, sagging, or settling to any or all exterior components 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.

4. Final Building Rating

After completion of the building condition surveys, each individual building was placed in one of four categories based on the combination of defects found in various structural and architectural building components, each final rating is described below.

Sound. Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have less than four minor defects.

Deficient-Minor. Buildings classified as deficient - requiring minor repairs- have more than three minor defects, but less than one critical defect.

Deficient-Major (Deteriorating). Buildings classified as deficient - requiring major repairs - have at least one critical defect, but less than two critical defects.

Substandard (Dilapidated/Deteriorated). Structurally substandard buildings contain defects which are so serious and so extensive the building must be removed. Buildings classified as structurally substandard have two or more critical defects. Critical defects are as follows:

Structural. Each of four primary structural components can receive a rating of one critical defect. Two primary structural components, each receiving a rating of major defects, equals one critical defect.

Building Systems. Two building systems, each receiving a rating of a major defect, equals one critical defect.

Architectural. Four architectural components, each receiving a rating of a major defect, equals one critical defect.

The following combinations of major defects is equivalent to one critical defect.

One major defect in the structural components plus one major defect in the building systems equals one critical defect.

Two major defects in the architectural components plus one major defect in either structural components or the building systems equals one critical defect.

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 words building and structure are presumed to be interchangeable.

5. Field Survey Conclusions

The condition of the 140 primary buildings studied within the Study Area was determined based on the findings of detailed surveys of each building. These surveys indicated the following:

- Sixteen (16) structures are classified as structurally sound;
- Seventy-three (73) structures are classified as minor defects;
- Forty (40) structures are classified as deteriorating major defects; and
- Eleven (11) structures are classified as substandard, dilapidated/deteriorated critical defects.

The survey clearly indicates 51 of 140 (36.4%), the structures throughout the Study Area are either deteriorating or dilapidated.

Conclusion

The results of the structural condition survey for the study indicates deteriorating structures are present to a reasonable extent throughout the Study Area. Table 4 identifies the results of the structural rating process per building type.

TABLE 4
 CITY OF HASTINGS
 EXTERIOR SURVEY FINDINGS
 COMMUNITY REDEVELOPMENT AUTHORITY
 STUDY AREA

<u>Activity</u>	<u>Sound</u>	<u>Deficient (Minor)</u>	<u>Structural Rating</u>		<u>Structures</u>	<u>Substandard</u>
			<u>Deteriorating (Major)</u>	<u>Sub standard Dilapidated</u>		
Residential	14	68	38	9	129	47/36.4%
Commercial	0	3	1	1	5	2/40.0%
Public/Semi Public	1	1	0	0	2	0
Industrial	1	1	1	1	4	2/50.0%
Total	16	73	40	11	140	51/36.4%
Percent	11.4%	52.1%	28.6%	7.9%	100.0%	

Source: Hanna:Keelan Associates, P.C., 1991

(2) Age or Obsolescence

According to the field survey conducted by the consultant in October 1990 and February 1991, 60.7 percent of the structures within the Study Area were built over twenty-five (25) years ago. Of these structures 87.5 percent were built over fifty (50) years ago.

Conclusion

The result of the field surveys indicated the age and obsolescence of the structures in the Study Area is reasonably sufficient to constitute a substandard factor.

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

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

Over thirty-five percent (35%) of the structures in the Study Area are deteriorating or dilapidated. When not adequately maintained or upgraded to present day occupancy standards, buildings which are deteriorating or dilapidated pose special safety and sanitary problems. There is a significant number of wood framed single and two-story residential buildings which are in need of structural repair or fire protection, as well.

Within the Study Area there are ten (10) parking lots which are unpaved. These are characterized by irregular gravel surfaces with many depressions. The lack of maintenance and the ambient dust conditions of these areas are detrimental to abutting properties and represent an insanitary and unsafe condition.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces is significantly predominant throughout the Study Area.

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

1. Inadequate Provisions for or Lack of Means of Egress.

Potential life threatening conditions exist in some buildings which lack adequate means of egress.

2. Excessive Debris.

Debris located on several sites poses as a fire hazard as well as a area to harbor pest which are detrimental to the public's safety.

3. Frame Buildings.

There are wood framed buildings throughout the Study Area which are in need of structural repair or fire protection. These buildings have been determined to be deteriorating or dilapidated.

4. Vacant Buildings and Partially Vacant Buildings.

The Study Area contains a minimal amount of vacant and partially vacant buildings as determined by the visual field inspection. Many of the conditions cited in this section are prevalent in these structures. These structures also promote vandalism, vermin, insect infestation, and other hazards which, because of the lack of proper maintenance, endanger adjacent properties.

Conclusion

The conditions which endanger life or property by fire and other causes, while strong in presence, is predominantly distributed throughout the Study Area.

BLIGHT FACTORS

(1) Deteriorated or Deteriorating Structures

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

This section summarizes the process used for assessing building conditions in the Study Area, the standards and criteria used for evaluation, and the findings as to the existence of deteriorating or deteriorated structures.

The building condition analysis is based on the exterior inspections of 140 structures within the Study Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the Study Area. The Structural Site Conditions Survey Form is identified in Appendix I.

1. Building Components Evaluated

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Components. These include the basic elements of any building: foundation walls and girders, load bearing walls and columns, roof and roof structure, and floor structure.

Secondary Components. These are components generally added to the primary structural components and are necessary parts of the building, including exterior curtain walls, non-bearing walls and ceilings, interior stairs, porches and steps, fire escapes, etc.

2. Criteria for Classifying Defects for Building Components

Primary and secondary components were evaluated separately as a basis for determining the overall condition of individual structures. This evaluation considered the relative importance of specific components on the exterior of the building, and the effect that deficiencies in components will have on the remainder of the structure.

3. Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

Sound. Building components which contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Minor - Requiring Minor Repair. Building components which contain defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. Minor defects have no real effects on either structural or architectural components and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Major - Requiring Major Repair. Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Substandard - (Dilapidated/Deteriorated). Building components which contain major defects (bowing, sagging, or settling to any or all exterior components 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.

4. Final Building Rating

After completion of the building condition surveys, each individual building was placed in one of four categories based on the combination of defects found in various structural and architectural building components, each final rating is described below.

Sound. Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have less than four minor defects.

Deficient-Minor. Buildings classified as deficient - requiring minor repairs - have more than three minor defects, but less than one critical defect.

Deficient-Major. Buildings classified as deficient - requiring major repairs - have at least one critical defect, but less than two critical defects.

Substandard. Structurally substandard buildings contain defects which are so serious and so extensive the building must be removed. Buildings classified as structurally substandard have two or more critical defects. Critical defects are as follows:

Structural. Each of four primary structural components can receive a rating of one critical defect. Two primary structural components, each receiving a rating of major defects, equals one critical defect.

Building Systems. Two building systems, each receiving a rating of a major defect, equals one critical defect.

Architectural. Four architectural components, each receiving a rating of a major defect, equals one critical defect.

The following combinations of major defects is equivalent to one critical defect.

One major defect in the structural components plus one major defect in the building systems equals one critical defect.

Two major defects in the architectural components plus one major defect in either structural components or the building systems equals one critical defect.

Minor deficient and major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as deteriorated buildings. The words building and structure are presumed to be interchangeable.

5. Field Survey Conclusions

The condition of the 140 primary buildings studied within the Study Area was determined based on the findings of detailed surveys of each building. These surveys indicated the following:

- Sixteen (16) structures are classified as structurally sound;
- Seventy-three (73) structures are classified as deteriorating minor defects;
- Forty (40) structures are classified as deteriorating major defects; and
- Eleven (11) structures are classified as substandard, dilapidated/deteriorated critical defects.

The survey clearly indicates 124 of 140 (88.5%), of the structures throughout the Study Area are either deteriorating or dilapidated.

Conclusion

The results of the structural condition survey for the study indicates deteriorating or deteriorated structures are evident to a significant extent throughout the Study Area. Table 5 identifies the results of the structural rating process per building type.

TABLE 5
CITY OF HASTINGS
EXTERIOR SURVEY FINDINGS
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA

<u>Activity</u>	<u>Sound</u>	Deficient (Minor)	<u>Structural Rating</u>		<u>Structures</u>	<u>Substandard</u>
			Deficient (Major)	Sub Deteriorating standard Dilapidated		
Residential	14	68	38	9	129	115/89.1%
Commercial	0	3	1	1	5	5/100.0%
Public/Semi Public	1	1	0	0	2	1/50.0%
Industrial	1	1	1	1	4	3/75.0%
Total	16	73	40	11	140	124/88.5%
Percent	11.4%	52.1%	28.6%	7.9%	100.0%	

Source: Hanna:Keelan Associates, P.C., 1991

(2) Existence of Defective or Inadequate Street Layout

The street pattern within the Study Area consists of a grid system which is used throughout the City of Hastings. Street Right-of-Way widths range from 60 ft. to 80 ft. within and bordering the Study Area. Highway 6/34, serving as the south boundary of the Study Area, is currently under construction for widening and additional traffic lanes.

Existing streets provide a high level of accessibility to the north and northeast areas of the Study Area. However problem conditions exist in the Study Area. Basic problem conditions include:

1. Limited Vehicular Accessibility

In its current condition, vehicular accessibility within the Study Area is nonexistent for a large portion of the Study Area. The built-up residential area in the northern portion of the Study Area is adequately served by two way local residential streets. The large vacant tracts of land which exist primarily in the southern portion of the Study Area, however, could be more adequately served if St. Joseph Avenue would be developed from "H" to "J" Streets. St. Joseph Avenue is currently platted. Local streets would then need to be platted and developed in the vacant land tracts to serve the future land use needs.

2. Inadequate Provision of Pedestrian Movement

The lack of sidewalks to provide for pedestrian flow exists throughout the Study Area. Since a large portion of land in the Study Area is vacant, sidewalks have not been developed. According to the field survey conducted by the consultants, an estimated one hundred (100) platted lots did not have sidewalks. Eighty-six (86) platted lots had sidewalks which were in "excellent" or "good" condition. Overall 59.2 percent of the platted lots surveyed had no existing sidewalks.

3. Lack of Adequate Parking

With the increased use of the automobile as a mode of transportation, a strain has been placed on the urban infrastructure to accommodate not only car movement, but car parking as well. Because street layout and block development in the Study Area preceded this trend toward widespread use of the private automobile, adequate provision for parking is a major concern, not only for the present time, but also for the future, sound growth of the area.

Available on and off street parking areas are inadequately defined and subject to inconsistent public use.

Conclusion

One or more of the discussed conditions are present to a reasonable extent in all blocks within the Study Area.

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

Building use and condition surveys, property ownership and sub-division records and field surveys have resulted in the identification of several problem conditions associated with faulty lot layout in relation to size, adequacy, accessibility, or usefulness of land within the Study Area. The size and arrangement of lots within the Study Area has resulted in conditions which adversely affect the sound growth and development of the area. These problem conditions include:

1. Underutilization of land close to the core of the City.

There are large vacant land parcels in the Study Area as indicated in Illustration 2, Existing Land Use. The vacant land parcels comprise 47.6 percent of the total land area.

The underutilization of vacant land does little to contribute to the viability of the Study Area and surrounding areas. In fact, such conditions can result in making the area a liability to the overall economic and social well-being of the entire community.

2. Lack of Accessibility/Usefulness.

The current lot layout and lack of the development of St. Joseph Avenue has left some vacant parcels "landlocked". Other vacant lots lack interior street systems to provide access throughout the land parcel. Land which is "landlocked" is deprived of economic potential since no reasonable vehicular access is obtainable.

Conclusion

Problems relating to faulty lot layout are present to a reasonable extent in the majority of the Study Area.

(4) Insanitary and Unsafe Conditions

The results of the field survey (structural condition analysis, along with other field data) provided the basis for this identification of insanitary and unsafe conditions in the Study Area. Factors contributing to insanitary and unsafe conditions are discussed below.

1. Vacant Buildings.

Vacant or partially vacant structures exist to a small degree throughout the Study Area. Apart from the many structural deficiencies prevalent in the vacant buildings, these properties evidence neglect and deferred maintenance.

Insanitary and unsafe conditions associated with vacant structures are found to exist, including improper means of lack of egress from upper floors; widespread infestation of pigeons and associated debris; and general lack of maintenance. These conditions impact occupied floors of partially vacant buildings due to water seepage, rodents or insects, and dust and dirt accumulation.

2. Surface parking lots.

Within the Study Area there are ten parking lots which are unpaved. These are characterized by irregular shaped gravel surfaces with many depressions. The lack of maintenance and the ambient dust conditions of these areas are detrimental to abutting properties and represent an insanitary and unsafe condition.

3. Excessive Debris.

Debris is present in the form of discarded materials in the commercial and industrial areas as well as in the mobile home park. The vacant land and other structures contain litter to a lesser degree. The debris is not only unsightly, but also promotes certain safety hazards.

4. Vagrants.

The evidence of vagrants was found in primarily the vacant buildings in the Study Area. Vagrants have created problems through vandalism, breaking into vacant structures and leaving debris at the properties.

Conclusion

Insanitary and unsafe conditions are present to a reasonable extent in the majority of the Study Area.

(5) Deterioration of Site Improvements

Field observations were performed to determine the condition of site improvements, including streets, alleys, sidewalks, curbs and gutters, traffic control devices and off-street parking. Appendix 2 documents the present condition of these improvements.

The absence of sidewalks contributes significantly to the blighted conditions of the Study Area. The absence of sidewalks is evident throughout the Study Area. The total percentage of parcels within the Study Area having no sidewalks is 38.7 percent.

The total percentage of parcels having debris within the Study Area is 56.7 percent.

A total of eighty-five (85), or 54.8 percent of the total one hundred fifty-eight (158) parcels within the Study Area received an overall site condition rating of "fair" or "poor," as per the results of the field survey.

Conclusion

Deterioration of site improvements is strongly present in extent to all blocks within the Study Area.

(6) Diversity of Ownership

The majority of the blocks in the northern two-thirds of the Study Area have been platted into smaller lots to accommodate residential development. The blocks located in the southern portion of the Study Area have been platted into larger lots to accommodate commercial and industrial development.

The total number of owners in the Study Area is one hundred forty-five (145), more or less. The situation is worsened by the fact that large contiguous parcels of land are owned by public or institutional users. The remainder of lots have become assembled by a number of owners.

The blocks with a large number of owners are located in the residential districts in the northern two-thirds of the Study Area.

Land assemblage is an absolute necessity for major redevelopment projects. Without it, only small, individual renovation activities of existing buildings is possible. In order for the kinds of redevelopment to occur which are currently desirable, economically feasible, attract financial support, it is necessary to assemble large parcels of property. Such assemblage is most difficult without public intervention and constitutes one of the greatest deterrents to significant redevelopment within the Study Area.

Conclusion

Diversity of Ownership in the Study Area is strongly present as a blight factor.

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

An examination of public records was undertaken to determine the status of real estate taxes associated with properties located within the Study Area.

1. Delinquent Taxes.

Public records have been examined for the purpose of determining the extent of delinquent taxes currently outstanding on land parcels within the Study Area. The property taxes for 163 properties were examined. Of these, twenty nine (29) properties or 17.8 percent had delinquent taxes.

2. Real Estate Taxes.

The tax values of the majority of the Study Area generally appear to be appropriate in relation to market values of the properties.

It is estimated, eleven (11) or 6.7 percent of the properties are exempt from taxation. The exempt properties are owned by the City of Hastings, the County of Adams, German Presbyterian Church, Nebraska Association for Development of Housing and the Martin Luther Home Foundation.

Conclusion

While there are some indications of problems, financial burdens upon properties in the overall Study Area would not appear to be sufficient to constitute a blighting factor.

(8) Defective or Unusual Condition of Title

Examination of individual deeds and encumbrances has been undertaken as part of this blight and substandard determination study. The study of property ownership data did not provide any basis for identifying any defective or unusual conditions of title. This factor is not found to be prevalent as a blighting factor within the Study Area.

(9) Improper Subdivision or Obsolete Platting

Improper subdivision and obsolete platting is a constraint throughout the Study Area.

The majority of blocks in the Study Area have experienced some degree of subdividing, since original platting. The present platting of lots or lack of, in these blocks, can be considered improper and obsolete for the type of commercial, industrial and residential land uses desired.

Efforts to overcome problems of inadequate subdivision and obsolete platting and to secure sites of reasonably adequate size and shape for modern development purposes, require the assemblage of adjacent parcels. This assemblage of parcels is complicated due to the numerous subdivisions and property owners within the Study Area. Improper subdivision or obsolete platting exist throughout the Study Area.

Conclusion

Improper subdivision or obsolete platting inhibits sound growth and development in the Study Area. There exists a strong presence of improper subdivision or obsolete platting throughout the Study Area.

(11) Other Environmental and Blighting Factors

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

1. Incompatible Uses or Mixed Use Relations.

The Study Area is divided into four (4) zoning districts. These include three (3) residential districts, R-1, R-2, R-3 and one (1) commercial district, C-3.

Within the Study Area, minimal conditions exist in which structures and sites have uses that are incompatible with the zoning district in which they are located. The commercial district includes industrial uses not usually associated with commercial zoning. This is evident in the south portion of the Study Area.

2. Economic and Functional Obsolescence

The Study Area contains a significant amount of vacant land as indicated in Illustration 2, Existing Land Use. A total of approximately 47.6 percent of the Study Area consist of vacant land. Vacant land is one of the indications of both functional and economic obsolescence.

Conclusion

Other Environmental, Blighted Factors are present to a reasonable extent throughout the Study Area.

(12) Additional Blighting Conditions

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

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

One of the aforementioned criteria is prevalent within the designated blighted area.

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

According to the field survey conducted by the consultant in October 1990 and February 1991, 46.3 percent of the residential structures within the study area were identified as being built prior to 1940.

An age estimation for all structures in the study area revealed 59.2 percent of the structures were constructed 25+ years ago and of these 77.0 percent were built 50+ years ago.

The average age of the residential and commercial structures within the study area meets and exceeds the forty (40) years average age requirement set forth for blight determination eligibility.

Conclusion

One of the five blight determination criteria is prevalent within the Study Area.

5. DETERMINATION OF STUDY AREA ELIGIBILITY

The Study Area meets the requirements of the Nebraska Community Development Law for designation as both a "blighted and substandard area". There is a reasonable distribution of at least ten of the twelve factors present in the 110 acre Study Area to constitute a blighted area and a predominance of two of the four factors to constitute substandard.

Substandard Factors

1. Inadequate provision for ventilation, light, air, sanitation, or open spaces; and
2. Existence of conditions which endanger life or property by fire and other causes.

Blighted Factors

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Improper subdivision or obsolete platting;
8. Existence of conditions which endanger life or property by fire or other causes;
9. Other environmental and blighting factors; and
10. The average age of the residential and commercial units in the area is at least forty years.

APPENDIX I

STRUCTURAL/SITE CONDITIONS
SURVEY FORM

SECTION I:

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

SECTION II: Structural Components

<u>Primary Components</u>	(Substandard) <u>Critical</u>	(Major) <u>Substandard</u>	<u>Minor</u>	<u>None(sound)</u>
1. Roof	C	S	M	N
2. Wall Foundation	C	S	M	N
3. Foundation	C	S	M	N
<input type="checkbox"/> Concrete	<input type="checkbox"/> Stone	<input type="checkbox"/> Rolled Asphalt	<input type="checkbox"/> Brick	<input type="checkbox"/> Other

<u>Secondary Components</u>	(Substandard) <u>Critical</u>	(Major) <u>Substandard</u>	<u>Minor</u>	<u>None(sound)</u>
4. Roof Covering	C	S	M	N
<input type="checkbox"/> Asphalt Shingles	<input type="checkbox"/> Rolled Asphalt	<input type="checkbox"/> Cedar	<input type="checkbox"/> Combination	<input type="checkbox"/> Other
5. Chimney	C	S	M	N
6. Gutters, Downspouts	C	S	M	N
7. Wall Surface	C	S	M	N
<input type="checkbox"/> Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Siding	<input type="checkbox"/> Combination	<input type="checkbox"/> Stucco
8. Paint	C	S	M	N
9. Doors	C	S	M	N
10. Windows	C	S	M	N
11. Porches, Steps, Fire Escapes	C	S	M	N
12. Driveway, Side Condition	C	S	M	N

FINAL RATING

- Sound Deficient-Minor Deficient-Major
- Substandard
- Built Within: 1 year 1-5 years 5-10 years 10-20 years 20-25 years
 25-50 years 50-100 years 100+years

1. Parcel # _____
2. Parcel Address _____
3. Parcel Land Usage _____
4. Type and Number of Structures _____
5. Condition of Structure(s) Worksheet
6. Adjacent Land Usage _____

7. Street Surface Type _____
8. Street Condition ____ (E) ____ (G) ____ (F) ____ (P)
9. Sidewalk Condition ____ (N) ____ (E) ____ (G) ____ (F) ____ (P)
10. Parking (off-street) ____ (N) ____ # of Spaces
 _____ Surface
11. Railroad tracks/right-of-way composition
 ____ (N) ____ (E) ____ (G) ____ (F) ____ (P)
12. Existence of Debris ____ (Y) ____ (N)
13. Existence of Vagrants ____ (Y) ____ (N)
14. General Overall Site Condition
 ____ (E) ____ (G) ____ (F) ____ (P)

NOTE: E = Excellent
 G = Good
 F = Fair
 P = Poor
 N = None or No
 Y = Yes

APPENDIX II

CITY OF HASTINGS
FIELD SURVEY RESULTS
COMMUNITY REDEVELOPMENT AUTHORITY STUDY AREA

	<u>Total</u>	<u>Residential*</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Public/ Quasi-Public</u>	<u>Vacant^</u>
<u>Age of Structure</u>						
1 year	1	1	0	0	0	NA
1 - 5 years	4	3	0	1	0	NA
5 - 10 years	8	7	0	1	0	NA
10 - 25 years	48	43	2	3	0	NA
25 - 50 years	20	19	1	0	0	NA
50 - 100 years	67	63	0	2	2	NA
100+ years	0	0	0	0	0	NA
<u>Final Structural Rating</u>						
Sound	16	14	0	1	1	NA
Deficient Minor	73	68	2	2	1	NA
Deficient Major	40	38	1	1	0	NA
Sub-Standard	11	9	0	2	0	NA
<u>Street Condition</u>						
None	1	0	0	0	0	1
Excellent	7	2	3	2	0	0
Good	87	67	0	1	0	19
Fair	59	53	0	2	2	2
Poor	1	0	0	1	0	0
<u>Sidewalk Condition</u>						
None	60	35	3	4	0	18
Excellent	17	16	0	0	0	1
Good	41	38	0	0	2	1
Fair	28	25	0	2	0	1
Poor	9	8	0	0	0	1
<u>Debris</u>						
Major	66	50	3	6	0	7
Minor	22	15	0	0	0	7
None	67	57	0	0	2	8
<u>Vagrants</u>						
Yes	5	4	0	1	0	0
Probable	11	10	0	0	0	1
No	139	108	3	5	2	21
<u>Overall Site Condition</u>						
Excellent	11	9	0	0	0	2
Good	62	44	0	0	2	16
Fair	70	57	3	4	0	6
Poor	15	12	0	2	0	1
<u>Developable (Vacant Only)</u>						
						12
<u>Nondevelopable (Vacant Only)</u>						
						0
<u>Parking Spaces (Ranges)</u>						
		0-7	5-20	10-15	12-18	NA

*Includes Multi-Family Residential

Source: Hanna:Keenan Associates, P.C., Field Survey, 1991

REDEVELOPMENT PLAN

EXECUTIVE SUMMARY

Purpose of Plan/Conclusion

The purpose of this plan is to serve as a redevelopment guide for implementation by the Community Redevelopment Authority (CRA) of the previously designated Study Area. All Community Development Law State Statutes, 18-2101 thru 18-2154, and any to follow in this general section, should be utilized to promote the general welfare, the enhancement of the tax base, the economic and social well being, the development of any public activities and promotion of public events in the district area, along with any and all other purposes, as outlined in the Community Development Law.

A CRA redevelopment plan must contain the general planning elements required by Nebraska State Revised Statutes 1943, Section 18-211 re-issue 1987 items (1) through (6). A description of these items are as follows:

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

Furthermore, the CRA redevelopment plan must further address the items required under Section 18-2113, "Plan; considerations", which the CRA must consider prior to recommending a redevelopment plan to the City 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

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

Conclusion

The planning process for the CRA Study Area has resulted in a comprehensive listing of planning recommendations. As previously discussed in the blight and substandard determination study, there are many existing land uses, structural and substandard conditions which are nonconforming in nature, detrimental to the health, safety and general welfare of the community and generally obsolete in respect to the development and living environmental norms of today's Nebraska community and the City of Hastings. To eliminate these conditions and enhance private development activities within the Study Area, the City of Hastings will need to consider the following planning and redevelopment actions:

- * an official reclassification of both land use and zoning districts to produce an appropriate, acceptable land use pattern, whereby each land use composition is complementary and is not detrimental to the next;
- * systematic removal of substandard and dilapidated structures within the area;
- * rehabilitation of both owner and renter occupied single family structures in areas experiencing stable, low density residential conditions;
- * consideration for planned open space, in the form of small scale neighborhood parks;
- * improved, planned off-street parking;
- * scattered street development and improvements within the area, accompanied with storm sewer, curbing, street lighting and sidewalk improvements with specific consideration given to the development of St. Joseph Avenue;
- * public assemblage of land to allow for both planned multi-family residential and commercial development;

- * increased density development for residential areas of the area;
- * consideration for screening and/or buffering of commercial areas from residential uses;
- * improved planned streetscapes within the area;
- * code enforcement program for the clean up of areas in violation and detrimental to the health, safety and general welfare of the community.

Both a timeline and budget should be developed for the Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available with the City. A reasonable timeline to complete those redevelopment activities identified in the plan would be seven (7) to ten (10) years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed redevelopment activities. These include, in addition to city and federal funds commonly utilized to finance street improvement funding, community development grant funding, special assessments and general obligation bonds.

1. Future Land Use Patterns

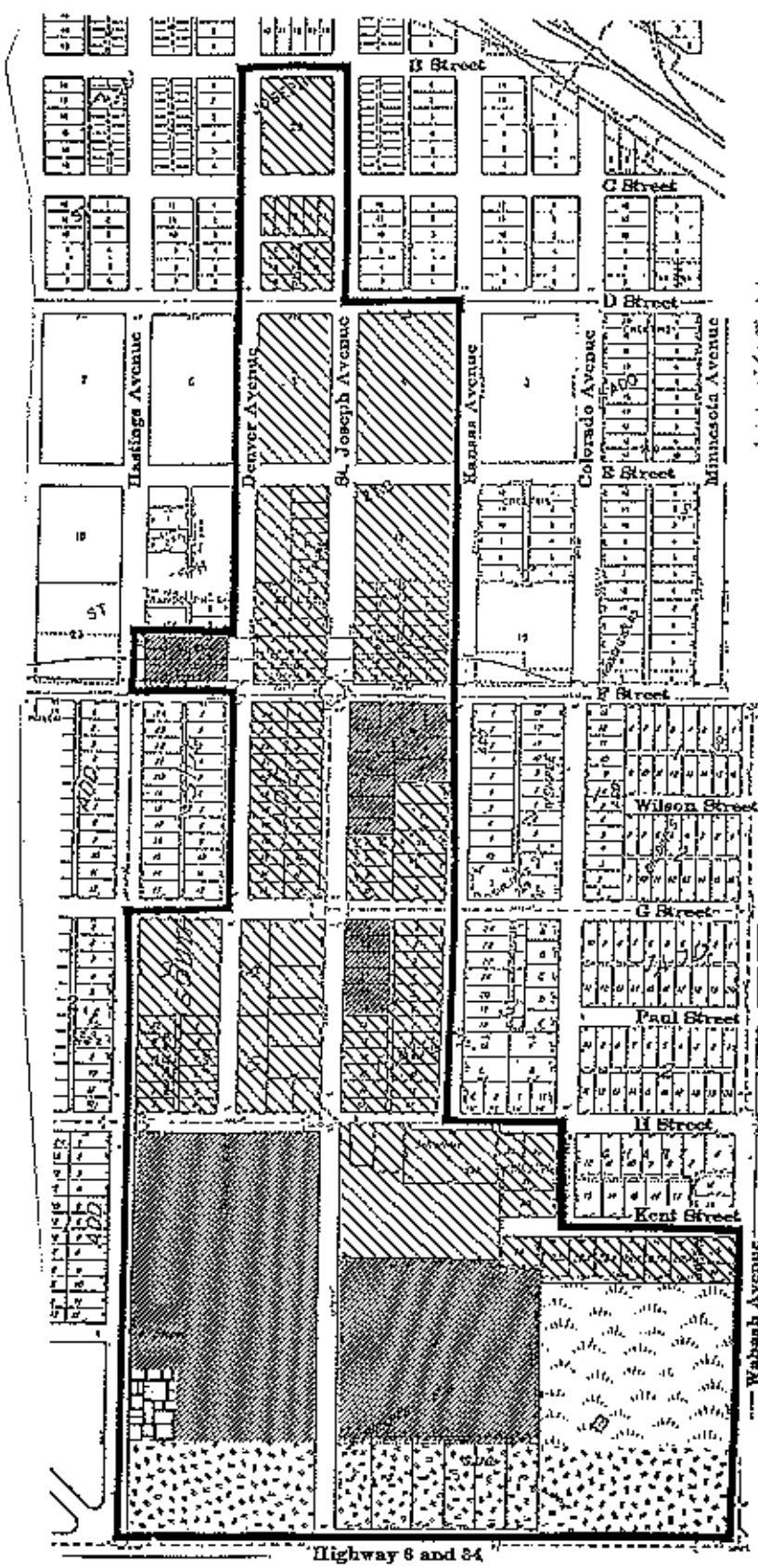
The existing land use patterns within the Study Area were described in detail in the blight and substandard determination study portion of this document. In general, the 110.45 acre, more or less, Study Area consist of six (6) land uses. The primary land uses are vacant land, streets and alleys and residential. It appeared from the field survey, there currently is minimal indication of incompatible land uses.

Illustration 4, Future Land Use, represents an effort to encourage land uses which would stimulate future growth opportunities in the area.

It can be observed in Illustration 4, primary residential land uses are reserved for the majority of the Study Area. The existing residential development within these areas is primarily of a single family type. It is recommended, the areas which are currently zoned for single family development be placed in a transitional mode to produce a higher density of residential use which is compatible with the adjacent residential land uses. Public involvement by the City of Hastings, by assembling and offering the redevelopment, vacant properties and properties having vacant/dilapidated housing can be a first step in this transitional process. This Study Area, abutting Highway 6 and near places of major employment, is suitable for residential uses that would serve the public's best interest with a higher density land use pattern.

A future public/quasi-public land use is identified in the Southwest portion of the Study Area. This area is reserved for a future neighborhood fire station facility.

Future commercial land uses are identified in Illustration 4 as being in close proximity to Highway 6. These commercial uses can act as a buffer between residential land uses and a major transportation arterial. Commercial land uses could be expanded and assembled for future development between Hastings and Wabash Avenues.



- Future Land Use**
- ▨ High Density Residential
 - ▧ Medium Density Residential
 - ▩ Highway Commercial
 - ⋄ Commercial Office
 - ⊥ Public/Quasi Public



100 200
FEET

Hanna:Keelan Associates, P.C.

ILLUSTRATION 4

2. Future Zoning Districts

Future zoning districts for the Study Area are identified in Illustration 5. The consultant utilized the current zoning district classifications available with the City of Hastings in designing future zoning districts. In turn, the permitted uses and development density allowed within the proposed future zoning districts are the same as those currently permitted in the respective zoning classifications identified in the City's official zoning ordinance. In general, future zoning districts overlay related future land use districts.

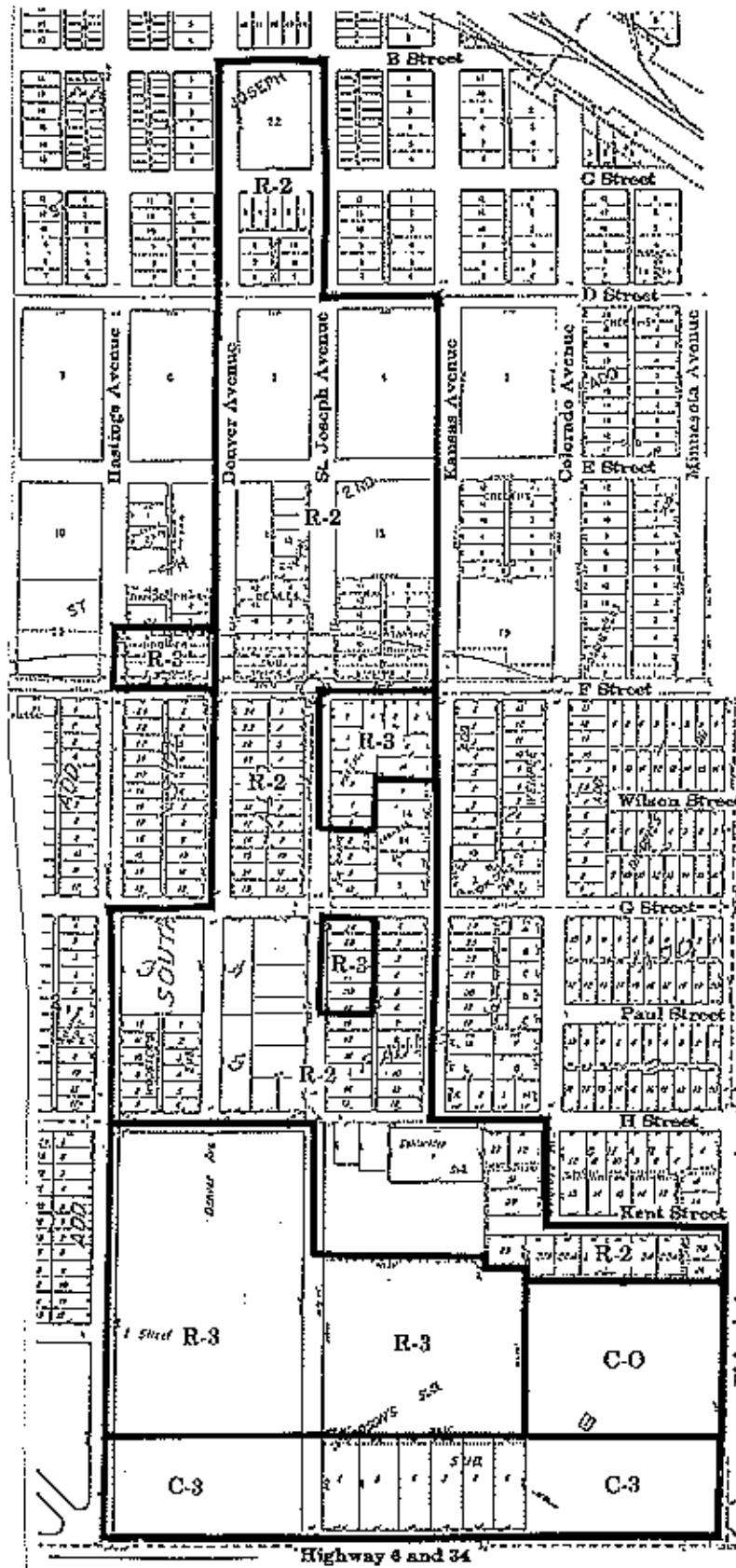
The majority of the existing residential areas in the Study Area have been assigned R-2 zoning by the consultant, to accommodate existing residential lots and to provide for more affordable residential development in vacant parcels dispersed throughout the R-2 District.

High density residential development has been designated for two large vacant parcels to provide for multi-family dwellings. The first parcel is bordered by Hastings Avenue to the West; St. Joseph Avenue to the East; H Street to the North; and existing C-3 zoning district to the South. The second parcel is presently "landlocked", Lot 2 of Jacobson's Subdivision. This zoning will provide a buffer from a four (4) lane highway and commercial districts for the lower density residential uses. There are three additional high density residential tracts located in the Study Area. The smaller tracts are similar to what presently exists. With the exception of the vacant parcel between Hastings and Denver Avenues and north of F Street, the west half of this parcel is currently zoned high density. The high density use is proposed for the entire parcel.

The proposed zoning district abutting Highway 6 in the Study Area is what presently exist for the area.

A nonretail district (C-0) is proposed to buffer the commercial area from the lower density residential area. This district provides locations for professional office space. This proposed district is located in the southeast portion of the Study Area.

Special attention was given to increasing the density of residential land usage and the buffering of proposed graduated land uses, when proposing future zoning districts for the Study Area. Overall, 65 percent of the area has been recommended for a change in zoning classification.



Hanna:Keelan Associates, P.C.

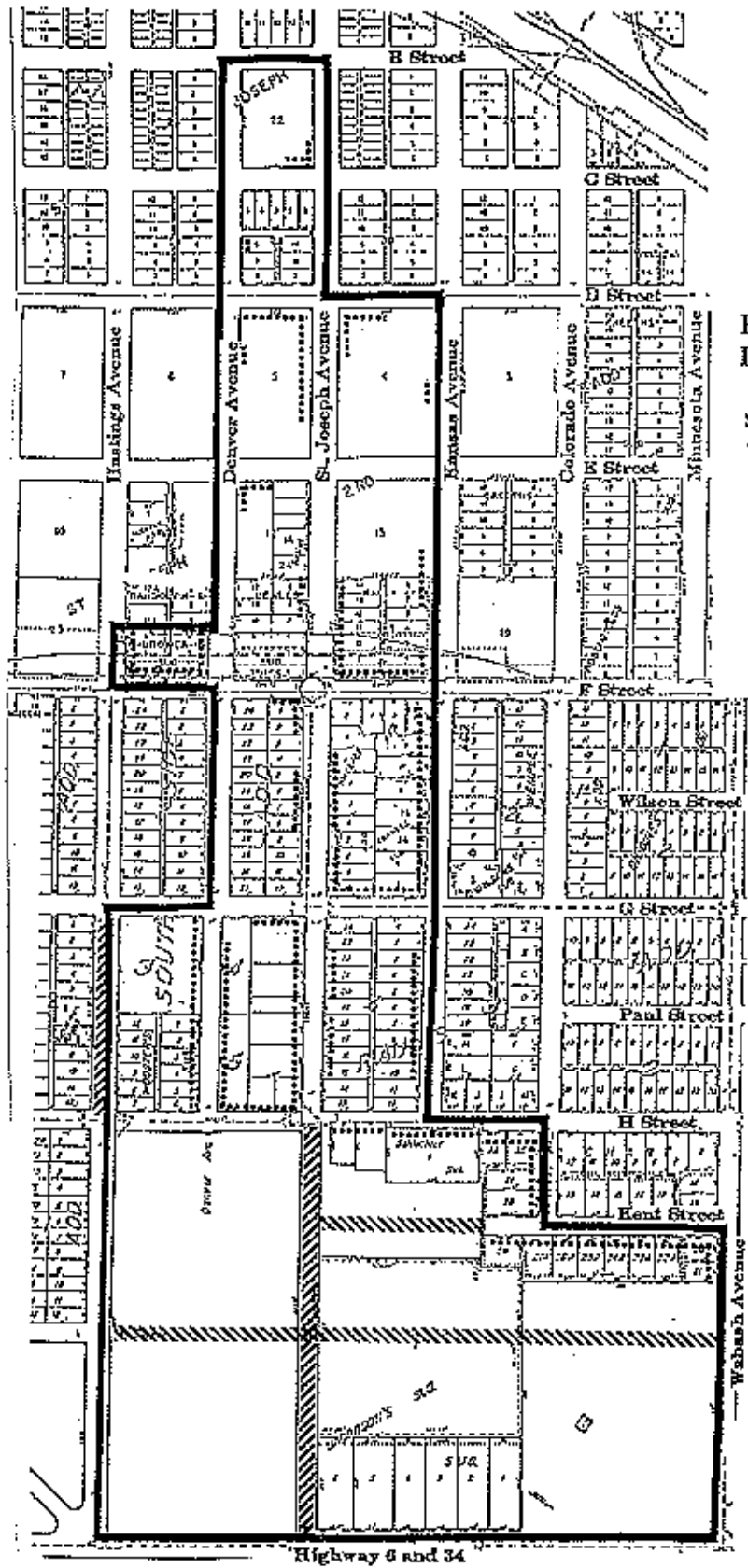
ILLUSTRATION 5

3. Recommended Public Improvements

The primary purpose for the creation of a Redevelopment Plan, accompanied with the preceding blight and substandard determination study, is to allow for the injection of public intervention into a specific area. This public intervention is planned and implemented to serve as a "first step" for redevelopment and encourage private development within the area. The most common form of public intervention is the improvement of the public infrastructure, specifically streets, water and sewer systems and sidewalks. Illustration 6 identifies the recommended public improvements for the area. The following narrative describes these improvements.

- A. Development and paving of St. Joseph Avenue from H Street to Highway 6.
- B. Platting, development and paving of I Street from Hastings Avenue to Wabash Avenue to create a east and west corridor through the vacant areas.
- C. Platting, development and paving of Kent Street from temporary dead end west of Colorado Avenue to the proposed St. Joseph Avenue to assist in accessing "landlocked" properties.
- D. Resurfacing of Hastings Avenue from H Street to G Street.
- E. The development and repair of sidewalks in existing residential areas.

Each proposed resurfacing and paving proposal should include the improvement/creation of curbs and gutter, drainage structures, sidewalks and public lighting.



Recommended Public Improvements

- ▨ Streets
- Sidewalks



100 200
FEET

Hanna:Keelan Associates, P.C.

ILLUSTRATION 6

4. Recommended Redevelopment Activities

Illustration 7 identifies specific districts within the Study Area the consultant recommends for redevelopment activities. A description of recommended redevelopment activities per district is as follows:

- * District 1 - District should be reserved for low to medium density residential development. Community development efforts should continue in the area to improve sidewalk network. The City should continue its effort of removing dilapidated structures, provide financial assistance in rehabilitation of homes, and general clean-up activities in the district. A concentrated effort should be made to plat individual lots for residential development consistent with surrounding residential land use.
- * District 2 - District should be reserved for future high density residential development. Special attention should be given the proper design of the site to allow for adequate off-street parking and landscaping.
- * District 3 - District should be reserved for low to medium density residential development. Community efforts should continue to complete the sidewalk network in the district. The City should continue its effort of removing dilapidated structures and general clean-up activities in the district.

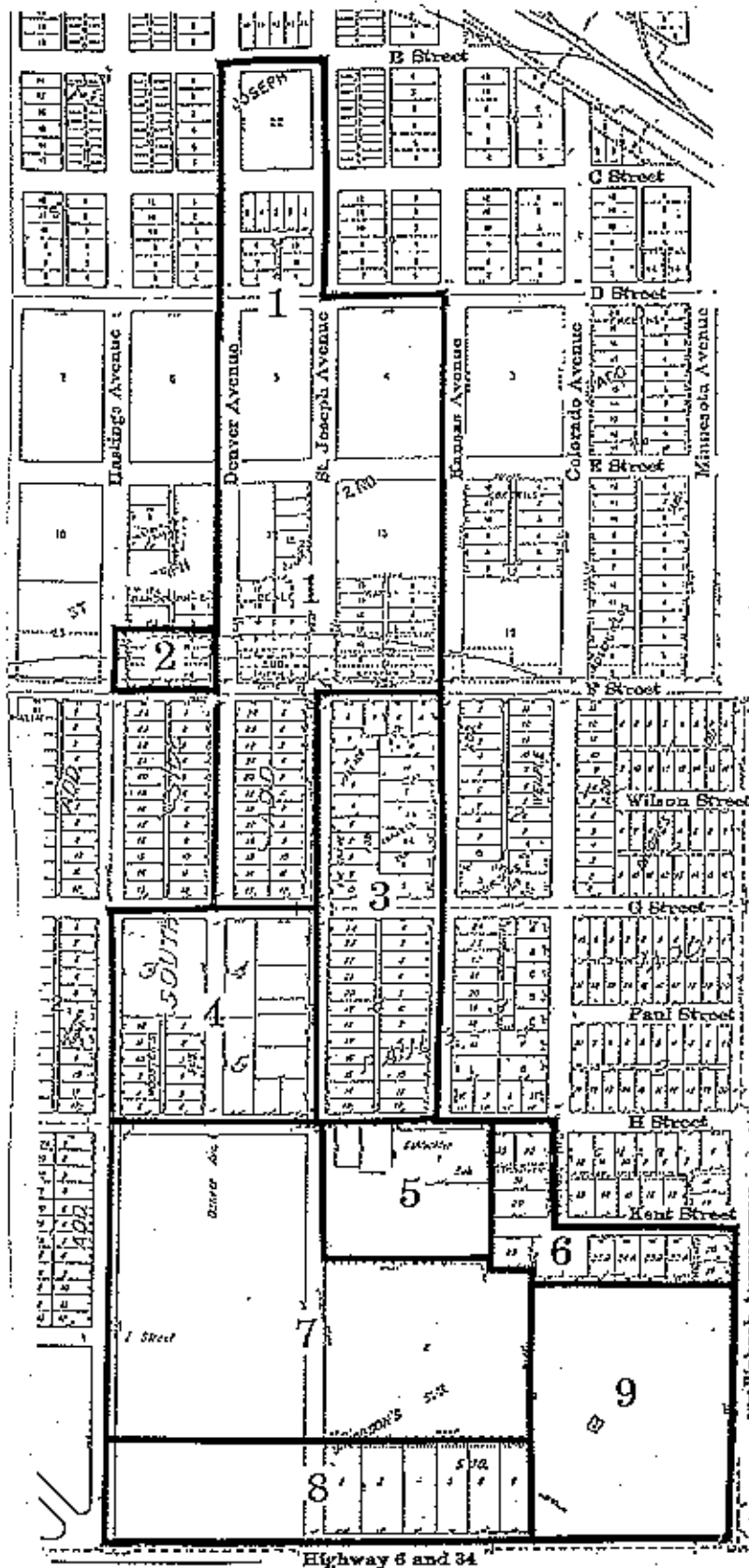
A concentrated effort should be made to infill the existing vacant lots with single and two family residential units. Small scale multi-family units should be encouraged for the R-3 zoned areas. These sites should provide off street parking and landscaping.
- * District 4 - District should be reserved for low to medium density residential development. Community development efforts should continue in the area to improve the street and sidewalk settings. The City should continue its effort of removing dilapidated structures and general clean-up activities in the district. A concentrated effort should be made to resubdivide the large lots for residential development consistent with surrounding residential land use.
- * District 5 - District should be reserved for low to medium density residential uses. Special priority should be given to the provision of improved public infrastructure including the development of a street

system including sidewalks. A concentrated effort should be made to resubdivide the large lots into lot sizes comparable with the adjacent low to medium density residential uses. The City should continue its effort of removing dilapidated structures and general clean-up activities in the district.

- * District 6 - District should be reserved for low to medium density residential uses. Community development efforts should continue in the area to complete the sidewalk network in the district. The City should continue its effort of removing the dilapidated structures in the district. a concentrated effort should be made to infill the existing vacant lots with single family residential units.

- * District 7 - District should be reserved for future high density residential development. A concentrated effort should be made to secure and assemble the vacant properties for redevelopment into multi-family housing utilizing the resources of both the public and private sector. Special priority should be given to the provision of improved public infrastructure including the development of a street system and sidewalks for multi-family unit development. Special attention should be given the proper design of the site to allow for adequate off-street parking and buffering of the area from adjacent commercial uses and preservation of the city tree nursery. The southwest corner of this district is designated as a site for a future neighborhood fire station facility.

- * District 8 - District should remain as commercial and light industry. The southwest corner of this district is owned by the City of Hastings and leased on an annual basis to a local trucking firm for storage. The current use of the site appears to be a non-conforming use for the existing zoning, C-3 Commercial. The City should encourage the paving of driveways and parking lots and general clean-up of the existing uses.



Development
District Map



100 200
FEET

Hanna:Keelan Associates, P.C.

ILLUSTRATION 7

- * District 9 - District should be reserved for commercial activities. This district was previously a drive-in theater. Currently the district has a land use classification of "vacant". The southern portion of this district should be developed into highway commercial areas to provide services for motorists who will travel Highways 6/34. Consideration should be given to keep ingress and egress locations at a minimum along the highway to reduce traffic hazards created by vehicles turning into and out of the commercial area. Between this district and the residential area to the north, consideration should be given to non retail uses. Special priority should be given the provision of improved public infrastructure and encouragement of light density commercial office development in the district to buffer the residential area which lies north from highway commercial uses. Special attention should be given the proper design of the site to allow for adequate off-street parking and screening (vegetation, earth berms, fencing) of the area from adjacent residential land uses.