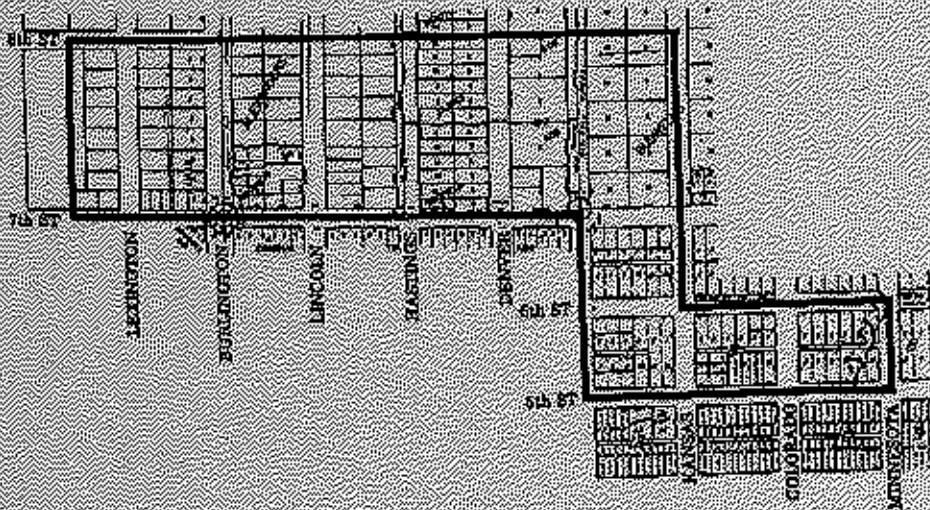


# HASTINGS DOWNTOWN-NORTH REDEVELOPMENT AREA 6

## BLIGHT AND SUBSTANDARD DETERMINATION STUDY

MAY 1992



HANNA-KEELAN ASSOCIATES, P.C.

# HANNA:KEELAN ASSOCIATES, P.C.

## COMMUNITY PLANNING & RESEARCH

PRINCIPALS:

Becky J. Hanno  
Timothy M. Keelan

### TABLE OF CONTENTS

Title Page	i
Table of Contents	ii & iii
List of Tables and Illustrations	iv
<b>A. Blight and Substandard Determination Study</b>	
Executive Summary	1
1. Basis for Redevelopment	8
2. The Study Area	10
3. Research Approach	14
4. Eligibility Survey and Analysis Findings	15
<b>Substandard Factors</b>	
(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
<b>Blight Factors</b>	
(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	30
(4) Insanitary or Unsafe Conditions	31
(5) Deterioration of Site Improvements	32
(6) Diversity of Ownership	33

(7)	Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land	34
(8)	Defective or Unusual Conditions of Title	35
(9)	Improper Subdivision or Obsolete Platting	36
(10)	The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes	37
(11)	Other Environmental and Blighting Factors	38
(12)	Additional Blighting Conditions	40
5.	Determination of Study Area Eligibility	41
	Appendix I - Structures/Site Conditions Survey Form	44
	Appendix II - Field Survey Results	45
B.	Redevelopment Plan	46
	Executive Summary	
1.	Future Land Use Patterns	49
2.	Future Zoning Districts	51
3.	Recommended Public Improvements	53
4.	Recommended Redevelopment Activities	55
Appendix III -	Authorization of Purpose of Plan, Powers of Authority and Activities Consistent with Plan	58

## List of Tables

### Tables

1	Substandard Factors	6
2	Blight Factors	7
3	Existing Land Use - City of Hastings	12
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	11
3	Zoning Districts	13
4	Future Land Use	50
5	Future Zoning Districts	52
6	Public Improvements	54
7	Development Districts	56

# **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 study are based on surveys and analysis conducted for an area referred to as the "Study Area" bounded as follows: North on a line approximately 160 feet West of Lexington Avenue from 7th Street to 8th Street; thence East on 8th Street to Burlington Avenue and continuing on a line between the 700 and 800 blocks to Kansas Avenue; thence South on Kansas Avenue to 6th Street; thence East on 6th Street to Minnesota Avenue; thence South on Minnesota Avenue to 5th Street; thence West on 5th Street to St. Joseph Avenue; thence North on St. Joseph Avenue to 7th Street; and West on 7th Street to point of beginning, approximately 160 feet West of Lexington 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.

This evaluation included a detailed exterior structural survey of 124 structures within the Study Area; a parcel-by-parcel land use inventory; a field reconnaissance of the entire area; conversations with city department staff members; and a review of pertinent reports and documents containing information which could substantiate the existence of blight and substandard conditions.

### **Blighted Area**

As set forth in the Section 18-2103 (11) Nebraska Revised Statute (reissue 1991), 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 or more of the following conditions;

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 forty years;
3. More than half of the platted and subdivided property in an 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 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 blighted and substandard, this evaluation was made on the basis existing blighted and substandard factors must be present to an extent which would lead reasonable persons to conclude that public intervention is appropriate or necessary to assist with any redevelopment activities. Secondly, the distribution of blighted and substandard factors throughout the Study Area must be reasonable so that basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are blighted.

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

#### **Substandard Factors**

Of the four factors set forth in the Nebraska Community Development, one (1) is present to a significant/predominant extent and three (3) are present to a reasonable, but more limited extent.

The substandard factor which is present is reasonably distributed throughout the Study Area. The significant/ predominant factor is age and obsolescence of structures within the built-up area.

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

Age and obsolescence is prevalent throughout the Study Area. A total of 87.9 percent of the structures were built over forty (40) years ago and are sufficiently distributed throughout the Study Area to warrant a classification of a predominant factor.

### Reasonable Presence of Factor

Dilapidated and deteriorating structures were present to a reasonable extent throughout the Study Area. A total of 23.4 percent of the structures were deteriorating, with major deficiencies, and 1.6 percent were deteriorated/dilapidated.

The conditions which provide inadequate provisions for ventilation, light, air, sanitation, or open spaces were reasonably present and distributed throughout the Study Area.

The prevailing conditions evident during the field survey indicated 25.0 percent of the structures were dilapidated or deteriorating. These structures do not meet present day occupancy standards and pose special safety and sanitary problems.

The conditions which endanger life or property by fire and other causes were reasonable in presence and distributed throughout the Study Area.

The prevailing conditions evident in the buildings from the field survey included:

1. Inadequate provisions for or lack of means of egress;
2. Excessive debris;
3. Frame buildings; and
4. Vacant and partially vacant buildings.

### Blighted Factors

Of the twelve factors set forth in the Nebraska Community Development Law, two (2) are present to a significant extent and seven (7) are present to a reasonable, but more limited extent. The factors, existence of defective or inadequate layout, tax or special assessment exceeding the fair value of land and defective or unusual condition of title had little or no presence.

The blighting factors which are present are reasonably distributed throughout the Study Area. The deteriorating or deteriorated structures and the average age of the structures over 40 years is significantly present throughout the study area.

### Strong Presence of Factor

Deteriorating or deteriorated structures are evident to a significant extent throughout the Study Area. A total of 94.4 percent of the structures inspected were found to be blighted and substandard.



One of the required five (5) additional blight factors has a significant presence throughout the Study Area. The average age of residential or commercial units in the area is at least forty years, 87.9 percent of all structures in the Study Area exceed 40 years of age.

#### Reasonable Presence of Factor

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 of planned open space.

Insanitary and unsafe conditions exist throughout the Study Area. Conditions contributing to this factor include: vacant buildings, conversion of single family homes into apartments and excessive debris.

Deterioration of site improvements is present to a reasonable extent throughout the Study Area. Contributing conditions include: excessive debris and slowly deteriorating sidewalks and street surfaces.

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 80, more or less.

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

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.

The Nebraska Community Development Law includes in its statement of purpose<sup>1</sup> 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 reasonable extent throughout the Study Area.

In addition, one of the required five (5) additional blight factors is reasonably present in the Study Area.

---

<sup>1</sup>Community Development Law, Nebraska Revised Statutes Reissue, 1991 Section 18-2101.

**Conclusion**

It is the conclusion of the Consultant retained by the City of Hastings C.R.A., 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, 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 Consultant engaged by the City of Hastings CRA 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 1991), 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 Consultant for the Hastings Downtown-North Blight and Substandard Determination Study was guided by the premise a finding of blight and substandard must be defensible and 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.

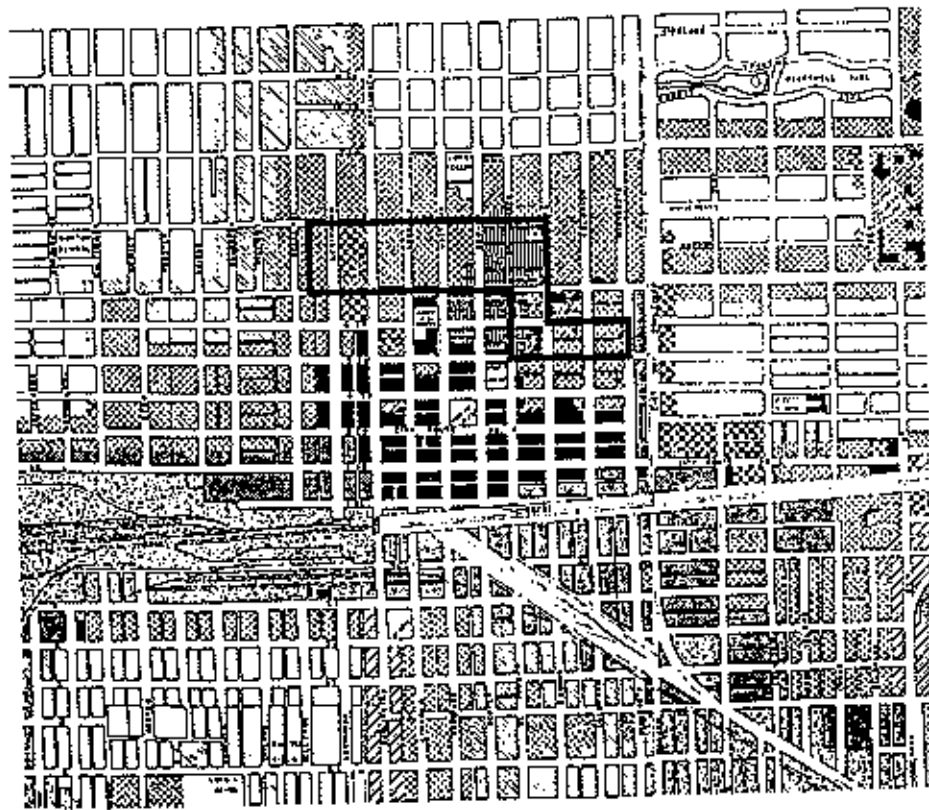
Also, these deficiencies should be reasonably distributed throughout the Study Area. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated areas of blight and expanding them arbitrarily into non-blighted areas for planning or other reasons. The only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

rule is where projects must be brought to a logical 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 45.08 acres more or less. As identified in Illustration 1 (Location Map), the Study Area is bounded as follows: North on a line approximately 160 feet West of Lexington Avenue from 7th Street to 8th Street; thence East on 8th Street to Burlington Avenue and continuing on a line between the 700 and 800 blocks to Kansas Avenue; thence South on Kansas Avenue to 6th Street; thence East on 6th Street to Minnesota Avenue; thence South on Minnesota Avenue to 5th Street; thence West on 5th Street to St. Joseph Avenue; thence North on St. Joseph Avenue to 7th Street; and West on 7th Street to point of beginning, approximately 160 feet West of Lexington Avenue.

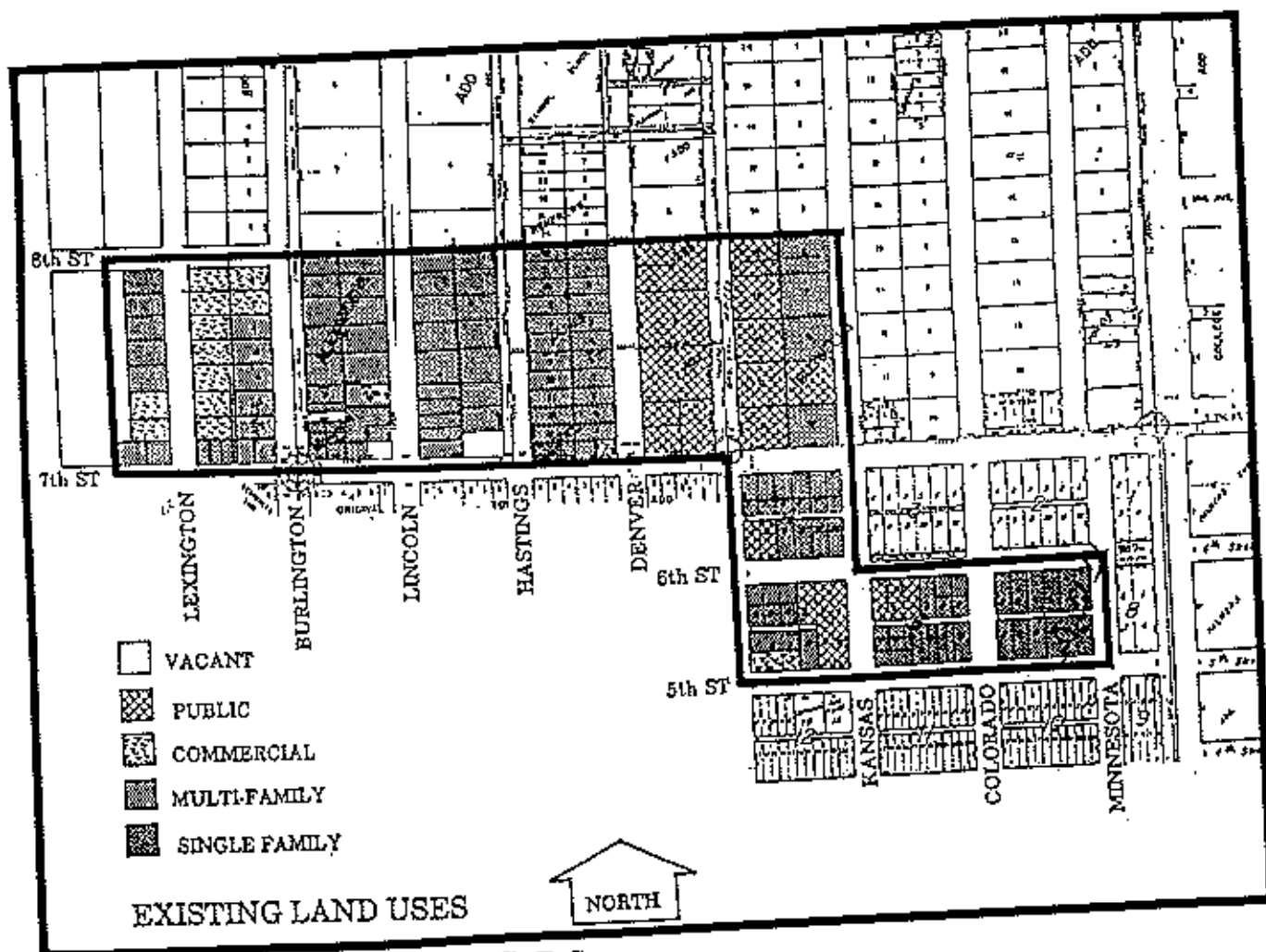
### LOCATION MAP



HANNA-KEELAN ASSOCIATES, P.C.

ILLUSTRATION 1

Illustration 2 identifies the existing land uses within the Study Area. The Study Area consist of five land uses: single-family residential, multiple-family residential, commercial, public/semi-public and vacant land. The most prominent use is single-family residential.



HANNA:KEELAN ASSOCIATES, P.C.

ILLUSTRATION 2

Hanna:Keelan Associates, P.C., 1991

Residential land usage, as identified in Illustration 2, is located throughout the Study Area. Residential properties within the Study Area are single family homes and former single family homes converted to apartments. The housing stock is comprised of masonry, brick, and frame construction, with the majority of structures ranging in age from 40 to 100 years.

The commercial land use and building types, as identified in Illustration 2, exists primarily along Lexington and Burlington Avenues. The buildings are in good condition and constructed of brick, steel and frame.

Public land use and building types exist in an area bounded by Denver and Kansas Avenues and 7th Street North to the 800 block and along both sides of Kansas Avenue between 5th and 6th Streets. The predominate uses are Mary Lanning Memorial Hospital and Hastings St. Cecilia Schools and facilities.

The Study Area contains aged and refurbished buildings. The conditions of the structures in the Study Area indicate 25.0 percent have major structural deficiencies, functional and economic obsolescence and problems difficult to correct related to current code requirements.

Table 3 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.

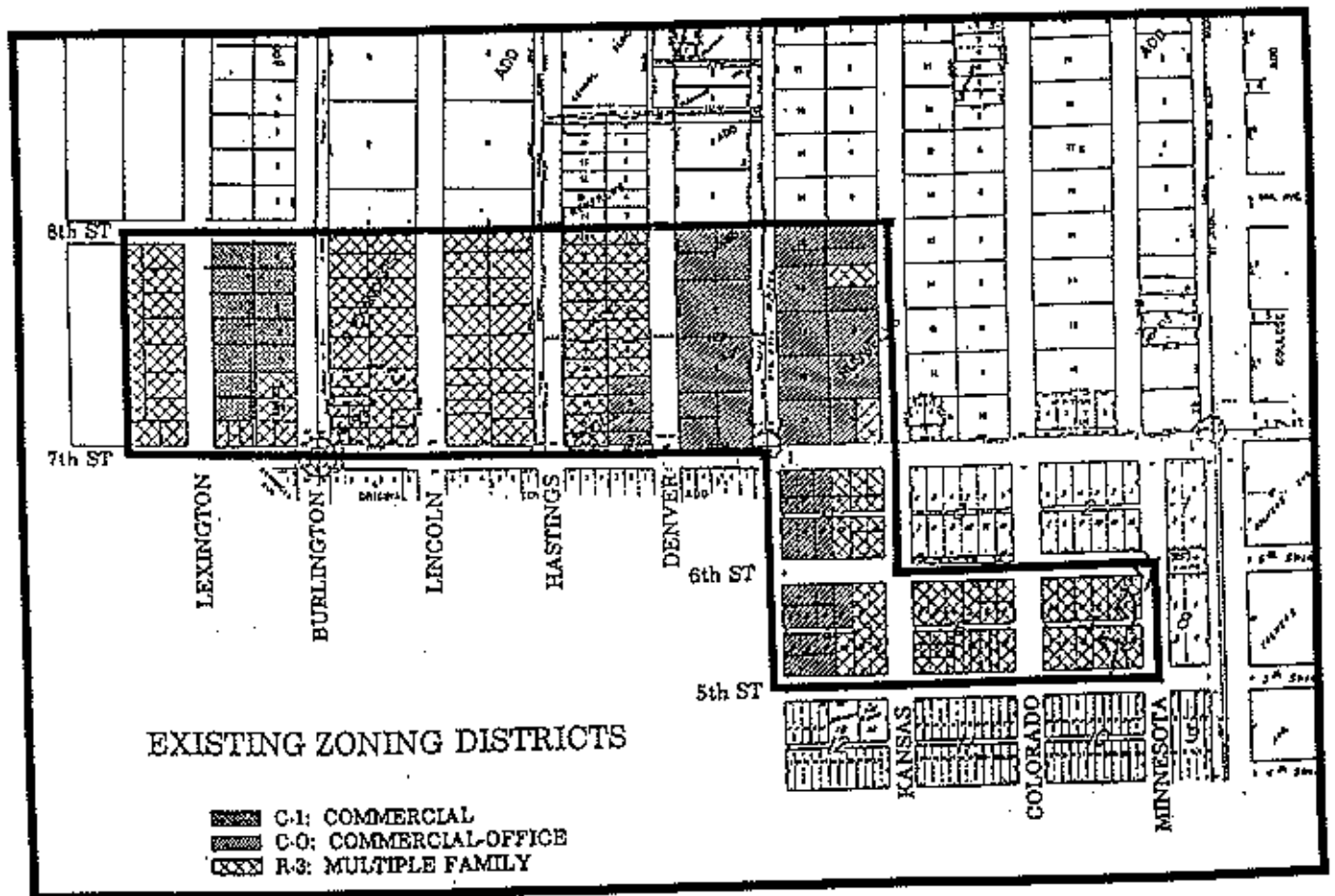
**TABLE 3  
CITY OF HASTINGS  
EXISTING LAND USE  
COMMUNITY REDEVELOPMENT AUTHORITY  
STUDY AREA**

<u>Land Use</u>	<u>Acres/Percent</u>
Residential	22.38/49.7%
Commercial	2.97/6.6%
Public/Quasi Public	7.48/16.6%
Streets and Alleys	11.83/26.2%
Total Developed	44.66/99.1%
Vacant	.41/0.9%
Total Acreage	45.08/100.0%

Source: Hanna:Keelan Associates, P.C., 1992



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 Downtown-North 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 and property ownership were investigated on an area-wide basis. Taxation status was investigated on a random-sampling basis excluding tax exempt properties.

The assessment of the aforementioned factors, excluding taxation status, 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.

The following represents a 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. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the 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 124 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.

## 5. Field Survey Conclusions

The condition of the 124 primary buildings within the Study Area was determined based on the findings of detailed surveys. These surveys indicated the following:

- Seven (7) structures are classified as structurally sound;
- Eighty-Six (86) structures are classified as minor defects;
- Twenty-Nine (29) structures are classified as deteriorating major defects; and
- Two (2) structures are classified as substandard, dilapidated/deteriorated critical defects.

The survey clearly indicates 31 (25.0%) of 124 structures throughout the Study Area are either deteriorating or dilapidated.

### Conclusion

The results of the structural condition survey 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 Deficient Deteriorating (Major)</u>	<u>Sub standard Dilapidated</u>	<u>Structures</u>	<u>Substandard</u>
Residential	3	79	29	2	113	31/27.4%
Commercial	1	3	0	0	4	0/0%
Public/Semi Public	3	4	0	0	7	0/0%
<b>Total</b>	<b>7</b>	<b>86</b>	<b>29</b>	<b>2</b>	<b>124</b>	<b>31/25.0%</b>
<b>Percent</b>	<b>5.6%</b>	<b>69.4%</b>	<b>23.4%</b>	<b>1.6%</b>	<b>100.0%</b>	

Source: Hanna-Keelan Associates, P.C., 1992

(2) Age or Obsolescence

According to the field survey conducted by the Consultant in January 1992, 87.9 percent of the structures within the Study Area were built over forty (40) years ago.

Conclusion

The result of the field surveys indicated the age and obsolescence of the structures is significantly predominate throughout the Study Area



(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.

Approximately twenty-five percent (25%) 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. A majority of these structures are single family homes which have been converted to apartments.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in the Study Area is reasonably sufficient to constitute a substandard factor.

(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 an 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. There are significant wood framed single-, two- and three-story residential buildings 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. The vacant 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 is reasonably present 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 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 124 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

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 124 primary buildings within the Study Area was determined based on the findings of detailed survey of each building. These surveys indicated the following:

- Seven (7) structures are classified as structurally sound;
- Eight-Six (86) structures are classified as deteriorating minor defects;
- Twenty-Nine (29) structures are classified as deteriorating major defects; and
- Two (2) structures are classified as substandard, dilapidated/deteriorated critical defects.

The survey clearly indicates 117 of 124 (94.4%), of the structures throughout the Study Area are either deteriorating or dilapidated.

### Conclusion

The results of the structural condition survey 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 6**  
**CITY OF HASTINGS**  
**EXTERIOR SURVEY FINDINGS**  
**COMMUNITY REDEVELOPMENT AUTHORITY**  
**STUDY AREA**

<u>Activity</u>	<u>Sound</u>	<u>Deficient (Minor)</u>	<u>Structural Rating Deficient Deteriorating (Major)</u>	<u>Sub standard Dilapidated</u>	<u>Structures</u>	<u>Blighted</u>
Residential	3	79	29	2	113	110/97.3%
Commercial	1	3	0	0	4	3/75.0%
Public/Semi Public	3	4	0	0	7	4/57.1%
<b>Total</b>	<b>7</b>	<b>86</b>	<b>29</b>	<b>2</b>	<b>124</b>	<b>117/94.4%</b>
<b>Percent</b>	<b>5.6%</b>	<b>69.4%</b>	<b>23.4%</b>	<b>1.6%</b>	<b>100.0%</b>	

Source: Hanna Keelan Associates, P.C., 1992

(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 to 80 feet within and bordering the Study Area.

Existing streets provide a high level of accessibility throughout the Study Area. An uninterrupted grid street system provides ready access from all directions to specific locations within the City. Good vehicular accessibility is important for most commercial enterprises and is desirable for residential development.

The principle vehicular circulation system linkages of the Study Area with the majority of other points in Hastings is Burlington, Denver and St. Joseph Avenues, north-south circulation and 7th Street east-west circulation. Other streets in the Study Area provide less direct linkages to other parts of the City and are classified as local streets.

The Study Area has sidewalks throughout and over 55 percent of the sidewalks received either a rating of excellent or good.

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, an adequate provision for parking is a major concern, not only for the present time, but also for the future, sound growth of the area. A basic problem which currently exists is a lack of adequate off-street parking for multiple residential dwellings and Hastings St. Cecilia School.

Conclusion

There are some indications of problems, however the existence of defective or inadequate street layout in the Study Area would not appear to be sufficient to constitute a blighted factor.



(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 two problem conditions associated with faulty lot layout in relation to size, adequacy, accessibility, or usefulness of land within the Study Area. The problem conditions include:

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

A few of the buildings in the Study Area are relatively inactive and are devoted to storage and warehousing. Parts or all of some buildings are vacant.

The underutilization of commercial buildings and public space 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 Planned Open Space.

With a shift in land use in the area towards office, commercial and higher density residential uses, planning of open space becomes a concern. Because of excessive land use and lot coverage, courtyards, plazas and mini-parks are generally lacking in the area. These spaces provide a retreat from the normal work environment during lunch hours and break periods, and are generally a welcome attraction in the urban environment. Modern planning generally requires certain amounts of open space, addressing both current and future use.

Conclusion

Problems relating to faulty lot layout are present to a reasonable extent in 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 identification of insanitary and unsafe conditions in the Study Area. Factors contributing to insanitary and unsafe conditions are discussed below.

1. Single Family Residential Buildings.

Over 94.2 percent of the single family residential buildings are 40 to 100 years of age. This results in sub-standard living units in need of rehabilitation.

2. Multiple Family Residential Buildings.

The majority of the multiple family dwellings are converted single family homes. These structures generally lack proper egress, are in need of weatherization, lack off-street parking and general maintenance has been ignored. Over 92 percent of the multiple family residential buildings are 40 to 100 years of age. This results in sub-standard living units in need of rehabilitation.

3. Vacant Buildings.

Vacant or partially vacant structures exist to a minimal degree in 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; associated debris; and general lack of maintenance. These conditions impact occupied floors of partially vacant buildings.

4. Excessive Debris.

Debris is present in the form of discarded materials in primarily the multiple family dwellings along Burlington Avenue. The other portions of the Study Area contain debris to a lesser degree. The debris is not only unsightly, but also promotes certain safety hazards.

Conclusion

Insanitary and unsafe conditions are present to a reasonable extent throughout the Study Area.

(5) Deterioration of Site Improvements

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

The Study Area did not have any streets or sidewalks classified in poor condition, however of the 129 total parcels, 47.3 percent of the streets and 44.2 percent of the sidewalks were classified in fair condition. This indicates that in the next 5-10 years consideration should be given to street resurfacing and sidewalk replacement.

The total percentage of parcels containing debris within the Study Area is 25.6 percent. A majority of these parcels are located along Burlington Avenue.

A total of forty-five (45), or 34.9 percent of the total one hundred twenty-nine (129) 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 present to a reasonable extent in the Study Area.

(6) Diversity of Ownership

The total number of owners in the Study Area is 80, more or less. The situation is exacerbated in that several of the blocks with only one or two owners are owned by public or institutional users. The remaining properties, which are privately held and which would be the most likely candidates for redevelopment, rarely have fewer than four owners in one block. The blocks with unusually large numbers of owners are the residential districts of the Study Area.

This diversity of ownership makes redevelopment difficult. The assemblage of larger sites is difficult to accomplish when the number of properties to be secured is several.

Land assemblage is a necessity for major redevelopment. 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, which will attract financial support and public patronage required to repay such financial support; it is necessary to assemble larger parcels of property. Such assemblage is difficult without public intervention and constitutes one of the major deterrents to significant redevelopment within the Study Area.

Conclusion

Diversity of Ownership in the Study Area is reasonably present as a Blight Factor.

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

A random sampling of public records was undertaken to determine the status of real estate taxes of properties located within the Study Area.

1. Delinquent Taxes.

Public records were examined for the purpose of determining the extent of delinquent taxes currently outstanding on parcels within the Study Area. Approximately nine percent (9%) of the properties examined had delinquent taxes.

2. Real Estate Taxes.

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

Of the 129 parcels studied, it is estimated 12, or 9.3 percent, are exempt from taxation.

Conclusion

There are some indications of problems, however, 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 was 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.

Conclusion

Defective or unusual condition of title is not found to be prevalent as a blighting factor within the Study Area.

(9) Improper Subdivision or Obsolete Platting

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 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, requires the assemblage of adjacent parcels. This assemblage of parcels is complicated due to the numerous property owners within the Study Area.

Conclusion

There exists a reasonable presence of improper subdivision or obsolete platting throughout the Study Area.

(10) 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 sites poses as a fire hazard as well as an area to harbor pest which are detrimental to the public's safety.

3. Frame Buildings.

There are wood framed single, two- and three-story residential buildings which are in need of structural repair or fire protection. These buildings have been determined to be deficient or substandard, in all instances.

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. The vacant 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 reasonable in presence, is distributed 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.

Public improvements have occurred throughout the Study Area over the last ten plus years. A few of these include street and sidewalk improvement, commercial and residential development. Private development has been undertaken on a piecemeal basis and most opportunity for redevelopment capable of carrying its own financial weight has already been accomplished within the Study Area. Without some type of public assistance and coordination of effort, a difficult challenge will be rendered for future private projects to be successful ventures. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector in the project area; problems that only public assistance programs can help remedy. These include removal of dilapidated structures and upgrading or development of streets and sidewalks. These types of programs are proven stimulants to the creation of successful private developments.

1. Incompatible Uses or Mixed Use Relations.

The Study Area is divided into three (3) zoning districts. These include "R-3" multi-family residential, "C-1" commercial district and "C-O" commercial office district.

Within the Study Area, few conditions exist in which structures and sites have uses that are incompatible with the zoning district in which they are located. The Study Area in its entirety contains mixed land uses.

## 2. Economic and Functional Obsolescence

Structures traditionally have been built for specific uses. The design, location, height and internal arrangement are intended for a specific occupancy or use. Structures become obsolete when they contain characteristics or deficiencies which limit the use and marketability of such buildings. The Study Area contains a number of functionally obsolete buildings. The residential buildings were originally built for single family occupancy. Many of these buildings were converted to multiple apartments with improper egress, structural deficiencies and a lack of off-street parking on the site.

The Mary Lanning Memorial Hospital parcel has a large portion of vacant land which could be utilized for future expansion. Vacant land is an indication 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 January 1992, 93.8 percent of the residential structures within the Study Area were identified as being built prior to 1952.

An age estimation for all structures in the study area revealed 87.9 percent of the structures were constructed 40+ years ago.

Conclusion

One of the five blight determination criteria is strongly present 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 45 acre Study Area to constitute a blighted area and a predominance of two of the four factors to constitute substandard.

### Substandard Factors

1. Age or obsolescence.

### Blighted Factors

1. A substantial number of deteriorated or deteriorating structures;
2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
3. Insanitary or unsafe conditions;
4. Deterioration of site or other improvements;
5. Diversity of ownership;
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; and
9. The average age of the residential and commercial units in the area is at least forty years.

Although all of the previously listed factors are reasonably present within the Study Area, the conclusion of the Consultant is the substantial number and distribution of deteriorated and deteriorating structures and the average age of buildings, as documented in this report, is in itself a sufficient basis for designation of the area as a blighted and substandard area.

In addition to the above, other environmental, blighting and substandard factors were found to be present throughout the 45.08 acre Study Area.

The extent of blight and substandard for each of the factors addressed in this study are presented in Tables 1 and 2. The eligibility findings indicate the Study Area is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Hastings. Indications are, the area, on the whole, has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the areas be reasonably anticipated to be developed without public action or public intervention.

It is also the conclusion of the Consultant, the entire area is appropriate for inclusion into one continuous area contiguous with other approved blighted and substandard areas.

## **APPENDICES I AND II**

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

**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: \_\_\_\_\_ Inhabitable \_\_\_\_\_ Uninhabitable
4. Vacant Parcel: \_\_\_\_\_ Developable \_\_\_\_\_ Undevelopable
5. Non-residential Use: \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Public  
 \_\_\_\_\_ Other/Specify \_\_\_\_\_

Section II: Structural Components

Primary Components	(Substandard)	(Major)	Minor	None (sound)
	Critical	Substandard		
1. Roof	C	S	M	N
2. Wall Foundation	C	S	M	N
3. Foundation	C	S	M	N
	Concrete	Stone	Rolled Asphalt	Brick
				Other

Secondary Components	Critical	Substandard	Minor	None (sound)
	4. Roof	C	S	M
	Asphalt Shingles	Rolled Asphalt	Cedar	Combination
				Other
5. Chimney	C	S	M	N
6. Gutters, Downspouts	C	S	M	N
7. Wall Surface	C	S	M	N
	Frame	Masonry	Siding	Combination
				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 \_\_\_\_\_ 20-40 years  
 \_\_\_\_\_ 40-100 years \_\_\_\_\_ 100+ years

Section III: Revitalization Area

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

NOTE: E=Excellent, G=Good, F=Fair, P=Poor, N=None or No, Y=Yes, MA=Major, MI=Minor

## 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, Section 18-211 re-issue 1991 items (1) through (6). A description of these items are as follows:

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

Furthermore, the 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



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 environment 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 improvements within the area, accompanied with street lighting and sidewalk improvements.
- \* public assemblage of land to allow for both planned multi-family residential and commercial development;
- \* increased density development for residential areas;

- \* consideration for screening and/or buffering of commercial areas from residential uses;
- \* improved planned streetscapes within the area; and
- \* 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

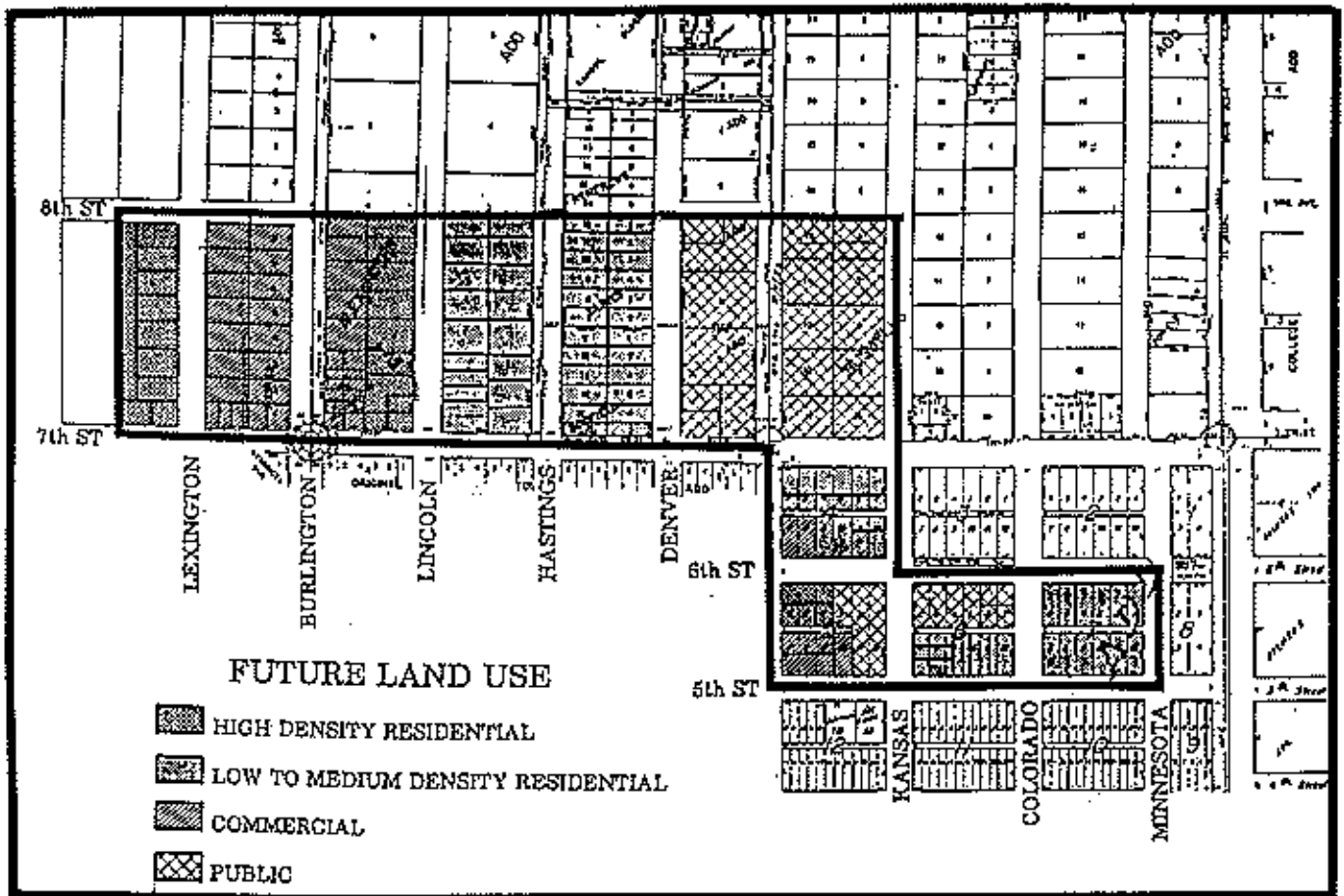
The existing land use patterns within the Study Area were described in detail in the blight and substandard determination study portion of this document. In general, the 45.08 acre, more or less, Study Area consists of five (5) land uses. The primary land uses are single-family residential and public/quasi-public. 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, residential land uses are disbursed throughout the Study Area. The existing residential uses in the Study Area are multiple family dwellings, duplexes and single family homes. The residential areas currently are all zoned "R-3" multi-family residential. It is recommended high density residential development should be encouraged to locate west of Lexington Avenue and west of Lincoln Avenue, these areas are adjacent proposed commercial uses and in close proximity to Burlington Avenue, an arterial street. Multiple dwellings should be discouraged in other residential areas which currently are predominately single family dwellings. Public involvement by the City of Hastings by assembling properties for redevelopment of high density residential uses and a rehabilitation program for single family homes would be first steps in the transitional process. The Study Area, adjacent to Burlington Avenue and near places of major employment, is suitable for residential uses that would serve the public's best interest with mixed residential uses.

Future commercial land uses are identified in Illustration 4 as in close proximity to Burlington Avenue. These commercial uses can act as a buffer between residential land uses and a transportation arterial. The proposed commercial areas would replace several dilapidated residential structures and allow for future expansion and growth of the commercial areas adjacent the Central Business District. The commercial land uses could be expanded and assembled for future development along Burlington Avenue.

The future public/quasi-public land uses represent the expansion of existing public uses in the Study Area. The expansion for these uses would include removal of dilapidated residential structures and/or relocation of existing single family homes.



HANNA:KEELAN ASSOCIATES, P.C.

ILLUSTRATION 4

## 2. Future Zoning Districts

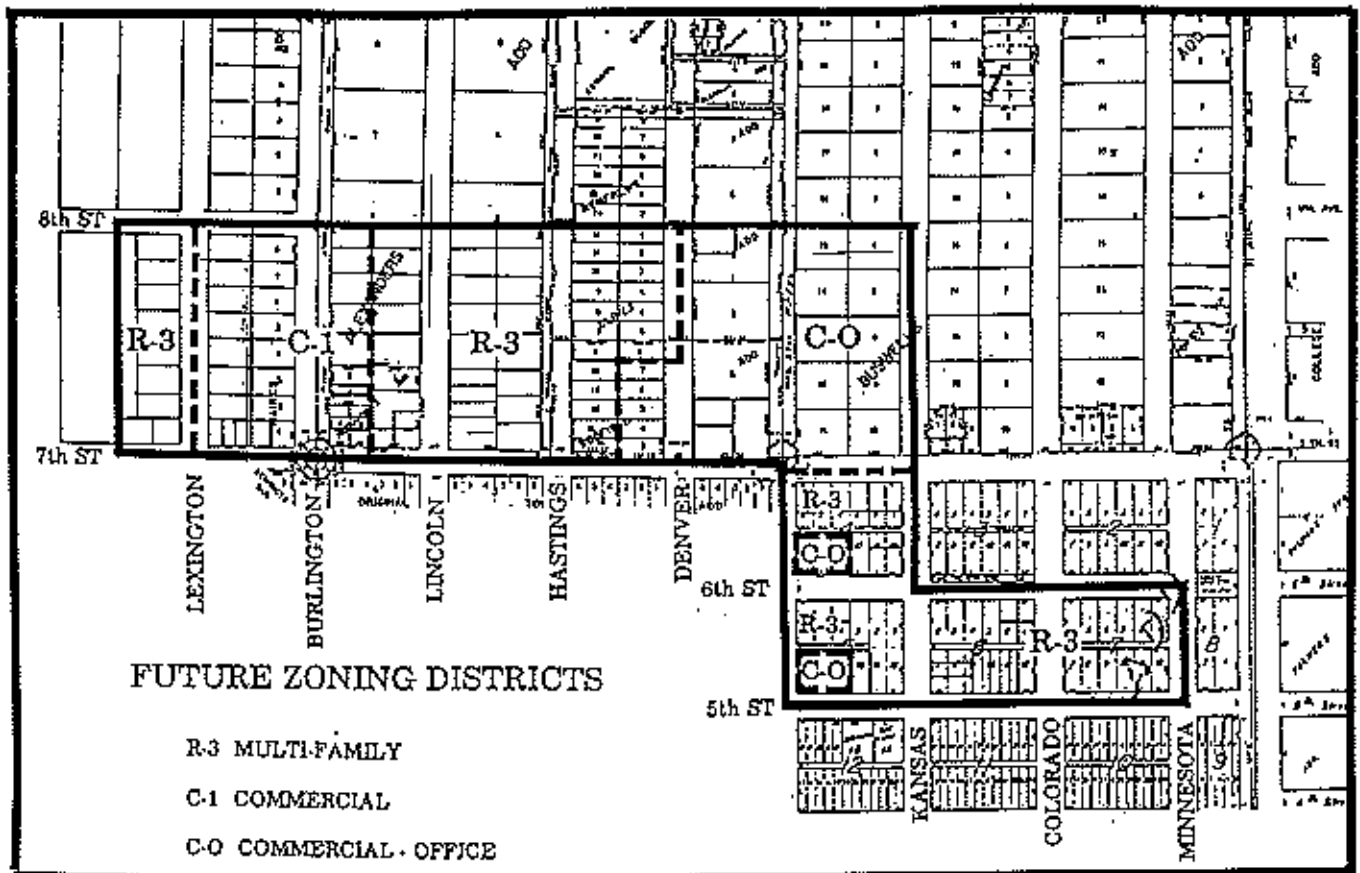
Future zoning districts for the Study Area are identified in Illustration 5. The consultant utilized the current zoning district classifications for the City of Hastings in designing future zoning districts. In turn, the permitted uses and development density allowed within the proposed future zoning 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 existing residential areas in the Study Area have been assigned R-3 zoning by the consultant, to accommodate existing residential lots and to provide for more affordable residential development throughout the R-3 area. These proposed R-3 zoning areas reflect existing conditions in the area.

A nonretail area (C-O) is proposed to buffer the commercial area from single family residential uses in the southeastern portion of the Study Area and to also include the Mary Lanning Memorial Hospital. The proposed C-O areas are in the eastern half of the Study Area.

The C-1 commercial area presently includes the Norwest Bank Facility along Burlington Avenue. It is proposed the entire block bounded by 8th and 7th Streets and Burlington and Lexington Avenues be zoned C-1. This would include Norwest and several residential structures which are in poor condition. Another area proposed for commercial zoning is adjacent Burlington Avenue to the east, the transition from residential to commercial of the area should be a slower process than the block to the west of Burlington Avenue.

Special attention was given to the buffering of proposed graduated land uses, when proposing future zoning districts for the Study Area. Overall, 15 to 20 percent of the area has been recommended for a change in zoning classification.



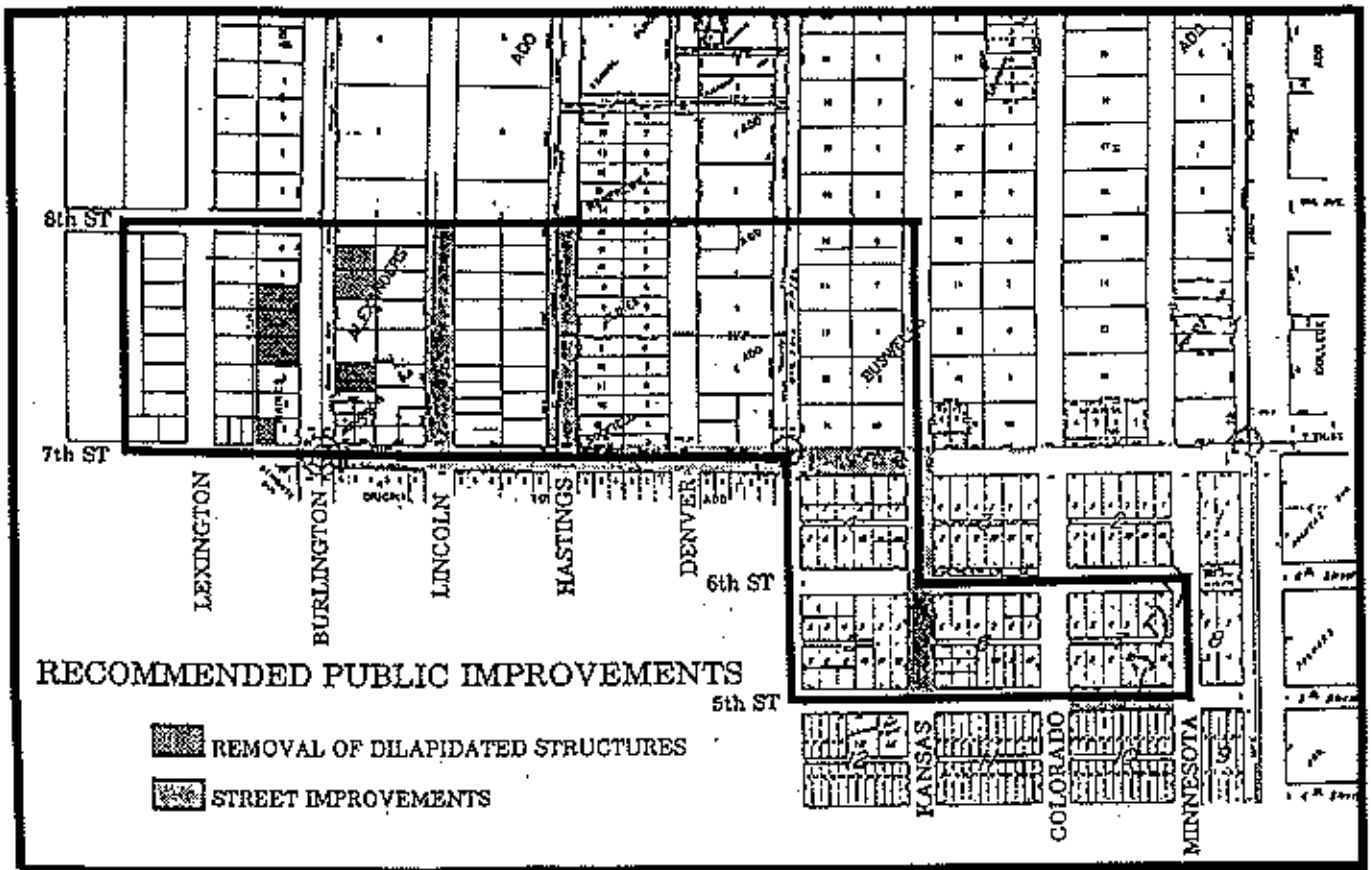
HANNA:KEELAN ASSOCIATES, P.C.

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. Removal of substandard housing units along Burlington Avenue.
- B. Development of additional off-street parking facilities for Hastings St. Cecilia Schools.
- C. Resurfacing of Lincoln Avenue as needed.
- D. Resurfacing of Hastings Avenue as needed.
- E. Resurfacing of Kansas Avenue from 5th to 7th Streets as needed.
- F. Resurfacing of 5th Street from Minnesota to Colorado Avenues as needed.
- G. Restrict future curb cuts on Burlington Avenue.
- H. Resurfacing and widening of 7th Street from Kansas Avenue to Burlington Avenue.
- I. The repair of sidewalks in existing residential areas as needed.



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 follows:

District 1 - District should be reserved for commercial and high density residential uses. Community development efforts should include the removal of dilapidated structures and general clean-up activities in the district. The City of Hastings should encourage potential office tenants to locate in vacant space available in the Norwest Bank Building and encourage other commercial uses to locate adjacent Burlington Avenue. These potential sites should provide off-street parking and landscaping.

District 2 - District should be reserved for low to medium density residential development. Community efforts should continue to rehabilitate residential properties in the district. The City should continue its effort of removing dilapidated structures and general clean-up activities in the district.

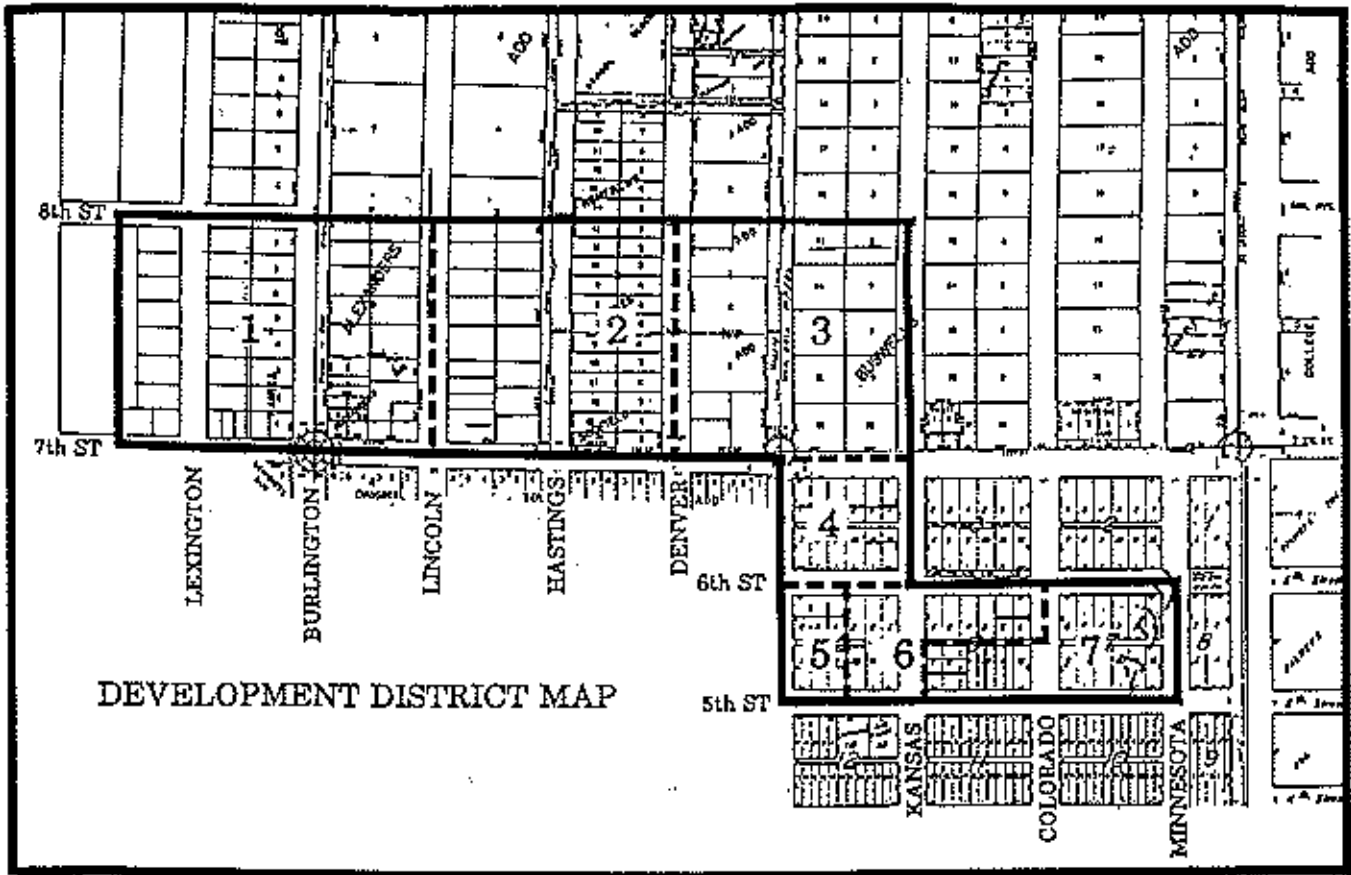
District 3 - This district is primarily occupied by the Mary Lanning Memorial Hospital. The City should encourage and work cooperatively with the Hospital in purchasing and relocating homes for future hospital expansion. Special attention should be given the proper design of the site to allow for adequate off-street parking and landscaping.

District 4 - District should be reserved for low to medium density residential development. The city should continue to provide financial assistance in rehabilitation of home and general clean-up activities in the district. The southwest corner of this district is occupied by the Hastings YMCA, expansion of this facility in its current location is not recommended.

District 5 - District should be reserved for commercial office and future high density residential development. Special attention should be given the district to allow for adequate off-street parking and landscaping.

District 6 - District should be reserved for facilities associated with Hastings St. Cecilia Schools. Special emphasis should be placed on acquiring sites for the expansion of off-street parking facilities and the redesigning of parking stall locations in the existing parking lot.

District 7 - The district should be reserved for low to medium density residential development. The city should continue its effort of removing dilapidated structures, general clean-up activities and providing financial assistance for the rehabilitation of residential properties.



HANNA:KEELAN ASSOCIATES, P.C.

ILLUSTRATION 7

## **APPENDIX III**

## AUTHORIZATION

1. Purpose of Plan. This Redevelopment Plan has been adopted for the purpose of promoting the general welfare, the economic and social well being of the Hastings community, the development of any public activities and public events in the Hastings community, the enhancement of the tax base, and for any and all other purposes as otherwise described in this plan, and in the community development laws of the State of Nebraska, Neb. Rev. Stat. Sec. 18-2101 et. seq., as amended from time to time.
2. Powers of Authority. In order to carry out the purposes and goals of this Redevelopment Plan, the Authority shall have the specific authority within the Community Redevelopment Area to clear areas and install public improvements, sell or retain land for public use, dispose of both real and personal property for fair value, acquire real property, and rehabilitate and resell it for dwelling purposes, and to provide grants, loans, or other means of financing to public or private parties in order to accomplish the rehabilitation or redevelopment in accordance with this Redevelopment Plan, subject however, to the provisions of Paragraph 4 which follows.
3. Activities Consistent with Plan. Any of the activities described in this Plan, when undertaken within the boundaries of the Community Redevelopment Area, and for one or more of the purposes set forth in this Plan, shall be deemed to be in accordance with the Redevelopment Plan notwithstanding the fact that the activities may not be entirely consistent with the Redevelopment Plan description of activities for any particular redevelopment project area. It is the understanding and intention of the Authority that the detailed description of activities in the Redevelopment Plan is included for the purpose of indicating the types of activities which are considered appropriate within the entire Community Redevelopment Area. The detail in the Redevelopment Plan description is conceptual only, and is not intended to establish or fix the specific type of redevelopment activities for any particular redevelopment project area. Accordingly, all powers afforded to community redevelopment authorities under Neb. Rev. Stat. Sec. 18-2101 et. seq., as amended from time to time, may be exercised by the Authority without further amendment to the Redevelopment Plan, so long as the exercise of those powers is carried on within the Community Redevelopment Area, and is consistent with the concepts for redevelopment as shown in the Redevelopment Plan, subject however, to the provisions of Paragraph 4. The specific type of redevelopment activities for any particular redevelopment project area shall be established in the redevelopment contract between the Authority and the Redeveloper, or where there is no contract, then such specific activities shall be described in a resolution adopted by the Authority.

4. The powers of the CRA described herein are subject to the following:

- a) Prior to incurring any debt, the CRA shall furnish details of the transaction to the City Administrator for review.

If such debt will be considered as "qualified tax exempt obligations" under Section 265(b)(3)(B)(i)(III) of the Internal Revenue Code of 1986, as amended, the CRA shall also submit to the City the following:

- (i) a request for allocation of qualified tax exempt obligation pursuant to Section 148(f)(4)(C)(iv) of the Internal Revenue Code stating the principal amount of said qualified tax exempt obligation, and the calendar year the transaction will be accomplished; and
- (ii) Any and all documentation request by the governing body, the City Administrator, or the City Attorney pertaining to said transaction.

The CRA will incur no qualified tax exempt obligations without first obtaining the approval of the Hastings City Council, and the City's allocation of obligation pursuant to Section 148(f)(4)(C)(iv) of the Internal Revenue Code.

- b) The CRA will not enter into any transaction or group of transactions with respect to a redevelopment project, totaling \$125,000.00 in the aggregate, or more, without first obtaining the approval of the Hastings City Council. For the purposes of this subparagraph, the term "transaction" shall mean any purchase, sale or lease of real or personal property by the CRA; any grant, loan or other means of financing provided by the CRA to a public or private party; or expenditure of any CRA funds for improvements to be made upon any property owned by the City; provided, the limitations of this subsection (b) shall apply only to transactions to the extent they are funded by revenues derived by the CRA's certification of a tax levy pursuant to Neb. Rev. Stat. § 18-2107(11).

5. In order to expedite the City's consideration of any requests made pursuant to paragraph 4 above, all staff reviews and City Council meetings shall be conducted as soon as is practical, and the City Council will call special meetings where appropriate.