Blight & Substandard Determination Study & General Redevelopment Plan.

Nebraska City, Nebraska

Redevelopment Area #5

Prepared By:

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TABLE OF CONTENTS

Table of Contents i

List of Tables and Illustrations ii

Blight and Substandard Determination Study 1

Executive Summary 1
Purpose of Study 1
Location 1
Conclusion 9

1. Basis for Redevelopment 10
2. The Study Area 12
3. The Research Approach 16
4. Eligibility Survey and Analysis Findings 17

Substandard Factors
(1) Dilapidation/Deterioration of Structures 17
(2) Age or Obsolescence 21
(3) Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces 22
(4) Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals or Welfare 23

Blight Factors
(1) Dilapidation/Deterioration of Structures 24
(2) Existence of Defective or Inadequate Street Layout 28
(3) Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness 29
(4) Insanitary and Unsafe Conditions 30
(5) Deterioration of Site or Other Improvements 31
(6) Diversity of Ownership 32
(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land 32
(8) Defective or Unusual Condition of Title 33
(9) Improper Subdivision or Obsolete Platting 33
(10) The Existence of Conditions which Endanger Life or Property by Fire and Other Causes 34
(11) Other Environmental and Blighting Factors 35
(12) Additional Blighting Conditions 36

5. Determination of Redevelopment Area Eligibility 37
6. Redevelopment Area #5 – Additional Photos 38

Appendix I
Structural/Site Conditions Survey Form 39
Structural/Site Conditions Survey: Results Spreadsheet 40

General Redevelopment Plan **44**

Purpose of Plan 44
Location 45
Project Planning and Implementation Recommendations 47
Implementation 49

1. Future Land Use Patterns 50
2. Zoning Districts 52
3. Recommended Public Improvements 52
4. Alternative Energy Considerations 54

Conclusions 54
General Redevelopment Plan Amendments 58

Appendix II
Site/Development Plans: 1212 12th Avenue

LIST OF TABLES

Tables

1 Substandard Factors 5
2 Blight Factors 7
3 Existing Land Use 13
4/5 Exterior Survey Findings 21/27

LIST OF ILLUSTRATIONS

Illustrations

1 Context Map 2
2 Existing Land Use Map 14
3 Existing Zoning Map 15
4 Context Map 46
5 Future Land Use Map 51
6 Zoning Map 53

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BLIGHT & SUBSTANDARD DETERMINATION STUDY.

Nebraska City, Nebraska

Redevelopment Area #5

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BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law,** Section 18-2103, to the designated **Redevelopment Area #5** in the **City of Nebraska City, Nebraska.** The results of this **Study** will assist the Nebraska City government in declaring the **Redevelopment Area** as both **blighted and substandard**.

Location

The referenced **Nebraska City, Nebraska Redevelopment Area #5** is situated in the northern portion of the City of Nebraska City, Nebraska. The **Area** is generally bound by 14th Avenue (north), North 11th Street (east), 12th Avenue (south) and North 13th Street (west). 14th Avenue serves as a northern boundary line for the Nebraska City Corporate Limits between approximately North 15th Street and North 11th Street. The northern boundary of **Redevelopment Area #5** is adjacent the current Corporate Limits of Nebraska City. **Illustration 1, Context Map, Page 2,** depicts the location of the **Redevelopment Area** in relation to the City of Nebraska City.

The total land area of **Redevelopment Area #5** equals an estimated **9.3 acres** and is located entirely within the current Corporate Limits of Nebraska City. The **Redevelopment Area** includes the listed parcels of record on file with the Otoe County Assessor's Office, presented below.

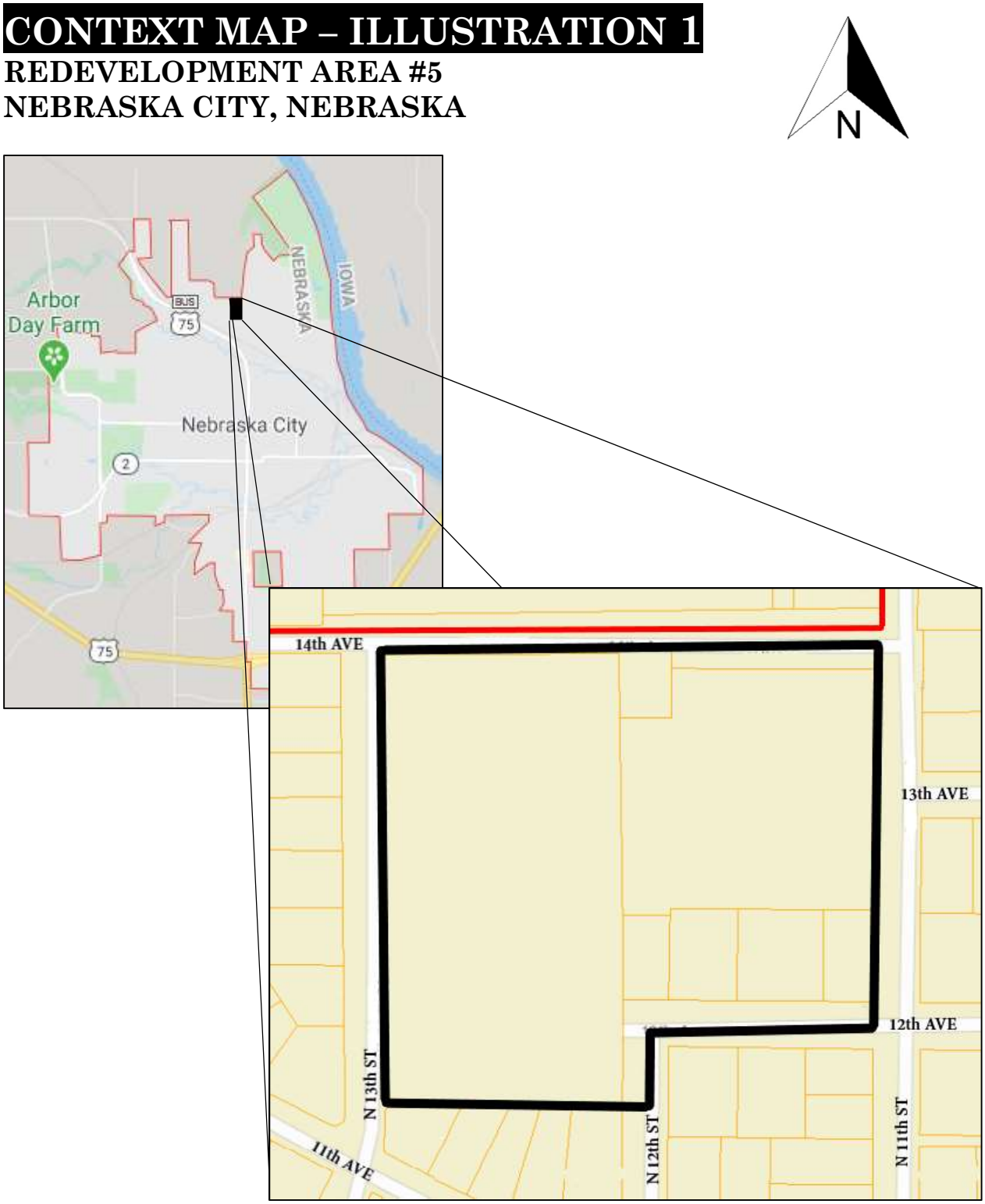
000501500	**004833000**	**004834000**	**004834500**
004835000	**004918500**	**004919000**	

Redevelopment Area #5 is comprised of single family dwellings, public/quasi-public properties and undeveloped tracts of land.

The primary concern with **Redevelopment Area #5** is the existence of **functionally and economically obsolete parcels,** primarily large, undeveloped tracts of land. The large, undeveloped tract of land in the western portion of the **Area** is the former site of the Northside Elementary School Building, which was demolished in 2013. This site is targeted for future residential development, a 42-unit multifamily rental housing program.

CONTEXT MAP – ILLUSTRATION 1

REDEVELOPMENT AREA #5
NEBRASKA CITY, NEBRASKA



LEGEND

- REDEVELOPMENT AREA #5
- CORPORATE LIMITS

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Overall, this **blight and substandard evaluation** included a detailed **Structural/Site Conditions Survey of three structures and associated parcels,** conversations with City of Nebraska City Staff and regional housing developers and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions.**

SUBSTANDARD AREA

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

1. Dilapidation/deterioration;

2. Age or obsolescence;

3. Inadequate provision for ventilation, light, air, sanitation or open spaces;

4. (a) High density of population and overcrowding; or
   (b) The existence of conditions which endanger life or property by fire and other causes; or
   (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

BLIGHTED AREA

As set forth in Section 18-2103 (3) of the Nebraska Revised Statutes, a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;

2. Existence of defective or inadequate street layout;

3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

4. Insanitary or unsafe conditions;

5. Deterioration of site or other improvements;

6. Diversity of ownership;

7. Tax or special assessment delinquency exceeding the fair value of the land;

8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;

10. The existence of conditions which endanger life or property by fire or other causes;

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and

12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;

    1. Unemployment in the designated area is at least one hundred twenty percent of the state or national average;

    2. The average age of the residential or commercial units in the area is at least 40 years;

    3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;

    4. The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or

    5. The area has had either stable or decreasing population based on the last two decennial censuses."

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard,** this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout the **Nebraska City, Nebraska Redevelopment Area #5** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard.**

On the basis of this approach, the Nebraska City, Nebraska Redevelopment Area #5 is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

Of the **Four Substandard Factors** set forth in the **Nebraska Community Development Law, two Factors** have a **"strong presence," one Factor** represents a **"reasonable presence"** and **one Factor** represent **"little or no presence"** within **Redevelopment Area #5.** The **Substandard Factors** are described in detail, below.

TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #5
NEBRASKA CITY, NEBRASKA

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

Strong Presence of Factor ◙
Reasonable Presence of Factor ◘
Little or No Presence of Factor ○
Source: Hanna:Keelan Associates, P.C., 2020.

Strong Presence of Factor -

According to information obtained from the Otoe County Assessor's Office and based on the results of a **Structural/Site Conditions Survey, two of the three total structures** in the **Area,** or **67 percent** are ***40+ years of age*** (built in or prior to 1980). The **average age** of residential structures in the **Redevelopment Area** is an estimated **65 years.** The **Factor** of ***Age or Obsolescence*** is a **strong presence** throughout the **Area.**

The **Substandard Factor** ***Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare*** is a **strong presence** throughout the **Redevelopment Area.** The **Structural/Site Conditions Survey** determined primary contributing elements, including aging residential dwellings and large, undeveloped and underutilized tracts of land. Such tracts of land can contribute to major blight concerns, including substandard site conditions and the accumulation of debris. Additionally, the water and sanitary sewer systems within the **Area** are aging and constructed of outmoded material.

Reasonable Presence of Factor -

The conditions which result in the ***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** are a **reasonable presence** throughout **Redevelopment Area #5.** City of Nebraska City Public Works Staff described municipal water and sewer mains that serve the **Area** as, generally, being in good condition, based upon performance, condition and break history. Both water and sanitary sewer mains throughout the **Redevelopment Area** are generally 60 years of age, with some newer segments, including a 12" water main on 14th Avenue installed in 2008.

The oldest segments of the water distribution system in the **Redevelopment Area** are 6" diameter and constructed of cast-iron pipes. Sanitary sewer mains in the **Area** are constructed of clay tile and are generally 6" to 8" diameter. The installation of new water and sanitary sewer mains/service lines meeting current standards will be required to support new development within the **Redevelopment Area.**

Little or No Presence of Factor -

The results of the **Structural/Site Conditions Survey** identified **one structure,** of the **three total structures,** in **Redevelopment Area #5** as being in a ***deteriorating*** condition with minor defects. The remaining **two structures** were recorded as being in a ***sound*** condition. This **Factor** is of **little or no presence** throughout the **Area.**

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

1. **Functionally** and **economically obsolete land areas,** including the site of a former school building in the western portion of the **Area** that has remained undeveloped since the building was demolished in 2013.

2. An average age of **65 years** for residential structures.

3. The **Area** is serviced by inadequate public infrastructure. Water and sanitary sewer mains are aging and constructed of outmoded materials, five parcels (71 percent) either lack public sidewalks or maintain sidewalks in a "fair" condition and incomplete street segments exist throughout the **Area** due to the presence of large, irregular tracts of land.

4. Approximately **29 percent** of parcels in the **Area** were recorded as maintaining "Fair" overall site conditions, while **57 percent** of parcels were observed to have debris to a minor or major extent.

BLIGHT FACTORS

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law,** throughout **Redevelopment Area #5, five** represent a **strong presence, four** are present to a **reasonable extent** and **two** represent **little or no presence.** The Factor, "defective or unusual condition of title," was not reviewed. All present **Blight Factors** are reasonably distributed throughout **Area #5.**

TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #5
NEBRASKA CITY, NEBRASKA

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

Strong Presence of Factor	◙
Reasonable Presence of Factor	◘
Little or No Presence of Factor	○
NR = Not Reviewed	**NR**

Source: Hanna:Keelan Associates, P.C., 2020.

Strong Presence of Factor –

Existence of Defective or Inadequate Street Layout is a **strong presence** throughout **Redevelopment Area #5.** Large, undeveloped and irregular tracts of land in the **Area** have created "missing links," or incomplete road segments, in what is otherwise a standard grid-pattern alignment in the neighborhood surrounding **Area #5.** Additionally, 67 percent of structures in the **Area** maintain driveways and side conditions deteriorated to a minor extent, or worse.

Faulty Lot Layout is a **strong presence** throughout the **Redevelopment Area.** Evidence includes adequacy issues due to undeveloped tracts of land requiring the extension of municipal infrastructure (water and sewer mains, public streets and sidewalks) to support current development standards. Such undeveloped tracts of land are underutilized and, in current state, considered to be both **functionally and economically obsolete.**

Improper Subdivision or Obsolete Platting is a **strong presence** throughout **Redevelopment Area #5.** Large, undeveloped and/or irregular tracts of land exist in the **Area.** Such tracts will need to be re-platted, as per the **City of Nebraska City Subdivision Regulations,** prior to future development activities.

In regards to ***Other Environmental and Blighting Factors,*** economically and socially undesirable land uses, with **functional and economical obsolescence,** are a **strong presence** throughout **Redevelopment Area #5.** The **Area** contains aging residential dwellings, outmoded public infrastructure, including the need to install new infrastructure to support future development activities, as well as underdeveloped/underutilized lots and land parcels.

One of the Required Five Additional Blight Factors has a **strong presence** throughout **Redevelopment Area #5.** Based on the **Structural/Site Conditions Survey** and records of the Otoe County Assessor's Office, the estimated average age of residential structures in the **Area** is **65 years,** exceeding the blight criteria of 40+ years of age.

Reasonable Presence of Factor -

Insanitary or Unsafe Conditions are a **reasonable presence** throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include the presence of aging residential dwellings, as well as water and sanitary sewer mains constructed of outmoded materials and generally 60 years of age.

Deterioration of Site or Other Improvements is a **reasonable presence** throughout **Redevelopment Area #5.** Two parcels, or 29 percent of the seven total parcels were observed to have "**fair" overall site conditions** and four parcels (57%) were recorded as containing debris to a minor or major extent. Additionally, one of the three total structures was identified as deteriorating with minor defects.

Diversity of Ownership is a **reasonable presence** throughout **Redevelopment Area #5.** Research of public records from the Otoe County Assessor's Office indicated that approximately **five individuals or ownership groups** own property within a typically smaller (9.3 acres) **Redevelopment Area.**

The ***Existence of Conditions Which Endanger Life or Property*** *by* ***Fire or Other Causes*** is **a reasonable presence** throughout **Area #5.** Conditions associated with this factor include aging structures (67 percent of structures in the **Area** are 40+ years of age) and aging water and sanitary sewer mains that are undersized and constructed of outmoded materials. Additionally, four parcels were observed to contain minor or major debris.

Little or No Presence of Factor –

Deteriorated or Dilapidated Structures are of **little or no presence** throughout **Redevelopment Area #5.** Two of the three structures in the **Area** were documented as being in ***sound*** condition, while one structure was recorded as ***deteriorating*** with ***minor defects.***

Tax or Special Assessment Delinquency Exceeding the Fair Value of Land is of **little or no presence** throughout the **Redevelopment Area.** Research of public records from the Otoe County Assessor's Office concluded that of the seven parcels within the **Area, zero** were recorded as **property tax delinquent. One parcel** within **Area #5** is currently **property tax exempt.**

Conclusion

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors,** as documented in this **Executive Summary,** are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law.** It is also the opinion of the Consultant that the findings of this **Blight and Substandard Determination Study** warrant designating **Redevelopment Area #5** as **"substandard" and "blighted."**

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

BASIS FOR REDEVELOPMENT

For a project in the City of Nebraska City to be eligible for redevelopment under the **Nebraska Community Development Law,** the subject area or areas must first qualify as both a **"substandard"** and **"blighted" area,** within the definition set forth in the **Nebraska Community Development Law.** This **Study** has been undertaken to determine whether conditions exist which would warrant designation of the **Nebraska City, Nebraska Redevelopment Area #5** as a **"blighted and substandard area"** in accordance with provisions of the law.

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

1. Dilapidation/deterioration;

2. Age or obsolescence;

3. Inadequate provision for ventilation, light, air, sanitation or open spaces;

4. (a) High density of population and overcrowding; or
   (b) The existence of conditions which endanger life or property by fire and other causes; or
   (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

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

1. A substantial number of deteriorated or deteriorating structures;

2. Existence of defective or inadequate street layout;

3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;

4. Insanitary or unsafe conditions;

5. Deterioration of site or other improvements;

6. Diversity of ownership;

7. Tax or special assessment delinquency exceeding the fair value of the land;

8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;

10. The existence of conditions which endanger life or property by fire or other causes;

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;

12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:

    1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;

    2. The average age of the residential or commercial units in the area is at least 40 years;

    3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;

    4. The per capita income of the designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or

    5. The area has had either stable or decreasing population based on the last two decennial censuses.

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

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

THE STUDY AREA

Purpose of Study

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law,** Section 18-2103, to the designated **Redevelopment Area #5** in the **City of Nebraska City, Nebraska.** The results of this **Study** will assist the Nebraska City government in declaring the **Redevelopment Area** as both **blighted and substandard.**

Location

The referenced **Nebraska City, Nebraska Redevelopment Area #5** is situated in the northern portion of the City of Nebraska City, Nebraska. The **Area** is generally bound by 14th Avenue (north), North 11th Street (east), 12th Avenue (south) and North 13th Street (west). 14th Avenue serves as a northern boundary line for the Nebraska City Corporate Limits between approximately North 15th Street and North 11th Street. The northern boundary of **Redevelopment Area #5** is adjacent the current Corporate Limits of Nebraska City. **Illustration 1, Context Map, Page 2,** depicts the location of the **Redevelopment Area** in relation to the City of Nebraska City.

The total land area of **Redevelopment Area #5** equals an estimated **9.3 acres** and is located entirely within the current Corporate Limits of Nebraska City. The **Redevelopment Area** includes the listed parcels of record on file with the Otoe County Assessor's Office, presented below.

000501500	**004833000**	**004834000**	**004834500**
004835000	**004918500**	**004919000**	

Redevelopment Area #5 is comprised of single family dwellings, public/quasi-public properties and undeveloped tracts of land.

The primary concern with **Redevelopment Area #5** is the existence of **functionally and economically obsolete parcels,** primarily large, undeveloped tracts of land. The large, undeveloped tract of land in the western portion of the **Area** is the former site of the Northside Elementary School Building, which was demolished in 2013. This site is targeted for future residential development, a 42-unit multifamily rental housing program.

Redevelopment Area #5 equals an estimated **9.3 acres. Table 3** below presents the estimated **existing land use** within the **Redevelopment Area,** in terms of number of acres and percentage of total for all existing uses. Large tracts of undeveloped land comprise approximately 57 percent of the total land use in the **Redevelopment Area.** The sole use of developed land areas is single family residential dwellings and associated properties, which comprise approximately 33.3 percent of the total land use in the **Area.**

The existing land use within **Redevelopment Area #5** is graphically presented on **Illustration 2, Page 14.**

TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA #5
NEBRASKA CITY, NEBRASKA

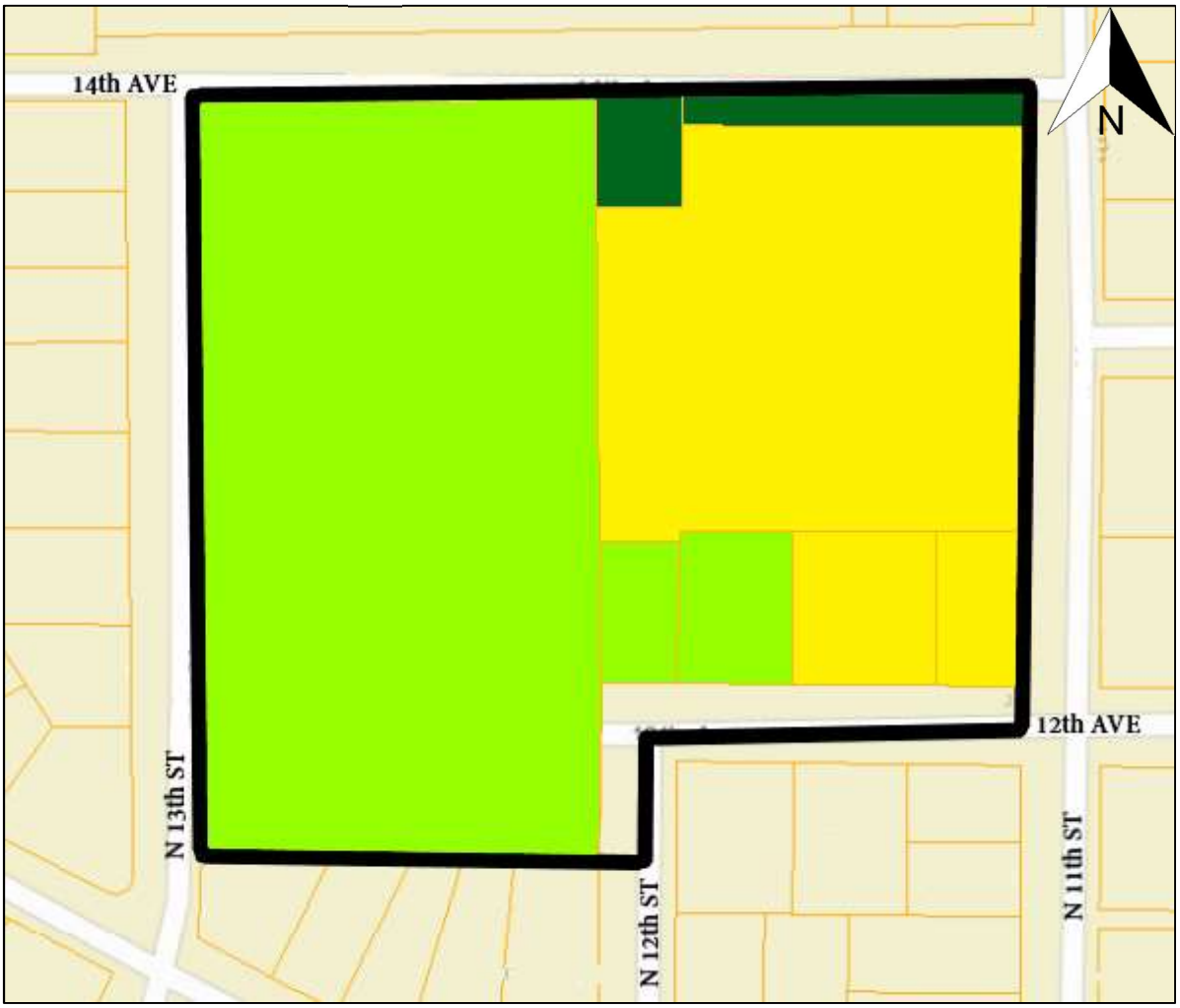
Land Use	Acres	Percent
Single Family	3.1	33.3%
Public/Quasi-Public	0.4	4.3%
Undeveloped	5.3	57.0%
Public Streets/R.O.W.	0.5	5.4%
Totals	**9.3**	**100.0%**

Source: Hanna:Keelan Associates, P.C., 2020.

Illustration 3, Page 15 identifies the existing **Zoning Classifications** in the **Nebraska City Redevelopment Area #5.** One zoning district is present within **Area #5: "**R-2 Residential District" (Moderate to High Density). Zoning activities throughout **Redevelopment Area #5** will be administered by the City of Nebraska City.

EXISTING LAND USE MAP – ILLUSTRATION 2

REDEVELOPMENT AREA #5
NEBRASKA CITY, NEBRASKA



LEGEND

- REDEVELOPMENT AREA #5
- UNDEVELOPED
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL

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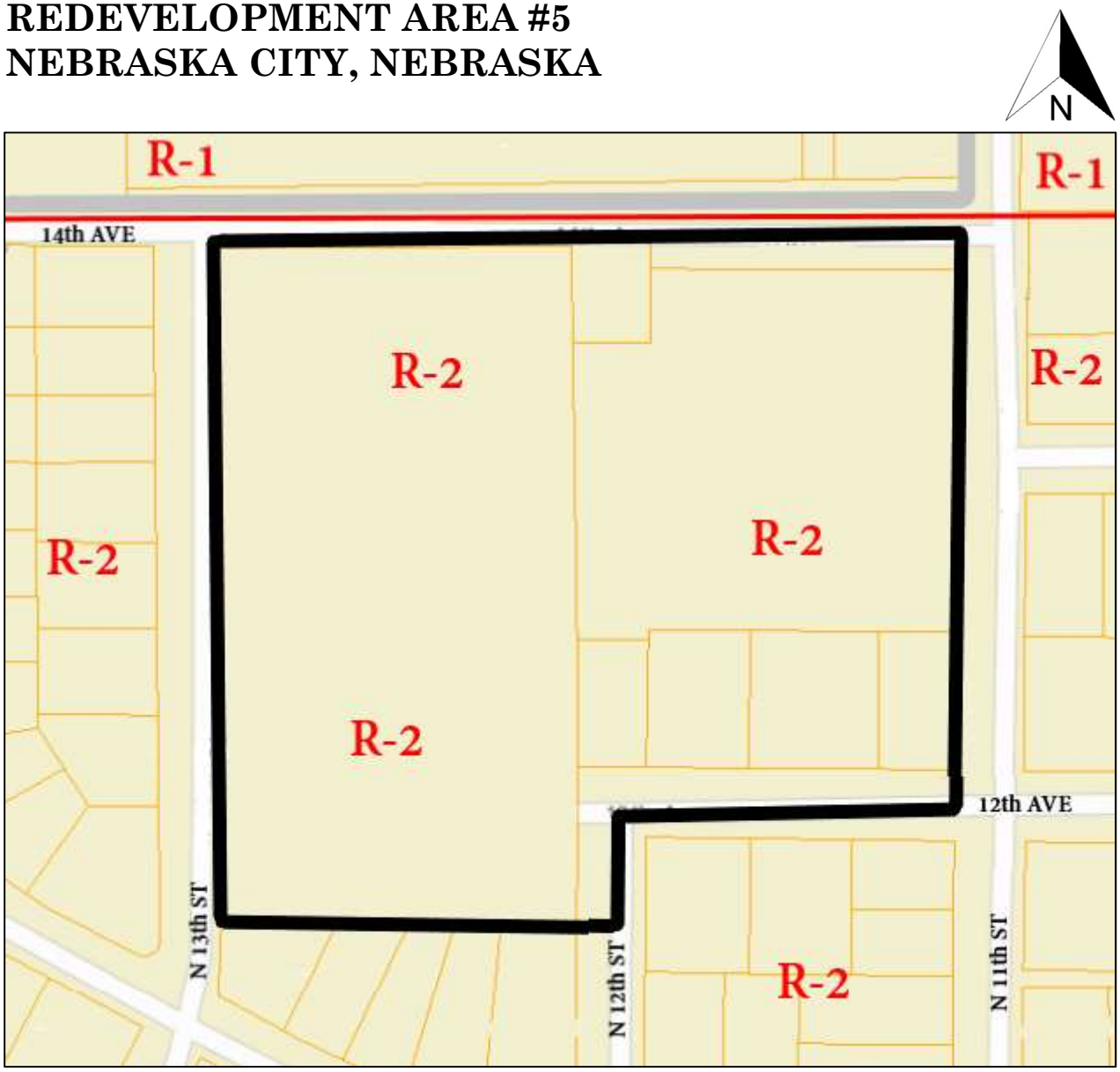
EXISTING ZONING MAP – ILLUSTRATION 3

REDEVELOPMENT AREA #5
NEBRASKA CITY, NEBRASKA



LEGEND

- REDEVELOPMENT AREA #5
- NEBRASKA CITY CORPORATE LIMITS
- **R-1** RESIDENTIAL DISTRICT (LOW TO MODERATE DENSITY)
- **R-2** RESIDENTIAL DISTRICT (MODERATE TO HIGH DENSITY)

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THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for the **Nebraska City, Nebraska Redevelopment Area #5** included an area-wide assessment (100 percent sample) of all of the Blight and Substandard Factors identified in the **Nebraska Community Development Law,** with the exception of **defective or unusual condition of title**. All **Factors** were investigated on an area-wide basis.

Structural/Site Conditions Survey Process

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

A **Structural/Site Conditions Survey** was conducted in April, 2020. A total of **three structures** received exterior inspections. These structures were evaluated to document structural deficiencies in individual buildings and to identify related environmental deficiencies in **Redevelopment Area #5.**

The **Structural/Site Conditions Survey** evaluated conditions of **seven legal parcels** of record identified by the Otoe County Assessor's Office in the **Redevelopment Area.** Parcels were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking lot/driveway conditions and street, sidewalk and alley surface conditions. The **Redevelopment Area** contains an estimated **9.3 acres**.

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

Research on Property Ownership and Financial Assessment of Properties

Public records on file with the Otoe County Assessor's Office of all seven parcels in **Redevelopment Area #5** were reviewed to determine the number of property owners within the **Area.**

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

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska Community Development Law to determine whether each or any were present in the **Nebraska City, Nebraska Redevelopment Area #5** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

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

The following summarizes the process used for assessing building conditions in **Redevelopment Area #5,** the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of the **three existing structures** and **seven total parcels** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area.**

1. Structure/Building Systems Evaluation.

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

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

(Secondary Components)

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

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

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

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

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

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

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

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

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

3. Final Structure/Building Rating.

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

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

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

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

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

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

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

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

4. Survey Conclusions.

The conditions of the total **three buildings** within the **Nebraska City, Nebraska Redevelopment Area #5** were determined based on the findings of the **Structural/Site Conditions Survey.** This **Survey** indicated the following:

- Two (2) structures were classified as structurally **sound;**
- One (1) structure was classified as **deteriorating** with **minor** defects.
- Zero (0) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) structures were classified as **dilapidated.**

The results of the **Structural/Site Conditions Survey** identified the condition of structures throughout **Redevelopment Area #5. One** of the **three existing structures, or 33 percent,** was identified as deteriorating with minor defects.

Conclusion.

The results of the Structural/Site Conditions Survey indicate deteriorating structures are of little or no presence throughout Redevelopment Area #5. Table 4, Page 21, identifies the results of the structural rating process per building type.

TABLE 4
EXTERIOR SURVEY FINDINGS
REDVELOPMENT AREA #5
NEBRASKA CITY, NEBRASKA

Structural/Site Conditions Survey Rating

Activity	Sound	Deteriorating (Minor)	Deteriorating (Major)	Dilapidated	Number of Structures	Deteriorating and/or Dilapidated
Totals (All Residential)	**2**	**1**	**0**	**0**	**3**	**1**
Percent	66.7%	33.3%	0.0%	0.0%	100.0%	33.0%

Source: Hanna:Keelan Associates, P.C., 2020.

(2) Age or Obsolescence.

As per the results of the **Structural/Site Conditions Survey,** confirmed by the Otoe County Assessor's records, **two structures,** or **67 percent** of the three total structures in **Redevelopment Area #5** are 40+ years of age (built in or prior to 1980). The estimated average age of residential structures in the **Area** is **65 years.**

Conclusion.

The age and obsolescence of structures is a strong presence throughout the Nebraska City, Nebraska Redevelopment Area #5.

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

The results of the **Structural/Site Conditions Survey,** including other field data, provided the basis for the identification of the inadequate provision for ventilation, light, air, sanitation or open spaces in **Redevelopment Area #5.** Contributing **Factors** are discussed below.

The overall site conditions in **Redevelopment Area #5** revealed that two parcels, or 29 percent of the total seven total parcels were found to be in a "fair" condition while four parcels (57 percent) were found to have debris to a minor or major extent. One structure was observed to be deteriorating with minor defects. Site features such as driveways, yard and landscaping conditions were noticeably deteriorating. Two structures, or 67 percent of the three total structures in **Area #5** had driveway conditions deteriorated to a minor extent.

City of Nebraska City Public Works Staff estimate that the municipal water and sewer mains within **Redevelopment Area #5** are, in general, in adequate condition based upon performance, condition and break history. Sanitary sewer mains are approximately 60 years of age, and composed of 6" to 8" clay tile pipes.

Water mains in the **Redevelopment Area** are also, generally, 60 years of age. A newer, 12" diameter C-900 plastic water main was installed along 14th Avenue adjacent the northern boundary of the **Area** in 2008. The oldest segments of the water distribution system are constructed of 6" diameter, cast-iron pipes.

Water and sewer mains constructed of outmoded material such as cast-iron and clay tile, rather than PVC, the current standard, can pose health, safety and sanitary problems. To support redevelopment activities in the **Redevelopment Area,** specifically on the large, undeveloped tract of land comprising the western half of the **Area,** the installation of new water and sanitary sewer mains and individual service line connections meeting current standards will be required.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in the Nebraska City, Nebraska Redevelopment Area #5 is a reasonable presence and constitutes a Substandard Factor.

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

1. Aging Residential Dwellings.

The presence of aging residential dwellings is evident within **Redevelopment Area #5.** Two of the three total structures in the **Area,** or **67 percent** were built in or prior to 1980, thus 40+ years of age, including an overall average age of **65 years.** Such structures are likely to require substantial rehabilitation activities for continued use and occupation.

2. Lack of Adequate Public Infrastructure.

City of Nebraska City Public Works Staff estimate that the municipal water and sanitary sewer mains within **Redevelopment Area #5** are generally in good condition. Both the water and sewer mains within the **Area** are, generally, 60+ years of age, undersized and/or constructed of outmoded materials, such as cast-iron or clay tile, rather than PVC, the current standard. As these underground utility mains and associated service lines continue to age, repeated maintenance and upkeep and eventual replacement will be required. Additionally, the development of new public streets, sidewalks and stormwater drainage systems will be required to support future residential development.

3. Functionally and Economically Obsolete Land Uses.

Large, undeveloped and underutilized tracts of land in the south-central and western portion of the **Area** will require the installation of individual connections to water and sanitary sewer mains, as well as public streets and sidewalks. These underutilized tracts of land, in current state, contribute to additional, major blight concerns, including substandard site conditions and appearances and the accumulation of debris.

<u>Conclusion.</u>

The combination of factors that are detrimental to the public health, safety, morals or welfare are a strong presence throughout the Nebraska City, Nebraska Redevelopment Area #5.

BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

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

This section summarizes the process used for assessing building conditions in the **Nebraska City, Nebraska Redevelopment Area #5,** the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of the **three existing structures** within the **Redevelopment Area,** to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area.**

1. Structures/Building Systems Evaluation.

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

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

(Secondary Components)

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

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

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

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

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

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

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

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

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

3. Final Structure/Building Rating.

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

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

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

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

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

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

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

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

4. Survey Conclusions.

The conditions of the **three total buildings** within **Redevelopment Area #5** were determined based on the findings of the **Structural/Site Conditions Survey.** This **Survey** indicated the following:

- Two (2) structures were classified as structurally **sound;**
- One (1) structure was classified as **deteriorating** with **minor** defects.
- Zero (0) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) structures were classified as **dilapidated.**

The results of the **Structural/Site Conditions Survey** identified the condition of structures throughout **Redevelopment Area #5. One** of the **three existing structures, or 33 percent,** was identified as deteriorating with minor defects.

Conclusion.

The results of the Structural/Site Conditions Survey indicate deteriorating structures are of little or no presence throughout Redevelopment Area #5.

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

TABLE 5
EXTERIOR SURVEY FINDINGS
REDVELOPMENT AREA #5
NEBRASKA CITY, NEBRASKA

Structural/Site Conditions Survey Rating

Activity	Sound	Deteriorating (Minor)	Deteriorating (Major)	Dilapidated	Number of Structures	Deteriorating and/or Dilapidated
Totals (All Residential)	**2**	**1**	**0**	**0**	**3**	**1**
Percent	66.7%	33.3%	0.0%	0.0%	100.0%	33.3%

Source: Hanna:Keelan Associates, P.C., 2020.

(2) Existence of Defective or Inadequate Street Layout.

Streets within **Redevelopment Area #5** generally support local traffic for neighborhood residents, as well as school traffic associated with the adjacent, new Northside Elementary School. Conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

1. Condition of Streets/Driveways.

All street segments throughout the **Redevelopment Area** are concrete-surfaced, with each segment generally found to be in "good" condition. Approximately two of the three total structures in the **Area** (67 percent) maintain driveways and side conditions deteriorated to a minor extent.

2. Lack of Public Right-of-Way Streets/Infrastructure.

A lack of platted and developed streets throughout **Redevelopment Area #5** contributes to the lack of adequate street access. Examples of "missing links," or road segments which have not been completed and/or have been removed in what is otherwise a standard grid-pattern alignment include 13th Avenue (between North 11th and North 13th Streets), 12th Avenue (between North 12th and North 13th Streets) and North 12th Street (between 12th and 14th Avenues).

Large, undeveloped tracts of land in **Redevelopment Area #5,** in present state, are both **functionally and economically obsolete,** due to the lack of adequate street access and municipal water and sanitary sewer mains required for development opportunities.

3. Existence/Condition of Sidewalks.

Of the seven total parcels in **Area #5,** five parcels (71 percent) either lack public sidewalks or maintain sidewalks recorded as being in a "fair" condition. Additionally, some sidewalk segments throughout the **Redevelopment Area** do not provide a buffer between the sidewalk and automobile traffic. Properties with such sidewalk conditions pose a hindrance and safety risks to school children and other pedestrians. It also makes it difficult, if not impossible, for persons with certain types of disabilities to safely move throughout the **Area.**

Conclusion.

The existence of defective or inadequate street layout in Redevelopment Area #5 is a strong presence of Factor.

Narrow sidewalks and the lack of a public right-of-way present unsafe conditions for pedestrians, especially school children commuting to the nearby Elementary School.

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

The review of property ownership and subdivision records and results of the **Structural/Site Conditions Survey** resulted in the determination of conditions associated with **faulty lot layout in relation to size, adequacy, accessibility or usefulness** of land throughout **Redevelopment Area #5.** The following describes these problem conditions.

1. Inadequate Lot Size and Adequacy Issues.

Large and/or irregular, undeveloped tracts of land within **Redevelopment Area #5,** in present state, require rehabilitation/ replacement or installation of new municipal infrastructure to support modern development standards. Two of the seven total parcels in the **Area** account for approximately 80 percent of the total land area. The size of these two parcels is abnormal and inconsistent with the standard of the surrounding neighborhood and have hindered additional development activities in the **Area.**

2. Usefulness.

The large, irregular tracts of land in the **Redevelopment Area** are underdeveloped and underutilized, thus considered to be both **functionally and economically obsolete.** In current state, these tracts of land contribute to additional, major blight concerns in the **Area,** including substandard site conditions and appearances, accumulation of debris and unsafe conditions for drivers, pedestrians and neighborhood residents.

3. Accessibility.

Contributing to non-accessibility issues within the **Redevelopment Area** is the limited street development and "missing links" in an otherwise standard grid-pattern street alignment.

Conclusion.

Faulty lot layout in relation to size, adequacy, accessibility or usefulness is a strong presence of Factor throughout Redevelopment Area #5.

(4) Insanitary and Unsafe Conditions.

The results of the **Structural/Site Conditions Survey**, along with information obtained from City of Nebraska City Staff, provided the basis for the identification of insanitary and unsafe conditions within **Redevelopment Area #5.**

1. Age of Structures.

The analysis of the three total structures in **Redevelopment Area #5** identified two of the three total structures, or 67 percent as being 40+ years of age (built in or prior to 1980). The overall average age of the structures (three residential dwellings) is an estimated **65 years.** The advanced age of structures can lead to deteriorating building conditions with deferred maintenance and, thus, creates insanitary and unsafe conditions.

2. Deteriorating Site Conditions.

One of the three structures in **Area #5** was determined to be deteriorating with minor defects. Structures in these conditions, in combination with "fair" overall site conditions (29 percent of parcels in the **Area)** and the outside storage of materials and debris on some parcels (57 percent) throughout the **Area,** can result in hazards that are detrimental to adjacent property owners and endanger local pedestrians and patrons, and thus create insanitary and unsafe conditions.

3. Lack of Adequate Utilities & Infrastructure.

City of Nebraska City Public Works Staff estimate that the municipal water and sewer mains within the **Redevelopment Area** are generally in good condition. Both water and sanitary sewer mains in the **Area** are generally 60 years of age and constructed of outmoded material (cast-iron or clay tile, rather than PVC, the current standard). Repeated maintenance and repair issues with the existing distribution system will become more prevalent as the mains continue to age.

Five of the seven total parcels surveyed (71 percent) either lacked access to a public sidewalk or maintained sidewalks in a "fair" condition. Properties which lack or maintain sidewalks in a substandard condition pose safety risks to pedestrians.

Conclusion.

Insanitary and unsafe conditions are a reasonable presence of Factor throughout Redevelopment Area #5.

(5) Deterioration of Site or Other Improvements.

The results of the **Structural/Site Conditions Survey** determined the condition of site improvements within **Redevelopment Area #5,** including public streets and sidewalks, private driveways and traffic control devices. **Appendix I** documents the present condition of these site features. The primary issue in **Area #5** is the presence of debris/storage of materials on parcels throughout the **Area,** as well as the existing condition of private drives, public right-of-ways and overall site conditions.

1. The assessment of the overall site conditions within the **Redevelopment Area** concluded that approximately 29 percent, or two of the total seven parcels in the **Area** were in a "fair" condition. Debris was present to a minor or major extent on approximately 57 percent of parcels in the **Area.**

2. Large, undeveloped tracts of land in the **Area,** if left unoccupied and unkempt, as these lots are in current state, will experience vegetative overgrowth, accumulation of debris and other major blight concerns that hinder potential development/redevelopment opportunities and create unsafe and unsightly conditions.

3. One of the three total structures was identified as deteriorating with minor defects. Additionally, two structures in the **Area** maintained driveways and side conditions deteriorating to a minor extent.

Conclusion.

Deterioration of site or other improvements is a reasonable presence in Redevelopment Area #5.

Outside Storage of Materials.

Deteriorating Street/Sidewalk Segment.

(6) Diversity of Ownership.

The necessity to acquire numerous lots is a hindrance to redevelopment activity. In **Redevelopment Area #5,** a total of **five individuals or ownership groups** own property. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Public patronage is also required to repay such financial support. Such assemblage is difficult without public intervention.

Conclusion.

The Factor "diversity of ownership" is a reasonable presence of Factor in the Nebraska City, Nebraska Redevelopment Area #5.

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

A thorough examination of public records was conducted to determine the status of taxation for properties located within the **Nebraska City, Nebraska Redevelopment Area #5.** Real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. If a badly dilapidated property was assessed (or valued) too high, the public protest system is designed to give the owner appeal rights for potential tax adjustment.

1. Real Estate Taxes.

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The records indicated that **zero parcels** within **Redevelopment Area #5** were classified as delinquent by the Otoe County Treasurer's Office. **One parcel** within the **Area** is currently property tax exempt.

2. Real Estate Values.

The tax values within **Redevelopment Area #5** generally appeared to be equal to the market value of the properties. The total estimated assessed valuation within the **Area,** as of 2019, is **$576,920.**

Conclusion.

Taxes or special assessments delinquency are of little or no presence of Factor in the Nebraska City, Nebraska Redevelopment Area #5.

(8) Defective or Unusual Condition of Title.

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

Conclusion.

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in the Nebraska City, Nebraska Redevelopment Area #5.

(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in **Redevelopment Area #5** revealed that improper subdivision and obsolete platting is prevalent in the **Area.** The seven parcels within **Area #5** have a wide range of sizes and are not in conformance with modern planning standards. Two undeveloped parcels comprise more than 80 percent of the total land space within the **Area,** leading to abnormal and inconsistent subdivisions/ platting. Further, this obsolete platting/improper subdivision of land has hindered new development activities in the **Area.**

The large, undeveloped tracts of land in the **Redevelopment Area** are underutilized and, in current state of condition, both **functionally and economically obsolete,** due to outmoded infrastructure, or lack thereof, and/or inadequate maintenance and upkeep. Overall, for redevelopment/ development of these **functionally and economically obsolete properties** to occur, the replatting or repurposing of these land areas will require the rehabilitation, extension or provision of new, modern utility and transportation infrastructure systems.

Conclusion.

A strong presence of Factor exists for improper subdivision or obsolete platting in the Nebraska City, Nebraska Redevelopment Area #5.

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

1. Age and Associated Condition of Utilities.

The City of Nebraska City Public Works Staff estimates that the municipal water and sanitary sewer mains within **Redevelopment Area #5** are, generally, in good condition. Both water and sanitary sewer mains are generally 60+ years of age and constructed of outmoded material. As these underground utility mains and associated service lines continue to age, repeated maintenance and up-keep will be required.

2. Advanced Age of Structures.

Two of the three total structures (all residential dwellings) in **Area #5** were built in or prior to 1980, thus 40+ years of age. The average age of these structures is an estimated **65 years.** Structures of this age are likely to require above-normal maintenance procedures and continual, moderate to substantial rehabilitation activities to allow for continued use and occupation.

3. Overall Site Condition

The **Structural/Site Conditions Survey** identified two (29 percent) of the parcels as being in a "fair" condition. This determination included the evaluation of the general condition of structures and associated driveways, site improvements and adjacent right-of-way conditions. Two of the three total structures in **Area #5** maintained driveway and side conditions deteriorated to a minor extent. Additionally, four parcels, or 71 percent of the seven total parcels were recorded as having debris to a minor or major extent.

Conclusion.

The conditions which endanger life or property by fire and other causes are a reasonable presence of Factor throughout the Nebraska City, Nebraska Redevelopment Area #5.

(11) Other Environmental and Blighting Factors.

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

Public Works projects in **Redevelopment Area #5** have generally been concentrated on maintenance of the municipal streets, concrete curbs and gutters and public sidewalks. The 2013 demolition of the former Elementary School Building in the western portion of the **Area** included the removal of 12th Avenue between North 12th and North 13th Streets. Nebraska City Public Works Staff estimates that the water and sewer mains within **Area #5** are generally in good condition, but these mains are beginning to age and constructed of outmoded material. Municipal water and sewer lines composed of outmoded material will pose greater health and safety risks to the general public as they continue to age.

Properties in the Redevelopment Area have aged in place with lack of adequate maintenance and upkeep, leading to deteriorated conditions and functional obsolescence. The average age of all structures in the **Area** is **65 years.** Two of the three structures were recorded as maintaining driveways and side conditions deteriorated to a minor extent, while 29 percent of parcels in the **Area** maintain "fair" overall site conditions.

Evidence of **functionally undesirable land uses and economic obsolescence** include large, undeveloped tracts of land in the **Redevelopment Area.** Such parcels are considered **"underdeveloped"** and **"underutilized"** with the potential to support more valuable, tax-contributing development than current uses. A continued lack of maintenance and upkeep will substantially hinder future development/redevelopment efforts of these properties.

Although infrastructure improvements have occurred throughout portions of the **Redevelopment Area,** additional efforts are needed. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector; problems that only public assistance programs can remedy. This includes the redevelopment of the former elementary school building site, improvement of several components of the oldest segments of the water and sanitary sewer systems, the installation of new utility lines and construction of new streets on currently undeveloped land areas.

Conclusion.

Other Environmental Blighting Factors are a strong presence throughout Redevelopment Area #5, containing functionally and economically obsolete parcels.

(12) Additional Blighting Conditions.

According to the definition set forth in the **Nebraska Community Development Law,** Section 18-2103, in order for an area to be determined "blighted" it must contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;

2. **The average age of the residential or commercial units in the area is at least forty years;**

3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;

4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the Village or City in which the area is designated; or

5. The area has had either stable or decreasing population based on the last two decennial censuses.

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

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

Based upon the results of the **Structural/Site Conditions Survey** and confirmed by Otoe County Assessor's Office records, the estimated average age of **residential structures** in **Redevelopment Area #5** is **65 years.**

Conclusion.

The criteria of average age of residential or commercial units in the area is at least 40 years of age as one of five additional blighting conditions is a strong presence throughout the Nebraska City, Nebraska Redevelopment Area #5.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

The **City of Nebraska City, Nebraska Redevelopment Area #5** meets the requirements of the **Nebraska Community Development Law** for designation as both a **"Blighted and Substandard Area." Three of the four Factors** that constitute the **Area** as substandard are present to a reasonable or strong extent. Of the 12 possible **Factors** that can constitute the **Area blighted, nine** have either a reasonable or strong presence in the **Redevelopment Area. Factors** present in each of the criteria are identified below.

Substandard Factors

1. Age or obsolescence.

2. Inadequate provision for ventilation, light, air, sanitation or open spaces.

3. Any combination of factors that are detrimental to the public health, safety, morals, or welfare.

Blight Factors

1. Defective or inadequate street layout.

2. Faulty lot layout.

3. Insanitary or unsafe conditions.

4. Deterioration of site or other improvements.

5. Diversity of ownership.

6. Improper subdivision or obsolete planning.

7. The existence of conditions which endanger life or property by fire or other causes.

8. Other environmental and blighting factors.

9. One of the other five conditions.

Although all of the previously listed **Factors** are at least reasonably present throughout the **City of Nebraska City, Nebraska Redevelopment Area #5,** the conclusion is that the average age of the structures, insanitary and unsafe conditions associated with existing land uses, outmoded and inadequate public infrastructure and deterioration of site or other improvements, reveal the presence of **functionally and economically obsolete land uses** and are a sufficient basis for designation of **Area #5** as **blighted** and **substandard.**

The extent of **Blight** and **Substandard Factors** in **Redevelopment Area #5,** addressed in this **Study,** is presented in **Tables 1** and **2**, **Pages 5** and **7.** The eligibility findings indicate that the **Area** is in need of redevelopment/revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Nebraska City and support new development.

REDEVELOPMENT AREA #5 – ADDITIONAL PHOTOS

APPENDIX I:
Structural/Site Conditions Survey Form & Results Spreadsheet.

Nebraska City, Nebraska
Redevelopment Area #5

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

Structural/Site Conditions Survey Form

Parcel # _____
Address: _____

Section I:

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

Section II: Structural Components

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

Final Rating:

_____ Sound _____ Deficient-Minor _____Deteriorating _____ Dilapidated

Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years
____ 10-20 years _____ 20-40 years _____ 40-100 years _____ 100+ years

Section III: Revitalization Area

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

Nebraska City, Nebraska Redevelopment Area #5

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
AGE OF STRUCTURE							
1-5 Years	0	0.0%	0	0	0	N/A	0
5-10 Years	1	33.3%	1	0	0	N/A	0
10-20 Years	0	0.0%	0	0	0	N/A	0
20-40 Years	0	0.0%	0	0	0	N/A	0
40-100 Years	1	33.3%	1	0	0	N/A	0
100+ Years	1	33.3%	1	0	0	N/A	0
TOTAL	**3**	**100.0%**	**3**	**0**	**0**	**N/A**	**0**
FINAL STRUCTURAL RATING							
Sound	2	66.7%	2	0	0	N/A	0
Deficient Minor	1	33.3%	1	0	0	N/A	0
Deficient Major	0	0.0%	0	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
TOTAL	**3**	**100.0%**	**3**	**0**	**0**	**N/A**	**0**
STREET CONDITION							
None	0	0.0%	0	0	0	0	0
Excellent	0	0.0%	0	0	0	0	0
Good	6	85.7%	3	0	0	2	1
Fair	1	14.3%	0	0	0	1	0
Poor	0	0.0%	0	0	0	0	0
TOTAL	**7**	**100.0%**	**3**	**0**	**0**	**3**	**1**
SIDEWALK CONDITION							
None	1	14.3%	1	0	0	0	0
Excellent	0	0.0%	0	0	0	0	0
Good	2	28.6%	1	0	0	0	1
Fair	4	57.1%	1	0	0	3	0
Poor	0	0.0%	0	0	0	0	0
TOTAL	**7**	**100.0%**	**3**	**0**	**0**	**3**	**1**
DEBRIS							
Major	1	14.3%	0	0	0	1	0
Minor	3	42.9%	1	0	0	2	0
None	3	42.9%	2	0	0	0	1
TOTAL	**7**	**100.0%**	**3**	**0**	**0**	**3**	**1**
OVERALL SITE CONDITION							
Excellent	1	14.3%	1	0	0	0	0
Good	4	57.1%	2	0	0	1	1
Fair	2	28.6%	0	0	0	2	0
Poor	0	0.0%	0	0	0	0	0
TOTAL	**7**	**100.0%**	**3**	**0**	**0**	**3**	**1**

Nebraska City, Nebraska Redevelopment Area #5

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
Sound	2	66.7%	2	0	0	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	1	33.3%	1	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	**3**	100.0%	**3**	**0**	**0**	**N/A**	**0**
WINDOWS							
Sound	2	66.7%	2	0	0	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	1	33.3%	1	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	**3**	100.0%	**3**	**0**	**0**	**N/A**	**0**
STREET TYPE							
None	0	0.0%	0	0	0	0	0
Concrete	7	100.0%	3	0	0	3	1
Asphalt	0	0.0%	0	0	0	0	0
Gravel	0	0.0%	0	0	0	0	0
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	**7**	100.0%	**3**	**0**	**0**	**3**	**1**
PORCHES…							
Sound	2	66.7%	2	0	0	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	1	33.3%	1	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	**3**	100.0%	**3**	**0**	**0**	**N/A**	**0**
PAINT							
Sound	2	66.7%	2	0	0	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	1	33.3%	1	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	**3**	100.0%	**3**	**0**	**0**	**N/A**	**0**
DRIVEWAY							
Sound	1	33.3%	1	0	0	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	2	66.7%	2	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	**3**	100.0%	**3**	**0**	**0**	**N/A**	**0**

Nebraska City, Nebraska Redevelopment Area #5

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
ROOF STRUCTURE							
Sound	3	100.0%	3	0	0	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	0	0.0%	0	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	**3**	**100.0%**	**3**	**0**	**0**	**N/A**	**0**
WALL FOUNDATION							
Sound	3	100.0%	3	0	0	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	0	0.0%	0	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	**3**	**100.0%**	**3**	**0**	**0**	**N/A**	**0**
FOUNDATION							
Sound	2	66.7%	2	0	0	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	1	33.3%	1	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	**3**	**100.0%**	**3**	**0**	**0**	**N/A**	**0**
FOUNDATION TYPE							
Concrete	1	33.3%	1	0	0	N/A	0
Stone	1	33.3%	1	0	0	N/A	0
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Brick	1	33.3%	1	0	0	N/A	0
Other/None	0	0.0%	0	0	0	N/A	0
TOTAL	**3**	**100.0%**	**3**	**0**	**0**	**N/A**	**0**
ROOF SURFACE							
Sound	3	100.0%	3	0	0	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	0	0.0%	0	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	**3**	**100.0%**	**3**	**0**	**0**	**N/A**	**0**
ROOF TYPE							
Asphalt Shingles	3	100.0%	3	0	0	N/A	0
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Cedar	0	0.0%	0	0	0	N/A	0
Combination	0	0.0%	0	0	0	N/A	0
Other	0	0.0%	0	0	0	N/A	0
TOTAL	**3**	**100.0%**	**3**	**0**	**0**	**N/A**	**0**

Nebraska City, Nebraska Redevelopment Area #5

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
CHIMNEY							
Sound	0	0.0%	0	0	0	N/A	0
None	3	100.0%	3	0	0	N/A	0
Minor	0	0.0%	0	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	**3**	**100.0%**	**3**	**0**	**0**	**N/A**	**0**
GUTTER, DOWNSPOUTS							
Sound	3	100.0%	3	0	0	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	0	0.0%	0	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	**3**	**100.0%**	**3**	**0**	**0**	**N/A**	**0**
WALL SURFACE							
Sound	2	66.7%	2	0	0	N/A	0
None	0	0.0%	0	0	0	N/A	0
Minor	1	33.3%	1	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	**3**	**100.0%**	**3**	**0**	**0**	**N/A**	**0**
WALL SURFACE TYPE							
Frame	0	0.0%	0	0	0	N/A	0
Masonry	0	0.0%	0	0	0	N/A	0
Siding	3	100.0%	3	0	0	N/A	0
Combination	0	0.0%	0	0	0	N/A	0
Stucco	0	0.0%	0	0	0	N/A	0
Other	0	0.0%	0	0	0	N/A	0
TOTAL	**3**	**100.0%**	**3**	**0**	**0**	**N/A**	**0**
PARKING SURFACE							
None	1	25.0%	0	0	0	N/A	1
Concrete	2	50.0%	2	0	0	N/A	0
Asphalt	0	0.0%	0	0	0	N/A	0
Gravel	1	25.0%	1	0	0	N/A	0
Dirt	0	0.0%	0	0	0	N/A	0
Brick	0	0.0%	0	0	0	N/A	0
TOTAL	**4**	**100.0%**	**3**	**0**	**0**	**N/A**	**1**
PARKING SPACES							
None	1	25.0%	0	0	0	N/A	1
1 to 2	1	25.0%	1	0	0	N/A	0
3 to 5	1	25.0%	1	0	0	N/A	0
6 to 10	1	25.0%	1	0	0	N/A	0
11 to 20	0	0.0%	0	0	0	N/A	0
21 or More	0	0.0%	0	0	0	N/A	0
TOTAL	**4**	**100.0%**	**3**	**0**	**0**	**N/A**	**1**

GENERAL REDEVELOPMENT PLAN.

Nebraska City, Nebraska

Redevelopment Area #5

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

GENERAL REDEVELOPMENT PLAN.

Purpose of Plan.

The purpose of this **General Redevelopment Plan** is to serve as a comprehensive guide for the implementation of development and redevelopment activities within **Redevelopment Area #5** in the City of Nebraska City, Nebraska. Redevelopment and development activities associated with the **Nebraska Community Development Law**, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote the economic and social well-being of the Community.

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

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

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

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

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

Location

The referenced **Nebraska City, Nebraska Redevelopment Area #5** is situated in the northern portion of the City of Nebraska City, Nebraska. The **Area** is generally bound by 14th Avenue (north), North 11th Street (east), 12th Avenue (south) and North 13th Street (west). 14th Avenue serves as a northern boundary line for the Nebraska City Corporate Limits between approximately North 15th Street and North 11th Street. The northern boundary of **Redevelopment Area #5** is adjacent the current Corporate Limits of Nebraska City. **Illustration 4, Context Map, Page 46,** depicts the location of the **Redevelopment Area** in relation to the City of Nebraska City.

The total land area of **Redevelopment Area #5** equals an estimated **9.3 acres** and is located entirely within the current Corporate Limits of Nebraska City. The **Redevelopment Area** includes the listed parcels of record on file with the Otoe County Assessor's Office, presented below.

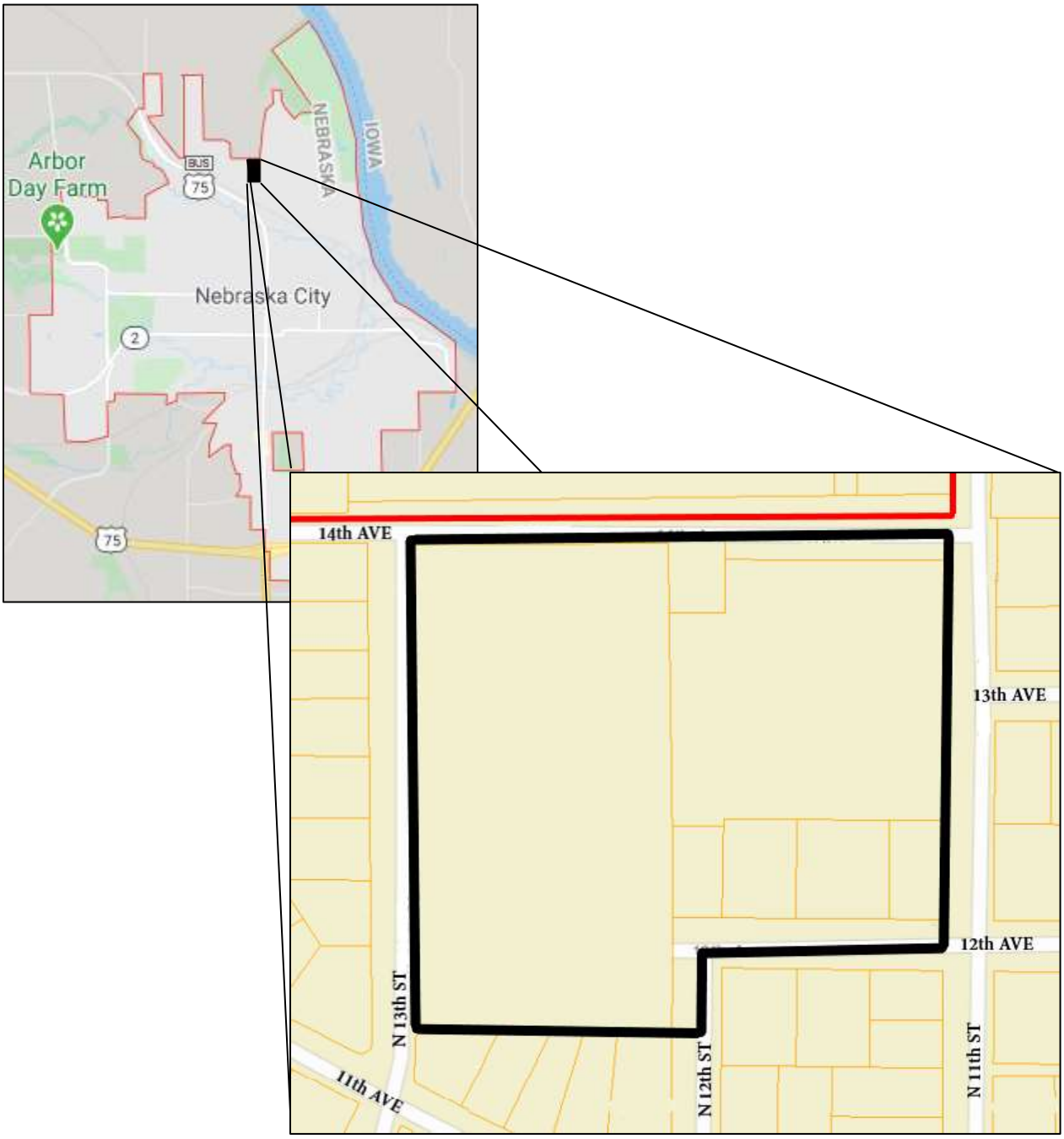
000501500	**004833000**	**004834000**	**004834500**
004835000	**004918500**	**004919000**	

Redevelopment Area #5 is comprised of single family dwellings, public/quasi-public properties and undeveloped tracts of land.

The primary concern with **Redevelopment Area #5** is the existence of **functionally and economically obsolete parcels,** primarily large, undeveloped tracts of land. The large, undeveloped tract of land in the western portion of the **Area** is the former site of the Northside Elementary School Building, which was demolished in 2013. This site is targeted for future residential development, a 42-unit multifamily rental housing program.

CONTEXT MAP – ILLUSTRATION 4

REDEVELOPMENT AREA #5
NEBRASKA CITY, NEBRASKA



LEGEND

- REDEVELOPMENT AREA #5
- CORPORATE LIMITS

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COMMUNITY PLANNING & RESEARCH
* Lincoln, Nebraska * 402.464.5383 *

Project Planning and Implementation Recommendations.

The planning process for **Redevelopment Area #5** has resulted in a listing of **general planning** and **implementation recommendations.** As discussed in the **Blight** and **Substandard Determination Study,** the average age of the structures, insanitary and unsafe conditions associated with existing land uses, outmoded and inadequate public infrastructure and deterioration of site or other improvements, reveal the presence of **functionally and economically obsolete land uses** and are a sufficient basis for designation of **Area #5** as **blighted** and **substandard.**

To eliminate blight and substandard conditions and enhance private development and redevelopment activities throughout **Redevelopment Area #5,** the City of Nebraska City will need to consider the following **general development and redevelopment initiatives. Tax Increment Financing (TIF) will need to be considered as a tool to assist in financing both development and redevelopment projects.**

General Development/Redevelopment Initiatives.

- Development/redevelopment of undeveloped land areas in **Redevelopment Area #5,** currently, functionally and economically obsolete. **The large, undeveloped tract of land in the western portion of the Area (former site of the Northside Elementary School Building) is targeted for a new 42-unit multifamily residential housing program.** Infill development should occur on vacant, development-ready tracts of land in the south-central portion of the **Area.** The entire **Redevelopment Area** is suitable for moderate- to high-density residential development. **Modern street and public infrastructure systems should be put installed to attract development/redevelopment opportunities to the Area.**

- Develop **public** and **private partnerships** with funding entities and property developers to attract additional residential development/redevelopment opportunities to **Redevelopment Area #5.** Partnerships can include, but are not limited to the Nebraska City CDA, Nebraska City Area Economic Development Foundation, Southeast Nebraska Development District, Southeast Nebraska Community Action Partnership and Nebraska City Tourism & Commerce, Inc. Utilize the ***Nebraska City Comprehensive Plan, Nebraska City Housing Study*** and other local, **relevant planning documents** to provide direction for Community development projects.

- Create an **"Economic Development Initiative"** for **Redevelopment Area #5** directed at increasing the property tax base via residential development/ redevelopment activities. Utilize **TIF** and other available public and private sources of economic development funding, including State and Federal and private Foundation grants, as well as private investment, for the expansion of both existing and new developments. Such development activity must be in conformance with the City's ***Comprehensive Plan*** and current ***Zoning and Subdivision Regulations,*** pending changes or amendments to both documents.

- Establish a program of both **new residential development,** to address specific **workforce housing needs** in Nebraska City, as well as the **rehabilitation and preservation of existing housing stock** in the **Redevelopment Area.** The existing housing stock within **Area #5** is generally in adequate condition, but the average age of the three existing residential structures within the **Area** is an estimated **65 years.** Financial assistance is available to assist with both owner and rental housing rehabilitation/preservation programs, as well as new housing development activities, including Rural Workforce Housing Fund, Community Development Block Grants, HOME funds and the Nebraska Affordable Housing Trust Fund.

- Consider the addition of recreational opportunities with any new developments in **Redevelopment Area #5.** The development of a smaller "pocket" park and/or a public trails network in the **Area** would be an added public benefit and increase the value of homes in nearby both existing and new residential neighborhoods and to the **Area** as a whole. A public trails network in the **Area** could connect to the adjacent Northside Elementary School and ultimately be extended into the surrounding neighborhood.

- Consider **alternative energy systems** throughout **Redevelopment Area #5** in conformance with Nebraska State Statutes regarding **"Net Metering."** This would include the potential use of one or combination of wind, solar, biomass, geothermal, hydropower and methane energy systems in both existing and new development areas and buildings.

Infrastructure & Utility Systems Initiatives.

- **Repair and replace, as needed, aging and deteriorated municipal water, sewer and storm sewer mains** throughout **Redevelopment Area #5,** to support both existing and future residential development and redevelopment. City of Nebraska City Public Works Staff described municipal water and sewer mains that primarily serve the **Area** as generally being in a good condition, based on performance and break history. Both the water and sanitary sewer mains in the **Redevelopment Area** are generally 60 years of age and constructed of outmoded materials (cast-iron and clay-tile, rather than PVC, the current standard). In order to support the redevelopment of the former elementary school site, the installation/extension of new or rehabilitation of existing water and sanitary sewer mains will be required.

- Establish a **program** to rehabilitate and resurface existing streets, as well as improve existing sidewalks and install new sidewalks where necessary, new street lighting, landscaping, private driveways, access roads and parking areas in the **Redevelopment Area,** identified as being in a state of deterioration and in substandard condition. Approximately **71 percent** of parcels in the **Area** either lack or maintain sidewalks currently rated as "fair" in condition, and **67 percent** of driveways and side conditions were determined to be deteriorating to minor extent.

Implementation.

Both a timeline and budget should be developed for the implementation of this **General Redevelopment Plan.** Each of these processes should be designed in conformance with the resources and time available by the City. A reasonable timeline to complete the redevelopment activities identified in the **Plan** would be seven to 12 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for development and redevelopment projects in **Redevelopment Area #5** is deemed to be an essential and integral element. The use of TIF in connection with such projects is contemplated by this **General Redevelopment Plan** and such designation and use of TIF will not constitute a substantial modification to the **Plan.**

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

1. Future Land Use Patterns.

The existing land use patterns in **Redevelopment Area #5** are described in detail in the **Blight and Substandard Determination Study (Pages 13 and 14). Redevelopment Area #5** consists of single family residential, public/quasi-public and undeveloped land use types. **The Structural/Site Conditions Survey** identified private properties and public infrastructure such as streets, sidewalks and utility lines classified as being in a deteriorating condition. Large tracts of undeveloped land in the western portion of the **Area** are ideally suited for future residential development.

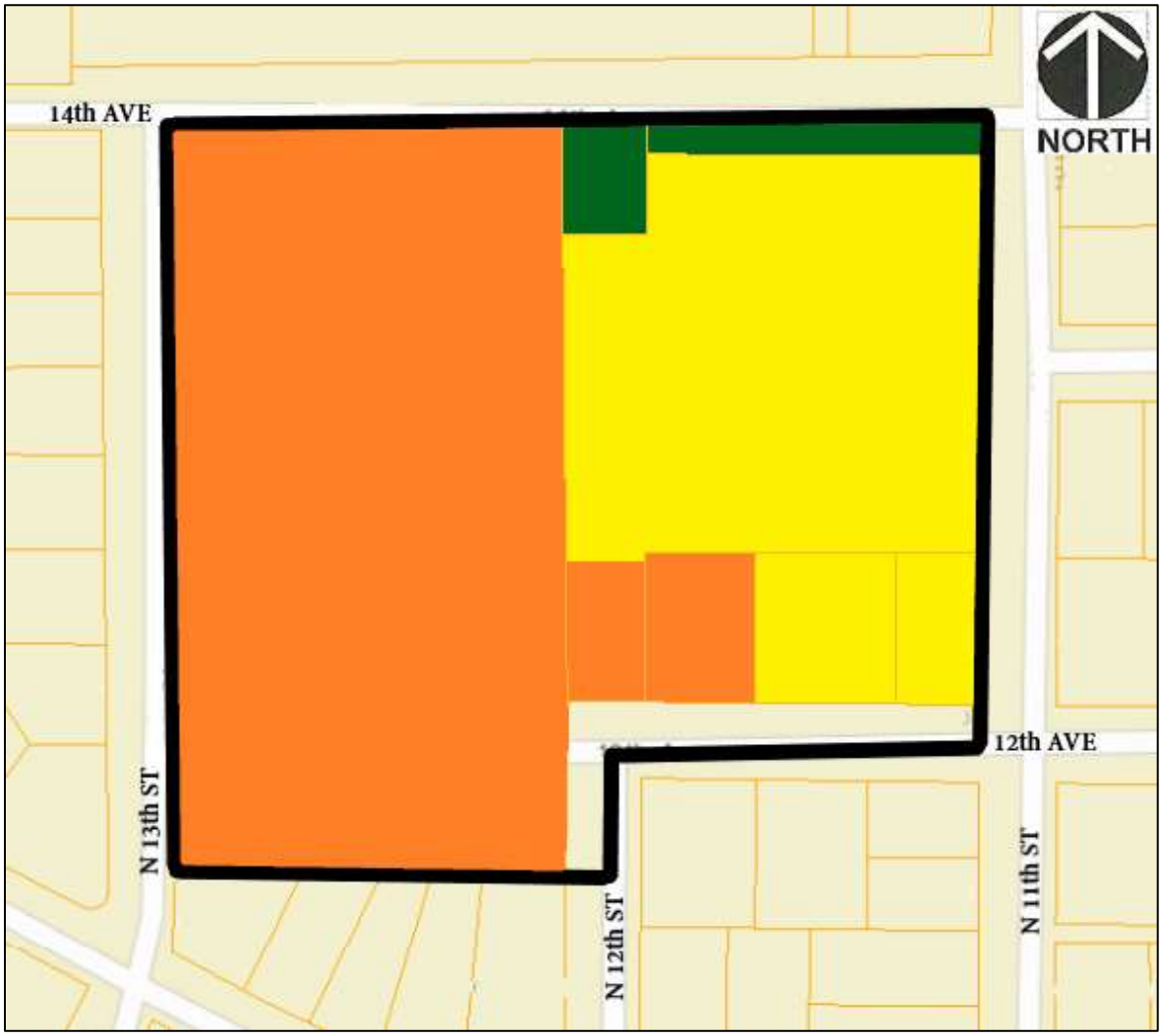
Illustration 5, Page 51, Future Land Use Map, represents the future **land use density and coverage** for **Redevelopment Area #5.** The recommendations in this **General Redevelopment Plan** are consistent with the ***Nebraska City Comprehensive Plan*** and the ***Nebraska City Zoning and Subdivision Regulations.*** The future land use patterns within **Redevelopment Area #5** support construction of a new moderate- to high-density residential development, as well as infill of currently vacant lots.

The former site of the Northside Elementary School Building in the **Redevelopment Area** is planned to include the construction of a new medium-density residential development. Current development plans include the construction of six 5-plexes, including 24 2-bed units and six 1-bed units, and three 4-plexes, including 12 2-bed units, for a total of 42 housing units.

The current Site/Development Plans for the redevelopment of the former site of the Northside Elementary School at 1212 12th Avenue are presented in Appendix II.

FUTURE LAND USE MAP – ILLUSTRATION 5

REDEVELOPMENT AREA #5
NEBRASKA CITY, NEBRASKA



LEGEND

- REDEVELOPMENT AREA #5
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MODERATE TO HIGH DENSITY RESIDENTIAL

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COMMUNITY PLANNING & RESEARCH
* Lincoln, Nebraska * 402.464.5383 *

2. Zoning Districts.

The future land use designations shown in **Illustration 5** should be in conformance with the City's ***Comprehensive Plan*** and ***Zoning/Subdivision Regulations.*** The City of Nebraska City **Zoning Map** for **Redevelopment Area #5** is identified in **Illustration 6, Page 53.** This represents allowed **land development densities, land coverage** and **potential building intensities of Redevelopment Area #5.**

No changes are recommended to existing Zoning designations to support the proposed planned residential development activity in the **Area.** The developers of the proposed 42-unit rental housing project will need to meet all platting and construction requirements, as outlined in the Nebraska City Municipal Code.

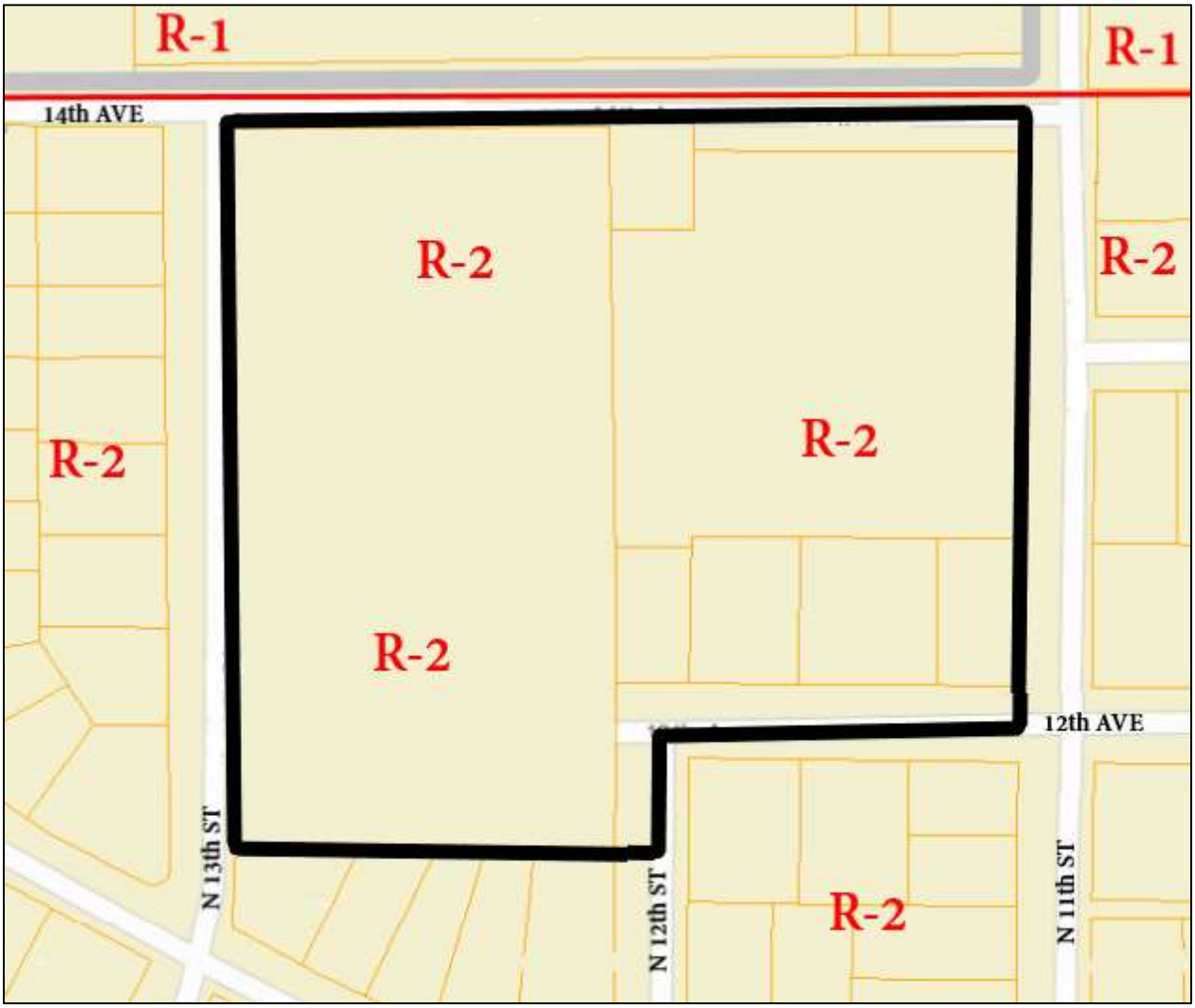
3. Recommended Public Improvements.

The primary purpose of a **General Redevelopment Plan** is to allow for the use of public financing for a specific project. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the **Redevelopment Area.** The most common form of public improvements occurs with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the **Redevelopment Area** are the need to monitor utility and infrastructure systems in order to make repairs or replacement as these systems continue to age, as well as by expansion of modern infrastructure to undeveloped land areas in the western portion of **Area #5.**

The **Blight and Substandard Determination Study** focused on the condition of existing structures and sites, as well as improvement needs for aging and deteriorated infrastructure systems to service developed and undeveloped land throughout the **Redevelopment Area.** It is recommended the City of Nebraska City work closely with developers to ensure that future public infrastructure including streets and sidewalks, as well as private driveways and parking areas within **Redevelopment Area #5** are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, municipal water and sanitary sewer mains and privately owned service lines should be designed to meet the provisions of both the ***Nebraska City Subdivision Regulations and Code of Ordinances.***

ZONING MAP – ILLUSTRATION 6

REDEVELOPMENT AREA #5
NEBRASKA CITY, NEBRASKA



LEGEND

- REDEVELOPMENT AREA #5
- NEBRASKA CITY CORPORATE LIMITS
- **R-1** RESIDENTIAL DISTRICT (LOW TO MODERATE DENSITY)
- **R-2** RESIDENTIAL DISTRICT (MODERATE TO HIGH DENSITY)

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4. Alternative Energy Considerations.

Development within **Redevelopment Area #5** is recommended to supplement the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane, if possible. Individual buildings are strongly recommended to access these alternative energy sources in combination with ***"green building"*** techniques.

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

Conclusions.

A successful **General Redevelopment Plan** for the **City of Nebraska City, Nebraska Redevelopment Area #5** should guide redevelopment and development opportunities. All new construction activities should include building materials compatible with similar types exhibited by existing structures within, and adjacent the **Redevelopment Area.**

The Nebraska City CDA and City Staff should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in **Redevelopment Area #5.** The rehabilitation and/or replacement of deteriorating existing buildings and associated properties and public streets, sidewalks and alleys will enhance the visual appearance of the **Area,** making it more attractive for future development. Prior to transportation network improvements, the City and the CDA should develop a plan to accommodate efficient infrastructure development and improvements.

The following identifies estimated costs for the improvement of various infrastructure features in Redevelopment Area #5.

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

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

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

Ramped Curb Cuts
$1,400 each

Sanitary Sewer
$60 to $70 per linear foot

Water Valves
$850 each

Fire Hydrants
$2,800 each

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

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

15" RCP costs $25 per linear foot
18" RCP costs $30 per linear foot
24" RCP costs $40 per linear foot
30" RCP costs $50 per linear foot
36" RCP costs $57 per linear foot
42" RCP costs $65 per linear foot
48" RCP costs $75 per linear foot

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

Public and Private Foundations.

This **General Redevelopment Plan** addresses numerous community and economic development activities for **Redevelopment Area #5,** in Nebraska City, Nebraska. The major components of this **General Redevelopment Plan** will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this **General Redevelopment Plan.**

Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

Public Funding Sources

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

Private Foundations

American Express Foundation
Kellogg Corporate Giving Program
Marietta Philanthropic Trust
Monroe Auto Equipment Company Foundation
Norwest Foundation
Piper, Jaffray & Hopwood Corporate Giving
Target Stores Corporate Giving
Pitney Bowes Corporate Contributions
Burlington Northern Santa Fe Foundation
US West Foundation
Woods Charitable Fund, Inc.
Abel Foundation
ConAgra Charitable Fund, Inc.
Frank M. and Alice M. Farr Trust
Hazel R. Keene Trust
IBP Foundation, Inc.
Mid-Nebraska Community Foundations, Inc.
Northwestern Bell Foundation
Omaha World-Herald Foundation
Peter Kiewit and Sons Inc. Foundation
Sherwood Foundation
Thomas D. Buckley Trust
Valmont Foundation
Quivey-Bay State Foundation

GENERAL REDEVELOPMENT PLAN AMENDMENTS

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

APPENDIX II:
Site/Development Plans:
1212 12th Avenue.

Nebraska City, Nebraska
Redevelopment Area #5

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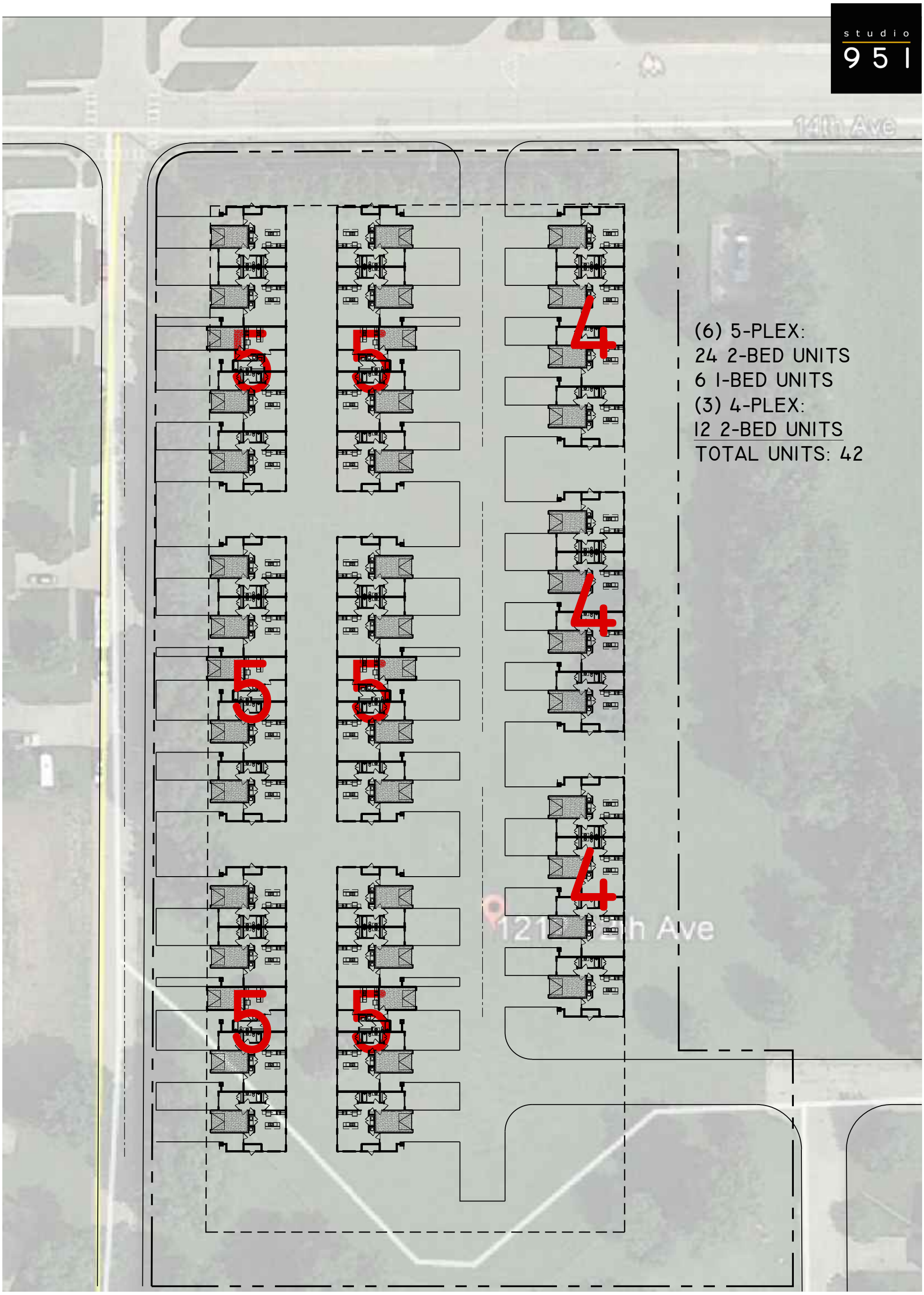
COMMUNITY PLANNING & RESEARCH

studio 951



(6) 5-PLEX:
24 2-BED UNITS
6 1-BED UNITS
(3) 4-PLEX:
12 2-BED UNITS
TOTAL UNITS: 42

NORTH

SITE PLAN

1"=50'-0"

0 25 50

nebraska city townhomes	NEBRASKA CITY ,NEBRASKA	2020.04.13

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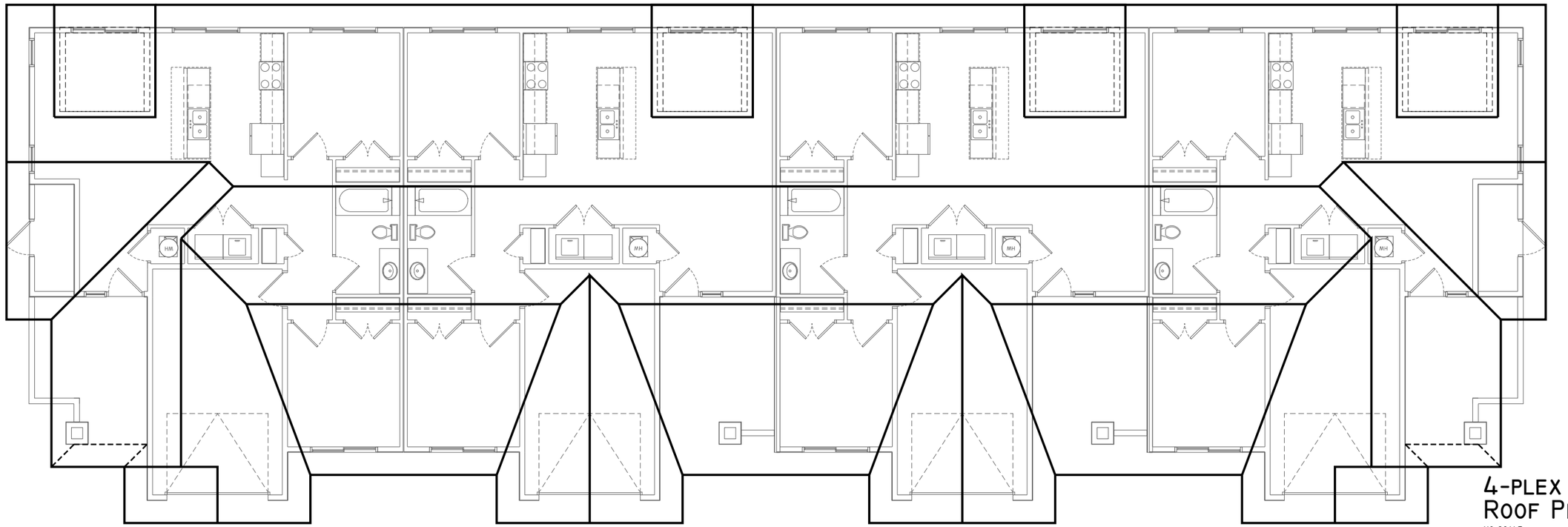
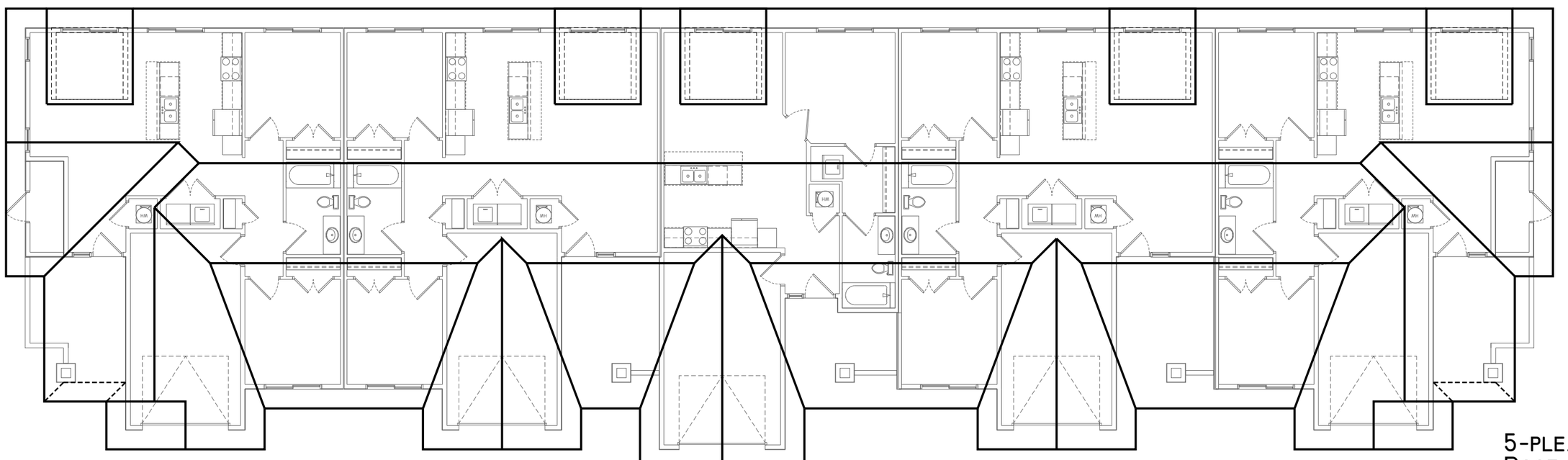


4-PLEX
ROOF PLAN
NO SCALE
0 5 10

4-PLEX
FRONT ELEVATION
NO SCALE
0 5 10

nebraska city townhomes	NEBRASKA CITY ,NEBRASKA	2020.04.13

studio 951



5-PLEX
ROOF PLAN

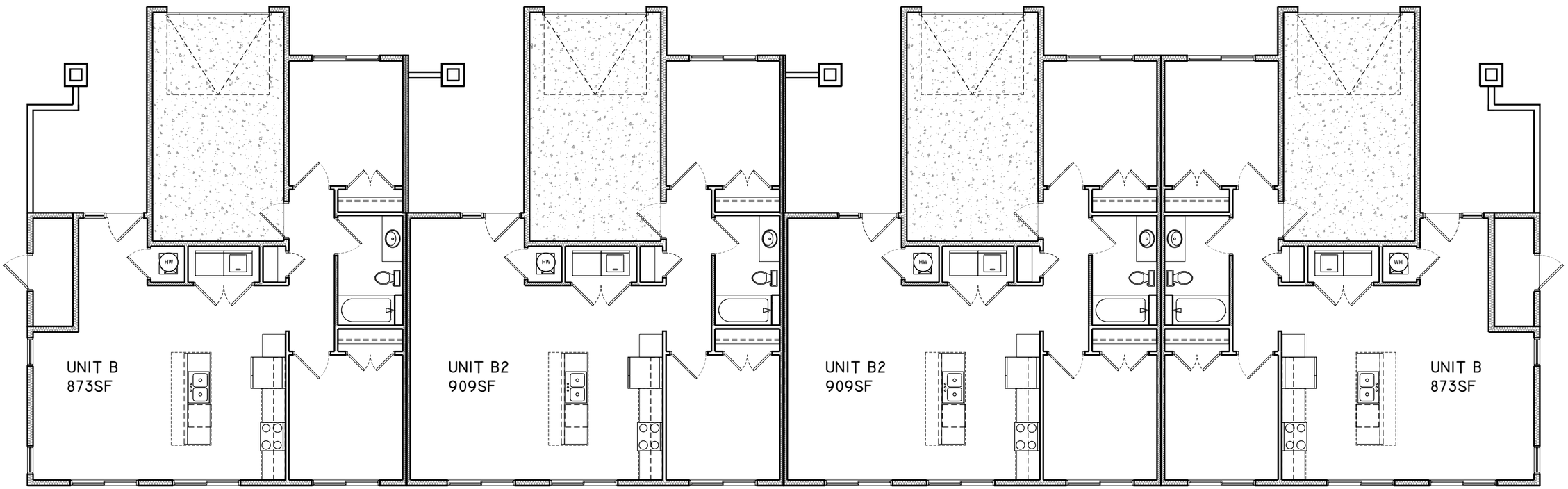
NO SCALE
0 5 10

5-PLEX
FRONT ELEVATION

NO SCALE
0 5 10

nebraska city townhomes	NEBRASKA CITY ,NEBRASKA	2020.04.13

studio
951



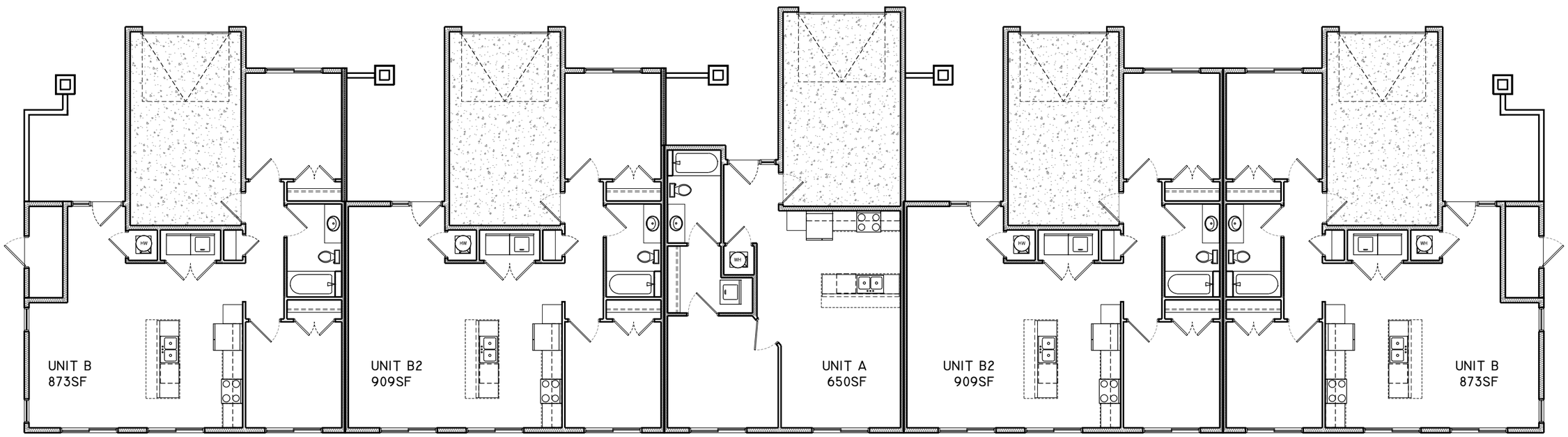
4-PLEX FLOORPLAN

NO SCALE

0 5 10

nebraska city townhomes	NEBRASKA CITY ,NEBRASKA	2020.04.13

studio 951



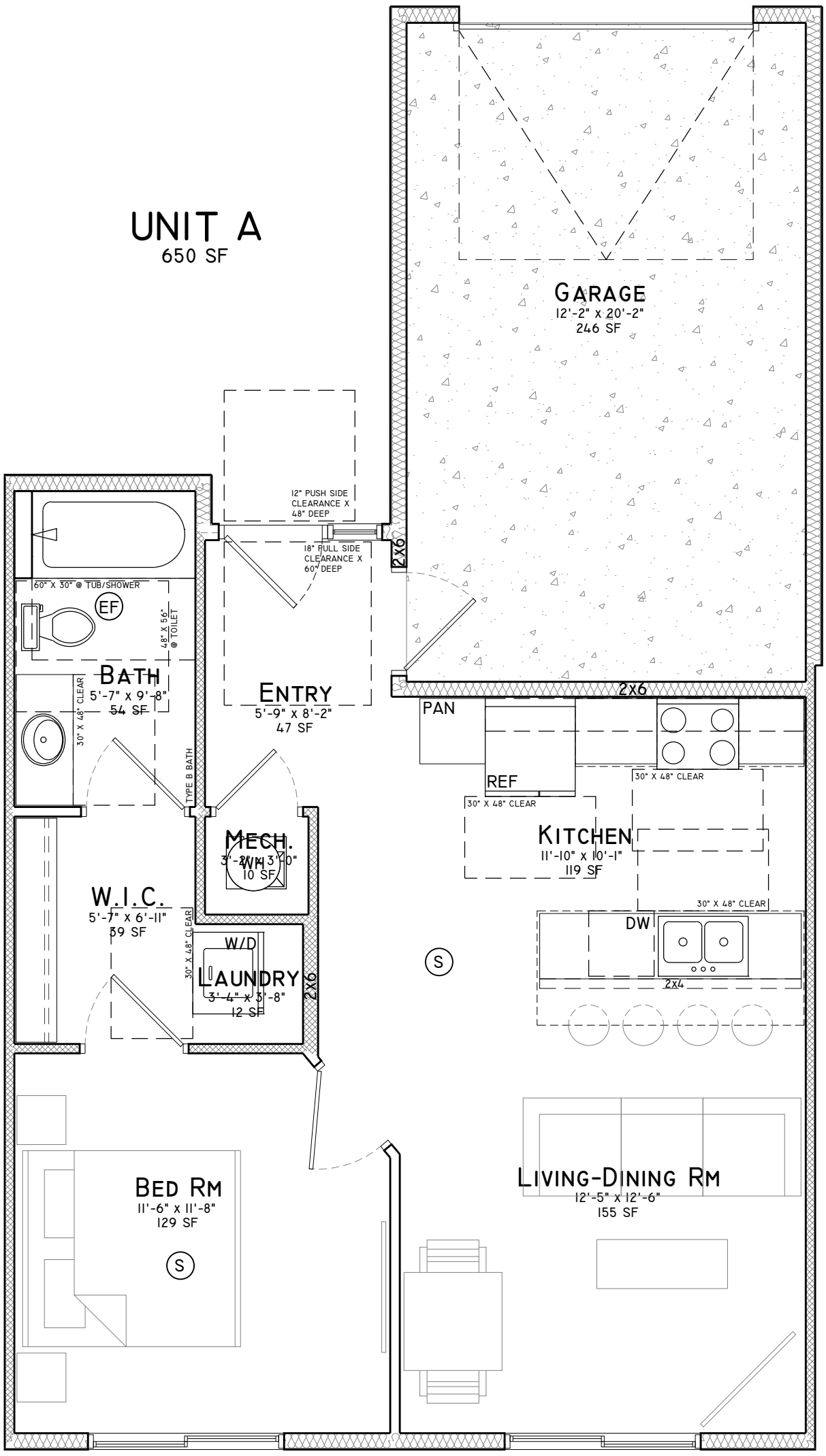
5-PLEX FLOORPLAN

NO SCALE

0 5 10

nebraska city townhomes	NEBRASKA CITY ,NEBRASKA	2020.04.13

studio 951



NORTH

UNIT A
1/4"=1'-0"
0 25 50

nebraska city townhomes	NEBRASKA CITY ,NEBRASKA	2020.04.13

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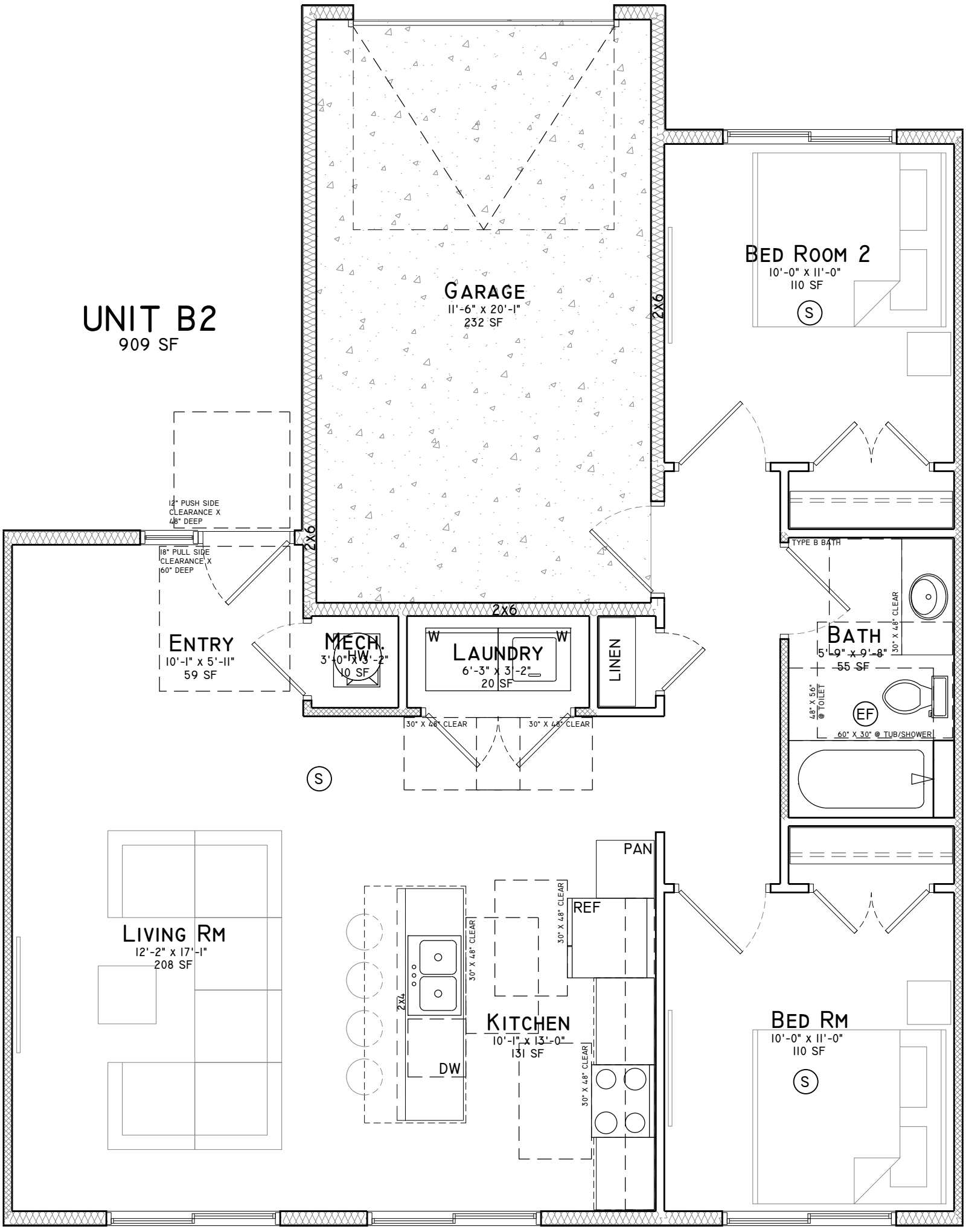
UNIT B2
909 SF



NORTH

UNIT B2
1/4"=1'-0"
0 25 50

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