

# City of Lexington, Nebraska.

Redevelopment Area #6.

Blight & Substandard Determination Study

&

General Redevelopment Plan.

May, 2022.



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

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Lexington, Nebraska  
Blight & Substandard Determination Study and General Redevelopment Plan  
Redevelopment Area #6

# 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 a designated **Redevelopment Area** in the City of Lexington, Nebraska. The results of this **Study** will assist the City in declaring **Redevelopment Area #6** as both **blighted and substandard**.

### Location

**Redevelopment Area #6** is located in the west central portion of the City of Lexington, as identified in **Illustration 1, Context Map, Page 2**. The **Redevelopment Area** includes the listed parcels of record on file with the Dawson County Assessor's Office, as presented in the **Appendix, Page 43**.

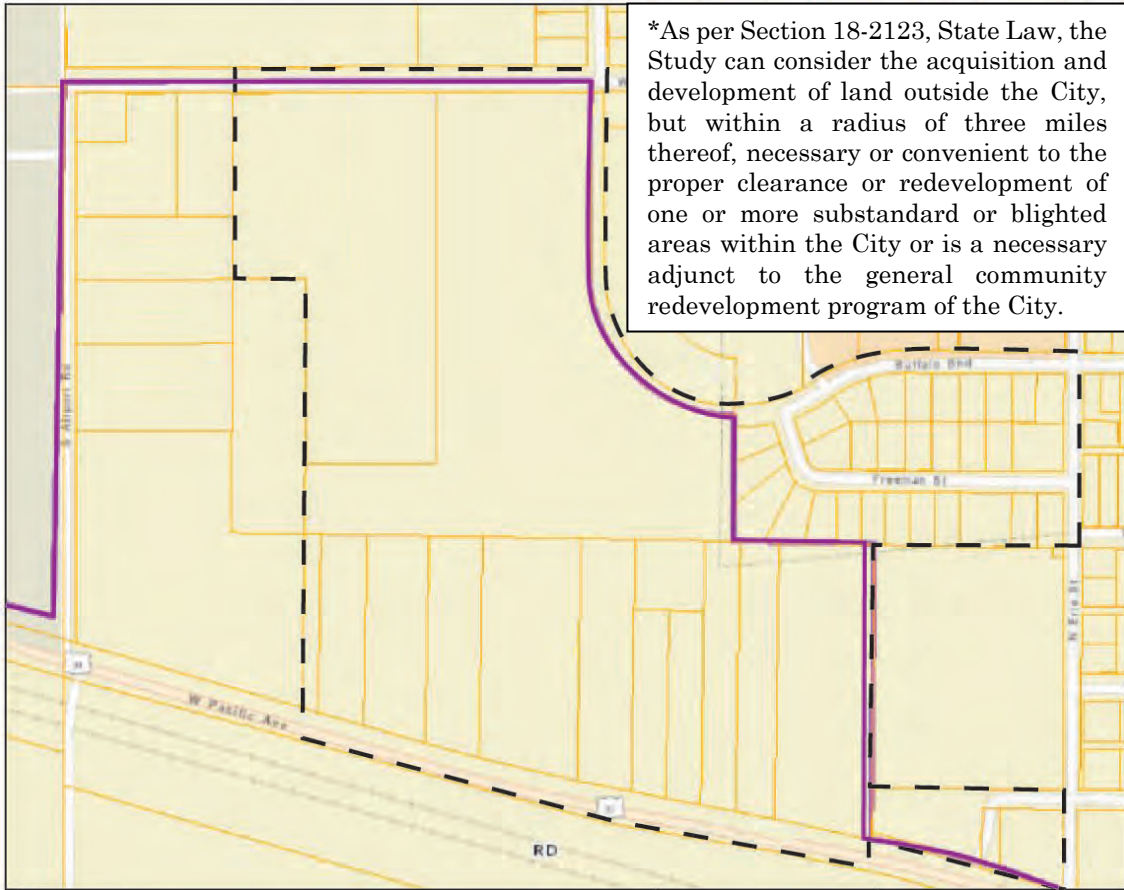
Portions of **Redevelopment Area #6** are located adjacent, but outside the Corporate Limits of Lexington. Land areas outside the Corporate Limits will need to be annexed to be included in the Community Development Agency's (CDA) area of operation and become eligible for Tax Increment Financing, as specific projects make application to the CDA for a redevelopment project. All Illustrations presented in this **Blight and Substandard Determination Study** identify the entire **Redevelopment Area #6** to be declared blighted and substandard and in need of redevelopment.

**Redevelopment Area #6**, located north of Highway 30, equals an estimated **76.2 acres** and contains single-family residential, commercial and public properties, as well as undeveloped tracts of land. Approximately **56.6 acres, or 74 percent** of the **Area** is outside the Corporate Limits of Lexington. Approximately **15.3 acres, or 20 percent** of the **Area** consists of public properties. One important feature in the **Redevelopment Area** is Lexington Regional Health and Fitness Center.








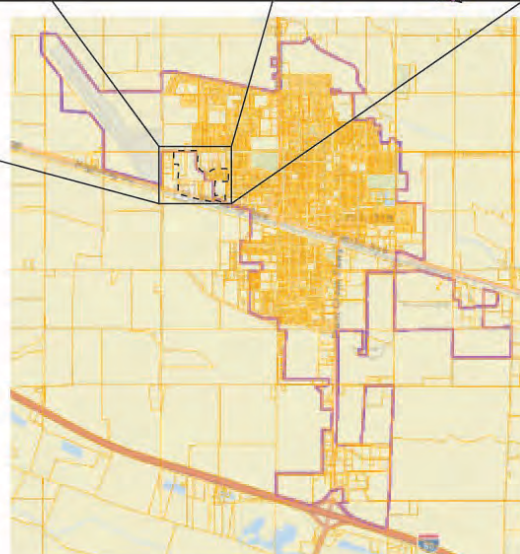
CITY OF LEXINGTON, NEBRASKA  
 REDEVELOPMENT AREA #6  
 CONTEXT MAP



**ILLUSTRATION 1:**

**LEGEND**

-  PROPOSED REDEVELOPMENT AREA BOUNDARY
-  CONTEXT AREA BOUNDARY
-  LEXINGTON CORPORATE LIMITS



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This **blight and substandard evaluation** included a detailed **exterior structural survey of 46 structures, field inventory of 47 parcels**, conversations with both City of Lexington and staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

### ***SUBSTANDARD AREA***

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

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

### ***BLIGHTED AREA***

As set forth in the Section 18-2103 Nebraska Revised Statutes (Cumulative Supplement 2012), 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. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, condition or small diameter of water mains;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;

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

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #6** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

**On the basis of this approach, Redevelopment Area #6 is found to be eligible as "blighted" and "substandard" within the definition set forth in the legislation.**

## ***SUBSTANDARD FACTORS***

All Four Substandard Factors set forth in the Nebraska Community Development Law have a “strong presence” within Redevelopment Area #6. The Standard Factors are described in detail, below.

**TABLE 1  
SUBSTANDARD FACTORS  
REDEVELOPMENT AREA #6  
LEXINGTON, 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    ☐

No Presence of Factor             ○

Source: Hanna:Keelan Associates, P.C., 2022.

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

The results of the **Structural/Site Conditions Survey** identified **12 structures** in the **Redevelopment Area #6** as being in a **deteriorating** condition with **minor defects** and **five structures** as being in a **deteriorating** condition with **major defects**, as well as **two structures** that were recorded as being in a **dilapidated** condition. Thus, **19 structures** were recorded as being in a **deteriorating** condition with **minor defects or worse**. This **Factor** is a **strong presence** throughout the **Area**.

As per information obtained from the Dawson County Assessor’s Office and the results of the **Survey** analysis, **41** of the **existing structures** are **40+ years of age** (built in or prior to 1982). The **average age** of residential and commercial structures in the **Redevelopment Area** are an estimated **48 and 62 years**, respectively. The **Factor of Age or Obsolescence** is a **strong presence** throughout the **Area**.

The conditions which result in the **Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space** are a **strong presence** throughout **Redevelopment Area #6**. Water and sanitary sewer mains servicing the non-residential properties in the **Area** are described by City Staff as “new”, ranging from 10 to 15 years in age. These mains are 6” pipes constructed of either PVC, the current standard, or C900, the American Water Works Association standard.



Water and sanitary sewer mains and service lines servicing the residential parcels are aging and constructed of outmoded material. These mains/lines were estimated to have been constructed in the 1970s. City Staff stated that an extension of the water mains in the **Area** were necessary. One of the parcels currently has no access to either water or sewer.

The field analysis determined that 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 primary contributing elements include deteriorating buildings needing moderate or substantial rehabilitation, prevalence of underdeveloped/underutilized lots and land parcels, as well as the age of the structures and the water and sanitary sewer lines.

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

1. **Deteriorating and dilapidated structures;**
2. **Advanced age of structures, including an average age of 48 years for the residential structures, and an average age of 62 years for the commercial structures;**
3. **Functionally and economically obsolete structures and undeveloped parcels exist throughout the Area.**
4. **The residential structures are serviced by water and sewer mains/service lines that are aging and constructed of outmoded materials.**

***BLIGHT FACTORS***

Of the 12 **Blight Factors** set forth in the **Nebraska Community Development Law**, throughout **Redevelopment Area #6**, 10 represent a **strong presence** and one was present to **little or no extent**. The Factor, “defective or unusual condition of title,” was not reviewed. All **Blight Factors** are reasonably distributed throughout **Redevelopment Area**.

**TABLE 2  
BLIGHT FACTORS  
REDEVELOPMENT AREA #6  
LEXINGTON, 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.   | <b>NR</b> |
| 9.  | Improper subdivision or obsolete platting.   | ☑         |
| 10. | The existence of conditions which endanger life or property by fire or other causes. | ☑         |
| 11. | Other environmental and blighting factors.   | ☑         |
| 12. | One of the other five conditions.  | ☑         |

<b>Strong Presence of Factor</b>	☑
<b>Reasonable Presence of Factor</b>	▣
<b>Little or No Presence of Factor</b>	○
<b>NR = Not Reviewed</b>	<b>NR</b>

Source: Hanna:Keelan Associates, P.C., 2022.

## **Strong Presence of Factor –**

***Deteriorated or Dilapidated Structures*** are a **strong presence** throughout the **Redevelopment Area**. The results of the **Structural/Site Conditions Survey** identified **12 structures** as being in a **deteriorating** condition with minor defects and **five structures** as being in a **deteriorating** condition with major defects. An additional **two structures** were identified as being in a **dilapidated** condition. Thus, **19 structures**, or 41 percent, were identified as being deteriorated to a **minor extent or worse**.

***Existence of Defective or Inadequate Street Layout*** is a **strong presence** throughout the **Redevelopment Area**, due to no road networks existing in a majority of the **Area**. Additionally, 16, or 34 percent, of parcels within the **Area** lack sidewalks.

***Faulty Lot Layout*** is a **strong presence** throughout **Redevelopment Area #6**. Irregular, undeveloped tracts of land exist within the **Area**, which, in present state, cannot support today's municipal development standards. Additionally, several parcels within the **Redevelopment Area** are irregularly shaped (lack uniform width and/or depth), due to large lots being subdivided on an as-needed basis to support one or multiple development projects.

***Insanitary or Unsafe Conditions*** are a **strong presence** throughout the **Redevelopment Area**. Conditions contributing to this **Factor** include the presence of 19 structures being in a **deteriorating condition** and 41 of the 46 structures being 40+ years of age. Additionally, the water and sanitary sewer mains and service lines servicing the residential properties are aging and constructed of outmoded materials.

***Deterioration of Site or Other Improvements*** is a **strong presence** throughout **Redevelopment Area #6**. A total of 16 parcels, or 34 percent of the 47 total parcels, were observed to have “**fair**” to “**poor**” overall site conditions including a lack of sidewalks. Additionally, five parcels were identified as having **major debris**.

***Diversity of Ownership*** is a **strong presence** throughout **Redevelopment Area #6**. Research of public records from the Dawson County Assessor's Office indicates that approximately **42 individuals or distinct ownership groups** own property within the **Redevelopment Area**.

***Improper Subdivision or Obsolete Platting*** is a **strong presence** throughout the **Redevelopment Area**, primarily due to irregular tracts and parcels that have been subdivided on an as-needed basis to support development projects.

The ***Existence of Conditions Which Endanger Life or Property by Fire or Other Causes*** is a **strong presence** throughout the **Redevelopment Area**. Conditions associated with this factor include 19 structures being in a deteriorating condition, age of structures, and prevalence of underdeveloped/underutilized lots and land parcels, as well as age and condition of sanitary sewer lines. Water lines will need to be expanded to support future redevelopment efforts in the **Area**.

*Other Environmental and Blighting Factors* including functionally and economically obsolescent land uses are a **strong presence** throughout the **Redevelopment Area**. Overall, the **Area** contains buildings that are **deteriorating** with either **minor and/or major defects as well as dilapidated**, and outmoded infrastructure, as well as underdeveloped/underutilized lots and land parcels. Undeveloped parcels account for 37.7 percent of the **Area**. Additionally, five parcels contained debris to a major extent and two parcels contained debris to a minor extent.

*One of the Required Five Additional Blight Factors* has a **strong presence** throughout the **Redevelopment Area**. Based on the **Survey** analysis and records of the Dawson County Assessor's Office, the estimated age of the residential structures in the **Redevelopment Area** is 48 years and the average age of the commercial structures is 62 years, thus exceeding the blight criteria of 40+ years of age.

#### **Little or No Presence of Factor –**

*Tax or Special Assessment Delinquency Exceeding the Fair Value of Land* has little or no presence throughout the **Redevelopment Area**. Research of public records from the Dawson County Assessor's Office concluded, only one of the 43 parcels within the **Area** were recorded as property tax delinquent. Five of the 43 parcels are property tax exempt.

The Factor *Defective or Unusual Condition of Title* was not reviewed.

#### **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 findings in this **Blight and Substandard Determination Study** warrant designating the **Redevelopment Area #6** 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 Lexington 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 Lexington 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 **Redevelopment Area #6** as a “**blighted and substandard area**” in accordance with provisions of the law.

As set forth in Section 18-2103 Neb. Rev. Stat. (Cumulative Supplement 2012), 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 the Lexington City Council, acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout **Redevelopment Area #6**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated areas of blight and substandard conditions and expanding the areas arbitrarily into non-blighted/substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

## **THE STUDY AREA**

The purpose of this **Study** is to determine whether all or part of the designated **Redevelopment Area #6** in the City of Lexington, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law, Section 18-2103**.

### **Location**

**Redevelopment Area #6** is located both within and adjacent/outside the current Corporate Limits of the City of Lexington, as presented in **Illustration 1, Page 2**. The **Redevelopment Area** includes the listed parcels of record on file with the Dawson County Assessor’s Office, as presented in the **Appendix**.

**Redevelopment Area #6** equals an estimated 76.2 acres and comprised of a single-family residential, commercial and public properties, as well as undeveloped tracts of land.

**Table 3** identifies the estimated **Existing Land Use** within the **Redevelopment Area** in terms of number of acres and percentage of total for all existing uses. The existing land use is identified in **Illustration 2, Page 13**.

The primary use of developed land use is Public/Quasi-Public, which comprise approximately 15.3 acres, or 20.0 percent of the total land use in the **Area**. Single Family Residential land use equals an estimated 12 acres, or 15.7 percent. Commercial land use equals an estimated 11.9 acres, or 15.6 percent. Public Streets/Alleys land use comprise approximately 8.4 acres, or 11 percent of the total land use in the Redevelopment Area. Vacant/Undeveloped land use equals an estimated 28.7 acres.

**TABLE 3  
EXISTING LAND USE  
REDEVELOPMENT AREA #6  
LEXINGTON, NEBRASKA**

<b><u>Land Use</u></b>	<b><u>Acres</u></b>	<b><u>Percent</u></b>
Commercial	11.9	15.6%
Single Family Residential	12.0	15.7%
Public/Quasi-Public	15.3	20.0%
Public Streets/Alleys	8.4	11.0%
<u>Vacant/Undeveloped</u>	<u>28.7</u>	<u>37.7%</u>
<b>Totals</b>	<b>76.2</b>	<b>100.0%</b>

Source: Hanna:Keelan Associates, P.C., 2022.







**Illustration 3, Page 14** identifies the existing **Zoning Districts** in **Redevelopment Area #6**. Four individual Zoning Districts are present within the **Area**, including “Single-Family Residential District (R-1),” “High Density Residential District (R-3),” “Planned Residential District (RP-3),” and “Highway Commercial District (C-3).” Zoning activities throughout the **Redevelopment Area** are administered by the City of Lexington.

CITY OF LEXINGTON, NEBRASKA  
 REDEVELOPMENT AREA #6  
 EXISTING LAND USE MAP



**ILLUSTRATION 2:**

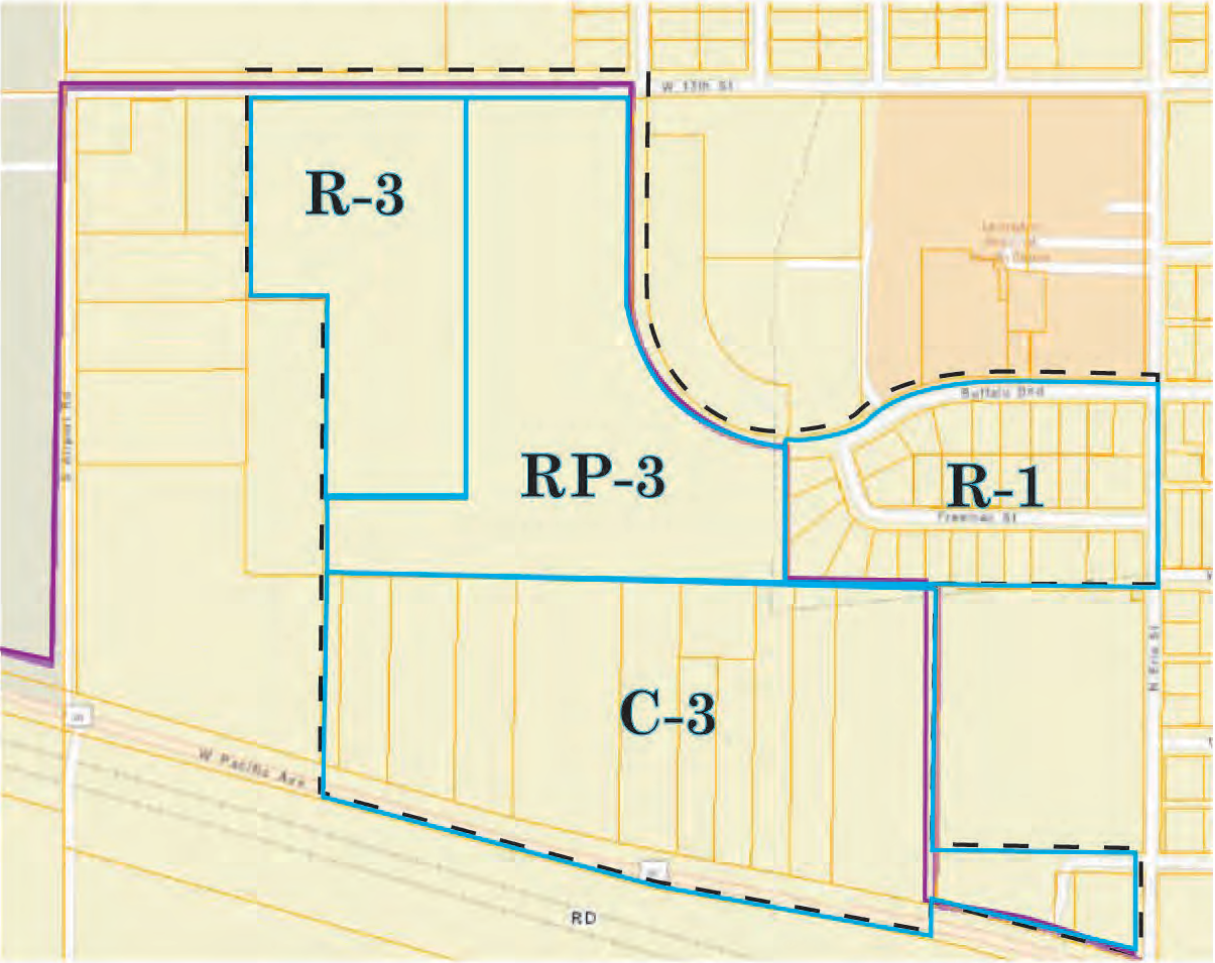
**LEGEND**

-  REDEVELOPMENT AREA BOUNDARY
-  LEXINGTON CORPORATE LIMITS
-  COMMERCIAL
-  SINGLE-FAMILY RESIDENTIAL
-  PUBLIC/QUASI-PUBLIC
-  UNDEVELOPED

**HANNA-KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

Lexington, Nebraska  
 Blight & Substandard Determination Study  
 Redevelopment Area #6

CITY OF LEXINGTON, NEBRASKA  
 REDEVELOPMENT AREA #6  
 EXISTING ZONING DISTRICTS MAP



**ILLUSTRATION 3:**

**LEGEND**

-  REDEVELOPMENT AREA BOUNDARY
-  LEXINGTON CORPORATE LIMITS
-  ZONING DISTRICT BOUNDARY
- R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
- R-3 HIGH DENSITY RESIDENTIAL DISTRICT
- RP-3 PLANNED RESIDENTIAL DISTRICT (MULTI-FAMILY)
- C-3 HIGHWAY COMMERCIAL DISTRICT

**HANNA-KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

Lexington, Nebraska  
 Blight & Substandard Determination Study  
 Redevelopment Area #6

## ***THE RESEARCH APPROACH***

The **blight and substandard determination research approach** implemented for **Redevelopment Area #6** 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 results in an accurate and consistent description of existing conditions.

A **Structural/Site Conditions Survey** was conducted in April, 2022. A total of **46 structures** received a comprehensive exterior inspection. These structures were evaluated to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **Redevelopment Area**.

The **Structural/Site Conditions Survey** evaluated conditions of **47 legal parcels** of record identified by the Dawson County Assessor's Office. Parcels were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The **Redevelopment Area contains an approximately 76.2 acres**.

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

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

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

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



## ***ELIGIBILITY SURVEY AND ANALYSIS FINDINGS***

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in **Lexington, Nebraska Redevelopment Area #6** 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 the **Lexington, Nebraska Redevelopment Area #6**, 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 **45 existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

#### **1. 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, railroad track/right-of-way composition, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/building.

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

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

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

**Minor Defect.** 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 below.

<b>Primary Components</b>	<b>Secondary Components</b>
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.

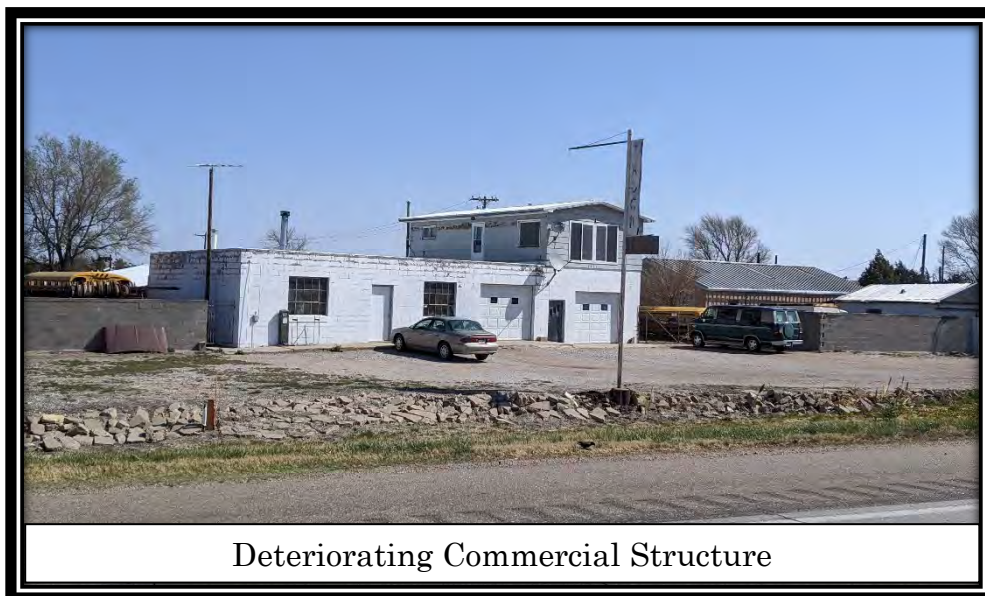
The condition of the total **45 buildings** within **Redevelopment Area #6** were determined based on the findings of the **Survey**. These **Survey** results indicated the following:

- Twenty-Seven (27) structures were classified as structurally **sound**;
- Twelve (12) structures were classified as **deteriorating** with **minor** defects.
- Five (5) structures were classified as **deteriorating** with **major** defects; and
- Two (2) structures were classified as **dilapidated**.

The results of the **Survey** identified the condition of structures throughout **Redevelopment Area**. A total of **19** of the **46 structures** were identified as **deteriorating with minor or major defects, or dilapidated**. Additional details on structural deterioration are identified within the **Appendix. Table 4, Page 20**, identifies the results of the structural rating process per building type.

#### Conclusion.

**The results of the Structural/Site Conditions Survey indicate deteriorating structures are a strong presence throughout Redevelopment Area #6.**



**TABLE 4  
EXTERIOR SURVEY FINDINGS  
REDEVELOPMENT AREA #6  
LEXINGTON, NEBRASKA**

<u>Exterior Structural Rating</u>						
<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	23	7	2	0	32	9
Commercial	0	4	3	2	9	9
Public	<u>4</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>1</u>
<b>Totals</b>	<b>27</b>	<b>12</b>	<b>5</b>	<b>2</b>	<b>46</b>	<b>19</b>
Percent	58.7%	26.1%	10.9%	4.3%	100.0%	41.3%

Source: Hanna:Keelan Associates, P.C., 2022.

**TABLE 5  
RESIDENTIAL STRUCTURAL CONDITIONS  
DAWSON COUNTY ASSESSOR'S RATING  
REDEVELOPMENT AREA #6  
LEXINGTON, NEBRASKA**

<u>Rating</u>	<u>Quality</u>	<u>Condition</u>
Very Good	0	1
Good	0	10
Average-Good	0	7
Average	15	10
Fair +	14	0
Fair	2	0
Badly Worn-Average	0	2
<u>Badly Worn</u>	<u>0</u>	<u>1</u>
<b>Total</b>	<b>31*</b>	<b>31*</b>

\*32 Existing Residential Structures. One structure was not rated.  
Source: Dawson County Assessor's Website



**(2) Age or Obsolescence.**

As per the results of the **Survey** and by confirmation from the Dawson County Assessor's Office, 41 structures, or 89.1 percent of the 46 total structures in **Redevelopment Area #6** are 40+ years of age (built in or prior to 1982). The estimated **age of the residential structures in the Area is 48 years**. The estimated **average age of commercial structures in the Area is 62 years**.

**Conclusion.**

**The age and obsolescence of structures is a strong presence throughout Redevelopment Area #6.**

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

The results of the **Structural/Site Conditions Survey**, along with other field data, provided the basis for the identification of the inadequate provision for ventilation, light, air, sanitation or open spaces in **Redevelopment Area #6**.

As per the results of the **Survey**, **19 structures** in the **Area** were rated as **deteriorating with minor or major defects or dilapidated**. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions can pose health, safety and sanitary problems.

The overall site conditions in the **Redevelopment Area** revealed that 15 parcels, or 32 percent of the total 47 parcels, were found to be in a **"fair"** to **"poor"** condition. Factors related to these conditions included lack of sidewalks, structures deteriorating with minor and major defects and site features such as parking lots, driveways, yard and landscaping conditions that were noticeably deteriorating. Additionally, five parcels had major debris.

Water and sanitary sewer mains servicing the non-residential properties in the **Area** are described by City Staff as "new", ranging from 10 to 15 years in age. These mains are 6" pipes constructed of either PVC, the current standard, or C900, the American Water Works Association standard.

Water and sanitary sewer mains and service lines servicing the residential parcels are aging and constructed of outmoded material. These mains/lines were constructed in the 1970s. City Staff stated that an extension of the water mains were necessary in the **Area**. One parcel currently has no access to either water or sewer.

**Conclusion**

**The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #6 is a strong presence and constitutes a Substandard Factor.**

(4) **Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals or Welfare.**

**1. Deteriorating or Dilapidated Buildings and Structures**

A total of **19 structures, or 41 percent** of the total **46 structures** in **Redevelopment Area #6** were recorded as **deteriorating with minor or major defects or dilapidated.**

**2. Advanced Age of Structures.**

A total of 41 structures, or 89.1 percent of the 46 structures in the **Redevelopment Area** were built in or prior to 1982, thus 40+ years of age. The estimated age of the residential structure in the **Area** is 48 years. The estimated average age of commercial structures in the **Area** is 62 years.

**3. Lack of Adequate Utilities.**

Water and sanitary sewer mains servicing the non-residential properties in the **Area** are described by City Staff as “new”, ranging from 10 to 15 years in age. These mains are 6” pipes constructed of either PVC, the current standard, or C900, the American Water Works Association standard.

Water and sanitary sewer mains and service lines servicing the residential parcels are aging and constructed of outmoded material. These mains/lines were constructed in the 1970s. City Staff mentioned that an extension of the water lines were necessary in the **Area**. One of the parcels currently has no access to either water or sewer.

**4. Overall Site Condition**

The **Structural/Site Conditions Survey** identified a total of **15 of the 47 parcels** to be in a “**fair**” to “**poor**” condition. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions. Additionally, five parcels had major debris.

**Conclusion.**

**The combination of factors that are detrimental to the public health, safety, morals or welfare are a strong presence throughout Redevelopment Area #6.**

## ***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 **Lexington, Nebraska Redevelopment Area #6**, 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 all **46 existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

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

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or 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, railroad track/right-of-way composition, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/ building.

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

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

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

**Minor Defect.** 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.***

<b>Primary Components</b>	<b>Secondary Components</b>
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 condition of the total **45 buildings** within **Redevelopment Area** were determined based on the findings of the exterior **Survey**. These **Survey** results indicated the following:

- Twenty-Seven (27) structures were classified as structurally **sound**;
- Twelve (12) structures were classified as **deteriorating** with **minor** defects.
- Five (5) structures were classified as **deteriorating** with **major** defects; and
- Two (2) of the structures were classified as **dilapidated.**



The results of the Survey identified the condition of structures throughout Redevelopment Area #6. Out of the 46 total structures, 19 existing structures were identified as deteriorating with minor or major defects or dilapidated.

**Conclusion.**

The results of the Structural/Site Conditions Survey indicate deteriorating structures are a strong presence throughout Redevelopment Area #6.

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

**TABLE 6  
EXTERIOR SURVEY FINDINGS  
REDEVELOPMENT AREA #6  
LEXINGTON, NEBRASKA**

**Exterior Structural Rating**

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	23	7	2	0	32	9
Commercial	0	4	3	2	9	9
Public	4	1	0	0	5	1
<b>Totals</b>	<b>27</b>	<b>12</b>	<b>5</b>	<b>2</b>	<b>46</b>	<b>19</b>
Percent	58.7%	26.1%	10.9%	4.3%	100.0%	41.3%

Source: Hanna:Keelan Associates, P.C., 2022.

**TABLE 7  
RESIDENTIAL STRUCTURAL CONDITIONS  
DAWSON COUNTY ASSESSOR'S RATING  
REDEVELOPMENT AREA #6  
LEXINGTON, NEBRASKA**

<u>Rating</u>	<u>Quality</u>	<u>Condition</u>
Very Good	0	1
Good	0	10
Average-Good	0	7
Average	15	10
Fair +	14	0
Fair	2	0
Badly Worn-Average	0	2
<u>Badly Worn</u>	<u>0</u>	<u>1</u>
<b>Total</b>	<b>31*</b>	<b>31*</b>

\*32 Existing Residential Structures. One structure was not rated.

Source: Dawson County Assessor's Website

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

Streets and roads within **Redevelopment Area #6** are not situated in north/south and east/west grid alignments. Conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

**1. Condition of Streets/Driveways.**

No modern street system exists within the majority of **Redevelopment Area #6**. Existing roads or streets in the **Redevelopment Area** were found to be in “**good**” to “**excellent**” condition. The commercial properties had private access onto the highway which can be a traffic hazard.

**2. Lack/Condition of Sidewalks**

Existing sidewalks in the **Area** are located immediately adjacent the associated street. Existing sidewalks were in “**good**” or better condition. Of the 47 total parcels, 16 parcels in **Redevelopment Area #6** **lack public sidewalks**. Properties with no sidewalks pose a hindrance to 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 is a strong presence in Redevelopment Area #6.**



**(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 #6**.

**1. Inadequate Lot Size and Adequacy Issues.**

**Irregularly subdivided lots** exist in the **Area** that lack uniform width or depth within existing, platted subdivisions.

**2. Accessibility or Usefulness.**

**Irregular tracts of land within the Redevelopment Area, both developed and undeveloped, exist that are both functionally and economically obsolete.** Some parcels were incrementally split off from a larger tract of land to support the existing development. This has led to one parcel with no access to the street network.

**Conclusion.**

**Faulty lot layout in relation to size, adequacy, accessibility or usefulness is a strong presence of Factor throughout Redevelopment Area #6.**

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

The results of the **Structural/Site Conditions Survey**, along with information obtained from City of Lexington Staff, provided the basis for the identification of insanitary and unsafe conditions within **Redevelopment Area #6**.

**1. Age of Structures.**

A total of 41 structures, or 89.1 percent of the 46 total structures in the **Redevelopment Area** were built in or prior to 1982, thus 40+ years of age. The estimated age of the residential structure in the **Area** is 48 years. The estimated average age of commercial structures in the **Area** is 62 years. The advanced age of the structures results in deteriorating buildings and structures with deferred maintenance and thus, creates insanitary and unsafe conditions.

**2. Deteriorating/Dilapidated Buildings and Sites.**

Of the 46 structures in the Redevelopment Area, 19 were determined to be either **deteriorating with “minor” or “major” defects or dilapidated**. Structures in these conditions, in combination with **“fair” or “poor” overall site conditions**, as well as the outside storage of materials and debris on some parcels, 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.**

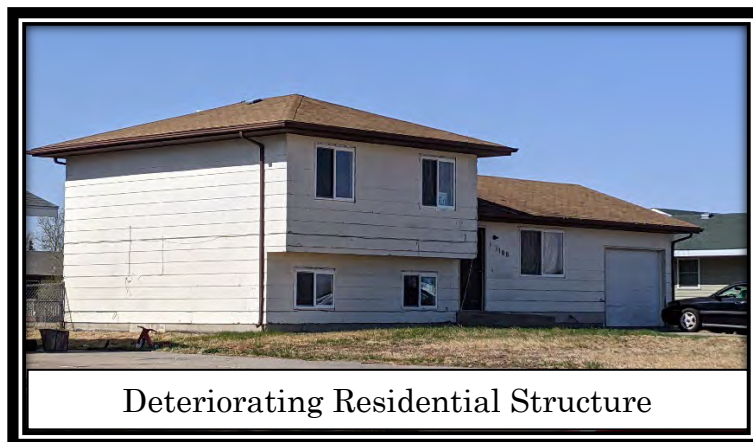
Water and sanitary sewer mains servicing the non-residential properties in the Area are described by City Staff as “new”, ranging from 10 to 15 years in age. These mains are 6” pipes constructed of either PVC, the current standard, or C900, the American Water Works Association standard.

Water and sanitary sewer mains and service lines servicing the residential parcels are aging and constructed of outmoded material. These mains/lines were constructed in the 1970s. City Staff mentioned that an extension of the water mains were necessary in the Area. One of the parcels currently has no access to either water or sewer.

The majority of the parcels had sidewalks that were immediately adjacent the street. Of the 47 total parcels, **16 parcels** lack access to a public sidewalk. Properties lacking sidewalks pose a hindrance to pedestrians. It also makes it difficult, if not impossible, for persons with certain types of disabilities to safely move throughout the **Redevelopment Area**.

**Conclusion.**

**Insanitary and unsafe conditions are a strong presence of Factor throughout Redevelopment Area #6.**



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

The results of the **Structural/Site Conditions Survey** determined the condition of site improvements within **Redevelopment Area #6**, including public streets and private driveways, traffic control devices, sidewalks and off-street parking lots. The **Appendix** documents the present condition of these site features. The primary issues in **Redevelopment Area #6** are the existing condition of buildings and associated properties, private drives and parking areas. **Area** conditions that lead to these findings included:

1. The evaluation of the overall site conditions concluded that **32 percent**, or **15 of the total 47 parcels** in the **Area** were in “**fair**” to “**poor**” condition. Additionally, five parcels contained major debris and two parcels contained debris to a minor extent.
2. Of the total **47 parcels**, **16 parcels lack sidewalks**.
3. Of the total 46 structures in the **Redevelopment Area**, 19 structures were identified as deteriorating with “**minor**” or “**major**” defects or dilapidated. These structures are candidates for moderate to substantial rehabilitation or demolition. Many of these associated parcels lack upkeep and maintenance and exhibit minimal landscaping, improvements.

**Conclusion.**

**Deterioration of site improvements is a strong presence in Redevelopment Area #6.**

**(6) Diversity of Ownership.**

A total of **42 individuals or ownership groups** own property within **Redevelopment Area #6**. The necessity to acquire numerous lots is a hindrance to redevelopment. 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 strong presence of Factor in the Redevelopment Area.**

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

An examination of public records was conducted to determine the status of taxation for properties located within **Redevelopment Area #6**. 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. A public protest system is designed to give the owner appeal rights for potential tax adjustment.

**1. Real Estate Values.**

The tax values within **Redevelopment Area** generally appeared to be equal to the market value of the properties. The total estimated assessed valuation of the **Area** is **\$6,808,268**.

**2. 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 **one** parcel within the **Area** was classified as delinquent by the Dawson County Treasurer's Office. None of these delinquencies exceed the value of the associated parcels.

**3. Tax Exempt.**

Information collected from the Dawson County Assessor's and Treasurer's Offices identified **five** properties within the **Redevelopment Area** as having full exemption from property taxes.

**Conclusion.**

**Taxes or special assessments delinquency have little or no presence in Redevelopment Area #6.**

**(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 Redevelopment Area #6.**

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

An analysis of the subdivision conditions in **Redevelopment Area #6** revealed that improper subdivision and obsolete platting is prevalent in the **Area**. Several individual lots and parcels within the **Area** have a range of sizes not in conformance with modern planning standards. Further, some parcels in the **Redevelopment Area** were incrementally split off from a larger tract of land to support the existing development. This resulted in one parcel that is not connected to the street network. Vacant/undeveloped properties are both functionally and economically obsolete.

**Conclusion.**

**A strong presence of Factor exists for improper subdivision or obsolete platting in Redevelopment Area #6.**

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

**1. Age and Associated Condition of Utilities.**

Water and sanitary sewer mains servicing the non-residential properties in the **Area** are described by City Staff as “new”, ranging from 10 to 15 years in age. These mains are 6” pipes constructed of either PVC, the current standard, or C900, the American Water Works Association standard.

Water and sanitary sewer mains and service lines servicing the residential parcels are aging and constructed of outmoded material. These mains/lines were constructed in the 1970s. City Staff stated that an extension of the water mains were necessary in the **Area**. One of the parcels currently has no access to either water or sewer.

**2. Advanced Age of Structures.**

Of the total 46 structures in the **Redevelopment Area**, 41, or 89.1 percent were built in or prior to 1982, thus 40+ years of age. The estimated age of the residential structure in the **Area** is 48 years. The estimated average age of commercial structures in the **Area** is 62 years.

**3. Overall Site Condition**

The **Structural/Site Conditions Survey** identified **15 of the 47 parcels** in the **Area** as being in a “**fair**” to “**poor**” condition. This determination included the evaluation of the general condition of structures, site improvements and the condition of adjacent right-of-ways as well as lack of sidewalks. Additionally, five parcels contained major debris and two parcels contained minor debris.

**4. Lack of Sidewalks**

Of the total 47 parcels, **16, or 34 percent lack sidewalks**. Properties with such sidewalk conditions pose a hindrance to pedestrians. It also makes it difficult, if not impossible, for persons with certain types of disabilities to safely travel throughout the **Redevelopment Area**.

**Conclusion.**

**The conditions which endanger life or property by fire and other causes are a strong presence of Factor throughout Redevelopment Area #6.**



## **(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.

Both incompatible and non-conforming uses are present within **Redevelopment Area #6**. Non-conforming uses exist where residential uses are located within areas Zoned for Highway Commercial.

Water and sanitary sewer mains servicing the non-residential properties in the **Area** are described by City Staff as "new", ranging from 10 to 15 years in age. These mains are 6" pipes constructed of either PVC, the current standard, or C900, the American Water Works Association standard.

Water and sanitary sewer mains and service lines servicing the residential parcels are aging and constructed of outmoded material. These mains/lines were constructed in the 1970s. City Staff stated that an extension of the water mains were necessary in the **Area**. One of the parcels currently has no access to either water or sewer. Additionally, properties in the **Area** have aged in place with lack of adequate maintenance and upkeep, leading to their deteriorating conditions and functional obsolescence.

**Functional and economic obsolescence** is apparent in several properties within the **Redevelopment Area**. The average age of **residential structures** is **48 years**. The estimated average age of the **commercial buildings** is **62 years**. Due to the age and lack of adequate maintenance and upkeep, these structures are deteriorating and in need of substantial rehabilitation. Functional and economic obsolescence is also apparent by large underdeveloped lots suitable for more appropriate development activities. These parcels are considered **underdeveloped** and **underutilized** with the potential to support more valuable development than current uses.

Sidewalks are limited in the **Area**. Of the total **47 parcels**, **16 lack sidewalks**.

### **Conclusion.**

**Other Environmental Blighting Factors** are a strong presence throughout **Redevelopment Area #6**, containing functionally and economically obsolete parcels.

**(12) Additional Blighting Conditions.**

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2102, in order for an area to be determined "blighted" it must 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 both residential and commercial units in the area is at least forty (40) years.

Of the total 46 structures in the **Redevelopment Area**, 41, or 89.1 percent were built in or prior to 1982, thus 40+ years of age. The estimated age of the residential structure in the **Area** is 48 years. The estimated average age of commercial structures in the **Area** is 62 years.

**Conclusion.**

**The criteria of average age of residential and commercial units in the area is at least 40 years of age. One of the five additional blighting conditions is a strong presence throughout Redevelopment Area #6.**

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

The **City of Lexington Redevelopment Area #6** meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" All **four Factors** that constitute the **Area** as substandard are present to a strong extent. Of the 12 possible **Factors** that can constitute the **Area** as **blighted**, **10** have a strong presence in the **Redevelopment Area**. **Factors** present are identified below.

### **Substandard Factors**

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.

### **Blight Factors**

1. A substantial number of deteriorated or dilapidated structures.
2. Defective or inadequate street layout.
3. Faulty lot layout.
4. Insanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Diversity of Ownership
7. Improper subdivision or obsolete planning.
8. The existence of conditions which endanger life or property by fire or other causes.
9. Other environmental and blighting factors.
10. One of the other five conditions.

Although all of the previously listed **Factors** are at least reasonably present throughout the **City of Lexington Redevelopment Area #6**, the conclusion is that the age and condition of the structures, faulty lot layout, diversity of ownership and presence of functionally and economically obsolete properties (structures and land) are a sufficient basis for designation of the **Area** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in the **Redevelopment Area**, 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 revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Lexington and support a variety of new developments.

### **ADDITIONAL PHOTOS**



## APPENDIX I

**Structural/Site Conditions  
Survey Form**

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

**Section I: EXISTING LAND USE.**

1. Type of Units: \_\_\_ SF \_\_\_ MF \_\_\_ Mobile Home
2. Vacant Parcel: \_\_\_\_\_ Developable \_\_\_\_\_ Undevelopable
3. Non-residential Use: \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Public
4. Mixed Use \_\_\_\_\_
5. Occupied \_\_\_\_\_ Vacant \_\_\_\_\_

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

**Section III: PARCEL/SITE COMPONENTS**

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

## Lexington, Nebraska Redevelopment Area #6 - Site and Structural Conditions.

Overall Site Conditions	Total	Percent	Industrial and				
			Residential	Commercial	Accessory Storage	Vacant	Other
Excellent	10	21.3%	8	0	0	2	0
Good	22	46.8%	19	1	0	2	0
Fair	13	27.7%	4	3	0	4	2
Poor	2	4.3%	0	2	0	0	0
<b>Total</b>	<b>47</b>	<b>100.0%</b>	<b>31</b>	<b>6</b>	<b>0</b>	<b>8</b>	<b>2</b>

Street Type	Total	Percent	Industrial and				
			Residential	Commercial	Accessory Storage	Vacant	Other
None	1	2.1%	0	1	0	0	0
Concrete	46	97.9%	31	5	0	8	2
Asphalt	0	0.0%	0	0	0	0	0
Gravel	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
<b>Total</b>	<b>47</b>	<b>100.0%</b>	<b>31</b>	<b>6</b>	<b>0</b>	<b>8</b>	<b>2</b>

Street Condition	Total	Percent	Industrial and				
			Residential	Commercial	Accessory Storage	Vacant	Other
None	1	2.1%	0	1	0	0	0
Excellent	15	31.9%	2	4	0	7	2
Good	31	66.0%	29	1	0	1	0
Fair	0	0.0%	0	0	0	0	0
Poor	0	0.0%	0	0	0	0	0
<b>Total</b>	<b>47</b>	<b>100.0%</b>	<b>31</b>	<b>6</b>	<b>0</b>	<b>8</b>	<b>2</b>

Sidewalk Condition	Total	Percent	Industrial and				
			Residential	Commercial	Accessory Storage	Vacant	Other
None	16	34.1%	2	6	0	6	2
Excellent	1	2.1%	0	0	0	1	0
Good	30	63.8%	29	0	0	1	0
Fair	0	0.0%	0	0	0	0	0
Poor	0	0.0%	0	0	0	0	0
<b>Total</b>	<b>47</b>	<b>100.0%</b>	<b>31</b>	<b>6</b>	<b>0</b>	<b>8</b>	<b>2</b>

Debris	Total	Percent	Industrial and				
			Residential	Commercial	Accessory Storage	Vacant	Other
None	40	85.1%	31	2	0	6	1
Minor	2	4.3%	0	1	0	1	0
Major	5	10.6%	0	3	0	1	1
<b>Total</b>	<b>47</b>	<b>100.0%</b>	<b>31</b>	<b>6</b>	<b>0</b>	<b>8</b>	<b>2</b>

Age of Structures	Total	Percent	Industrial and				
			Residential	Commercial	Accessory Storage	Vacant	Other
1-5 Years	0	0.0%	0	0	0	N/A	0
5-10 Years	0	0.0%	0	0	0	N/A	0
10-20 Years	0	0.0%	0	0	0	N/A	0
20-40 Years	5	10.9%	1	0	0	N/A	4
40-100 Years	41	89.1%	31	9	0	N/A	1
100+ Years	0	0.0%	0	0	0	N/A	0
<b>Total</b>	<b>46</b>	<b>100.0%</b>	<b>32</b>	<b>9</b>	<b>0</b>	<b>N/A</b>	<b>5</b>

<b>Final Structure Rating</b>	Total	Percent	Residential	Commercial	Industrial and		
					Accessory Storage	Vacant	Other
Sound	27	58.7%	23	0	0	N/A	4
Deteriorating - Minor	12	26.1%	7	4	0	N/A	1
Deteriorating - Major	5	10.9%	2	3	0	N/A	0
Dilapidated	2	4.3%	0	2	0	N/A	0
<b>Total</b>	46	100.0%	32	9	0	N/A	5

<b>Doors</b>	Total	Percent	Residential	Commercial	Industrial and		
					Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Sound	26	56.5%	22	3	0	N/A	1
Minor	19	41.3%	10	5	0	N/A	4
Substandard	1	2.2%	0	1	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>Total</b>	46	100.0%	32	9	0	N/A	5

<b>Windows</b>	Total	Percent	Residential	Commercial	Industrial and		
					Accessory Storage	Vacant	Other
None	4	8.7%	1	0	0	N/A	3
Sound	22	47.8%	21	0	0	N/A	1
Minor	19	41.3%	10	8	0	N/A	1
Substandard	1	2.2%	0	1	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>Total</b>	46	100.0%	32	9	0	N/A	5

<b>Porches and Steps</b>	Total	Percent	Residential	Commercial	Industrial and		
					Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Sound	19	41.3%	17	1	0	N/A	1
Minor	21	45.6%	14	3	0	N/A	4
Substandard	5	10.9%	1	4	0	N/A	0
Critical	1	2.2%	0	1	0	N/A	0
<b>Total</b>	46	100.0%	32	9	0	N/A	5

<b>Paint</b>	Total	Percent	Residential	Commercial	Industrial or		
					Accessory Storage	Vacant	Other
None	26	56.6%	17	4	0	N/A	5
Sound	2	4.3%	2	0	0	N/A	0
Minor	14	30.4%	11	3	0	N/A	0
Substandard	4	8.7%	2	2	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>Total</b>	46	100.0%	32	9	0	N/A	5

<b>Driveway and Site</b>	Total	Percent	Residential	Commercial	Industrial or		
					Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Sound	16	34.8%	16	0	0	N/A	0
Minor	19	41.3%	13	2	0	N/A	4
Substandard	8	17.4%	3	4	0	N/A	1
Critical	3	6.5%	0	3	0	N/A	0
<b>Total</b>	46	100.0%	32	9	0	N/A	5

<b>Roof Structure</b>	Total	Percent	Residential	Commercial	Industrial or		
					Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Sound	41	89.1%	31	5	0	N/A	5
Minor	4	8.7%	1	3	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	1	2.2%	0	1	0	N/A	0
<b>Total</b>	46	100.0%	32	9	0	N/A	5



<b>Wall Foundation</b>	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Sound	37	80.4%	29	3	0	N/A	5
Minor	9	19.6%	3	6	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>Total</b>	46	100.0%	32	9	0	N/A	5

<b>Foundation</b>	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
None	14	30.4%	1	8	0	N/A	5
Sound	31	67.4%	31	0	0	N/A	0
Minor	1	2.2%	0	1	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>Total</b>	46	100.0%	32	9	0	N/A	5

<b>Foundation Type</b>	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
Other/None	14	30.4%	1	8	0	N/A	5
Concrete	32	69.6%	31	1	0	N/A	0
Stone	0	0.0%	0	0	0	N/A	0
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Brick	0	0.0%	0	0	0	N/A	0
<b>Total</b>	46	100.0%	32	9	0	N/A	5

<b>Roof Surface</b>	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Sound	28	60.9%	27	1	0	N/A	0
Minor	16	34.7%	5	6	0	N/A	5
Substandard	1	2.2%	0	1	0	N/A	0
Critical	1	2.2%	0	1	0	N/A	0
<b>Total</b>	46	100.0%	32	9	0	N/A	5

<b>Roof Type</b>	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Asphalt Shingles	33	71.8%	31	2	0	N/A	0
Rolled Asphalt	2	4.3%	1	1	0	N/A	0
Cedar	0	0.0%	0	0	0	N/A	0
Combination	2	4.3%	0	2	0	N/A	0
Other	9	19.6%	0	4	0	N/A	5
<b>Total</b>	46	100.0%	32	9	0	N/A	5

<b>Chimney</b>	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
None	44	95.6%	30	9	0	N/A	5
Sound	1	2.2%	1	0	0	N/A	0
Minor	1	2.2%	1	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>Total</b>	46	100.0%	32	9	0	N/A	5

<b>Gutters, Downspouts</b>	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
None	15	32.6%	6	5	0	N/A	4
Sound	15	32.6%	12	2	0	N/A	1
Minor	15	32.6%	13	2	0	N/A	0
Substandard	1	2.2%	1	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
<b>Total</b>	46	100.0%	32	9	0	N/A	5

<b>Wall Surface</b>	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Sound	16	34.8%	16	0	0	N/A	0
Minor	26	56.6%	15	6	0	N/A	5
Substandard	2	4.3%	1	1	0	N/A	0
Critical	2	4.3%	0	2	0	N/A	0
<b>Total</b>	46	100.0%	32	9	0	N/A	5

<b>Wall Surface Type</b>	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
Wood	14	30.5%	14	0	0	N/A	0
Masonry	0	0.0%	0	0	0	N/A	0
Siding	15	32.6%	15	0	0	N/A	0
Combination	6	13.0%	1	5	0	N/A	0
Stucco	0	0.0%	0	0	0	N/A	0
Other/None	11	23.9%	2	4	0	N/A	5
<b>Total</b>	46	100.0%	32	9	0	N/A	5

<b>Parking Surface</b>	Total	Percent	Residential	Commercial	Industrial and Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Concrete	33	84.6%	30	2	0	N/A	1
Asphalt	1	2.6%	1	0	0	N/A	0
Gravel	5	12.8%	0	4	0	N/A	1
Dirt	0	0.0%	0	0	0	N/A	0
Brick	0	0.0%	0	0	0	N/A	0
<b>Total</b>	39	100.0%	31	6	0	N/A	2

<b>Parking Spaces</b>	Total	Percent	Residential	Commercial	Industrial and Accessory Storage	Vacant	Other
None	1	2.6%	0	1	0	N/A	0
1 to 2	30	76.9%	30	0	0	N/A	0
3 to 5	1	2.6%	1	0	0	N/A	0
6 to 10	4	10.3%	0	3	0	N/A	1
11 to 20	2	5.1%	0	2	0	N/A	0
21 or more	1	2.6%	0	0	0	N/A	1
<b>Total</b>	39	100.0%	31	6	0	N/A	2

**Redevelopment Area #6 - Parcel IDs.**

240007395	240132750	240133110
240007484	240132769	240133145
240007654	240132793	240133153
240007662	240132823	240133196
240007743	240132831	240133218
240007824	240132858	240133242
240008286	240132882	240133250
240008367	240132890	240133293
240008456	240132920	240138546
240008634	240132939	240138589
240132285	240132963	240139224
240132610	240132971	240151704
240132645	240133013	240167570
240132653	240133021	240178459
240132661	240133072	240178548
240132742	240133102	

# 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 **Lexington, Nebraska Redevelopment Area #6**. 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 **Redevelopment Area #6** 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 City of Lexington must consider prior to Plan adoption. These "considerations" are defined as follows:

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

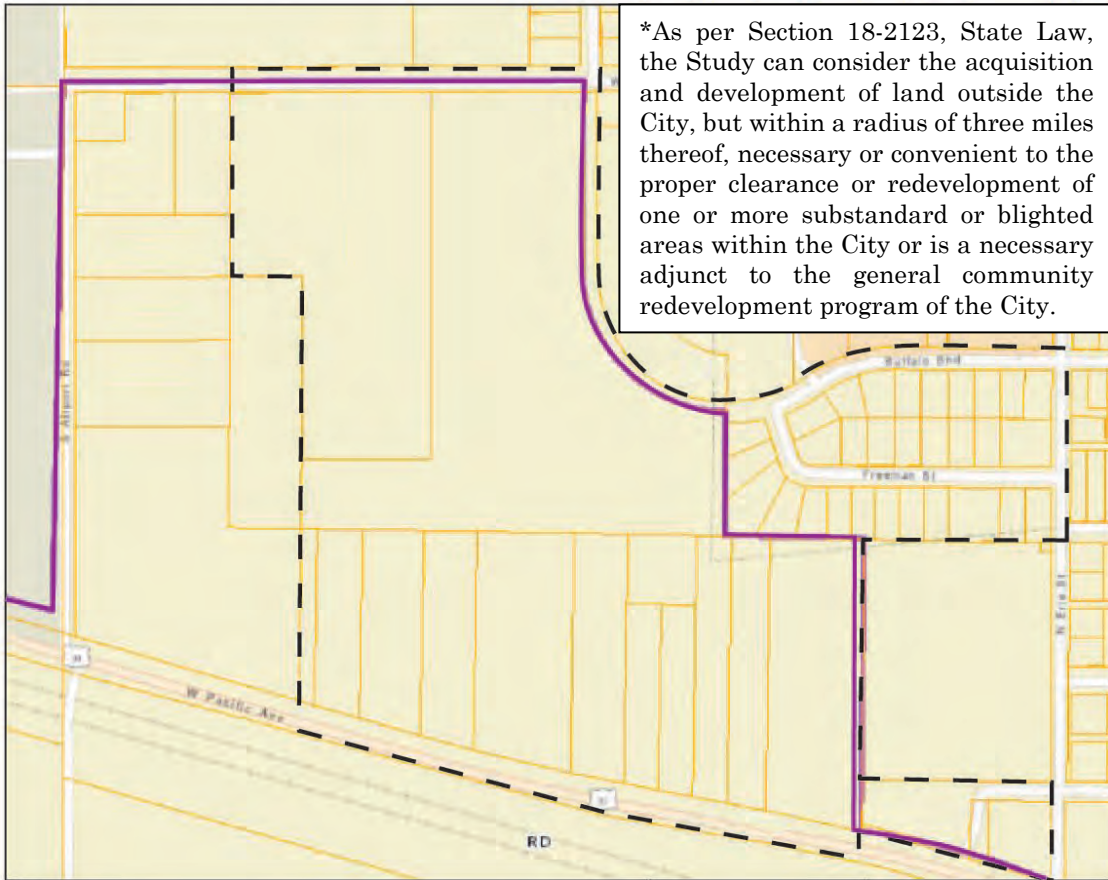
### **Location**

**Redevelopment Area #6** is located in the west central portion of the City of Lexington, as highlighted in **Illustration 4, Context Map, Page 45**. The **Redevelopment Area** includes the listed parcels of record on file with the Dawson County Assessor's Office, as presented in the **Appendix, Page 42**.

Portions of **Redevelopment Area #6** are located adjacent, but outside the Corporate Limits of Lexington. Land areas outside the Corporate Limits will need to be annexed to be included in the Community Development Agency's (CDA) area of operation and become eligible for Tax Increment Financing, as specific projects make application to the CDA for a redevelopment project. All Illustrations presented in this Redevelopment Plan identify the entire **Redevelopment Area #6** that has been declared blighted and substandard and in need of redevelopment pursuant to this General Redevelopment Plan. This General Redevelopment Plan shall be amended when a specific redevelopment project moves forward which will necessitate the annexation of any of the blighted and substandard property currently located outside of the Corporate Limits of the City before such property shall be eligible for the use of tax increment financing as part of a redevelopment project.

The **Redevelopment Area**, located north of Highway 30, equals an estimated **76.2 acres** and contains a single-family, commercial and public properties as well as undeveloped tracts of land. Approximately **56.6 acres, or 74 percent** of the **Area** is outside the Corporate Limits of Lexington. Approximately **15.3 acres, or 20.1 percent** of the **Area** consists of public properties. One important business in **Redevelopment Area #6** is Lexington Regional Health and Fitness Center.




# CITY OF LEXINGTON, NEBRASKA REDEVELOPMENT AREA #6 CONTEXT MAP

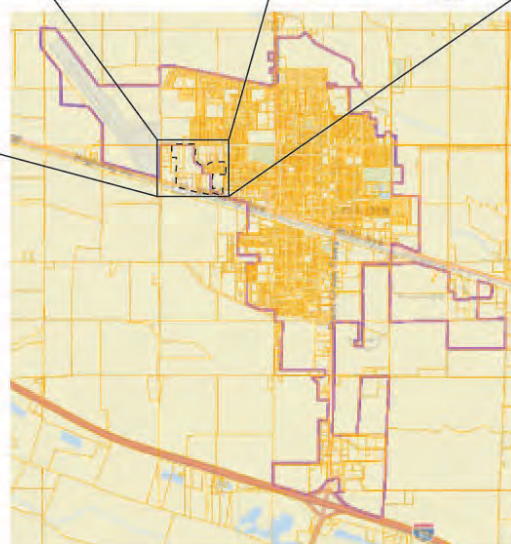


\*As per Section 18-2123, State Law, the Study can consider the acquisition and development of land outside the City, but within a radius of three miles thereof, necessary or convenient to the proper clearance or redevelopment of one or more substandard or blighted areas within the City or is a necessary adjunct to the general community redevelopment program of the City.

### ILLUSTRATION 4:

#### LEGEND

-  PROPOSED REDEVELOPMENT  
AREA BOUNDARY
-  CONTEXT AREA BOUNDARY
-  LEXINGTON CORPORATE LIMITS



**HANNA-KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

## **Project Planning and Implementation Recommendations.**

The planning process for **Redevelopment Area #6** has resulted in a listing of **general planning and implementation recommendations**. As discussed in the **Blight and Substandard Determination Study**, the average age and condition of the structures, faulty lot layouts and the presence of functionally and economically obsolete land uses are a sufficient basis for designation of **Redevelopment Area #6** as **blighted and substandard**.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities throughout the **Redevelopment Area**, the City of Lexington should 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.***

- Develop **public and private partnerships** with funding entities and property developers to attract development to the **Redevelopment Area**. Create an **“Economic Development Initiative”** for **Redevelopment Area #6**, directed at increasing the property tax bases via primarily, commercial 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 activities must be in conformance with the City’s ***Comprehensive Plan*** and current ***Zoning and Subdivision Regulations***, pending changes or amendments to both documents.
- **Promote the development of undeveloped or under-developed properties within the Redevelopment Area by targeting those that are both functionally and economically obsolete.** Infill development should occur on vacant, development-ready tracts of land, which are suitable for either commercial or residential use.
- Establish a program of both the **rehabilitation and preservation of existing properties** in the **Redevelopment Area** using both private and public financing incentives.
- Commission a **proposed “site plan”** for the **Redevelopment Area**, complete with appropriate lot delineation for commercial, possibly with a mix of residential development, streets, sidewalks and water and sewer infrastructure.

- Plan and implement **alternative energy efficient systems** for development/redevelopment projects in **Redevelopment Area #6**, 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. New innovations in solar energy have reduced the costs and increased the efficiency of solar panels, making solar a particularly attractive option for the **Redevelopment Area**.

### *Infrastructure & Utility Systems Initiatives.*

- Create a capital plan to expand and improve both **public** and **private** water and sanitary sewer service systems.
- Establish a **program** to install **new sidewalks** where necessary, as well as **rehabilitate and resurface existing streets, new street lighting, landscaping, access roads and parking areas** in the **Redevelopment Area**, identified as being in a state of deterioration and in substandard condition. Of the 47 parcels, 16 parcels lack access to adequately maintained public sidewalks. The rest of the parcels had sidewalks that were immediately adjacent the street.

### 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 15 years.

Various funding sources exist for the preparation and implementation of a **capital improvement budget** designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and TIF. The use of TIF for development and redevelopment projects in **Redevelopment Area** is deemed to be an essential and integral element of financing. 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 Lexington and Dawson 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 **Redevelopment Area #6**.



1. **Future Land Use Patterns.**

The existing land use patterns in **Redevelopment Area #6** are described in the **Blight and Substandard Determination Study (Pages 15 and 16)**. The **Redevelopment Area** consists of residential, commercial, public and undeveloped land uses. The **Structural/Site Conditions Survey** identified properties and structures classified as being in a deteriorating condition. Irregular tracts of undeveloped land should be targeted for future commercial and possibly a mix of residential development for appropriate platting procedures, as per the Lexington Zoning and Subdivision Regulations.

**Illustration 5, Page 49**, features a **Future Land Use Map**, which identifies the land use density and coverage, as well as a general site plan for the **Redevelopment Area**. The recommendations in this **General Redevelopment Plan** are consistent with the *Lexington Comprehensive Plan* and *Lexington Zoning/Subdivision Regulations*.

The future land use patterns within the **Redevelopment Area** support commercial development on both vacant lands and existing properties adjacent Highway 30, as well as multi-family residential and public land use development on vacant lands adjacent W 13<sup>th</sup> Street.









Undeveloped Parcels

CITY OF LEXINGTON, NEBRASKA  
 REDEVELOPMENT AREA #6  
 FUTURE LAND USE MAP



**ILLUSTRATION 5:**

**LEGEND**

-  REDEVELOPMENT AREA BOUNDARY
-  LEXINGTON CORPORATE LIMITS
-  COMMERCIAL
-  SINGLE-FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  PUBLIC/QUASI-PUBLIC

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**COMMUNITY PLANNING & RESEARCH**

2. **Future Zoning Districts.**

The future land use designations shown in **Illustration 6** should be in conformance with the City's ***Comprehensive Plan*** and ***Zoning/Subdivision Regulations***. The **Future Zoning District Map for Redevelopment Area #6** is identified in **Illustration 6, Page 51**. This represents allowed land development densities, land coverage and potential building intensities of the **Redevelopment Area**.

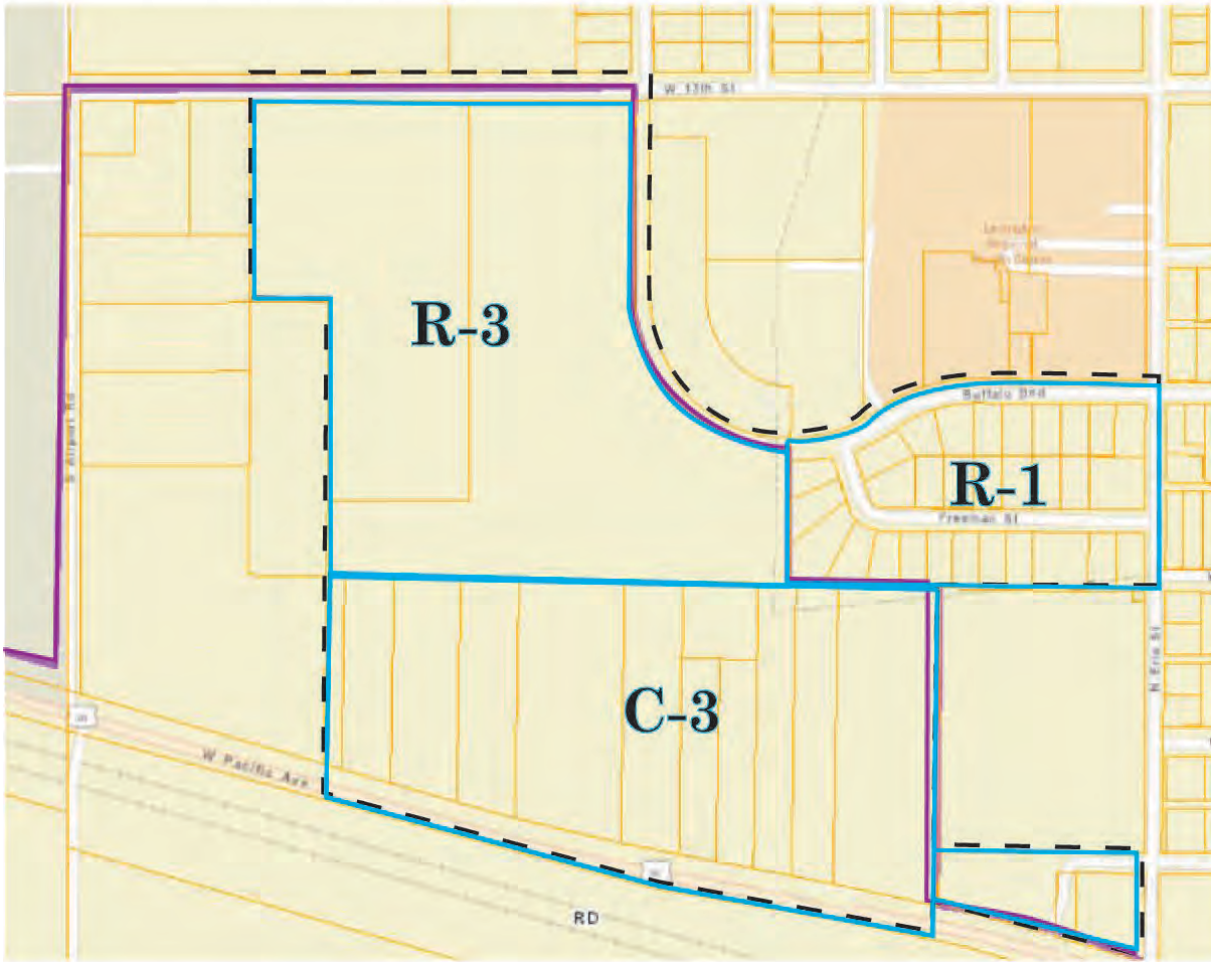
3. **Recommended Public Improvements.**

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 **Redevelopment Area #6**. The most common form of public improvements occurs with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, and planned open space 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. Additionally, the sidewalk systems will need to be expanded.




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

CITY OF LEXINGTON, NEBRASKA  
 REDEVELOPMENT AREA #6  
 FUTURE ZONING DISTRICTS MAP



**ILLUSTRATION 6:**

**LEGEND**

-  REDEVELOPMENT AREA BOUNDARY
-  LEXINGTON CORPORATE LIMITS
-  ZONING DISTRICT BOUNDARY
- R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
- R-3 HIGH DENSITY RESIDENTIAL DISTRICT
- C-3 HIGHWAY COMMERCIAL DISTRICT

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#### 4. Alternative Energy Considerations.

Development within **Redevelopment Area #6** is recommended to supplement the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and larger industrial business are strongly recommended to access these alternative energy sources in combination with *green building* techniques.

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

#### Conclusions.

A successful **General Redevelopment Plan** for **Lexington, Nebraska Redevelopment Area #6** should guide both development and redevelopment opportunities and activities adjacent the **Redevelopment Area**.

The City of Lexington should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in the **Redevelopment Area**. The demolition of selected substantially deteriorated existing buildings will enhance the visual appearance of the **Area**, making it more attractive for future development.

Prior to continued street and pedestrian transportation network improvements, the City should develop a plan to such improvements, comparing the costs of these improvements to the revenue generated by the Community's tax-base.

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

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 \$63 per square yard. Asphalt overlay has a cost of \$4.20 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$210 per linear foot. The cost to construct a 6" thick, 60' wide concrete street is \$420 per linear foot.

The cost to construct a 2" thick, 30' wide asphalt overlay is \$28 per linear foot. The cost to construct a 2" thick, 60' wide asphalt overlay is \$56 per linear foot.

Ramped Curb Cuts

\$1,700 each

Sanitary Sewer

\$75 to \$85 per linear foot

Water Valves

\$1,500 each

Fire Hydrants

\$5,000 each

Overlay of Parking Lots

Asphalt overlay costs \$3.60 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 \$18,000.

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 \$70 per linear foot
- 18" RCP costs \$80 per linear foot
- 24" RCP costs \$95 per linear foot
- 30" RCP costs \$150 per linear foot
- 36" RCP costs \$165 per linear foot
- 42" RCP costs \$180 per linear foot
- 48" RCP costs \$225 per linear foot

Inlets cost an estimated \$5,000 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost \$90,500.

## **Public and Private Foundations.**

This **General Redevelopment Plan** addresses numerous community and economic development activities for **Redevelopment Area #6**, in Lexington, 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/Private Funding Sources**

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

## **Foundations**

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



# GENERAL REDEVELOPMENT PLAN AMENDMENTS

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