



# Imagine Hastings

COMPREHENSIVE PLAN | HASTINGS, NEBRASKA



# Imagine Hastings

CITY OF HASTINGS, NEBRASKA  
COMPREHENSIVE DEVELOPMENT PLAN

**ADOPTED BY:**

**PLANNING AND ZONING COMMISSION**

THE 20<sup>TH</sup> DAY OF JANUARY, 2009

**CITY COUNCIL**

THE 24<sup>TH</sup> DAY OF FEBRUARY, 2009

*This page intentionally left blank.*

## ACKNOWLEDGEMENTS

### MAYOR AND CITY COUNCIL:

Vern Powers  
*Mayor*

Everett M. Goebel  
*Council Member*

Jim Ruberson  
*Council Member*

Kathy Peterson  
*Council Member*

John Harrington  
*Council Member*

Roger Glen  
*Council Member*

Michael Krings  
*Council Member*

Chuck Niemeyer  
*Council Member*

Phil Odom  
*Council Member*

### PLANNING AND ZONING COMMISSION:

Dwight Splitt  
*Chairman*

Keith Napier  
*Commissioner*

Joe Cunningham  
*Commissioner*

Josh Yost  
*Commissioner*

Jeb Brandt  
*Commissioner*

Lou Kully  
*Commissioner*

Chuck Rosenberg  
*Commissioner*

Dale Hamburger  
*Commissioner*

Marshall Gaines  
*Commissioner*



#### ADVISORY COMMITTEE:

Elizabeth Spilinek  
*Neighborhood Representative*

George Anderson  
*Gessford Machine*

Dee Haussler  
*Economic Development Corporation*

Roger Coffman  
*Community Redevelopment Authority*

Keith Napier  
*Planning Commission*

Steve Wolford  
*W Design Associates*

Dwight Splitt  
*Planning Commission*

Angela Graham  
*Graham Gallery and Framing*

Everett Goebel  
*City Council*

Mike Kearney  
*Mary Lanning Memorial Hospital*

Bill Hitesman  
*Central Community College*

Rich Lloyd  
*Hastings College*

Roy DeMars  
*Business Improvement District*

Bob Finnigsmeier  
*Johnson Imperial Homes*

#### CITY STAFF:

Joe Patterson  
*City Administrator*

Tamara J. Babcock  
*Development Services Director*

Rich Cartier  
*City Planner*

#### PREPARED BY:

Gould Evans Associates  
4041 Mill Street  
Kansas City, Missouri 64111

HWS, Inc.  
10844 Old Mill Road, Suite  
Omaha, NE 68154

ETC Institute  
1725 Frontier Circle  
Olathe, KS 66061



## TABLE OF CONTENTS

INTRODUCTION.....	i
 <b>CHAPTER ONE: IMAGINE HASTINGS</b>	
1.1 Vision.....	1-1
1.2 Community Values.....	1-3
 <b>CHAPTER TWO: THE PLAN</b>	
<b>Introduction.....</b>	<b>2-1</b>
<b>2.1 Built Environment.....</b>	<b>2-3</b>
Guiding Principles.....	2-3
Future Land Use.....	2-5
Land Use Definitions	2-6
Mobility.....	2-16
Roadway Network	2-16
Pedestrian / Bicycle	2-20
Alternative Transportation Modes	2-20
Air and Rail	2-21
Growth.....	2-25
Parks and Recreation.....	2-29
Civic / Institution.....	2-33
Downtown.....	2-36
Development.....	2-39
<b>2.2 Natural Environment.....</b>	<b>2-43</b>
Guiding Principles.....	2-44
Earth.....	2-45
Native Species.....	2-46
Water.....	2-47
Wind.....	2-49

## TABLE OF CONTENTS (cont.)

<b>2.3</b>	<b>Human Environment.....</b>	<b>2-51</b>
	Guiding Principles.....	2-52
	People.....	2-53
	Education.....	2-53
	Community.....	2-54
	Youth.....	2-54
	Economic Development.....	2-56
	Neighborhoods and Housing.....	2-60

### CHAPTER 3: ACTION

	<b>Introduction.....</b>	<b>3-1</b>
<b>3.1</b>	<b>Implementation Matrix.....</b>	<b>3-1</b>
	General Planning .....	3-3
	Built Environment.....	3-4
	Natural Environment.....	3-25
	Human Environment.....	3-30

### CHAPTER 4: AMENDMENTS

## LIST OF FIGURES

2.1:	The Plan Layout.....	2-2
2.2:	Future Land Use Plan.....	2-8
2.3:	Character Streets Map.....	2-19
2.4:	Proposed Functional Classification.....	2-23
2.5:	Street Improvement Project Map.....	2-24
2.6:	Future Growth Areas Map.....	2-28
2.7:	Parks, Recreation and Trails Map.....	2-32
2.8:	Civic/Institution Map.....	2-35
2.9:	Downtown Design Map.....	2-38
2.10:	Development Pattern Map.....	2-41
2.11:	Development Framework Map.....	2-42
2.12:	Employment Hubs Map.....	2-59

*This page intentionally left blank.*

## INTRODUCTION

Imagine Hastings... if you will?

Our community is defined by our people, places and our traditions. We believe that we share a quality of life that is unparalleled in the region. We believe this for several reasons, from the neighborliness and thoughtful actions of our residents, to our small-town atmosphere and our cultural assets and our beginnings as a railroad town and a center of commerce. We take pride in our community and the people that chose to reside here, work here and visit us.

We believe, above all, that the collective actions of a community can help shape its future. We as people within our community have taken upon ourselves to shape the future of our community. Through a visioning and planning process we have defined what we want Hastings to be in the future and the necessary actions to achieve our vision. This plan represents the culmination of the planning process, but not the visioning process. The plan intentionally is a living document that will change over time. As changes occur within the community the plan must adapt to effectively implement the vision for the future. Similarly, as times and the community change our vision for the future will be evaluated and adjusted, if necessary.



*Heartwell Park*



*Downtown Hastings*



*Hastings College*



*The Old Depot*



*Hastings College Broncos Statue*

Do we think we are done? Don't bet on it.

We know that the best is yet to come and we are determined to do what is necessary make that happen. We believe that the future is in our hands and we intended to take control of our future. How are we going to do that? Through the creation of this plan we are defining our vision of the future and the goals and strategies necessary to reach that vision. Our vision is based on our community values that we share and have been established through our community-wide planning process. Imagine Hastings is our plan of action to achieve our future, a future that is bright because of our people, places and continued traditions.

## 1.1 VISION

The vision statement is a synthesis of our dreams, ideas, issues and concerns as citizens of Hastings. We are committed to this community, now and in the future, and want to enhance the best things about our community, create special places and embrace one another. Our vision of Hastings will guide our actions as we live in this community.

*Imagine Hastings...*

*A progressive, diverse community rooted in hometown values and civic pride that maintains an enhanced quality of life through special places, cultural offerings and a balanced economy.*



*Hastings Museum*



*Historic Homes*



*Alcott Elementary*



*This page intentionally left blank.*

## 1.2 COMMUNITY VALUES

Embedded in Imagine Hastings, there are inherent community values that we the citizens covet and demand. These values have shaped current-day Hastings and will provide important guidance to the implementation of our vision for the future. The policies, strategies and actions within our plan are built on a foundation of the values that we cherish. These values will continue to define the quality of life in Hastings, Nebraska.

### We the citizens of Hastings value:

#### *People:*

We, the people of Hastings, and our actions define the soul of our community. The individual contributions that we make on a daily basis create the foundation for the quality of life that we enjoy. We are a caring and generous community that believes in helping one another and visitors to our city. From the community leaders to the factory workers to the college students, we all play a part in defining the soul of Hastings--a community that we are proud to call home and to share with others.

#### *Diversity:*

Hastings is a community of newcomers, from those that built the railroads that gave the community its start to those that educate the youth for their future. It is this diversity of background and the knowledge, culture and character in each of us that makes us a great community. As new populations come to Hastings it is important that they contribute to the future of the community through their diverse backgrounds, whether it is race, ethnicity, economic background or knowledge that they bring. We seek a future in Hastings that is accepting of differences as a part of the community.



**Heartwell Park**



**Public Meeting Participants**



***Hoeckhardts Grocery***



***Open Space at Hastings College***

### ***Natural Environment:***

We value the impact of the natural environment on our lives and on our community. It is important to us to protect these benefits for future generations and the future health of our community. To achieve this we desire compact development patterns that promote walkability, bicycling and opportunities for transit, construction practices that support the use of renewable resources and green building techniques, the attraction, retention and expansion of industries that are environmentally friendly. We place value on the parks, trails and recreational facilities in our community that allow us an opportunity to connect with nature in our community. We also believe that the green spaces in our community allow us to capture stormwater and reduce erosion that impacts the North Platte River and ultimately our water supply. We believe that we can do more to promote a clean natural environment and have a greater positive effect on our lives and Hastings.

### ***Culture:***

Hastings has a defined appreciation for the arts and culture as witnessed by the facilities and activities in our community. We see Hastings maintaining its designation as a center for arts and culture throughout the State of Nebraska and the Midwest. We recognize that the cultural activities improve Hastings by providing education and entertainment. We value arts and cultural activities in Hastings that provide opportunities for community gatherings and interaction that bind us together as a community. Our culture contributes to how we define ourselves as individuals and as a community. We desire the ability to protect our arts and cultural resources and enhance them over time as a source of pride in Hastings.

### ***Small Town Character:***

We value our small town character that is afforded by Hastings and the growth of the community to date. We define small town character as: a safe community in which people are involved and look out for others, a community that prides itself in retaining pieces of its history as a defining element of the community, a place where residents still own a majority of the stores and businesses, a place that values its public spaces for shared interaction, and a community that is discerning in its desire to grow. We value our community and those elements that define it, and we seek to maintain these elements as our community evolves over time.

### ***History:***

Our history is what defines us as a community. Over time we have changed, and what we have experienced and learned along the way defines Hastings today. The pieces of history that we hold on to provide a defining element of our community. This element is not only important to the present but to the future as well. The Downtown, the railroads, the Naval Ammunitions Depot, the Hastings Regional Center, facilities like Dutton-Lainson, Hastings College and the Heartwell Park Historic District all contribute to the current definition of Hastings. We believe that these elements, as well as others, should also define elements of our future. To ensure that this happens, we seek to protect contributing elements of our community for future generations and for the character of our town.



***Pedestrians in Heartwell Park***



***Downtown Hastings***





***Historic Locomotive Display***



***Rail Service in Hastings***

***Downtown:***

We see a healthy, vibrant downtown with active streets, sidewalks and storefronts, and well-maintained quality buildings as the centerpiece of Hastings in the future. Healthy and vibrant invokes a portrait of a small Midwestern downtown that is comprised of a diversity of shopping, dining, working and cultural amenities. We see Downtown as the social, cultural and business center of the community and one of the first places we take friends, family and visitors. We see a Downtown that is a 24 hour 7 days a week activity area where business people and shoppers crowd the street during the day and residents are on the streets at night. Patrons on the weekends enjoy not only the retail, dining and cultural attractions, but also relax and interact in the public spaces and parks. This is the downtown Hastings that we desire.

***Mobility:***

We value the ability to easily move throughout Hastings. We like the notion that we can access different parts of the community in a timely manner by different modes of transportation. We see a community in which the automobile is equal to other modes of transportation such as walking, bicycling and transit. We also see a community in which the development pattern defines the necessity of the mobility network and increases the walkability of the community. We also see a system of enhanced roadways that increases the comfort of traveling to destinations within the community. A balance in the modes of transportation in the community is what we value.

## INTRODUCTION

Imagine Hastings is our action plan to achieve a desired future that we as residents and stakeholders have defined. We have focused on three primary elements that are important to our future and the community we desire. These three Primary Elements are identified in the following sections: 2.1 Built Environment, 2.2 Natural Environment and 2.3 Human Environment. Section 2.1 Built Environment focuses on the physical characteristics that we value as a community. Section 2.2 Natural Environment focuses on the ecological system we live in. Section 2.3 Human Environment addresses social values that are important to us and our future.

Under each Primary Element is a list of Guiding Principles and multiple Topic Areas. The current planning issues that we face on a daily basis are reflected in the guiding principles and provide the foundation upon which we and future generations can build policy. Topic Areas are break out categories within each Primary Element. For example, in Section 2.3 Human Environment topic areas include People, Economic Development, and Neighborhoods and Housing. Within each of these topic areas are goals and strategies to resolve issues and achieve our Vision for Hastings as defined in Chapter 1. Later in the Imagine Hastings Plan, you will review Chapter 3: Implementation, which lists specific techniques necessary to achieve each of these goals and strategies.



***Public Meeting Participants***



***Downtown Hastings***



***Hastings College***

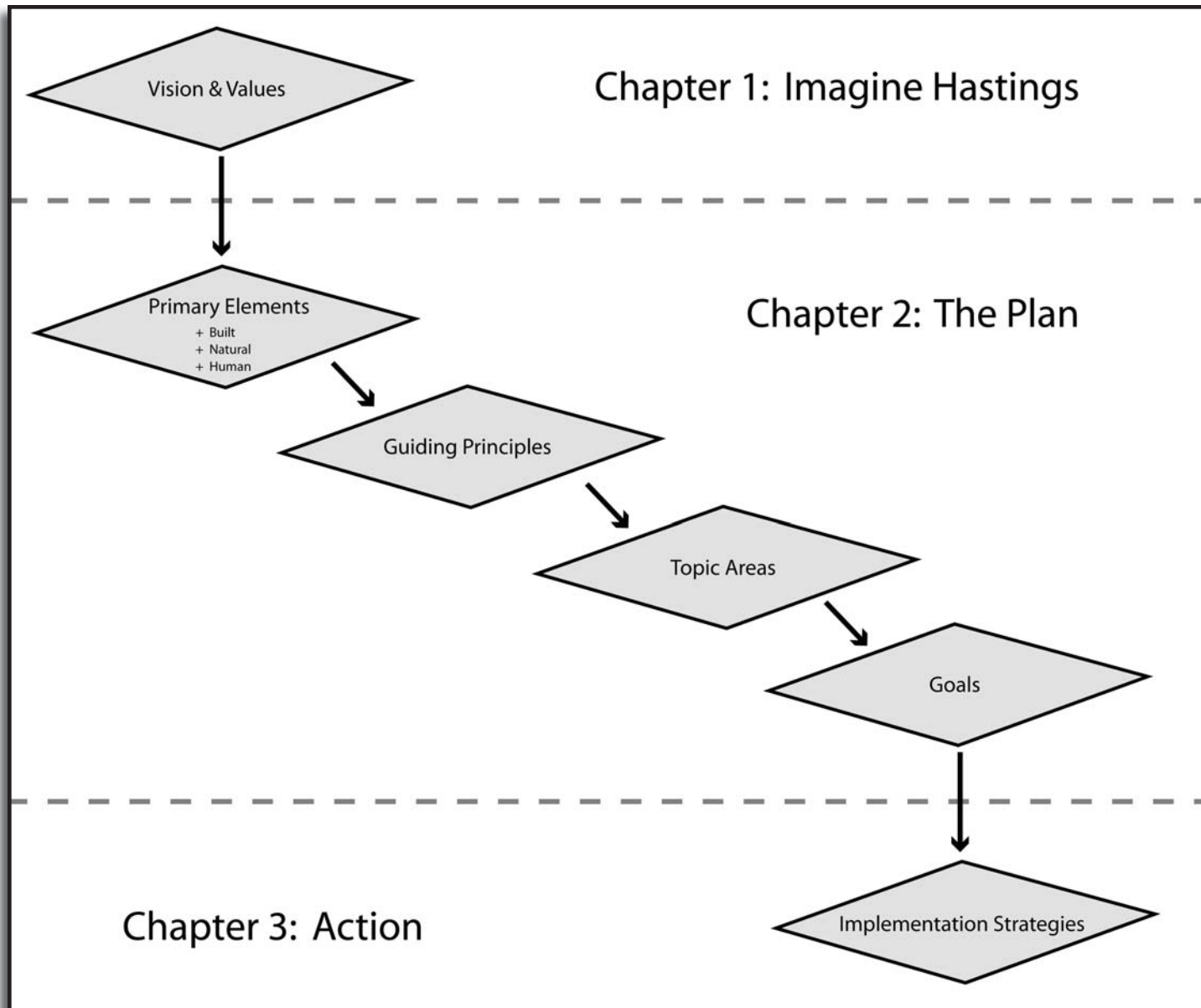


Figure 2-1: The Plan Layout

## 2.1 BUILT ENVIRONMENT

The Built Environment section of Imagine Hastings focuses on the physical elements that shape the future development and growth of our community. Topics within the Built Environment Section include Future Land Use, Mobility, Growth, Parks and Recreation, Civic/Institution, Downtown and Development. Each topic area has Goals and Strategies which adhere to the Guiding Principles listed below. The guiding principles for the built environment represent those things that are important to use as we strive to enhance the quality of life and livability in Hastings. As much as we focus on the present in our daily lives, the future of Hastings for our children and grandchildren is important and the built environment in which they will live, work and play will define community for most of them. Thus, the future of the built environment is important and how development occurs will physically define Hastings in the future. We seek to guide the future development of our community through the following principles, goals and actions.

### *Guiding Principles*

- Quality, sustainable, organized development is the key to long-term physical viability of the built environment.
  - Quality development uses practices that are enduring; utilizes materials and techniques that last generations; reflects the aesthetic values of the community; and is adaptable to future needs as well as immediate uses.
  - Sustainable development looks to practices that do not burden the resources of the community environmentally, economically or socially.
  - Organized development promotes ease of use for different types



***Downtown Hastings***



***Mary Lanning Memorial Hospital***





***Dutton-Lainson Building***

of development within a community through the proximity of different types or through defined connections. Organized development can also promote sustainable development in a community.

- Different development patterns will provide the opportunity to develop a diversity of residential, commercial and industrial uses.
- Civic and public spaces enhance the character, activity, identity and quality of a community and the special places within the community through their design as common gathering spaces.
- Downtown is physically and socially the heart of the community and the future viability of Downtown is important to the future of Hastings.
- The natural environment provides for Hastings and a healthy environment is important to the future of the community and the region.
- A complete transportation system that is efficient and effective in the movement of people and goods within the community is important in maintaining Hastings' quality of life.
- Alternative modes of transportation, specifically walking and bicycling, are important to the future health of the environment and the people of Hastings.
- The reduction of transportation emissions can improve the quality of the natural environment.
- A connected pedestrian and trail network can provide healthy transportation alternatives and have a positive affect on the environment.

## FUTURE LAND USE

Hastings is a self contained community with all the necessary services that people need from their city. And, while we are self contained we desire to make our community better by enhancing the goods, services and jobs in the community. To do this appropriately, we want to plan where and how growth and development will happen in the future. The beginning piece of this plan and organizing our growth for the future begin with the future land use plan and defining where different goods, services, jobs and housing happen.

Currently, there is a large variety of land use types within our community. Of all land within our City, approximately 34% is Residential of varying densities, 26% is Agricultural, 10% is Civic/Institutional, 7% is Commercial, 6% is Industrial, and less than 1% is Office. Although there is a wide range of land use types, there is not a great variety in the character or services provided in each land use category. The Downtown still represents the urban development pattern in the community with future opportunities for redevelopment of an urban style. Outside of the downtown and the surrounding neighborhoods, the land use in Hastings has been segmented into different uses as a predominately suburban development pattern has occurred. This pattern has consumed resources and increased reliance on the automobile for travel within our community. We seek to remedy this development trend and its impacts by encouraging the mixing of uses where appropriate and locating services in proximity to neighborhoods and people, as well as the reuse land in older areas of the community.

The Future Land Use Map represents the action plan for ensuring that growth and development occur in an orderly fashion. We strive for the orderly and efficient growth of our community with a quality of development that enhances the physical



**Compatible Development Graphic**  
Source: Gould Evans



***Rural Residential Development***  
*Source: Visualizing Density*

structure of our community. We desire a land use pattern that is supportive of similar and/or supportive uses, like the development of commercial that serves the residents of Hastings at the neighborhood and community level through the creation of mixed use centers. Similarly, we seek the growth and development of the community that is efficient in the use of existing investments in infrastructure, utilities, land and other resources that the community depends on for future prosperity.

In pursuit of our vision and values, we as citizens of Hastings have prepared the future land use plan to shape our community. While not losing touch of our hometown values and civic pride, Hastings should continue to grow as a progressive and diverse community. We ask that those who wish to develop in our city adhere to the land uses and patterns that are defined in this plan.

### **Land Use Definitions**

The text below describes and defines the future land use classifications of Hastings. Approximate locations of each land use type are depicted on the future land use map (Figure 2-1).

#### ***Rural Residential***

This category provides for large-lot and estate residential development. This category is intended to allow for flexibility of choice for individuals preferring a rural residential environment. Densities associated with this type of development are generally in the 1 unit per 5 acres and greater range. This category can be adjacent to the higher intensity residential uses including suburban and urban. Development in this area should not expect the full range of municipal services (water, sewer, paved streets, etc.) to be delivered, unless located adjacent to existing or planned services that can logically and cost-effectively be expanded in the future. Ultimately, the development

pattern in this area is intended to retain its rural character and in areas close to urban services should not hinder the future growth and development of the city at greater intensities. A “build through” methodology to address currently rural areas that are identified for future suburban and/or urban development should be used. This methodology allows for interim residential development to occur until a property is ready for its ultimate development pattern as defined by this plan. Cluster development within rural areas can also be accommodated under the build through development methodology. (Clustering is defined in the Development section of this Chapter.) The build through development approach will be defined in the zoning ordinance.

The rural residential category can accommodate a higher intensity of residential development known as “cluster development.” Net densities of 1+ unit(s)/acre can be achieved through clustering residential units on a portion of land and leaving the remaining land undeveloped. Clustering can assist in protecting the natural and rural character of portions of Adams County through environmentally sensitive development. The key to clustering is the provision/availability of utilities to serve the development. This is a particularly useful practice in areas where the agricultural uses, floodplains and other inherent environmental qualities impact the amount of developable land.

### *Suburban Residential*

This residential category represents the most common development standards in housing and neighborhood design in Hastings. Development in this category is typically in the 2 to 5 units per acre range with lots ranging in size from 8,750 to 20,000 square feet. Suburban residential development is primarily reserved for single family uses, but may include a mixture of housing types subject to



***Suburban Residential Development***  
*Source: Visualizing Density*



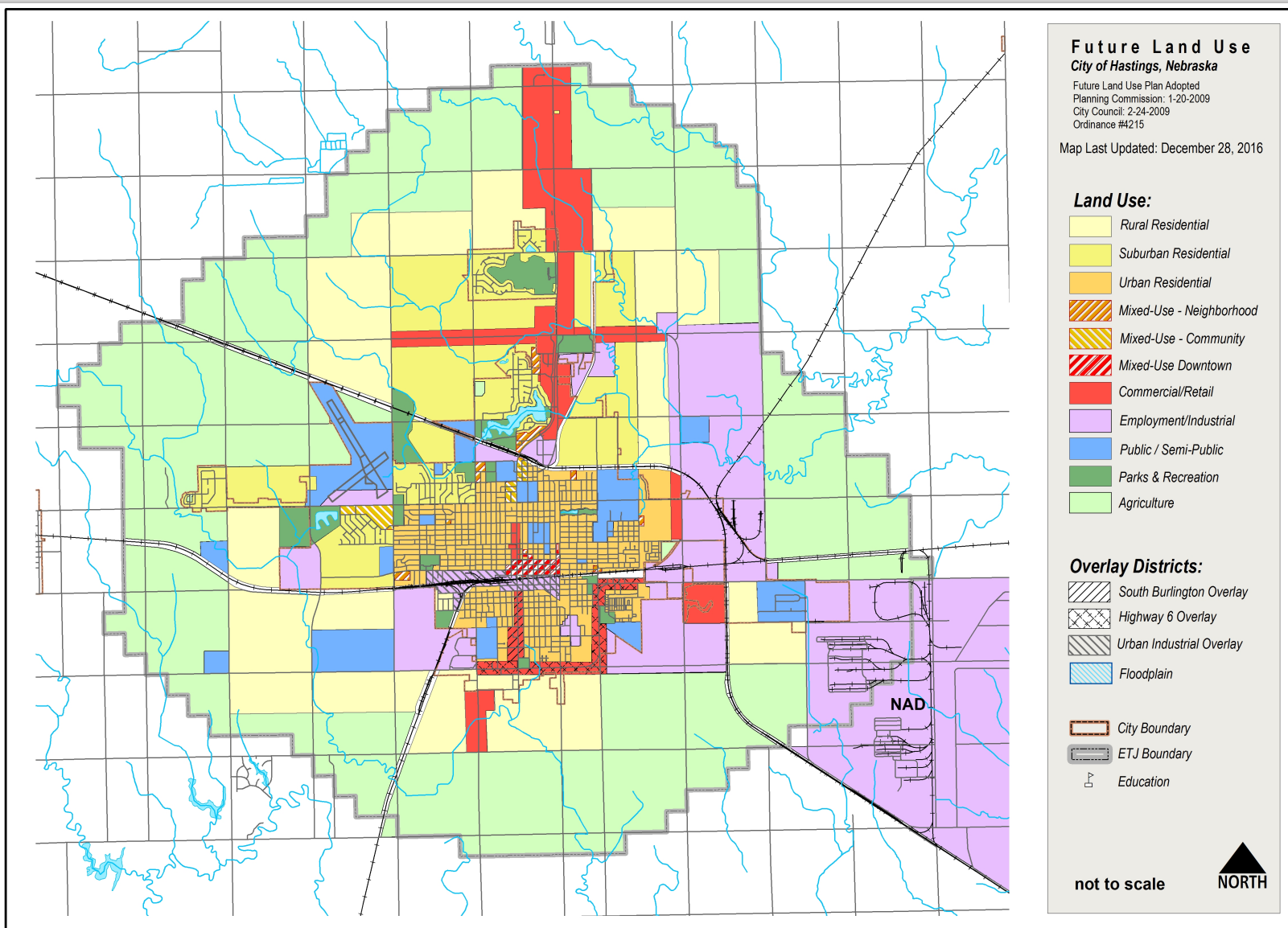


Figure 2.2: Future Land Use Plan

the residential location guidelines listed below. In areas of suburban residential development where sensitive land forms or environmental constraints exist, cluster developments are encouraged. (Clustering is defined in the Development Section of this Chapter.) Like urban neighborhoods, suburban neighborhoods are strengthened by the presence of community services (churches, schools and parks) that are permitted in this category.

#### ***Urban Residential***

The urban residential category allows higher density residential development, typically in the 4 to 10 units per acre range with lots ranging in size from 7,000 to 10,750 square feet in size. The original development areas of the city consisting of smaller lots and blocks, defined by a gridded street network, are good examples of this type of residential development. This category may include a mixture of housing styles and types including single family, duplexes, townhomes and multi-family of both rental and ownership types. Such residential uses may be integrated into neighborhoods or neighborhood centers, community centers, and regional centers per specified location guidelines outlined. To maintain the viability of these types of neighborhoods community services such as churches, schools and parks are also allowed in this land use category.

Residential development Location Guidelines can be found in the Development Section of this chapter.



***Urban Residential Development***

*Source: Visualizing Density*



***Mixed-Use Neighborhood Center (Denver, CO)***  
*Source: Gould Evans*



***Mixed-Use Community Center (Prairie Village, KS)***  
*Source: Gould Evans*

### ***Mixed-Use - Neighborhood***

A Mixed-Use - Neighborhood center consists of a small commercial/retail center providing locally focused services that may include a residential component. Convenience goods, such as smaller specialty grocery store, personal services (dry cleaning, beauty salon, bank), restaurants, gas stations and small office uses are the primary commodities and services that are provided within Mixed-Use - Neighborhood centers. Typically in the range of 30,000 to 70,000 square feet in size, these centers are intended to serve the immediately adjacent neighborhoods and strive to offer a limited balance of food, personal service and local office space. Depending on their size, neighborhood centers need the support of 2,000 to 4,000 households or an average population of 4,700 to 9,400 people, based on average household size. To promote the compact, walkable centers, most of that population should be accommodated within ½ mile of the center. Small institutional uses such as a churches, libraries or schools are also appropriate for Mixed-Use - Neighborhood centers.

### ***Mixed-Use - Community***

A Community-scale mixed-use center provides a general merchandising destination for residents of the City. Typically 70,000 to 120,000 square feet in size, these centers serve multiple neighborhoods within a 1 to 2-mile radius of the center. Depending on their size, community centers need the support of 6,000 to 9,000 households or an average population of 14,000 to 21,000 people, based on average household size. To promote the compact, walkable centers much of that population should be accommodated within ½ mile of the center. Mixed-Use - Community centers can have an even wider draw from rural residents that travel to these centers for weekly goods and services. The center can include a wide range of commercial services, such as a grocery store and associated use like a bakery, bank, pharmacy, restaurants (dine-in and drive-through), hardware store, financial services and office uses, as well as

higher-density housing and institutional uses. These centers are dependant on their large anchor (45,000 to 60,000 square feet) for success, as many of the support retail and services rely on the anchor for customers.

### *Downtown*

Downtown Hastings is a good example of a “mixed-use center” containing a mix of cultural, financial, governmental, institutional, retail, entertainment, residential and recreational uses. The continued mix and growth of all types of land uses is appropriate for Downtown Hastings. Small, specialty industrial manufacturing that is not a detriment to the surrounding uses with regards to noise, odor/other noxious practices are also allowed within Downtown. (Heading towards form based? ) (Maybe- let’s discuss. Garages?) New uses and development in this category should be integrated with the existing development patterns and character in Downtown and the adjacent neighborhoods and not diminish or degrade them. Downtown acts as a regional center that is dependent on the entire community of Hastings as well as the region for economic viability. Additional redevelopment and increased density will rely on an increased population base in the community and surrounding region.

The continued addition of housing in the Downtown area and within designated mixed-use centers is desirable and should strive for higher densities. Within the Downtown, the density of housing should be in excess of 10 units/acre on average. Single family detached housing is not appropriate in Downtown. Residential uses in downtown can include townhomes, stacked-flats, live/work units, lofts and walk-ups of both condominium and rental types.



***2nd Street Downtown Hastings***  
***Source: Gould Evans***





***Hastings- New Commercial***  
Source: Gould Evans

### ***Commercial / Retail***

The commercial/retail land use designation provides the opportunity for the development of general retail and service uses that serve neighborhoods and the community and region. This category also allows for, but is not limited to, general retail including grocery stores, personal services (dry cleaning, beauty salon, bank), restaurants (dine-in and drive-through) and gas stations. This land use designation may also include office uses. Supporting uses such as open space and recreation are also appropriate. Commercial/retail uses should be along primary arterials such as Burlington Avenue and Highway 6. Defined local access and connections to nearby neighborhoods through streets and sidewalks should be provided. Destination and through traffic should be discouraged within the surrounding neighborhoods.



***Hastings Employment***  
Source: Gould Evans

### ***Employment / Industrial***

Industrial, warehousing and consolidated office parks provide employment opportunities and are generally considered the most intensive use of land because of operational impacts or functions. Each type of use is allowed in the employment land use category. Light industrial uses include those uses that are typically related to warehousing, distribution, fabrication and parts assembly and rely on large land areas and large single story buildings. Heavy industrial uses are typically those uses that are production or manufacturing related, such as assembly plants and more intense manufacturing uses, including animal slaughtering, grain processing, ethanol production and bio-diesel plants.

Generally, these uses rely on large amounts of land and large single story buildings, and rely heavily upon convenient transportation connections (road, rail and air) and access to high capacity infrastructure. Hastings currently has four areas that are primarily developed for industrial uses

- Industrial area parallel to the BNSF railroad line and 2<sup>nd</sup> Street,
- Hastings Industrial Park - West,
- Hastings Industrial Park - North, and
- Industrial area adjacent to the Union Pacific railroad line and the high school.

It is intended that these uses should continue to be located in such established viable locations. Employment uses are proposed to be congregated into Hubs that create an accumulation of users that are large employers. The Future Land Use map identifies future locations for Employment Hubs at areas along railroad routes, near Hastings Municipal Airport, Hastings Regional Center and the old Naval Ammunitions Depot (NAD). Employment development Location Guidelines can be found in the Development Section of this chapter.

#### *Public/Semi-public*

The public/semi-public land use category consists of those institutional land uses including government centers and facilities, educational facilities, and other public or semi-public uses and places like “places of worship”, hospitals, private schools, libraries and cemeteries. New uses in this category may be integrated with residential neighborhoods or as part of neighborhood or community mixed-use centers as specified in the location guidelines.

#### *Parks/Recreation & Open Space*

This category includes public park land and publicly-owned open space. These areas may be used for recreational purposes or may be held for future public use. Recreational corridors (trails) are included in this category. Open space includes those areas that are not suitable for development or recreational activities, like the



**Hastings Museum**  
Source: Gould Evans



**Hastings Aquacourt Water Park**  
Source: Gould Evans



***Hastings Agriculture***  
***Source: Gould Evans***

land adjacent to the Hastings Airport at the end of the runways. Parks and Recreation development Location Guidelines can be found in the Development Section of this chapter.

### ***Agriculture***

The Agriculture land use category includes any portion of land that is used for the commercial production of food, feed and fiber commodities; livestock and poultry; fruits, vegetables and bees; and sod, ornamental, nursery or horticultural crops. This category represents those areas outside of Hastings in Adams County in which development should not occur. Development may not be encouraged for numerous reasons; most notably, to protect natural resources or environmental elements/lack of planned infrastructure expansion. In keeping with the goals of the plan, the agricultural lands and natural resources should be protected. Similarly, the extension of infrastructure including water, sewer and streets should not be extended in these portions of the county.

Allowable development within an agricultural area is limited to residential development with a minimum lot size of 40+ acres (Need to discuss minimum lot size); although certain “cluster development” opportunities may exist on a case by case basis. In cluster developments individual lots sizes should not exceed 2 acres in size and the total developable area should not exceed 50% of the total development parcel. A rural level of public service should be expected including water, septic systems, gravel roads and public safety service when developing to an agricultural or cluster standard.

### ***Overlay Districts***

An overlay district is an additional zoning requirement that is placed on a geographic area but does not change the underlying zoning. Overlay districts have been used to

impose additional development standards in specific locations within a community. There are three overlay district proposed in Hastings; South Burlington, Highway 6 and the Urban Industrial. Each of these overlay districts is designed to enhance the development pattern, access and circulation, and appearance of these areas through the creation of development standards. A fourth overlay district will be prepared to address development within the floodway in and around Hastings. The overlay districts will be created as a part of the new Zoning Ordinance for Hastings being prepared in conjunction with the preparation of this plan.

#### *Future Land Use Goals*

- FLU.1 Create an orderly, efficient and supportive arrangement of land uses within Hastings.
- FLU.2 Provide opportunities to mix compatible uses within a single development and better integrate supporting uses among adjacent developments.
- FLU.3 Encourage efficient development patterns that promote alternative modes of mobility such as walking, bicycling and transit.
- FLU.4 Connect recreation, service and employment areas throughout the community.
- FLU.5 Create commercial corridors that make a positive impression on visitors and residents of the community.
- FLU.6 Protect the urban industrial forms that exist in the core Hastings.

The strategies that implement these goals can be found in **Chapter 3: Implementation** within the implementation matrix.



**Highway 6 Corridor**  
Source: Gould Evans



**Hastings Urban Industrial**  
Source: Gould Evans





***Highway***

*Source: Metropolitan Design Center*

## **MOBILITY**

The Mobility system in Hastings consists of multiple modes of travel including Vehicular, Pedestrian/Bicycle, Air and Rail. This section focuses on those transportation elements that, in conjunction with development, will shape the future of our community. Without a diverse range of mobility options (vehicular, pedestrian/bicycle, air and rail), Hastings may become a less efficient city and may require additional resources for infrastructure. Mobility is critical to the future sustainability of our community and our quality of life.

### **Roadway Network**

The existing roadway network is the most elaborate mode of travel in the Mobility system. It is composed of various roadway types that serve regional, sub-regional and local traffic. Functional classification is a system used to classify the overall character of a roadway facility. Classifying roadways according to this system is necessary when determining how traffic can be channelized within the network in a logical and efficient manner. Functional classifications are listed as follows in their hierarchical order.

#### ***Urban Principal Arterials***

These facilities typically consist of interstates, U.S. and state highways and may include other critical municipal routes. They are characterized by a high level of regional and sub-regional traffic with partial to full-access control. Mobility along these facilities is higher than any other roadway classification. Urban Principal Arterials within the City of Hastings include Tom Osborne Expressway (U.S. 281), U.S. 34, U.S. 6 and several others.

### *Urban Minor Arterials*

These facilities interconnect and augment the urban principal arterial system. They also provide service for trips of moderate length at a somewhat lower level of travel mobility than principal arterials. Land access is given a greater emphasis than the principal arterial which usually decreases its travel mobility. Urban Minor Arterials within the City include Elm Street, South Street, 12th Street, 14th Street, Eastside Boulevard, Baltimore Avenue and many others.

### *Urban Collectors*

These facilities serve to collect traffic from local streets in residential neighborhoods and channel it into the arterial system. As a result, mobility is less than an arterial, but access to property is greater. Urban collectors within the City include 6th Avenue, Lochland Road, 9th Street, A Street, E Street and many others.

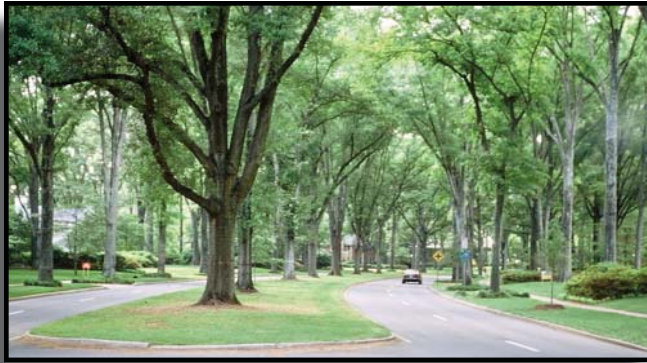
### *Local Roads*

These roads are primarily comprised of residential streets in neighborhoods. The functional classification system provides a hierarchy in which different trips can be prioritized. This becomes especially important when trying to determine the future transportation needs of the roadway network.

It is important that the roadway network in Hastings remain connected and efficiently move people throughout the community. Not only should the new roads be connected and serve new development areas of the community, but they must also connect to the existing neighborhoods, commercial areas and destinations in Hastings. Similarly, the existing road network must be maintained in good condition and maintain connected, efficient service to all points in the community. Changes



***Existing Residential Street***  
***Source: Gould Evans***



***Character Street***  
***Source: Internet Picture***

to the road network are aimed at improving the system and accommodating the future growth of the community. We rely on our automobiles and will for the foreseeable future, thus a quality road network is important to the future of Hastings. Figure 2-4 displays the Proposed Functional Classification for roads in Hastings.

### ***Character Streets***

The primary purpose of the roadway network is to move people and goods from one location to another. As a result, roadways are usually designed to maximize safety and mobility for the motorist, with minimal consideration for aesthetics. Since both aesthetics and an efficient roadway network are important to the livability and viability of a community, it is important that the City of Hastings incorporate aesthetic features into the design of its roadway network where appropriate.

One way to accomplish this task is through the incorporation of "Character Streets" system. Boulevards, by themselves, are usually wide, multi-lane arterial thoroughfares divided with a median down the center, and "roads" along each side. These "roads" are designed as slow travel and parking lanes and for bicycle and pedestrian usage. They often feature an above-average quality of landscaping and scenery, often within a restricted right-of-way. The division into peripheral roads for local use and a central main thoroughfare for regional traffic is a principal feature of the boulevard.

The concept of a character streets expands upon some of the normal features of a boulevard, mainly through increased landscaping and scenery. These increased features will also emphasize mobility for the pedestrian and bicyclist. Several of the City's principal and minor arterials have been identified as future character streets. Figure 2.3 displays the roadways that are designated as proposed character streets.

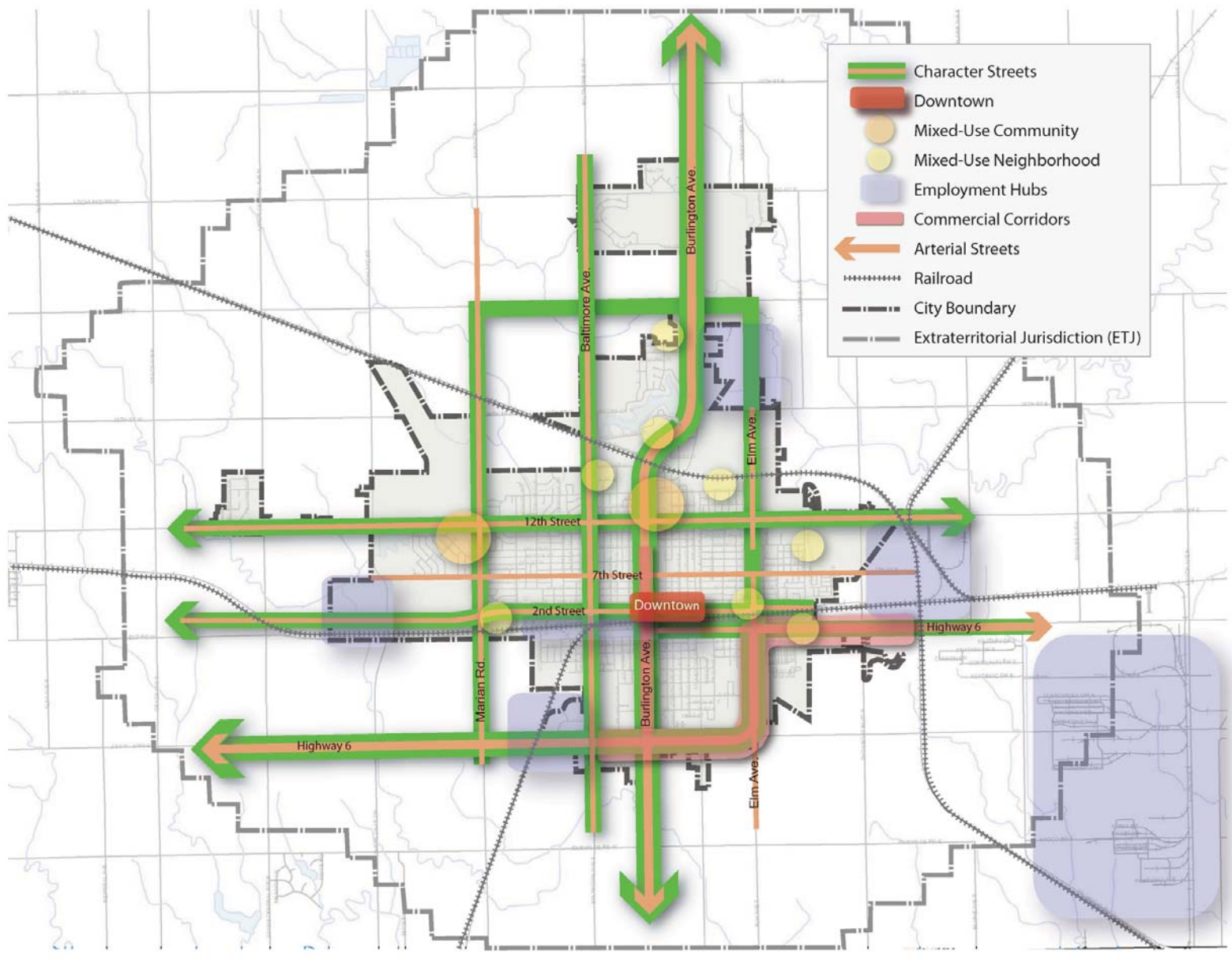


Figure 2.3: Character Streets Map





**Existing Sidewalks**  
Source: Gould Evans

### **Pedestrian / Bicycle**

The existing Pedestrian/Bicycle network in Hastings is utilized both for Mobility and Parks and Recreation purposes. The Pedestrian/Bicycle network in Hastings is made up of a system of trails and sidewalks. A system of sidewalks runs throughout Hastings along some of the arterial roads. However, many of these pedestrian routes are disconnected and are in need of repair. Collector and local streets throughout Hastings often do not have a pedestrian route. Where sidewalks exist, there are often obstructions such as trees and utility poles that limit the width of the walkway. Aesthetic enhancements such as street trees and lighting are rarely found in Hastings.

Proper access and connectivity to neighborhoods and destination points, including commercial and employment areas, is integral to the movement of people throughout the community. Sidewalks can be used for jogging, walking, strollers and by handicapped persons among other users. A system of trails runs throughout the City and may extend into the 2-mile extraterritorial jurisdiction (ETJ) in the future. This city-wide trail network also links to the Pioneer Spirit Trail. Trails are typically multi-use, off-street routes that accommodate bicycles and pedestrians. Some vehicular routes throughout Hastings have low driving speeds (25-35 MPH). On these vehicular routes, bicyclists may share the road with other vehicles.

The community will benefit from a coordinated pedestrian and bicycle network, both for transportation and for recreation. In addition to providing connections throughout the city, a recreational trail system can provide activity for our residents and provide connections to parks and other activities in the community. To enhance the quality of life in Hastings, through improved physical health, a comprehensive pedestrian and bicycle network is necessary and a priority for the community.

### **Alternative Transportation Modes**

Alternative modes of transportation such as bus, trolley and light rail are essential

components of many communities of varying size throughout the United States. As a medium-sized city, separated from a metropolitan area, Hastings may not have the demand for an increase in public transit services. However, as Hastings works to become a more efficient and sustainable community, public transit may become a more important issue.

It is our desire to have a multi-modal transportation that serves the population of Hastings and provides access to destinations within the community. By focusing on other modes of transportation, pedestrian, bicycle and transit and their facilities, we are setting the stage for a multi-modal transportation network that will serve the community in many different capacities.

### **Air and Rail**

Hastings Municipal Airport is located north of 12<sup>th</sup> Street between Marian Road and Highland Road. The airport has two lighted runways. The main runway is 6,451 feet long by 100 feet wide. The secondary runway is 4,501 feet long by 75 feet wide. Hastings Municipal Airport serves the Hastings area with aircraft maintenance, aircraft rental, flight instructions, air mail service and corporate jets. Currently, the airport supports corporate passenger traffic as well as the shipping and delivery of goods.

Two primary companies own the multiple rail lines in and around Hastings, Burlington Northern Santa Fe and Union Pacific. Out of Hastings, rail routes run North, Northeast, East, Southeast, South, West, and Northwest. Due to the abundance of rail routes in the City and its central location within the United States, many companies have located here to ship different products from coast to coast including grains, corn and livestock, among others. The abundance and variety of rail routes also lead to the Naval Ammunitions Depot (NAD) located in Hastings during World War II. Amtrak currently provides passenger rail service from Hastings to Denver and Omaha and points further east and west, on the California Zephyr.



***Existing Bicycle Signage***  
*Source: Gould Evans*



***Bicycling***  
*Source: Gould Evans*



**Amtrak Station**  
Source: City of Hastings



**Hastings Airport**  
Source: City of Hastings

The airport and rail presence in Hastings provides our community with regional and national connections for people as well as goods and services. As an alternative mode of transportation for both people and businesses, it is an important part of the local economy. Recognizing that the current air and rail services do not maximize the facilities that are present, we look to improve services to and from Hastings. The ability to access Hastings and for our community to access other places is important for the future viability of our community for both people and businesses. As such, a continued focus on air and rail services and facilities is a priority.

#### *Mobility Goals*

- M.1 Maintain and expand the connected street network to provide movement throughout the community.
- M.2 Establish where practical the Character Street System that provides an enhanced transportation framework to connect activity and employment centers.
- M.3 Design Streets that are appropriate to the adjacent development or natural context of the area while supporting the capacity of traffic it serves.
- M.4 Accomplish trail network goals as described in the Parks and Recreation section of the Build Environment.
- M.5 Create a defined and connected pedestrian network throughout Hastings.
- M.6 Encourage bus transit use between employment and activity centers.

The strategies that implement these goals can be found in **Chapter 3: Implementation** within the implementation matrix.



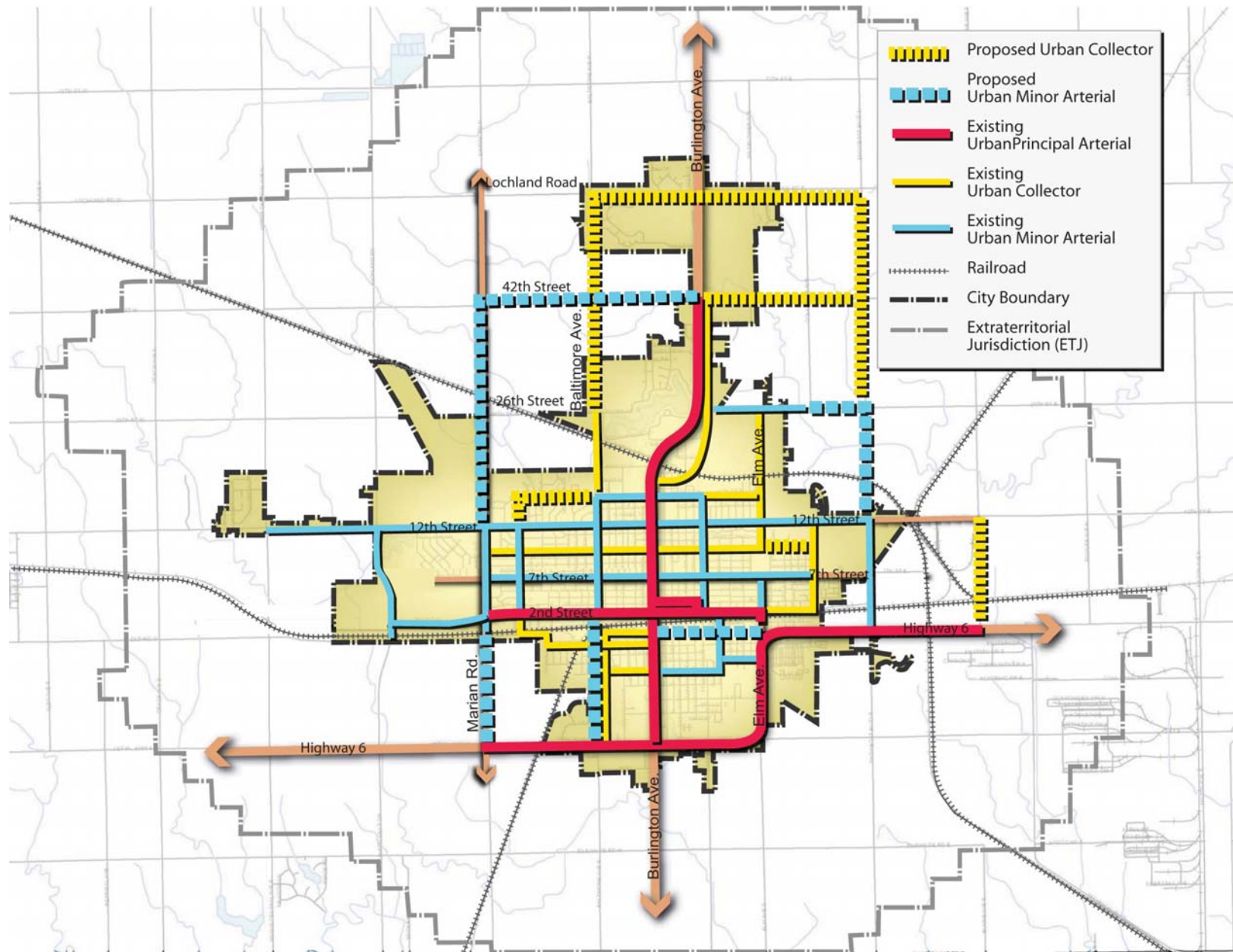


Figure 2.4: Proposed Functional Classification

Source: HWS

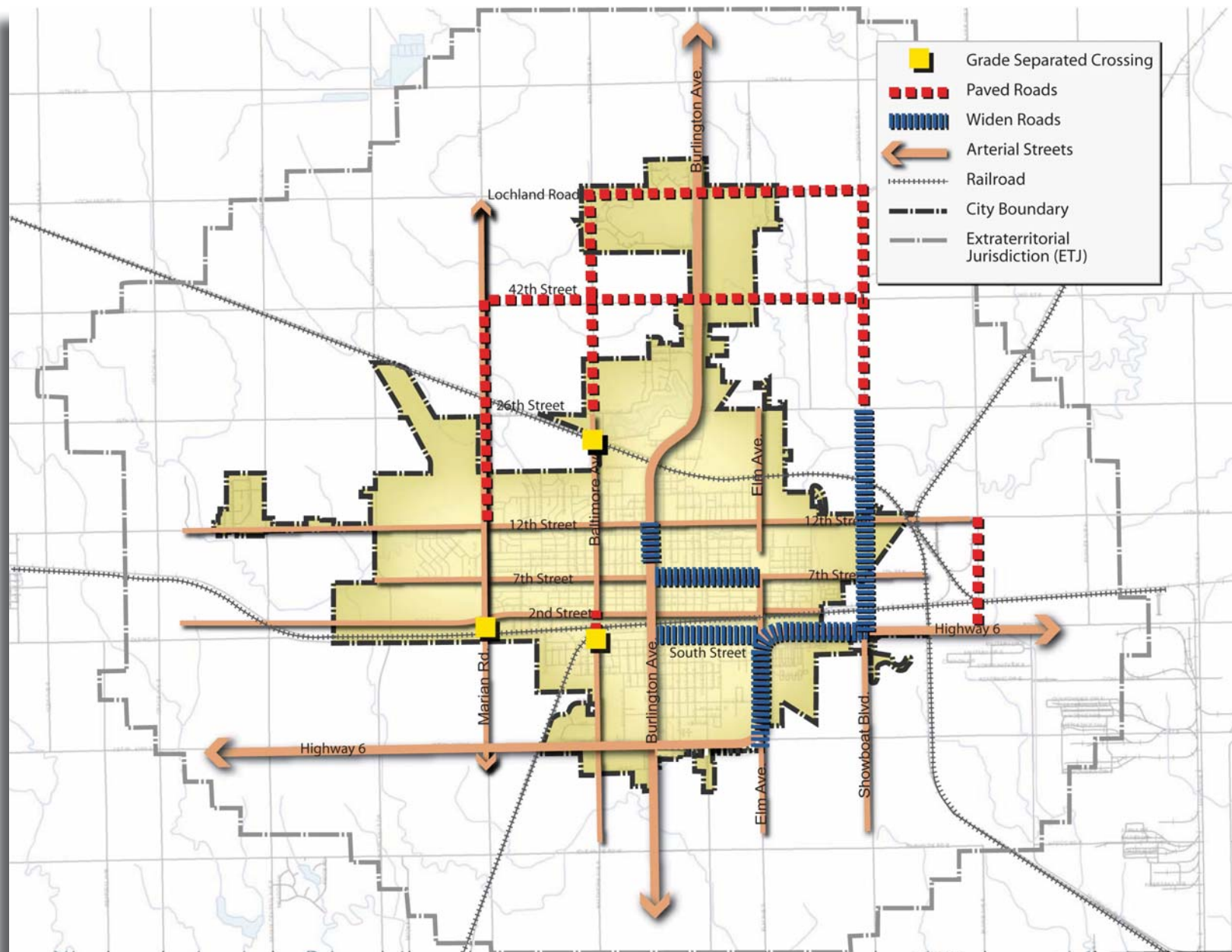


Figure 2.5: Street Improvement Project Map

## GROWTH

We, as Hastings citizens, have the unique opportunity with this Comprehensive Plan to undertake a new approach to growth. While overall, the community has experienced an increase in population, the growth rate is relatively low as compared to similar sized cities. Neighboring communities have shown a larger percentage in population increase than Hastings between 1950 and 2000. Kearney has grown by 126.42%, Grand Island has grown by 89.31%, and Hastings has grown by 19.06% between 1950 and 2000. While Grand Island and Kearney benefit from their Interstate 80 locations, we believe that the quality of life and sense of community afforded to everyone in Hastings makes it ripe for future growth. Many of the goals and strategies within this plan will encourage growth of the community both physically and economically.

We propose that the physical growth of the community, through annexation, will occur in each direction surrounding the city. However, each area will be defined in the future by the type of growth that occurs. We are proposing that the residential growth will happen all around the existing city limits. Similarly, pockets of employment use development will occur on all sides of the community with the predominance of it happening to the east and west. This pattern will take advantage of existing development and services in those areas. Commercial development should occur in response to the residential and employment uses at a neighborhood or community scale that will not compete with existing, larger commercial developments and Downtown Hastings. Other uses, including civic and institutional and parks and recreation, will be developed in response to residential, employment and commercial.

Consistent with our views on development, we seek an orderly and efficient growth pattern for our community. We desire to develop and grow in an efficient pattern so as to be economically, socially and environmentally responsible. We understand that



***Cimmaron Plaza Development***  
***Source: Gould Evans***



***New Hastings Middle School***  
***Source: City of Hastings***

the physical growth of the community must be balanced with maximizing the infill and redevelopment opportunities that exist in the current city boundaries. We will not allow growth to happen at the expense of the existing community and neighborhoods. Similarly, we will not sacrifice existing infrastructure and services and their maintenance in existing areas to accommodate new growth. We desire a balanced approach that addresses infill, redevelopment and new growth needs in the community. The goals and strategies address our desires for the future balanced growth of the community.

#### ***Growth Goals***

- G.1 Protect agricultural ground and natural resources that support life in Hastings as well as the rural character of the county.
- G.2 Maximize use of existing infrastructure, public investments and resources through infill development and redevelopment.
- G.3 Maintain infrastructure and utility networks that efficiently serve the population of Hastings and support the growth and development of Hastings.
- G.4 Prepare an Urban Service Area Plan that identifies future infrastructure and utility needs necessary to support future growth and development as defined by Imagine Hastings.
- G.5 Support strategic growth of Hastings that accommodates new growth and expansion opportunities.
- G.6 Direct growth and development to the identified North, South, East and West Growth Areas and adhere to the growth strategies defined.



- G.6 - 1 North Growth Area – generally bounded by 18<sup>th</sup> Street on the south, Marian Road on the west, Lochland Road on the north and US 281 on the east.
- G.6 - 2 East Growth Area – generally bounded by Lochland Road on the north, Blaine Avenue on the east, Highway 6 on the south and the current City Limits on the west.
- G.6 - 3 South Growth Area – BNSF Railroad on the north, existing City Limits on the east, Highway 6 on the south and Southern Hills Drive on the west.
- G.6 - 4 West Growth Area – UP Railroad on the north, Marian Road on the east, 7<sup>th</sup> Street on the south and Adams Central Avenue on the west.

The strategies that implement these goals can be found in **Chapter 3: Implementation** within the implementation matrix.



***New Residential Development in Hastings***  
*Source: Gould Evans*



***Aqua Court Water Park***  
*Source: Gould Evans*

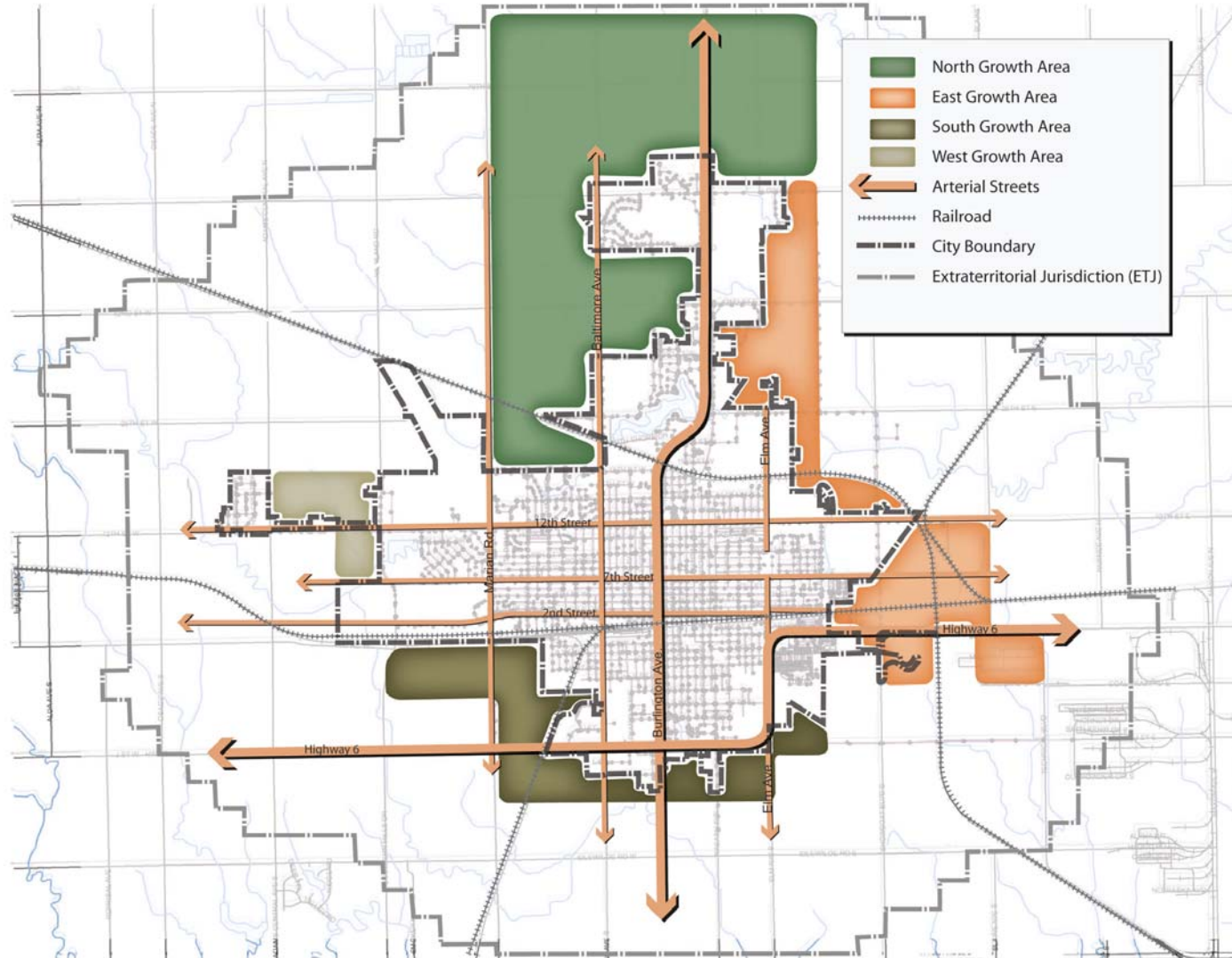


Figure 2.6: Future Growth Areas Map

## **PARKS AND RECREATION**

Today, the amount (acreage) of parkland in Hastings far exceeds the community standard established by the National Recreation and Parks Association. The parks and recreation facilities within Hastings include Lake Hastings, Libs Park, Highland Park, Crosier Field, Chautauqua Park, Auditorium Park, Harms Park, Carter Field, Oswego Field, Duncan Field, Brickyard Park, Lincoln Park, Heartwell Park and a few other small parks and recreation fields. These facilities represent the abundance of parkland in Hastings and emphasize the importance of recreational and open spaces to the community. The importance of parks and recreation has been evident in Hastings from its early years and will be maintained through the continued development of parks and recreational space.

Currently within the Hastings' city limits there are 325 acres of parks and recreation space. This makes up approximately 5% of the total acreage of Hastings. The parks and recreation spaces are mainly large scale parks that are a block or larger in size. Approximately 300 acres are in the public system with the remainder being privately held land. A system of trails runs throughout the city and into the ETJ.

As a community we value our recreational and open spaces from Chautauqua Park and the Aqua Court Water Park to Heartwell Park and the Smith Softball Complex. During the planning process we identified the presence of parks, recreational and open spaces as a defining element of the community now and in the future. We believe that they are a key component that contributes to the livability and quality of life in Hastings. We seek to maintain a balance of park, recreation and open space that will appeal to all of us. We desire the ability to easily access these parks by multiple modes (car, foot, bicycle, transit, etc.) to connect our parks. We also value the Pioneer Spirit Trail and the connections and recreational opportunities it affords. While we treasure these



**Heartwell Park Lake**  
*Source: Gould Evans*



**Heartwell Park**  
*Source: City of Hastings*





**Chatauqua Park**  
*Source: City of Hastings*

items, we seek to improve our parks and trail system to increase the quality of life in Hastings and provide a balance of activities for us all. To maintain the emphasis on parks and recreation in our community, in accord with our vision and values, we have defined the following goals and strategies for the future.

#### ***Parks and Recreation Goals***

- PR.1 Provide the community with a balance of neighborhood, community and regional sized parks, open and recreational spaces with both active and passive opportunities to serve the public.
- PR.2 Create a comprehensive recreational trail network that connects the community through the parks, open and recreational spaces as well as the civic uses.
- PR.3 Provide integrated public parks and open spaces within new development projects and within neighborhoods.
- PR.4 Create an integrated pedestrian network of sidewalks, trails and parks within the community.

The strategies that implement these goals can be found in **Chapter 3: Implementation** within the implementation matrix.

Park Type	Description	Typical Facilities	Service Area/ Pop. Served	Acres Required
Neighborhood Park	Provides recreational opportunities for all ages of the neighborhood. When possible, neighborhood Parks should be separate facilities, however, they may be located adjacent to elementary schools or linear parks.	Play apparatus for all ages of children, multi-use paved surfaces, picnic areas with shelters, informal ball fields, walkways, tennis courts, restrooms and landscaping.	¼ to ½ mile radius/ 1,000 to 5,000	5 / 1,000 pop. (5 ac. min.)
Community Park	Provides recreational facilities for the community to utilize. Facilities should be provided for people of all ages. Should be located on arterial streets and accessible by pedestrians and bicyclists.	Swimming pools, lighted athletic fields and tennis courts, pedestrian and exercise trails, large picnic areas with shelters, landscaped areas to buffer adjacent developments, areas of natural value and water areas.	½ to 3 mile radius / 15,000 to 20,000	3 / 1,000 pop. (20 ac. min.)
Metropolitan Park	To accommodate social, cultural, educational, and physical activities of particular interest to the community.	Lighted athletic complex, large swimming pool, nature center, zoo, community center, museum, golf course, historical sites and amphitheater.	Whole Community / Varies with usage	Varies
Regional Park	Provides extensive areas for passive recreation and regional recreational facilities that compliment urban resources.	Campgrounds, picnic areas, nature centers, wildlife sanctuaries and golf courses.	Urban areas / 50,000 to 100,000	5 / 1,000 pop. (250 ac. min.)



**Pioneer Spirit Trail**  
Source: Gould Evans

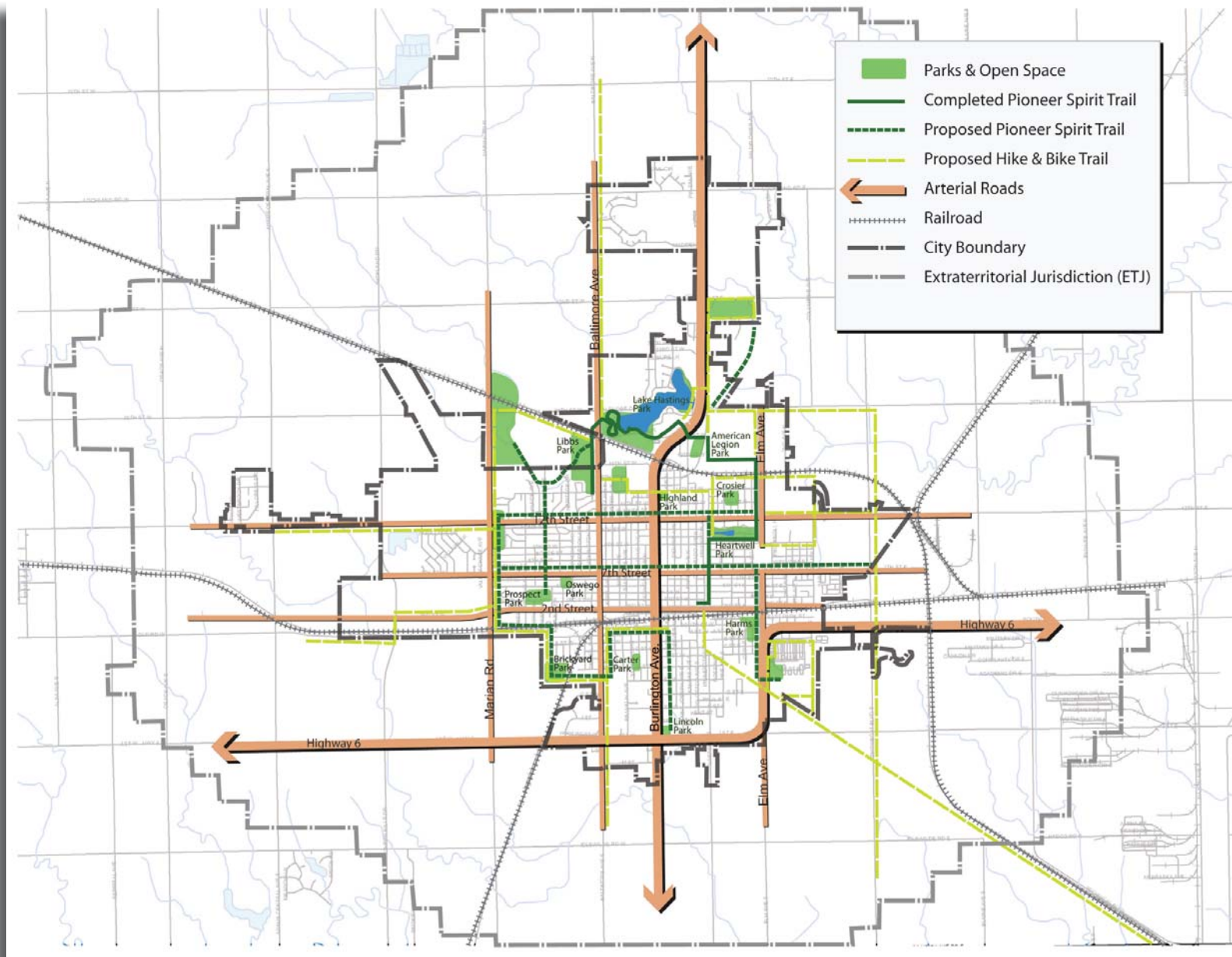


Figure 2.7: Parks, Recreation and Trails Map

## Civic/Institution

The civic and institutional uses in Hastings define who we are as a public community. Civic and institutional uses commonly include those public and semi-public entities such as city and county offices, churches, schools, and larger organizations. We are a caring community that seeks to provide services that make us better people and a better community. Thus, we use and desire the services and programs that are offered by institutions such as Mary Lanning Memorial Hospital, Hastings College, Central Community College, Hastings Museum and many others. These opportunities have had a profound influence on the lives of many in Hastings and we want to continue that influence on our children and newcomers to our community.

We also believe that it is the public facilities and spaces that make a community truly special and unique. Like the parks and recreation spaces in a community, the civic and institutional uses add to the public landscape of Hastings. Most of the community feels that impact on their daily lives through the churches and schools throughout our community. For others it might be entertainment offered at the Hastings Museum or educational opportunities from Hastings College. Whatever the impact may be on our personal lives, we enjoy and appreciate the civic and institutional presence and want to maintain them for future generations to enjoy. Civic and institutional uses in Hastings, like so many other things in our community, contribute to the quality of life for everyone through their presence and their programs.

We, as a small community also realize the impact that institutions outside of the community can have on the Hastings. We believe that it is important to foster those relationships that can provide services and resources to residents, businesses and institutions in Hastings. Similarly, we believe that the institutions within Hastings can provide services and resources to people outside of our community. Like our affiliation



**Hastings College**  
*Source: Gould Evans*



**Fire Station**  
*Source: City of Hastings*





***Hastings Utilities***  
*Source: Gould Evans*

as a Sister City with Ozu, Japan that affords residents a learning experience about another community and a connection to another part of the world, relationships to the region and the world are important. Creating strong relationships with institutions and civic entities is important to our future to assist in building the knowledge base, economic capacity and human capital of our community.

#### ***Civic and Institutional Goals***

- CI.1 Enhance coordination of services and mutual support among the institutions in Hastings
- CI.2 Maintain Downtown Hastings as the civic and institutional center for Hastings and Adams County.
- CI.3 Maintain and improve Hastings' standing as a higher educational center within Nebraska, the Midwest and Nation.
- CI.4 Expand Hastings' presence as a regional health care leader.
- CI.5 Establish civic and institutional buildings as icons within the community.
- CI.6 Preserve the neighborhood school system in Hastings.

The strategies that implement these goals can be found in **Chapter 3: Implementation** within the implementation matrix.

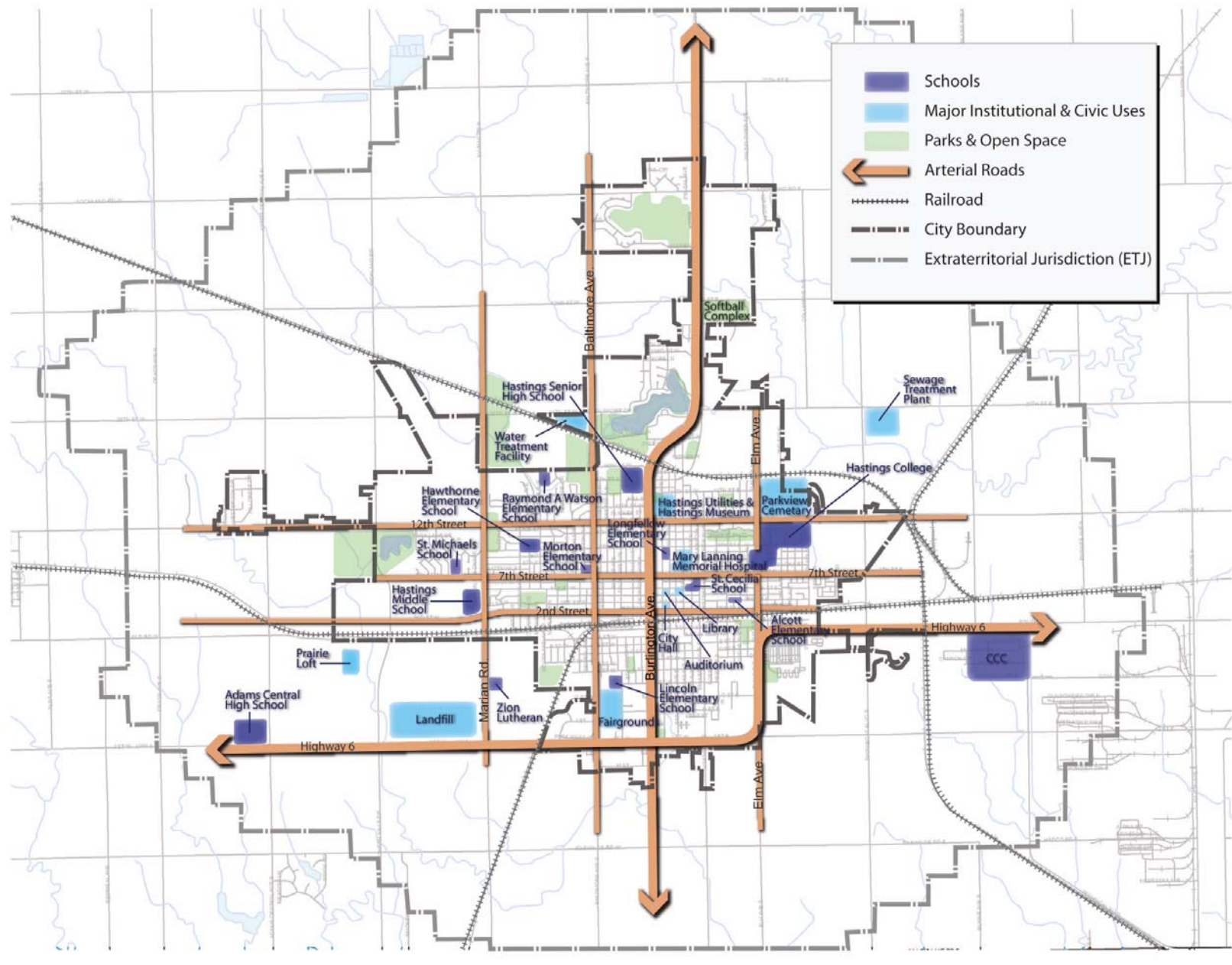


Figure 2.7: Civic/Institution Map



***Downtown Retail***  
Source: City of Hastings



***Historic Downtown Picture***  
Source: Adams County Historical Society

## **DOWNTOWN**

Downtown Hastings is the heart of our community and we take pride in its history and tradition. The future prosperity of Downtown is of primary importance to us. We recognize that different growth and development activities throughout Hastings impact the activity and viability of Downtown. As growth and development of the region continues, Downtown Hastings will remain a focal point for businesses and activities that strengthen its presence both economically and physically. The future development of Downtown should respect the heritage of Hastings and strive to enhance this special place within our community and the region.

The Downtown Hastings of the future should retain its Midwestern main street character while continuing to strengthen its regional draw for specialty retail goods and services. The historic character and urban main street design of our Downtown contributes to the charm and desirability of the area; as such we aim to protect this character as development and redevelopment occur. We are interested in development and redevelopment opportunities that expand and strengthen the Downtown area as an urban mixed-use center that serves our community and region.

### ***Downtown Goals***

- DT.1 Establish Downtown as a regional urban mixed-use center that provides goods and services, as well as culture and living opportunities.
- DT.2 Encourage the investment and revitalization of neighborhoods surrounding Downtown.

- DT.3 Encourage private investment and development that builds on the public infrastructure and investments made in Downtown.
- DT.4 Maintain the urban form and character of development in the Downtown and surrounding neighborhoods.

The strategies that implement these goals can be found in **Chapter 3: Implementation** within the implementation matrix.



***First United Methodist Church***  
*Source: City of Hastings*



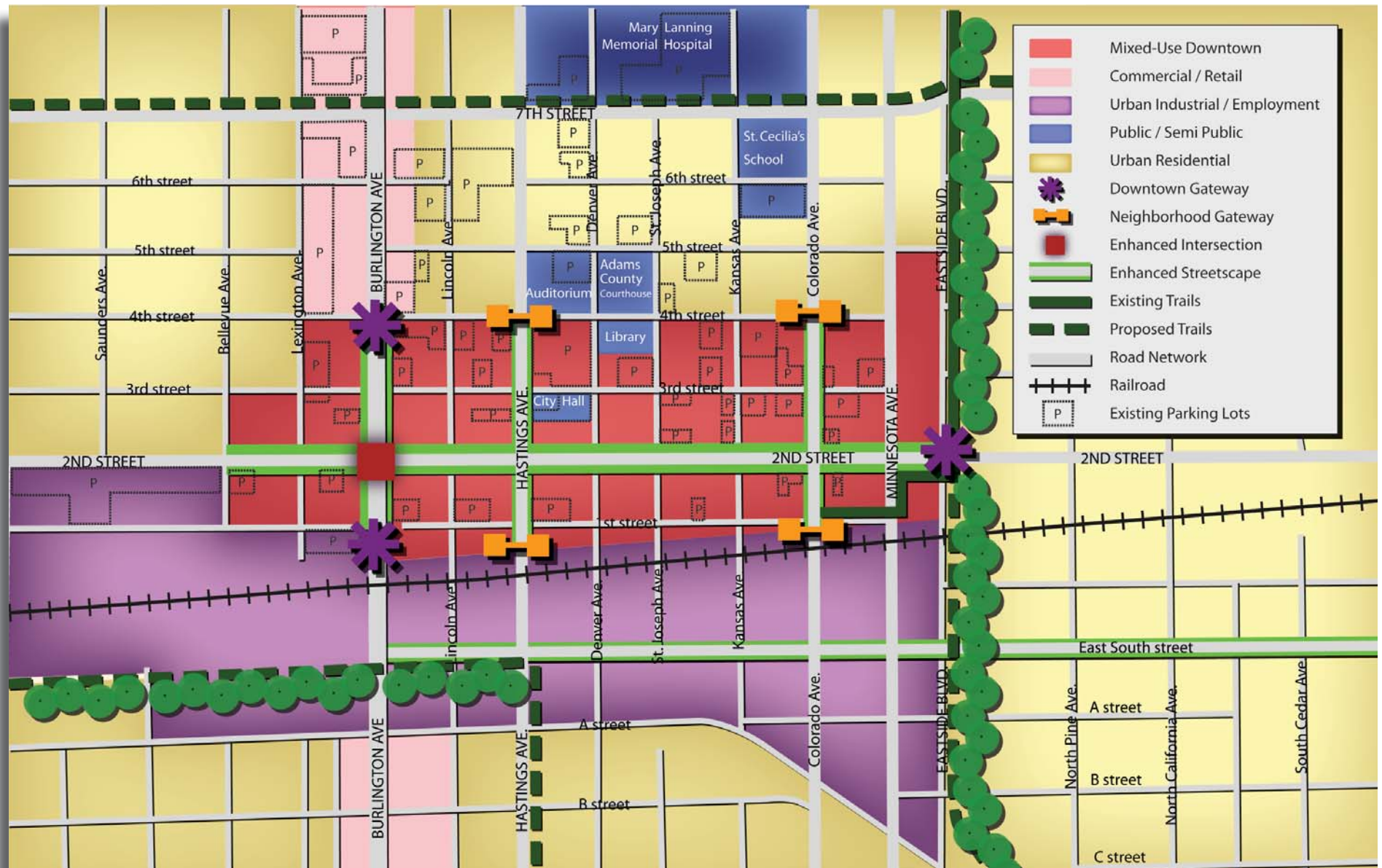


Figure 2.9: Downtown Design Map



## DEVELOPMENT

Our community has, in recent years, shown a strong outward growth as more and more new developments locate on the fringes of the city boundaries. Over this same period of time, only a limited amount of development has occurred in the heart of our community. Therefore, it is important that we encourage outward growth to continue but only in a managed and strategic manner. Furthermore, that outward growth must be balanced with infill development that can help to stabilize our community's core as discussed in the Growth section of this Chapter. We recognize that the development that occurs in and around our community defines our visual quality for those that visit Hastings, in addition to those of us that live here. Thus, the quality of development in Hastings is an important element in defining our future. Development in Hastings, whether in the heart of our community or on its fringes, should be of quality that promotes and enhances the character of Hastings, a small town lifestyle with big city opportunities.

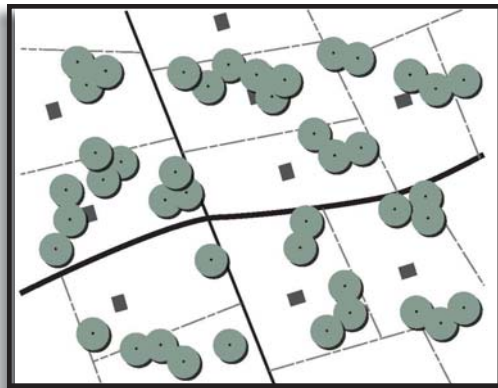
A community is physically defined by its buildings. In Hastings, we strive for development that creates special places that appeal to our citizens and visitors. Special places are those places that draw people because of the character, activity and services provided. Special places include Heartwell Park, Downtown Hastings, Lake Hastings and many others. We seek to expand our collection of special places that enhance the quality of life in Hastings. Another important element that physically defines a community is the street network that provides connections to places in Hastings. We have defined development goals that will assist us in creating new special places and improving existing places that add to the quality of life in Hastings.



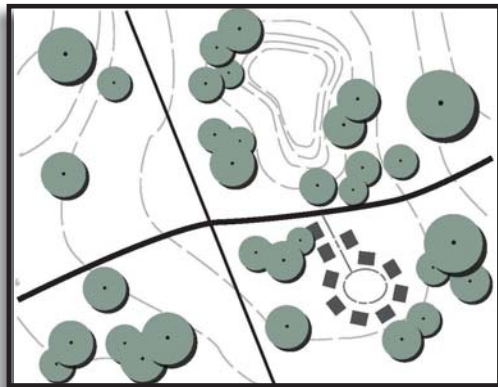
***Cimarron Plaza Development- (Suburban Pattern)***  
*Source: Gould Evans*



***Suburban Development Pattern***  
*Source: Gould Evans*



**Rural Development Pattern**  
Source: Gould Evans



**Rural Cluster Development Pattern**  
Source: Gould Evans



**Urban Development Pattern**  
Source: Gould Evans

### *Development Goals*

- D.1 Expand our collection of special places and improve areas that may contribute positively to the community through design, sustainability and social consciousness.
- D.2 Encourage a mix of residential and commercial development types including urban, suburban and rural development patterns with new, infill and rehabilitation opportunities throughout Hastings.
- D.3 Encourage commercial development scaled appropriately to the market, and offer choices and options for all consumers.
- D.4 Maintain and expand high quality office, research and industrial environments that will attract, retain and grow business and industry in Hastings.
- D.5 Provide defined connections between mixed-use centers and employment hubs through the Character Streets concept as defined in the Mobility Section.

The strategies that implement these goals can be found in **Chapter 3: Implementation** within the implementation matrix.

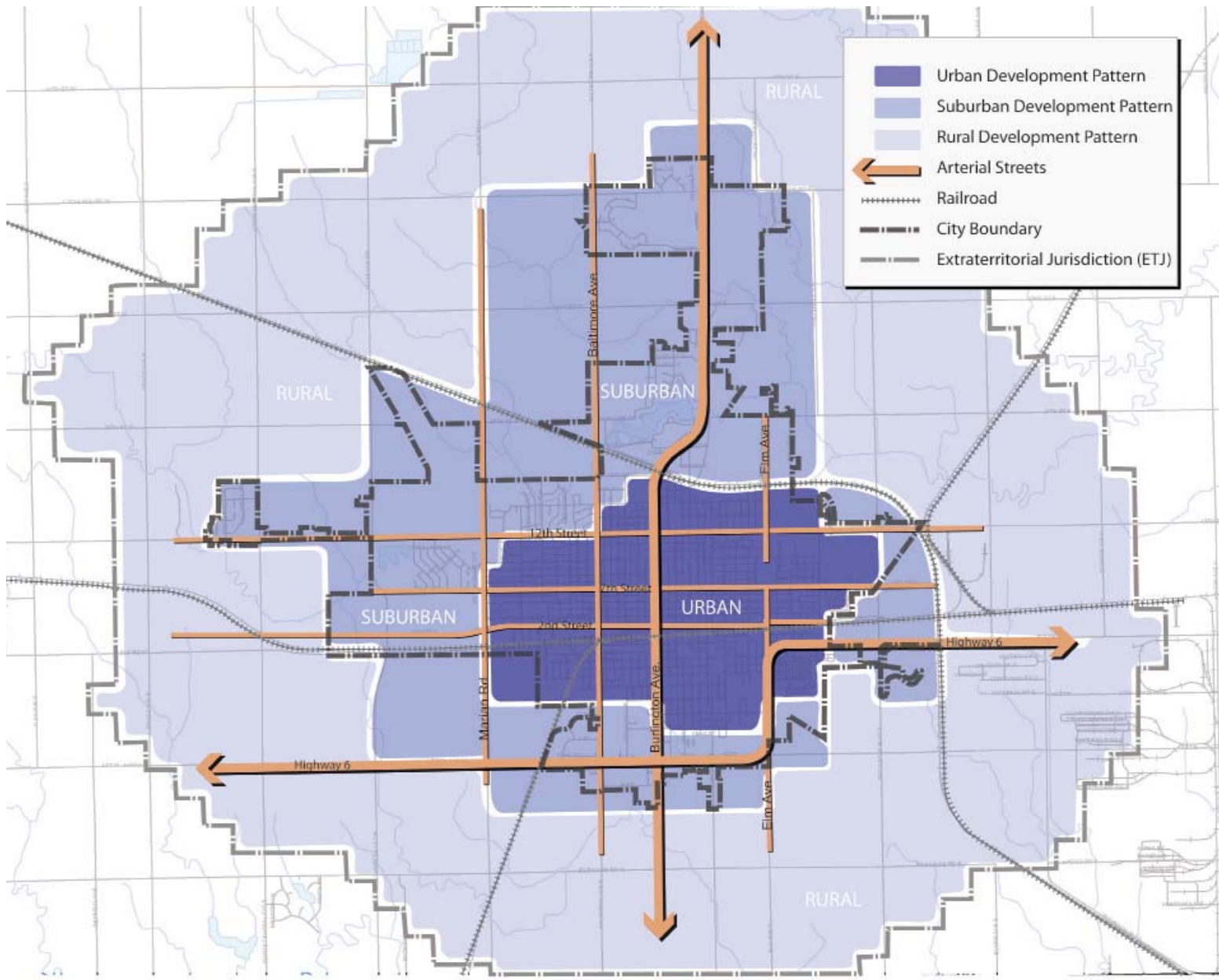


Figure 2.10: Development Pattern Map



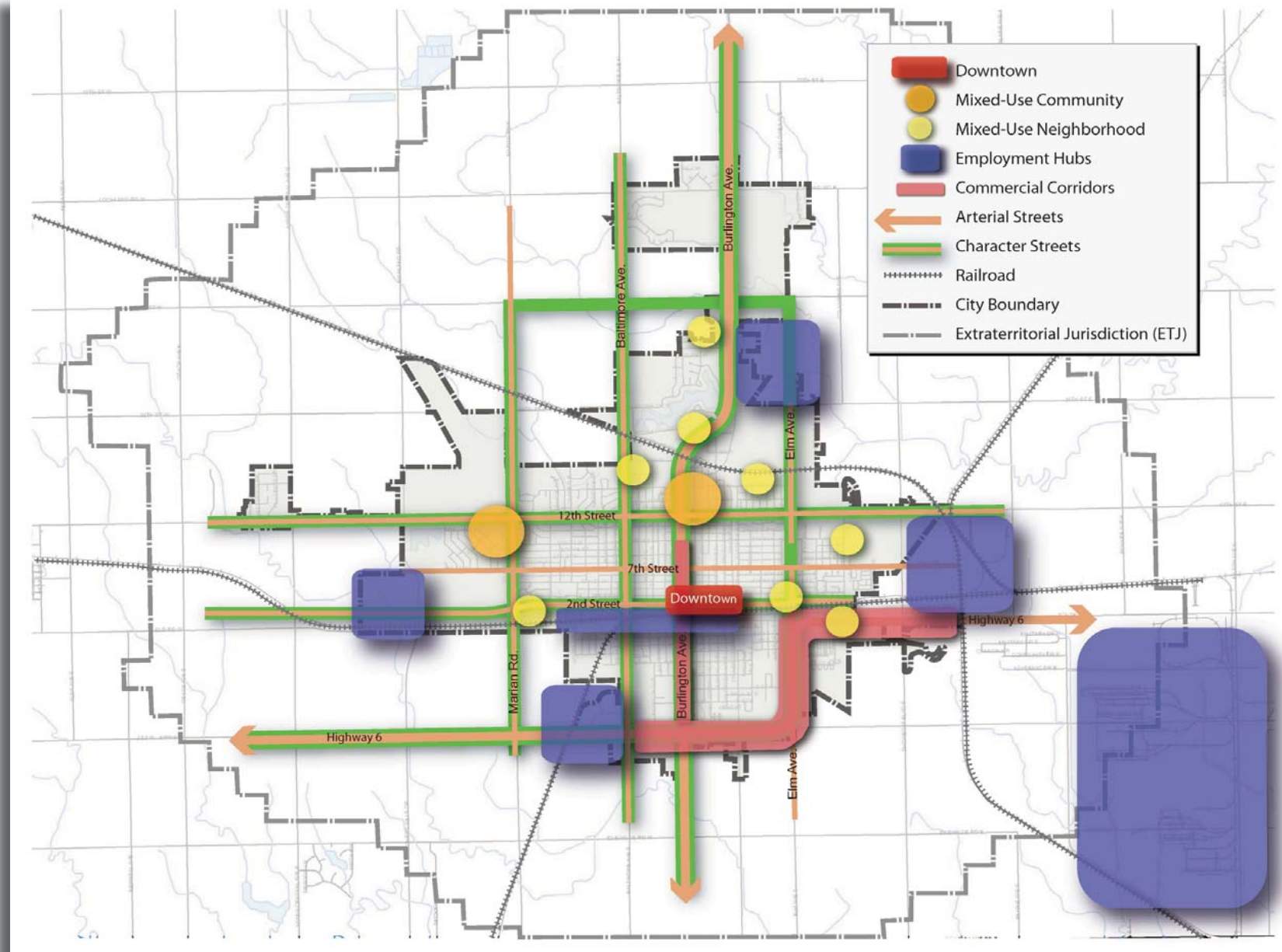


Figure 2.11: Development Framework Map

## 2.2 NATURAL ENVIRONMENT

The Natural Environment section of Imagine Hastings focuses on the ecological system we live in. This system includes water, wind, earth and native species. Each of these systems is important to life in Hastings and the future of the community. As times and development practices change, the impact to and importance of these systems will also change. We must recognize that the decisions we make will impact these systems and that the future we desire will be defined by the natural environment.

Within both our urban and rural environments, residents of Hastings live day-to-day in the presence of nature and the natural environment. As we continue to adapt our Built and Human Environments, it is important to take note of how those changes may positively or negatively affect the Natural Environment we live within. Furthermore, the actions of our Built Environment and Human Environment must also work to maintain and improve our Natural Environment. Ultimately we must make better and more sustainable choices that balance our need for growth with needs of our Natural Environment.

The Natural Environment section will start by outlining Guiding Principles and Goals for our City. The strategies to use in order to accomplish these goals are outlined in Chapter 3: Implementation



***Natural Environment***  
***Source: Gould Evans***





***Agricultural Production***  
*Source: City of Hastings*

#### *Guiding Principles*

- Clean and abundant Water sources in and around Hastings are important to the health of our community.
- Utilizing Wind to diversify our energy resources is critical in today's society.
- The Earth of Hastings is important in preserving both our natural lands, agricultural fields and special places.
- A sustainable Food system that encourages local production, processing, distribution, consumption and waste management of food is desirable in Hastings.
- Preservation and conservation of Native Species is important to the sustainability of Hastings.

## EARTH

The most common use of the word Earth refers to the planet we live on. However, in the Imagine Hastings Plan we refer to Earth as the land that we live on and with. This includes natural lands and lands that have been manipulated through the Built Environment yet still have elements of nature within them including parks, agricultural fields and wetlands. Throughout Hastings, we have both natural and manipulated lands.

For decades we have cultivated crops, created parks, and transformed what were once natural reserves and agricultural fields into new homes and neighborhoods. The future health of our natural environment is dependent on how we treat our natural and manipulated lands. The Earth of our community should both strengthen our community and protect our natural resources. Special measures should be taken to preserve the natural reserves, wetlands and agricultural fields. When addressing issues concerning our Built and Human Environments we should ultimately consider how those actions may negatively or positively affect our earth. Natural lands should be conserved as ecosystems for native plant and animal species, while manipulated lands should only be manipulated in a way that minimizes environmental effects. Furthermore, the historic significance, cultural values, natural beauty and biological diversity of our earth should be a celebrated asset.

### *Earth Goals*

- E.1 Celebrate the Natural Environment in Parks and Open Spaces.
- E.2 Enhance and preserve agricultural systems throughout the Hastings region.
- E.3 Protect and preserve wetlands in and around Hastings.



***Downtown Park***  
***Source: City of Hastings***



***Pioneer Spirit Trail***  
***Source: City of Hastings***



***Native Grass***  
Source: Gould Evans



***Urban Conservation Area***  
Source: Gould Evans

## **NATIVE SPECIES**

Native species include both plant and animal species that are native to our region. Native plant species are often more tolerant to the climate of our region than non-native species, and can help remediate contaminated soils and can increase biodiversity. Native animal species include domestic and non-domestic/wild animal species. Domestic animal species are often either considered pets (i.e. dogs, cats, horses) or are considered livestock (i.e. cows, pigs). Non-domestic/wild animal species include various types of birds, fish, snakes, deer, rabbits, squirrels, foxes, skunks, coyotes, bats and raccoons. Non-domestic/wild animal species can also include migratory species such as the sandhill crane which annually migrates from northern Canada to southern United States. The most important stop for this ancient species of crane is north of our community near the Platte River.

### ***Native Species Goals***

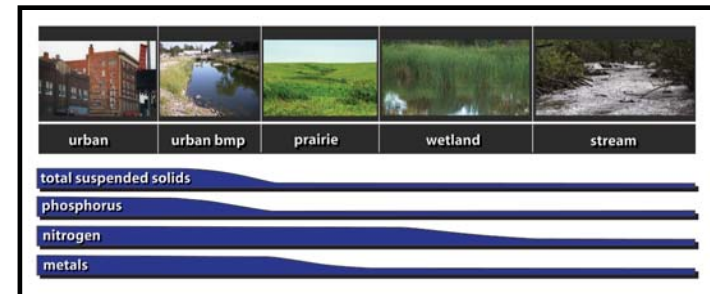
- NS.1 Protect and preserve the native non-domestic/wild animal species of our region.
- NS.2 Ensure non-domestic species have a place in our community but do not act as a nuisance.

## WATER

Water includes our natural and man-made streams, creeks, ponds, lakes and reservoirs. These water bodies are part of a larger system of ground water and surface water. The health of this system directly affects the health of our crops and our community.

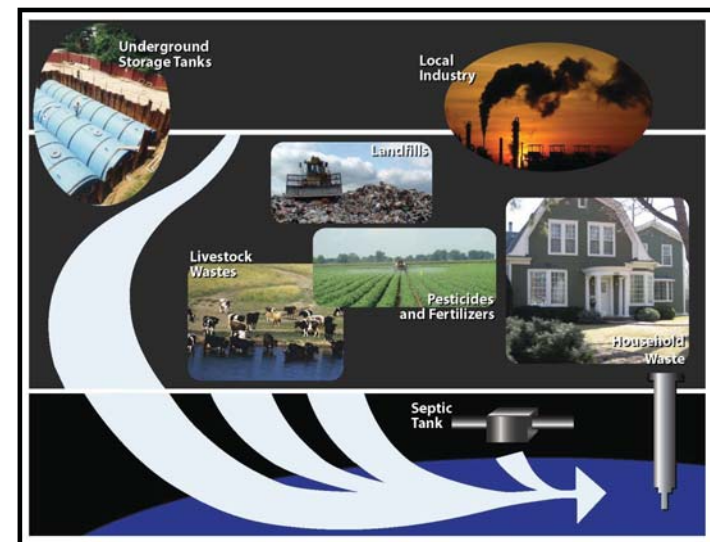
Surface water can often be contaminated by stormwater run-off from streets, sidewalks, rooftops, lawns, industrial operations, concentrated animal feeding operations and agricultural fields. Contaminated surface water often has traces of plastics, pesticides, fertilizers, lead, copper, bacteria, nitrates, heavy metals, radon and other chemicals. Groundwater is commonly used in our community for crop irrigation and well water that we use for personal, commercial and industrial applications. Ground- water can also be contaminated if pollutants such as leaking underground tanks and piping, landfills, waste dumps and septic tanks seep through the soil and are not caught through this natural filtering system. The groundwater that we use for drinking water is becoming more polluted. In the near future, water filtration will be necessary and the City has begun to plan for that day.

Other than pollution and contamination of our water sources, we must also be concerned about how much water these streams, creeks, ponds and lakes can hold. Soil is our most abundant pervious surface. That is, soil acts as a sponge or a natural filtering system that absorbs storm water. However, as we continue to add more buildings to our community, we add more impervious surfaces and reduce the pervious area, therefore reducing the area where water can go. When this occurs, the water is forced to go into the water bodies. During times of large storms, these water bodies will often overflow and flood, causing damage to our buildings, neighborhoods and crops.



**Natural Stormwater Treatment Method**

Source: Gould Evans



**Ground Water & Surface Water Contamination**

Source: Gould Evans





***Flooded Street***  
***Source: Gould Evans***

In summary, our goals and strategies regarding water should reflect our concern about not only the quality of water collecting in our water bodies, but also the abundance of water in comparison to the capacity each water body can hold.

***Water Goals***

- W.1      Maintain the quality of our drinking water.
- W.2      Prevent flooding caused by overflow of our water bodies.



## WIND

Wind is a natural resource that is just at the beginning stages of being harvested for energy. Many communities throughout the Midwest have utilized their geographic location and high wind flow to create wind farms. These wind farms are a renewable energy source that can be harvested and utilized as energy for both our community and other surrounding communities. Furthermore, once the wind turbines are installed the cost of energy for consumer's is relatively fixed and inflation proof.

Other renewable energy sources include solar and biomass. We should continue to analyze their applicability within Hastings in the future.

### *Wind Goals*

- WI.1 Utilize our geographic location to capture wind energy for the region.
- WI.2 City-owned wind turbines and energy storage facilities.



***Wind Turbines Operation***  
***Source: Gould Evans***

*This page intentionally left blank.*

## 2.3 HUMAN ENVIRONMENT

As we have previously stated, we believe that a community through its action can shape its future. To achieve our vision we believe that it is up to us, the people of Hastings, to create what we desire. It is our actions, big and small, that will create the future that we desire for our town. In addition to the built environment and the natural environment that shape our physical community and world, the human environment is as important as those to our future. The human environment section of Imagine Hastings focuses on those actions necessary to achieve our vision.

We define our vision of the human environment through our people, including our youth, our neighborhoods that foster personal and community interaction, our housing that provides for our residents and our economic development practices that provides for jobs, services and improvements for our community. These elements define a piece-the human piece- of our vision of the future, and we realize that it is up to us and our actions to achieve our vision.

Recognizing that an eclectic mix of people that make up our community, the planning process sought to include those that wanted to participate and encourage those that were skeptical about the ability to change the community. The planning process focused on the power of us, the individuals within Hastings, and our ideas to prescribe the future and necessary changes that will make Hastings an even better place. Through a process that focuses on the positives that a community has to offer and building additional success stories from those practices the community came together to Imagine Hastings. Appreciative inquiry (AI) is a technique that tries to use a community's assets, advantages and successes to prepare and plan for the future, instead of



**Children Statue- Downtown Hastings**  
*Source: Gould Evans*



***Fisher Fountain***  
*Source: Gould Evans*



***Hastings Community Theater***  
*Source: Gould Evans*

creating fixes for current problems. An integral piece of the AI process and our process is the people of the community. In many ways the AI process seeks to begin the building of social capital in the community during the planning process, providing additional stability for success in the future as the plan is implemented.

Topics within the Human Environment section include People, Economic Development, Neighborhoods and Housing. Each topic area has Goals and Strategies which adhere to the Guiding Principles listed below.

#### ***Guiding Principles***

- The People of Hastings define the community through their actions.
- The Youth of Hastings hold the future of the community.
- Economic and social Diversity are important to the future success of Hastings.
- A diversity of Housing options should be available for those desiring to live in Hastings.
- The Community is improved through the interaction of people and the social capital that is created

## PEOPLE

We, the people of Hastings, define our community. Through our community associations including our education, our neighborhoods, our families and our youth, we continue to write the story of Hastings and its people. Our interaction as a community is what makes Hastings such a welcoming place that enjoys a high quality of life. The social growth of the community as fostered by our education, community and youth will continue to define Hastings as a great place to live in the future. We believe that these three elements are important in shaping who we are as individuals and as a community.

### *Education*

Hastings is largely an educated community, with 85% of our community having a high school degree or higher. However, only about 20% of the population has a bachelor's or graduate degree. Therefore, it is important to keep a high quality education system in Hastings. There is an abundance of education opportunities in Hastings from elementary, junior high and high schools to Central Community College and Hastings College. These institutions provide a solid level of education that will prepare our children and youth for the future. Schools provide one source of education to our community but other educational resources are important to Hastings. Life-long learning opportunities that assist adults and immigrants to adapt to the changing time and conditions are important. Other public and institutional sources typically offer these programs and would not be available if not for public support. Additional educational opportunities that are focused on the future through programs and courses about business, innovation and entrepreneurship will help the community as well as citizens socially and financially improve their lives. We recognize that the future of our community will depend upon an



***Hastings Middle School***

*Source: Gould Evans*





**Lake Hastings**  
Source: Gould Evans



**Children Fishing**  
Source: Gould Evans

educated population; therefore, we value the education of our citizens at all stages of life.

### *Community*

Beginning with the original immigrants to this country that settled Hastings, our community has been a place of different people coming together to create a unique and prospering community. Our population mix continues to change as our community continues to grow and evolve. As the white population in Hastings decreased (-4.37%) between 1990 and 2000 Hastings witnessed an increase of 4.41% of the Hispanic ethnicities. Other races including Asian/Pacific Islander increased by 1.6% and those classified by the census as "Other" increased by 1.8%. These trends are not unique to our community, as they are similar to population trends nationally. As Hastings continues to evolve, our community has grown into a place with an eclectic mix of people from many different races, ethnicities, cultures and backgrounds. The ability of our community to fully embrace and integrate these differences will make Hastings a better and richer place to live.

### *Youth*

Twenty-eight percent of the current population of Hastings, according to the 2000 U.S. Census, is comprised of individuals age 19 or under. This represents a significant portion of our total population. Imagine Hastings and its design for the future will have impacts on this age group, our youth, more than any other age group in our community. As the youth prepare for their futures, we must ask what are we doing to help them prepare. The future of our community lies in the hands of our youth. As such, we must ensure that what we do for them today prepares them for their future. To adequately do this we must provide them with the opportunities and experiences that will build character and give them the knowledge and confidence to lead now and in the future. Our youth today will

be our greatest investment in the future, through their education, community experiences and leadership opportunities.

### *People Goals*

- P.1 Create the social infrastructure necessary to strengthen families and ensure success of our youth.
- P.2 Encourage a socially diverse community through education, integration and celebration.
- P.3 Maintain a high quality education system for our youth.
- P.4 Encourage and expand life-long learning opportunities and programs for citizens of Hastings.
- P.5 Encourage innovation and entrepreneurship in the people of Hastings.
- P.6 Prepare Hastings youth to lead the community of tomorrow.
- P.7 Recognize those that contribute to the future of Hastings.



***Alcott Elementary School***  
*Source: Gould Evans*



***Hastings College***  
*Source: Gould Evans*



**Mary Lanning Memorial Hospital**  
Source: Gould Evans



**Industrial Use**  
Source: Gould Evans

## ECONOMIC DEVELOPMENT

The early economy of Hastings was one of peaks and valleys. Early years of Hastings showed tremendous growth with the development of several rail lines within the community in the late part of the 19<sup>th</sup> Century and early 20<sup>th</sup> Century. In 1942 the location of the Naval Ammunitions Depot (NAD) in Adams County, adjacent to Hastings, caused rapid growth in the community. This boom ended in 1966 after the Second World War with the closure of the NAD. In 1956 Hastings was passed up by the Federal-Aid Highway Act which located Interstate 80 fifteen miles north of Hastings. This not only was a missed opportunity for Hastings to grow with Interstate traffic, but the new Interstate system would reduce the importance of railroads throughout the United States. One constant during the evolution of our community has been agriculture. However, even as technology has impacted the methods and practices of agriculture the hands and farms necessary to provide crops have been reduced.

While these major occurrences have had a large impact on the economy of Hastings, they have also made Hastings a stronger, more diverse economy out of necessity. Starting with the location of the railroad, our community has had the entrepreneurial spirit necessary to support the large economic engines and the people that are brought to our community. Similarly, the town responded to the coming and leaving of the NAD. Today, with the recent loss of larger industries through consolidation, Hastings looks to local and regional business and national employers to provide jobs and a foundation for the economy. A key component to establishing a diverse mixture of business and industry is to focus on "quality businesses", those that provide living wage jobs, are environmentally sustainable, are good corporate citizens and provide a needed or complementary service of product. These types of industries are those that will complete our economy and provide stability for the community over time.



As industry and industrial processes will remain a part of our economy for the foreseeable future, a shift from those industries and processes that do not harm our community will be necessary. Clean industries, those that do not have a negative impact on our environment, should be our focus when trying to attract new industry to our community. As industry and production technologies change, cleaner facilities and processes should be encouraged from existing industries as well. Similar effort should be made in the way we produce our energy locally and regionally. As discussed in the Natural Environment chapter of our plan, everything that we do, make and consume has an effect on our environment and the environment adds to our quality of life in Hastings. We want to do our part to “clean up” the planet, beginning in our own backyard.

Economic development activities will continue to have a significant impact on our future. Growth and development of Hastings creates jobs, provides goods and services, and helps to make our community thrive. While it is important to attract new people and jobs to Hastings, our community has always been one of innovation and entrepreneurship. We embrace this tradition of retaining and building businesses and the people that make those businesses possible. As a community, we will focus on recruitment, entrepreneurship, retention and expansion of our businesses and economy.



**Hastings Utilities**  
*Source: Gould Evans*



***Hastings Ethanol Plant***  
*Source: Gould Evans*



***Hastings Municipal Airport Terminal***  
*Source: Gould Evans*

### *Economic Development Goals*

- ED.1 Create a balanced economic development policy founded on the principles of retention, attraction and expansion of businesses.
- ED.2 Establish Hastings as a center for “clean industry”.
- ED.3 Become a center for entrepreneurial development.
- ED.4 Encourage the development of the Employment Hubs as research and development campuses.



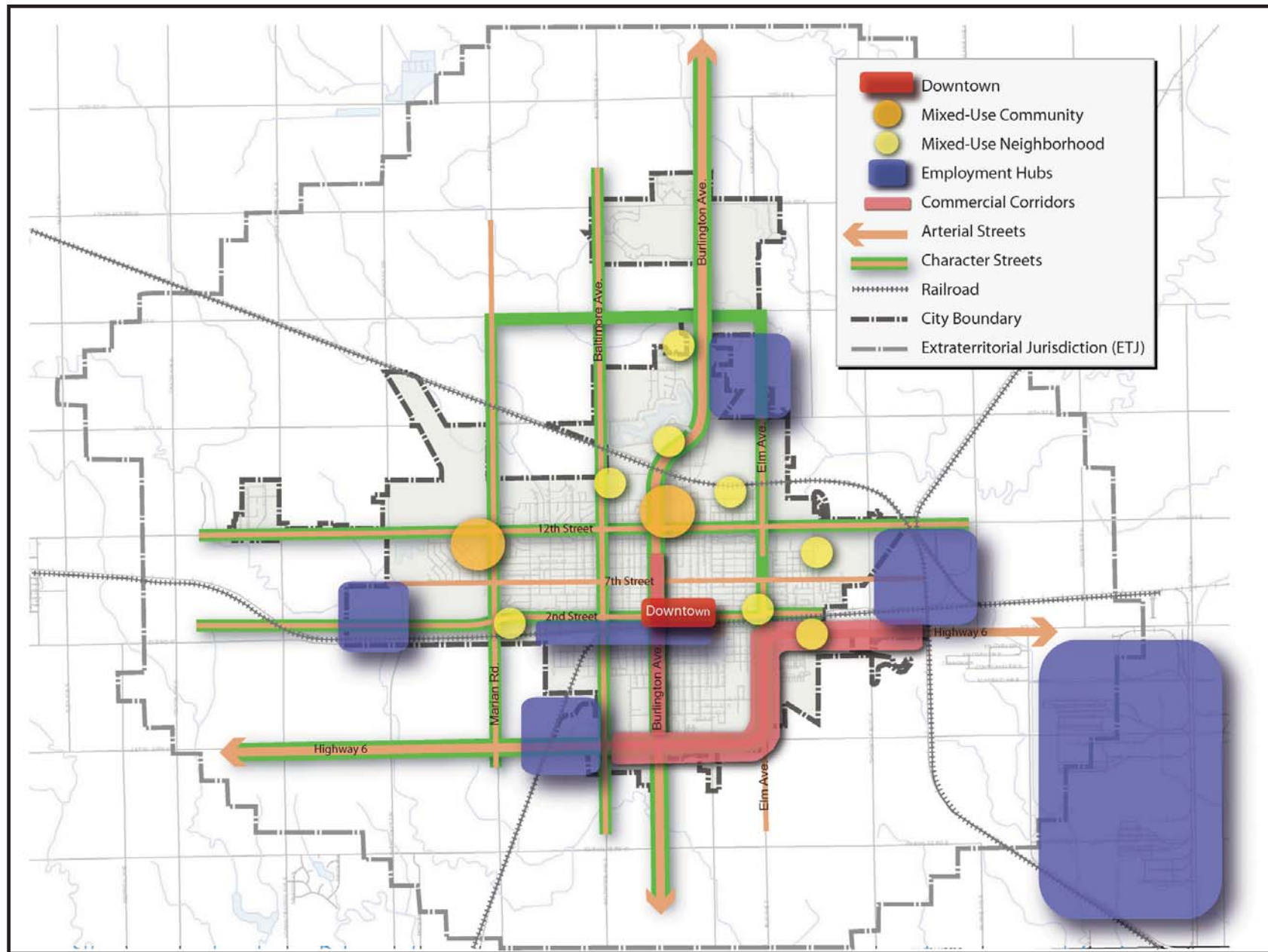


Figure 2-12: Employment Hubs Map



***Hastings Neighborhood***  
***Source: Gould Evans***

## NEIGHBORHOODS AND HOUSING

Being part of a community really begins at the individual and personal level of interaction that begins within our neighborhoods. We as residents of Hastings take pride in our community and our homes; however, we do not readily identify ourselves with our neighborhoods. Our neighborhoods lack a strong sense of identity within Hastings. In other communities, strong neighborhood identification helps establish pride in that community at the neighborhood and block level. As residents we seek to increase our pride in our community through our association with our neighborhoods and our collective contribution to the community. Through Imagine Hastings we desire to establish our identification within our neighborhoods and within the greater community.

We recognize that each neighborhood within Hastings is different and we value that difference. Accordingly, different neighborhoods need and value different things. Some neighborhoods could value streetscape and amenities while some could need quality housing and good infrastructure. Who better to know what a neighborhood needs than us, its residents? We know our neighborhoods and generally know what we want to be or what we want to change. We would like to be able to evaluate our neighborhoods to prioritize those things that are important to us. This will not only help us identify challenges and needs but also help us refine our vision for our future. One issue that we know of in almost every neighborhood, in some manner, is housing.

The housing stock within our community is in need of attention. The quality of the housing stock in Hastings defines the neighborhoods and our community. The current housing stock is predominantly an aging single family home inventory that supports the families within Hastings. Approximately 86% of our housing stock was built before 1980 and the median age of a house in Hastings is 53 years old

(built in 1955) which is significantly older than the region and national median age. While single-family homes tend to dominate the housing scene, we believe that a range of housing opportunities, both in style and price as well as the quality of housing, will provide stability to the community and can lead to the attraction of people and businesses to Hastings. Of the housing units within our community, 7% are vacant and vacant structures can negatively affect the character of the community. Although this percentage is similar to many communities throughout the United States, we would like to rehabilitate vacant structures, those that can be, in to contributing assets of the housing stock.

#### *Neighborhood and Housing Goals*

- NH.1 Encourage strong neighborhood identity through the creation of formal neighborhood associations.
- NH.2 Diversify and stabilize the housing stock in Hastings.
- NH.3 Protect the historic value of older neighborhoods.
- NH.4 Encourage stable neighborhoods that contribute to the living environment of Hastings.
- NH.5 Encourage the investment and revitalization of neighborhoods surrounding Downtown.



***Hastings Housing***  
***Source: Gould Evans***

*This page intentionally left blank.*

## IMAGINE HASTINGS - IMPLEMENTATION

Implementation is the process of putting our strategies in to action to achieve our vision. Implementation is not the culmination of our planning process; yet it is part of a continual planning cycle to create the community we desire; now and in the future. The planning cycle consists of input, analysis, evaluation, plan development and action. We are looking forward to putting the plan into action. Imagine Hastings is a long-range plan; therefore implementation will be incremental and cumulative. Implementation will involve large-scale projects; however, more frequently it involves small projects and day-to-day decisions made by the community.

Putting our plan into action will occur through private and public decisions, investments and improvements. Partnerships that can leverage resources, organize citizens, and create a positive environment for change will be created to serve as community catalysts to accomplish the goals of the plan. The action plan for Imagine Hastings includes the many partners involved in all aspects of implementation, the tools and strategies available to implement the plan, and the partners matched with those tools and strategies in order to identify responsible parties and tasks to complete.

### 3.1 IMPLEMENTATION MATRIX

The decisions we make put the plan into action and come from a variety of sources – both public and private – and from a variety of perspectives – regulatory, fiscal, and strategic. The following strategies are intended to provide a guide for decision making and the implementation of Imagine Hastings in pursuit of our vision.

The strategies detailed in this section are the direct result of our vision, values and goals identified previously in this plan. As such, they are organized into the three major goal categories of the plan: Built Environment, Natural Environment and Human Environment. Our specific strategies are provided for each category with responsibilities. The strategies are arranged based on priority into three suggested phases: Short Term (0-5 years), Medium Term (5-10 years), Long Term (10+ years). For those strategies that should become a regular part of business for the City and others, an Ongoing column has been created. The primary responsible party for each specific strategy is indicated by the following codes:

H	City of Hastings Staff
E/AO	Elected and appointed officials in Hastings including the Planning & Zoning Commission and City Council
I	Institutions in Hastings – churches, schools, hospital, etc.
C/N	Citizens, citizen task forces, and/or neighborhoods in Hastings
D/LO	Developers and land owners in Hastings
B/I	Businesses, industries, and business and industry organizations – COC, HEDC, BID, CRA, etc.
OGA	Other government entities and agencies - municipalities, state or federal government, utilities, etc.



*This page intentionally left blank.*

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
General Planning (GP)					
<b>GP.1</b> Adopt new development codes as implementation tools for accomplishing the vision and goals of Imagine Hastings.	+				<b>E/AO</b>
<b>GP.2</b> Implement a monitoring System for tracking growth and development decisions on a “real time basis” and assessing if the City is pursuing the goals of Imagine Hastings.	+			+	<b>H</b>
<b>GP.3</b> Establish an annual Imagine Hastings meeting to review the results of decisions made and the continued relevancy and effectiveness of the plan, its vision and goals. Determine if updates/changes to the plan are needed based on actions taken, changes in trends and decisions that change the course of the city and the desired plan direction.	+			+	<b>H</b>
<b>GP.4</b> Link annual plan reviews and decisions to the City Budget and new Capital Improvements Program to ensure logical implementation of Imagine Hastings through a variety of practices and processes.	+			+	<b>H</b>
<b>GP.5</b> Evaluate the use and effectiveness of existing development tools and strategically apply such tools to areas that can benefit most using the goals and strategies as guides.	+				<b>H</b>
<b>GP.6</b> Consider all modes of transportation, including pedestrian, bicycle and transit modes, when making land use and development decisions.	+				<b>H</b>
<b>GP.7</b> Encourage multi-modal connections, specifically pedestrian and bicycle, between neighborhoods and mixed-use centers.	+			+	<b>H</b>
<b>GP.8</b> Encourage uniqueness in each of Hastings’ neighborhoods.	+			+	<b>H</b>
<b>GP.9</b> Support the establishment of neighborhoods and encourage their growth and development.	+			+	<b>H</b>
<b>GP.10</b> Encourage the development and redevelopment of neighborhoods that supports the “neighborhood center” concept to provide goods and services to residents.	+			+	<b>H</b>
<b>GP.11</b> Create a South Burlington Avenue Corridor overlay zoning district to enhance the development pattern and appearance of the Burlington Corridor south of South Street to Highway 6.	+				<b>H, E/AO</b>
<b>GP.12</b> Create a Highway 6 Corridor overlay zoning district to enhance the development pattern and appearance of the Highway 6 Corridor between Elm Avenue and Baltimore Avenue.	+				<b>H, E/AO</b>

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>GP.13</b> Create an Urban Industrial overlay zoning district to protect the urban, historical industrial forms generally between 2nd Street on the north, South Street on the south, Wabash Avenue on the east and Chestnut Avenue on the west.	+				H, E/AO
<b>GP.14</b> Conduct a complete Imagine Hastings and development regulation review and update every 5 years to ensure compatibility with the vision for the city.		+			H, E/AO
<b>GP.15</b> Develop a program for conducting and creating specific neighborhood, district, corridor and center plans that include the public in the planning process and results in plans that are adopted as sub-components of Imagine Hastings.		+			H
<b>GP.16</b> Implement the "Center" development concept as defined in Chapter Two by encouraging the development of mixed-use areas that serve single family and multiple neighborhoods depending on their location.		+		+	H
<b>GP.17</b> Establish future mixed-use centers, as necessary, based in ICSC commercial development standards for commercial centers to make them viable.			+		H
<b>Built Environment</b>					
<b>Future Land Use (FLU)</b>					
<b>FLU.1</b> Create an orderly, efficient and supportive arrangement of land uses within Hastings.					H
<b>FLU.1-1</b> Implement zoning and development that is consistent with the future land use map.	+			+	H, E/AO
<b>FLU.2</b> Provide opportunities that mix compatible uses within a single development and better integrate supporting uses among adjacent developments.					H, D/LO
<b>FLU.2-1</b> Adapt existing zoning categories in consideration of the plan and the proposed development regulations.	+				H, E/AO
<b>FLU.2-2</b> Encourage development of mixed-use centers with high-density residential and a mix of commercial and employment uses that will create the needed activity to support transit operations.		+		+	H, D/LO

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>FLU.3</b> Encourage efficient development patterns that promote alternative modes of mobility, i.e. walking, bicycling, transit.					H, D/LO
<b>FLU.3-1</b> Encourage development of mixed-use centers with higher-density residential and a mix of commercial and employment uses.		+		+	H, D/LO
<b>FLU.4</b> Connect recreation, service and employment areas throughout the community.					H
<b>FLU.4-1</b> Implement a recreational trail network that connects the primary park, civic and institutional facilities within the community.	+			+	H
<b>FLU.4-2</b> Implement a community sidewalk network that connects the neighborhoods, mixed-use centers, employment hubs and other destination points within the community.			+	+	H
<b>FLU.5</b> Create commercial corridors that make a positive impression on visitors and residents of the community.					H
<b>FLU.5-1</b> Prepare and adopt a zoning overlay district for the Burlington Avenue Corridor. The Burlington Avenue Corridor Overlay District should include site design, development, signage and access standards for development along the corridor.	+				H, E/AO
<b>FLU.5-2</b> Prepare and adopt a zoning overlay district for the Highway 6 Corridor. The Highway 6 Corridor Overlay District should include site design, development, signage and access standards for development along the corridor.	+				H, E/AO
<b>FLU.6</b> Protect the urban industrial forms that exist in the core of Hastings.					H
<b>FLU.6-1</b> Prepare and adopt a zoning overlay district for the Urban Industrial Area. The Urban Industrial Overlay District should include site design, development and signage that retain the character of the district and the urban pattern that dominates the area. New development and rehabilitated structures should adhere to the overlay standards.	+				H, E/AO
<b>FLU.6-2</b> Encourage the redevelopment of the Urban Industrial Area with residential, commercial, office, institutional and small manufacturing industrial uses with the existing urban format.		+		+	H, D/LO
<b>FLU.6-3</b> Encourage the creation of live/work units, art spaces, studios and galleries in the Urban Industrial Area.		+		+	H, D/LO

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>FLU.6-4</b> Utilize the existing rehabilitation building code to encourage the reuse and redevelopment of existing structures within the Urban Industrial Area.		+		+	H
Mobility (M)					
<b>M.1</b> Maintain and expand the connected street network to provide movement throughout the community as new growth and development occurs.					H, OGA
<b>M.1-1</b> Ensure continued connectivity of the street network.	+			+	H, OGA
<b>M.1-2</b> Pave Showboat Boulevard from 26th Street to 42nd Street to support growth in the northeast section of the city.		+			H, OGA
<b>M.1-3</b> Pave 42nd Street from Tom Osborne Expressway to Showboat Boulevard to support growth in the northeast section of the city.		+			H, OGA
<b>M.1-4</b> Pave Showboat Boulevard from 42nd Street to Lochland Road to support long term growth of the community in that area.			+		H, OGA
<b>M.1-5</b> Pave Lochland Road from Tom Osborne Expressway to Showboat Boulevard to support long term growth of the community in that area.			+		H, OGA
<b>M.1-6</b> Widen and/or pave (as determined at the time of necessary improvements) Baltimore Avenue from North Shore Drive to Lochland Road to support growth of the community toward the north.		+			H, OGA
<b>M.1-7</b> Widen U.S. Highway 6 to five lanes from Burlington Avenue to Showboat Boulevard to accommodate increased traffic along that route.			+		H, OGA
<b>M.1-8</b> Construct a grade-separated Railroad crossing at Baltimore Avenue between 2nd and South Streets and at Baltimore Road at 18th Street to move traffic north and south within Hastings.			+		H, OGA
<b>M.1-9</b> Construct a grade-separated Railroad crossing at Marian Road north of South Street to move traffic north and south within Hastings and support the growth of the city to the southwest.			+		H, OGA
<b>M.1-10</b> Widen Burlington Avenue between 9th Street and 12th Street to ease traffic flow along Burlington as traffic increases.		+			H, OGA



ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>M.1-11</b> Widen 7th Street from Burlington Avenue to Colorado Avenue or Minnesota Avenue as traffic increases to facilitate movement to the east.			+		H, OGA
<b>M.1-12</b> Study the feasibility, physically and operationally, of transforming current one-way streets in Downtown to two-way streets.		+			H, OGA
<b>M.1-13</b> Develop a truck route for the City to minimize the automobile and truck conflict on local streets.	+				H, OGA
<b>M.2</b> Establish a Character Street System that provides an enhanced transportation framework to connect activity and employment centers.					H, OGA
<b>M.2-1</b> Implement Character Street routes as defined by the Character Street Map.		+			H, OGA
<b>M.2-2</b> Design Character Streets that are sensitive to their adjacent development and natural context.		+			H, OGA
<b>M.3</b> Design streets that are appropriate to the adjacent development or natural context of the area while supporting the capacity of traffic it serves.					H, OGA
<b>M.3-1</b> Design neighborhood streets that facilitate the slow and safe movement of traffic and act as connections to the arterial street network.	+			+	H, OGA
<b>M.3-2</b> Create a periodic evaluation process to review and update the national functional roadway classification.				+	H, OGA
<b>M.3-3</b> Conduct safety studies at intersections of concern, starting with: M.3-3a 7th Street and Burlington Avenue M.3-3b 33rd Street and US Highway 281	+				H, OGA
<b>M.4</b> Accomplish trail network goals as described in the Parks and Recreation section of the Built Environment.					H, OGA
<b>M.5</b> Create a defined and connected pedestrian network throughout Hastings.					H, OGA
<b>M.5-1</b> Create sidewalk construction/replacement program to repair failing facilities and to fully connect the pedestrian network.		+		+	H, OGA
<b>M.5-2</b> Require sidewalks on both sides of the street in developing areas.		+		+	H, OGA

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>M.5-3</b> Provide sidewalk improvements that connect neighborhoods, internally and externally to the Pioneer Spirit Trail.		+		+	H, OGA
<b>M.5-5</b> Develop a "safe routes to school" document.	+				H
<b>M.6 Encourage bus transit use between employment and activity centers.</b>					H
Growth (G)					
<b>G.1 Protect agricultural ground and natural resources that support life in Hastings as well as the rural character of the county.</b>					H, D/LO
<b>G.1-1</b> Promote cluster development in rural areas that protect natural resources in and around Hastings.	+			+	H, D/LO
<b>G.1-2</b> Prohibit development of structures within the floodway and the 100 year floodplain.	+			+	H, D/LO
<b>G.1-3</b> Encourage development in urban areas of Hastings.	+			+	H, D/LO
<b>G.1-5</b> Strategically annex land adjacent to the current Hastings city limits that is necessary to accommodate proposed growth and development.		+		+	H
<b>G.2 Maximize use of existing infrastructure, public investments and resources through infill development and redevelopment.</b>					H
<b>G.2-1</b> Promote infill development that respects the surrounding character in which it is proposed.	+			+	H, D/LO
<b>G.2-2</b> Encourage infill development that respects the development patterns, urban, suburban and rural, as defined by the Development Pattern Map in Chapter 2.	+			+	H, D/LO
<b>G.2-3</b> Utilize the existing rehabilitation building codes to encourage the reuse and redevelopment of existing structures within the Urban Industrial area.	+				H
<b>G.2-4</b> Create incentive programs for infill development and reuse/redevelopment of existing structures in the Urban Development areas of Hastings, as defined by the Development Pattern Map in Chapter 2.	+			+	H

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>G.2-5</b> Encourage the use of local, state and federal incentives (tax credits, tax abatement, tax increment financing, etc.) for the Downtown, Urban Residential and Urban Industrial Areas and the mixed-use centers, as defined by the Future Land Use Map, for rehabilitation and redevelopment of these areas.	+			+	H
<b>G.3 Maintain infrastructure and utility networks that efficiently serve the population of Hastings and support the growth and development of Hastings.</b>					H, OGA
<b>G.3-1</b> Modernize infrastructure and utilities when necessary to support existing and new development in Hastings. Plan for and fund infrastructure upgrades with the new 5 year revolving Capital Improvements Plan (CIP).	+			+	H, OGA
<b>G.3-2</b> Incorporate routing and deferred maintenance of existing infrastructure and utilities into the new 5 year revolving CIP.	+				H, OGA
<b>G.3-3</b> Provide infrastructure and utility improvements that correspond to new development to provide service "just in time".	+			+	H, OGA
<b>G.3-4</b> Support a proportional level of infrastructure to serve different intensities of development- i.e. gravel roads, well water and septic systems for rural and large lot residential development in rural / agricultural areas of the 2 mile area.	+			+	H, OGA
<b>G.3-5</b> Prepare coordinated citywide master plans for infrastructure and utilities including Water, Stormwater, Sanitary Sewer, Gas and Electrical systems. The plans should address the future extension and maintenance of these systems and their ability to serve future growth and development as well as redevelopment of existing areas in the community.		+			H, OGA
<b>G.3-6</b> Provide infrastructure and utility improvements that support the mixed-use center development concept and the increased intensity of development at those locations.		+			H, OGA
<b>G.4 Prepare an Urban Service Area plan that identifies future infrastructure and utility needs necessary to support future growth and development as defined by Imagine Hastings.</b>					H, OGA
<b>G.4-1</b> Coordinate the Capital Improvements Plan, infrastructure and utility master plans and other community plans to ensure the coordinated and strategic public investment in pursuit of the community vision.		+		+	H, OGA

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>G.5 Support strategic growth of Hastings that accommodates new growth and expansion opportunities.</b>					<b>H</b>
<b>G.5-1</b> Support growth that is efficient, cost effective and timely for Hastings. <b>G.5-1a</b> Adjacent to the city limits and is an efficient expansion of existing infrastructure. <b>G.5-1b</b> A cost effective use of public resources and infrastructure. <b>G.5-1c</b> Physical growth of the city limits should be in response to projected growth.	<b>+</b>			<b>+</b>	<b>H</b>
<b>G.5-2</b> Enforce the annexation criteria within the Hastings Annexation Policy and Review Process that sets criteria for annexation of land.	<b>+</b>			<b>+</b>	<b>H</b>
<b>G.6 Direct growth and development to the identified North, South, East and West Growth Areas and adhere to the growth strategies defined.</b> <ul style="list-style-type: none"> <li>• North Growth Area- generally bounded by 18th Street on the south, Marian Road on the west, Lochland Road on the north and US 281 on the east.</li> <li>• East Growth Area- generally bounded by Lochland Road on the north, Blaine Avenue on the east, Highway 6 on the south and the current City Limits on the west.</li> <li>• South Growth Area- generally bounded by BNSF railroad on the north, existing City Limits on the east, Highway 6 on the south and Southern Hills Drive on the west.</li> <li>• West Growth Area- UP railroad on the north, Marian Road on the east, 7th Street on the south and Adams Central Avenue on the west.</li> </ul>					<b>H</b>
<b>G.6-1</b> Encourage development strategies for the North Growth Area. <b>G.6-1a</b> Encourage residential growth that connects to existing neighborhoods and commercial services along US 281. <b>G.6-1b</b> Accommodate residential support uses such as neighborhood mixed-use centers, institutions and parks as residential growth occurs. <b>G.6-1c</b> Improve Marian, Baltimore, 26th Street, 42nd Street and Lochland Road to arterial street standards as growth occurs.	<b>+</b>			<b>+</b>	<b>H, D/LO</b>

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<p><b>G.6-2</b> Encourage development strategies for the East Growth Area.</p> <p><b>G.6-2a</b> Encourage residential development north of 26th Street accommodating expansion of the Hastings Industrial Park- North along the south side of 42nd Street.</p> <p><b>G.6-2b</b> Encourage the expansion of employment, commercial and institutional uses south of 12th Street.</p> <p><b>G.6-2c</b> Improve Lochland Road, Columbine Avenue, Elm Avenue, Showboat Boulevard south of the Union Pacific Railroad line, Blaine Avenue between 12th Street and Highway 6, 12th Street, 26th Street and 42nd Street to arterial street standards as growth occurs.</p>	+			+	H, D/LO
<p><b>G.6-3</b> Encourage development strategies for the South Growth Area.</p> <p><b>G.6-3a</b> Encourage commercial development along Highway 6 and expansion of the Hastings Industrial Park to the west and south of its current boundaries.</p> <p><b>G.6-3b</b> Encourage residential development south of the commercial and industrial uses along the Highway 6 Corridor.</p> <p><b>G.6-3c</b> Plan for and fund sewer extensions to the South Growth Area to serve future growth.</p> <p><b>G.6-3d</b> Improve Southern Hills Drive and Marian Road to arterial street standards and Highway 6 to state highway standards as growth occurs.</p>	+			+	H, D/LO
<p><b>G.6-4</b> Encourage development strategies for the West Growth Area.</p> <p><b>G.6-4a</b> Encourage the expansion of employment uses around the airport to take advantage of existing resources.</p> <p><b>G.6-4b</b> Encourage residential development along the north side of 12th Street, west of the airport to use existing infrastructure investments.</p> <p><b>G.6-4c</b> Improve 12th Street, Highland Road and Adams Central Avenue to arterial street standards as growth occurs.</p>	+			+	H, D/LO



ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>G.7</b> When development within each growth area occurs it should reinforce the growth and development principle throughout the community and within this plan. General growth and development strategies for new growth area should also include:					H
<b>G.7-1</b> When directing growth to the identified growth areas, be consistent with the identified future land uses as described in the Future Land Use section of this plan.	+			+	H, D/LO
<b>G.7-2</b> Ensure connectivity between developments and throughout the growth areas.	+			+	H
<b>G.7-3</b> Identify ideal locations for schools and parks in the growth areas. <b>G.7-3a</b> Schools and parks should be sited with shorter walk and bike times to and from the neighborhoods they serve. Typical service area should be 1/4 to 1/2 mile walking distance to schools or parks. <b>G.7-3b</b> The City and School District should partner to determine future locations for schools based on population growth and development patterns.	+				H, OGA
<b>G.7-4</b> Development within the future growth areas will trigger the annexation of that land at such time it is legally eligible to be annexed or if eligible at the onset of development.					
<b>G.7-5</b> Evaluate and change the extraterritorial jurisdiction boundary as annexation occurs.					
<b>G.7-6</b> Prohibit development of structures within the floodway and the 100 year floodplain.					
<b>G.7-7</b> Construct 1/2 mile secondary arterial between section-line arterials identified in the Major Street Plan, therefore, extending the transportation network and improving transportation efficiency throughout the community.					

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
Parks and Recreation (PR)					
<b>PR.1 Provide the community with a balance of neighborhood, community and regional sized parks, open and recreational spaces with both active and passive opportunities to serve the public.</b>					<b>H, OGA</b>
<b>PR.1-1</b> Encourage neighborhood parks in new development.	+			+	<b>H, D/LO, OGA</b>
<b>PR.1-2</b> Encourage the reuse of vacant lots as new or additional park space for neighborhoods that do not have park space. Encourage neighborhoods to define area for future parks.	+			+	<b>H, D/LO</b>
<b>PR.1-3</b> Encourage the development of public park space adjacent to or on school properties.	+			+	<b>H, OGA</b>
<b>PR.1-4</b> Create a parkland dedication program that requires the dedication of usable parkland or open space by developers of new residential subdivision or commercial development. The dedication should correspond with the scale and type of development.		+			<b>H, D/LO</b>
<b>PR.1-5</b> Expand Hastings as a regional recreational sports center for Nebraska and the Midwest through the attraction of additional sports events like the State and National softball tournaments.		+		+	<b>H, OGA</b>
<b>PR.2 Create a comprehensive recreational trail network that connects the community through the parks, open and recreational spaces as well as the civic uses.</b>					<b>H, OGA</b>
<b>PR.2-1</b> Expand the Pioneer Spirit Trail network to connect park spaces within the community.	+				<b>H, OGA</b>
<b>PR.2-2</b> Create trail amenities along the Green Boulevard system to provide connections and alternative transportation modes throughout the community.		+			<b>H, OGA</b>
<b>PR.2-3</b> Connect the citywide Pioneer Spirit Trail network to the pedestrian network (Primarily through the use of sidewalks) to connect people and neighborhoods to services, civic and institutional uses, and recreational activities.		+			<b>H, OGA</b>
<b>PR.2-4</b> Implement the proposed "Hike and Bike Trail" system that connects Hastings to a larger regional trail network.			+		<b>H, OGA</b>

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>PR.3 Provide integrated public parks and open spaces within new development projects and within neighborhoods.</b>					<b>H, OGA, D/LO, C/N</b>
<b>PR.3-1</b> Encourage the development of public and / or private plazas, courtyards, squares or patios in new commercial development and mixed-use centers.	+			+	<b>H, OGA, D/LO</b>
<b>PR.3-2</b> Create and maintain pocket parks in downtown that provide a green area for relaxation / recreation, similar to Lawson's Central Park.	+			+	<b>H, OGA</b>
<b>PR.3-3</b> Encourage park and open space to develop according to the following criteria: <b>PR.3-3a</b> New park and recreational facilities as well as expansion of existing park and recreation facilities should be located according to size of population and proximity to neighborhoods. <b>PR.3-3b</b> Park and recreational opportunities should be included in all levels of mixed-use centers. <b>PR.3-3c</b> Open space should be maintained at the end of the runways at the Hastings Regional Airport to limit development that may impact runway operations. <b>PR.3-3d</b> Park and recreational areas should be encouraged / allowed within the floodplain and areas susceptible to flooding.	+			+	<b>H, OGA</b>
<b>PR.4 Create an integrated pedestrian network of sidewalks, trails and parks within the community.</b>					<b>H, OGA</b>
<b>PR.4-1</b> Implement the trails master plan identified in Figure 2-5 as an integral part of an integrated pedestrian network for the community.	+			+	<b>H, OGA</b>
<b>PR.4-2</b> Identify and add new trails to create a linked pedestrian system in Hastings.	+				<b>H, OGA</b>
<b>PR.4-3</b> Create a sidewalk construction, replacement and repair program to address sidewalk deficiencies community wide.		+			<b>H, OGA</b>
<b>PR.4-4</b> Develop and implement a Trails Integration Program (TIP) which will link existing and planned sidewalks to trails within Hastings.		+			<b>H, OGA</b>

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
Civic / Institution (CI)					
<b>CI.1 Enhance coordination of services and mutual support among the institutions in Hastings.</b>					H, OGA, I
<b>CI.1-1</b> Encourage the development of institutional districts or areas to promote coordination and collaboration among similar large-scale institutions. <b>CI.1-1a</b> Major public and semi-public facilities should have convenient access to arterials and major utility trunk lines.	+			+	H, OGA, I
<b>CI.1-2</b> Integrate smaller civic and institutional uses such as churches, senior centers, police sub-stations, library branches and similar compatible uses within neighborhood and community mixed-use centers. <b>CI.1-2a</b> New smaller-scale public facilities such as libraries, post offices, fire stations, police substations and schools that serve residential areas should be grouped together within neighborhood mixed-use centers and located near parks or recreational corridors when possible. <b>CI.1-2b</b> Libraries, parks and fire stations should be located according to populations, distance and response time standards as established in adopted facility plans and other standards.	+			+	H, OGA, I
<b>CI.2 Maintain Downtown Hastings as the civic and institutional center for Hastings and Adams County.</b>					H, OGA, I
<b>CI.2-1</b> Maintain and expand the substantial institutional presence in Downtown Hastings.	+			+	H, OGA, I
<b>CI.2-2</b> Encourage the expansion and redevelopment of government offices within Downtown	+			+	H, OGA
<b>CI.3 Maintain and improve Hastings' standing as a higher education center within Nebraska, the Midwest and Nation.</b>					H, OGA, I
<b>CI.3-1</b> Expand the cross coordinated curriculum between Hastings College and Central Community College.	+			+	H, I
<b>CI.3-2</b> Expand existing web-based and distance learning programs to serve a broader audience within the Midwest.	+			+	H, I
<b>CI.3-3</b> Expand coordination between high school and college curriculums to foster a student / mentorship relationship among students.	+			+	H, I

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>CI.3-4</b> Seek relationships with regional and national institutions to increase the presence and impact of local institutions locally, regionally and nationally.	+			+	H, I
<b>CI.3-5</b> Expand the presence and participation of Hastings College and Central Community College in community and local activities. <b>CI.3-5a</b> Encourage college faculty participation on boards, committees and other civic appointments in Hastings. <b>CI.3-5b</b> Reach out to the colleges for their participation in community events and activities. <b>CI.3-5c</b> Establish a supportive relationship between the City Administrators Office and the Deans' offices for the colleges. <b>CI.3-5d</b> Use college facilities to host community events and expose people to the colleges and their programs.	+			+	H, I
<b>CI.3-6</b> Encourage civic uses and institutions to utilize resources at educational institutions.	+			+	H, OGA, I
<b>CI.3-7</b> Encourage college faculty and institutions to participate in civic groups and programs.	+			+	H, I
<b>CI.3-8</b> Encourage partnerships between all civic and institutional uses.	+			+	H, OGA, I
<b>CI.4 Expand Hastings' presence as a regional healthcare leader.</b>					H, OGA, I
<b>CI.4-1</b> Encourage collaborative networks between Mary Lanning Memorial Hospital and the local higher education institutions, Hastings College and Central Community College.	+			+	H, I
<b>CI.4-2</b> Encourage collaborative networks between Mary Lanning Memorial Hospital and local businesses and public entities to collaborate on business opportunities that support the missions and functions of each (i.e. Is there an opportunity for the airport to provide support for hospital services within the region, while providing the services that airport benefits from increased use of their facilities?)	+			+	H, OGA, I
<b>CI.4-3</b> Expand medical services within the tri-cities region and surrounding towns and counties.		+		+	H, OGA, I



ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>CI.5 Establish civic and institutional buildings as icons within the community.</b>					<b>H, OGA, I</b>
<b>CI.5-1</b> Promote civic and institutional buildings that emphasize their importance to the community through distinctive architecture and creative site design.	+			+	<b>H, OGA, I</b>
<b>CI.6 Preserve the neighborhood school system in Hastings.</b>					<b>H, I</b>
<b>CI.6-1</b> Preserve the neighborhood system of small-scale elementary schools that feed the middle and high schools.	+			+	<b>H, I</b>
<b>CI.6-2</b> Design new schools as landmarks for the neighborhoods in which they serve.	+			+	<b>H, I</b>
<b>CI.6-3</b> When appropriate, determine site locations for schools in neighborhood centers or community centers, with park and recreational facilities in close proximity.	+			+	<b>H, I</b>
<b>CI.6-4</b> New and existing schools should be connected to neighborhoods via well-defined pedestrian connections.	+			+	<b>H, I</b>
<b>CI.6-5</b> Site schools with shorter walk and bike times to and from the neighborhoods they serve. Typical service area should be 1/4 to 1/2 mile walking distance to the schools.	+			+	<b>H, I</b>
<b>CI.6-6</b> Seek opportunities to partner with other arts, cultural, recreational and educational facilities.	+			+	<b>H, OGA, I</b>
<b>CI.6-7</b> Encourage interaction between the different high schools in Hastings and Adams County through coordinated events and programs.	+			+	<b>H, I</b>
Downtown (DT)					
<b>DT.1 Establish Downtown as a regional urban mixed-use center that provides goods and services, as well as culture and living opportunities.</b>					<b>H</b>
<b>DT.1-1</b> Create a strategic vision for Downtown that takes advantage of its historic assets and its location at the heart of the community. Promote the urban core of Hastings as an alternative environment for growth and additional development.	+			+	<b>H</b>
<b>DT.1-2</b> Using existing National Trust for Historic Preservation designation as a Local Main Street Program for resources to assist in the redevelopment of Downtown Hastings.	+				<b>H</b>

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>DT.1-3</b> Encourage the development of local and national establishments and venues within Downtown including restaurants, theaters, the arts and recreational spaces.	+			+	H, B/I
<b>DT.1-4</b> Continue to develop Downtown as a civic, institutional and cultural center of the community.	+			+	H, OGA, I
<b>DT.1-5</b> Continue to make City and County Government a part of Downtown.	+			+	H, OGA
<b>DT.1-6</b> Prepare a Downtown Plan that focuses on site level development and design. The plan should contain a market / economic component that identifies the capacity of development of residential, commercial and institutional uses in Downtown.		+			H
<b>DT.1-8</b> Create downtown gateways and / or entry monuments that delineate the Downtown area to residents and visitors.		+			H
<b>DT.1-9</b> Create a wayfinding signage program to guide visitors and residents throughout Downtown and to the special places within Hastings.		+			H, B/I
<b>DT.2 Encourage the investment and revitalization of neighborhoods surrounding Downtown.</b>					H, C/N
<b>DT.2-1</b> Recognize the importance of the surrounding neighborhoods and their connections to Downtown.	+			+	H, C/N
<b>DT.2-2</b> Encourage redevelopment and reinvestment in these neighborhoods to support Downtown activities.	+			+	H, C/N
<b>DT.2-3</b> Encourage the rehabilitation of the urban housing stock within Hastings to support Downtown and to provide alternative neighborhood living opportunities.	+			+	H, C/N
<b>DT.2-4</b> Maintain the urban densities of the neighborhoods in and around Downtown.	+			+	H, C/N
<b>DT.2-5</b> Promote infill housing that respects the development pattern and character surrounding Downtown.	+			+	H, C/N
<b>DT.2-6</b> Clearly define and / or enhance the connections between Downtown and the surrounding neighborhoods.		+		+	H, C/N
<b>DT.2-7</b> Develop programs in Downtown that support and enhance the surrounding neighborhoods.		+		+	H, C/N

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>DT.3 Encourage private investment and development that builds on the public infrastructure and investments made in Downtown.</b>					H, B/I
<b>DT.3-1</b> Provide incentives to encourage private development within Downtown.	+			+	H, B/I, D/LO
<b>DT.3-2</b> Investigate creative incentive opportunities to entice development, such as restaurants and housing, in Downtown.	+			+	H, B/I, D/LO
<b>DT.3-3</b> Provide assistance, financial and regulatory, for local businesses to locate in Downtown.	+			+	H, B/I
<b>DT.3-4</b> Provide continued financial support for local businesses established in Downtown.	+			+	H, B/I
<b>DT.3-5</b> Encourage and incent the development and redevelopment of the east end of Downtown.	+			+	H, B/I, D/LO
<b>DT.3-6</b> Redevelopment incentives should be leveraged to support development of an urban format, create an appropriate mix of uses, and respond to the development pattern and desired character of Downtown.	+			+	H, B/I, D/LO
<b>DT.4 Maintain the urban form and character of development in the Downtown and surrounding neighborhoods.</b>					H
<b>DT.4-1</b> Redevelopment in Downtown Hastings should not copy but should adapt to and respect the regional architectural traditions expressed through materials, forms, massing and architectural detailing.	+			+	H
<b>DT.4-2</b> New construction should reflect the context of historic and existing buildings, respecting regional architectural expression while also allowing for change within our traditions.	+			+	H
<b>DT.4-3</b> Encourage buildings that allow a mix of commercial, residential and office uses in a single building. Commercial uses should be encouraged on the street level in order to create pedestrian activity along the street.	+			+	H
<b>DT.4-4</b> Encourage Downtown redevelopment to be a higher density, 3 to 6 stories, similar to the larger buildings in Downtown Hastings.	+			+	H
<b>DT.4-5</b> Utilize ICC's Existing Building Code to encourage the reuse and redevelopment of existing structures in Downtown.	+			+	H

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>DT.4-6</b> Provide incentives for adaptive reuse and rehabilitation of existing structures for mixed-use including residential, commercial, office and entertainment uses.	+			+	H
<b>DT.4-7</b> Investigate the opportunity for land assemblage in Downtown to promote and incent redevelopment.	+				H
<b>DT.4-8</b> Redevelopment that occurs through public assistance should adhere to the urban development pattern (see Future Land Use section) and character of Downtown.	+			+	H
<b>DT.4-9</b> Develop a Mobility Plan for circulation parking and wayfinding plan for Downtown. Improvements should support the over all strategic vision and Downtown Plan. Circulation topics should include the automobile and alternative modes of travel such as transit and pedestrian networks.		+			H
<b>DT.5 Create the Hastings Downtown Development Authority (HDDA) to oversee and coordinate activities that will impact the future of Downtown.</b>					H, C/N
<b>DT.5-1</b> Provide coordination and leadership for the creation of the Downtown Plan.	+				H
<b>DT.5-2</b> Prepare a Strategic Plan for Downtown that will serve as a guiding document for the HDDA.		+		+	H
Development (D)					
<b>D.1 Expand our collection of special places and improve areas that may contribute positively to the community through design, sustainability and social consciousness.</b>					H, D/LO
<b>D.1-1</b> Encourage developers to use place making standards as defined within this plan.	+			+	H, D/LO
<b>D.1-2</b> Encourage and incent development that has positive impact on the environment and community.	+			+	H, D/LO
<b>D.1-3</b> Balance types of development and the geographic location of development within the community. Encourage development that is diverse and provides different living, working and recreational opportunities.	+			+	H, D/LO
<b>D.1-4</b> Create development that allows a mix of uses and promotes alternatives modes of transportation including walking and transit.	+			+	H, D/LO

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>D.1-5</b> Development should include public outdoor spaces, plazas, courtyards, parks or gardens for people.	+			+	H, D/LO
<b>D.1-6</b> Encourage green building practices that promote energy efficiency and use of renewable sources in their construction.	+			+	H, D/LO
<b>D.1-7</b> The location and scale of development should make efficient use of existing or planned public investments including infrastructure and utilities, the street network, and parks and open space.	+			+	H, D/LO
<b>D.1-8</b> Encourage quality building design and materials that promote longevity and adaptability of building and developments over time.	+			+	H, D/LO
<b>D.1-9</b> Design of new construction and rehabilitation should be appropriate to the context in which it is set.	+			+	H, D/LO
<b>D.1-10</b> Design of public and civic institutions should celebrate our community and create landmarks features such as water features, statues, public art, etc.	+			+	H, D/LO
<b>D.2 Encourage a mix of residential and commercial development types including urban, suburban and rural development patterns with new, infill and rehabilitation opportunities throughout Hastings.</b>					H, D/LO
<b>D.2-1</b> Encourage new residential growth in Hastings to occur within the identified growth areas described in the Growth section of this plan.	+			+	H, D/LO
<b>D.2-2</b> Encourage new residential development to develop according to the following criteria: <b>D.2-2a</b> Residential uses should be separated from adverse surrounding land use types such as major industrial and commercial areas. Appropriate buffering includes open space, bodies of water, abrupt changes in topography, and a combination of landscaping and walls. <b>D.2-2b</b> Residential development should not front directly onto arterials, but onto local and neighborhood streets, so as to minimize the number of access points along major streets. <b>D.2-2c</b> Suburban and Urban residential uses including townhomes, apartments and duplexes, may serve as transitional land use and buffer between lower-density residential and commercial uses.	+			+	H, D/LO



ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<p><b>D.2-2d</b> Suburban and Urban residential uses should be located within walking distance (1/4 to 1/2 mile) of neighborhood centers and commercial services, parks, schools, and public transportation routes and be in proximity to employment concentrations, major thoroughfares and utility trunk lines.</p> <p><b>D.2-2e</b> Urban residential development should be directly accessible to arterial or collector streets so that traffic generated by these uses does not pass through less intensive land uses.</p> <p><b>D.2-2f</b> Urban residential areas should be located where they will not overload existing and planned facilities and utilities such as schools, sewer and water service, etc.</p> <p><b>D.2-2g</b> Urban residential uses such as apartments, condominiums and lofts should be located and encouraged in downtown and other mixed-use centers.</p> <p><b>D.2-2h</b> Rural development that is not within identified growth area should be encouraged to be developed in a clustered pattern or according to build through practices.</p> <p><b>D.2-2h1</b> Cluster development is the grouping of a particular development's residential structures on a portion of the available land, reserving a significant amount of the site as permanent open space or for future urban development.</p> <p><b>D.2-2h2</b> Build through development practices allow owners of rural property the opportunity to realize development on their property without obstructing future urban development. Build through allows owners to develop a portion of their property with low-density residential development while reserving the majority of the property for future long-term development with urban services.</p>	+			+	H, D/LO
<p><b>D.2-3</b> Encourage infill residential development that is respectful of the context and neighborhood in which it is located.</p>	+			+	H, D/LO
<p><b>D.2-4</b> Encourage higher density residential development (townhomes, flats, condominiums and apartments) to be incorporated in mixed-use centers or in close proximity to the center or commercial services.</p>	+			+	H, D/LO

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>D.2-5</b> Encourage the rehabilitation of structures, including obsolete industrial buildings for urban format residential units in the mixed-use centers, downtown and urban industrial area.	+			+	H, D/LO
<b>D.3 Encourage commercial development scaled appropriately to the market, and offer choices and options for all consumers.</b>					H, D/LO
<b>D.3-1</b> Encourage a hierarchy of Mixed-use Centers, neighborhood, community and downtown that serve specific populations. The definition including population and size can be found in the Future Land Use Section in the Land Use Definitions. Strive to incorporate the following uses and amenities within each mixed-use center. <b>D.3-1a</b> Public gathering spaces <b>D.3-1b</b> Park and recreation space <b>D.3-1c</b> Commercial uses <b>D.3-1d</b> Higher density residential uses <b>D.3-1e</b> Civic and institutional uses <b>D.3-1f</b> Density of development that is attractive for future transit connections <b>D.3-1g</b> Streetscape and amenities that encourage walking and bicycling	+			+	H, D/LO
<b>D.3-2</b> Create diverse locations, scales and opportunities for retail commercial development along significant corridors such as Burlington Avenue and Highway 6.	+			+	H, D/LO
<b>D.3-3</b> Incent quality local business to compete with national chain stores.	+			+	H, D/LO, B/I
<b>D.3-4</b> Encourage a mixture of national and local retail opportunities to provide a variety of goods and service in Hastings.	+			+	H, D/LO, B/I
<b>D.4 Maintain and expand high quality office, research and industrial environments that will attract, retain and grow business and industry in Hastings.</b>					H, D/LO, B/I
<b>D.4-1</b> Encourage the redevelopment of the urban industrial area to attract new businesses and small industries that desires an urban development format.	+			+	H, D/LO
<b>D.4-2</b> Incent new and growing local businesses to locate in the urban industrial area.	+			+	H, D/LO, B/I

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<p><b>D.4-3</b> Create multiple Employment Hubs that make use of existing resources and development sites including the airport, the Naval Ammunitions Depot, the Regional Center and the existing industrial parks. New and expanded Employment Hubs should develop under the following criteria:</p> <p><b>D.4-3a</b> Existing industrial and employment centers should be encouraged to accommodate new development to create a critical mass of development.</p> <p><b>D.4-3b</b> Employment hubs should be developed as park-like settings with a street network that encourages internal circulation.</p> <p><b>D.4-3c</b> New hubs should be located in proximity to support services with good access to major arterials, City truck routes, highways, utility trunk lines, along railroad spurs, near airports and as extensions of existing industrial uses.</p> <p><b>D.4-3d</b> Industrial uses should be generally located within employment hubs and away from existing or planned residential areas and less intensive land uses.</p> <p><b>D.4-3e</b> Employment hubs should encourage transitional uses, landscaping for open space to buffer more intensive uses from adjacent uses.</p>	+			+	H, D/LO
<b>D.4-4</b> Encourage live / work opportunities in the urban industrial area to support local entrepreneurs.	+			+	H, D/LO
<b>D.4-5</b> Encourage, incent, attract and retain research and technology industries to locate within the employment hubs.	+			+	H, D/LO, B/I
<b>D.5 Provide defined connections between mixed-use centers and employment hubs through the Green Boulevards concept as defined</b>					H
Natural Environment					
Earth (E)					
<b>E.1 Celebrate the Natural Environment in Parks and Open Spaces.</b>					H
<b>E.1-1</b> Create landscaping that utilizes native plantings and xeriscaping whenever possible.	+			+	H, D/LO

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>E.1-2</b> Utilize recycled materials whenever possible.	+			+	H, D/LO
<b>E.1-3</b> Create and restore natural conservation areas.	+			+	H, D/LO
<b>E.1-4</b> Utilize trails for low impact nature and wildlife viewing.	+			+	H, D/LO
<b>E.1-5</b> Capture rainwater and stormwater for reuse.	+			+	H, D/LO
<b>E.1-6</b> Identify areas prone to flooding and stormwater collection for expansion of the Parks and Open Space system.	+			+	H, D/LO
<b>E.2 Enhance and preserve agricultural systems throughout the Hastings region.</b>					H
<b>E.2-1</b> See strategies in the sub-section Food.					
<b>E.3 Protect and preserve wetlands in and around Hastings.</b>					H
<b>E.3-1</b> The limited amount of wetlands and natural areas in and around Hastings should be preserved so as to be a refuge for native species such as plants, squirrels, birds, raccoons and deer.	+			+	H, D/LO
<b>E.3-1</b> Utilize resources at the Nebraska Department of Environmental Quality and the Nebraska Game and Parks Commission to regulate impacts on wetlands and to promote activities such as conservation, restoration, education and outreach programs.	+			+	H, OGA
Native Species (NS)					
<b>NS.1 Protect and preserve that native non-domestic / wild animal species of our region.</b>					H, OGA, I
<b>NS.1-1</b> Create, restore and maintain conservation parks that can become a natural habitat for non-domestic species and can double as a wildlife viewing area.		+		+	H, OGA
<b>NS.1-2</b> Share resources and partner with local, state and regional organizations whose mission is to preserve native wildlife.		+		+	H, OGA, I
<b>NS.2 Ensure non-domestic species have a place in our community but do not act as a nuisance.</b>					H
<b>NS.2-1</b> Create and maintain parks and open spaces for domesticated pets (i.e. dog parks, equestrian trails, equestrian riding rings).		+		+	H
<b>NS.2-2</b> Partner with the local animal control and other organizations to reduce the stray pet population by offering free or limited fee spaying and neutering.		+		+	H

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>NS.2-3</b> Continue to monitor livestock and animal feeding operations to ensure healthy production of livestock, as well as contaminated stormwater runoff.	+			+	H, OGA
Water (W)					
<b>W.1 Improve our drinking water.</b>					H, OGA
<b>W.1-1</b> Purchase land or place conservation easements over protection zones near drinking water sources.		+		+	H
<b>W.1-2</b> Seek funds and eligible loans from the Drinking Water State Revolving Fund in order to purchase and protect water sources.	+			+	H, OGA
<b>W.1-3</b> Utilize local land trusts and other community groups to work cooperatively with Hastings Utilities to identify properties for acquisition or conservation easements. Special incentives should also be given for the restoration of endangered or damaged landscapes.	+			+	H, OGA, C/N
<b>W.1-4</b> Encourage private wells to only be located upstream from septic tanks.	+			+	H, D/LO
<b>W.1-5</b> Encourage proper disposal of household wastes such as motor oil and other household chemicals.	+			+	H, C/N
<b>W.1-6</b> Protect and preserve our water bodies and the Oqallala aquifer from contaminants and pollutants created in our Built Environment.	+			+	H, D/LO
<b>W.1-7</b> Establish a program for monitoring water quality.	+			+	H
<b>W.1-8</b> Require periodic inspection of soils and wells for contamination caused by leaking tanks, piping and septic tanks.	+			+	H
<b>W.1-9</b> Promote water conservation throughout the community including limiting days when homeowners can water their lawns.	+			+	H, C/N
<b>W.1-10</b> Encourage landscaping designs that use native plantings and xeriscaping which require less water.	+			+	H
<b>W.1-11</b> Encourage the use of rain barrels that collect rain water for watering lawns and other household uses.	+			+	H, C/N
<b>W.1-12</b> Continually monitor the municipal landfill to ensure that the lining is preventing pollutants from seeping into the aquifer.	+			+	H
<b>W.1-13</b> Identify and implement environmentally responsible ways to reduce, treat and re-use or dispose of wastewater.	+			+	H



ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>W.2 Ensure that flooding issues are addressed as the community continues to grow and develop.</b>					<b>H</b>
<b>W.2-1</b> Create a stormwater management master plan.	+			+	<b>H, E/AO</b>
<b>W.2-2</b> Create and adopt a best management practices guide-book.	+			+	<b>H, OGA</b>
<b>W.2-3</b> Encourage low impact development standards that mitigate stormwater runoff.	+			+	<b>H, OGA</b>
<b>W.2-4</b> Encourage the creation of rain gardens to collect additional stormwater runoff on private properties.	+			+	<b>H, C/N, B/I</b>
<b>W.2-5</b> Implement low impact design standards for streets that collect and filter water through the natural treatment system including vegetated streetscapes, rain gardens, bioswales, prairies, wetlands and streams.	+			+	<b>H, OGA</b>
<b>W.2-6</b> Reduce flooding by slowing down the water and increasing pervious areas.	+			+	<b>H</b>
Wind (WI)					
<b>WI.1 Utilize our geographic location to capture wind energy for the region.</b>					<b>H, OGA</b>
<b>WI.1-1</b> Seek partnership opportunities with industries and other local utilities that generate renewable energy sources.	+			+	<b>H, OGA, B/I</b>
<b>WI.1-2</b> Amend city zoning and codes to regulate appropriate use of individual renewable energy sources.	+			+	<b>H, E/AO</b>
<b>WI.1-3</b> Educate the workforce on building trades related to renewable energy sources.	+			+	<b>H, B/I</b>
<b>WI.1-4</b> Create an energy strategy to determine how wind will play a role as an energy source for our community.	+			+	<b>H, OGA</b>
<b>WI.2 City-owned wind turbines and energy storage facilities.</b>					<b>H</b>
<b>WI.2-1</b> Identify private investors to own wind turbines and energy storage facilities that are connected to our energy grid.	+				<b>H, B/I, C/N</b>
<b>WI.2-2</b> Utilize existing energy sources for primary energy source, while using wind energy as a back up energy source.	+			+	<b>H, OGA</b>

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
Human Environment					
People (P)					
<b>P.1 Create the social infrastructure necessary to strengthen families and ensure success of our youth.</b>					H, I
<b>P.1-1</b> Create the Hastings Community Commission, comprised of public, civic and educational institutions and their leadership, which focuses on the shared priorities for schools, families and youth.	+			+	H, I
<b>P.1-2</b> Create a community assessment that identified needs, opportunities and priorities for the future. <b>P.1-2a</b> Organize the community assessment under the "A City Platform" topic areas of early childhood development, youth development, education and after school, health and safety, youth in transition, family economic success and neighborhoods and community, as proposed by the National League of Cities and the Institute for Youth, Education and Families.	+				H, I
<b>P.1-3</b> Support the Mayor's Youth Commission to encourage youth participation in civic activities and identify the next generation of community leaders.	+			+	H, I, E/AO
<b>P.1-4</b> Create a monitoring system to measure progress of community efforts over time in relationship to the community assessment needs, opportunities and priorities.	+			+	H
<b>P.2 Encourage a socially diverse community through education, integration and celebration.</b>					H, I
<b>P.2-1</b> Establish a Diversity Task Force that focuses on education, integration and celebration to encourage the creation of a diverse community. <b>P.2-1a</b> Diversity education should be incorporated into the school system and secondary education institutions with a focus on understanding cultural differences and practices. <b>P.2-1b</b> Integration of diverse cultures should be a focus of the public service providers and institutions in the community, building on an understanding and similarities of different cultures.	+			+	H, I

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>P.2-1c</b> Diversity of people and cultures should be celebrated within the community through festivals, gatherings lectures and other public events with the goal of understanding and acceptance.	+			+	H, I
<b>P.2-2</b> Utilize institutions to provide intercultural education opportunities.	+			+	H, I
<b>P.2-3</b> Encourage the integration of cultures through public events and gatherings that celebrate intercultural cooperation.	+			+	H, I
<b>P.2-4</b> Hold a Diversity Summit each year to measure progress made by the community and identify future goals and strategies. <b>P.2-4a</b> Create diversity grade card on which the community can assess its progress and map future actions.		+		+	H, I
<b>P.3 Maintain a high quality education system for our youth.</b>					H, I
<b>P.3-1</b> Make necessary investments and maintain high education standards to adequately prepare students for the future.	+			+	H, I
<b>P.3-2</b> Make primary education and school system funding the highest priority for all public entities.	+			+	H, I
<b>P.3-3</b> Create opportunities for high school students to participate in college preparatory classes at the local colleges.	+			+	H, I
<b>P.3-4</b> Provide extracurricular education opportunities in Hastings that encourage civic and institutional volunteerism.	+			+	H, I
<b>P.3-5</b> Create a monitoring system that uses educational attainment and community impact to measure the success of the educational experience for the youth of Hastings. <b>P.3-5a</b> Educational attainment criteria should include - graduation rates, standardization test scores, college acceptance rates and job skill proficiency.	+			+	H, I
<b>P.3-6</b> Encourage local internships for students at Hastings College and Central Community College in both the private and public sector (i.e. City departments.)	+			+	H, I, B/I, OGA
<b>P.4 Encourage and expand life-long learning opportunities and programs for citizens of Hastings.</b>					H, I
<b>P.4-1</b> Encourage the expansion of adult classes offered through Parks and Recreation as well as educational institutions, such as Hastings College and Central Community College.	+			+	H, I

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>P.4-2</b> Improve access to electronic educational opportunities through public access to the internet via libraries, community centers and the colleges.	+			+	H, I
<b>P.4-3</b> Encourage a collaborative effort between the colleges and businesses to provide "retaining" education for those changing jobs and / or careers.	+			+	H, I
<b>P.4-4</b> Partner with public institutions and social service providers to provide educational opportunities to immigrants that assist them in acclimating to their new environment.	+			+	H, I
<b>P.5 Encourage innovation and entrepreneurship in the people of Hastings.</b>					H
<b>P.5-1</b> Incent people to be innovative through educational, financial or other methods.	+			+	H, B/I
<b>P.5-2</b> Expose the youth of Hastings to business opportunities and entrepreneurship through public-private partnerships between educational institutions and private industry.	+			+	H, B/I, I
<b>P.6 Prepare Hastings youth to lead the community of tomorrow.</b>					H
<b>P.6-1</b> Middle and high school aged participants in the Mayor's Youth Commission should be encouraged to participate in community activities, events and decision making processes.	+			+	H, E/AO, I
<b>P.6-2</b> Encourage the participation of the youth in community affairs and decisions that are made.	+			+	H
<b>P.6-3</b> Create a business / industry mentoring program for college and high school students interested in business and industry.		+			H, I, B/I
<b>P.6-4</b> Create a job shadowing program for middle school and high-school students.		+			H, I, B/I
<b>P.6-5</b> Create vocational training opportunities for those interested in learning a skilled labor.		+			H, I, B/I
<b>P.7 Recognize those that contribute to the future of Hastings.</b>					H
<b>P.7-1</b> Continue to celebrate the Hastings "Person of the Year" to recognize accomplishments and / or leadership that support community values.	+				H

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>P.7-2</b> Establish a Hastings “Youth of the Year” that recognizes the accomplishment and / or leadership of a youth in the community.	+				H
Economic Development (ED)					
<b>ED.1 Create a balanced economic development policy founded on the principles of retention, attraction and expansion of business.</b>					H, B/I
<b>ED.1-1</b> Encourage and support existing business in identifying and accomplishing their future goals within the context of a balanced economic development strategy.	+			+	H, B/I
<b>ED.1-2</b> Work to attract new businesses that will diversify the employment base in Hastings and support the work force	+			+	H, B/I
<b>ED.1-3</b> Encourage and incent the growth of existing businesses.	+			+	H, B/I
<b>ED.1-4</b> Work to retain, attract and expand quality businesses and industry that are diverse in size, employment and product.	+			+	H, B/I
<b>ED.1-5</b> Encourage new businesses to locate in appropriate locations within the community.	+			+	H, B/I
<b>ED.2 Establish Hastings as a center for “clean industry.”</b>					H, OGA, B/I
<b>ED.2-1</b> Establish a formal alternative energy policy for the city with regard to business and industry that can provide assistance to industries that are trying to implement environmentally sustainable initiatives.		+			H, OGA
<b>ED.2-2</b> Research and Development, through local, regional and national initiatives to implement clean energy alternatives.	+			+	H, OGA
<b>ED.2-3</b> Attract new “clean” industries to the community.		+		+	H, OGA
<b>ED.2-4</b> Work to attract potential partners for Hastings Utilities that focus on the production and delivery of alternative clean energies.		+		+	H, OGA
<b>ED.2-5</b> Encourage Hastings Utilities to reward companies with low energy use.	+			+	H, OGA
<b>ED.2-6</b> Work to grow and attract clean industry to Hastings recognizing its growing impact on the economy.	+			+	H, OGA
<b>ED.2-7</b> Incent business and industry that use new and alternative forms of energy.	+			+	H, OGA, B/I



ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>ED.3 Become a center for entrepreneurial development.</b>					H, B/I
<b>ED.3-1</b> Work with local business and educational institutions to establish an entrepreneurial development program.	+			+	H, B/I, I
<b>ED.3-2</b> Create a centralized, one-stop shop for entrepreneurship resources and support including information regarding financial, capital, marketing, sales, etc.	+			+	H, B/I
<b>ED.3-3</b> Create a local venture capital network for private investment in new or growing businesses. A primary service should be to provide capital (money) for start-up and expanding companies that meet the economic development goals for the community. The venture capital fund should also provide business leadership and resources to assist in making a business successful.	+			+	H, B/I
<b>ED.3-4</b> Expand the business incubator that supports innovation and business start-up by allowing the sharing of costs and resources. Provide space, equipment and supplies, at a shared cost for start-up companies to reduce costs of doing business.	+			+	H, B/I
<b>ED.4 Encourage the development of the Employment Hubs as research and development campuses.</b>					H, B/I, D/LO
<b>ED.4-1</b> Encourage the reuse of the Regional Facility as a high-tech research and development campus.		+			H, B/I, D/LO
<b>ED.4-2</b> Encourage the use and redevelopment of the airport for aviation related business opportunities.		+			H, B/I, D/LO
<b>ED.4-3</b> Establish the Naval Ammunitions Depot as a large-scale research and development campus with multiple large business and clean industrial users.		+			H, B/I, D/LO
<b>ED.4-4</b> Make necessary physical alternations (i.e. land, infrastructure, demolition, etc.) to make the Employment Hubs ready for development.	+			+	H, B/I, D/LO
Neighborhoods and Housing (NH)					
<b>NH.1 Encourage strong neighborhoods identity through the creation of formal neighborhood associations.</b>					H, C/N
<b>NH.1-1</b> Establish a neighborhood association program to assist citizens in forming their own neighborhoods.	+			+	H, C/N
<b>NH.1-2</b> Work with neighbors to organize and structure their individual neighborhood associations.	+			+	H, C/N

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>NH.1-3</b> Establish a line of communication (e-mail list, website, etc.) between the City and the neighborhoods to inform each other of activities within or adjacent to the neighborhoods.	+			+	H, C/N
<b>NH.1-4</b> Adopt a neighborhood charter as neighborhood associations mature and become active in the community.		+		+	H, C/N
<b>NH.2 Diversify and stabilize the housing stock in Hastings.</b>					H
<b>NH.2-1</b> Utilize demographic research that encourages a mix of housing types (i.e. single-person homes, smaller family sizes, lower income ranges.)	+			+	H
<b>NH.2-2</b> Inform the Homebuilders Association of untapped housing market by diversifying housing stock options.	+			+	H
<b>NH.2-3</b> Encourage a variety of housing types and costs through new construction and rehabilitation of existing homes. Housing formats should include duplexes, townhomes, walk-ups, second-story units, stacked flats as well as single-family with both ownership and rental opportunities.	+			+	H, D/LO
<b>NH.2-4</b> Allow higher density residential development in appropriate locations in the City, such as in mixed-use districts.	+			+	H, D/LO
<b>NH.2-5</b> Work with developers to ensure the proper allotment and type of residential	+			+	H, D/LO
<b>NH.3 Protect the historic value of older neighborhoods.</b>					H, C/N
<b>NH.3-1</b> Establish and encourage the use of local and national historic designation for neighborhoods with unique character and historic structures.	+			+	H, C/N
<b>NH.3-2</b> Establish and use incentives for homeowners with historic properties to encourage the reinvestment in homes within historic districts.	+			+	H, C/N, D/LO
<b>NH.4 Encourage stable neighborhoods that contribute to the living environment of Hastings.</b>					H, C/N
<b>NH.4-1</b> Identify a neighborhood planning process that allows each neighborhood to assess its current situation and define specific goals, policies and strategies that are consistent with Imagine Hastings		+		+	H, C/N

ACTION	SHORT-TERM 0-5 YEARS	MID-TERM 5-10 YEARS	LONG-TERM 10+ YEARS	ONGOING	RESPONSIBILITY
<b>NH.4-2</b> Improve the appearance and structures within all neighborhoods through enforcing the building and development codes of the City. Code compliance should be a priority for the City and neighborhood associations.				+	H, C/N
<b>NH.4-3</b> Establish a neighborhood beautification program and fund that allows neighborhoods to make public aesthetic improvements.		+		+	H, C/N
<b>NH.4-4</b> Target Community Development Block Grant (CDBG) funds to neighborhood revitalization efforts.	+			+	H, C/N
<b>NH.4-5</b> Promote an infill housing program that encourages the redevelopment of vacant lots in established neighborhoods.	+			+	H, C/N
<b>NH.5 Encourage the investment and revitalization of neighborhoods surrounding Downtown.</b>					H, C/N
<b>NH.5-1</b> Encourage the rehabilitation of the urban housing stock within Hastings to support Downtown, preserve the neighborhood character and provide alternative neighborhood living opportunities.	+			+	H, C/N
<b>NH.5-2</b> Maintain the urban densities of the neighborhoods in and around Downtown.	+			+	H, C/N
<b>NH.5-3</b> Promote an infill housing program that encourages the redevelopment of vacant lots in established neighborhoods.		+		+	H, C/N, D/LO

## CHAPTER 4: ADMENDMENTS

# Energy Element Hastings Comprehensive Plan





## **Energy Element**

Energy usage in the early 21<sup>st</sup> Century is becoming a critical issue throughout Nebraska as well as the entire United States. Our dependency on energy sources that are not renewable has increased significantly over the past 100 years. Energy usage comes in several forms, such as:

- Lighting our homes and businesses
- Heating our homes and businesses
- Heating our water for homes and businesses
- Food preparation
- Transportation – both personal and business related
- Recreation and Entertainment – vehicular, computers, music, etc.

The 21<sup>st</sup> Century ushered in an increased concern for energy usage and its impacts on the environment. With the increased concern for the environment came an increased understanding of the carbon footprint generated by any one individual as well as striving towards modifying our behavior patterns in order to lessen that footprint. In addition, the phrase and concept of sustainability has become more widely used, even in the smaller communities of Nebraska and United States.

Energy and the issues connected to the different sources are becoming more critical every year. The need for the Energy Element in the Hastings Comprehensive Development Plan was established by the Nebraska Unicameral and Governor when LB997 was passed and signed during the 2010 legislative session. All communities and counties, with the exception of villages, in Nebraska are required to have an energy element in their comprehensive development plan (if they have one) by January 1 of 2015. This additional requirement forces communities to look at their energy usage and needs and plan that into the future development of the community. This makes the comprehensive development plan more comprehensive and therefore more meaningful. The passage of LB 997 appears to be a first step toward new comprehensive plans addressing the entire issue of Sustainability.

### **Sustainability**

Sustainability, in today's discussions, has a number of meanings. According to Webster's Third International Dictionary, the verb "sustain" is defined as "to cause to continue...to keep up especially without interruption, diminution or flagging". However, the Brundtland Commission Report in 1987,<sup>1</sup> described sustainability as "...development that meets the needs of the present without compromising the ability of future generations to meet their own needs". In other words, sustainability is the ability of the present generation to live without jeopardizing the ability of future generations to sustain life as we know it today.

Our world's ability to stabilize and begin to make the switch to cleaner and more renewable resources will aid future generations with their quality of life. The more renewable energy sources become the norm for our world, the more likely these sources will be second nature and common place in the future.

Americans have grown to rely heavily on electricity. However, state and federal policies have been increasingly more insistent on curbing this reliance; especially, those sources that are produced by non-renewable fossil fuels such as oil and coal. Federal policy has set a goal that 20% of all electricity, by 2030, in the United States be from renewable sources. Renewable sources would include solar, wind, water, geothermal and any number of other sources that have not yet been discovered or brought to production levels.

## Energy infrastructure

### Electrical Power

Hastings Utilities currently has the capability of producing approximately 135 megawatts of electricity. The largest local peak hour demand for electricity is 100.7 megawatts, established in July, 2005.

Electrically, Hastings Utilities serves a 56-square mile area including the city of Hastings and the village of Juniata. Electricity can be generated at three different sites. The largest producing power plant is the coal-fired Gerald T. Whelan Energy Center, which was placed into commercial operation in 1981. The 77 megawatt power plant uses low sulfur coal from vast coal mine supplies in Wyoming.



Other generation sites include the North Denver Station, and the Don Henry Power Center. The Don Henry Power Center operates primarily on natural gas, but can also be operated on fuel oil. It can be brought on-line in a moment's notice. The North Denver Station, so named for nearby North Denver Avenue, has two natural gas fired generators. Generation capacities, beyond local needs, can be sold on the wholesale market for electricity. Wholesale power sales revenues help to hold the line on local electric rates.

Source: <http://www.hastingsutilities.com/services/electric/?ref=head>

### Natural Gas Service

Natural gas supplies enter the local distribution network at two town border stations. Natural gas is transported to the community via connections from two interstate natural gas pipelines. Also, two propane/air mixing plants can be operated in order to "shave" the consumption peaks during winter's coldest days.

Hastings Utilities is highly committed to a reliable and safe system. This commitment is demonstrated by a constant program of upgrading and replacing old mains and having personnel available 24 hours a day to handle any problems. Even with the changes in the energy picture in the last few years, natural gas and its municipally-owned distribution system remains an important energy source to the citizens of Hastings.

There is never a charge for crews from Hastings Utilities to check for natural gas leaks, or to test for possible levels of carbon monoxide buildups. Those services are always provided free of charge.

Source: <http://www.hastingsutilities.com/services/gas>

## Energy Use by Sector

This section analyzes the energy use by residential, commercial, and industrial and other users. This section will examine the different types of energy sources that are utilized by these different sectors.

Table 1 shows the overall electricity usage by all consumers in Hastings. The categories are reflective of the ones established by the City. The categories are defined as:

*Residential* = all connections and demand by households in Hastings

*Commercial* = all retail and office users within Hastings

*Industrial* = all industrial users within Hastings

*Other uses* = all other electrical users or unclassified users

**Table 1: Total Electrical Usage  
Hastings 2009 through 2013**

	2009	2010	2011	2012	2013
Residential (kWh)	96,314,983	103,893,498	102,492,672.00	102,881,375	103,523,939
usage per customer	9,530	10,314	10,075	10,093	10,136
Residential % of total	22.1%	22.5%	22.5%	23.0%	25.4%
Commercial (kWh)	86,920,293	88,810,170	87,824,918.00	88,761,660	89,844,624
usage per customer	46,382	47,799	46,641	47,214	47,237
Commercial % of total	20.0%	19.3%	19.3%	19.8%	22.1%
Industrial (kWh)	228,412,665	234,547,628	239,106,163	232,566,646	187,198,267
usage per customer	4,965,493	5,584,467	5,831,858	5,672,357	4,565,811
Industrial % of total	52.5%	50.9%	52.6%	51.9%	46.0%
Other uses	23,211,542	33,480,361	25,421,646.00	23,493,183	26,452,541
usage per customer	322,383	367,916	270,443	244,721	293,917
Other % of total	5.3%	7.3%	5.6%	5.2%	6.5%
<b>Total Usage</b>	<b>434,859,483</b>	<b>460,731,657</b>	<b>454,845,399</b>	<b>447,702,864</b>	<b>407,019,371</b>
	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Customer by Class:</b>					
Residential	10,107	10,073	10,173	10,193	10,213
Commercial	1,874	1,858	1,883	1,880	1,902
Industrial	46	42	41	41	41
Other	72	91	94	96	90
<b>TOTAL</b>	<b>12,099</b>	<b>12,064</b>	<b>12,191</b>	<b>12,210</b>	<b>12,246</b>

Source: Hastings Utilities

Table 1 shows the usage of electricity within the Hastings corporate limits from 2009 through 2013. The data indicate the usage by residential, commercial, industrial uses, and other uses for the time period. In addition, the Table indicates the number of customers per sector.

Overall, from 2009 to 2013, the total consumption decreased by 6.4% while the customer base increased by 1.2%. The numbers indicates Hastings Utilities saw most of its user increases in the residential and commercial areas. Residential customers increased by 106 users, or 1.0%; while commercial customers increased by 28 users or 1.5%. During the same period the industrial customers declined by 5 users or 10.9%.

### Residential Uses

The data indicate the percent of total electricity used by sector. The Table shows the overall percentage of the total electrical usage for residential customers went from 22.1% in 2009 to 25.4% in 2013; while the overall number of residential customers increased by 106 connections. This change is fueled more by the fact that the industrial consumption decreased during the same period.

The overall residential consumption in Hastings went from 96,314,983 kW in 2009 to 103,523,939 kW in 2013. The peak consumption occurred in 2010 with 103,893,498 kW. The residential demand saw a big increase between 2009 and 2010 and then stayed relatively stable through 2013. Overall the residential consumption increased by 7.5%. Consumption increased at a much greater rate than the number of new customers. The overall residential demand for this period increased by 7.5%; however, the average per customer for the period saw a 6.4% change going from 9,530 kW in 2009 to 10,136 kW in 2013.

These differences would tend to suggest the following:

- Some residential customers are becoming more conservation oriented
- Some residential customers in turn are purchasing products which consume less energy
- Some residential customers are making the switch between incandescent bulbs to Compact

Fluorescent lights (CFL) or Light Diode Emitting bulbs (LED).

- Better energy efficiency measures are be implemented in construction and remodels.
- A combination of all these items.

### Commercial Uses

Hastings' commercial customers from 2009 to 2013 increased by 1.5% or 28 customers. Commercial users accounted for 22.1% of the total consumption in 2013 which was up from 20.0% in 2009; however, similar to residential consumption a lot of this had to do with the decrease in industrial consumers. The per customer usage increased by 1.8%, which is very similar to the increase in users; therefore the new connections were using similar amounts of energy as those that were in place during the time period.

This indicates a couple of different dynamics may be occurring:

- The new commercial customers are using similar amounts of electricity.
- Existing commercial customers have increased their space used to provide goods and services.
- The new commercial customers are higher than average electric consumers.
- A combination of all these items.

**Table 2: Total Natural Gas Consumption  
Hastings 2009 through 2013**

	2009	2010	2011	2012	2013
Residential (ccf)	7,855,545	7,634,529	7,655,285.00	6,032,047	7,741,461
usage per customer	833	815	817	648	833
Residential % of total	49.7%	54.0%	50.0%	48.0%	49.7%
Commercial (kWh)	3,000,216	3,043,462	3,193,603.00	2,553,009	3,384,994
usage per customer	2,482	2,560	2,702	2,162	2,833
Commercial % of total	19.0%	21.5%	20.9%	20.3%	21.7%
Industrial (kWh)	4,827,337	3,341,378	4,330,068	3,896,114	4,320,862
usage per customer	94,654	65,517	84,903	74,925	84,723
Industrial % of total	30.5%	23.6%	28.3%	31.0%	27.7%
Other uses	119,988	117,069	118,893.00	95,665	127,100
usage per customer	5,217	4,336	4,954	3,679	5,777
Other % of total	0.8%	0.8%	0.8%	0.8%	0.8%
<b>Total Usage</b>	<b>15,803,086</b>	<b>14,136,438</b>	<b>15,297,849</b>	<b>12,576,835</b>	<b>15,574,417</b>
	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Customer by Class:</b>					
Residential	9,425	9,364	9,367	9,305	9,295
Commercial	1,209	1,189	1,182	1,181	1,195
Industrial	51	51	51	52	51
Other	23	27	24	26	22
<b>TOTAL</b>	<b>10,708</b>	<b>10,631</b>	<b>10,624</b>	<b>10,564</b>	<b>10,563</b>

Source: Hastings Utilities

### Industrial Uses

Industrial consumption in Hastings, during this period indicates a loss of five customers. This is not a positive issue from a couple of perspectives; 1) the loss of customers means a loss in usage and revenue for the utility, and 2) most important this could point to a significant loss of jobs in the community.

Between 2009 and 2013, industrial consumption decreased from 52.5% of total electrical usage in Hastings to 46.0% of the total. This is reflected in the total kW used in this sector, which went from 228,412,665 kW in 2009 to 187,198,267 kW in 2013, a change of -18.0%. The average customer used 4,965,493 kW in 2009 and this decreased to 4,565,811 kW in 2013, a change of

-8.0%. The comparison of these two pieces of data would tend to indicate that the loss in users may have been more significant on the job side since the average usage decreased at a slower rate than the overall usage. The greater overall decline could also be explained if some of the larger users/employers modernized their equipment and lighting to be more energy efficient.

Table 2 shows the consumption of natural gas within the Hastings corporate limits from 2009 through 2013. The data indicate the usage by residential, commercial, industrial uses, and other uses for the time period. In addition, the Table indicates the number of customers per sector.

Overall, from 2009 to 2013, the total consumption decreased by 1.5% while the customer base decreased by 1.4%. The numbers indicate Hastings Utilities saw most of its user decrease in the residential customers. Residential customers decreased by 130 users, or 1.4%; while commercial customers decreased by 14 users or 1.2%. During the same period the industrial customers remained the same overall.

### **Residential Uses**

The data indicate the percent of total natural gas used by sector. The Table shows the overall percentage of the total natural gas usage for residential customers remained relatively constant at 49.7%. The peak usage occurred in 2009 for residences. Predominately natural gas serves in residential uses is for heating. Natural gas consumption in residential uses tends to be extremely variable due to the extremes in winter weather and temperatures.

The overall residential consumption in Hastings went from 7,855,545 CCF in 2009 to 7,741,461 CCF in 2013. The peak consumption occurred in 2009. The residential demand saw a big decrease during 2012 which was likely due to a warmer than normal winter. Overall the residential consumption decreased by 1.5%.

These differences would tend to suggest the following:

- Some residential customers are becoming more conservation oriented
- The winter temperatures may have been above normal.
- Better energy efficiency measures are being implemented in construction and remodels.
- A combination of all these items.

### **Commercial Uses**

Hastings' commercial customers from 2009 to 2013 decreased by 1.1% or 14 customers. Commercial users accounted for 21.7% of the total consumption in 2013 which was up from 19.0% in 2009. The per customer usage increased by 14.4%, which is a significant increase. This is mostly due to an increased consumption spread amongst fewer customers.

This indicates a couple of different dynamics may be occurring:

- Some of the existing commercial natural gas customers converted to all electric buildings (commercial electric customers increased by 28 customers).
- Existing commercial customers have increased their space used to provide goods and services.
- A combination of all these items.

### **Industrial Uses**

Industrial consumption in Hastings, during this period was steady at 51 customers. However, there are more industrial gas users than electrical within the utility.

Between 2009 and 2013, industrial consumption decreased from 30.5% of total electrical usage in Hastings to 27.7% of the total. This is reflected in the total CCF used in this sector, which went from 4,287,337 CCF in 2009 to 4,320,862 CCF in 2013, a change of -0.7%. The average customer used 94,654 CCF in 2009 and this decreased to 84,723 CCF in 2013, a change of -10.5%. The greater overall decline could also be explained if some of the larger users/employers modernized their equipment to be more energy efficient.



## ***Short-term and Long-term Strategies***

As the need and even regulatory requirements for energy conservation increases, residents of communities and even rural areas will need to:

1. Become even more conservative with energy usage
2. Make use of existing and future programs for retrofitting houses, businesses, and manufacturing plants
3. Increase their use of renewable energy sources.



### **Residential Strategies**

There are a number of different strategies that can be undertaken to improve energy efficiency and usage in residences. These strategies range from simple (less costly) to complex (costly). Unfortunately not all of the solution will have an immediate return on investment. As individual property owners, residents will need to find strategies that fit into their ability to pay for savings at the present time.

There are several ways to make a residence more energy efficient. Some of the easiest include:

- Converting all incandescent light bulbs to CFL or LED Lights (an incandescent 40W bulb uses 40 Watts of energy; while a comparable CFL only uses 11Watts and further more a comparable LED only uses 4 Watts).
- Installing additional insulation in the attic.
- Converting standard thermostats to digital/programmable thermostats.
- Changing out older less efficient air conditioners and furnaces/boilers to newer high-efficiency units
- Changing out older appliances with newer products which consume less energy.
- Exchanging less efficient water heaters with more energy efficient units or on demand systems.

Some of the more costly ways to make a residence more energy efficient include:

- New insulation in exterior walls.
- Addition of solar panels for either electrical conversion and/or water heater systems.
- Adding individual scale wind energy conversion systems.
- Installing geothermal heating and cooling system.
- Installation of energy-efficient low-e windows.
- Installation of energy-efficient low-e windows

### **Commercial and Industrial Strategies**

Strategies for energy efficiency within commercial/industrial facilities are more difficult to achieve than those in for residential uses. Typically, these improvements will require a greater amount of investment due to the size of most of these facilities.

There are a number of different strategies that can be undertaken to improve energy efficiency and usage in commercial and industrial facilities. Again, not all of the solutions will have an immediate return on investment. Again, property owners will need to find strategies that will fit into their ability to pay for savings at the present time.

There are several ways to make a commercial business more energy efficient. Some of the easiest include:

- Converting all incandescent light bulbs to Florescent Lights or CFL or LED bulbs on small fixtures.
- Converting standard thermostats to digital/programmable thermostats.
- Installing additional insulation in an attic space.
- Changing out older less efficient air conditioners and furnaces/boilers to newer high-efficiency units.
- Exchanging less efficient water heaters with newer energy efficient units or on demand systems.

Some of the more costly ways to make a business more energy efficient include:

- Installation of energy-efficient low-e windows and/or storefronts.
- New insulation in exterior walls.
- Addition of solar panels for either electrical conversion and/or water heater systems.
- Adding individual scale wind energy conversion systems.
- Installing geothermal heating and cooling system.
- New storefronts with insulated panels and insulated Low-E glazing.

### **Strategies For Other Users**

Similar to commercial and industrial uses, strategies for energy efficiency within public facilities can be more difficult to achieve than those in the other uses. Typically, these improvements will require a greater amount of investment due to the size of most of these facilities. However, in some cases there are grants available from time to time to assist public agencies with these improvements.

There are a number of different strategies to undertake for improving energy efficiency and usage in public facilities.

Several ways to make a public utility facilities more energy efficient are listed below:

- Converting all incandescent light bulbs to Florescent Lights or CFL or LED Lighting on small fixtures.
- Converting standard thermostats to digital/programmable thermostats.
- Installing additional insulation in an attic space.
- Changing out older less efficient air conditioners and furnaces/boilers to newer high-efficiency units.
- Exchanging less efficient water heaters with energy efficient units or on demand systems.

Some of the more costly ways to make the public facilities more energy efficient include:

- Installation of energy-efficient low-e windows and/or storefronts
- New insulation in exterior walls
- Addition of solar panels for either electrical conversion and/or water heater systems
- Adding individual scale wind energy conversion systems
- Installing geothermal heating and cooling system
- New storefronts with insulated panels and insulated Low-E glazing
- Changing out existing "high-pressure Sodium", "Mercury-vapor", and Metal Halide light fixtures with LED fixtures. At present, some of the paybacks are close to three years.

## ***Renewable Energy Sources***

Renewable energy sources are those natural resources such as the wind, sun, water, the earth (geothermal), and even methane (from natural resources or man-made situations) that can be used over and over again with minimal or no depletion. The most common sources of renewable energy resources used in Nebraska is the wind, the sun, the water and/or the earth. The following are examples of how these renewable resources can be used to reduce our dependency on fossil fuels.

### **Wind**

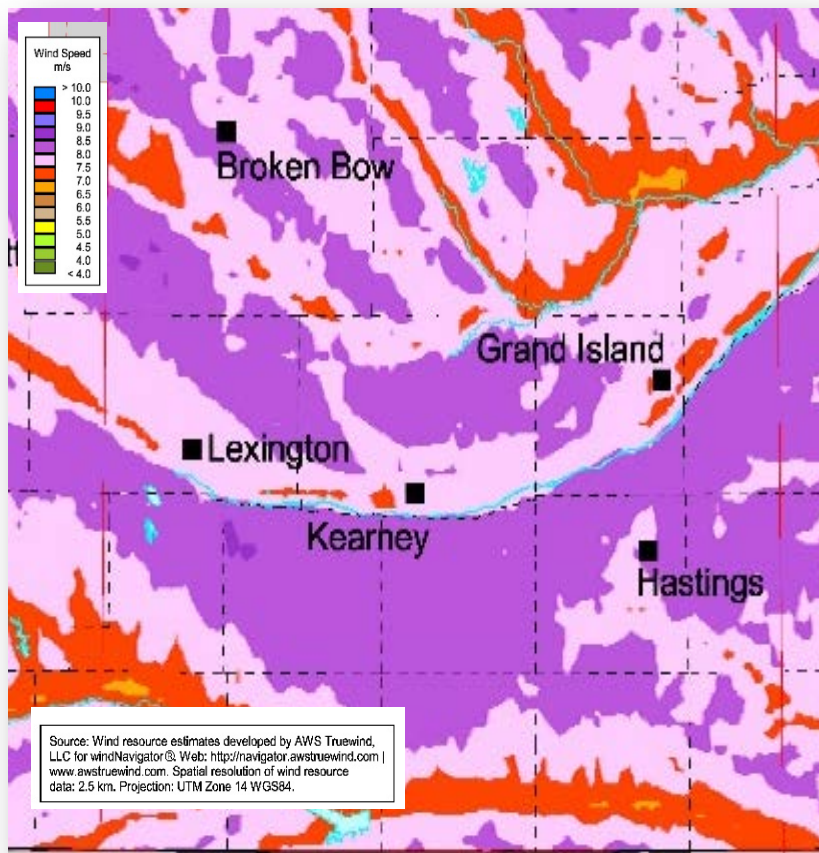
The wind is one of those resources that seem to be in abundance in Nebraska. Wind is not a new technology in Nebraska; the pioneers that settled in Nebraska used wind mills for power and to work the water wells on their farms and ranches.

Wind can be used to produce electricity through the construction of small-scale or utility/commercial grade wind conversion systems (wind turbines). However, not all areas of the state have the ideal levels needed to



produce electricity on a utility or commercial level; but the use of small-scale wind turbines on homes and businesses will work in most parts of Nebraska.

**Figure 1:**  
**ANNUAL AVERAGE WIND SPEED AT 80 METERS**  
**NEBRASKA**



The wind quality in Hastings and Adams County is average to above average, especially in the northwest corner of the county. The darker purple areas are the more ideal locations for wind. However, any future wind development will be determined with the use of meteorological towers used to compile wind data for approximately a one year period prior to making any future decisions.

## **Solar**

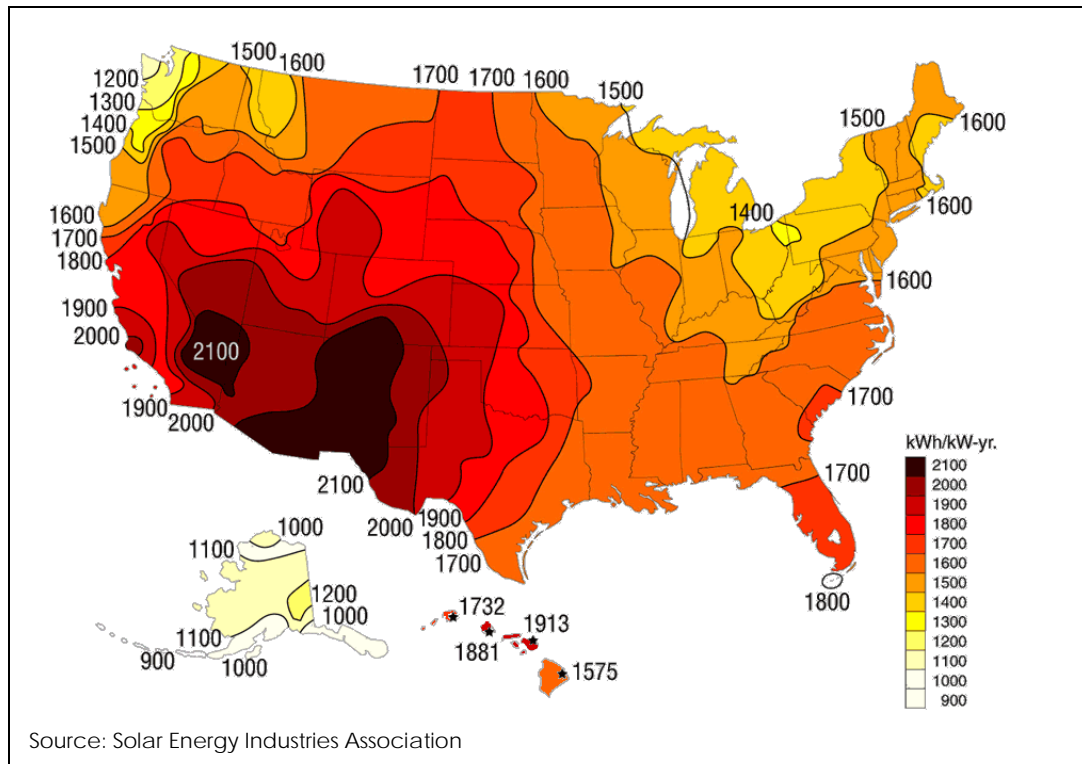
Solar energy has been around for decades and it last hit a high in popularity in the 1970's. However, today's solar energy design is much more efficient and are more aesthetically pleasing. Some of the aesthetic improvements have to do with the fact that today's systems are not as bulky as their ancestors. Today solar is being used much like wind turbines, on a small-scale level (home or business) or a much grander level (solar farms).

Solar energy includes solar water and space heating as well as taking solar photovoltaic panels to convert the sun's rays into electricity. Solar panels can typically produce between 100 and 200 watts per square meter at an installed cost of \$7 to \$9 per watt, but these costs are becoming less every year as more solar units are commissioned and new more cost effective technologies are developed.



Based upon the diagram to the right there is great solar potential in the state of Nebraska. A majority of the state lies within some of the better areas in the country for solar potential.

**Figure 2:**  
**SOLAR POTENTIAL CONTOURS**



### **Geothermal Energy**

Geothermal energy includes a process where a series of pipes are lowered into vertical cores called heat-sink wells. The pipes carry a highly conductive fluid that either is heated or cooled by the constant temperature of the ground. The resulting heat exchange is then transferred back into the heating and cooling system of a home or other structure. This is called a geothermal heat exchange system or ground source heat pumps. The California Energy Commission estimates the costs of a geothermal system can earn net savings immediately when financed as part of a 30-year mortgage (Source: American Planning Association, PAS Memo January/February 2009).

### **Renewable Energy in Hastings and Adams County**

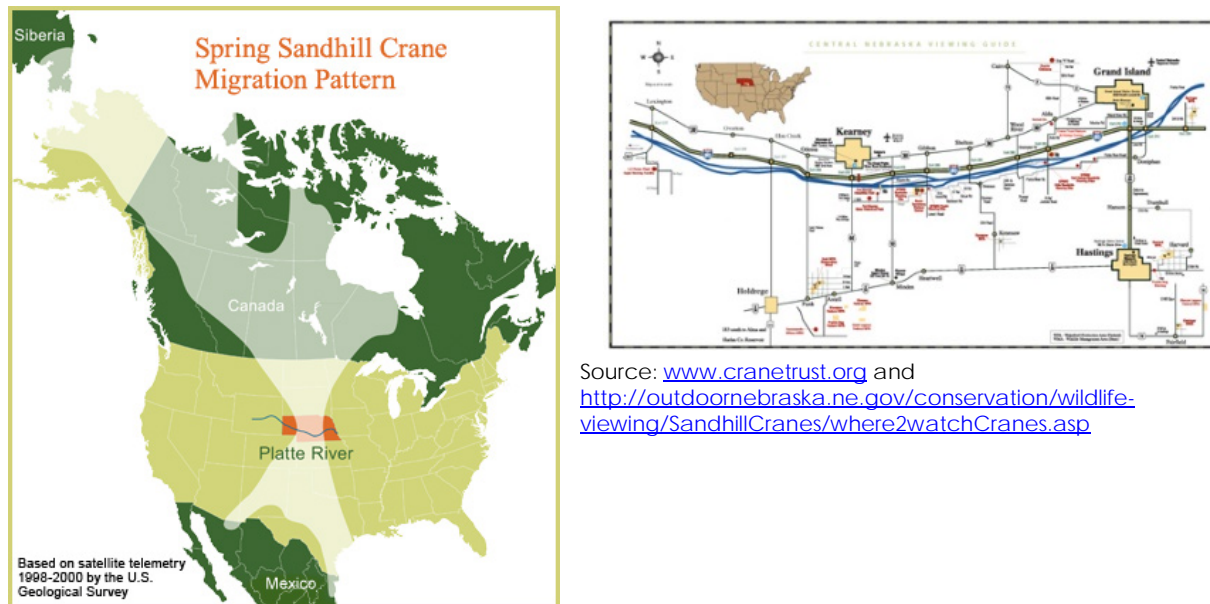
Renewable energy in Hastings and the Adams County area will be difficult now and into the future. The reasons for this difficulty is not rooted in the desire of the local residents or political reluctance but more due to nature itself. Nature and the lay of the land creates some very difficult situations for the use of wind energy or hydroelectric generation.

Wind generation will be difficult due to the migratory flyway that covers the Adams County area during a three to four month period in the spring and fall. Spring is the more critical period since the Adams County area is one of the major stopovers of the Sandhill Cranes and a limited number of Whooping Cranes. The Whooping Cranes are on the endangered species list and are protected. In addition, since the Whooping Cranes tend to fly north with the Sandhill Cranes, the Sandhill Cranes are afforded the same basic protections during this migratory period.

Any commercial or utility grade wind turbine development would likely need to be taken out of production during these periods. This shorter production time would likely harm the cost-effectiveness of most wind farms.



**Figure 3:**  
**SPRING SANDHILL CRANE MIGRATION PATTERN AND PRIMARY NEBRASKA LOCATIONS**



Hydroelectric generation in Hastings and Adams County area is not practical and is nearly impossible due to the flatter topography found throughout the area. There are few to no areas that could be dammed up in order to create a large enough water reservoir to power the turbines.

Geothermal systems, due to the prevalence of a high water table and extensive industrial ground water contamination in and around Hastings requires that caution, and good engineering controls should be implemented when considering geothermal installations.

However, the other types of renewable energy sources are possible within Adams County, including geothermal (with special engineering considerations), methane, and solar. Solar may create some issues closer to the primary migratory areas of Adams County.

## ***Energy Programs in Nebraska***

The following provides a basic history and description of some newer programs in Nebraska; interested parties should contact the State of Nebraska Energy Office or their local public power district.

The following information is an excerpt from the Database of State Incentives for Renewables & Efficiency.

### **C-BED Program**

In May 2007, Nebraska established an exemption from the sales and use tax imposed on the gross receipts from the sale, lease, or rental of personal property for use in a community-based energy development (C-BED) project. The Tax Commissioner is required to establish filing requirements to claim the exemption. In April 2008 L.B. 916 made several amendments to this incentive, including: (1) clarified C-BED ownership criteria to recognize ownership by partnerships, cooperatives and other pass-through entities; (2) clarified that the restriction on power purchase agreement payments should be calculated according to gross\* and not net receipts; (3) added language detailing the review authority of the Tax Commissioner and recovery of exempted taxes; and (4) defined local payments to include lease payments, easement payments, and real and personal property tax receipts from a C-BED project.

A C-BED project is defined as a new wind energy project that meets one of the following ownership conditions:



- For a C-BED project that consists of more than two turbines, the project is owned by qualified owners with no single qualified owner owning more than 15% of the project and with at least 33% of the power purchase agreement payments flowing to the qualified owner or owners or local community; or
- For a C-BED project that consists of one or two turbines, the project is owned by one or more qualified owners with at least 33% of the power purchase agreement payments flowing to a qualified owner or local community.

In addition, a resolution of support for the project must be adopted by the county board of each county in which the C-BED project is to be located or by the tribal council for a C-BED project located within the boundaries of an Indian reservation.

A qualified C-BED project owner means:

- a Nebraska resident;
- a limited liability company that is organized under the Limited Liability Company Act and that is entirely made up of members who are Nebraska residents;
- a Nebraska nonprofit corporation;
- an electric supplier(s), subject to certain limitations for a single C-BED project; or
- a tribal council.

In separate legislation ([LB 629](#)), also enacted in May 2007, Nebraska established the Rural Community-Based Energy Development Act to authorize and encourage electric utilities to enter into power purchase agreements with C-BED project developers.

*\* LB 561 of 2009 established that gross power purchase agreement payments do not include debt financing if the agreement is entered into on or before December 31, 2011, and the qualified owners have a combined total of at least 33% of the equity ownership in the C-BED project.*

### **Local Government and Renewable Energy Policies**

Local governments need to take steps to encourage greater participation in wind generation. Cities and counties can do a number of items to make these projects more attractive. Some of the things that could be done are:

- Develop or amend existing zoning regulations to allow small-scale wind turbines as an accessory use in all districts
- Develop or amend existing zoning regulations to exempt small-scale turbines from maximum height requirements when attached to an existing or new structure.
- Work with the Nebraska Public Power District and/or local public power district on ways to use wind turbines on small-scale individual projects or as a source of power for the community.

### **Net Metering in Nebraska**

[LB 436](#), signed in May 2009, established statewide net metering rules for all electric utilities in Nebraska. The rules apply to electricity generating facilities which use solar, methane, wind, biomass, hydropower or geothermal energy, and have a rated capacity at or below 25 kilowatts (kW). Electricity produced by a qualified renewable energy system during a month shall be used to offset any kilowatt-hours (kWh) consumed at the premises during the month.

Any excess generation produced by the system during the month will be credited at the utility's avoided cost rate for that month and carried forward to the next billing period. Any excess remaining at the end of an annualized period will be paid out to the customer. Customers retain all renewable energy credits (RECs) associated with the electricity their system generates. Utilities are required to offer net metering until the aggregate generating capacity of all customer-generators equals one percent of the utility's average monthly peak demand for that year.

### **State Law of Solar and Wind Easements**

Nebraska's solar and wind easement provisions allow property owners to create binding solar and wind easements for the purpose of protecting and maintaining proper access to sunlight

and wind. Originally designed only to apply to solar, the laws were revised in March 1997 (Bill 140) to include wind. Counties and municipalities are permitted to develop zoning regulations, ordinances, or development plans that protect access to solar and wind energy resources if they choose to do so. Local governing bodies may also grant zoning variances to solar and wind energy systems that would be restricted under existing regulations, so long as the variance is not substantially detrimental to the public good.

LB 568, enacted in May 2009, made some revisions to the law and added additional provisions to govern the establishment and termination of wind agreements. Specifically, the bill provides that the initial term of a wind agreement may not exceed forty years. Additionally, a wind agreement will terminate if development has not commenced within ten years of the effective date of the wind agreement. If all parties involved agree to extend this period, however, the agreement may be extended.